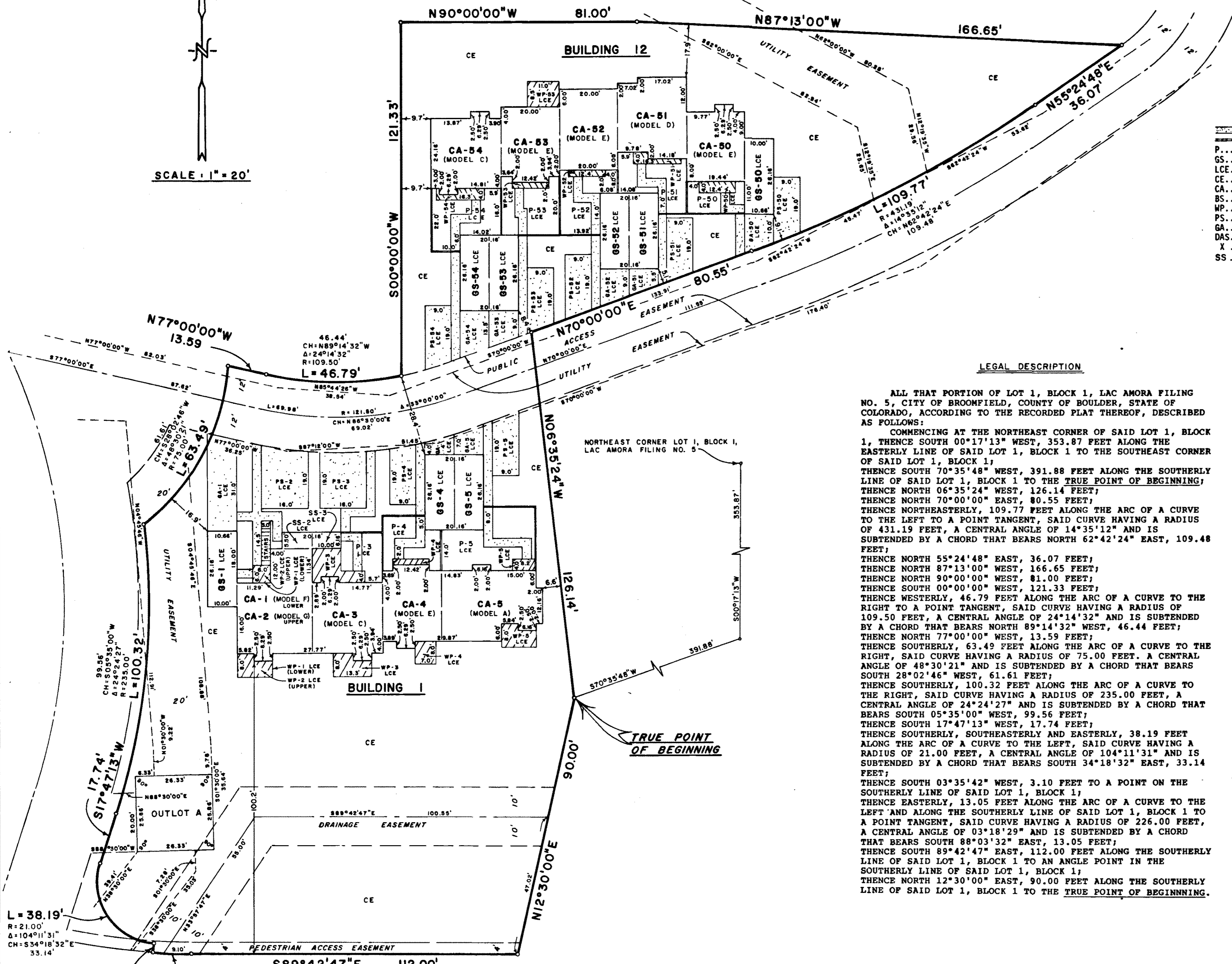


THE FIFTH SUPPLEMENTAL CONDOMINIUM MAP OF THE SUNRIDGE CONDOMINIUMS

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SCALE: 1" = 20'



LEGEND

CONCRETE WALK	SOLID WOOD FENCE
P.....	DENOTES PATIO
GS.....	DENOTES GARAGE SPACE
LCE.....	DENOTES LIMITED COMMON ELEMENT
CE.....	DENOTES COMMON ELEMENT
CA.....	DENOTES CONDOMINIUM APARTMENT
BS.....	DENOTES BASEMENT SPACE
WP.....	DENOTES WOODEN PORCH
PS.....	DENOTES PARKING SPACE
GA.....	DENOTES GARAGE APRON
DAS.....	DENOTES DEAD AIR SPACE
X.....	DENOTES FLUE
SS.....	DENOTES STORAGE SPACE

- NOTES**
- ELEVATIONS ARE REFERRED TO UNITED STATES GEOLOGICAL SURVEY DATUM.
 - ALL HORIZONTAL CONDOMINIUM APARTMENT AND LIMITED COMMON ELEMENT AREA CORNERS HAVE 90° CORNERS UNLESS OTHERWISE INDICATED.
 - BEARINGS ARE RELATED TO THE RECORDED PLAT OF LAC AMORA FILING NO. 5.
 - ALL OF THE EXTERIOR BOUNDARY CORNERS ARE MONUMENTED WITH A NO. 5 REBAR WITH ALUMINUM CAP.
 - ALL PARKING SPACES WHICH ARE NOT NUMBERED ARE COMMON ELEMENTS TO BE USED FOR GUEST PARKING AND OPEN PARKING.
 - THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS.
 - ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM APARTMENT BEARING THE SAME NUMERICAL NUMBER.
 - F DENOTES FIREPLACE, A LIMITED COMMON ELEMENT, THE FLUE AND CHIMNEY OF WHICH ARE COMMON ELEMENTS.
 - ALL INTERIOR MEASUREMENTS ARE TO THE UNFINISHED SURFACES OF FLOORS, CEILINGS AND WALLS.
 - ALL BEAMS, BEARING WALLS AND COLUMNS ARE COMMON ELEMENTS.
 - EXTERIOR DIMENSIONS OF BUILDINGS AND TIES TO BUILDINGS ARE MADE TO FOUNDATION LINES, SIDING OVERLAPS THE FOUNDATIONS BY 0.08 FEET.
 - ALL TIES MADE FROM BUILDING CORNERS TO PROPERTY LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINES UNLESS OTHERWISE INDICATED.
 - CONCRETE AND WOODEN PORCHES CONTAINED IN THE PATIO AREAS ARE LIMITED COMMON ELEMENTS AS ARE THE PATIO AREAS. ALL OTHER CONCRETE WALKS AND DRIVES ARE COMMON ELEMENTS UNLESS OTHERWISE INDICATED.
 - THE PRIMARY BENCHMARK USED TO ESTABLISH THE FINISHED FLOOR ELEVATIONS IS THE TOP OF A 3 INCH ALUMINUM DISK SET IN CONCRETE FOR THE EAST 1/4 CORNER OF SECTION 27, T1S, R69W, OF THE 6TH. P.M. THE ELEVATION EQUALS 5414.80.

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 1, BLOCK 1, LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, THENCE SOUTH 00°17'13" WEST, 353.87 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE SOUTH 70°35'48" WEST, 391.88 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 06°35'24" WEST, 126.14 FEET;

THENCE NORTH 70°00'00" EAST, 80.55 FEET;

THENCE NORTHEASTERLY, 109.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 431.19 FEET, A CENTRAL ANGLE OF 14°35'12" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 62°42'24" EAST, 109.48 FEET;

THENCE NORTH 55°24'48" EAST, 36.07 FEET;

THENCE NORTH 87°13'00" WEST, 166.65 FEET;

THENCE NORTH 90°00'00" WEST, 81.00 FEET;

THENCE SOUTH 00°00'00" WEST, 121.33 FEET;

THENCE WESTERLY, 46.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 109.50 FEET, A CENTRAL ANGLE OF 24°14'32" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 89°14'32" WEST, 46.44 FEET;

THENCE NORTH 77°00'00" WEST, 13.59 FEET;

THENCE SOUTHERLY, 63.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 48°30'21" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 28°02'46" WEST, 61.61 FEET;

THENCE SOUTHERLY, 100.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 24°24'27" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 05°35'00" WEST, 99.56 FEET;

THENCE SOUTH 17°47'13" WEST, 17.74 FEET;

THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY, 38.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 104°11'31" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 34°18'32" EAST, 33.14 FEET;

THENCE SOUTH 03°35'42" WEST, 3.10 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1;

THENCE EASTERLY, 13.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 03°18'29" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 88°03'32" EAST, 13.05 FEET;

THENCE SOUTH 89°42'47" EAST, 112.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1;

THENCE NORTH 12°30'00" EAST, 90.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 TO THE TRUE POINT OF BEGINNING.

STATEMENT OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT McSTAIN ENTERPRISES, INC., BEING THE OWNER OF THE REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS MAP TO BE KNOWN AS THE FIFTH SUPPLEMENTAL CONDOMINIUM MAP OF THE SUNRIDGE CONDOMINIUMS AND HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION OF THE SUNRIDGE CONDOMINIUMS RECORDED IN THE COUNTY CLERK AND RECORDER'S OFFICE, BOULDER, COLORADO.

McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION

THOMAS R. HOYT, PRESIDENT

ROGER DEKLOE, SECRETARY

ACKNOWLEDGEMENT

STATE OF COLORADO) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 1986 BY THOMAS R. HOYT AS PRESIDENT AND ROGER DEKLOE AS SECRETARY OF McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES Sept 8, 1986.

NOTARY
ADDRESS Boulder, Co. 80302

SURVEYORS CERTIFICATE

I, CHARLES R. MELVIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE AIRSPACE OF THE FIFTH SUPPLEMENTAL CONDOMINIUM MAP OF THE SUNRIDGE CONDOMINIUMS AS CONSTRUCTED WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING DRAWINGS ACCURATELY REPRESENT THE RESULTS OF SAID SURVEY, SAID DRAWINGS SUBSTANTIALLY DEPICT THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE COMPLETED CONDOMINIUM APARTMENTS.

CHARLES R. MELVIN
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 22576

CLERK AND RECORDERS CERTIFICATE

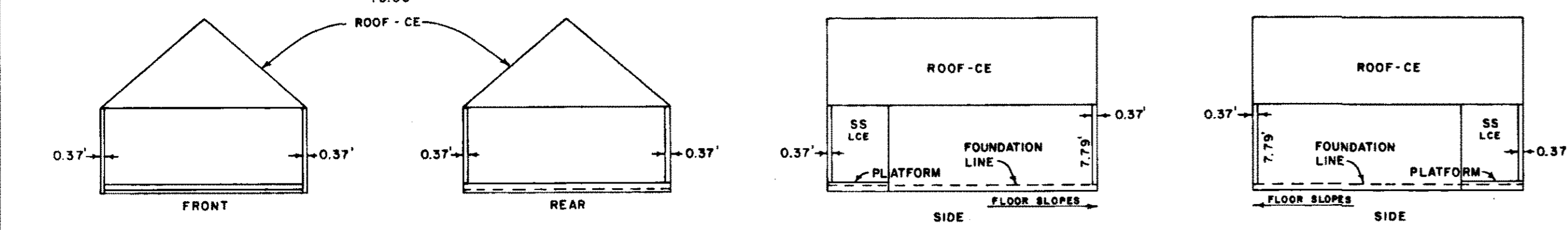
STATE OF COLORADO) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 4:25 P.M. ON THE 6th DAY OF August, 1986 AND IS DULY RECORDED IN PLANFILE 20 ON FILM 113 AS RECEPTION NO. 113120

FEES PAID: 3000 F-1 002,23-24

RECORDER

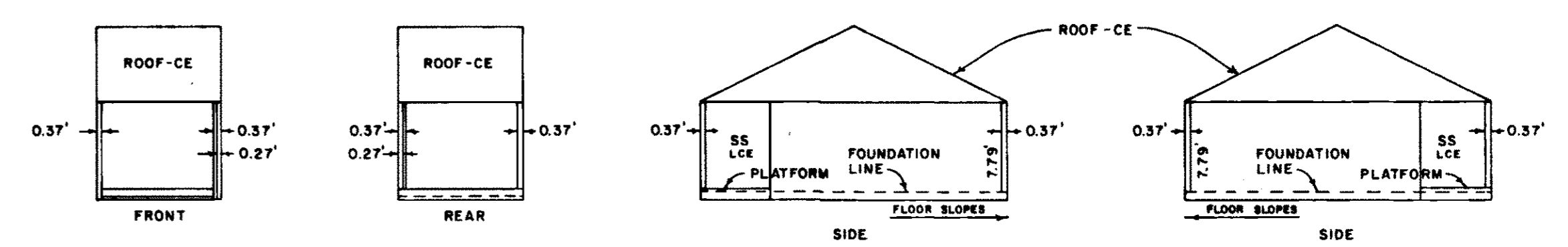
DEPUTY



TYPICAL ELEVATION VIEWS - DETACHED DOUBLE GARAGE SCALE: 1" = 10'

NOTES - GARAGES

- DIMENSION OF 7.79' IS FROM TOP OF FOUNDATION WALL AT FRONT DOOR TO TOP PLATE
- GARAGE ELEVATIONS GIVEN ARE -
1. TOP OF FOUNDATION WALL AT FRONT DOOR
2. FLOOR AT FRONT DOOR
3. FLOOR AT BASE OF STEP UP TO PLATFORM
4. TOP OF PLATFORM

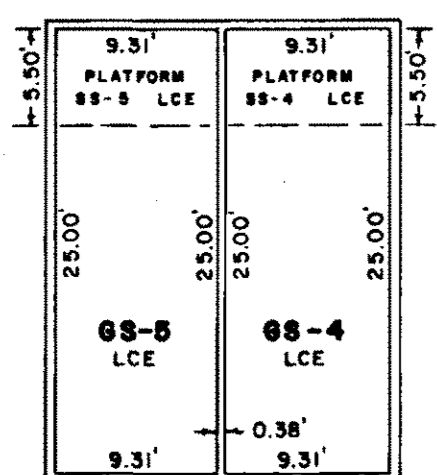
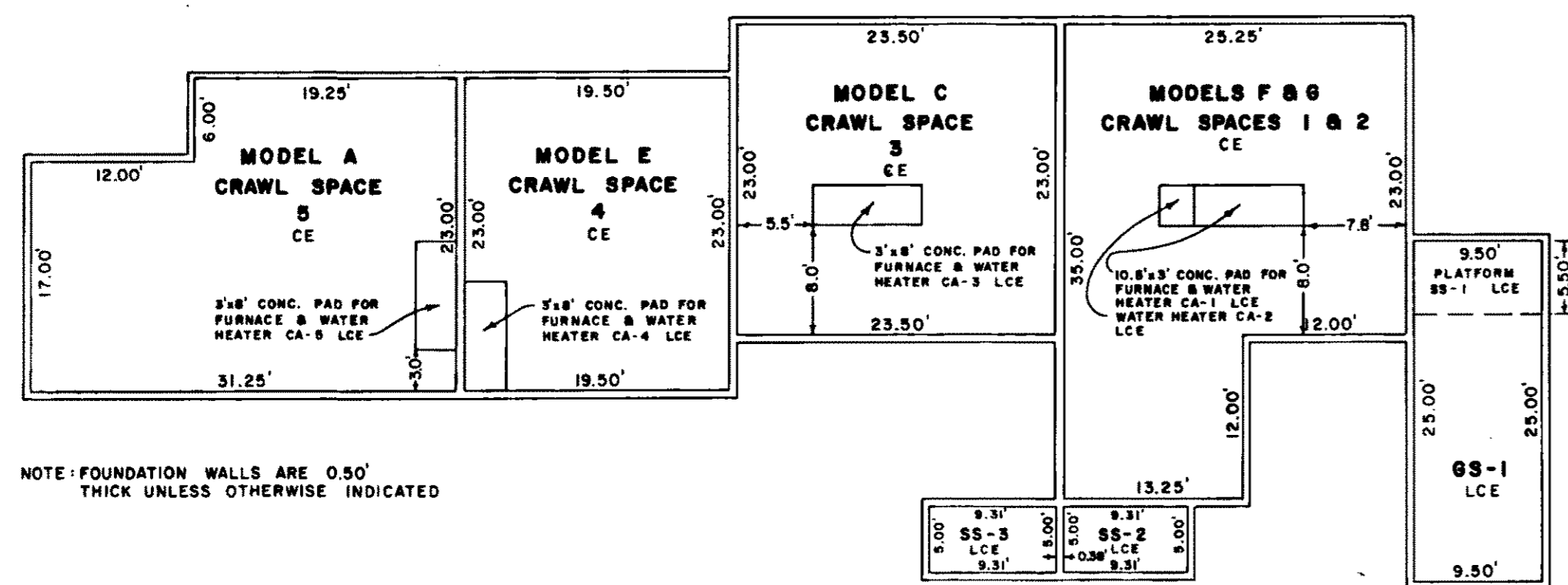


TYPICAL ELEVATION VIEWS - ATTACHED SINGLE GARAGE SCALE: 1" = 10'

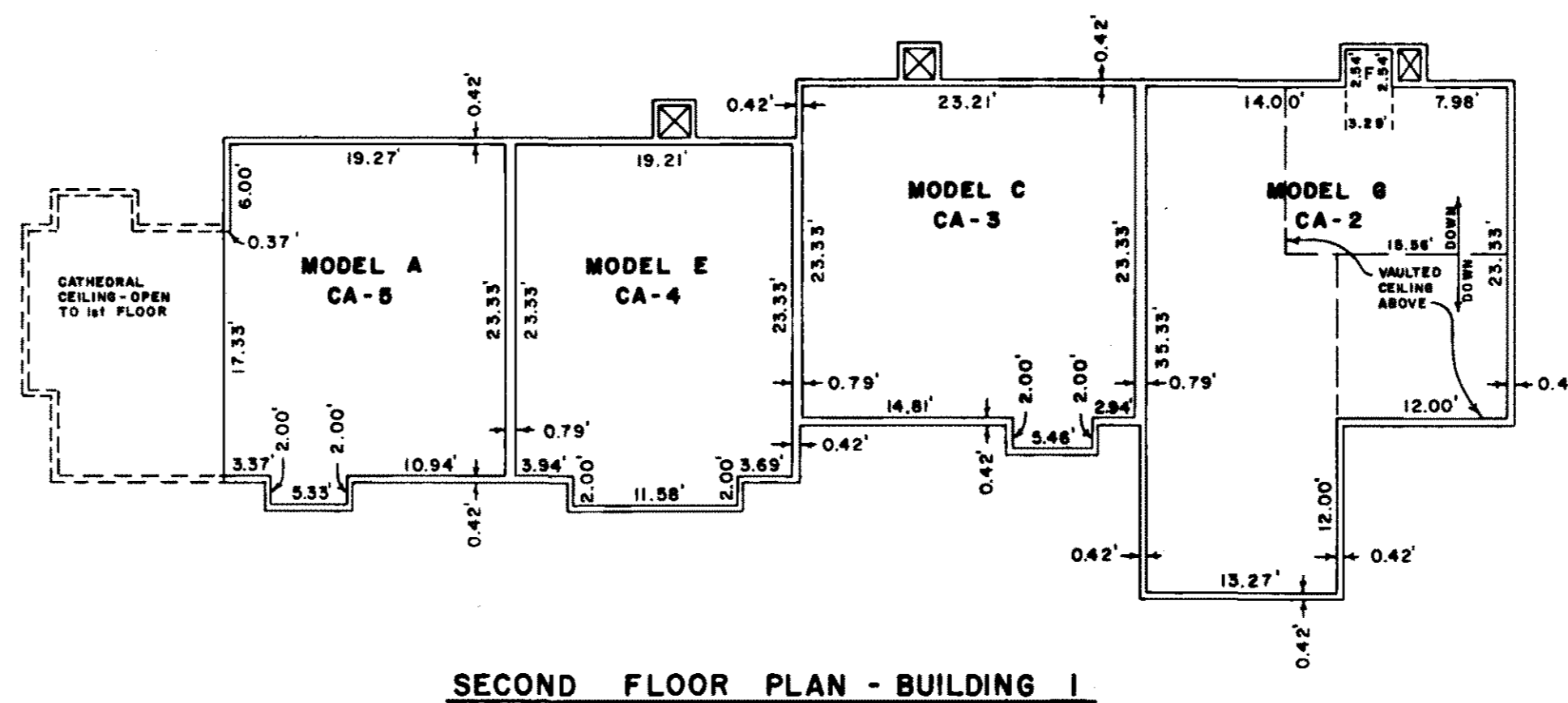
90779400 08/06/86 04:25 PM REAL ESTATE RECORDS F1423 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

THE FIFTH SUPPLEMENTAL CONDOMINIUM MAP OF THE SUNRIDGE CONDOMINIUMS

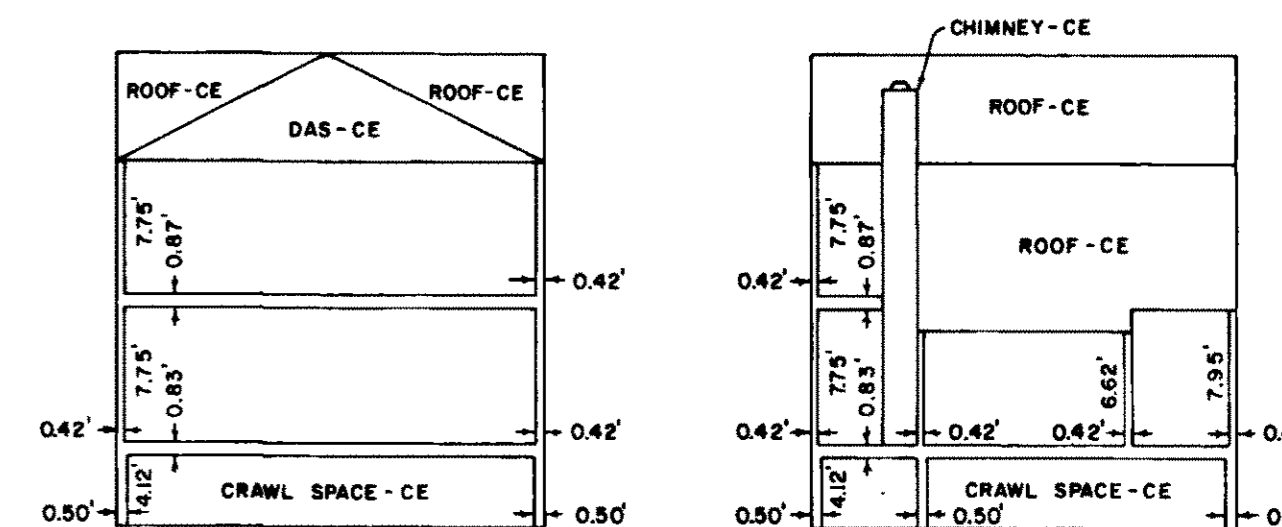
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



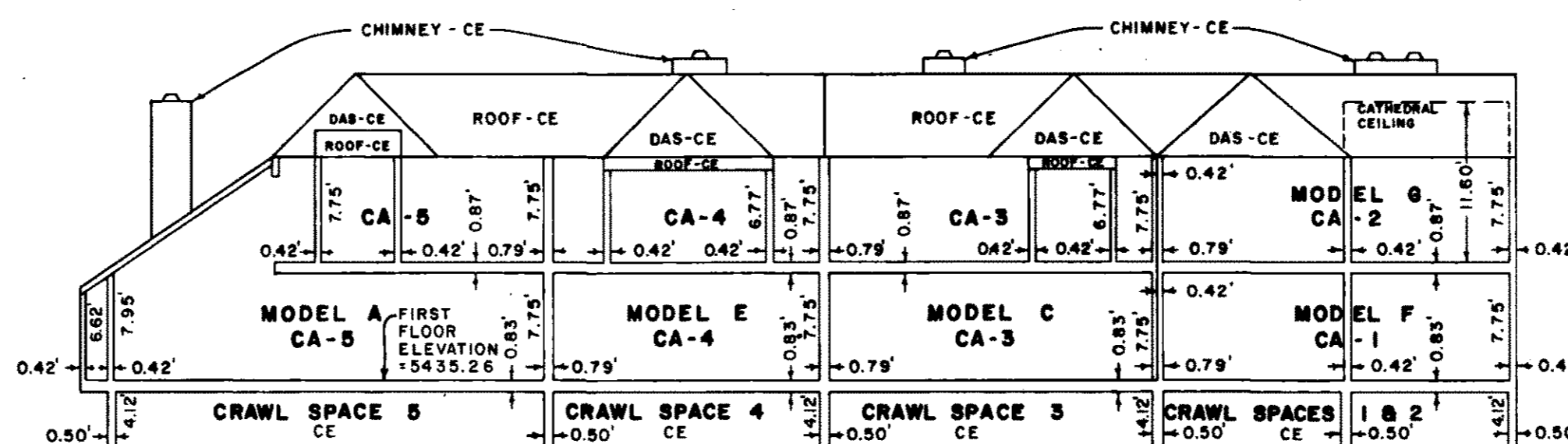
FOUNDATION PLAN - BUILDING I
SCALE: 1"=10'



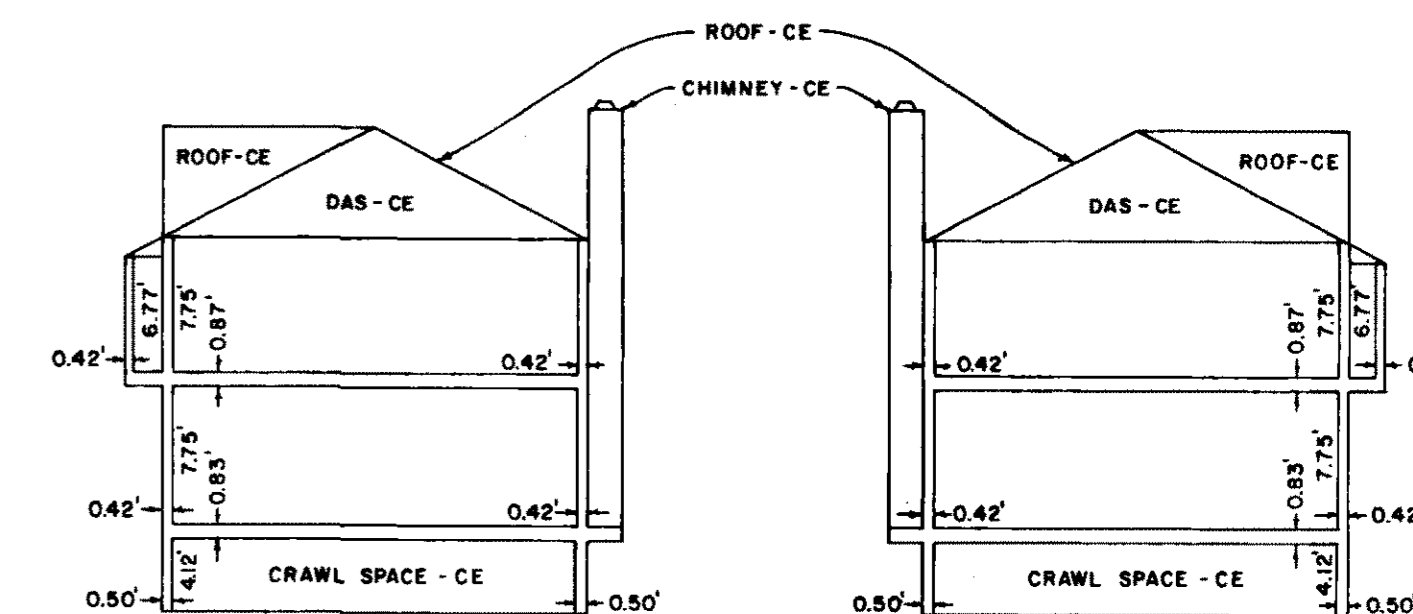
SECOND FLOOR PLAN - BUILDING I
SCALE: 1"=10'



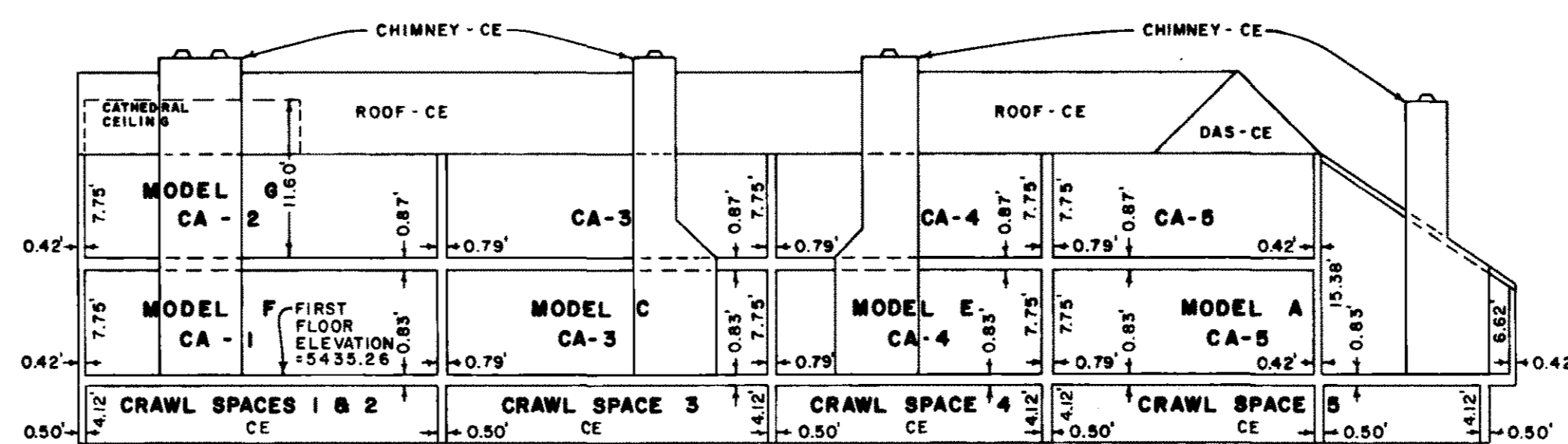
SIDE ELEVATION VIEWS - MODEL A
SCALE: 1"=10'



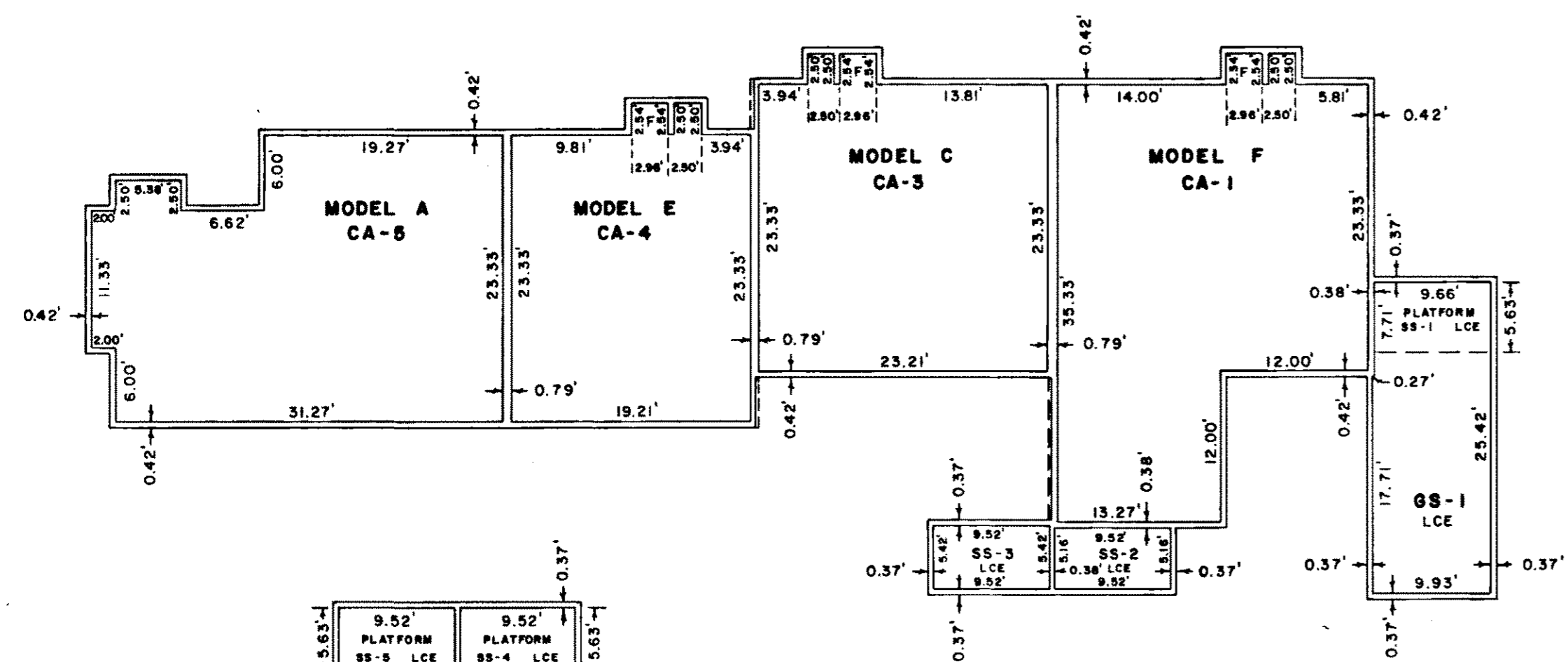
FRONT ELEVATION VIEW - BUILDING I
SCALE: 1"=10'



SIDE ELEVATION VIEWS - MODEL C
SCALE: 1"=10'



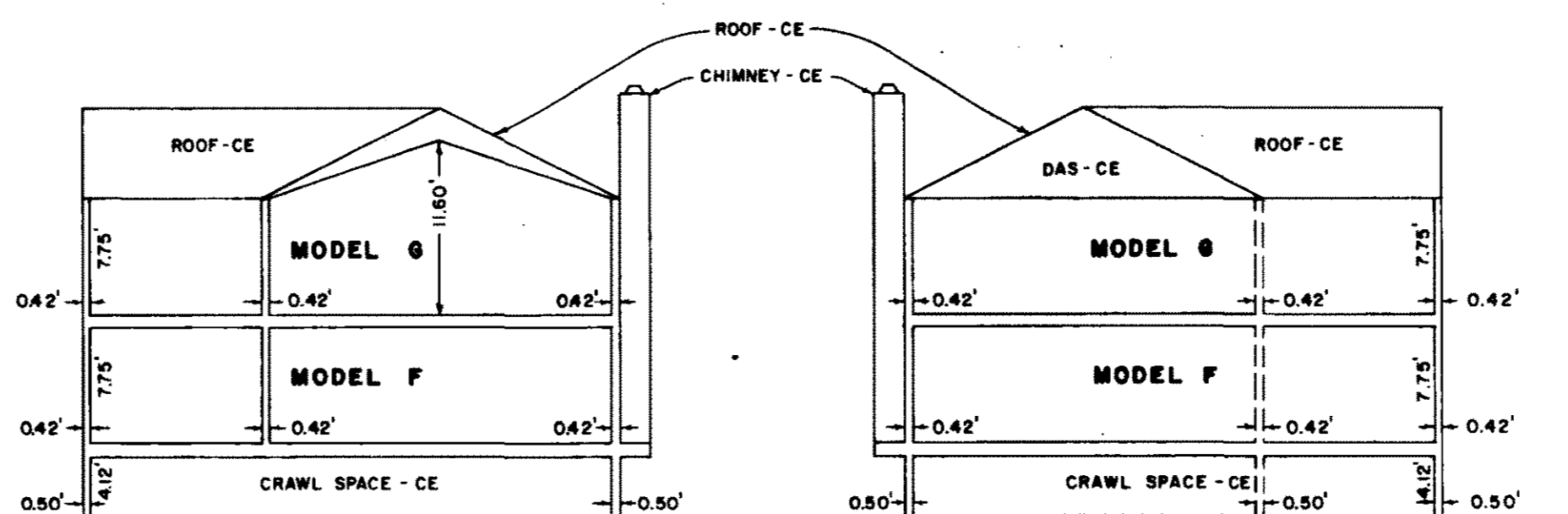
REAR ELEVATION VIEW - BUILDING I
SCALE: 1"=10'



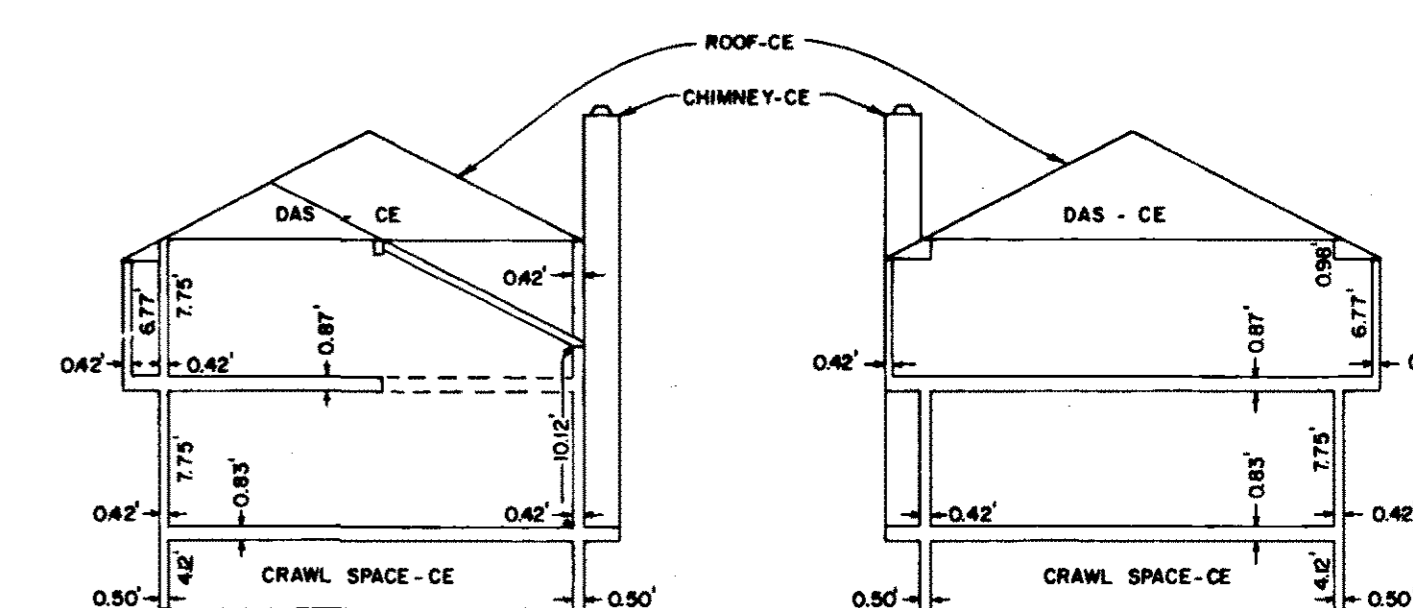
FIRST FLOOR PLAN - BUILDING I
SCALE: 1"=10'

GARAGE ELEVATION SCHEDULE

GS-1	1.	5433.75
	2.	5433.06
	3.	5433.41
	4.	5433.68
GS-4, 5	1.	5432.28
	2.	5431.49
	3.	5431.92
	4.	5432.55
GS-50	1.	5431.69
	2.	5431.41
	3.	5431.64
	4.	5432.36
GS-51, 52	1.	5431.54
	2.	5431.03
	3.	5431.40
	4.	5431.90
GS-53, 54	1.	5432.39
	2.	5431.70
	3.	5432.01
	4.	5432.65



SIDE ELEVATION VIEWS - MODELS F & G
SCALE: 1"=10'



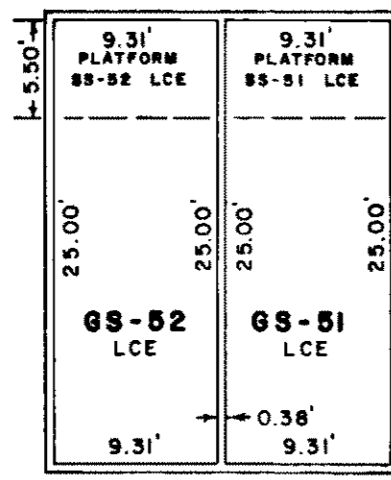
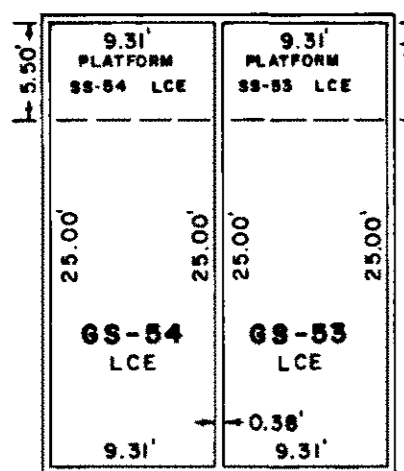
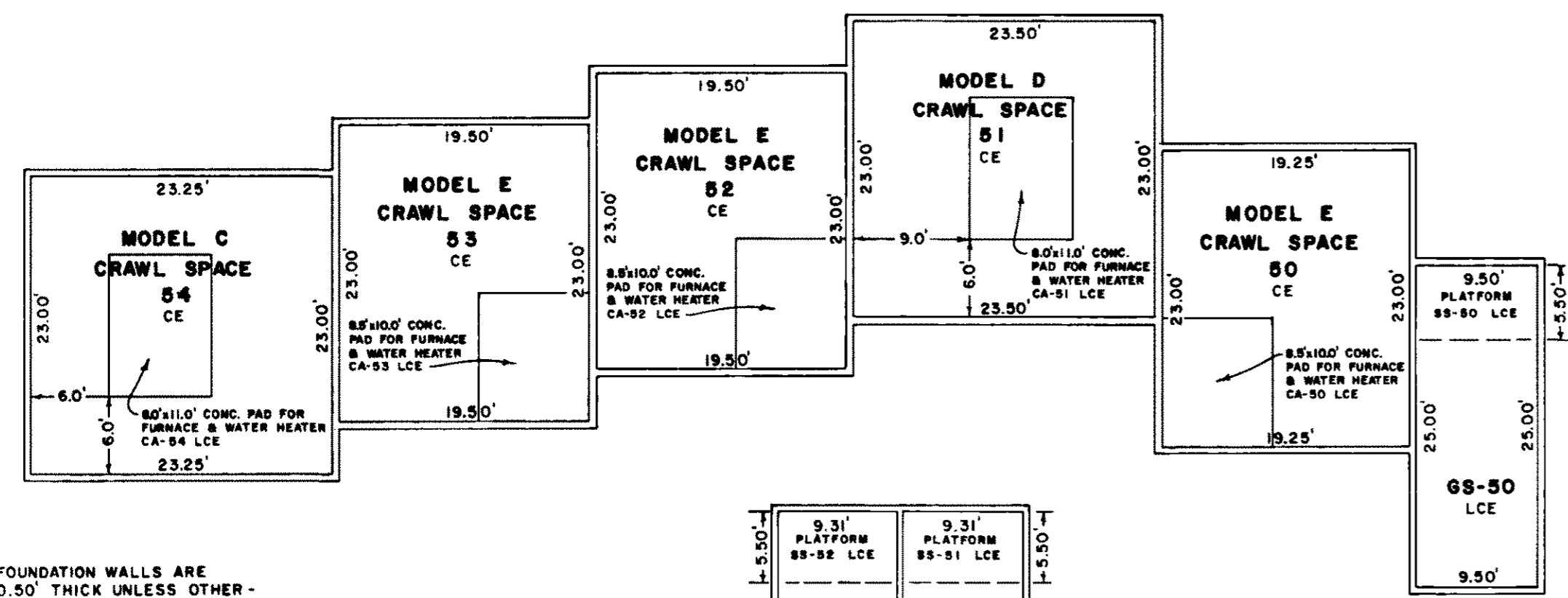
SIDE ELEVATION VIEWS - MODEL D
SCALE: 1"=10'

PLAN FILE 20 F. 1328 (SHEET 2 OF 3)

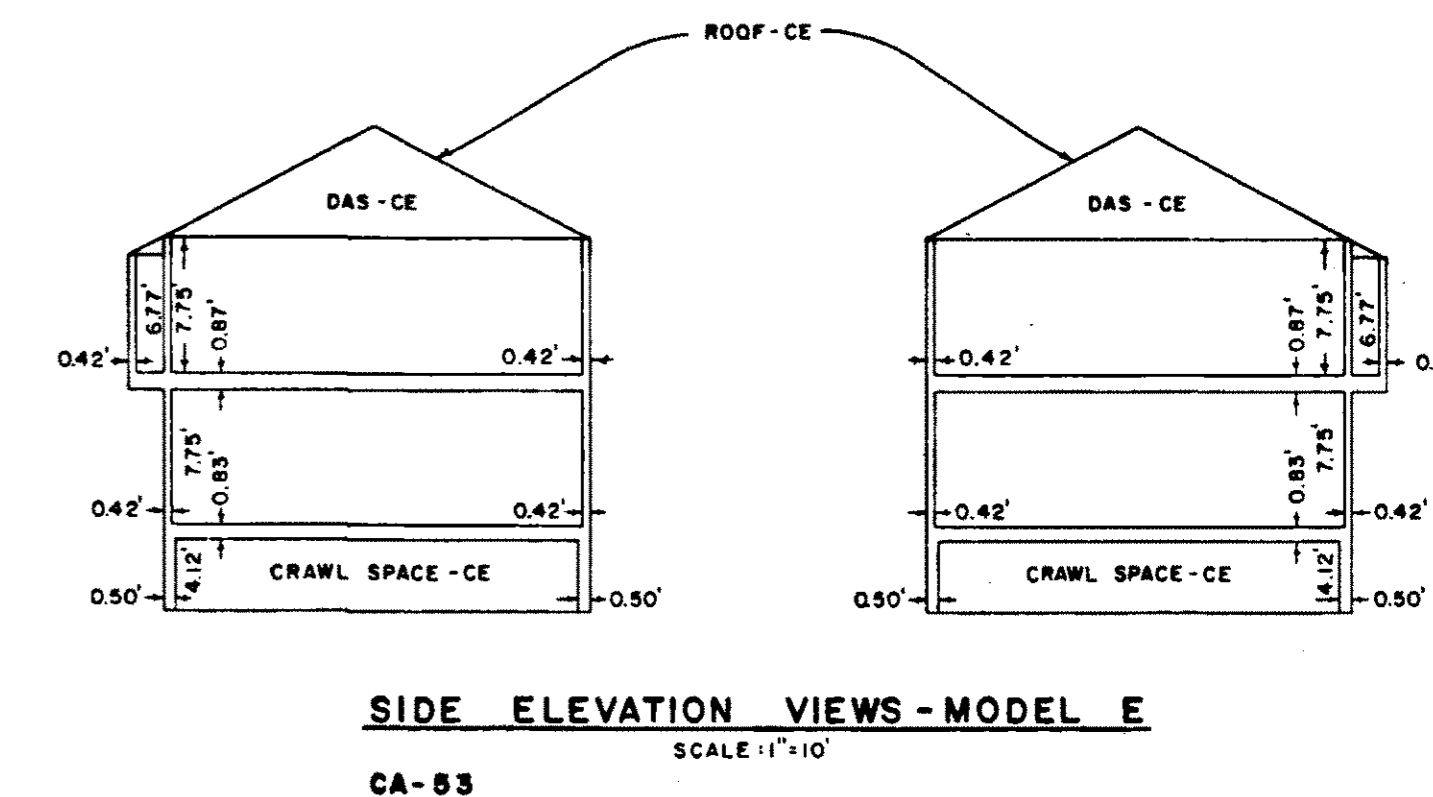
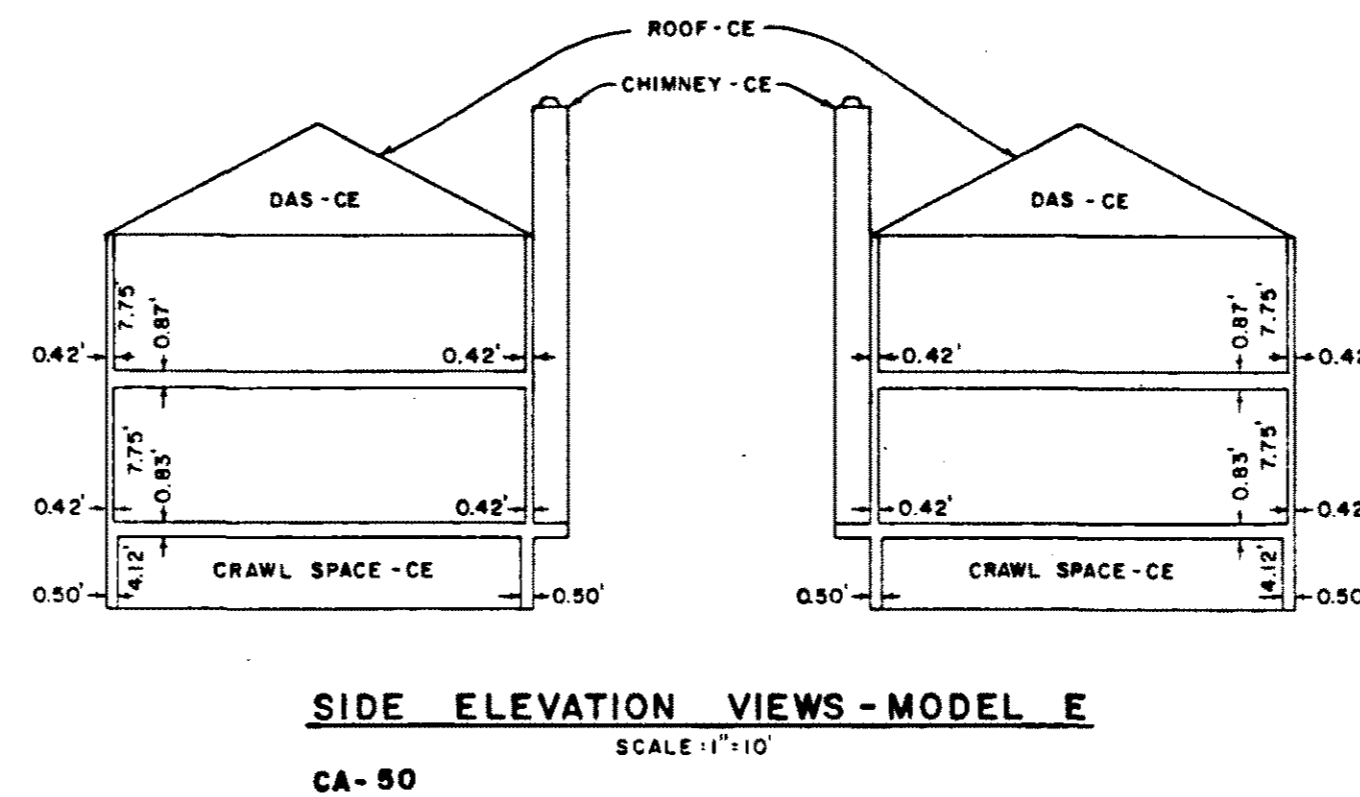
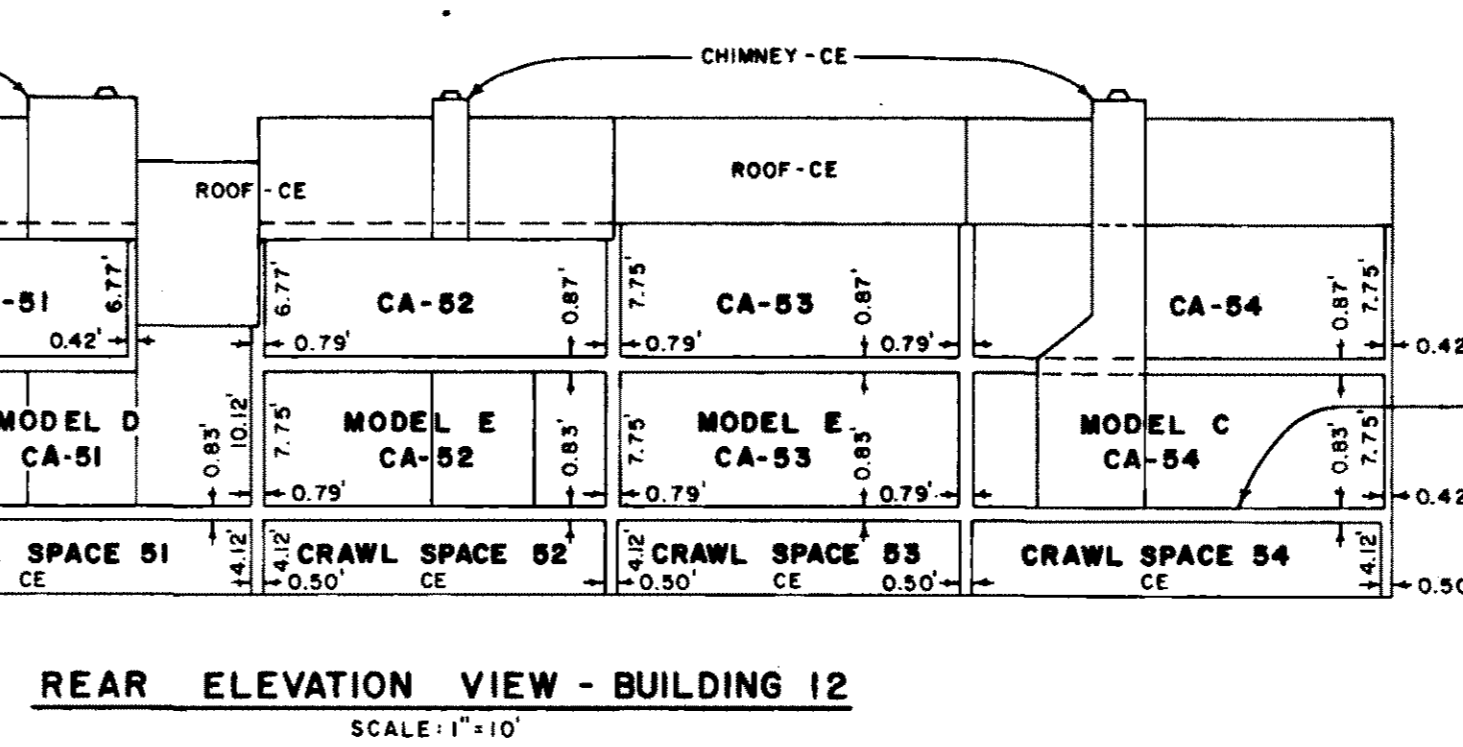
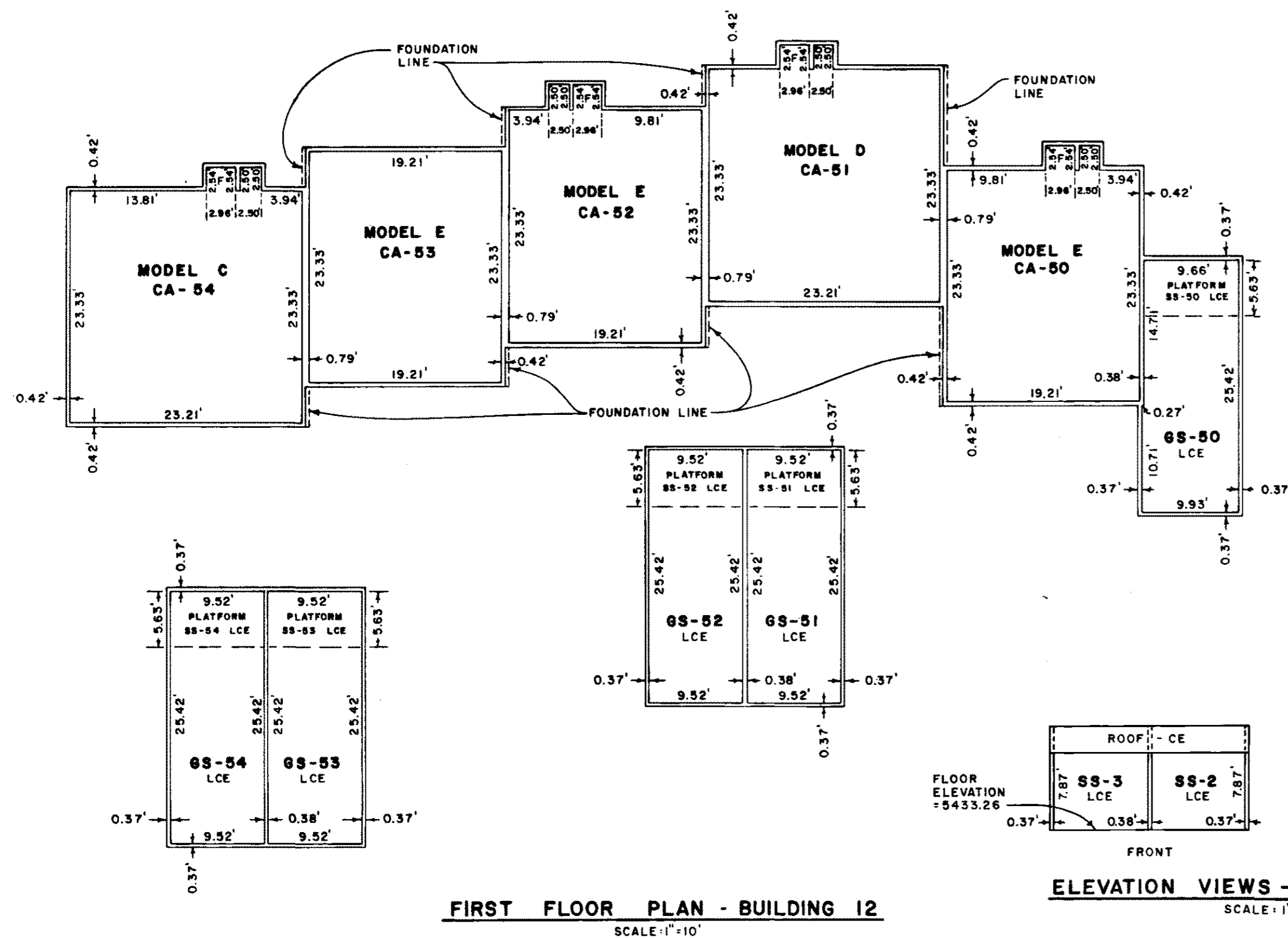
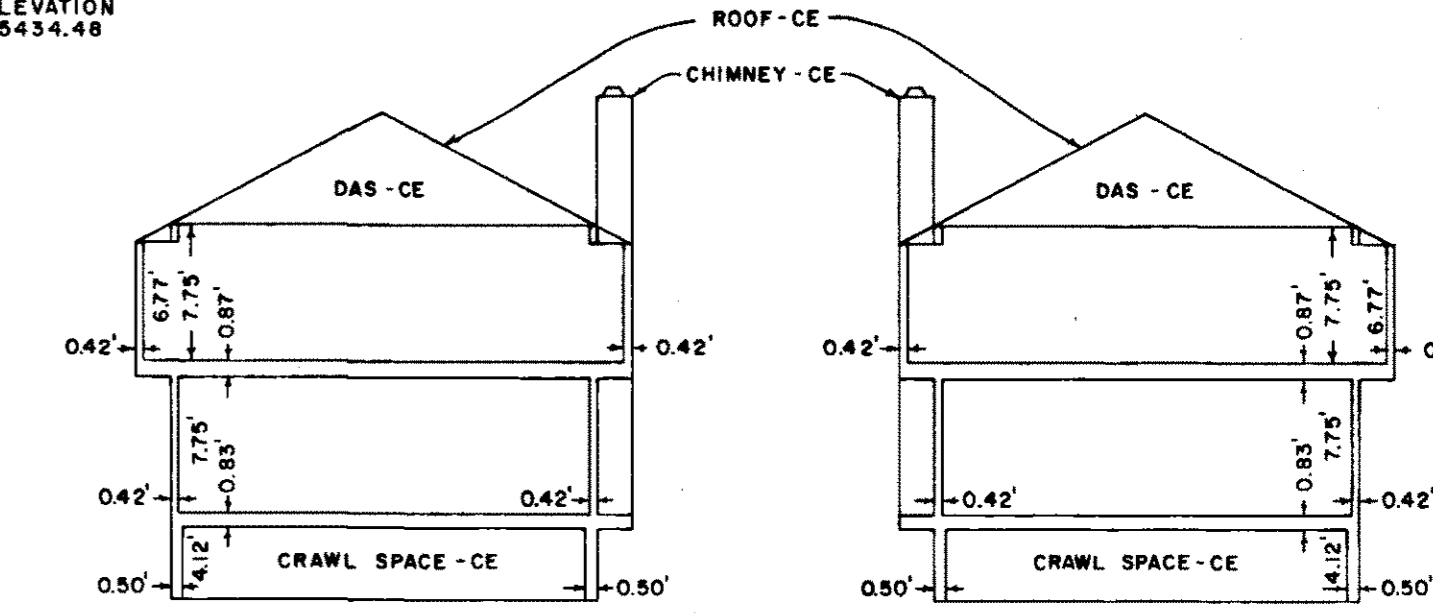
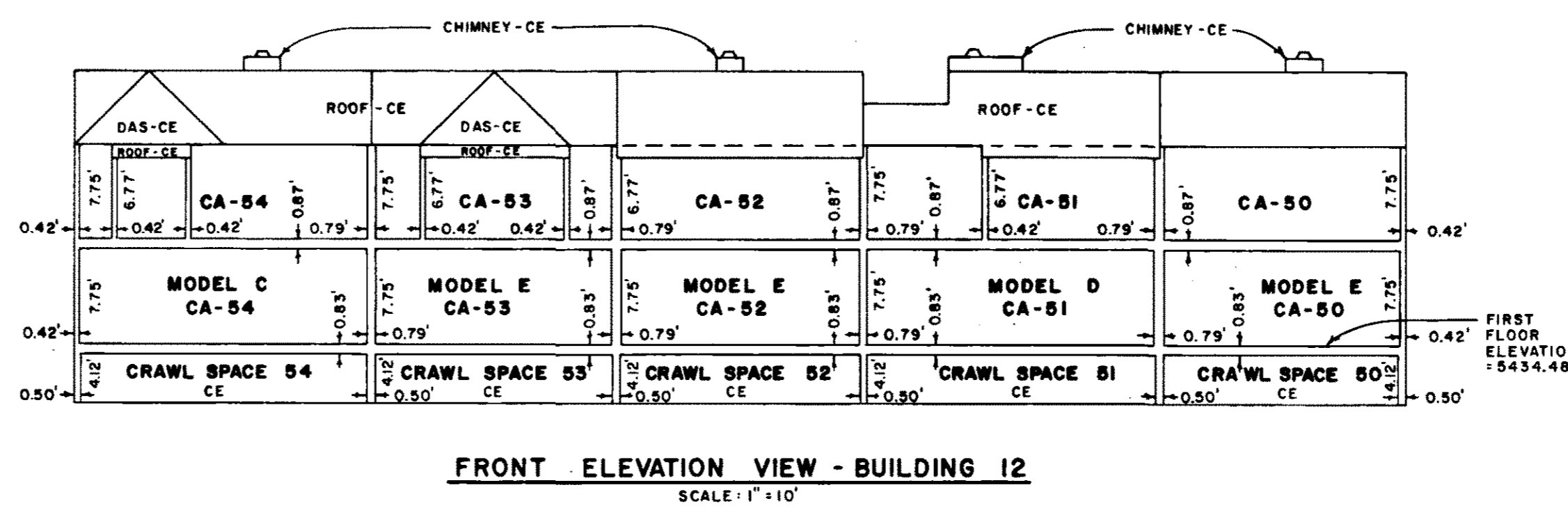
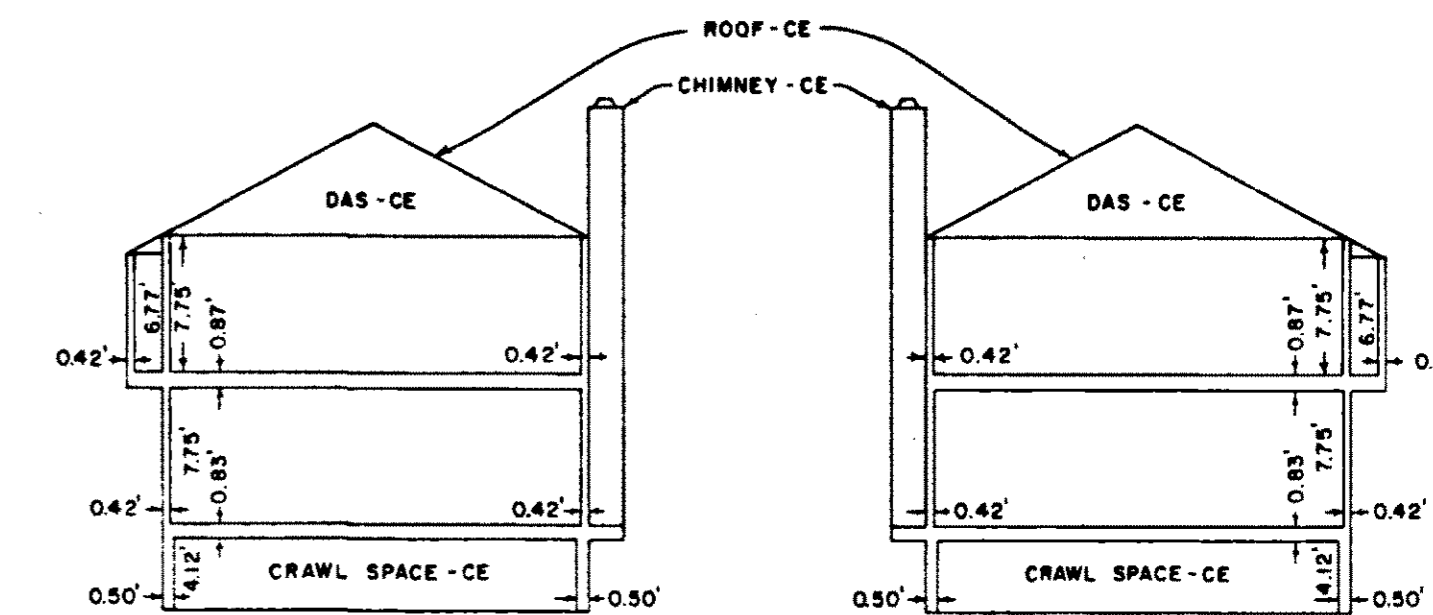
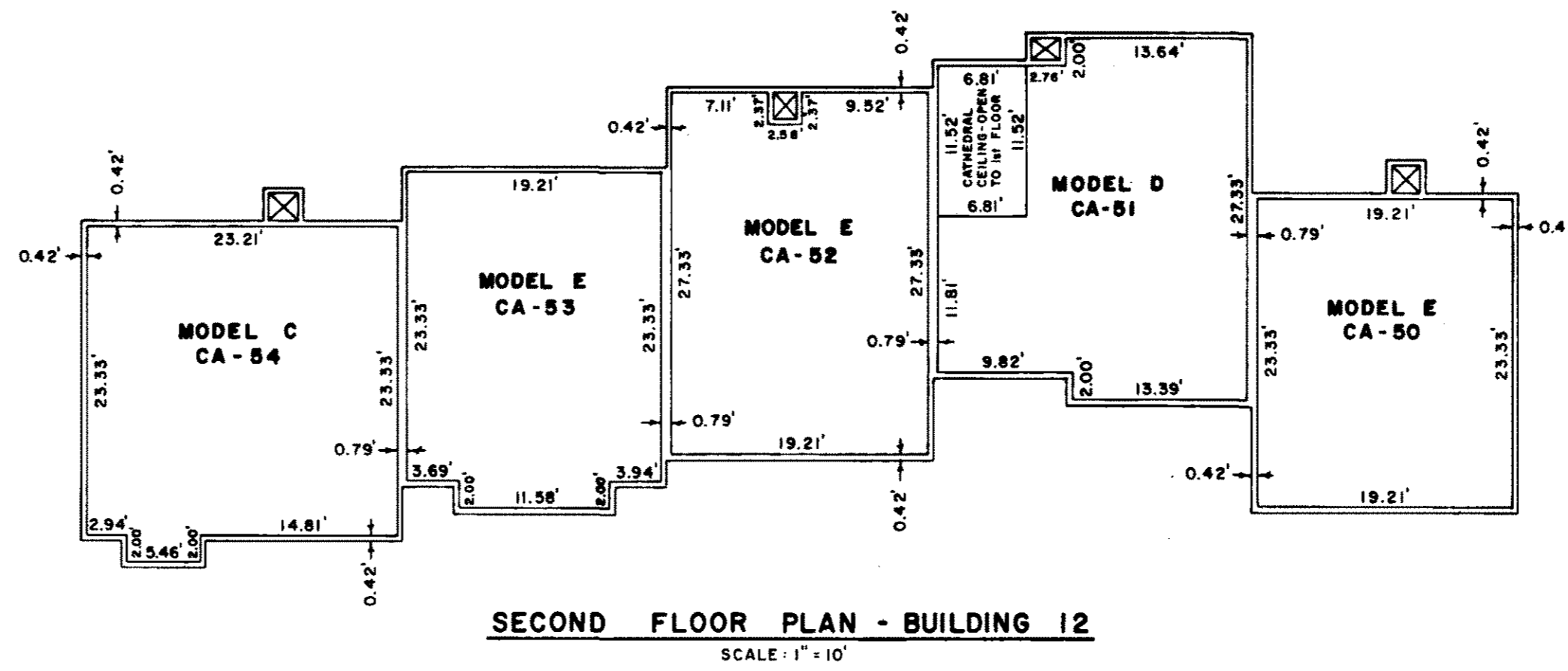
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R201-24 3/3



FOUNDATION PLAN - BUILDING 12
SCALE: 1"=10'



PLAN 16 P-20 F-1 #24 (SHEET 3 OF 3)

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F1423 CHARLOTTE HOUSTON BOULDER CITY CO RECORDER