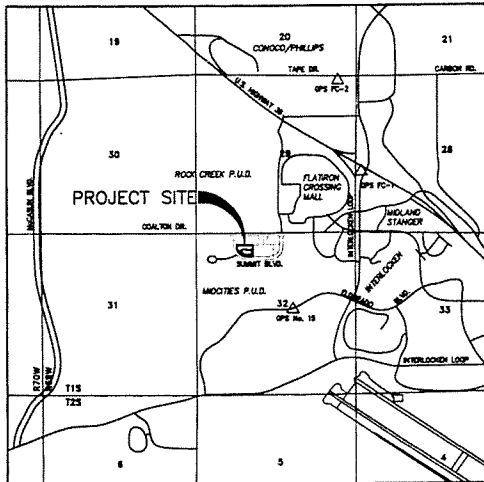


THE SUMMIT OFFICE PARK CONDOMINIUM PLAT #1

A PORTION OF LOT 1, MIDCITIES FILING NO. 11 REPLAT A (SUMMIT OFFICE PARK),
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 4



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

PART OF LOT 1, MIDCITIES FILING NO. 11 REPLAT A (SUMMIT OFFICE PARK) AS RECORDED AT RECEPTION NO. 2007003038 ON AUGUST 14, 2007 IN THE BROOMFIELD COUNTY CLERK AND RECORDER'S OFFICE, AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE THE NORTH QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 89° 54' 53" EAST A DISTANCE OF 3822.85 FEET; SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 73° 47' 07" EAST A DISTANCE OF 1384.32 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89° 54' 53" EAST ALONG THE NORTHERN LINE OF SAID LOT 1 A DISTANCE OF 277.71 FEET;
THENCE SOUTH 02° 16' 47" WEST A DISTANCE OF 138.71 FEET;
THENCE SOUTH 74° 12' 30" EAST A DISTANCE OF 71.70 FEET;
THENCE SOUTH 81° 52' 37" WEST A DISTANCE OF 218.08 FEET TO THE SOUTHERLY LINE OF SAID LOT 1;
THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

1. NORTH 89° 54' 53" WEST A DISTANCE OF 8.53 FEET;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80° 02' 04", A RADIUS OF 323.00 FEET AND LENGTH OF 312.84 FEET, AND A CHORD BEARING NORTH 64° 54' 53" WEST A DISTANCE OF 488.82 FEET;
3. THENCE NORTH 02° 16' 47" EAST A DISTANCE OF 31.48 FEET TO THE POINT OF BEGINNING;

CONTAINING 94,251 SQUARE FEET OR 2.187 ACRES.

DECLARANT'S STATEMENT

FLATIRONS OFFICE VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS DECLARANT AND OWNER OF THE HEREIN DESCRIBED PROPERTY, AS THE SAME IS OWNED BY THE CONDOMINIUM DECLARANT OF THE SUMMIT OFFICE PARK OFFICE CONDOMINIUM, FOR THE HEREIN DESCRIBED PROPERTY, DOES CERTIFY THAT THIS CONDOMINIUM MAP WAS PREPARED PURSUANT TO THE PROVISIONS OF THE DECLARATION OF CONDOMINIUMS, CONDITIONS AND RESTRICTIONS OF THE SUMMIT OFFICE PARK OFFICE CONDOMINIUM, WHICH WAS RECORDED PRIOR TO THIS CONDOMINIUM MAP IN THE OFFICE OF THE CLERK AND RECORDER OF BROOMFIELD COUNTY, STATE OF COLORADO, IN ORDER TO SUBMIT THE PROPERTY AND IMPROVEMENTS HEREIN DESCRIBED TO THE CONDOMINIUM FORM OF OWNERSHIP AND USE, PURSUANT TO THE COLORADO COMMON INTEREST OWNERSHIP ACT, BEING THE PROPERTY DESCRIBED ON THE CONDOMINIUM MAP, INCLUDING ALL AREAS DESIGNATED AS COMMON ELEMENTS, ARE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESTRICTIONS AND COVENANTS CONTAINED OR DESCRIBED IN THE CONDOMINIUM DECLARATION.

FOR: FLATIRONS OFFICE VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: RUSSELL H. WATTERSON, JR.
AS PROJECT MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO } ss.
COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF MARCH, 2008, BY RUSSELL H. WATTERSON, JR. AS PROJECT MANAGER FOR FLATIRONS OFFICE VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES 7/30/08
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT; IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, OR CONSULTANTS OF COLORADO INC. RELIED UPON COMMITMENT NO. 10833721 (REVISION 33), ISSUED BY LANDMETS TITLE ASSURANCE CORPORATION, DATED OCTOBER 27, 2008 AT 8:00 A.M.
3. BASIS OF BEARINGS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, MARKED BY A 3-1/2" ALUMINUM CAP STAMPED PLS 12405 IN A RANGE BOX, THENCE THE NORTH QUARTER CORNER OF SAID SECTION 32, MARKED BY A 3-1/2" ALUMINUM CAP STAMPED PLS 23228, BEARS SOUTH 89° 54' 53" EAST A DISTANCE OF 3822.85 FEET; SAID LINE FORMING THE BASIS OF BEARINGS.
4. THIS IS TO CERTIFY THAT THIS PLAT OR MAP AND THE SURVEY UPON WHICH IT IS BASED ARE NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FIRM MAP FOR BROOMFIELD COUNTY, PLAIN, NUMBER 080720007Y, DATED AUGUST 18, 2004, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

SURVEYOR'S NOTES

1. THIS SUMMIT OFFICE PARK CONDOMINIUM PLAT #1 ("PLAT"), TOGETHER WITH THAT CERTAIN DECLARATION FOR THE SUMMIT OFFICE CONDOMINIUM ("DECLARATION") CREATE THE COMMON INTEREST COMMUNITY KNOWN AS "SUMMIT OFFICE PARK OFFICE CONDOMINIUM."
2. THE COMMON INTEREST COMMUNITY IS CREATED PURSUANT TO AND IS SUBJECT TO THE COLORADO COMMON INTEREST OWNERSHIP ACT (38-33-3101 ET SEQ.) AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
3. THE DECLARATION AND THIS MAP CREATE UNITS, COMMON ELEMENTS AND DEVELOPMENT RIGHTS ON THE REAL PROPERTY DESCRIBED IN THIS MAP AND SUCH ADDITIONAL PROPERTY AS MAY BE ADDED PURSUANT TO THE DECLARATION ("REAL ESTATE").
4. THE COMMON INTEREST COMMUNITY IS GOVERNED BY A UNIT OWNERS ASSOCIATION KNOWN AS THE "SUMMIT OFFICE PARK OFFICE CONDOMINIUM OWNERS ASSOCIATION, INC.," A COLORADO NOT-FOR-PROFIT CORPORATION.
5. ALL PORTIONS OF THE REAL ESTATE NOT LOCATED WITHIN UNITS SHALL BE COMMON ELEMENTS, ALTHOUGH SOME COMMON ELEMENTS MAY BE LIMITED COMMON ELEMENTS (L.C.E.). THE USE OF WHICH IS RESTRICTED TO ONE OR MORE UNITS, BUT FEWER THAN ALL; ALL COMMON ELEMENTS ARE OWNED BY ALL OWNERS AS TENANTS-IN-COMMON, IN THE UNDIVIDED INTERESTS CALCULATED PURSUANT TO THE DECLARATION.
6. ALL OF THE REAL ESTATE IS SUBJECT TO DEVELOPMENT RIGHTS, SPECIAL DECLARANT RIGHTS AND ADDITIONAL RESERVED RIGHTS OF THE DECLARANT AS MORE PARTICULARLY SET FORTH IN THE DECLARATION.
7. THERE ARE EIGHTEEN (18) CONDOMINIUM UNITS ON THIS PLAT.
8. LOCATION OF GENERAL COMMON ELEMENT (G.C.E.) AREAS DEFINED: FOR THE PURPOSE OF THIS CONDOMINIUM PLAT, THE GENERAL COMMON ELEMENTS ARE DEFINED AS ALL AREAS LYING WITHIN THE EXTERIOR BOUNDARIES OF THIS FINAL PLAT, EXCLUDING ALL UNITS.
9. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNER AND NOT TO CANTEPS, EAVES, CHIMNEYS OR SIMILAR ARCHITECTURAL FEATURES; A DISPARITY MAY EXIST BETWEEN THE MEASUREMENTS SHOWN HEREON AND THOSE SHOWN ON THE BUILDING PLANS.
10. "L.C.E." INDICATES GENERAL COMMON ELEMENT AS DEFINED IN THE DECLARATION OF THE SUMMIT OFFICE PARK OFFICE CONDOMINIUM. L.C.E. INDICATES LIMITED COMMON ELEMENT AS DEFINED IN THE DECLARATION OF THE SUMMIT OFFICE PARK OFFICE CONDOMINIUM.
11. ALL DRIVE, OUTDOOR PARKING AND OPEN SPACES ARE GENERAL COMMON ELEMENTS - ALL ARE CONDITIONING UNITS AND CONCRETE PADS UNDER SAID AIR CONDITIONING UNITS (LOCATED OUTSIDE OF BUILDING) ARE LIMITED COMMON ELEMENTS. SAID LIMITED COMMON ELEMENTS ARE APPURTENANT TO A SPECIFIC UNIT.
12. EXCEPT AS OTHERWISE PROVIDED IN THE DECLARATION, ALL STRUCTURAL AND LOAD BEARING WALLS, COVERED SUPPORT WALLS, CHIMNEYS, FLUES (EXCEPT FIRE PLACE FLUES), UTILITY OUTSIDE STAKES, ROOFS AND OTHER ARCHITECTURAL AND STRUCTURAL ELEMENTS ARE COMMON ELEMENTS.
13. WITHIN THE SURFACE LOT AREAS DESIGNATED FOR PARKING, AS PROVIDED IN THE DECLARATION, CERTAIN PARKING SPACES MAY FROM TIME TO TIME BE DESIGNATED BY THE ASSOCIATION FOR THE EXCLUSIVE USE OF THE OWNERS OF PARTICULAR UNITS (OTHER LIMITED COMMON ELEMENTS). PARKING ANY SUCH DESIGNATED, ALL PARKING SPACES (OTHER THAN GARAGES AND PRIVATE DRIVEWAYS) SHALL BE GENERAL COMMON ELEMENTS.
14. DIMENSIONS SHOWN ON THE INTERIOR ARE TO FINISHED WALL SURFACES. FURTHER DEFINITION OF OWNERSHIP IS OBTAINED IN THE DECLARATION.
15. EMERGENCY EASEMENTS: A GENERAL EASEMENT IS HEREBY GRANTED TO ALL POLICE, FIRE, PROTECTION, AMBULANCE AND ALL OTHER SIMILAR AGENCIES OR PERSONS TO ENTER UPON THE REAL ESTATE IN THE PROPER PERFORMANCE OF THEIR DUTIES.
16. EASEMENT FOR INGRESS AND EGRESS: A NON-EXCLUSIVE EASEMENT IN FAVOR OF EACH OWNER AND ITS OCCUPANTS SHALL EXIST FOR INGRESS AND EGRESS TO AND FROM THE LOT AND ANY OTHER, REPAIRS OR IMPROVEMENTS THAT ARE PURELY DOMESTIC OR ARE THE SUBJECT OF APPURTENANT EASEMENTS AND THAT ARE ADJACENT TO THE REAL ESTATE, THROUGH AND ACROSS THE PARKING SPACES, DRIVE AND EXIST DRIVEWAYS, SIDEWALKS AND OTHER PORTIONS OF THE COMMON ELEMENTS AS FROM TIME TO TIME MAY BE NEEDED AND REASONABLE FOR SUCH PURPOSE AND USE, AND FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, THROUGH AND ACROSS SUCH PORTIONS OF THE COMMON ELEMENTS AS FROM TIME TO TIME MAY BE NEEDED AND REASONABLE FOR SUCH PURPOSE.
17. IN THE EVENT THAT ANY PORTION OF THE COMMON ELEMENTS ENCOMPASSES UPON ANY UNIT OR IN THE EVENT THAT ANY PORTION OF A UNIT ENCOMPASSES UPON ANY OTHER UNIT OR UPON ANY PORTION OF THE COMMON ELEMENTS, OR IN THE EVENT ANY ENCOMPASSMENT SHALL OCCUR IN THE FUTURE AS A RESULT OF (1) SETTING OF A BUILDING OR (2) ALTERATION OR REPAIR TO THE COMMON ELEMENTS, OR (3) REPAIR OR RESTORATION OF A BUILDING AFTER DAMAGE BY FIRE OR OTHER CASUALTY, OR CONDOMINIUM OR UNITOWNER COMMON PROCEEDINGS, THEN, IN ANY OF SAID EVENTS, A WAIVER EASEMENT IS HEREBY CREATED AND DOES EXIST FOR THE ENCOMPASSMENT AND FOR THE MAINTENANCE OF THE SAME SO LONG AS THE ENCOMPASSMENT EXISTS. IN THE EVENT THAT ANY PORTIONS OF THE COMMON ELEMENTS ARE PARTIALLY OR TOTALLY DESTROYED AND ARE SUBSEQUENTLY REBUILT OR RECONSTRUCTED IN SUBSTANTIALLY THE SAME LOCATION AND AS A RESULT OF SUCH REBUILDING OR RECONSTRUCTION ANY PORTION HEREOF SHALL ENCOMPASS AS PROVIDED IN THE PRECEDING SENTENCE. IN THE EVENT THAT SUCH ENCOMPASSMENT IS HEREBY CREATED AND DOES EXIST, SUCH ENCOMPASSMENTS AND EASEMENTS SHALL NOT BE CONSIDERED OR RETURNED TO BE ENCUMBRANCES EITHER ON THE COMMON ELEMENTS OR ON THE UNITS FOR PURPOSES OF MARKETABILITY OF TITLE OR OTHER PURPOSES.

CERTIFICATES OF LENDERS

PRINTER BANK DOES HEREBY CERTIFY THAT, BEING HOLDERS OF SECURITY AND/OR FINANCIAL INTEREST OF THE REAL PROPERTY THAT IS SPECIFIED UPON THIS FINAL PLAT, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL PLAT.

FOR: PRINTER BANK
BY: [Signature]
AS: MARKET PRESIDENT

DATE: 3/19/08

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO } ss.
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31ST DAY OF MARCH, 2008, BY ORAL KESTER AS MARKET PRESIDENT OF PRINTER BANK.

MY COMMISSION EXPIRES
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, GEORGE A. ROBINSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 2008, 2008 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL INSTRUMENTS EXIST AS SHOWN HEREON THAT MATHEMATICAL CALCULATIONS, DIMENSIONS ARE LESS THAN 1/8" TOLERANCE, THAT PURSUANT TO PART 1 OF THE COLORADO COMMON INTEREST OWNERSHIP ACT, SECTION 38-33-310(2), ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINED OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

I ATTEST TO THE ABOVE ON THIS 21ST DAY OF MARCH, 2008.

GEORGE A. ROBINSON, PLS No. 20843
FOR AND ON BEHALF OF C.R. CONSULTANTS, INC.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss.
CITY AND COUNTY OF BROOMFIELD }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK A.M./P.M. ON THE _____ DAY OF _____, 2008, AND IS DULY RECORDED IN PLAIN FILE _____ MAP _____ FILM _____ AS RECEPTION NUMBER _____, PAGE _____.

ATTEST:

DEPUTY _____ RECORDER _____

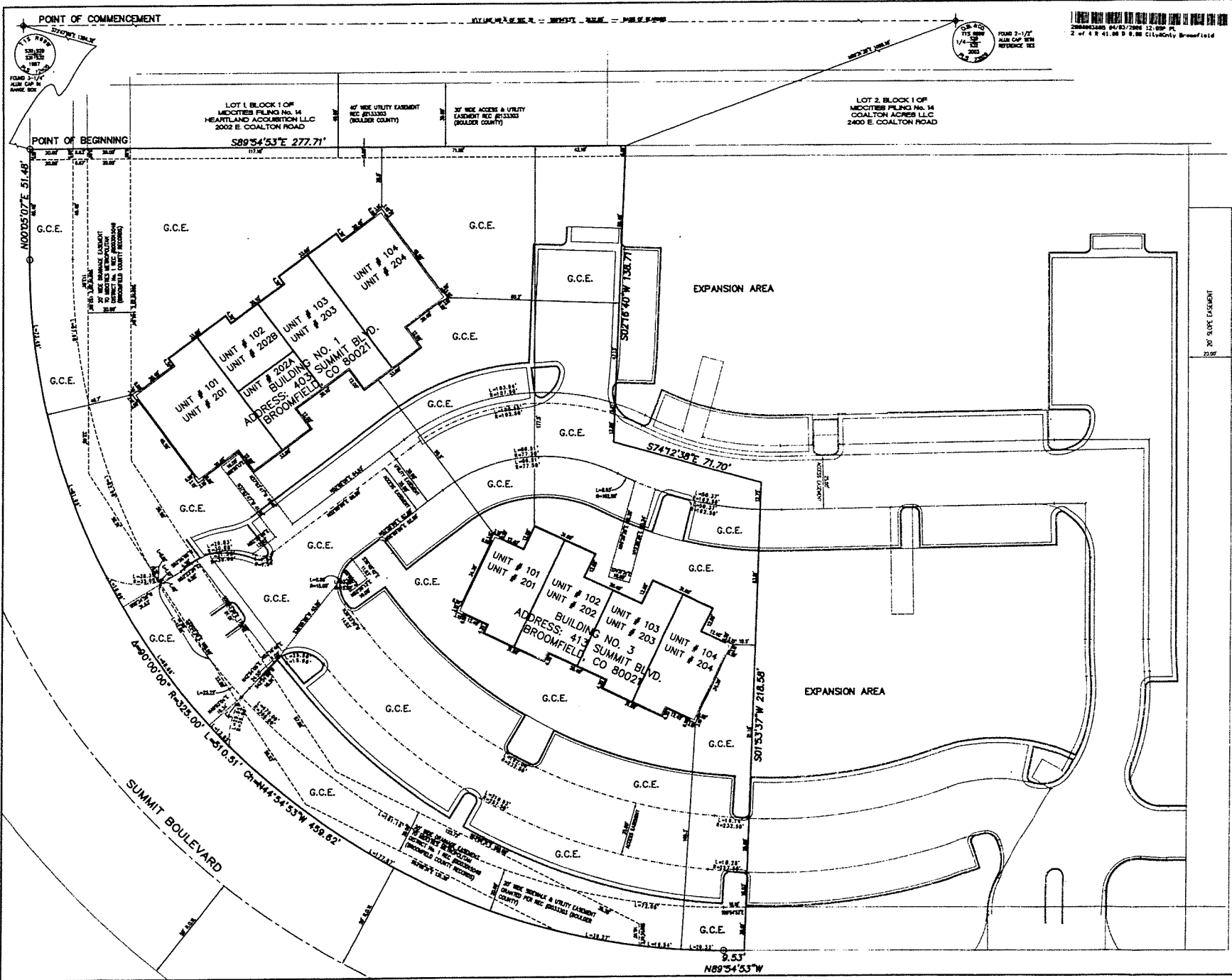
**THE SUMMIT OFFICE PARK
CONDOMINIUM PLAT #1**

DEVELOPER/APPLICANT:
FLATIRONS OFFICE VENTURES, LLC
1860 BLAKE ST., SUITE 400
DENVER, CO 80202

DEPT: JAN
OFFICE: 666
CIV. USE NO. 2077008
DATE: 03-21-08

CVL
CONSULTANTS & ENGINEERS, INC.
1701 E. Delaware Avenue
Broomfield, CO 80011
Tel: (303) 462-8844
Fax: (303) 462-8846

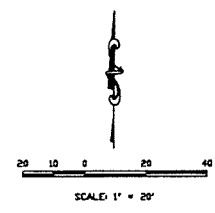
SHEET 1 OF 4



THE SUMMIT OFFICE PARK CONDOMINIUM PLAT #1

A PORTION OF LOT 1, MIDCITIES FILING NO. 11 REPLAT A (SUMMIT OFFICE PARK), LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 4



THE SUMMIT OFFICE PARK CONDOMINIUM PLAT #1

DEVELOPER/APPLICANT:
FLATIRON'S OFFICE VENTURES, LLC
1880 BLAKE ST., SUITE 400
DENVER, CO 80202

SHEET 2 OF 4

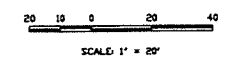
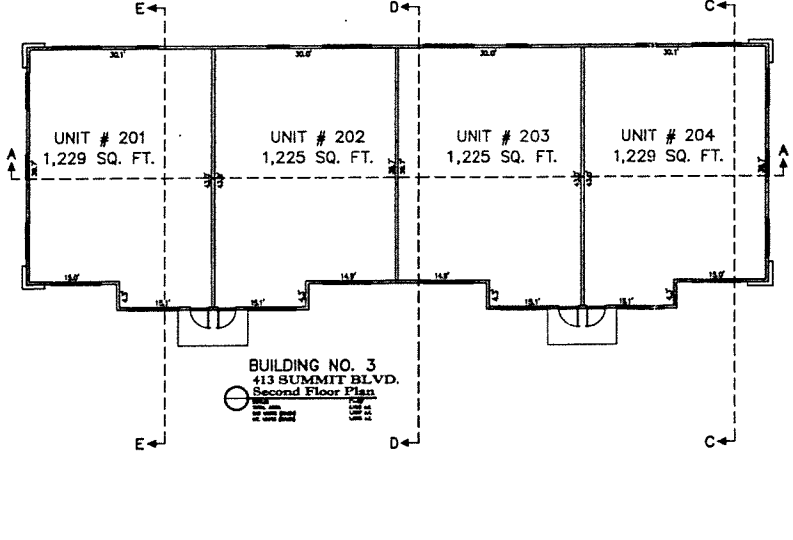
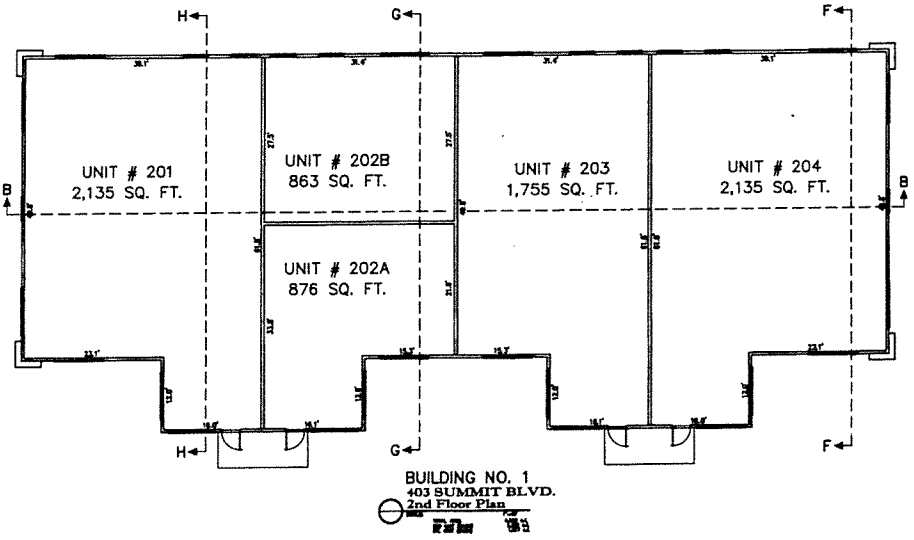
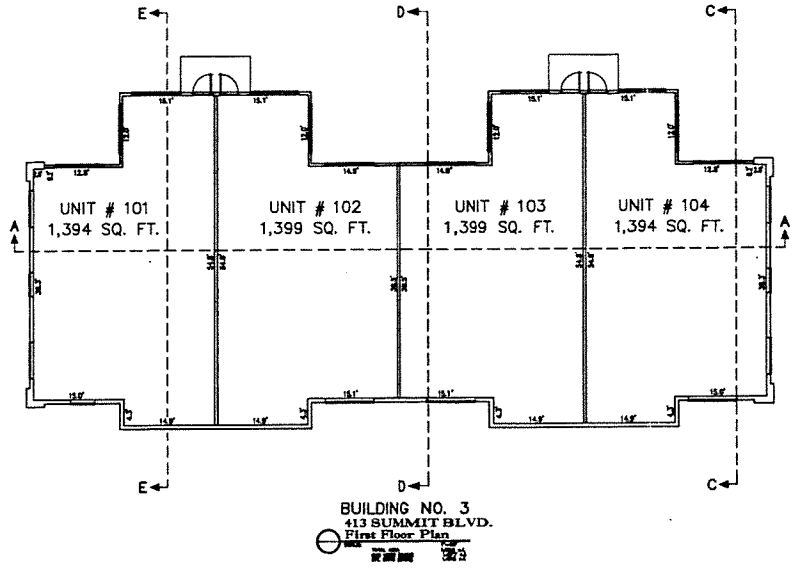
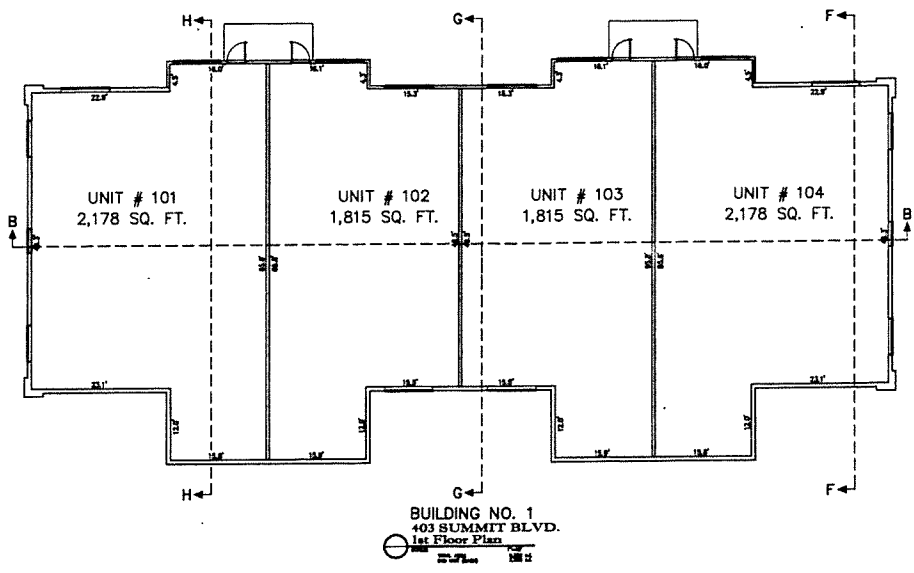

 Cyl
 CONSULTING ENGINEERS, P.C.
 1400 S. BROADWAY, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 FAX: 303.733.8889
 WWW.CYL.COM

UNITS #101, #102, #103, #104 ARE TO BE USED AS RESIDENTIAL UNITS
 COMMERCIAL DISTRICT ZONE 12 800 FT.
 1.3 OF 4 R 41.06 D.P.M. CityOnly Broomfield

THE SUMMIT OFFICE PARK CONDOMINIUM PLAT #1

A PORTION OF LOT 1,
MIDCITIES FILING NO. 11
REPLAT A (SUMMIT
OFFICE PARK), LOCATED
IN THE NORTHEAST
QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 32,
TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE
6th PRINCIPAL MERIDIAN,
CITY & COUNTY OF
BROOMFIELD, STATE OF
COLORADO

SHEET 3 OF 4



THE SUMMIT OFFICE PARK CONDOMINIUM PLAT #1

DEVELOPER/APPLICANT:
FLATIRON OFFICE VENTURES, LLC
1850 BLAKE ST., SUITE 400
DENVER, CO 80202

DATE: 04/11/08
 DRAWN BY: BMB
 CHECKED BY: BMB
 DATE: 05-21-08

1918 S. Delaware Avenue
 Suite 110
 Broomfield, CO 80021
 Tel: 773-444-4444
 Fax: 773-444-4444

CYL
 CONSULTING ENGINEERS, INC.
 CIVIL, MECHANICAL, LAND SURVEYING, LAND PLANNING

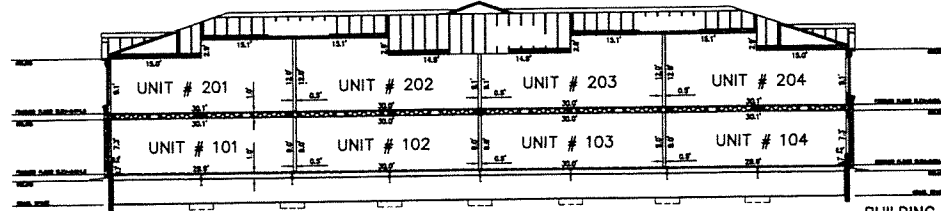
SHEET 3 OF 4

THE SUMMIT OFFICE PARK CONDOMINIUM PLAT #1

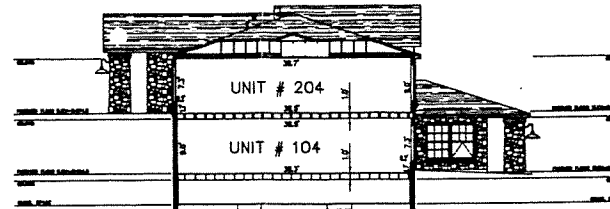
A PORTION OF LOT 1, MIDCITIES FILING NO. 11 REPLAT A (SUMMIT OFFICE PARK),
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 4 OF 4

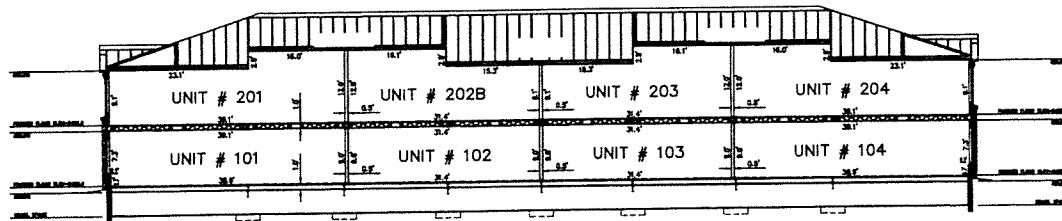
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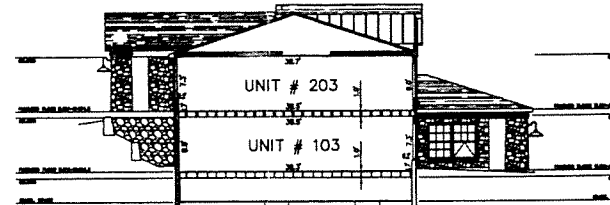
BUILDING NO. 3
413 SUMMIT BLVD.
Section A-A



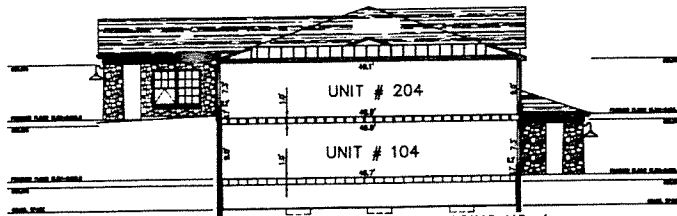
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413 SUMMIT BLVD.
Section C-C



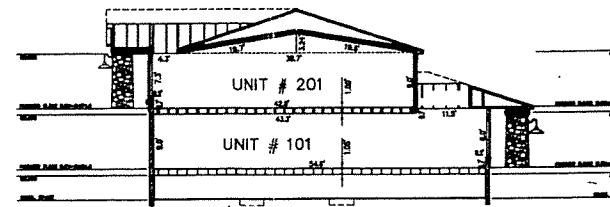
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403 SUMMIT BLVD.
Section B-B



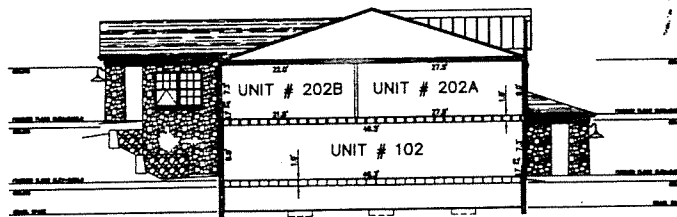
BUILDING NO. 3
413 SUMMIT BLVD.
Section D-D



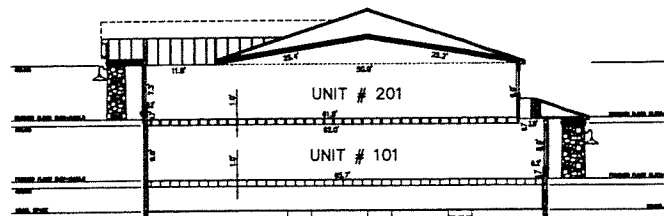
BUILDING NO. 1
403 SUMMIT BLVD.
Section E-E



BUILDING NO. 3
413 SUMMIT BLVD.
Section F-F



BUILDING NO. 1
403 SUMMIT BLVD.
Section G-G



BUILDING NO. 1
403 SUMMIT BLVD.
Section H-H

THE SUMMIT OFFICE PARK CONDOMINIUM PLAT #1

DEVELOPER/APPLICANT:
FLATIRON OFFICE VENTURES, LLC
1880 BLAKE ST., SUITE 400
DENVER, CO 80202

DRY: JAH
CHKD: BMR
CIV. AND MECH. 2007780
DATE: 02-21-08
SHEET 4 OF 4

CYL
CONSULTANTS OF COLORADO, INC.
PHYS. ENGINEERS - LAND SURVEYORS - LAND PLANNERS