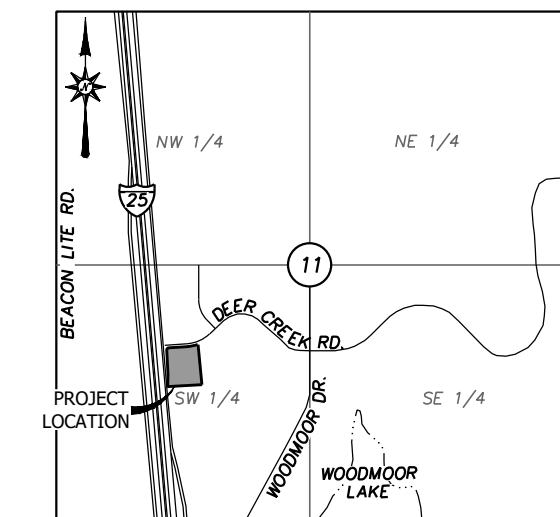


Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

A Condominium in Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land in the Southwest Quarter of Section 11, Township 11 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado



VICINITY MAP
Section 11-T11S-R67W of the Sixth Principal Meridian
-Not to Scale-

please upload a final copy

Where the exterior boundary lines of the plat show bearings and distances which vary from those recorded in adjoining plats or surveys, a note shall be placed along those lines, in parenthesis, stating the recorded bearing and distance and the reception number of the adjoiners, as shown in the following form: NXX°XX'XX"X (Recorded as NXX°XX'XX"X with Reception #XXXXX).

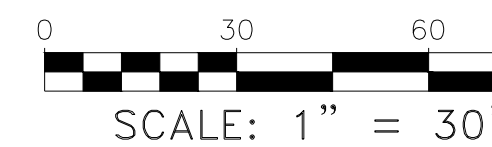
Data determining the location, bearing and length of all lines and the location of all monuments which are sufficient to establish boundaries and locate the monuments including a description of all monuments, both found and set, which mark the boundaries of the property, and a description of all control monuments used in conducting the survey. At a minimum, this shall include: (1) the lengths of all lines and the radii, internal angles, points of curvature, arc and chord lengths, and bearing; (2) the lines of all proposed units and tracts fully dimensioned with distances and bearings; (3) the centerlines of all streets; (4) A description of all monuments found or set at each corner, angle point, PC and PT of the exterior boundary of the exemption; (5) The description of range points that will be set (Note: The accuracy of the range points shall be one (1) in ten thousand (10,000)); and (6) the dimensions of all easements including bearings and distances, where appropriate.

please show individual units via bearings and distances on each page.

Add surveyor signature

Add PCD File No SF-20-023 to the bottom right corner.

The final total gross acreage, the total number of units, gross density, net density and net acreage of the exemption plat.



LEGEND

- FOUND MONUMENT
- SET NUMBER
- ORANGE PLS
- PLS 38495
- ◆ BENCHMARK
- SUBJECT PLAT
- ADJACENT PLAT
- EASEMENT
- RIGHT-OF-WAY
- CENTER LINE
- RIGHT-OF-WAY
- ARC RADIUS
- ARC LENGTH
- CHORD BEARING
- CHORD LENGTH
- DELTA (INTERSECTION)
- MONUMENTED
- PLATTED DIMENSION
- DEEDED DIMENSION
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- RECEPTION NUMBER
- EASEMENT

GENERAL NOTES

- Basis of Bearings (Record): Bearings are based on the West line of Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 having a bearing of South 07° 25' 35" East as shown the recorded plat, monumented at each end of said West line as shown on this map.
- Linear distances shown hereon are U.S. Survey Feet.
- Building location dimensions from boundary line are to the outside edge of the exterior wall at ground level.
- Bearings and distances shown without a suffix in parentheses match the record dimensions.
- Existing ownership deeds of record at time of survey: Rec. 219023257 and Rec. 219026985.

EASEMENT NOTES

- Notes regarding the easements appearing in the title commitment referenced in SURVEY NOTE 2:
- The location of the easement referenced in Schedule B Item 9, American Telephone and Telegraph easement recorded in Bk. 1312, Pg. 243, is not described other than stating it is one rod (16.5 feet) in width and "...shall be a line parallel to and five feet westerly of the first cable laid..." and is therefore not plottable from the document. The second easement referenced in Item 9 lies in an entirely different quarter-section than the subject property.
 - The location of the easement referenced in Schedule B Item 12 to Mountain View Electric Association recorded in Bk. 2259, Pg. 725, is not described other than stating it is 10 feet in width and "...lying adjacent to and parallel to the west side of a certain right of way previously granted to Mountain States Telephone Co..." and is therefore not plottable from the document. The plat of WOODMOOR BUSINESS-TECHNOLOGICAL PARK depicts a 10' wide easement to Mountain View Electric adjacent to a 16.5' wide Mountain Bell easement (but does not state either easement's recording information), the nearest point of which lies approximately 30' East of the Southeast corner of the subject property.
 - The document for the easement referenced as Schedule B Item 15 to Mountain View Electric Association in Rec. 098153983 grants "an easement ten feet either side of the power line in Lot 5 WOODMOOR BUSINESS, County of El Paso, State of Colorado". No power line or guy wires exist on the subject property, therefore the easement could not be platted.
 - WOODMOOR BUSINESS-TECHNOLOGICAL PARK, the original plat of this property, dedicated access restrictions from this property to the Interstate 25 frontage road, and noted utility and drainage easements on side lot lines and all boundary lines. GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, the replat of this property, contains notes that state "The approval of this replat vacated all prior plats for the areas described by this replat." and (Note B) "Access restrictions imposed in WOODMOOR BUSINESS/TECHNOLOGICAL PARK are hereby removed from the lots in this subdivision." Therefore the easements and restrictions dedicated by said WOODMOOR BUSINESS-TECHNOLOGICAL PARK are deemed no longer in existence and are not shown hereon.
 - Other Schedule B items in said title commitment reference matters such as, but not limited to, reservation of mineral rights and/or water rights, which are not plottable survey matters and are not addressed hereon.

SITE DATA

Parcel Number: 7111304026
Addresses: 1925 and 1945 Deer Creek Road

COUNTY RECORDERING

This plat was filed for record in the Office of the Clerk and Recorder of El Paso County, Colorado

at _____ o'clock _____ M., on the _____ day of _____, 20____ and is duly recorded as Reception No. _____

Recorder, Chuck Broerman

By: _____

LENDER

Union Bank and Trust

By _____
Jim Berrett, Vice President

ACKNOWLEDGEMENT

State of _____)
County of _____)

This instrument was acknowledged before me this _____ day of _____, 20____ by Jim Barrett, Vice President of Union Bank and Trust.

Witness my hand and official seal

Notary Public
My commission expires _____

SURVEYOR'S STATEMENT

This statement is to certify that this map contains the information relevant to the map requirements set forth in C.R.S. 38-33.3-209 and 38-51-06, and that the survey of the property and preparation of the drawings were performed under my direct responsibility and supervision, and accurately depicts the horizontal and vertical locations and dimensions of the condominium buildings and Units therein, and depicts the general schematic plan of the General Common Elements and Limited Common Elements serving the condominium.

REVIEW COPY

REVIEW COPY

PARENT PROPERTY DESCRIPTION

Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land in the Southwest Quarter of Section 11, Township 11 South, Range 67 West of the Sixth Principal Meridian, El Paso County, Colorado, according to the plat recorded March 30, 2000 as Reception No. 2000033900 in the office of the El Paso County Clerk and Recorder,

EXCEPTING THEREFROM that portion conveyed to the County of El Paso by the deed recorded April 3, 2018 under Reception No. 218037498.

SURVEY NOTES

- NOTICE: Pursuant to Colorado Revised Statutes Title 13, Article 80, Section 105 (C.R.S. 13-80-105) - You must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- This survey does not constitute a title search by R&R Engineers-Surveyors to determine ownership or easements of record. Easement research and ownership information were provided by client in a title commitment prepared by Land Title Guarantee Company as Order Number SC55084531-6 with an effective date of August 21, 2020 at 5:00 P.M. See also EASEMENT NOTES on left side of this page.

CONDOMINIUM NOTES

- The Unit configuration of this condominium is intended for a "build-to-suit" condition. At time of this map's creation no demising walls exist along the North/South axis at the middle of the buildings, between the Units on the East and West sides.
- Interior non-demising walls are not depicted on this map.
- See the "Condominium Declaration of The Monument Hill Business Park Personal Warehouse Condominiums" referenced in the Owner's Statement signature block for definitions of Unit, Common Elements (shown as G.C.E. on this map) and Limited Common Elements (shown as L.C.E. on this map). Areas outside of the building perimeters are Common Elements, unless otherwise noted as Limited Common Elements or as defined otherwise in said Declaration.
- The "NET" areas shown hereon are calculated based solely on the furthest limits of the Units. Interior non-demising walls, general Common Elements and/or Limited Common Elements that may exist within the Units which are not represented on this map (items such as those referenced in Article 2, section 2.10 of the condominium declaration) are included within the net area calculations.

OWNER'S STATEMENT

Monument Hill Business Park, LLC, a Colorado limited liability company, being the owner of the hereon described property, hereby states that this Condominium Map of the "MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS" has been prepared pursuant to the purposes stated in the "Condominium Declaration of The Monument Hill Business Park Personal Warehouse Condominiums" recorded as

Reception Number _____ in the office of the El Paso County Clerk and Recorder, dated _____ day of _____, 20____, and as it may be amended or supplemented from time to time.

Monument Hill Business Park, LLC, a Colorado Limited Liability Company

By _____
Stan Sievers, Manager

ACKNOWLEDGEMENT

State of _____)
County of _____)

This instrument was acknowledged before me this _____ day of _____, 20____ by Stan Sievers, manager of Monument Hill Business Park, LLC, a Colorado limited liability company.

Witness my hand and official seal

Notary Public
My commission expires _____

APPROVAL

This Condominium Map for MONUMENT HILL PERSONAL WAREHOUSE CONDOMINIUMS was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____.

Planning and Community Development Director

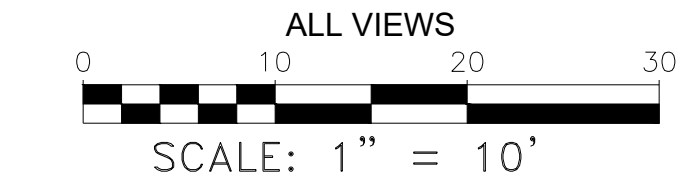
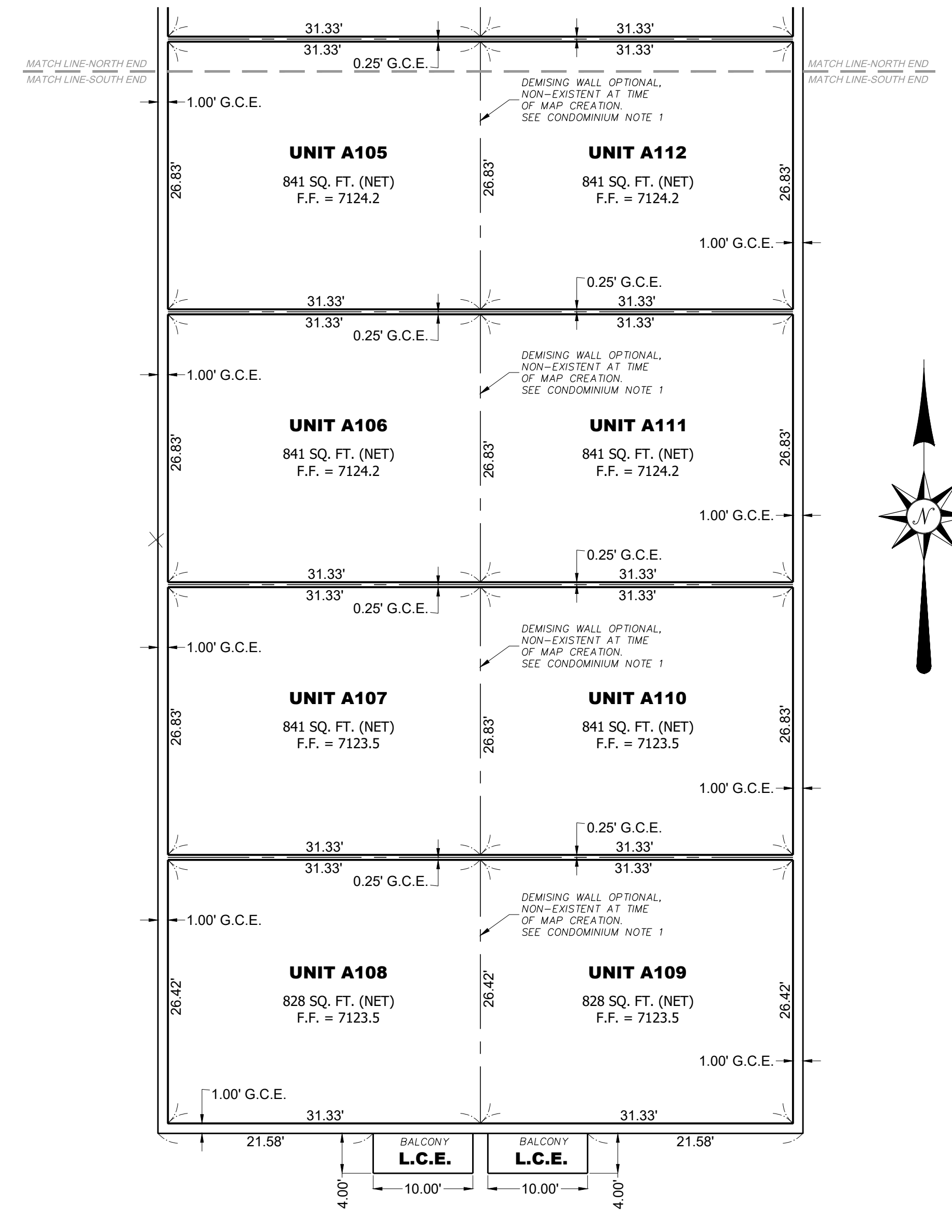
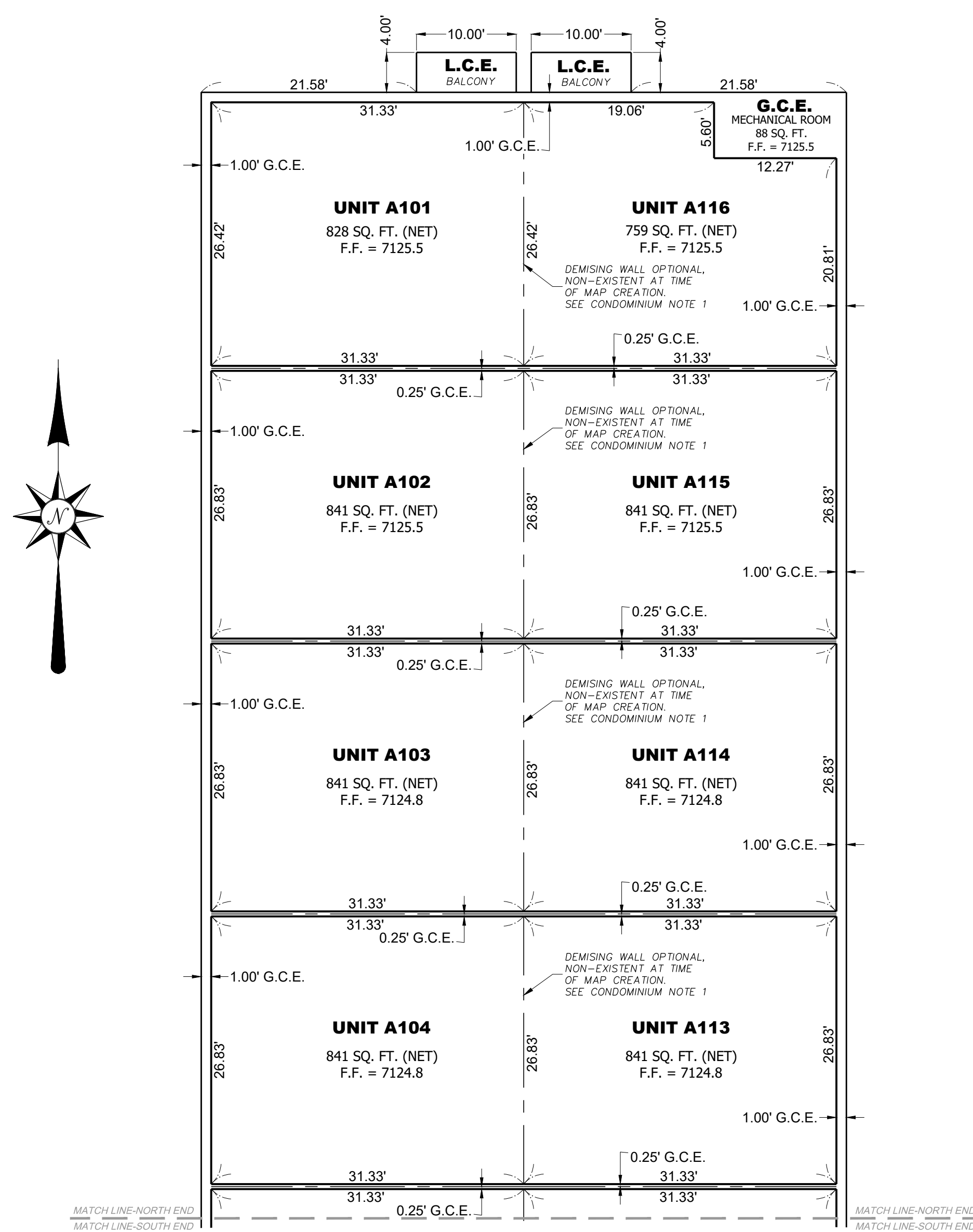
R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENINEERS.COM	
REVISIONS	File No. MH20116_CondomMap Date Drawn 10/13/2020 Drawn By DD Checked By MG Job No. MH20116

Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

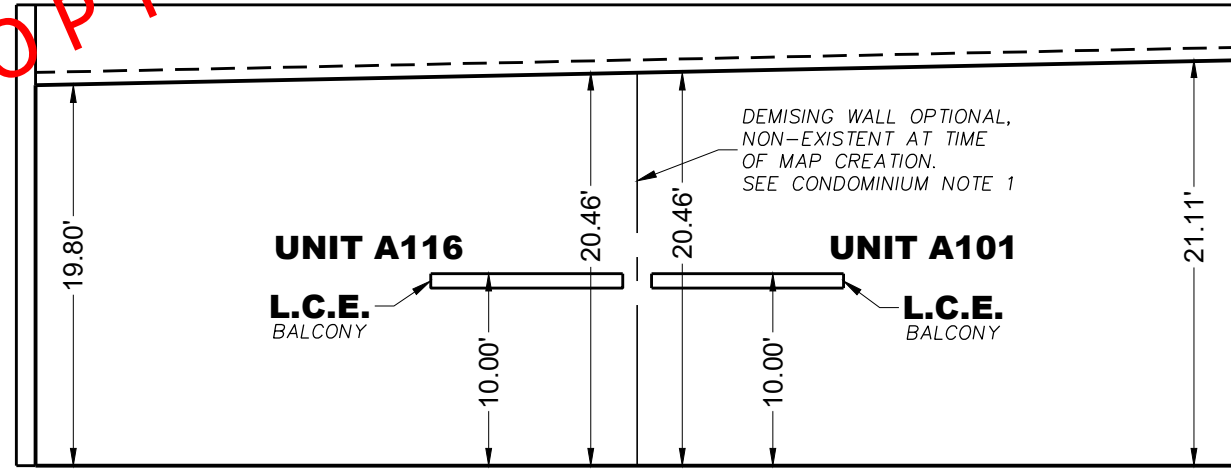
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BUILDING A - PLAN VIEW (NORTH END)

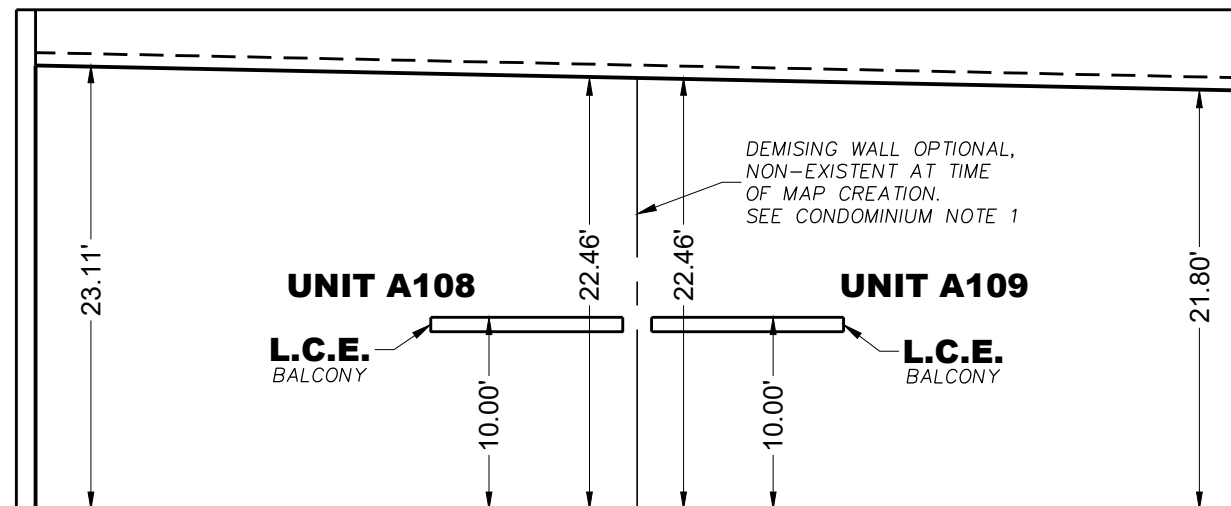
BUILDING A - PLAN VIEW (SOUTH END)



BUILDING A - SECTION VIEW: NORTH SIDE



BUILDING A - SECTION VIEW: SOUTH SIDE

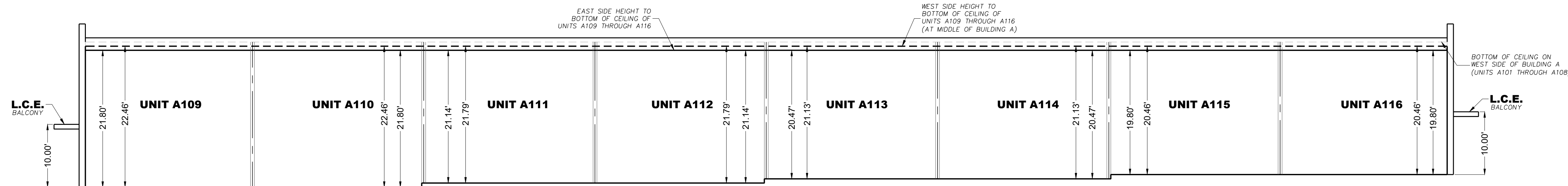


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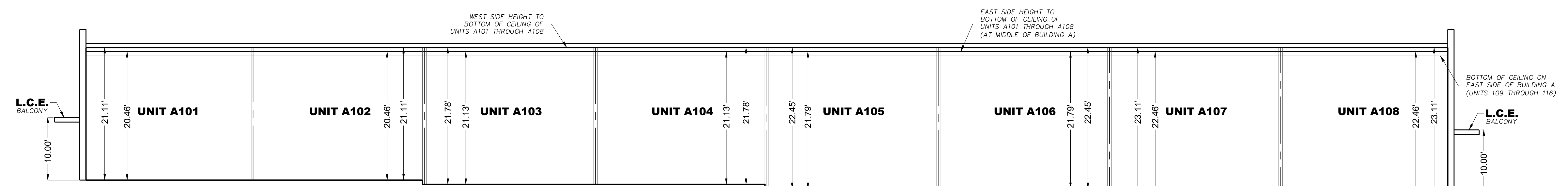
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BUILDING A - SECTION VIEW: EAST SIDE



BUILDING A - SECTION VIEW: WEST SIDE



BUILDING A ESTIMATED SQ. FT. CHART
(as stated in the Condominium Declaration)

UNIT	ESTIMATED SQ. FT.
A101	895
A102	884
A103	884
A104	884
A105	884
A106	884
A107	884
A108	895
A109	895
A110	884
A111	884
A112	884
A113	884
A114	884
A115	884
A116	819

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1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
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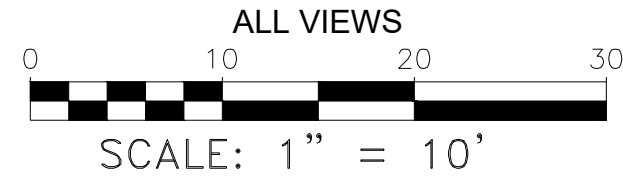
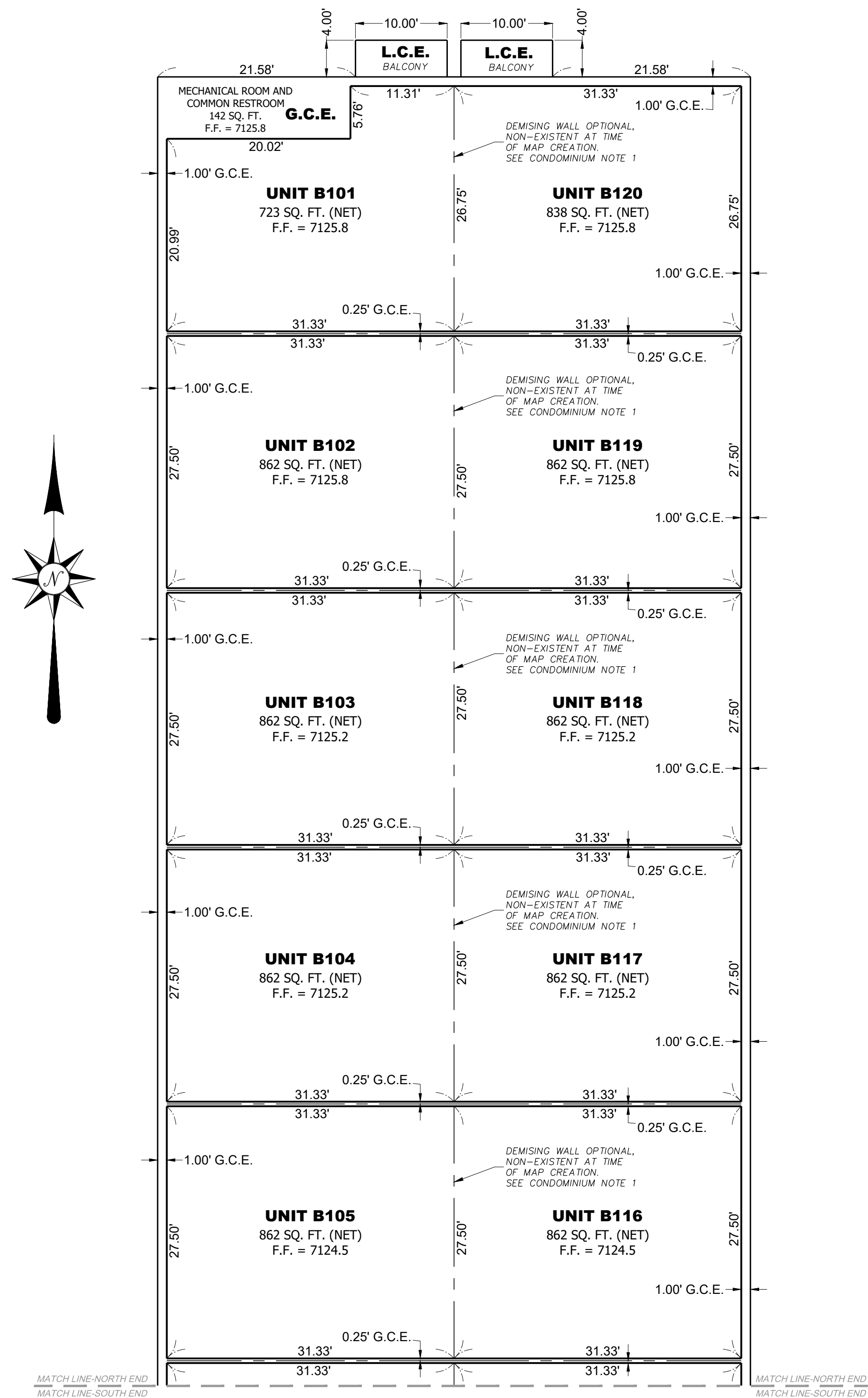
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		Date Drawn 10/13/2020
		Drawn By DD
		Checked By MG
		Job No. MH20116

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BUILDING B - PLAN VIEW (NORTH END)



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SEE SHEET 4 FOR SECTION VIEWS (ELEVATION) OF BUILDING B

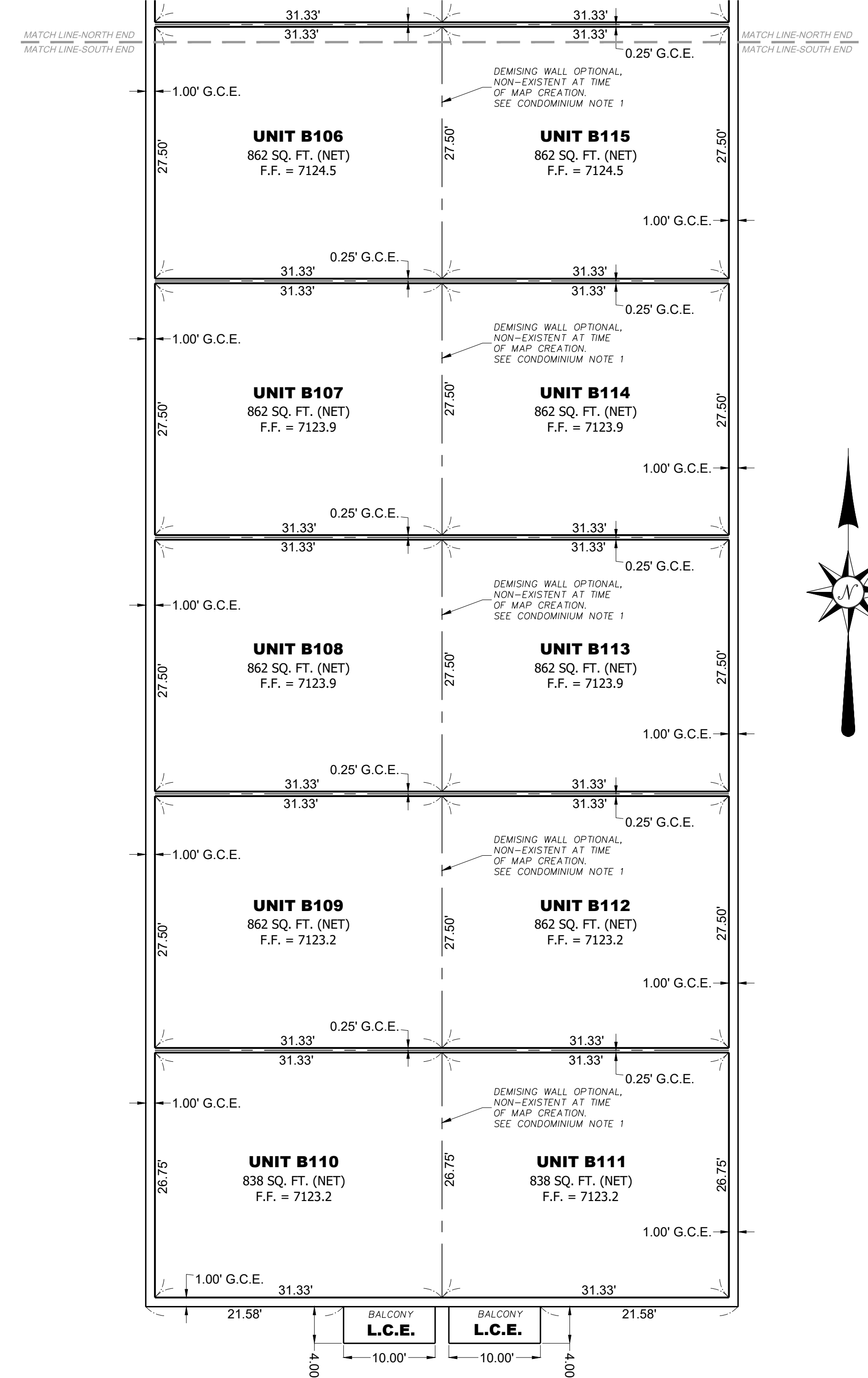
BUILDING B ESTIMATED SQ. FT. CHART
(as stated in the Condominium Declaration)

UNIT	ESTIMATED SQ. FT.
B101	768
B102	905
B103	905
B104	905
B105	905
B106	905
B107	905
B108	905
B109	905
B110	905
B111	905
B112	905
B113	905
B114	905
B115	905
B116	905
B117	905
B118	905
B119	905
B120	905

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BUILDING B - PLAN VIEW (SOUTH END)



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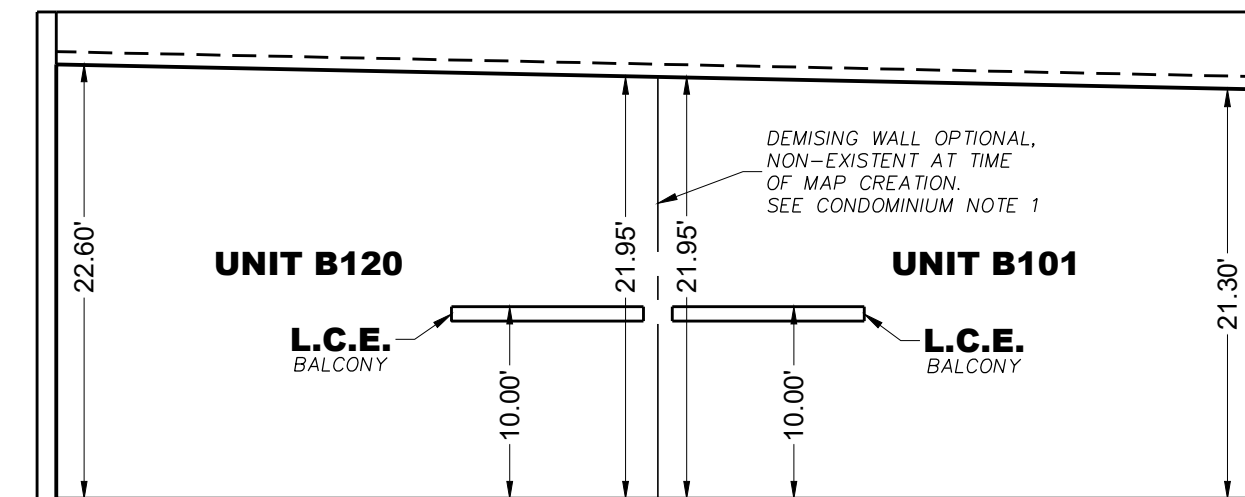
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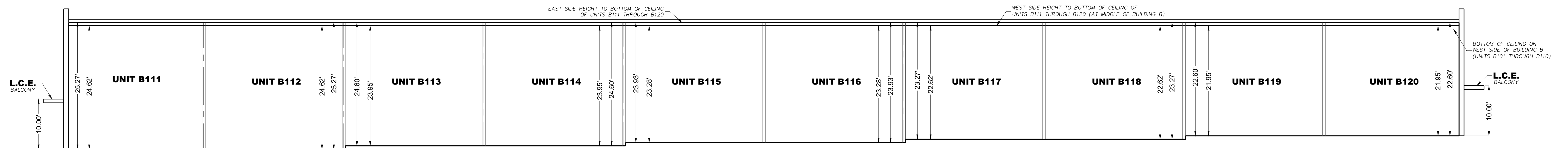
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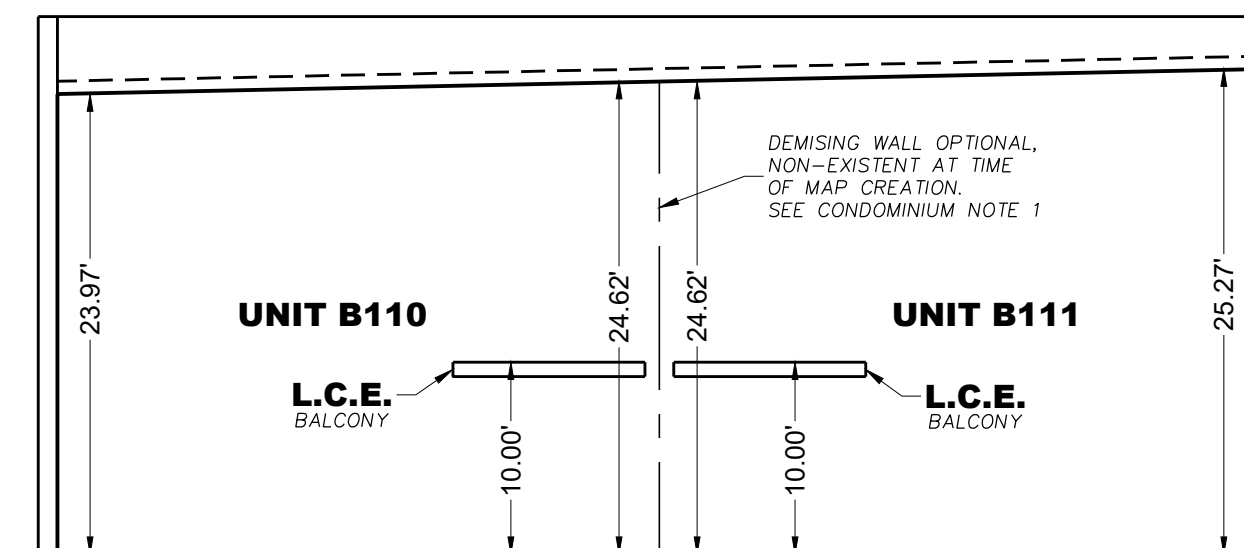
BUILDING B - SECTION VIEW: NORTH SIDE



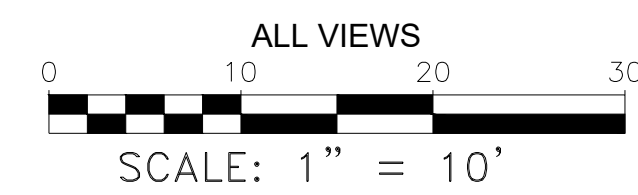
BUILDING B - SECTION VIEW: EAST SIDE



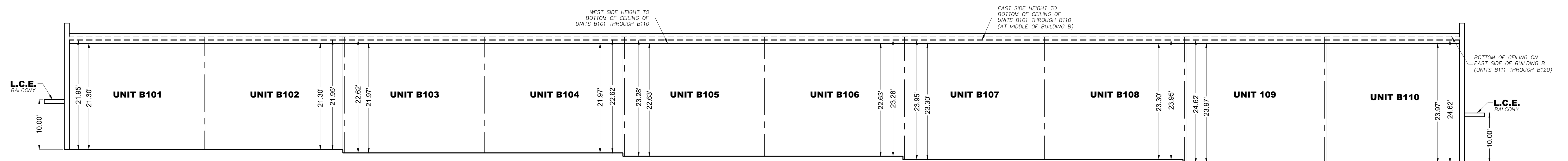
BUILDING B - SECTION VIEW: SOUTH SIDE



SEE SHEET 3 FOR PLAN VIEW OF BUILDING B



BUILDING B - SECTION VIEW: WEST SIDE



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