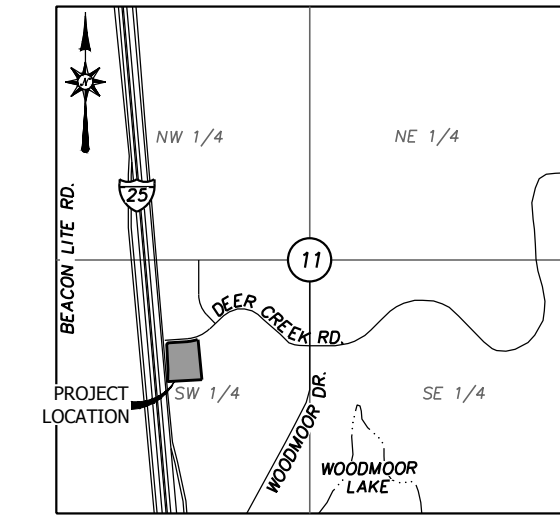


Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

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



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

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

1. 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.
2. 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

1. 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.
2. Interior non-demising walls are not depicted on this map.
3. 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 with the designated Unit it serves). Areas outside of the building perimeters are Common Elements, unless otherwise noted as Limited Common Elements or as defined otherwise in said Declaration.
4. 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.

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____ . The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Owners/Mortgagee (Signature) _____

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO
) ss.
COUNTY OF _____

Acknowledged before me this _____ day of _____, 200__ by _____ as _____

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

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

SURVEYOR'S STATEMENT

Surveyors Certificate

I, surveyor's name, 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 date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

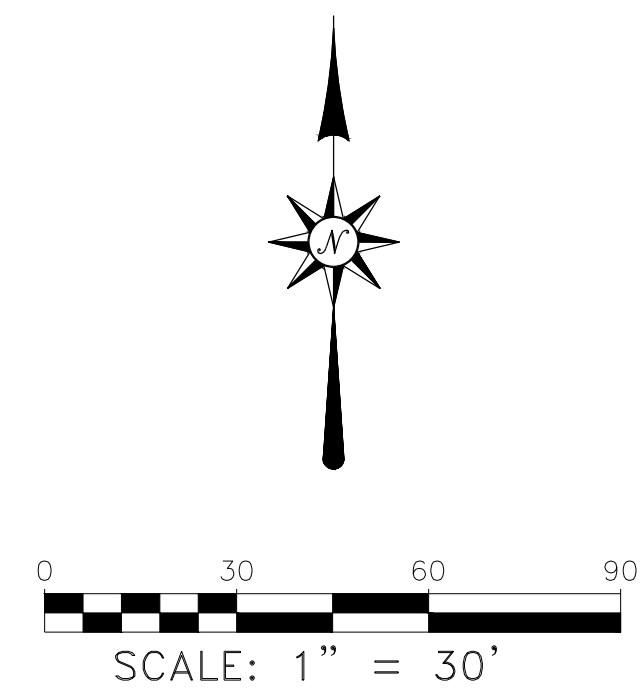
Surveyor's Name, (Signature) _____ Date _____

Colorado registered PLS # _____

Mark A. Gabert, PLS #0038567
for and on behalf of R & R Engineers-Surveyors

El Paso County PCD File No. SF-20-023

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 11/19/2020
	Drawn By DD
	Checked By MG
	Job No. MH20116



LEGEND

- FOUND MONUMENT, AS NOTED
- ⊕ BENCHMARK
- SUBJECT PARCEL BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- ⊕ CENTER LINE
- RoW RIGHT-OF-WAY
- R= ARC RADIUS
- L= ARC LENGTH
- ChB CHORD BEARING
- ChL CHORD LENGTH
- Δ DELTA (INTERIOR ANGLE)
- (M) MONUMENTED
- (P) PLATTED DIMENSION
- (D) DEEDED DIMENSION
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- REC. RECEPTION NUMBER
- ESMT. EASEMENT

Per original comment, need to include total number of condo lots to be created and average size of condo lots

GENERAL NOTES

1. 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.
2. Linear distances shown hereon are U.S. Survey Feet.
3. Building location dimensions from boundary line are to the outside edge of the exterior wall at ground level.
4. Bearings and distances shown without a suffix in parentheses match the record dimensions. In the case of the Excepted Portion along the westerly line of Lot 3 conveyed to El Paso County, the deeded dimensions shown as (D) are referenced to that document, Reception Number 218037498.
5. Existing ownership deeds of record at time of survey: Rec. 219023257 and Rec. 219026985.
6. This property contains 137,585 square feet or 3.16 acres.

EASEMENT NOTES

Notes regarding the easements appearing in the title commitment referenced in SURVEY NOTE 2:

1. 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.
2. 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.
3. 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 and guy wires 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.
4. 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.
5. 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 RECORDING

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

LENDER

Union Bank and Trust

By
Jim Berrett, Vice President

Witness my hand and official seal

Notary Public

My commission expires _____

If this is a mortgage holder signature block, then you need to include this as part of the owner's acknowledgement and you will not need the ratification form

ACKNOWLEDGEMENT

State of _____)
County of _____)

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

Witness my hand and official seal

Notary Public

My commission expires _____

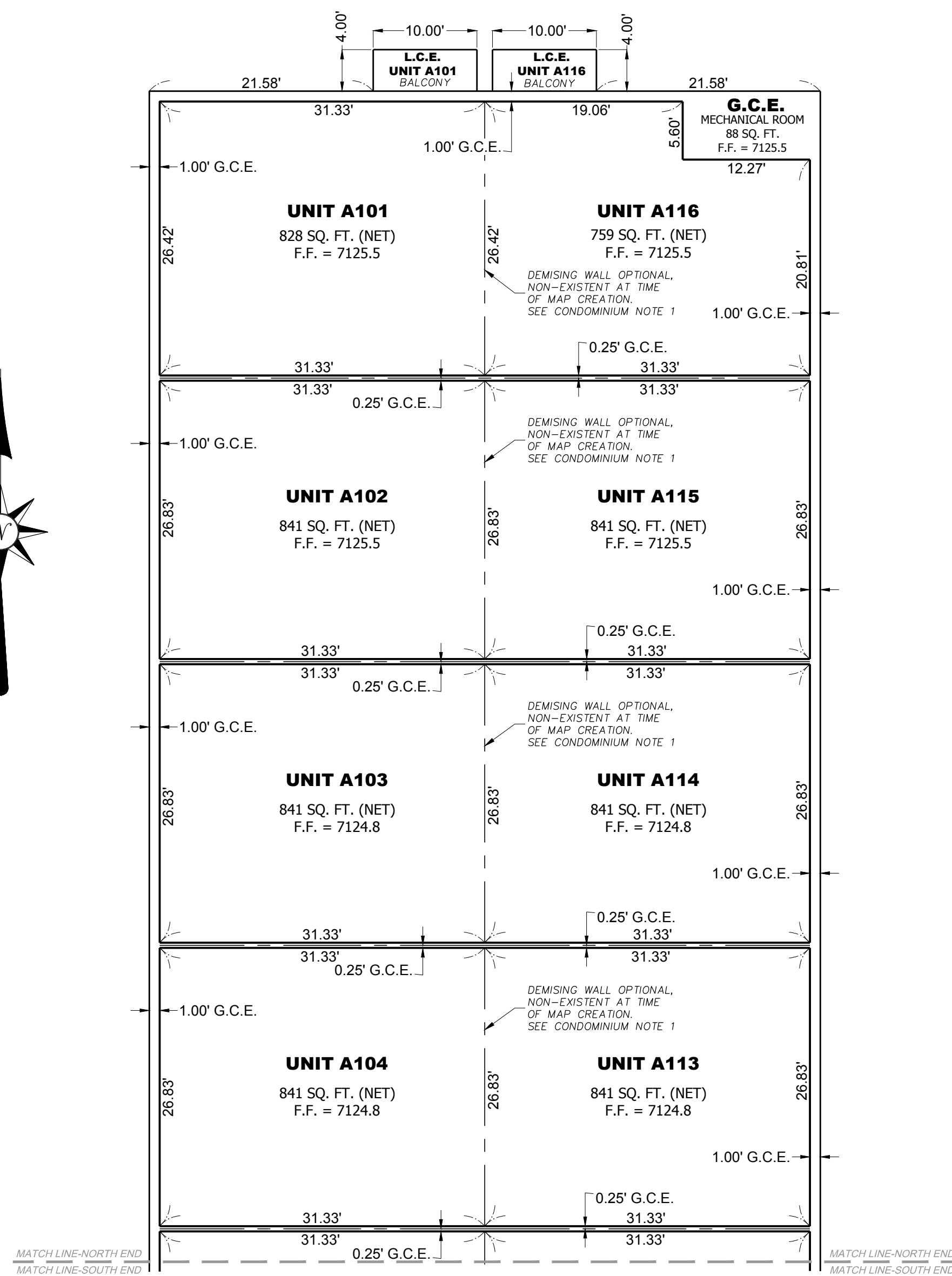
REVIEW COPY

Include reception no blanks: Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

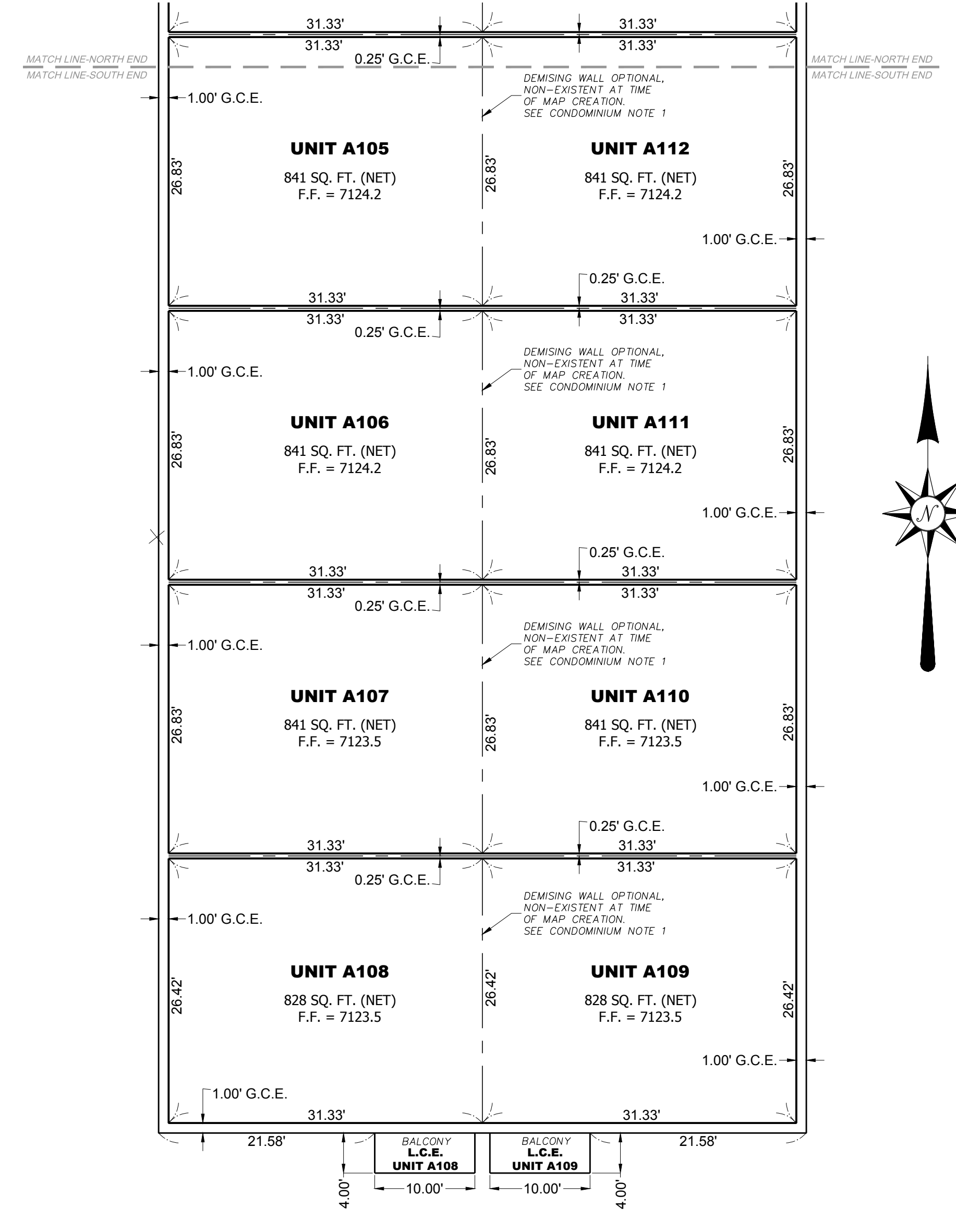
A Condominium in Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land in the Southwest Quarter of Section 11, Township 11 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado

BUILDING A - PLAN VIEW (NORTH END)

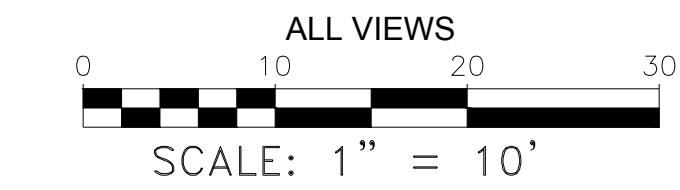


MATCH LINE-NORTH END
MATCH LINE-SOUTH END

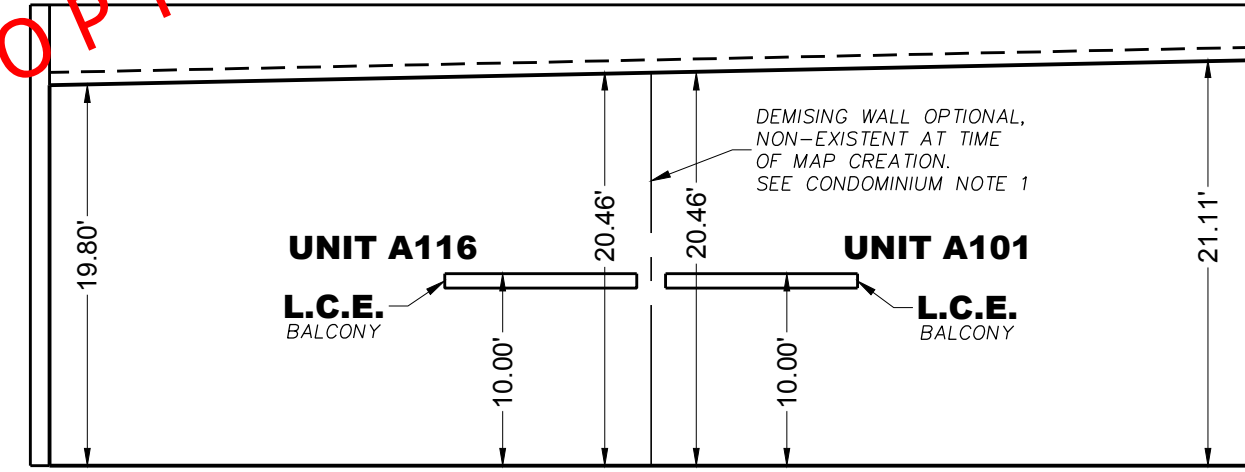
BUILDING A - PLAN VIEW (SOUTH END)



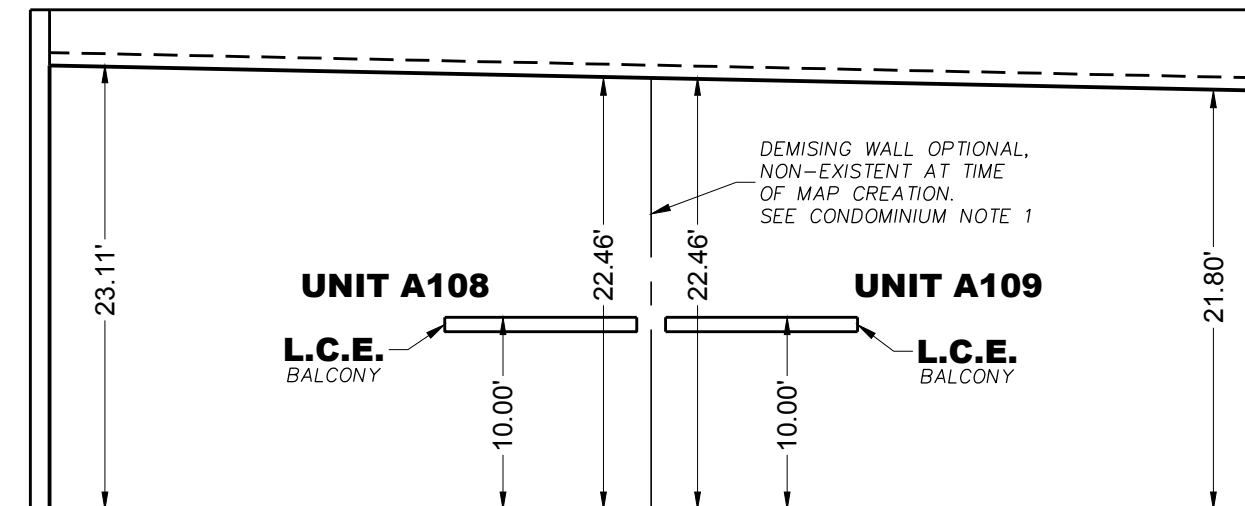
MATCH LINE-NORTH END
MATCH LINE-SOUTH END



BUILDING A - SECTION VIEW: NORTH SIDE



BUILDING A - SECTION VIEW: SOUTH SIDE

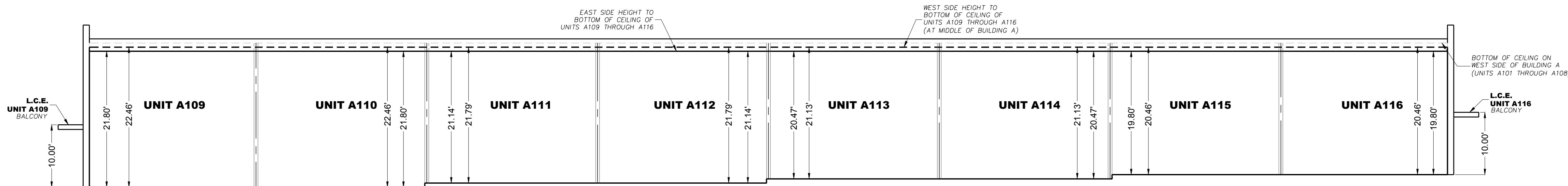


Repeat notes not necessary. Ensure that all notes are on cover page (throughout)

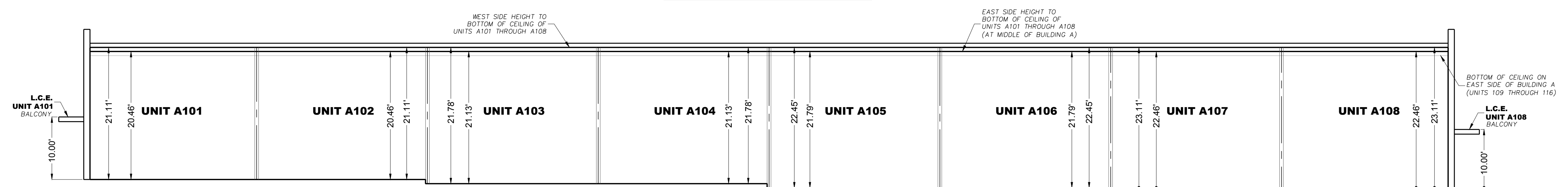
CONDOMINIUM NOTES

- 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.
- All angles in plan views are 90° unless otherwise noted. See Sheet 1 for bearings and distances shown along building walls.

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

El Paso County PCD File No. SF-20-023

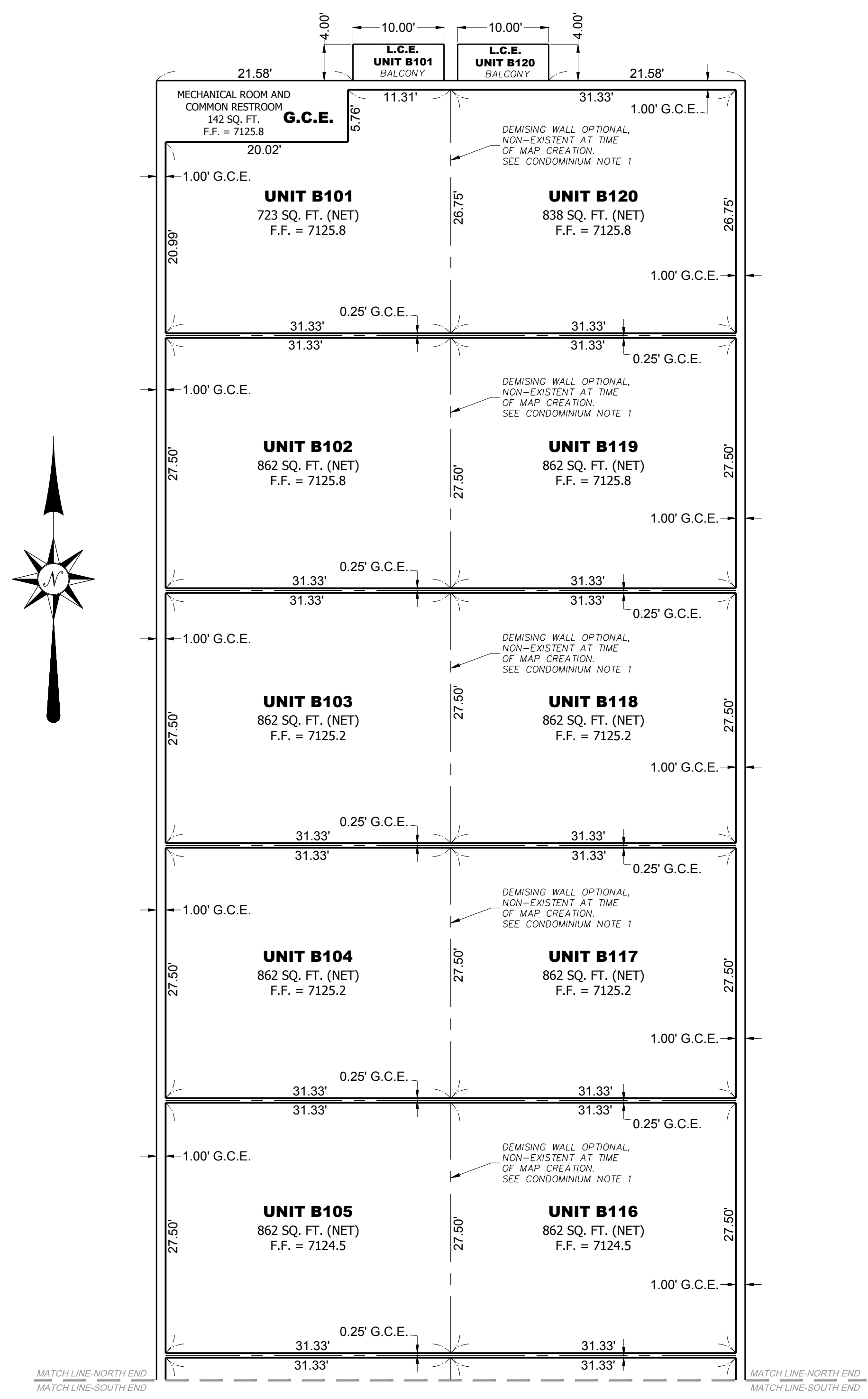
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENINEERS.COM

REVISIONS		File No. MH20116_CondomMap
Date Drawn	11/19/2020	
Drawn By	DD	
Checked By	MG	
Job No.	MH20116	

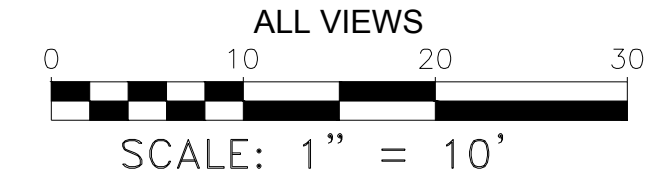
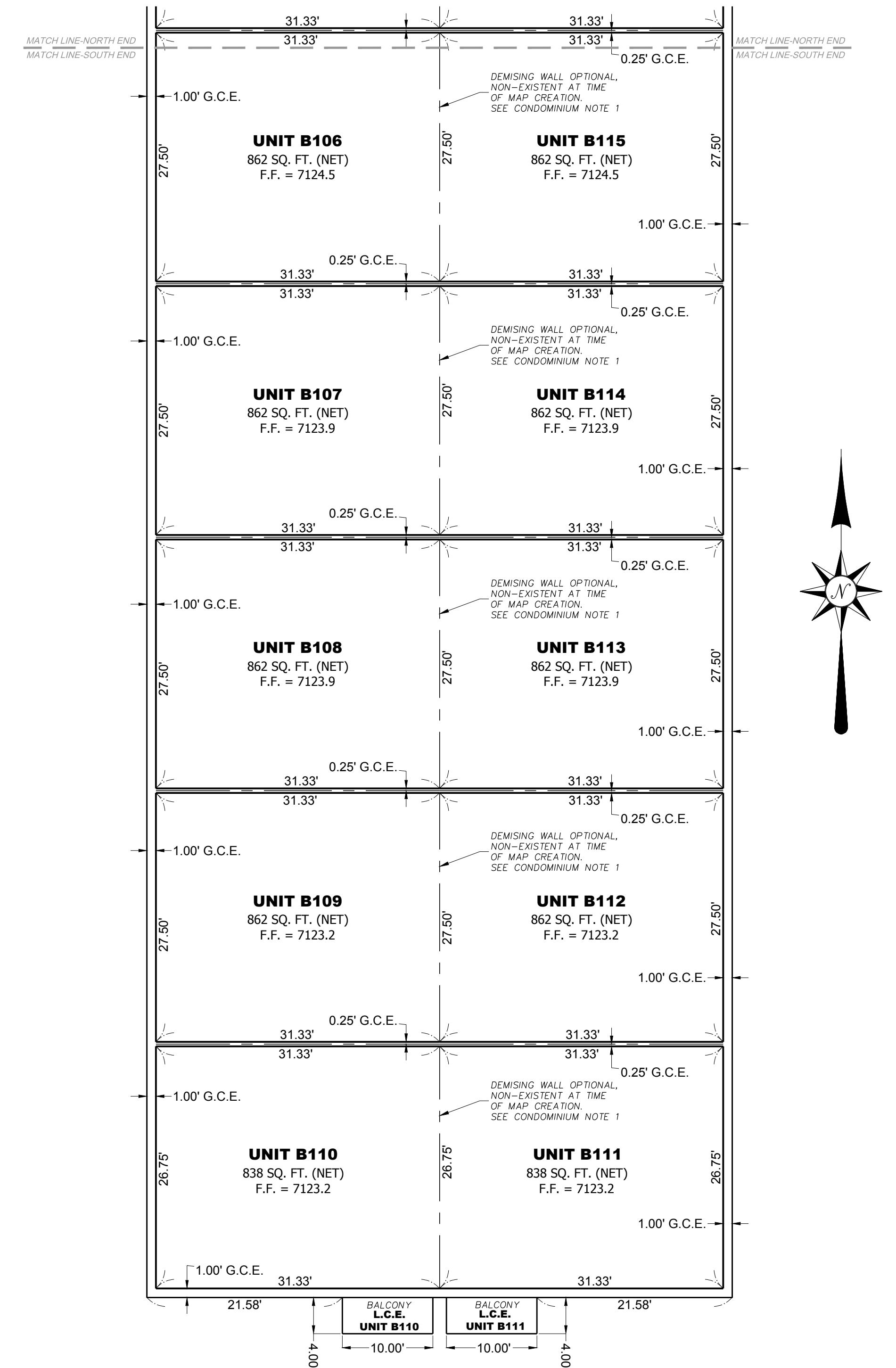
Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

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

BUILDING B - PLAN VIEW (NORTH END)



BUILDING B - PLAN VIEW (SOUTH END)



REVIEW COPY

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

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 in 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.
- All angles in plan views are 90° unless otherwise noted. See Sheet 1 for bearings and distances shown along building walls.

El Paso County PCD File No. SF-20-023

R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 303-753-6730
 WWW.RRENINEERS.COM

REVISIONS		File No. MH20116_CondMap
		Date Drawn 11/19/2020
		Drawn By DD
		Checked By MG
		Job No. MH20116

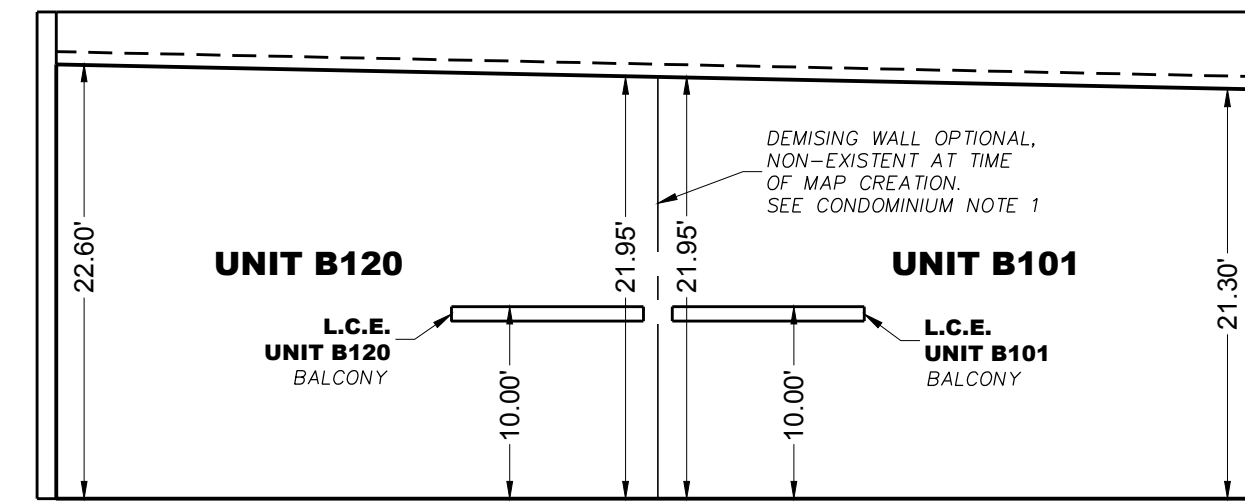
Nov 19, 2020 - 6:08pm Printed by: fdehse D:\0-Local\Projects\2020\16_MH20116_CondMap.dwg

Condominium Map of the MONUMENT HILL BUSINESS PARK PERSONAL WAREHOUSE CONDOMINIUMS

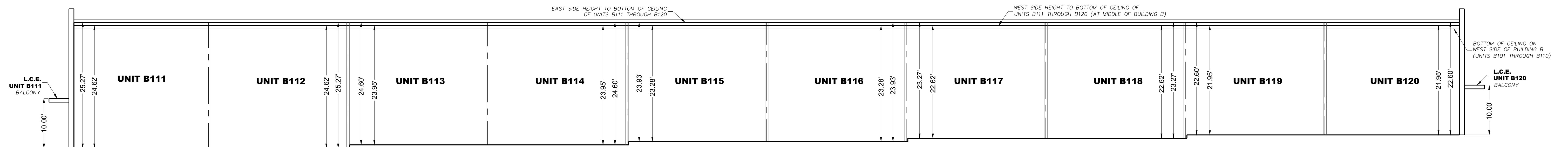
A Condominium in Lot 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, a subdivision of land in the Southwest Quarter of Section 11, Township 11 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado

REVIEW COPY

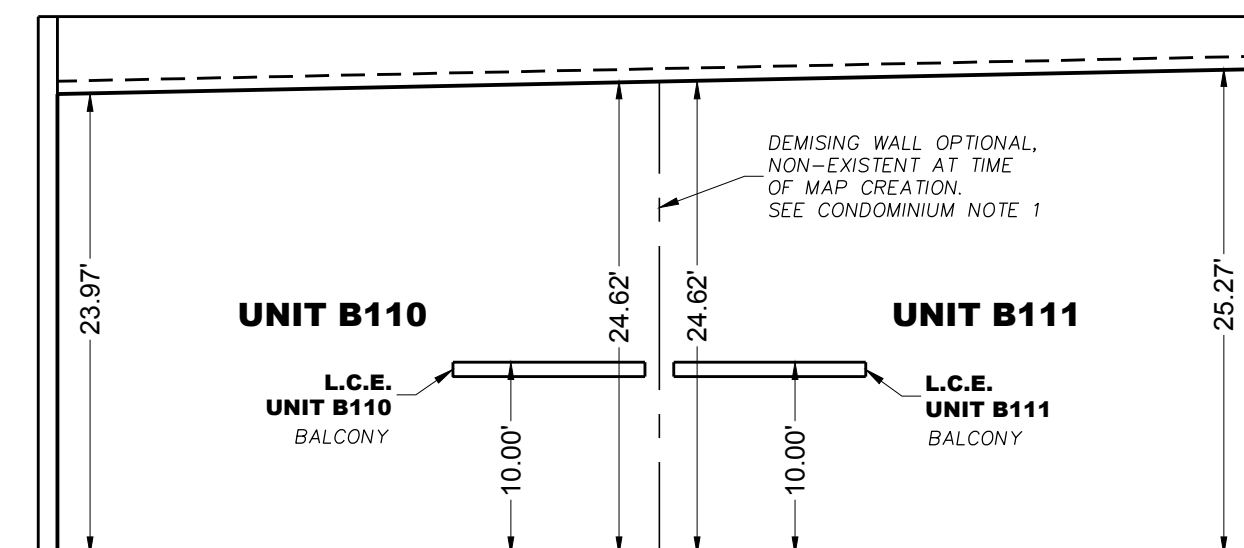
BUILDING B - SECTION VIEW: NORTH SIDE



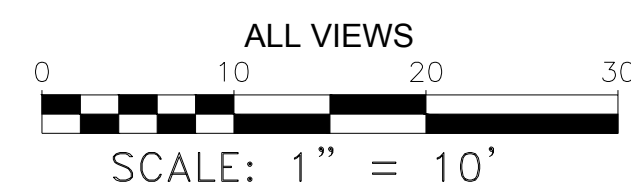
BUILDING B - SECTION VIEW: EAST SIDE



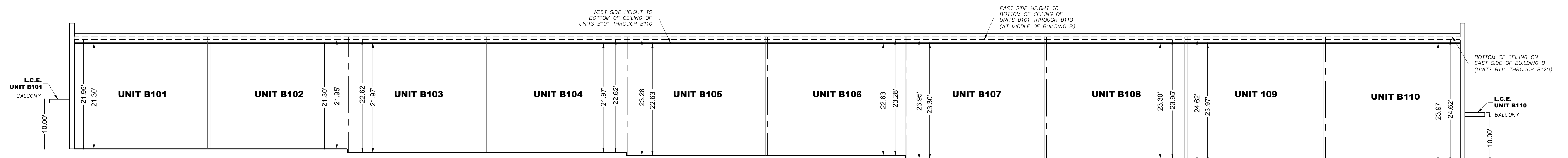
BUILDING B - SECTION VIEW: SOUTH SIDE



SEE SHEET 3 FOR PLAN VIEW OF BUILDING B



BUILDING B - SECTION VIEW: WEST SIDE



El Paso County PCD File No. SF-20-023

	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 11/19/2020	
Drawn By	DD	
Checked By	MG	
Job No.	MH20116	