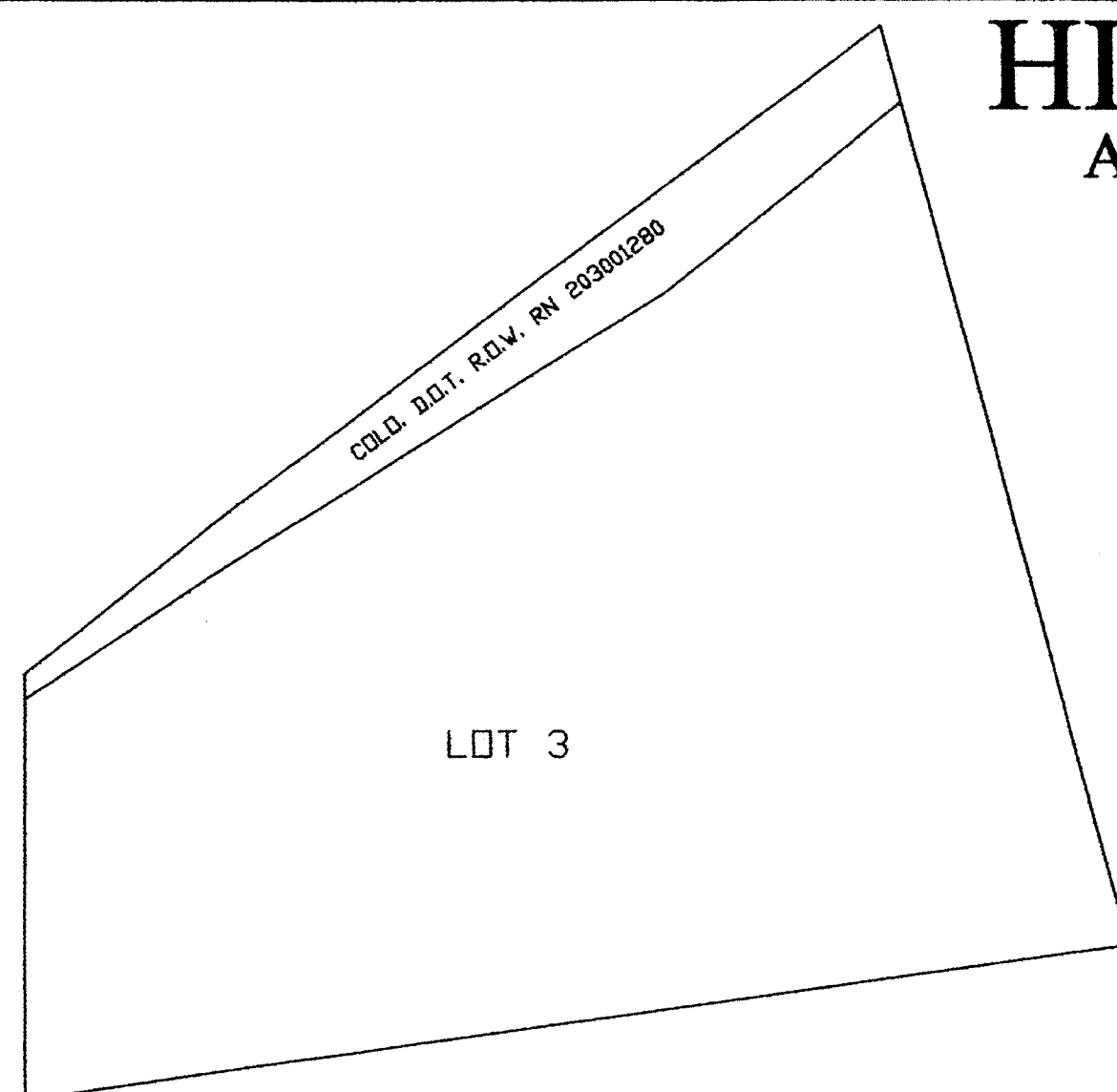


HIGHWAY 24 EASTGATE BUSINESS PARK

A VACATION, REPLAT AND CONDOMINIUM PLAT OF LOT 3, HILLCREST ACRES
EL PASO COUNTY, COLORADO

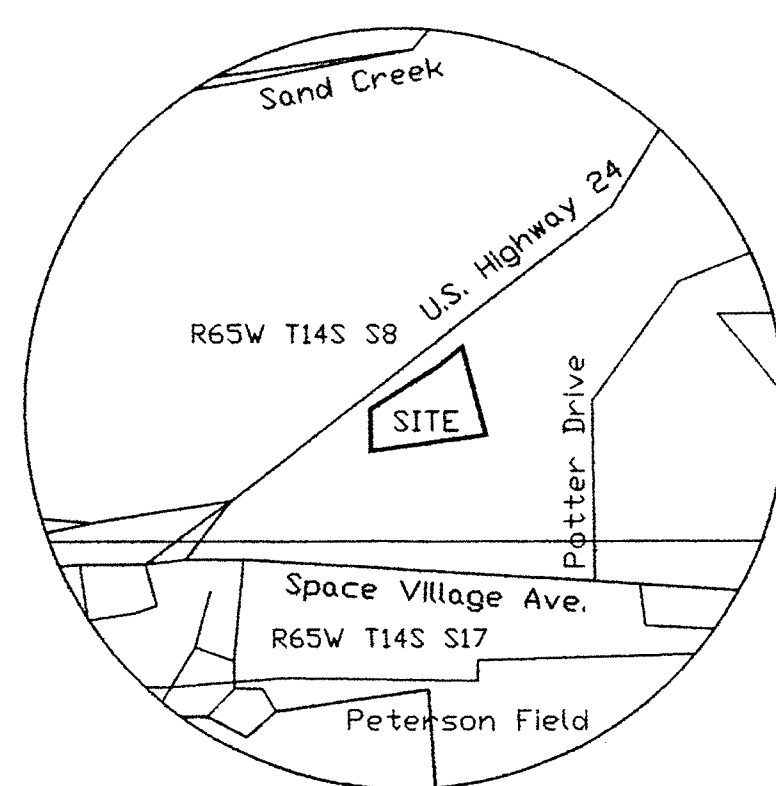
COM2050
PLAT C1016
CS CAD-O
A site plan must be submitted for this project showing parking details for the existing uses and proposed uses in the structure. Specify on the site plan which building the new proposed suite is in.
New plat is C1016. Structure is Building 3 Unit A.

- No driveway access permit on file for this property. The permit can be applied for on the EDARP website under the "Initiate a minor permit" link.



AS CURRENTLY PLATTED

1"=100'



VICINITY MAP

1"=1000'

Know All Men By These Presents:
That Laca-Laja LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land, to wit: Lot 3, Hillcrest Acres, according to the plat thereof recorded in Plat Book B-2 at Page 64 of the records of El Paso County, Colorado, except those portions conveyed to the Colorado Department of Transportation by instrument recorded in Book 6206 at Page 525 and under Reception No. 203001280, and containing 4.54 Acres.

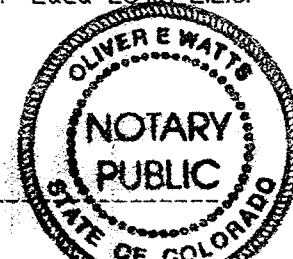
The above described owner has caused said tract of land to be platted into tracts, lots, easements, and roads as shown on the plat and described herein, which plat is drawn to a fixed scale, as indicated thereon, and accurately sets the boundaries and dimensions of said tract, and the location of said tracts, lots, and easements, which tract so platted shall be known as the "Highway 24 Eastgate Business Park", in El Paso County, Colorado. The owner further certifies that this Condominium Map has been prepared pursuant to the Condominium Declaration for Highway 24 Eastgate Business Park Condominiums as recorded ~~Oct. 21, 2009~~ **Oct. 21, 2009** at Reception No. ~~203122182~~ **203122182** of the records of El Paso County, Colorado.

In witness whereof:
The aforesaid owner has executed this instrument this 21st day of October, 2009 A.D.
Laca-Laja LLC, A Colorado Limited Liability Company

By: Mary P. Adams
Mary P. Adams, Member / Manager

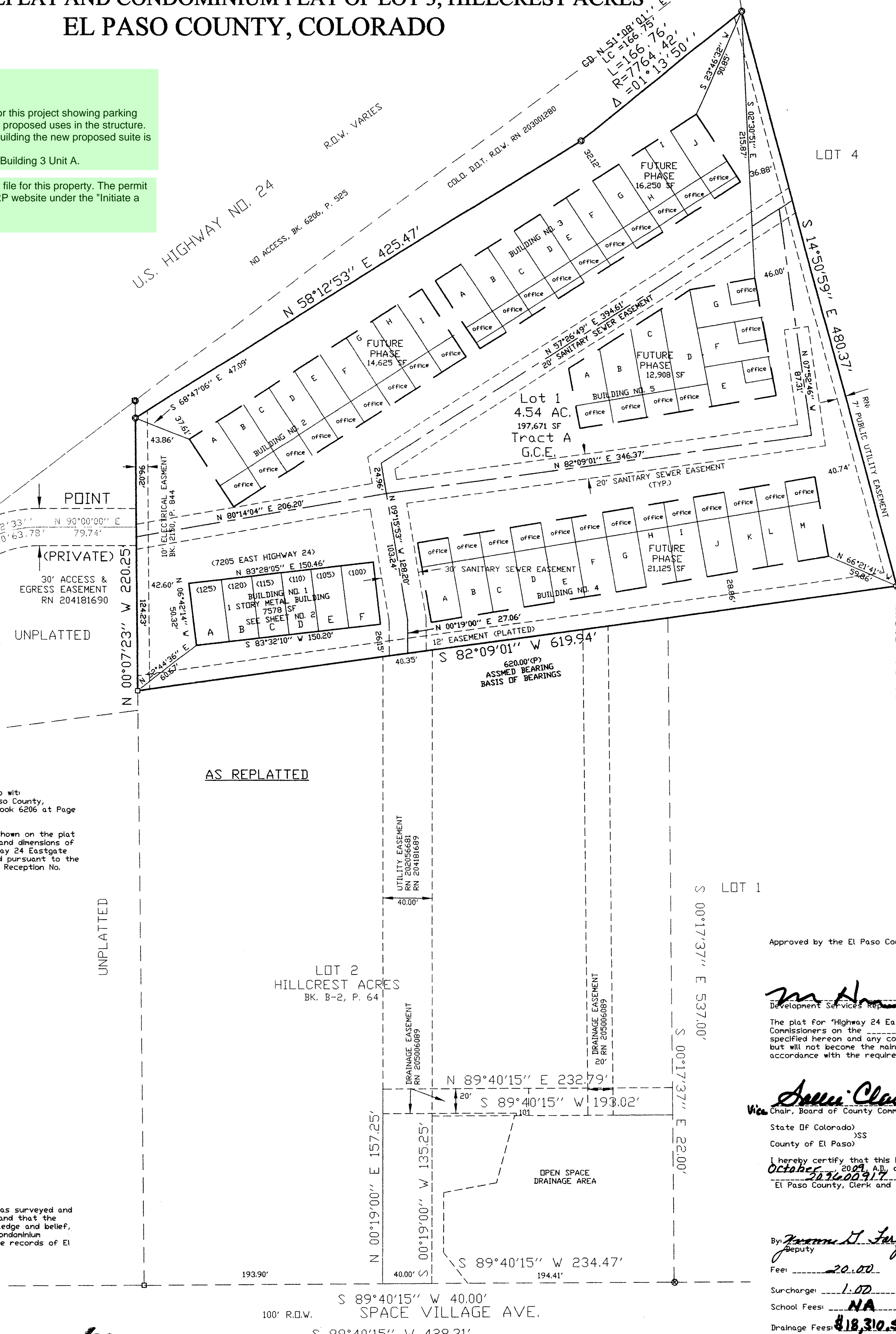
By: James E. Whidden III
James E. Whidden III, Member / Manager

State of Colorado))
County of El Paso)
The foregoing instrument was acknowledged before me this 5th day of SEPTEMBER, 2009 A.D.
By Mary P. Adams and James E. Whidden III, for Laca-Laja LLC.
My Commission Expires: December 15, 2009



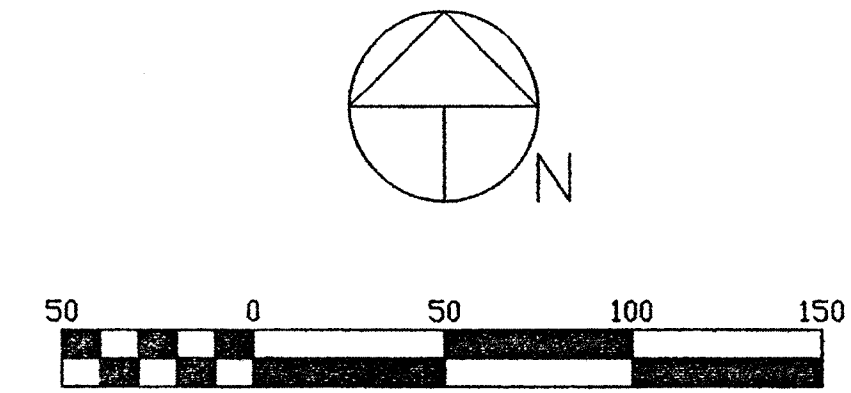
Certification:
I, Oliver E. Watts, a registered land surveyor in the State of Colorado, hereby certify that the accompanying plat was surveyed and drawn under my direction and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1979, as amended, have been met to the best of my knowledge and belief, and that these drawings and maps (consisting of two pages) accurately depict the condominiums as required by the Condominium Declaration for Highway 24, Eastgate Business Park as recorded ~~Oct. 21, 2009~~ **Oct. 21, 2009** at Reception No. ~~203122182~~ **203122182** of the records of El Paso County, Colorado. This plat contains all that information required by Section 38-33.3-209 C.R.S.

Oliver E. Watts, Colorado PE-LS No. 9853
For and on behalf of Oliver E. Watts Consulting Engineer, Inc.



AS REPLATTED

100' R.O.W.
SPACE VILLAGE AVE.
S 89°40'15" W 428.31'



Scale 1" = 50'

LEGEND:

- FOUND 1/2" IRON PIPE
- FOUND 1-1/4" AL. CAP, #19620 DN #5 REBAR
- FOUND CDDT 3-1/4" AL. CAP, #25361
- EXISTING BUILDING, SEE ADDITIONAL SHEETS
- - - FUTURE BUILDING, RESERVED FOR FUTURE DEVELOPMENT

Title Information was provided as follows:
Title Company: Chicago Title Insurance Company
Order No: SC166313-3
Effective Date: July 23, 2008

Notice: According to Colorado Law, you must commence any legal action based upon any defect in the 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.

- Site Notes:**
1. Bearings are based on an assumed bearing of S82°09'01"W for the south line of the lot, monumented as shown on the plat. Units of measurement: US Survey Feet.
 2. Bench Mark US NGS Bench Mark No. R76, 48' north of centerline Highway 94, 22' south - southeast S.E. corner Sandy's Restaurant, Elev. 6286.32, NGVD, 1929 Adjustment.
 3. All building locations measurements are the edge of the outside walls.
 4. G.C.E. indicates general common elements as described by declaration.
 5. L.C.E. indicates limited common elements as described by declaration.
 6. The approval of this plat vacates all previous plats within the boundary.
 7. All property within this subdivision is subject to an Avigation Easement as recorded in Book 3900 at Page 276, of the records of the El Paso County Clerk and Recorder.
 8. There are no plat notes that affect this site on the recorded subdivision plat of Hillcrest Acres.
 9. Water and wastewater service for this subdivision is provided by the Cherokee Water and Sanitation District subject to the District's rules, regulations and specifications per instruments recorded in Book 3779 at Page 789 and at Reception No. 201084507.
 10. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
 11. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
 12. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 13. No driveway shall be established unless an access permit has been granted by El Paso County.
 14. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
 15. Note regarding reports on file.
 16. The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Letter and Soils Report; Fire Protection Report; Wildfire Hazard Report.
 17. There shall be no direct lot access to Highway 24 per deed recorded in Book 6206 at Page 525.
 18. The property within this subdivision is subject to the declarations as recorded at Reception No. 203122182 of the records of the El Paso County Clerk and Recorder.

Approved by the El Paso County Development Services Department this 21st day of October, 2009 A.D.

By: [Signature]
Development Services Representative

The plat for "Highway 24 Eastgate Business Park" is approved for filing by The El Paso County, Colorado Board of County Commissioners on the 10/20/09 day of October, 2009, subject to any notes specified hereon and any notes specified hereon and any conditions included in the resolution of approval. The dedications of land (easements) is/are accepted, but will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the LDC and Engineering Criteria Manual, and the SIA.

By: [Signature] 10/20/09
Chair, Board of County Commissioners
State of Colorado))
County of El Paso)

I hereby certify that this instrument was filed for record in my office at 11:42 o'clock A.M. this 21st day of October, 2009 A.D. and is duly recorded in condominium plat book 203122182 at reception number 203122182 of the records of El Paso County, Colorado.
El Paso County, Clerk and Recorder

By: [Signature]
Deputy
Fee: 20.00
Surcharge: 1.00
School Fees: NA Park Fees: NA
Drainage Fees: 818,310.50 Bridge Fees: 81,875.00

PREPARED BY THE OFFICE OF:
OLIVER E. WATTS PE-LS
CONSULTING ENGINEER
614 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
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oliewatts@aol.com