

CONDOMINIUM MAP OF CONCEPT ON ALBION

NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
LOTS 43 TO 48, BLOCK 1, BELLEVUE PARK
CITY AND COUNTY OF DENVER, STATE OF COLORADO,
SHEET 1 OF 4

13TH AVENUE
PLATTED 56' PUBLIC RIGHT OF WAY

LAND DESCRIPTION

LOTS 43 TO 48, BLOCK 1, BELLEVUE PARK,

TOGETHER WITH THAT PART OF VACATED 13TH AVENUE ADJOINING SAID LOT 48, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1, BELLEVUE PARK; THENCE NORTHERLY ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 10 FEET; THENCE NORTHEASTERLY TO A POINT WHICH IS 13.3 FEET EAST OF AND 48 FEET NORTH OF THE SAID NORTHWEST CORNER; THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID BLOCK 1 THAT IS 150 FEET EAST OF SAID NORTHWEST CORNER; THENCE WESTERLY TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 18,860 SQUARE FEET OR 0.433 ACRE MORE OR LESS.

SURVEYORS CERTIFICATE

I, WILLIAM G. BARNES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A FIELD SURVEY WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION AND WAS COMPLETED ON FEBRUARY 5, 2007, AND THIS PLAT CORRECTLY SHOWS ALL BOUNDARIES, MONUMENTS AND STRUCTURES SITUATED ON THIS PARCEL KNOWN AS "CONCEPT ON ALBION".


"NOTICE: ACCORDING TO COLORADO LAW, 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 SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON".
(C.R.S. 13-80-105)

NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BELL SURVEYING COMPANY TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OWNERSHIP, OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, BELL SURVEYING COMPANY RELIED UPON TITLE COMMITMENT NO. 254-H0155417-210-DT, DATED JANUARY 30, 2007, ISSUED BY FIRST AMERICAN HERITAGE TITLE COMPANY.

CERTIFICATION DEFINED

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

THE UNDERSIGNED CERTIFIES THAT THIS PLAT OR MAP CONTAINS ALL THE INFORMATION REQUIRED BY C.R.S. SECTION 38-33.3-209 AND THAT ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS COMPREHENSIVE COMPRISING ANY UNITS CREATED HEREBY ARE SUBSTANTIALLY COMPLETED.


WILLIAM G. BARNES
P.L.S. NO. 36864
DATE: 11-27-07
FOR AND ON BEHALF OF BELL SURVEYING COMPANY
500 KALAMATH STREET
DENVER, COLORADO 80204

DECLARANT'S CERTIFICATE:

CONCEPT ON ALBION, LLC, A COLORADO LIMITED LIABILITY COMPANY AS DECLARANT AND THE OWNER OF THE HEREON DESCRIBED PROPERTY, AS THE SAME IS DEFINED IN THE CONDOMINIUM DECLARATION OF CONCEPT ON ALBION ("DECLARATIONS"), FOR THE HEREON DESCRIBED PROPERTY, DOES CERTIFY THAT THIS CONDOMINIUM PLAT WAS PREPARED PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM DECLARATION FOR THE CONCEPT ON ALBION, RECORDED ON 11/20/07, AT RECEPTION NO. 2007182210, 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 ARTICLE 33.3, TITLE 38, COLORADO REVISED STATUTES 1973 AS AMENDED AND SUPPLEMENTED.

BY: Michael A. Willett
TITLE: Manager

STATE OF COLORADO } SS
CITY AND COUNTY OF DENVER }

THE FOREGOING OWNERS CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF November, 2007, BY Michael A. Willett AS Manager OF CONCEPT ON ALBION, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4/11/2009
Shirley M. Conner
NOTARY PUBLIC
ADDRESS: 950 S. Cherry St. # 1400, Denver CO, 80246



DEED OF TRUST HOLDERS:

Bank of Denver ITS SUCCESSORS AND/OR ASSIGNS

BY: Rene Rodolphe
TITLE: President

STATE OF COLORADO } SS
CITY AND COUNTY OF DENVER }

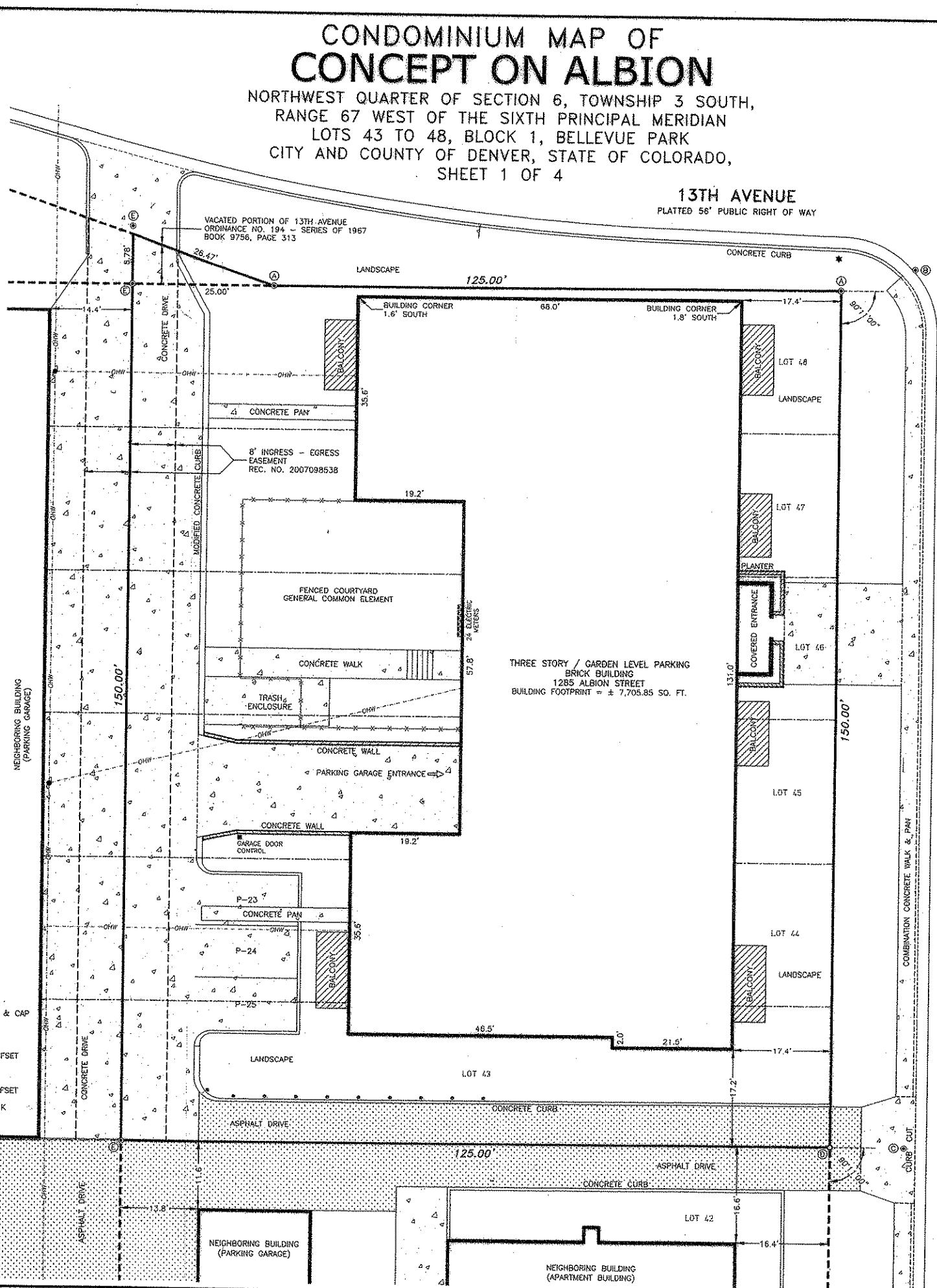
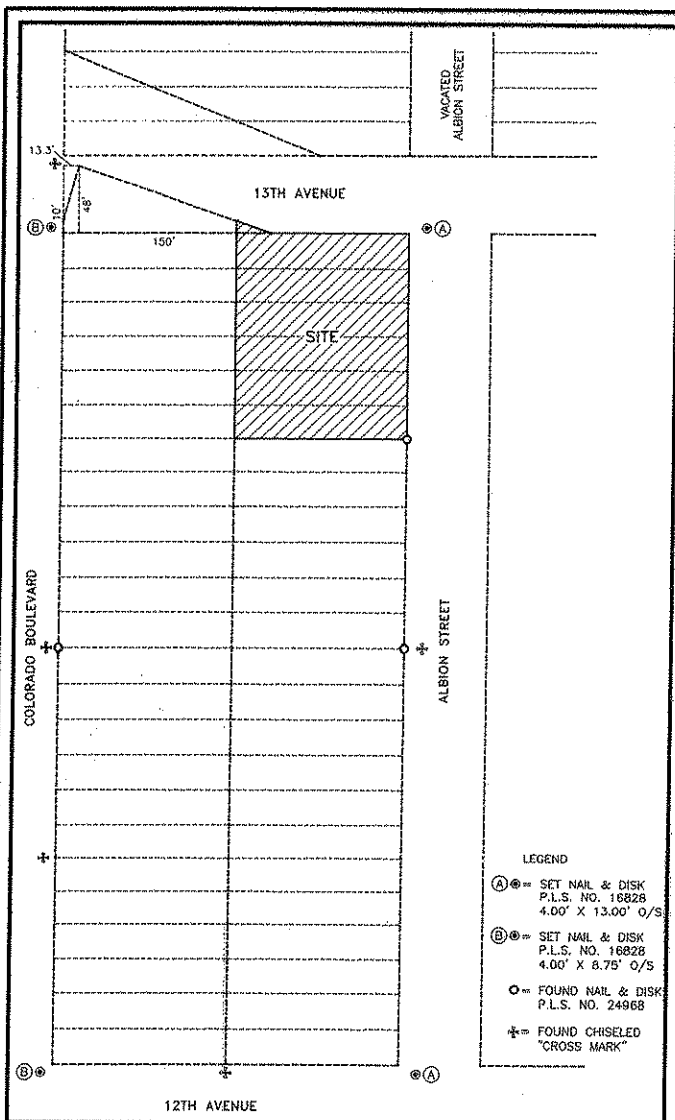
THE FOREGOING OWNERS CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, 2007, BY Rene Rodolphe AS President OF CONCEPT ON ALBION, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 7-28-11
Stephanie Y. O'Malley
NOTARY PUBLIC
ADDRESS: 816 E 17th Ave, Denver CO 80218

CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO AT 10:12 O'CLOCK A.M. THIS 27th DAY OF November, 2007 A.D. Stephanie Y. O'Malley - Clerk & Recorder
AT RECEPTION NUMBER 2007182210 Shirley M. Conner - Deputy Clerk



NOTES:

- "DECLARATIONS" REFERS TO THE CONDOMINIUM DECLARATION OF CONCEPT ON ALBION.
- BENCHMARK: B.M. NO. 221A - CITY AND COUNTY OF DENVER BRASS CAP, SOUTHEAST CORNER, TOP OF CURB - COLORADO BOULEVARD AND 13TH AVENUE. ELEVATION = 5,300.81 FEET (U.S. FT.) (NAVD 1988)
- UNIT AREA CALCULATED TO THE INTERIOR WALL.
- THE BOUNDARIES OF EACH UNIT ARE GRAPHICALLY DEPICTED UPON THIS MAP AND ARE LEGALLY DESCRIBED IN THE DECLARATIONS.
- G.C.E. = GENERAL COMMON ELEMENT.....AS FURTHER DEFINED IN THE DECLARATIONS. L.C.E. = LIMITED COMMON ELEMENT.....AS FURTHER DEFINED IN THE DECLARATIONS.
- ALL PARKING SPACES SHOWN HEREON (P-1 THROUGH P-25) ARE LIMITED COMMON ELEMENTS AND ARE ASSIGNED TO SPECIFIC UNITS AS SET FORTH IN THE CONDOMINIUM DECLARATION OF CONCEPT ON ALBION.
- VISIBLE SURFACE UTILITY APPURTENANCES HAVE BEEN LOCATED USING THE STANDARD OF CARE PREVAILING AMONG PROFESSIONAL LAND SURVEYORS PRACTICING IN THE METROPOLITAN AREA. NO OTHER REPRESENTATIONS OF UTILITY LOCATIONS ARE MADE OR IMPLIED. BEFORE COMMENCING ANY EXCAVATION THE UTILITIES SHOULD BE FIELD LOCATED BY CALLING UTILITY LOCATES AT 1-800-922-1987.

LEGEND

- SET NO. 5 REBAR & CAP P.L.S. NO. 16828
- SET NAIL & DISK P.L.S. NO. 16828 4.00' X 13.00' OFFSET
- SET NAIL & DISK P.L.S. NO. 16828 0.00' X 13.00' OFFSET
- FOUND NAIL & DISK P.L.S. NO. 24968
- SET NAIL & DISK P.L.S. NO. 16828 1.50' OFFSET
- STEEL BOLLARD
- LIGHT POLE
- OVERHEAD WIRES
- TRAFFIC SIGN
- UTILITY POLE
- ASPHALT
- CONCRETE

LEGEND

- SET NAIL & DISK P.L.S. NO. 16828 4.00' X 13.00' O/S
- SET NAIL & DISK P.L.S. NO. 16828 4.00' X 8.75' O/S
- FOUND NAIL & DISK P.L.S. NO. 24968
- FOUND CHISELED "CROSS MARK"

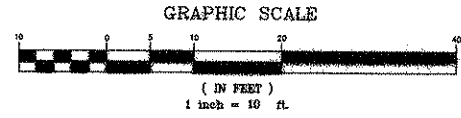
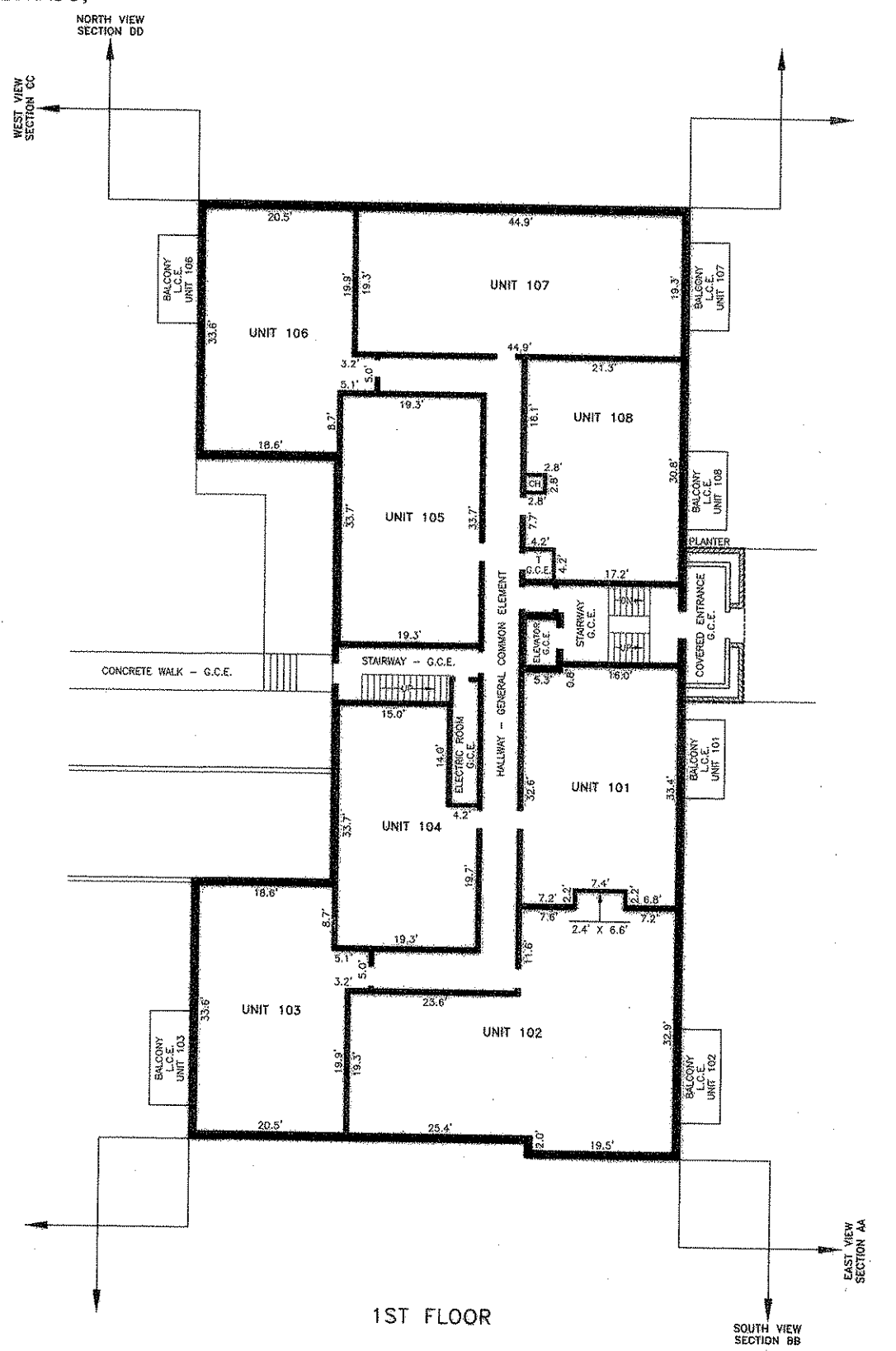
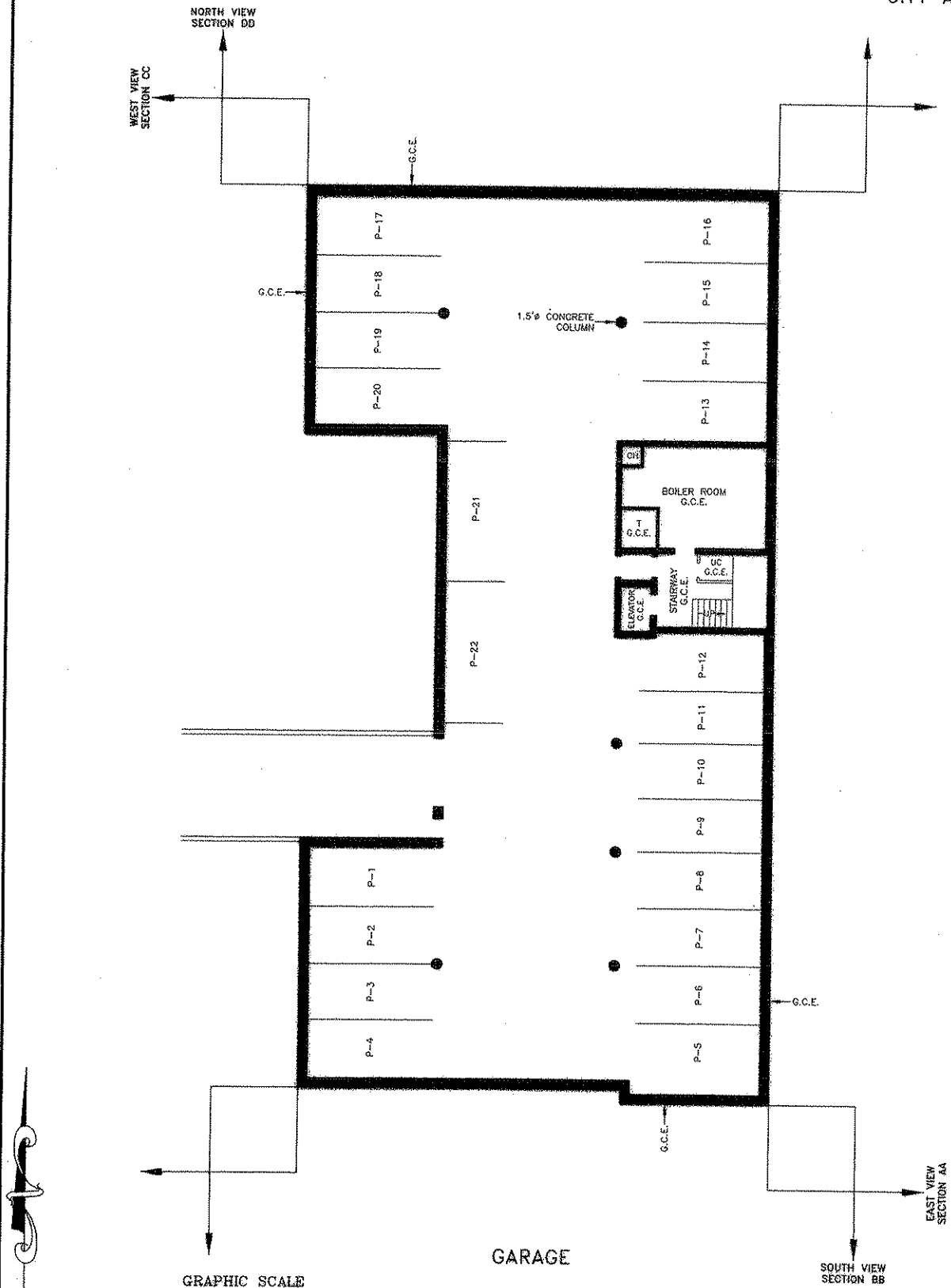
DATE: 2/05/2007
SHEET 1 OF 4
BELL SURVEYING COMPANY
500 KALAMATH STREET
DENVER, COLORADO 80204
303-329-0165 FAX 303-623-7709
EF: 0701-109A

GRAPHIC SCALE
1 inch = 10 ft

REV: 11/19/2007

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NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
LOTS 43 TO 48, BLOCK 1, BELLEVUE PARK
CITY AND COUNTY OF DENVER, STATE OF COLORADO,
SHEET 2 OF 4



GARAGE

1ST FLOOR

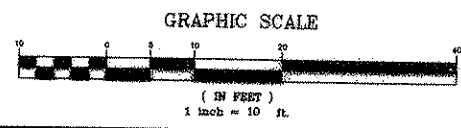
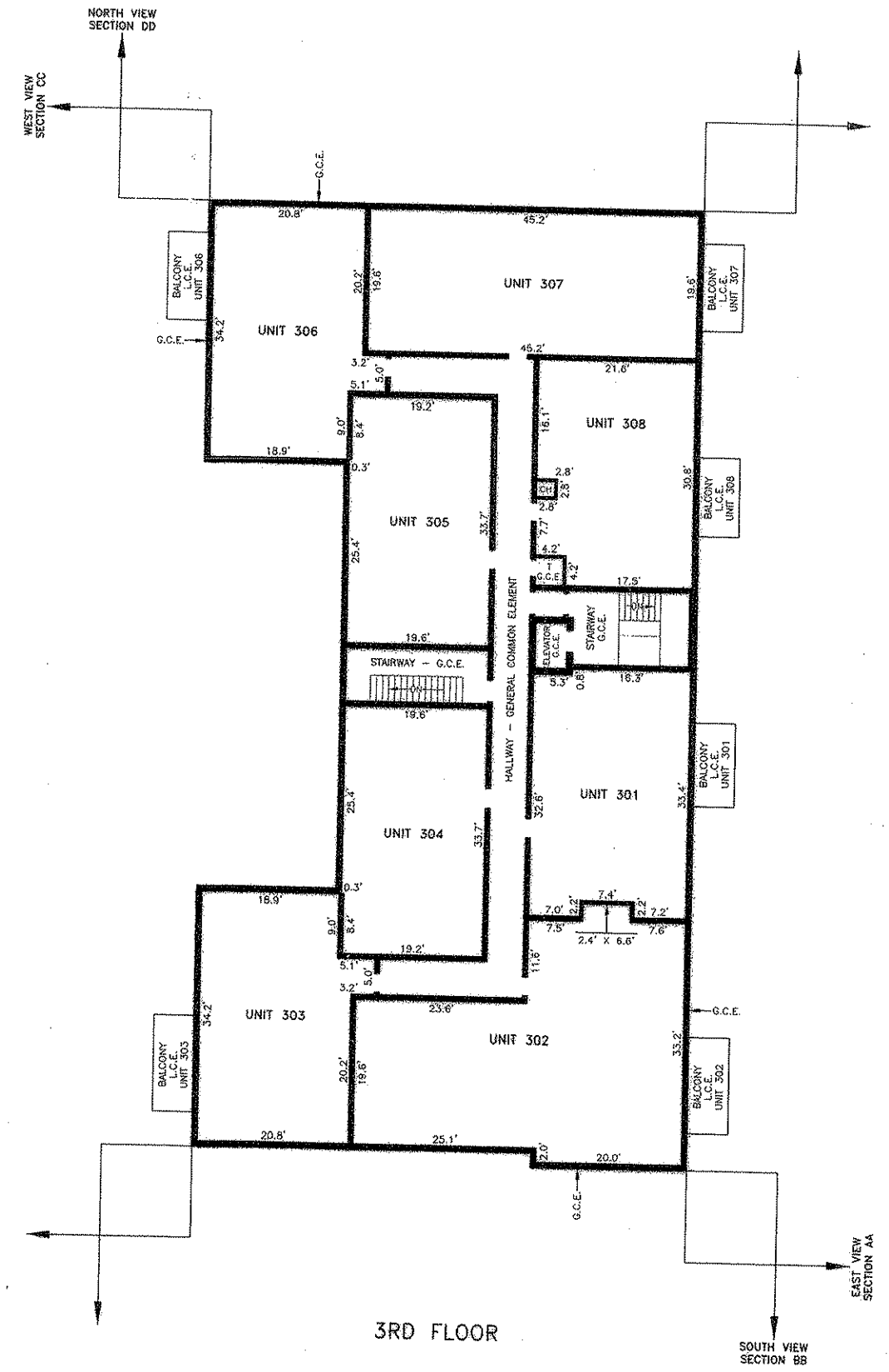
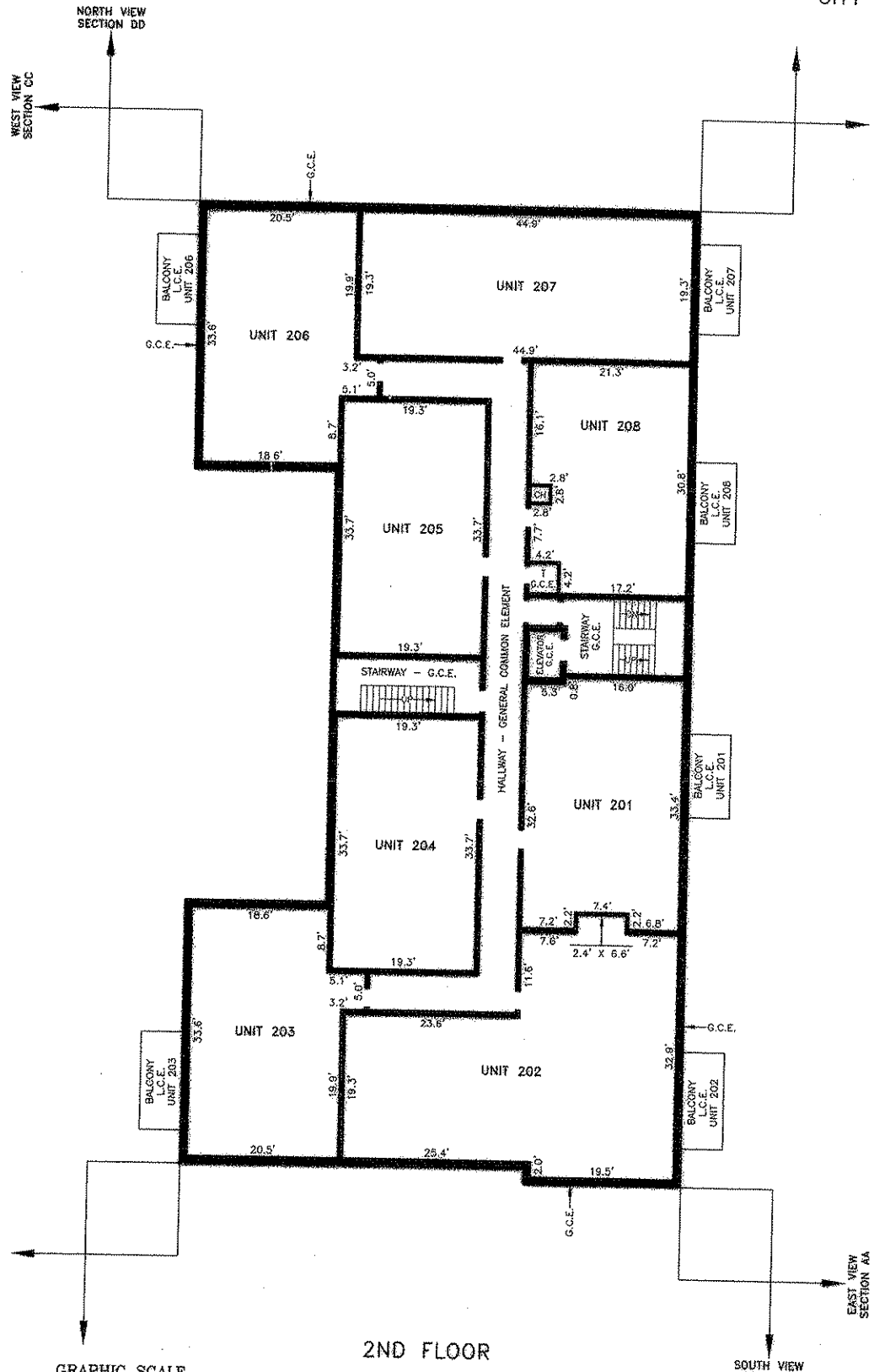
- LEGEND
- G.C.E. = GENERAL COMMON ELEMENT
 - L.C.E. = LIMITED COMMON ELEMENT
 - U.C. = UTILITY CLOSET
 - CH = CHIMNEY
 - T = TRASH CHUTE
 - RTU = ROOF TOP UNIT

DATE: 2/05/2007
SHEET 2 OF 4
BELL SURVEYING COMPANY
500 KALAMATH STREET
DENVER, COLORADO 80204
303-629-0466 FAX 303-628-7709
REV. 11/19/2007 EF: 0701-109B

HORIZONTAL SCALE - 1"=10'
VERTICAL SCALE - 1"=10'

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SHEET 3 OF 4



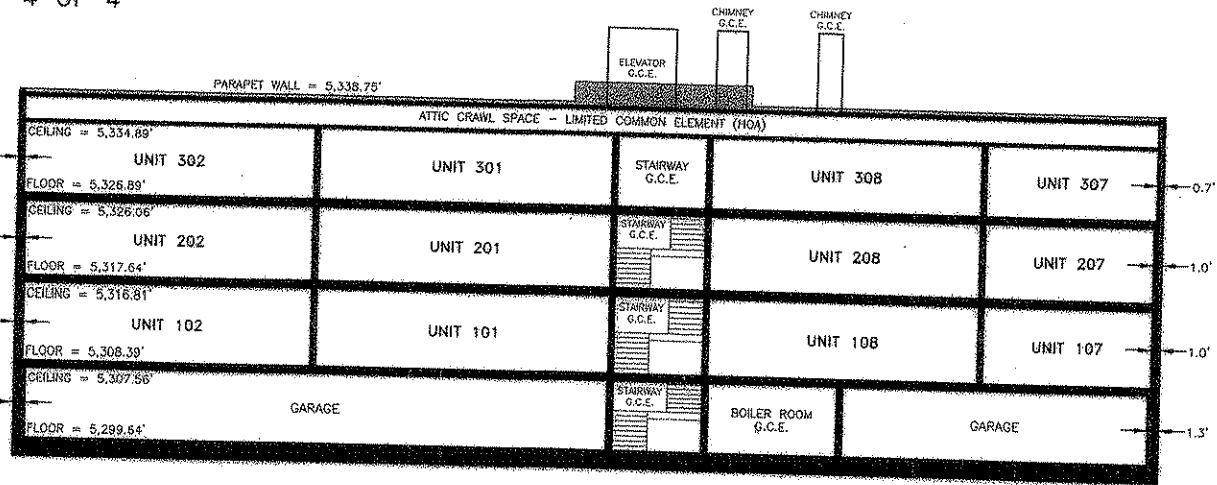
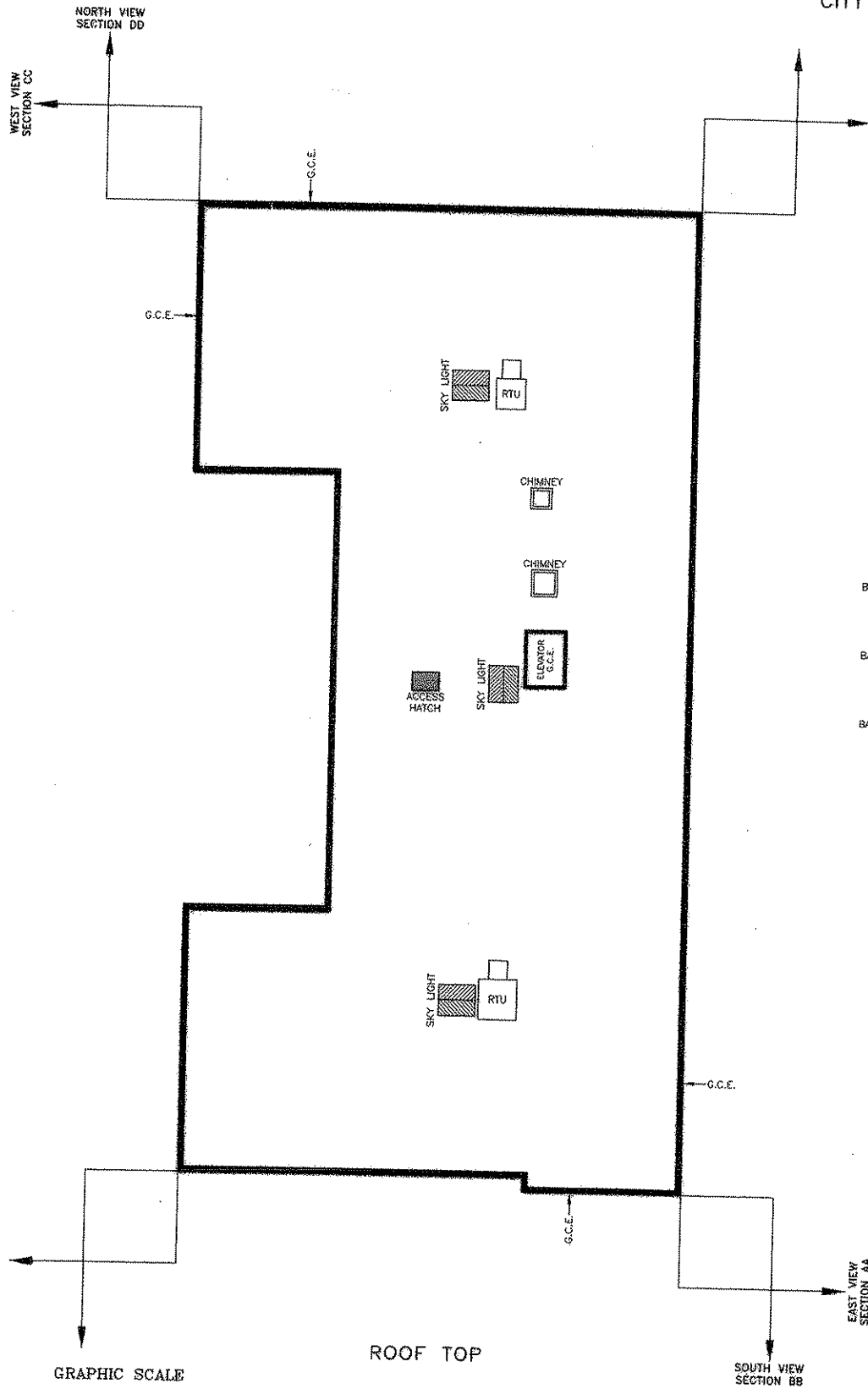
- LEGEND
- G.C.E. = GENERAL COMMON ELEMENT
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 - UC = UTILITY CLOSET
 - CH = CHIMNEY
 - T = TRASH CHUTE
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DATE: 2/05/2007
SHEET 3 OF 4
BELL SURVEYING COMPANY
500 KALAMAZEE STREET
DENVER, COLORADO 80204
303-629-0165 FAX 303-623-7709
REV: 11/19/2007 EF: 0701-109C

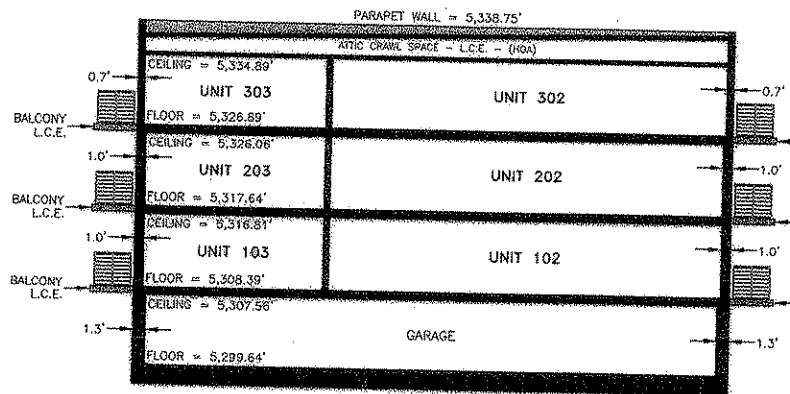
HORIZONTAL SCALE - 1"=10'
VERTICAL SCALE - 1"=10'

CONDOMINIUM MAP OF CONCEPT ON ALBION

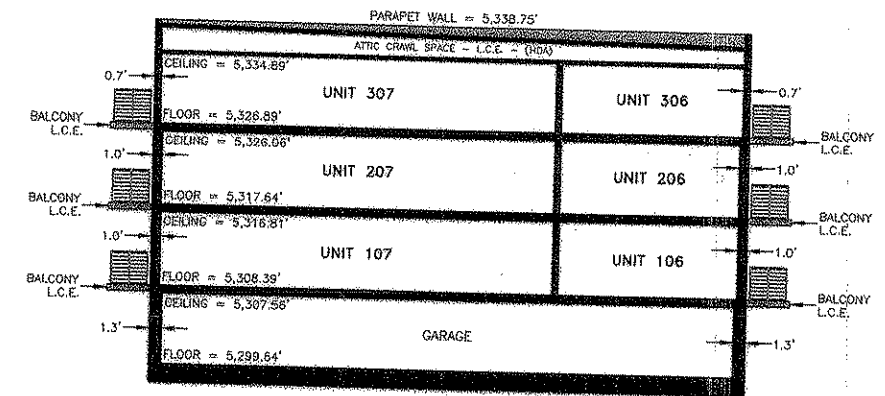
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SHEET 4 OF 4



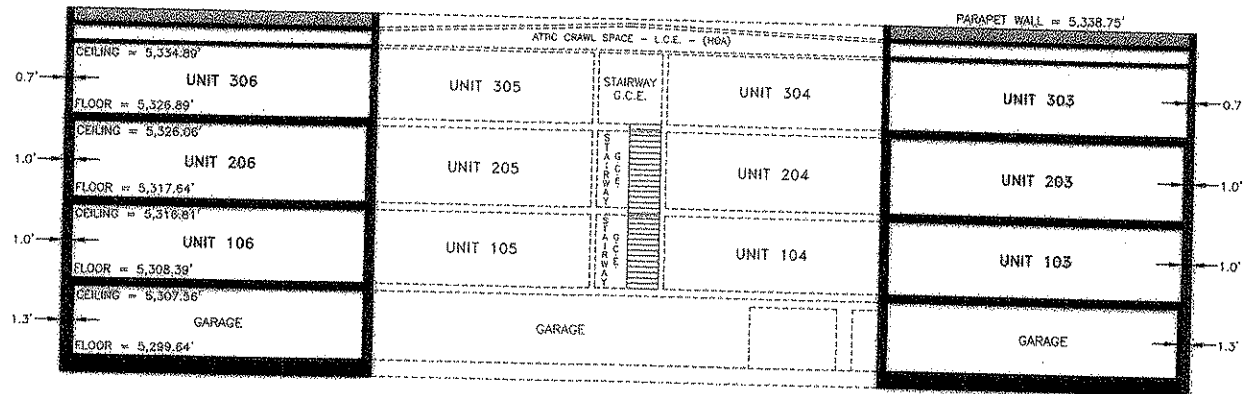
EAST VIEW - SECTION AA



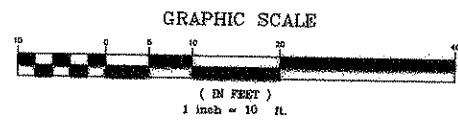
SOUTH VIEW - SECTION BB



NORTH VIEW - SECTION DD



WEST VIEW - SECTION CC



ROOF TOP

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DATE: 2/05/2007
 SHEET 4 OF 4
BELL SURVEYING COMPANY
 500 KALAMATH STREET
 DENVER, COLORADO 80204
 303-628-0185 FAX 303-628-7709

REV: 11/19/2007
 EF: 0701-1090

HORIZONTAL SCALE - 1"=10'
 VERTICAL SCALE - 1"=10'