

Condominium Map For
Clear Creek
Condominium Association

Surveyor's Certificate

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR CLEAR CREEK CONDOMINIUM ASSOCIATION, BUILDINGS A AND B; SHOWING THE SURVEY WITH BUILDING LOCATIONS AND IMPROVEMENTS, UNIT DESIGNATIONS, DIMENSIONS AND ELEVATIONS; ALL OBTAINED AFTER SUBSTANTIAL COMPLETION, ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATIONS OF ALL IMPROVEMENTS ON A PARCEL OF LAND BEING ALL THE FOLLOWING DESCRIBED LAND WITHIN THE TOWN OF GEORGETOWN, CLEAR CREEK COUNTY, STATE OF COLORADO, ACCORDING TO F.F. BRUNE PLAT OF 1876, SITUATE EAST OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6, AND WEST OF THE WEST RIGHT-OF-WAY LINE OF ROSE STREET, BEING A PORTION OF BLOCK 84 OF SAID PLAT, TOGETHER WITH ADJACENT ALLEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 84; THENCE N 87°51'01" W 202.01 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF 18TH STREET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE W 1°54'28" E 197.50 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S 88°05'32" E 76.83 FEET; THENCE S 42°53'10" E 95.00 FEET; THENCE S 87°58'51" E 58.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROSE STREET; THENCE S 2°01'09" W 130.70 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF ROSE STREET TO THE POINT OF BEGINNING, CONTAINING 33000 SQUARE FEET OR 2.7% ALREY MORE OR LESS.

DATE: 8/12/2004 12/17/2004
RICHARD A. BACKLUND
COLORADO
10847
prepared by
ARMFIELD, BACKLUND, SAMPLE - LAND SURVEYORS
Frisco, Colorado 468-2361

Owners Certificate

STOP & SHOP, INC., A COLORADO CORPORATION, THE OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR CLEAR CREEK CONDOMINIUM ASSOCIATION HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM ASSOCIATION DATED _____ AND RECORDED IN BOOK _____, PAGES _____, OF THE RECORDS OF THE CLERK AND RECORDER OF CLEAR CREEK COUNTY, COLORADO UNDER RECEPTION NO. 18616.

STOP & SHOP, INC., A COLORADO CORPORATION
BY: FRANKLIN L. BURNS, PRESIDENT

Acknowledgment

STATE OF COLORADO
COUNTY OF CLEAR CREEK ss.

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ BY FRANKLIN L. BURNS AS PRESIDENT OF STOP & SHOP, INC., A COLORADO CORPORATION.

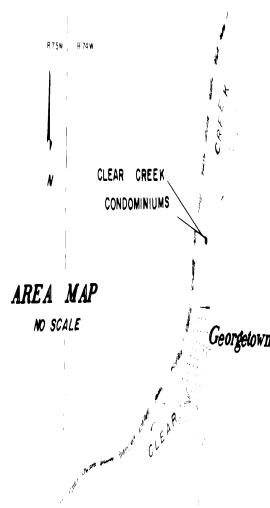
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

Recorder's Certificate

THIS CONDOMINIUM MAP FOR CLEAR CREEK CONDOMINIUM ASSOCIATION WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CLEAR CREEK COUNTY, COLORADO, AT 1:23 P.M. ON THE 24th DAY OF January, 1977 UNDER RECEPTION NO. 18617.

CLERK AND RECORDER

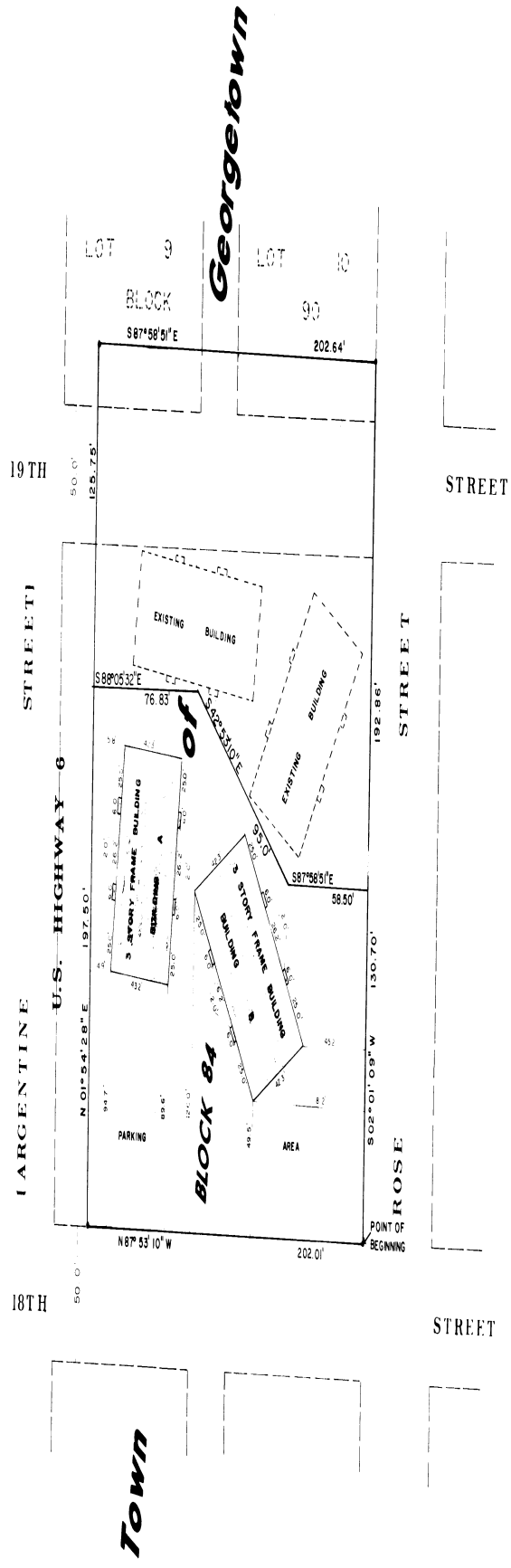
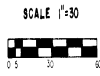


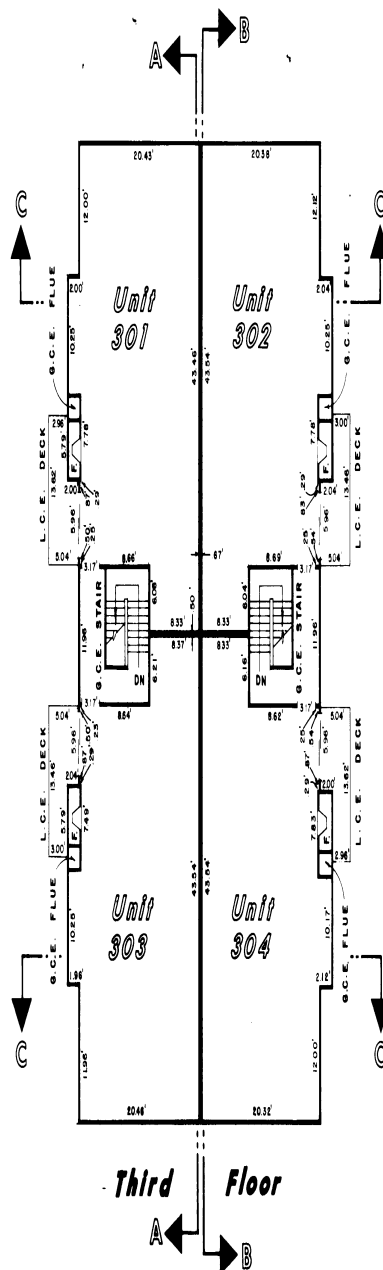
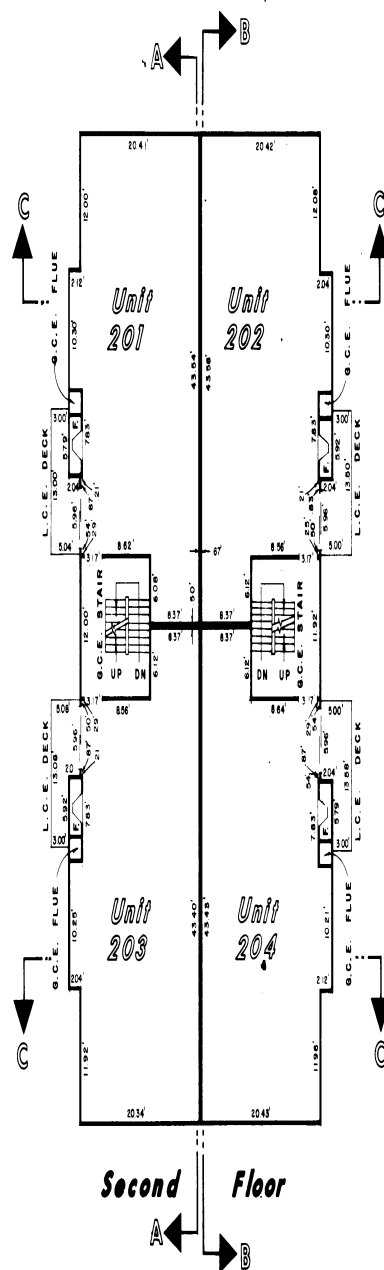
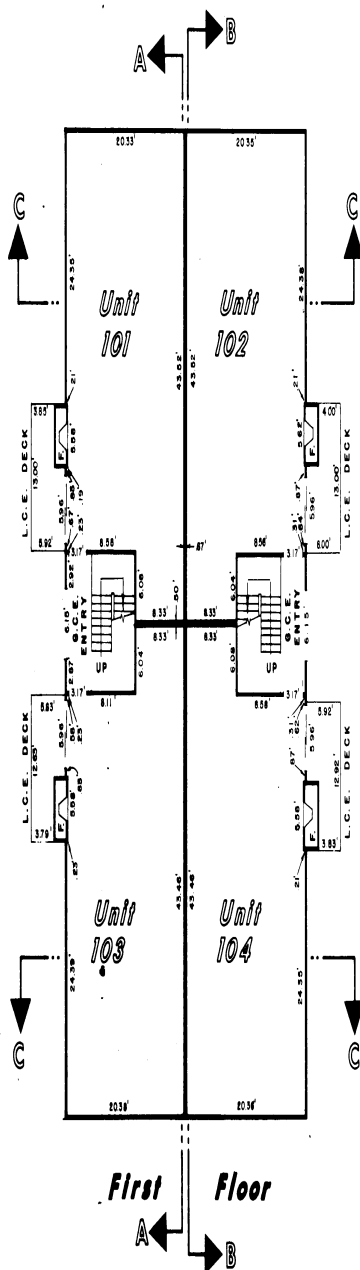
AREA MAP
NO SCALE

General Notes

- L.C.E. — Limited Common Element
- G.C.E. — General Common Element
- F. — Fireplace (See Floor Plan)
- F.B. — Fire Box (That Portion Of The Fireplace Belonging To The Unit Air Space - (See Typical Fireplace Detail))

Bench Mark Data — Bench Mark Designated Denver (U.S.G.S.) Located At Georgetown, 7 Feet South Of The East Entrance To The Abandoned High School Building, 3 Blocks Northeast Of The Post Office, 3 Feet Above The Ground, Set Vertically Near The Top Of A Foundation Stone
Elevation Of Benchmark Disk — 8,505.675'
All Walls .28' Unless Otherwise Noted

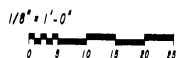




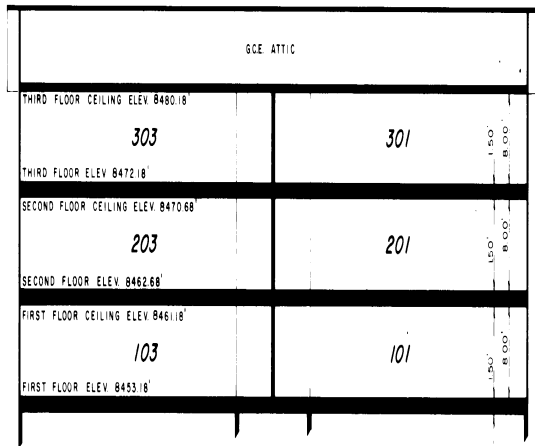
Building 'A'



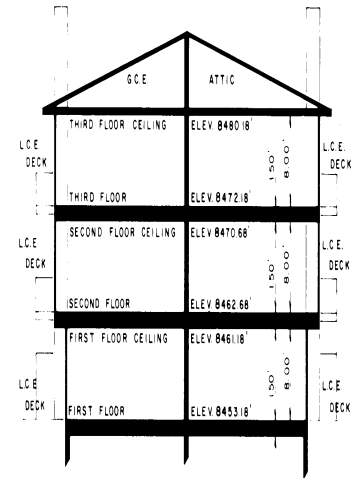
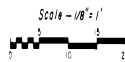
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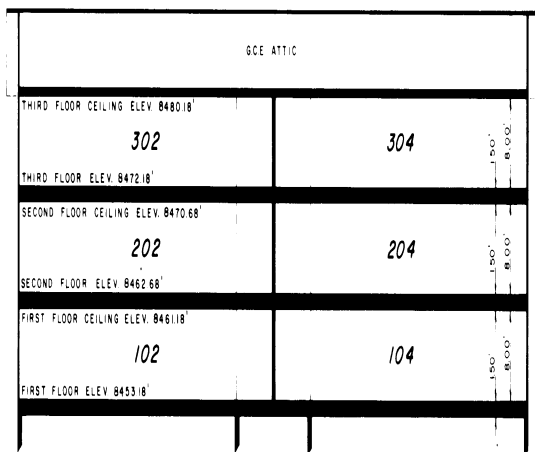
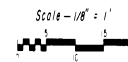
Condominium Map For
Condominium Association **Clear Creek**



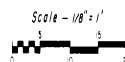
Section A-A



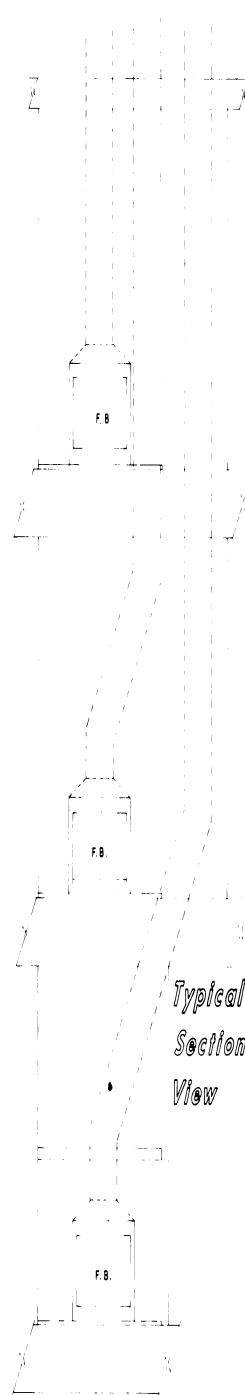
Section C-C



Section B-B



Building 'A'



Typical Section View

G.C.E.
Fireplace
Details



2nd-3rd Floor

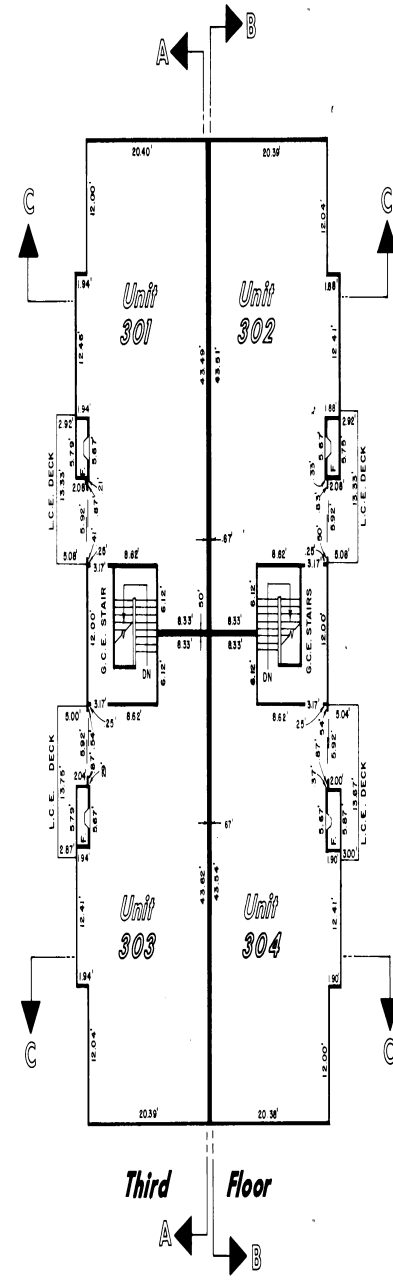
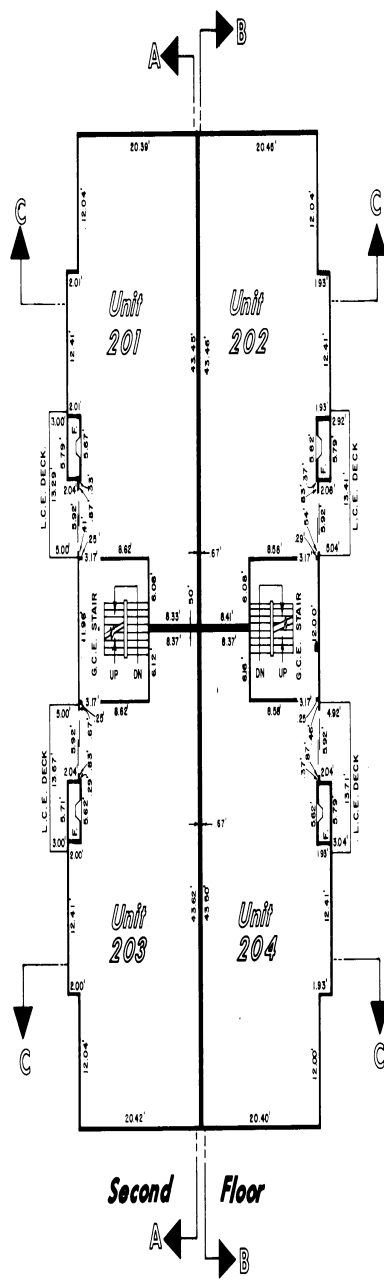
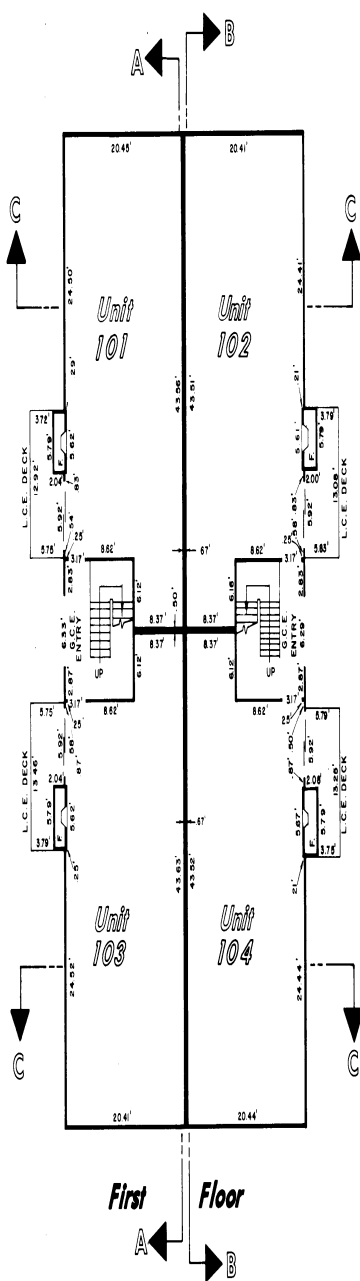
Typical Plan Views



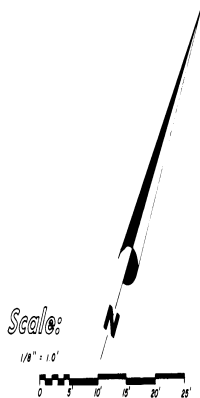
1st Floor

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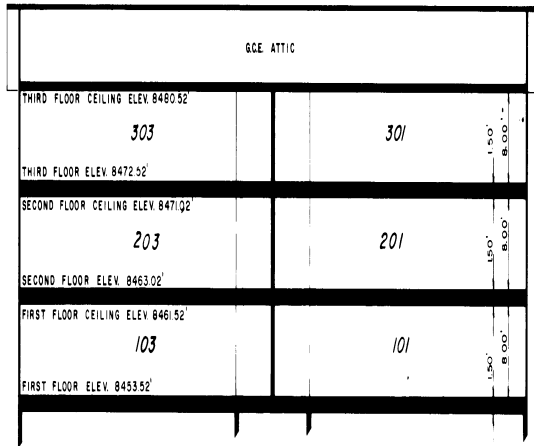
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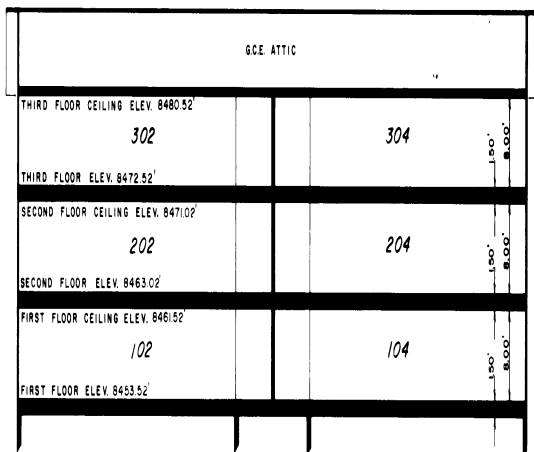
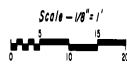
Building 'B'



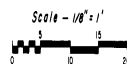
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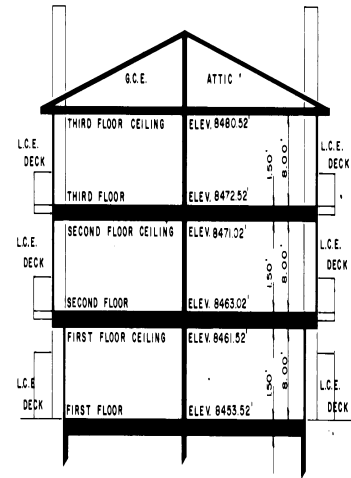
Section A-A



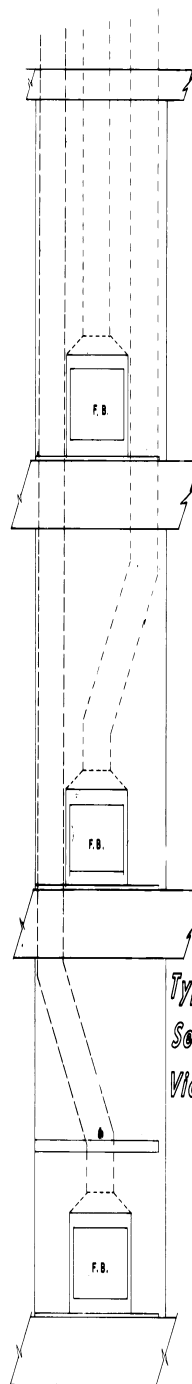
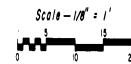
Section B-B



Building 'B'

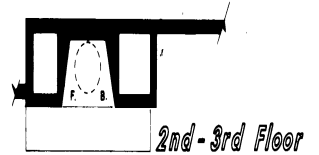


Section C-C

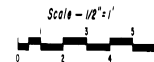


Typical
Section
View

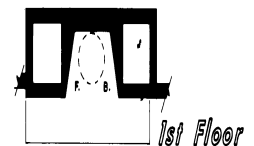
G.C.E.
Fireplace
Details



2nd-3rd Floor



Typical Plan Views



1st Floor

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