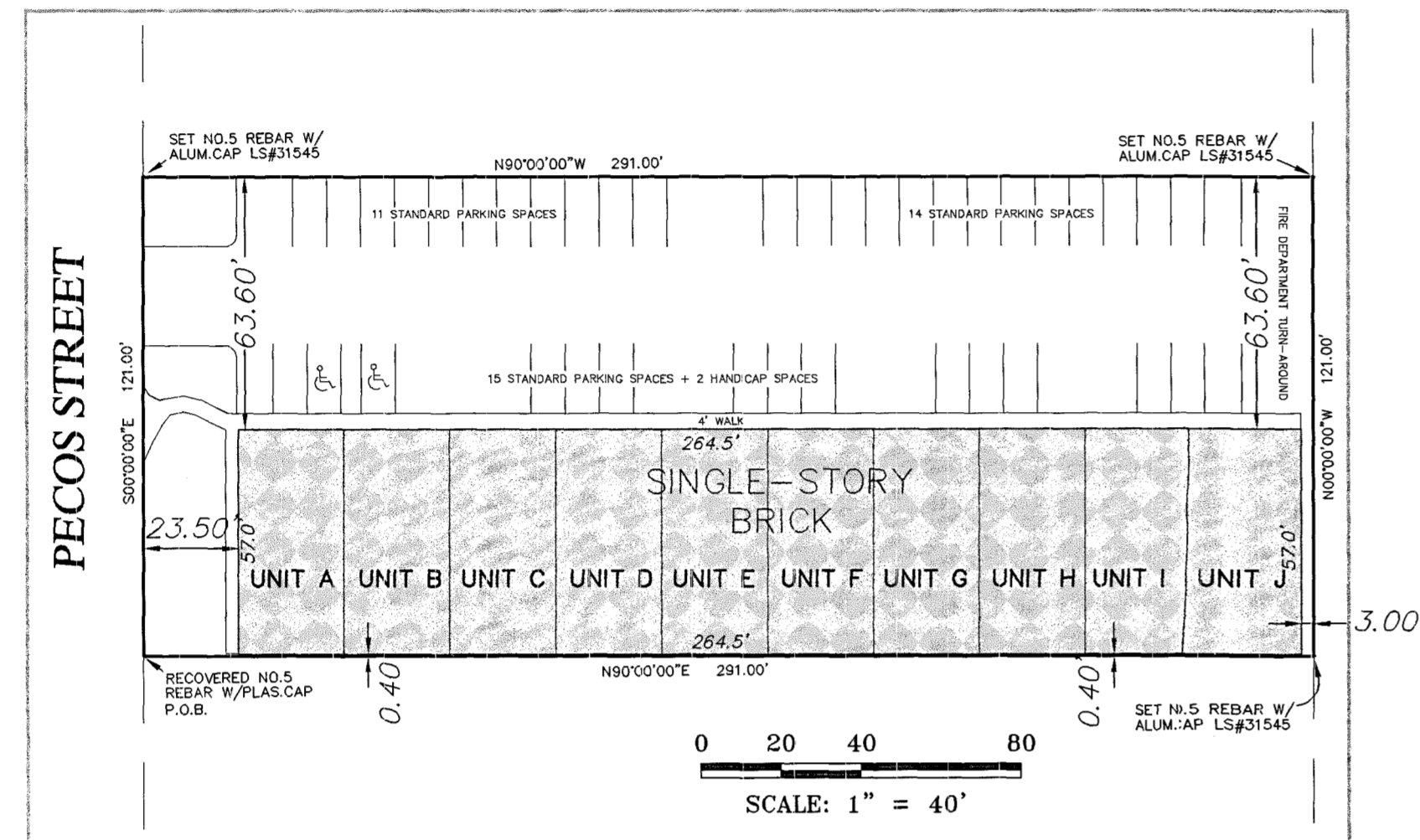
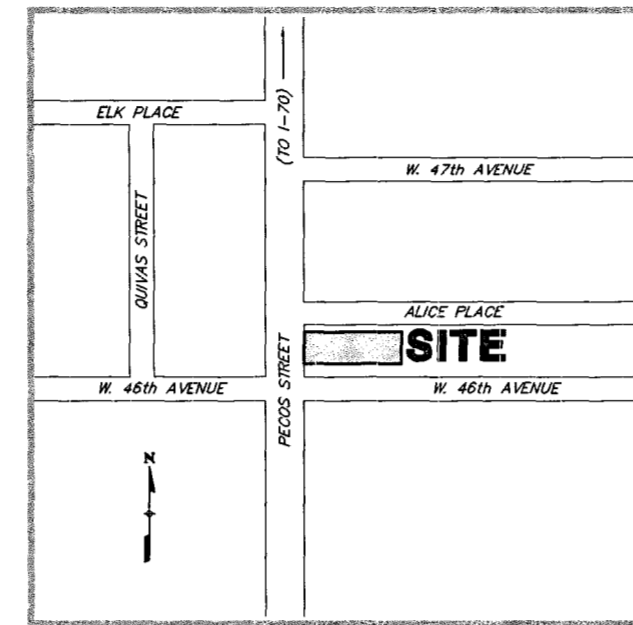


2005069600

# CONDOMINIUM PLAT PECOS BUSINESS PLAZA

4640 PECOS STREET

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6th P.M., CITY AND COUNTY OF DENVER, COLORADO.



### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHERLY 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6th P.M., CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTH LINE OF WEST 46th AVENUE, 33 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE OF PECOS STREET A DISTANCE OF 161.85 FEET, MORE OR LESS; TO A POINT 437.35 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHERLY 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF WEST 46th AVENUE, A DISTANCE OF 291 FEET; THENCE NORTHERLY AND PARALLEL TO PECOS STREET A DISTANCE OF 121 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF WEST 46th AVENUE A DISTANCE OF 291 FEET TO A POINT ON THE EASTERLY LINE OF PECOS STREET; THENCE SOUTH ALONG THE EASTERLY LINE OF PECOS STREET 121 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATE:

I, ROBERT L. BELL, JR., BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT OF PECOS BUSINESS PLAZA SHOWING THE LEGAL DESCRIPTION OF THE PROPERTY AND A SURVEY WITH BUILDING LOCATIONS, LAND DESIGNATIONS, DIMENSIONS AND ELEVATIONS SUBSTANTIALLY DEPICTS THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE AFORESAID INFORMATION, AND THAT SUCH CONDOMINIUM PLAT WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS SHOWN HEREON. THIS CONDOMINIUM PLAT FOR PECOS BUSINESS PLAZA CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 38-125-103.

*Robert L. Bell, Jr.*  
ROBERT L. BELL, JR., COLORADO REGISTERED LAND SURVEYOR NO. 31545  
FOR AND ON BEHALF OF HIGH COUNTRY LAND SURVEYING, INC.



4/25/05  
DATE

### GENERAL NOTES:

1. BASIS OF BEARINGS: THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, T3S, R68W, 6th P.M., BEING CONSIDERED TO BEAR N00°00'00"E.
2. DIMENSIONS FROM PROPERTY LINE TO BUILDING ARE TO EXTERIOR WALLS OF THE BUILDING AND NOT TO CANOPIES, EAVES, DECKS, CANTILEVERS OR SIMILAR ARCHITECTURAL FEATURES.
3. GCE DENOTES GENERAL COMMON ELEMENT  
LCE DENOTES LIMITED COMMON ELEMENT
4. ALL DIMENSIONS ARE TO FINISHED WALL SURFACES. FURTHER DEFINITION OF OWNERSHIP IS OUTLINED IN THE CONDOMINIUM DECLARATION.
5. SET NO. 5 REBAR WITH ALUMINUM CAP LS NO. 31545
6. THE ENTIRE CONDOMINIUM COMMUNITY IS SUBJECT TO RESERVED DEVELOPMENT RIGHTS AS SET FORTH IN THE DECLARATION OF THE CONDOMINIUM COMMUNITY.

### OWNER'S CERTIFICATE:

PECOS BUSINESS PLAZA, LLC, AS OWNER, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP HAS BEEN PREPARED AND IS MADE TO CREATE PECOS BUSINESS PLAZA, AND THE UNITS IDENTIFIED IN THIS MAP, PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PECOS BUSINESS PLAZA AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO.

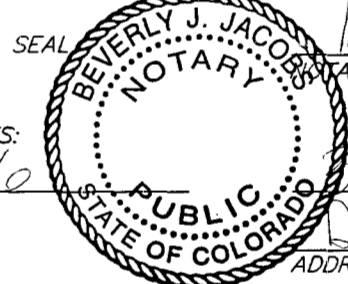
BY: *James H. Glassmeyer*  
JAMES H. GLASSMEYER, MANAGING PARTNER, PECOS BUSINESS PLAZA, LLC.

STATE OF COLORADO }  
COUNTY Denver } SS

THE FOREGOING OWNER CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, A.D. 2005, BY JAMES H. GLASSMEYER, MANAGING MEMBER, PECOS BUSINESS PLAZA, LLC.

WITNESS MY HAND AND SEAL *Robert J. Jacobs*  
ROBERT J. JACOBS, NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/07/2006  
151 W. 46th Avenue  
DENVER, CO 80216  
ADDRESS

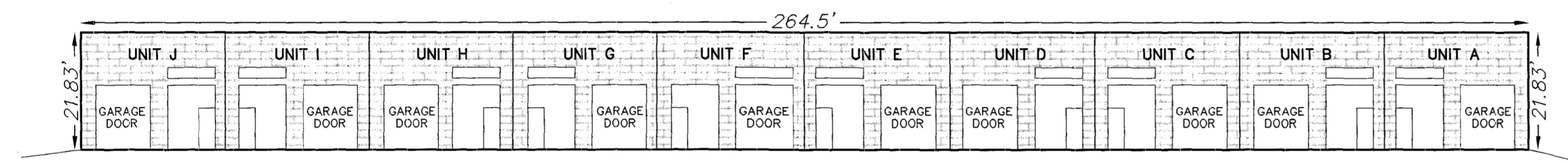


### COUNTY CLERK AND RECORDER'S CERTIFICATE:

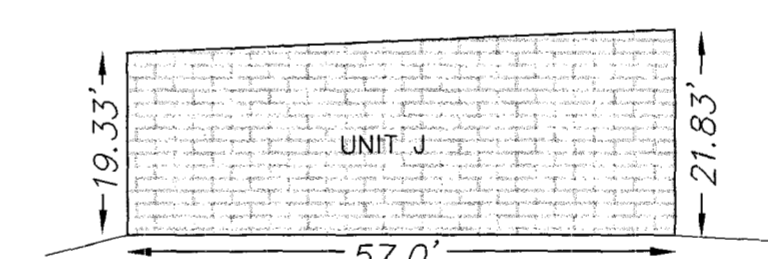
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, AT 11:33 A.M., ON THE 28th DAY OF April, A.D. 2005, IN BOOK 2005069600, PAGES 1.  
INSTRUMENT NO. 2005069600



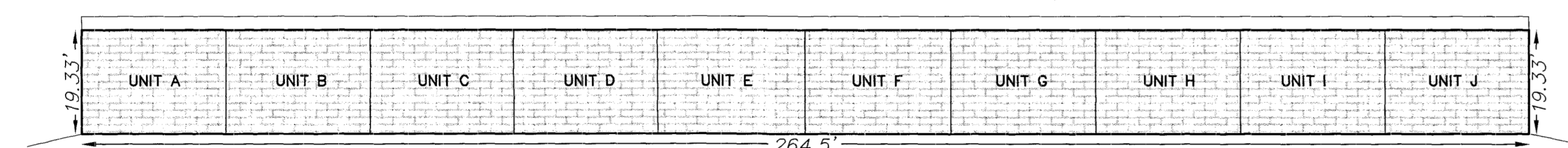
*Wayne E. Vaden*  
WAYNE E. VADEN, COUNTY CLERK AND RECORDER  
BY: *Barbara J. Lujan*  
BARBARA J. LUJAN, DEPUTY



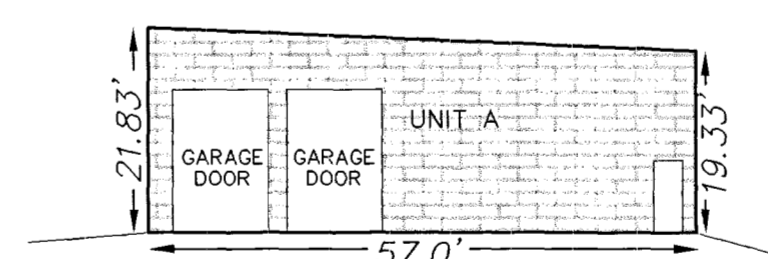
NORTH ELEVATION



EAST ELEVATION

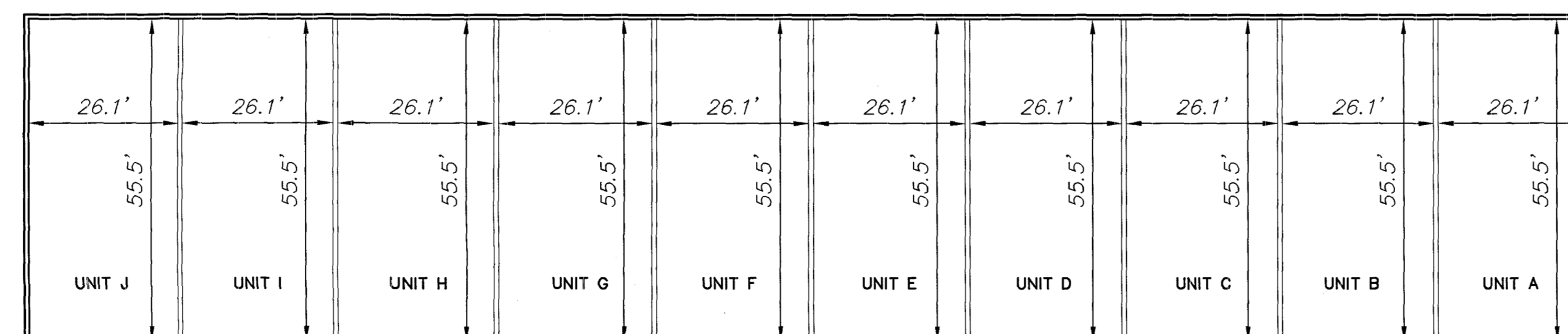


SOUTH ELEVATION



WEST ELEVATION

0 10 20 40  
SCALE: 1" = 20'



PLAN VIEW

CONDOMINIUM PLAT  
PECOS BUSINESS PLAZA  
PREPARED FOR:  
JAMES H. GLASSMEYER  
DRAWN BY: RLB  
DATE: 4/25/05  
SHEET: 1 OF 2  
JOB NO. 99.106

**High Country**  
Land Surveying  
3647 South Santa Fe, #200  
Sheridan, Colorado 80110  
Phone: 720-833-0175 Fax: 720-833-0176