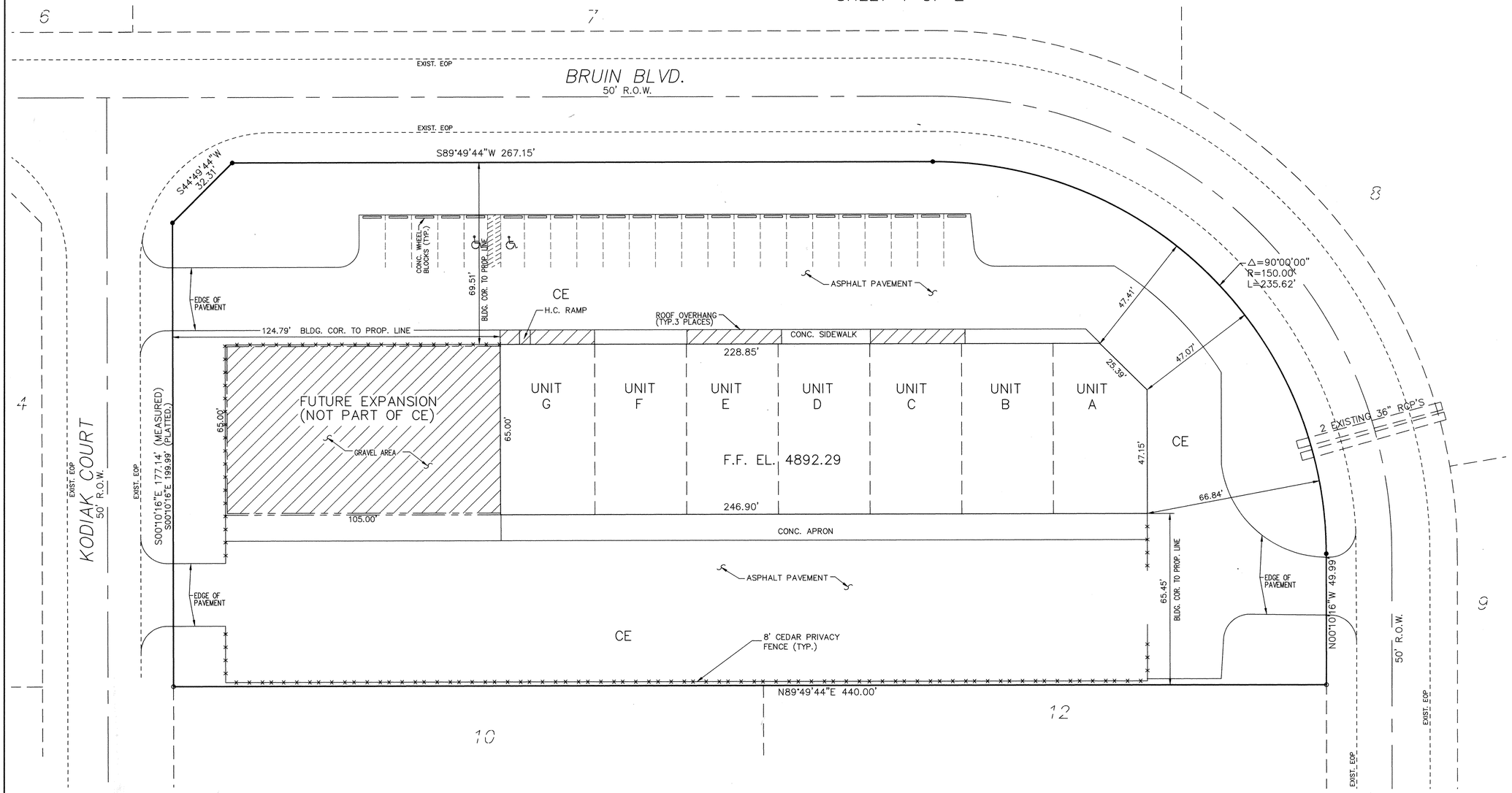
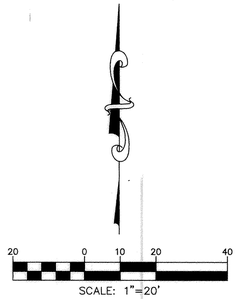
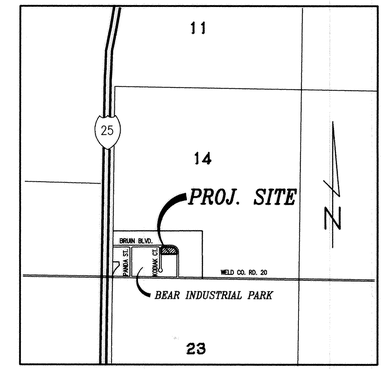
358
3121358 10/29/2003 09:32A Weld County, CO
1 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

CONDOMINIUM MAP OF 9250 BRUIN BOULEVARD CONDOMINIUMS

LOT 11, BLOCK 2, BEAR INDUSTRIAL PARK, TOWN OF FREDERICK
COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2







VICINITY MAP
NO SCALE

LEGEND

- ○ FOUND #5 REBAR W/ ALUM. CAP L.S. #5112
- ● SET #4 REBAR W/PLASTIC CAP L.S. #18982
- CE COMMON ELEMENT

SOURCE OF EASEMENTS

BEAR INDUSTRIAL PARK RECORDED PLAT

LEGAL DESCRIPTION:

LOT 11, BLOCK 2 BEAR INDUSTRIAL PARK IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

NOTES:

1. EXTERIOR BUILDING DIMENSIONS AND BUILDING TIES ARE TO THE OUTSIDE FINISHED WALL EXCEPT AS NOTED. TIES TO THE BUILDING ARE AT RIGHT ANGLES.
2. ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES OF WALLS AND CEILINGS AND TO UNFINISHED FLOORS.
3. ALL EXTERIOR WALLS AND WALLS BETWEEN CONDOMINIUM UNITS ARE COMMON ELEMENTS. ALL INTERIOR WALLS WHICH ARE BEARING WALLS OR CONTAIN PLUMBING AND/OR ELECTRICAL WIRING SERVING MORE THAN ONE UNIT (UTILITY WALLS) ARE COMMON ELEMENTS.
4. ELEVATIONS ARE BASED ON THE NW CORNER OF BEAR INDUSTRIAL PARK, WHICH IS THE NW CORNER OF THE S 1/2 OF THE SW 1/4 OF SEC. 14, T. 2 N., R. 68 W. OF THE 6TH P.M., BEING A #6 REBAR W/ A 2 1/2" ALUM. CAP, L.S. #22576 IN A MONUMENT BOX, USGS DATUM 4923.35.
5. ALL DIMENSIONS IN UNFINISHED SPACES ARE TO THE INSIDE FACE OF THE EXTERIOR WALL.
6. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 11, BLOCK 2 BEAR INDUSTRIAL PARK AS BEARING S89°49'44"W, BEING MONUMENTED AS SHOWN.

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS; THAT PARKER GROUP INVESTMENTS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT LOT 11, BLOCK 2 BEAR INDUSTRIAL PARK; LOCATED IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS CONDOMINIUM MAP TO BE KNOWN AS THE 9250 BRUIN BOULEVARD CONDOMINIUMS IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION OF THE 9250 BRUIN BOULEVARD CONDOMINIUMS RECORDED WITH THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO ON _____, SUBJECT TO THE TERMS AND UNDER RECEPTION NO. _____, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN SAID DECLARATION AND ALL AMENDMENTS AND SUPPLEMENTS, IF ANY, THERETO, ALL IN THE COUNTY OF WELD, STATE OF COLORADO.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND THIS 24th DAY OF October, 2003. PARKER GROUP INVESTMENTS, L.L.C.

BY: Adam Parker
ADAM PARKER, MANAGER

STATE OF COLORADO)
) SS.
COUNTY OF Weld)

THE FOREGOING INSTRUMENT TERMED OWNER'S CERTIFICATE FOR 9250 BRUIN BOULEVARD CONDOMINIUMS, WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF October, 2003, BY ADAM PARKER AS MANAGER OF PARKER GROUP INVESTMENTS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____

Sally J. Tower
NOTARY PUBLIC

SALLY J. TOWER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Apr. 27, 2007

ADDRESS: 5900 Hwy 52 Dacono Co 80514

SURVEYOR'S CERTIFICATE:

I, ROBERT P. HAMILTON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DIVISION OF THE AIR SPACE OF THE ABOVE DESCRIBED PARCEL WAS MADE UNDER MY SUPERVISION, AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS THE LAYOUT, MEASUREMENTS, AND THE LOCATION OF ALL UNITS TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION AND IMPROVEMENTS, AND CONTAINS ALL THE INFORMATION REQUIRED BY APPLICABLE STATUTES.

ROBERT P. HAMILTON
PLS #18982

ROBERT P. HAMILTON 18982 10-23-03 PROFESSIONAL LAND SURVEYOR

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO ON THIS _____ DAY OF _____, 2003 AT _____ O'CLOCK __ M. IN BOOK_____ ON PAGE _____ RECEPTION NO. _____.

WELD COUNTY CLERK AND RECORDER

REV: 10/23/03

PARKER GROUP INVESTMENTS, LLC
E. WAYNE WENTWORTH, P.E.
CIVIL ENGINEERING DESIGN
202 MAIN STREET, SUITE 3
LONGMONT, COLORADO 80501
PHONE (303) 772-1177
FAX (303) 772-8553 CELLULAR (303) 775-7962

	DATE	SCALE	JOB NUMBER			
PC-CM1.DWG	10/14/03	NOTED	03.002.00	SHEET	1	2

Z:\Drawings\PARKER\Condomap\Parker\PC-CM1.dwg Thu Oct 23 13:55:30 2003

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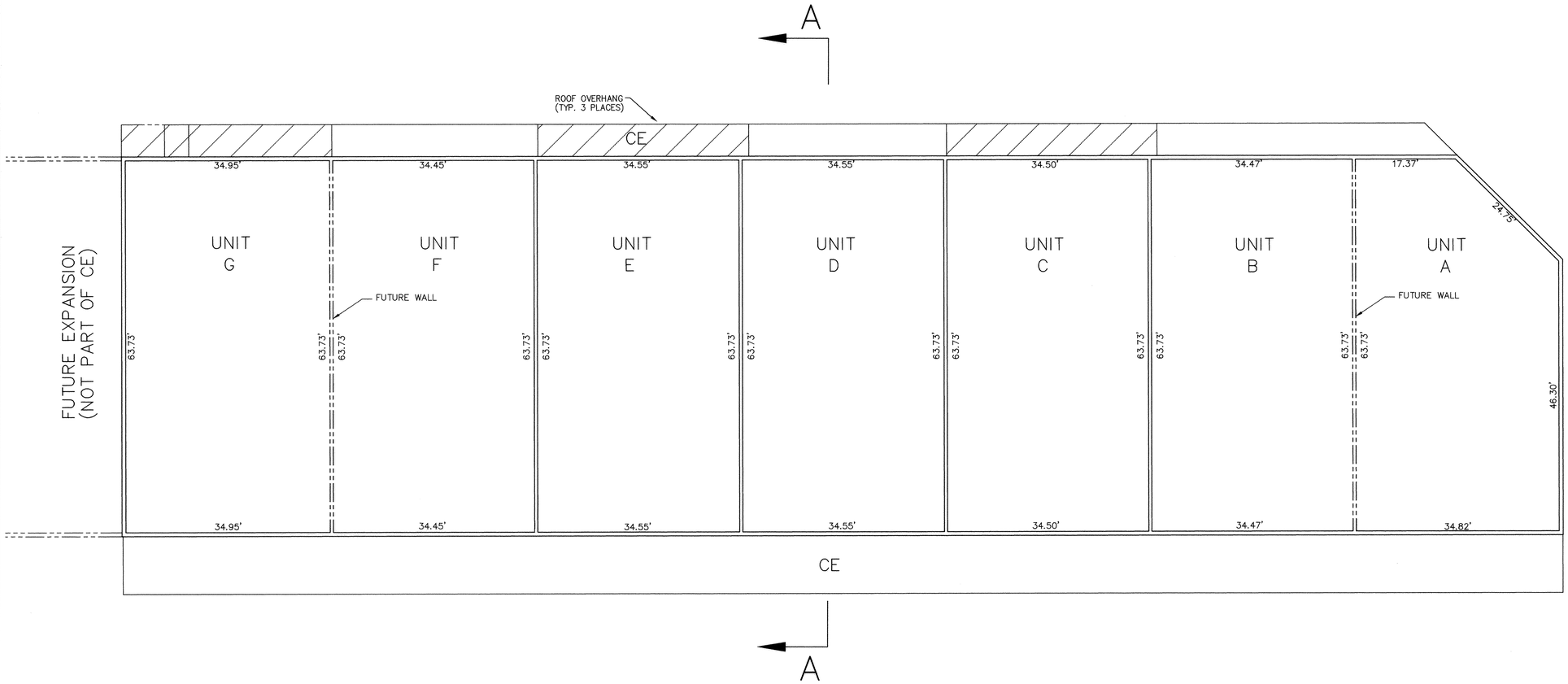
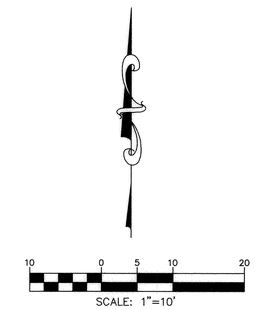
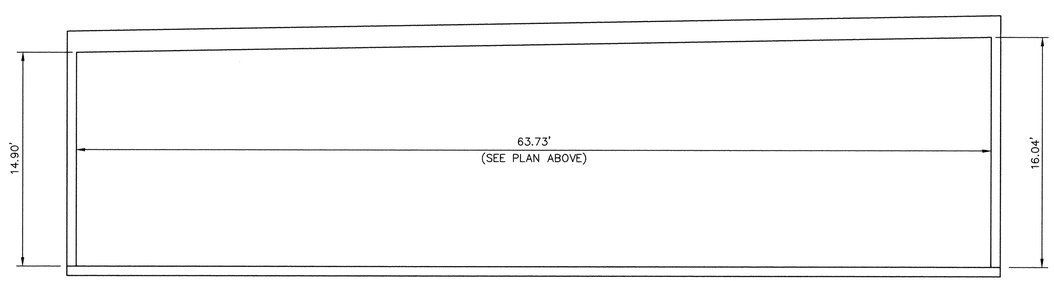
CONDOMINIUM MAP OF
9250 BRUIN BOULEVARD CONDOMINIUMS

LOT 11, BLOCK 2, BEAR INDUSTRIAL PARK, TOWN OF FREDERICK
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2



PLAN VIEW





SECTION A–A UNITS A, B, C, D, E, F AND G

SCALE: 1"=5'

REV: 10/23/03

PARKER GROUP INVESTMENTS, LLC
E. WAYNE WENTWORTH, P.E.
CIVIL ENGINEERING DESIGN
202 MAIN STREET, SUITE 3
LONGMONT, COLORADO 80501
PHONE (303) 772-1177
FAX (303) 772-8553
CELLULAR (303) 775-7962

	DATE	SCALE	JOB NUMBER	SHEET		
PC-CM2.DWG	10/14/03	NOTED	03.002.00	SHEET	2	2

:\Drawings\PARKER\Condmap\Parker\PC-CM2.dwg Thu Oct 23 13:56:40 2003

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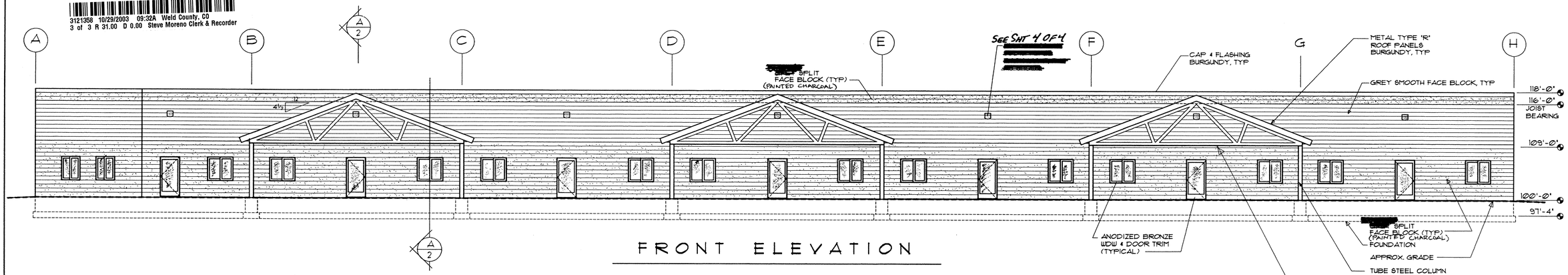
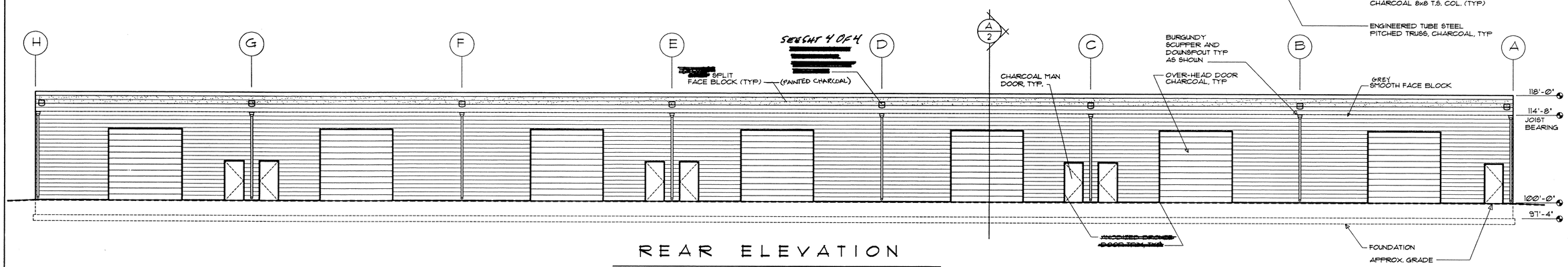
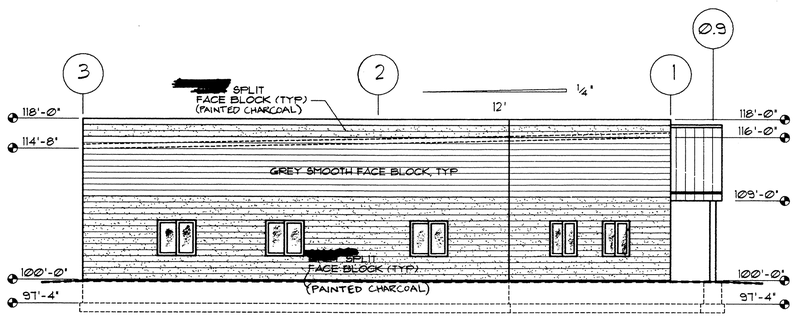


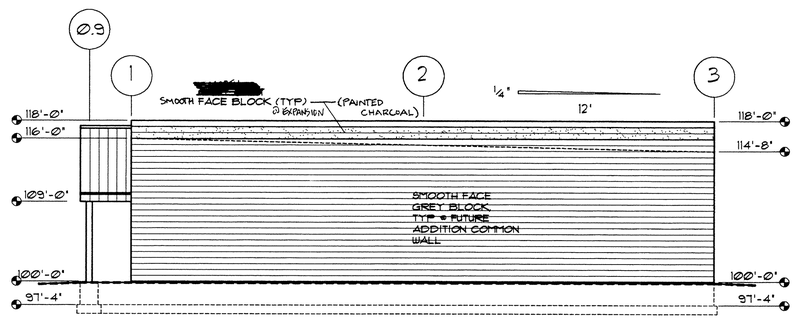
FRONT ELEVATION



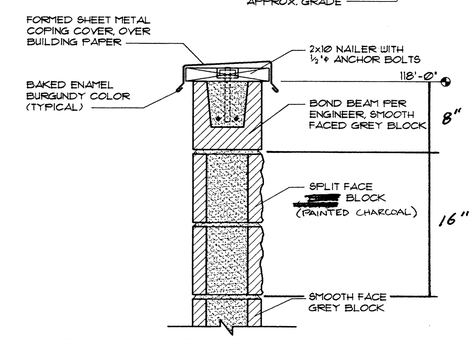
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



TYPICAL PARAPET DETAIL

SCALE: 1½" = 1'-0"

DESIGNED BY: ADAM PARKER
DRAFTING BY: JOE McCLELLAN

CONSULTING ARCHITECT:
J.W. MILLER ASSOCIATES
Architecture Planning Urban Design
203 South Main Street, Suite D, Longmont, Colorado 80501
303/772-4118 FAX: 303/772-1262

DATE
11/17/2002
SCALE
⅛" = 1'-0"
SHEET TITLE
ELEVATIONS

PROPERTY LOCATION: LOT 11, BLOCK 2, BEAR INDUSTRIAL PARK, FREDERICK, COLORADO

Parker Condo/ Warehouse

REV 1.	12/09/2002	REVISE ELECTRICAL AND MECHANICAL PLAN PER THE CONTR. RED-LINES
REV 2.	01/21/2003	REVISE ARCHITECTURAL PLANS PER THE ARCH.'S REVIEW AND COMMENTS
REV 3.	05/28/2003	REVISE ELEVATIONS PER CONTRACTOR'S REDLINES

ADAM PARKER CONSTRUCTION CO., INC.
P.O. Box 509
Longmont, CO
80502-0509
Adam Parker
adamparkerhomes.com
Phone: 303/485/2006
FAX: 303/485/2021
Cell: 303/591/5265

A3
OF
3

NOTE: SHEET A1 AND A2 NOTE REVISED. REFER TO REV #2 FOR SHEET A1 AND A2