

2/20/2009 10:55 AM

# CONDOMINIUM MAP FOR ONYX

COVER SHEET

### LEGAL DESCRIPTION

ALL OF LOT 10, EXCEPT THE NORTHERLY 8.53 FEET THEREOF, BLOCK 3, SMITH'S GROVE ADDITION TO THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO;  
AND A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF 15TH STREET EXTENDED SOUTHERLY WITH THE NORTH LINE OF ARAPAHOE STREET; THENCE WESTERLY ALONG THE NORTH LINE OF ARAPAHOE STREET 145 FEET; THENCE NORTH, MORE OR LESS, 15' WEST, 50 FEET; THENCE EASTERLY TO A POINT ON THE WEST LINE OF 15TH STREET, 73 FEET; NORTH, MORE OR LESS, 15' WEST FROM SAID POINT OF BEGINNING; THENCE SOUTH, MORE OR LESS, 15' EAST ALONG THE WEST LINE OF 15TH STREET TO SAID POINT OF BEGINNING, SITUATED IN THE EAST 1/4 OF SOUTHWEST 1/4, SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO.

### DECLARANT CERTIFICATE:

1441 ARAPAHOE, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THE HEREIN DESCRIBED REAL PROPERTY AND AS DECLARANT UNDER THAT CERTAIN CONDOMINIUM DECLARATION OF ONYX (THE "DECLARATION"), DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR ONYX HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION RECORDED SIMULTANEOUSLY HERewith, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF BOULDER, STATE OF COLORADO.

1441 ARAPAHOE, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]  
KEVIN M. HART, MANAGER  
BY: [Signature]  
HARVEY M. HINE, MANAGER

STATE OF COLORADO) SS:  
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF FEBRUARY, 2009, BY KEVIN M. HART AND HARVEY M. HINE, AS MANAGERS OF 1441 ARAPAHOE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Jan. 23, 2011  
[Signature]  
NOTARY PUBLIC

### GENERAL NOTES:

- NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT, IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-109 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER U0045633, DATED OCTOBER 28, 2008, PREPARED BY UNITED TITLE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- PROJECT BENCHMARK: CITY OF BOULDER BENCHMARK "G", A 1/2" IRON PIN, LOCATED AT THE INTERSECTION OF 15TH STREET AND GROVE STREET, BOULDER, COLORADO. ELEV=5328.77 (CITY OF BOULDER DATUM)
- THE "SQUARE FOOTAGE" OF THE CONDOMINIUM UNIT IS THE TOTAL SQUARE FOOTAGE THEREOF, MEASURED FROM THE CENTERLINE OF DECKING WALLS TO THE INSIDE FACE OF ALL WALLS ADJACENT TO INTERIOR CORRIDORS AND HALLWAYS AND TO THE GLASS LINE OF EXTERIOR WALLS, WITHOUT DEDUCTION FOR COLUMNS AND PROJECTIONS INSIDE SUCH ENCLOSING WALLS.

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 1 NORTH, RANGE 70 WEST, OF THE 6th PRINCIPAL MERIDIAN,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

### TITLE EXCEPTIONS

7. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ORDINANCE NO. 4218 REGARDING CITY OF BOULDER CENTRAL AREA GENERAL IMPROVEMENT DISTRICT, RECORDED NOVEMBER 6, 1978 ON FILM 1036 AS RECEPTION NO. 308219, AND IN RESOLUTION NUMBER 45 OF THE CITY OF BOULDER CENTRAL AREA GENERAL IMPROVEMENT DISTRICT, RECORDED MAY 13, 1981 ON FILM 1165 AS RECEPTION NO. 445960. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE; NOT PLOTTED)
8. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT BY AND BETWEEN 1441 ARAPAHOE, LLC, A COLORADO LIMITED LIABILITY COMPANY AND THE CITY OF BOULDER, A COLORADO MUNICIPAL CORPORATION RECORDED FEBRUARY 16, 2007 AS RECEPTION NO. 2836879. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE; NOT PLOTTED)
9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL BY AND BETWEEN THE CITY OF BOULDER, A COLORADO MUNICIPAL CORPORATION AND 1441 ARAPAHOE, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED JUNE 1, 2007 AS RECEPTION NO. 2859129. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE; NOT PLOTTED)
10. INTENTIONALLY DELETED
11. AN EASEMENT AFFECTING THE SOUTHERLY PORTION OF SUBJECT FOR INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND RECONSTRUCTION OF A SIDEWALK AND APPURTENANCES THERETO, AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF BOULDER, BY THE INSTRUMENT RECORDED JANUARY 9, 2008 AS RECEPTION NO. 2904012 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, AND BEING MORE FULLY DESCRIBED THEREIN. (AFFECTS THE SUBJECT PROPERTY; PLOTTED)

### TABLE OF CONTENTS

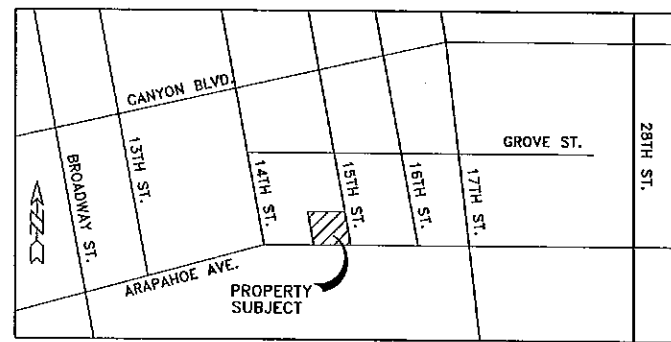
SHEET 1 OF 7	COVERSHEET
SHEET 2 OF 7	SITE BREAKDOWN LAYOUT
SHEET 3 OF 7	DETAIL SITE LAYOUT
SHEET 4 OF 7	1ST FLOOR LAYOUT
SHEET 5 OF 7	2ND FLOOR LAYOUT
SHEET 6 OF 7	3RD FLOOR LAYOUT
SHEET 7 OF 7	SECTION LAYOUT

### SURVEYOR'S CERTIFICATE:

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DIVISION OF THE AIR SPACE OF "ONYX" WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION AND MEETS THE REQUIREMENTS OF C.R.S. 38-33.3-209. BASED ON ARCHITECTURAL DRAWINGS AND FIELD MEASUREMENTS, THIS MAP FULLY AND ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF ALL THE BUILDING AS NECESSARY TO DESCRIBE THE UNITS AND COMMON ELEMENTS WITHIN THE PROJECT AND WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE DEPICTED IMPROVEMENTS



DOUGLAS H. ORT III, PLS 37066



VICINITY MAP  
NTS

### CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO) SS:  
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:53 O'CLOCK P.M., February 23, 2009 AND DULY RECORDED.

RECEPTION NO. 2980965 P-71 F-2 # 38,39,40,41,42,43,44

Hillary Hall  
CLERK AND RECORDER; EX-OFFICIO CLERK OF THE COUNTY OF BOULDER.

BY [Signature] DEPUTY

FEE 71.00

**P-71 F-2 #38(10A7)**

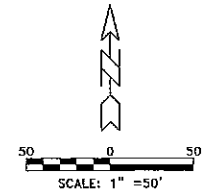
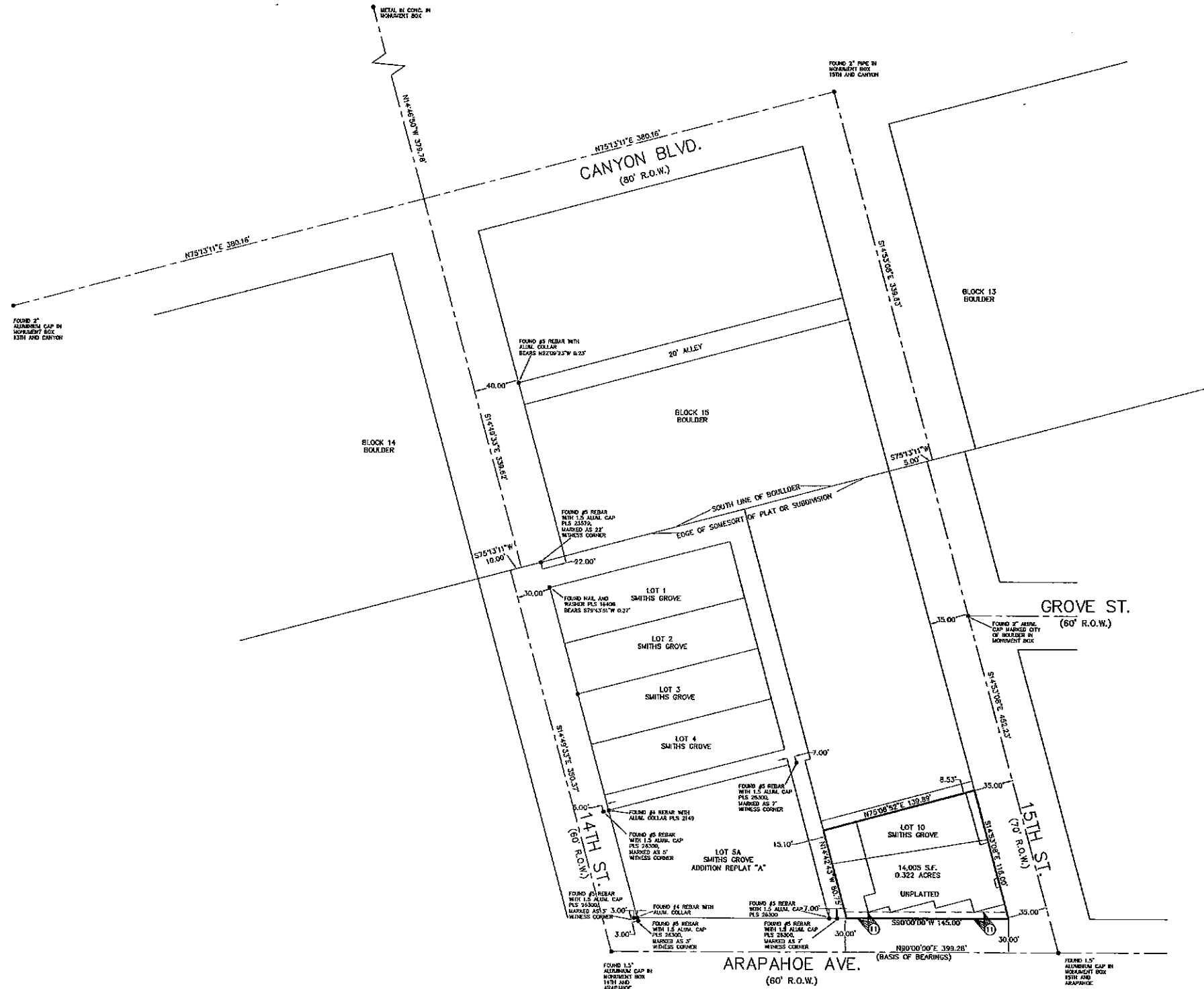
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2/20/2009 10:57 AM

# CONDOMINIUM MAP FOR ONYX

SITE BREAKDOWN LAYOUT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 1 NORTH, RANGE 70 WEST, OF THE 6th PRINCIPAL MERIDIAN,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO



P-71 F-2 #39 (2007)

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Page 2 of 7  
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**ACCURATE EngiSurv LLC**  
 LAND PLANNERS - LAND ENGINEERS - LAND SURVEYORS  
 330 INTERLOCKER BLVD., SUITE 160  
 BROOMFIELD, COLORADO 80021  
 (303)865-5505 FAX: (303)865-5160

CONDOMINIUM MAP FOR:  
**1441 ARAPAHOE LLC**

SHEET  
 2 OF 7

REVISIONS	DATE	BY	APPROVED BY

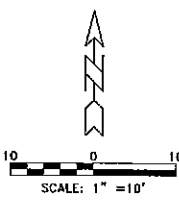
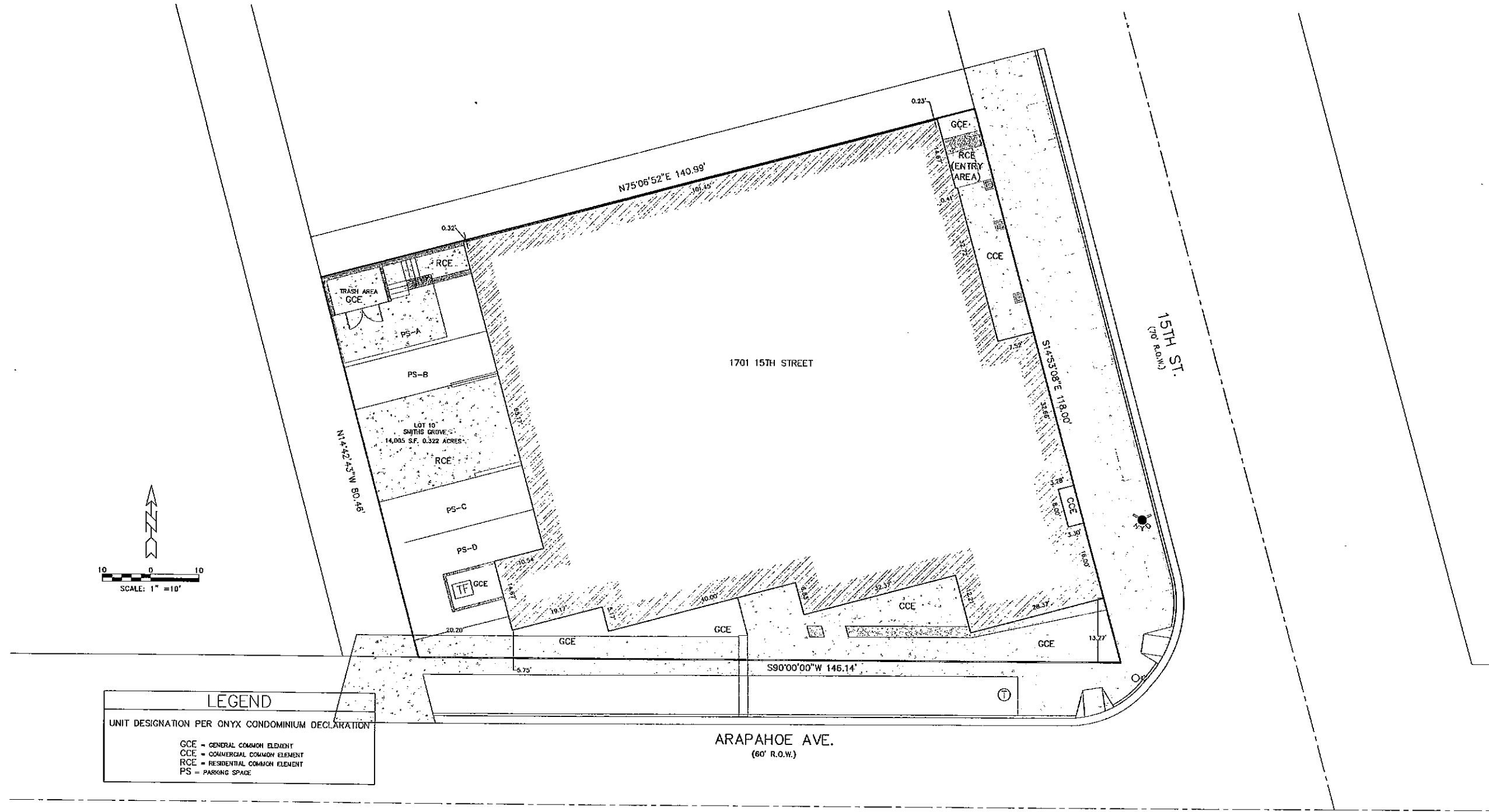
DRAWN BY: TJB      APPROVED BY: DHO  
 FIELD WORK BY: BG/BR      DATE OF SURVEY: 10-17-08  
 DATE OF DWG: 2-18-09      PROJECT NO. 1441-0101

2/20/2009 10:57 AM

# CONDOMINIUM MAP FOR ONYX

DETAIL SITE LAYOUT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 1 NORTH, RANGE 71 WEST, OF THE 6th PRINCIPAL MERIDIAN,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND	
UNIT DESIGNATION PER ONYX CONDOMINIUM DECLARATION	
GCE	= GENERAL COMMON ELEMENT
CCE	= COMMERCIAL COMMON ELEMENT
RCE	= RESIDENTIAL COMMON ELEMENT
PS	= PARKING SPACE

P-71 F-2 #40(3047)

2980955  
P:\PROJECTS\1F010101\_1441\_ARAPAHOE\_CONDO\DWG\1F010101\_BUILDING.DWG

**ACCURATE EngiSurv LLC**  
 LAND PLANNERS • LAND ENGINEERS • LAND SURVEYORS  
 350 INTERLOCKEN BLVD., SUITE 100  
 BROOKFIELD, COLORADO 80021  
 (303)665-5555 FAX: (303)665-9150  
 COPYRIGHT © 2003

CONDOMINIUM MAP FOR:  
 1441 ARAPAHOE LLC

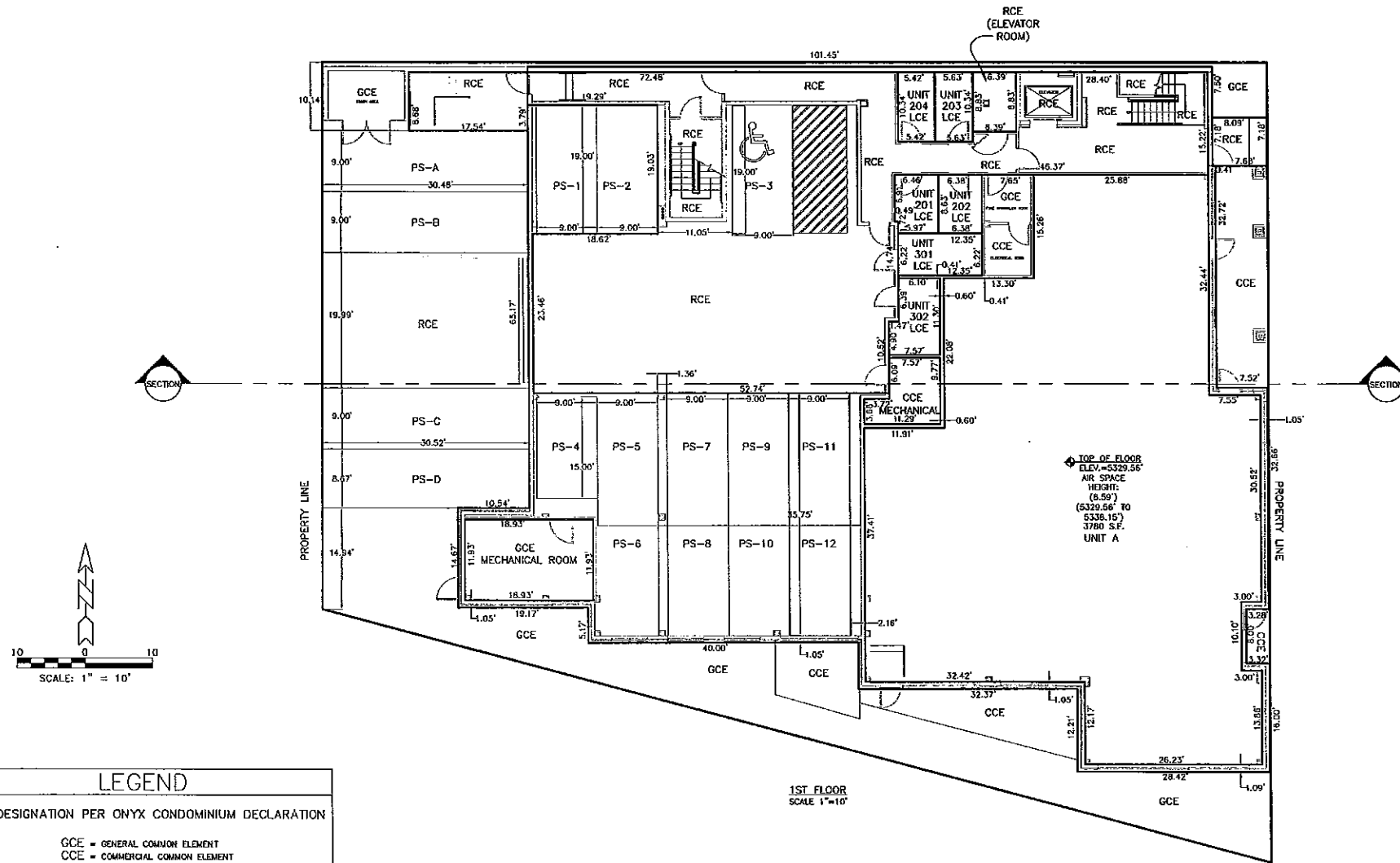
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	NO.	DESCRIPTION		
3 OF 7			FIELD WORK BY: BG/BR	DATE OF SURVEY: 10-17-08
			DATE OF DWG: 2-18-09	PROJECT NO. 1F010101

2/20/2009 2:02 PM

# CONDOMINIUM MAP FOR ONYX

1ST FLOOR LAYOUT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 1 NORTH, RANGE 71 WEST, OF THE 6th PRINCIPAL MERIDIAN,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND	
UNIT DESIGNATION PER ONYX CONDOMINIUM DECLARATION	
GCE	= GENERAL COMMON ELEMENT
CCE	= COMMERCIAL COMMON ELEMENT
RCE	= RESIDENTIAL COMMON ELEMENT
PS	= PARKING SPACE

P-71 F-2 #41(40A7)

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Sheet 4 of 7  
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**ACCURATE EngiSurv LLC**  
 LAND PLANNERS • LAND ENGINEERS • LAND SURVEYORS  
 350 INTERLOCKEN BLVD., SUITE 160  
 BROOMFIELD, COLORADO 80021  
 (303)655-5605 FAX: (303)655-5160

CONDOMINIUM MAP FOR:  
 1441 ARAPAHOE LLC

SHEET  
 4 OF 7

REVISIONS		DATE OF SURVEY:	APPROVED BY:
DRAWN BY:	TJB	10-17-08	DHO
FIELD WORK BY:	BG/BR		
DATE OF CWD:	2-18-09		
		PROJECT NO.:	1FOOD101

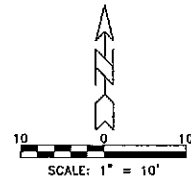
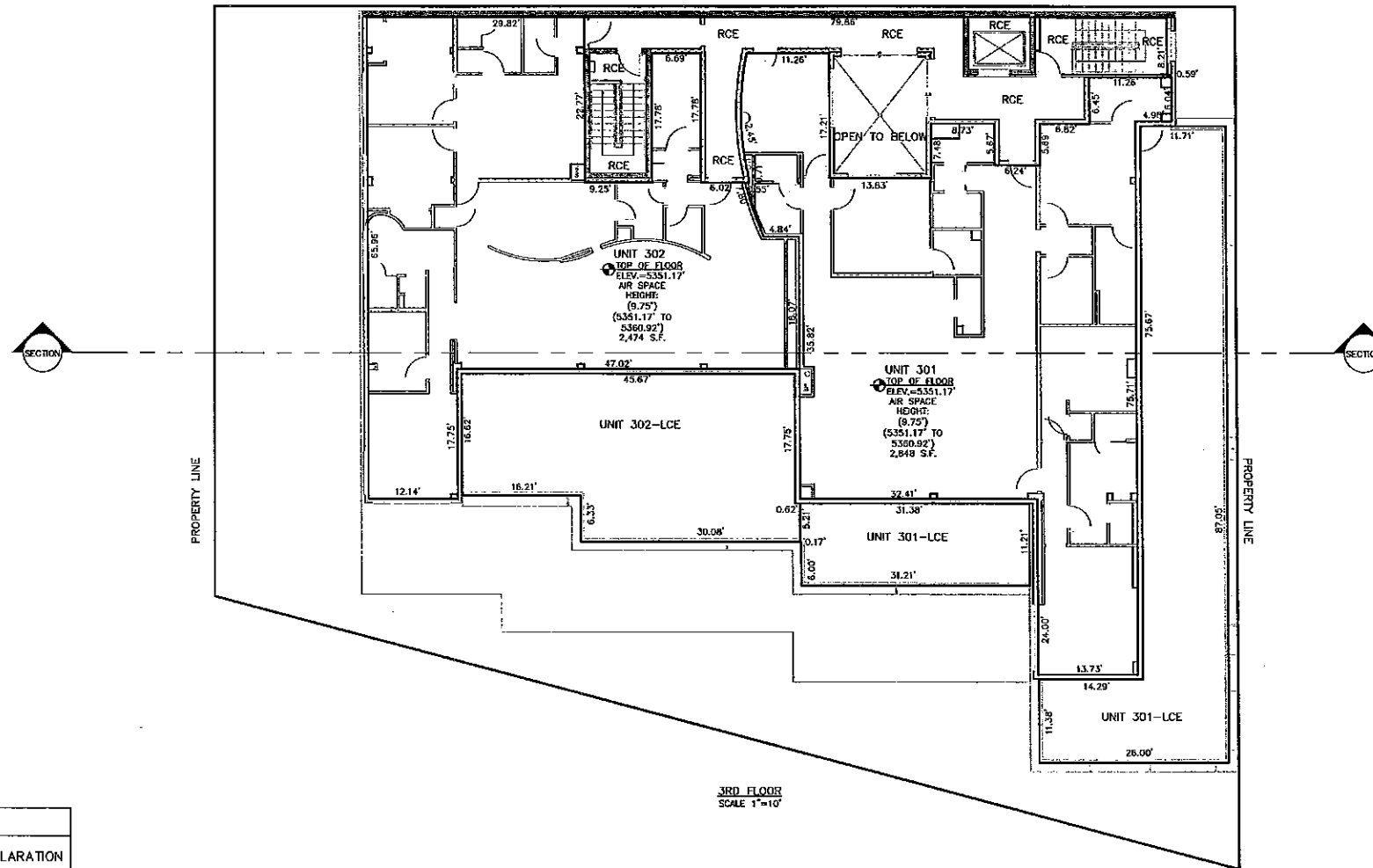


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# CONDOMINIUM MAP FOR ONYX

3RD FLOOR LAYOUT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 1 NORTH, RANGE 71 WEST, OF THE 6th PRINCIPAL MERIDIAN,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND	
UNIT DESIGNATION PER ONYX CONDOMINIUM DECLARATION	
GCE	= GENERAL COMMON ELEMENT
CCE	= COMMERCIAL COMMON ELEMENT
RCE	= RESIDENTIAL COMMON ELEMENT
PS	= PARKING SPACE

3RD FLOOR  
SCALE 1"=10'

P-71 F-2 #43 (6047)

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**ACCURATE EngiSurv LLC**  
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350 INTERLOCKEN BLVD., SUITE 160  
BROOMFIELD, COLORADO 80021  
(303)665-5995 FAX: (303)665-5160

CONDOMINIUM MAP FOR:

1441 ARAPAHOE LLC

SHEET

6 OF 7

REVISIONS

DRAWN BY: TJB

FIELD WORK BY: BG/BR

DATE OF DWG: 2-18-09

APPROVED BY: DHO

DATE OF SURVEY: 10-17-08

PROJECT NO. 1FQU0101

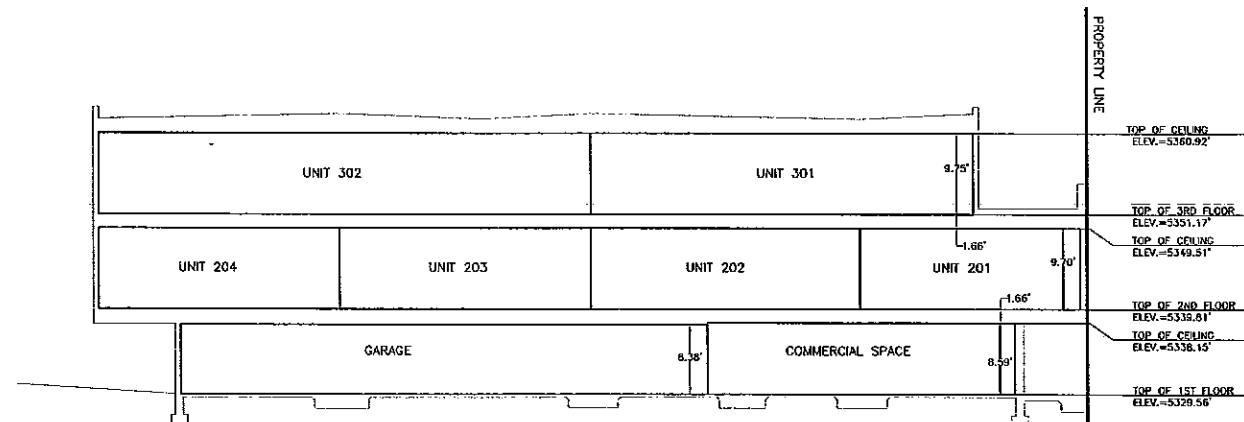
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# CONDOMINIUM MAP FOR ONYX

SECTION LAYOUT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 1 NORTH, RANGE 71 WEST, OF THE 6th PRINCIPAL MERIDIAN,  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

PROPERTY LINE



SECTION  
SCALE 1"=10'

LEGEND	
UNIT DESIGNATION PER ONYX CONDOMINIUM DECLARATION	
GCE	= GENERAL COMMON ELEMENT
CCE	= COMMERCIAL COMMON ELEMENT
RCE	= RESIDENTIAL COMMON ELEMENT
PS	= PARKING SPACE

P-71 F-2 #44(70R7)

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Boulder County Clerk, DE PUT  
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**ACCURATE EngiSurv LLC**  
 LAND PLANNERS · LAND ENGINEERS · LAND SURVEYORS  
 350 INTERLOCKEN BLVD., SUITE 160  
 BROOMFIELD, COLORADO 80021  
 (303)665-5505 FAX: (303)665-5160

CONDOMINIUM MAP FOR:  
 1441 ARAPAHOE LLC

SHEET  
 7 OF 7

REVISIONS

DRAWN BY: TJB	APPROVED BY: DHO
FIELD WORK BY: BG/BR	DATE OF SURVEY: 10-17-08
DATE OF DWG: 2-18-09	PROJECT NO. 1F0U0101