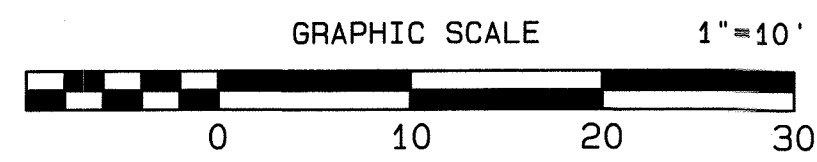


640 Main Street Condominium Map

Located in the Northwest 1/4 of Section 31,
 Township 2 North, Range 67 West of the 6th P.M.,
 Town of Frederick, County of Weld, State of Colorado

Sheet 1 of 1

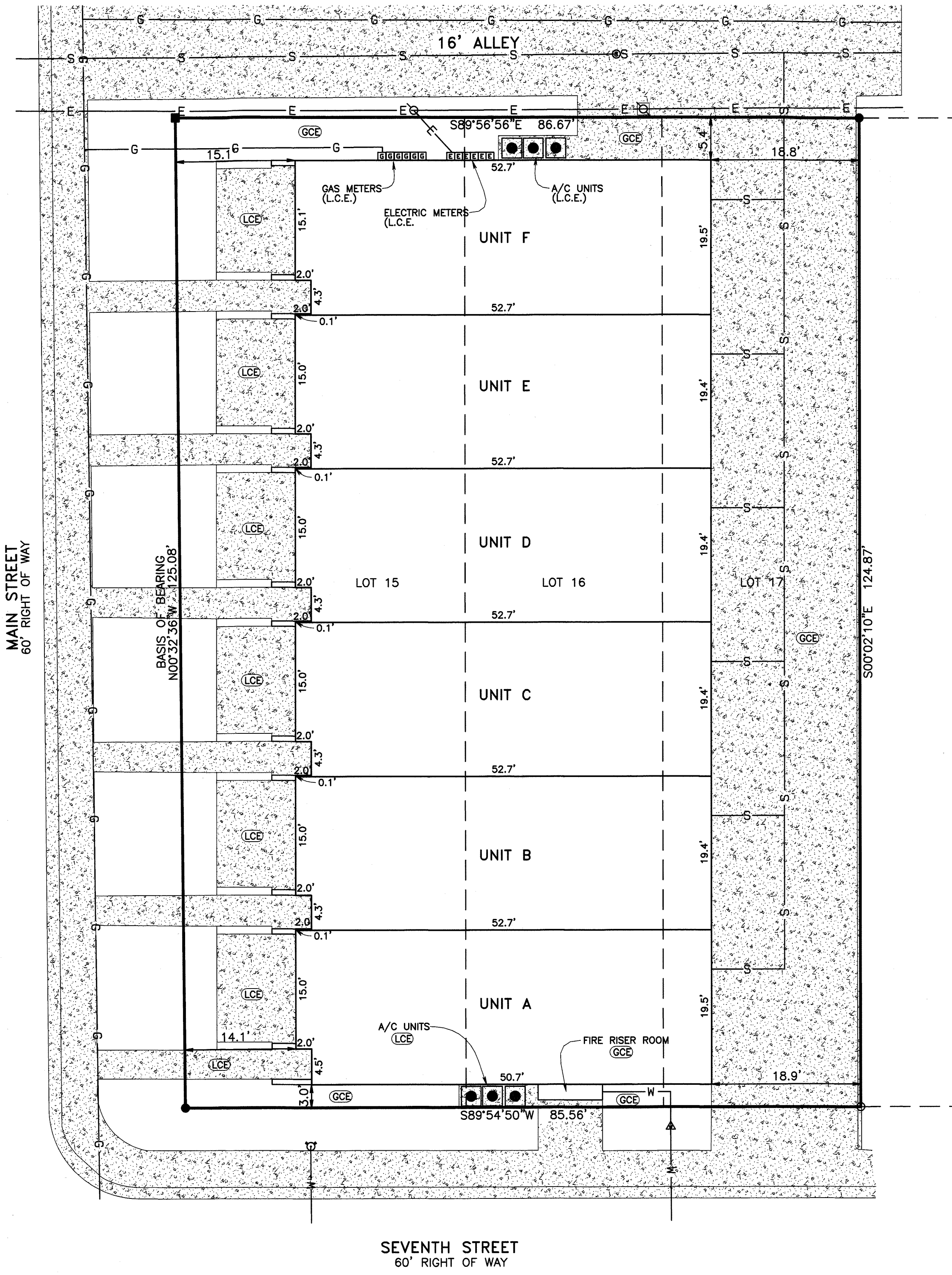


LEGEND:

- = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LS 26971.
- = FOUND 1/2" REBAR WITH NO CAP.
- = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS 38479.
- ⊞ = GAS METER.
- ⊞ = AIR CONDITIONER UNITS.
- ▲ = WATER METER.
- ⊞ = FIRE HYDRANT.
- W — = WATER LINE.
- ⊙ = SANITARY MANHOLE.
- S — = SANITARY SEWER LINE.
- ⊞ = ELECTRIC METER.
- ⊞ = POWER POLE.
- E — = ELECTRIC LINE.
- ▭ = CONCRETE.
- (LCE) = LIMITED COMMON ELEMENT - SPECIFIC TO A CERTAIN UNIT.
- (GCE) = GENERAL COMMON ELEMENT - COMMON TO ALL UNITS.

NOTES:

- 1) BASIS OF BEARING: THE WEST LINE OF LOT 15, BLOCK 26, TOWN OF FREDERICK, IS ASSUMED TO BEAR NORTH 00°32'36" WEST AS MONUMENTED HEREON, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO.
- 2) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 3) 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 MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 5) 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 SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 7) ANY DOORSTEPS, STOOPS, PORCHES, BALCONIES, PATIOS, ROOF TOPS, ROOFTOP DECK AREAS, EXTERIOR DOORS, WINDOWS, GLASS SURFACES, OR OTHER FIXTURES WHICH ARE DESIGNED TO SERVE A SINGLE UNIT, WHETHER LOCATED IN OR OUTSIDE THE UNIT'S BOUNDARIES, AS DEPICTED ON THE MAP AND/OR THE PLAT ARE ASSIGNED AS LIMITED COMMON ELEMENTS OF THE UNIT TO WHICH IT IS ALLOCATED ON THE MAP AND/OR PLAT.



PROPERTY DESCRIPTION:

LOTS 15, 16 AND 17, BLOCK 26, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

OWNERSHIP CERTIFICATE:

INNOVATIVE REAL ESTATE INVESTMENTS, LLC AND JO ENTERPRISES, LLLP AS DECLARANTS AND OWNERS, HEREBY CERTIFY THAT THIS CONDOMINIUM MAP OF THE "640 MAIN STREET CONDOMINIUMS" HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATIONS OF "640 MAIN STREET CONDOMINIUM ASSOCIATION, INC." RECORDED FEBRUARY 3, 2021 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF WELD, STATE OF COLORADO AT RECEPTION NO. 4678478, AND ANY SUPPLEMENTS AND AMENDMENTS THERETO. DECLARANT OWNS THE PROPERTY SUBJECT ONLY TO LIENS AND ENCUMBRANCES SET FORTH IN THE DECLARATION. BY THIS MAP, DECLARANT IS DECLARING THE UNITS DESCRIBED IN EXHIBIT "B" OF THE DECLARATION.

INNOVATIVE REAL ESTATE INVESTMENTS, LLC

BY: [Signature]
 NAME: VE Guderjahn
 TITLE: General Manager

JO ENTERPRISES, LLLP

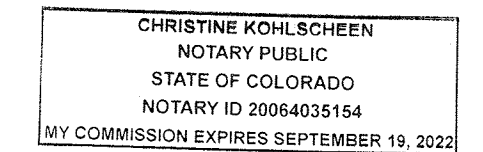
BY: [Signature]
 NAME: Thomas L Dunn
 TITLE: Partner

COUNTY OF Boulder } SS
 STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF February, 2021 BY VE Guderjahn AS General Manager OF INNOVATIVE REAL ESTATE INVESTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9/19/2022
 BY: [Signature]
 NOTARY PUBLIC

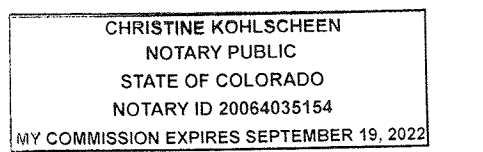


COUNTY OF Boulder } SS
 STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF February, 2021 BY Thomas L Dunn AS Partner OF JO ENTERPRISES, LLLP

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9/19/2022
 BY: [Signature]
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATE THAT THIS CONDOMINIUM MAP OF "640 MAIN STREET CONDOMINIUMS", SHOWING THE LEGAL DESCRIPTION OF THE PROPERTY AND A SURVEY WITH THE BUILDING LOCATIONS, LAND DESIGNATIONS, DIMENSIONS AND ELEVATIONS SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE AFORESAID INFORMATION, AND THAT SUCH CONDOMINIUM MAP WAS PREPARED SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF ALL THE IMPROVEMENTS SHOWN HEREON.

THIS CONDOMINIUM MAP OF 640 MAIN STREET CONDOMINIUMS CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 38-33.3-209.

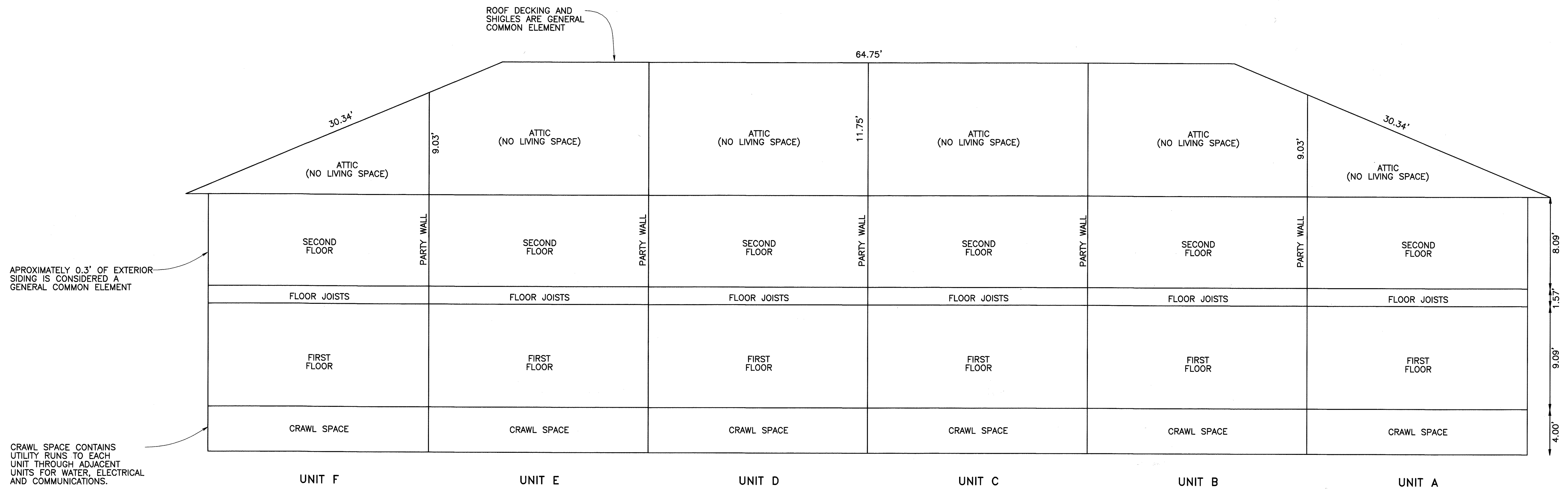
MERLE R. HOOS, PLS 38046
 FOR AND ON BEHALF OF
 AMERICAN WEST LAND SURVEYING CO.
 A COLORADO CORPORATION



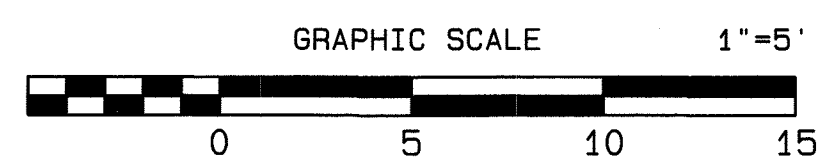
American West Land Surveying Co.
 A Family Owned Corporation Since 1991
 PO Box 129, Brighton, CO 80601 • P:303-659-1532 • mrl.amw@gmail.com
 SCALE 1" = 10' DRAWN BY: MRH CHECKED BY: CDH DATE: August 25, 2020
 JOB NO: 20-423 REVISIONS: 12-18-2020

640 Main Street Condominium Map

Sheet 2 of 5



WEST ELEVATION



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