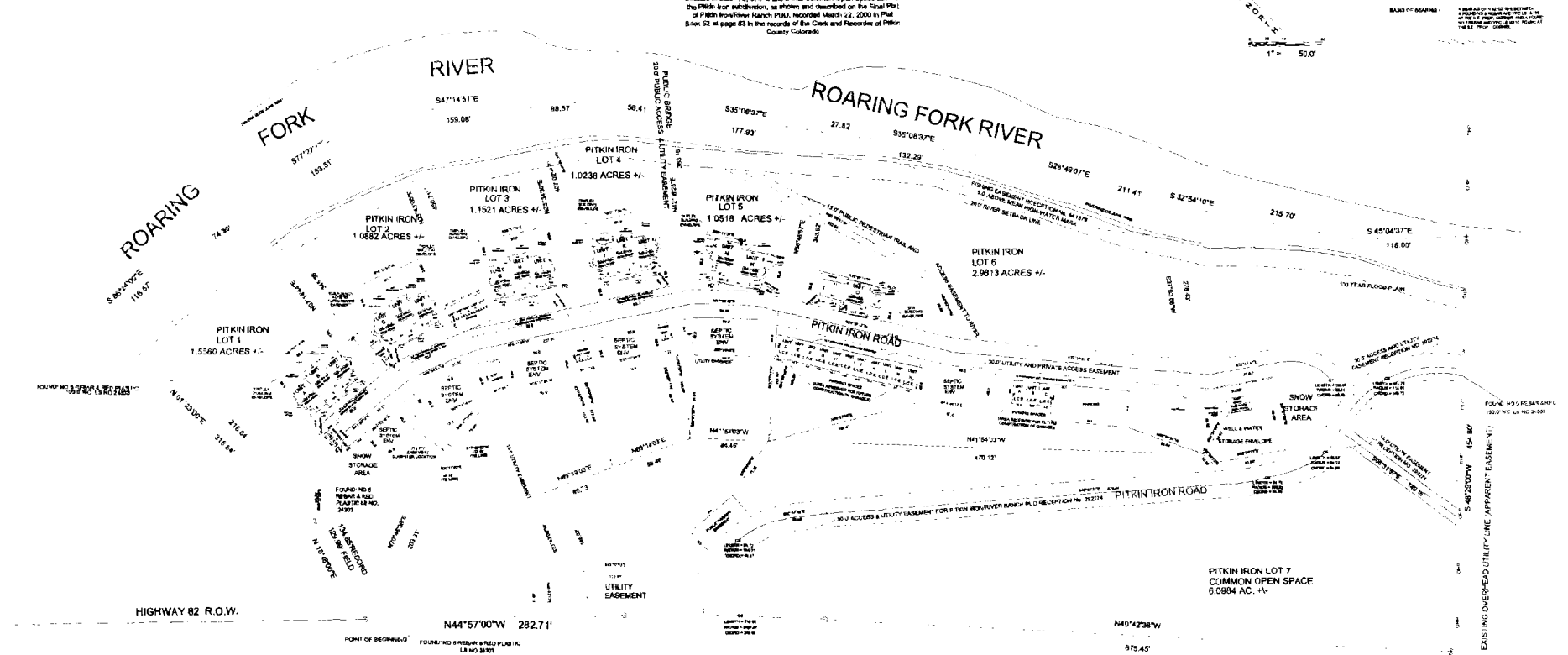


B.55 P.57

CONDOMINIUM MAP OF PITKIN IRON

a Colorado Common Interest Community

Located in Lots 1, 2, 3, 4, 5 and 6 and Common Open Space Lot 7 of the Pitkin Iron subdivision, as shown and described on the Final Plat of Pitkin Iron/Traver Ranch PUD, recorded March 22, 2000 in Final Plat 8-14-02 at page 83 in the records of the Clerk and Recorder of Pitkin County Colorado.



1. All areas shown on this map that are not designated as either Units or Limited Common Elements are Common Elements.
2. The Common Elements are defined by the various Access and Utility Easements, Fencing Easements and Prohibition Access Easements and Utility Easements as shown hereon.
3. The following notes are required by Pitkin County Land Use Code Section 3-320-0409:
- a. The type of common interest community that is being created by this condominium map and the condominium subdivision related to it is a condominium.
 - b. The creation of this condominium common interest community does not constitute legal subdivision of land pursuant to the Pitkin County Land Use Code. The separate ownership interests do not result in the creation of separate, legal lots under the Pitkin County Land Use Code. Any alteration, change, expansion, modification of any structure in the condominium common interest community may require the approval of Pitkin County.
 - c. The Declaration has reserved the right to exercise additional development rights and/or make additional improvements that may require the approval of Pitkin County under state and/or federal development rights may be lawfully exercised or created, or additional improvements may lawfully occur.

CONDOMINIUM MAP NOTES:

4. Base of Bearing: A Bearing of N 82° 02' 07" E between a Bound Nail 3/4" dia. x 1 1/2" L.S. 18710 at the North Easery Property Corner and a Round No. 5 nail 8 1/8" dia. x 1 1/2" L.S. 18710 at the S.E. Property Corner.
5. BENCHMARK: An assumed elevation of 100.00 at top of the hydrant by pump-house.
6. The Pitkin Iron condominium common interest community is subject to restrictions shown on the Final Plat of Pitkin Iron/Traver Ranch PUD, recorded March 22, 2000, in Final Plat 8-14-02 at Page 83. The map records and amends the dimensions of the existing building easement on Lot 2, Pitkin Iron subdivision that were previously shown on said Final Plat. The map also amends the location of the septic system easement on Lot 5 and Lot 6, Pitkin Iron subdivision and the public parking easement on Common Open Space Lot 7, Pitkin Iron subdivision.
7. The Pitkin Iron condominium common interest community is subject to the Subdivision Improvements Agreement recorded March 22, 2000, as Reception No. 44197, and to the Master Covenants and Planned Unit Development Rules for Pitkin Iron/Traver Ranch PUD recorded March 22, 2000 as Reception No. 441574.
8. The Pitkin Iron condominium common interest community is subject to that certain Condominium Declaration for Pitkin Iron recorded December 22, 2000, as Reception No. 441574.

- ### Legend and Notes:
- Indicates found monument as described
 - Indicates found monument, as value and Paul Pass: Cas (RPL) L.S. 34303
 - C.E. denotes Limited Common Elements
 - C.E. denotes Common Elements
 - ENY denotes development easement
 - SPN denotes single family residence
 - UNIT denotes Condominium Unit
 - denotes boundary of the Common Interest Community
 - denotes the Lot Lines
 - denotes the Unit Boundaries

NOTE: According to Colorado law, you must commence any legal action based upon any defect in this map no later than 90 days after you first discover such defect. If no error is found, any action based upon any defect in this survey is commenced more than 90 days from the date of the certification shown hereon.

HIRED GUN SURVEYING LTD.
P.O. BOX 9
SNOWMASS, COLORADO 81654
(970)923-2794

DATE SURVEYED: 11/01/00
DATE DRAFTED: 11/15/00
REVISED: 12/28/00
DATA FILE NAME: 00702
DRAWN BY: T. YOCUM
M.L.D.'D

SHEET 2 OF 7

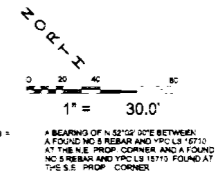
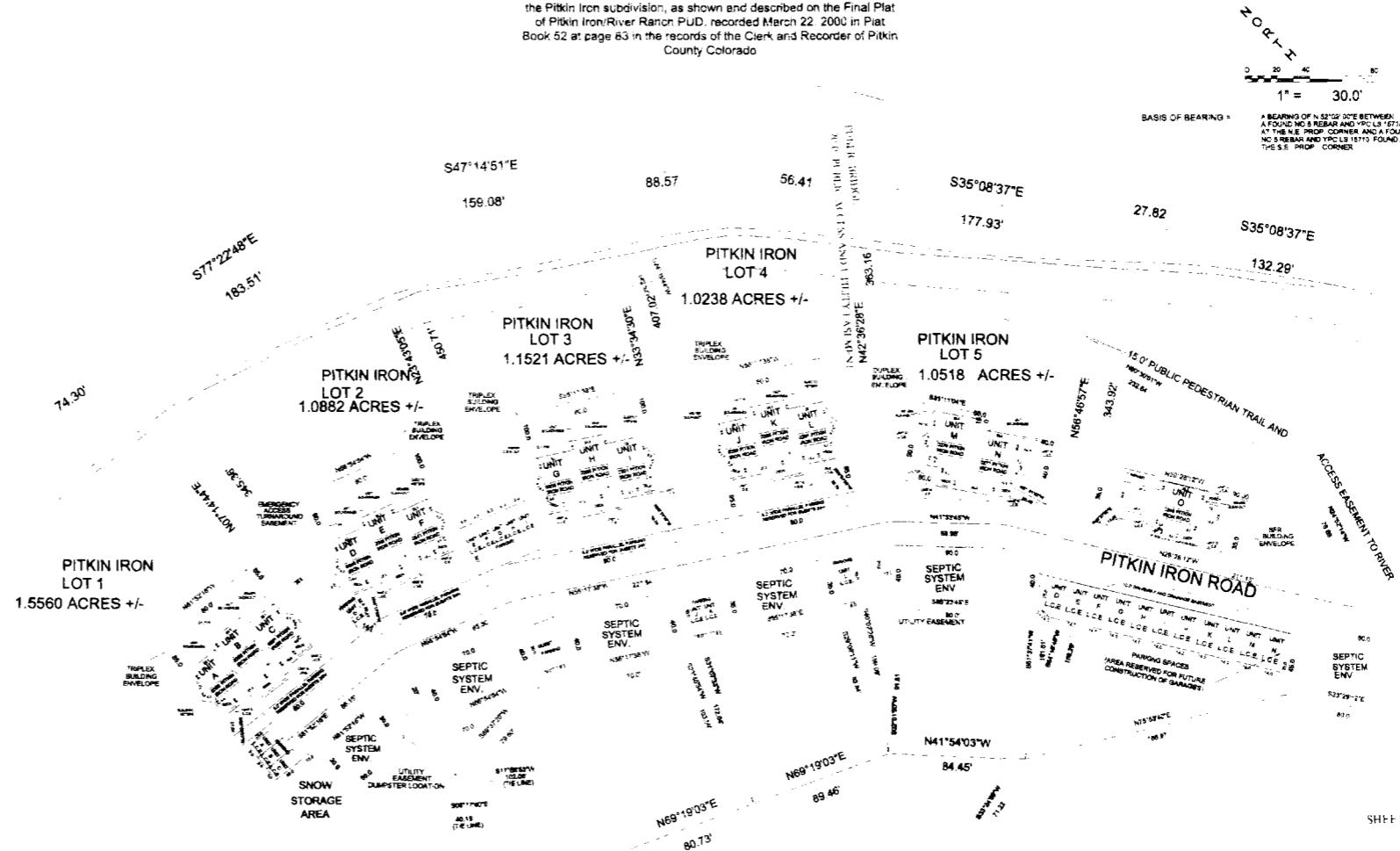
B.55
P.57

CONDOMINIUM MAP OF PITKIN IRON

B.55 P.58

a Colorado Common Interest Community

located in Lots 1, 2, 3, 4, 5 and 6 and Common Open Space Lot 7 in the Pitkin Iron subdivision, as shown and described on the Final Plat of Pitkin Iron/River Ranch P.U.D. recorded March 22, 2000 in Plat Book 52 at page 63 in the records of the Clerk and Recorder of Pitkin County Colorado



NOTICE: 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.

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 P.O. BOX 9
 SNOWMASS, COLORADO 81654
 (970)923-2794

DATE SURVEYED: 11/01/00
 DATE DRAFTED: 11/11/00
 REVISED: 12/08/00
 DATA FILE NAME: 0010205
 DRAWN BY: T. YOCUM
 M.L. D.M.

B.55

P.58

B.55 P.60

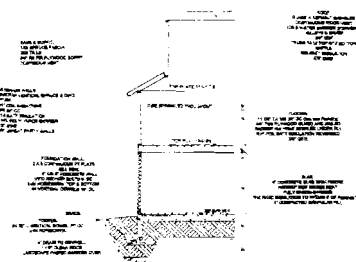
DUPLEX FLOOR PLAN/SECTION



UPPER LEVEL



MAIN LEVEL



HIRED GUN SURVEYING LTD.
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 SNOWMASS, COLORADO 81654
 (970)923-2794

SHEET 5 OF 7
 DATA FILE NAME: 0010295
 REVISED: 12/18/00

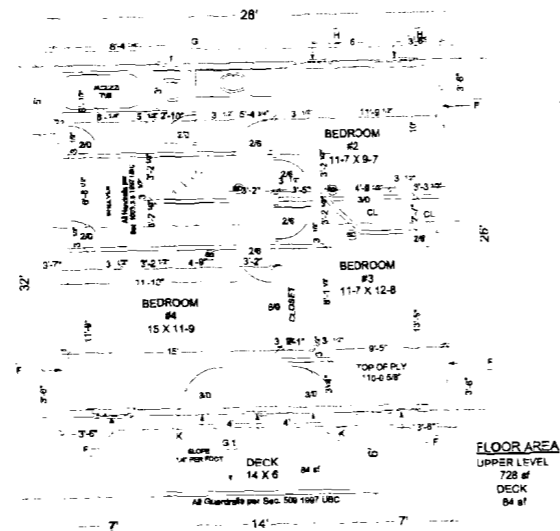
B.55

P.60

B.55 P.61

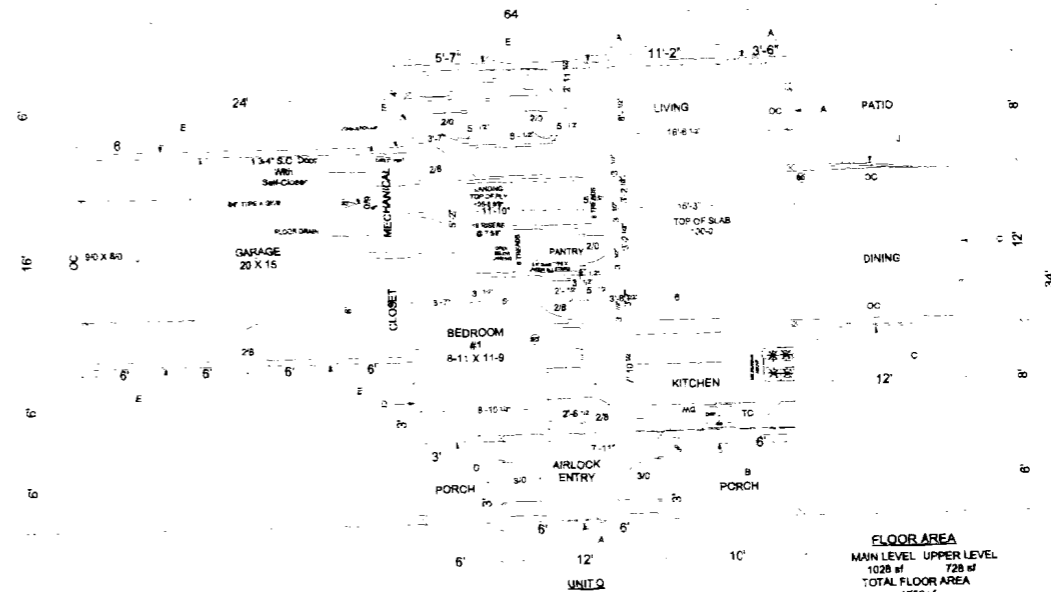
SINGLE FAMILY RESIDENCE FLOOR PLAN

UPPER LEVEL FLOOR PLAN



UNIT 0

MAIN LEVEL FLOOR PLAN



FLOOR AREA
 MAIN LEVEL 1028 sf
 UPPER LEVEL 728 sf
 TOTAL FLOOR AREA 1756 sf
 GARAGE 329 sf
 MECHANICAL 27 sf
 PATIO 96 sf
 PORCH 96 sf

UNIT 0

NOTICE: According to Colorado law and most other states any legal action based upon any defect in this survey shall be brought only against the Surveyor and not against any other person or entity. The Surveyor shall not be liable for any error or omission in this survey as demonstrated hereon that can be traced to the data or the contractor's wrong terms.

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 (970)923-2794

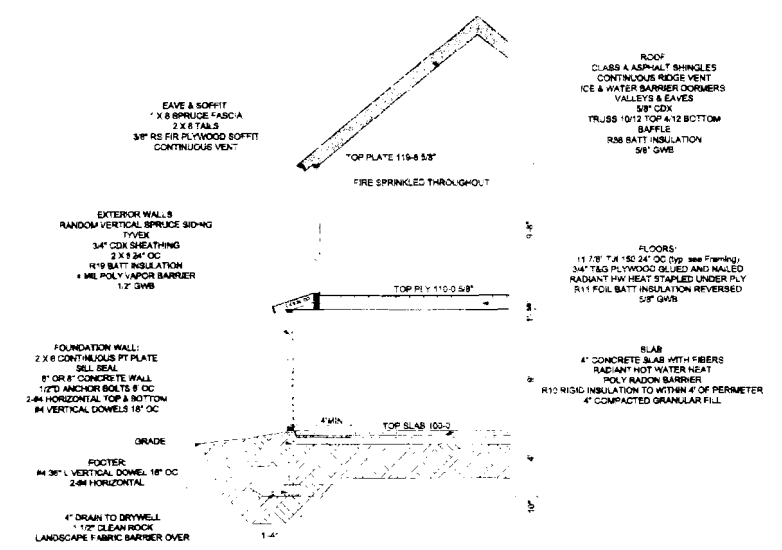
SHEET 6 OF 7
 DATA FILE NAME: 081209
 REVISED: 12-18-00

B.55

P.61

B.55 P.102

SINGLE FAMILY RESIDENCE SECTION PLAN



BUILDING SECTION UNIT O

NOTICE: 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 herein.

HIRED GUN SURVEYING LTD.
P.O. BOX 9
SNOWMASS, COLORADO 81654
(970)923-2794

SHEET 7 OF 7
DATA FILE NAME: 0010706
REVISED: 12/18/09

B.55

P.102