

B43 P16

CONDOMINIUM MAP OF VICTORIANS AT BLEEKER

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT LARRY SALTERMAN (HEREINAFTER "DECLARANT"), BEING THE OWNER OF CERTAIN REAL PROPERTY DESCRIBED AS FOLLOWS:

LOTS A AND D, AND THE NORTH HALF OF THE VACATED ALLEY ADJACENT TO SAID LOTS, BLOCK 66, CITY AND TOWNSHIP OF ASPEN, PITKIN COUNTY, COLORADO, # (CONTINUED BELOW)

HEREBY CERTIFIES THAT THIS MAP OF VICTORIANS AT BLEEKER HAS BEEN PREPARED PURSUANT TO THE PROVISIONS STATED IN THE CONDOMINIUM DECLARATION FOR VICTORIANS AT BLEEKER, DATED JANUARY 1, 1997 AND RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO.

DECLARANT SUBMITS THE PROPERTY DESCRIBED ABOVE TO THIS PLAN AND MAP AND BY THESE PRESENTS HAS LAID OUT, PLATTED AND SUBDIVIDED THE PROPERTY UNDER THE NAME AND STYLE OF VICTORIANS AT BLEEKER INTO CONDOMINIUM UNITS AND COMMON ELEMENTS AND HAS DEDICATED VARIOUS EASEMENTS AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF ASPEN AND THE APPROPRIATE PUBLIC UTILITIES, THE

PUBLIC ACCESS, EMERGENCY EASEMENT AND THE UTILITY AND UTILITY ACCESS EASEMENTS SHOWN HEREON. ALL EASEMENTS SHOWN HEREON ARE NON-EXCLUSIVE.

THE DECLARANT RESERVES THE RIGHT TO RELOCATE THE ACCESS AND UTILITY EASEMENTS SHOWN HEREON AND TO GRANT ADDITIONAL EASEMENTS AS MAY BE NECESSARY OR DESIRABLE FOR UTILITY SERVICE TO VICTORIANS AT BLEEKER AND/OR TO CONFIRM AND ESTABLISH THE AS-BUILT LOCATIONS OF THE ACCESS AND UTILITY IMPROVEMENTS IN VICTORIANS AT BLEEKER.

LARRY SALTERMAN

STATE OF COLORADO)
COUNTY OF PITKIN) SS

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1997 BY LARRY SALTERMAN.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC

MORTGAGEE'S CONSENT

PITKIN COUNTY BANK & TRUST CO. AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST DATED SEPTEMBER 9, 1995 AND RECORDED SEPTEMBER 9, 1995 AS INSTRUMENT NUMBER 376,041 IN THE RECORDS OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO HEREBY CONSENTS TO THE RECORDING OF THIS CONDOMINIUM MAP OF VICTORIANS AT BLEEKER AND JOINS IN THE DEDICATIONS MADE HEREON TO THE EXTENT OF ITS INTEREST THEREIN.

EXECUTED THIS _____ DAY OF _____ 1997

PITKIN COUNTY BANK & TRUST CO.

BY _____

STATE OF COLORADO)
COUNTY OF PITKIN) SS

THE FOREGOING MORTGAGEE'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1997 BY _____ OF PITKIN COUNTY BANK & TRUST CO.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, JAMES F. ROSS, HEREBY CERTIFY THAT IN JUNE OF 1997 I MADE A SURVEY OF LOTS A AND D AND THE NORTH HALF OF THE VACATED ALLEY ADJACENT TO SAID LOTS, BLOCK 66, CITY AND TOWNSHIP OF ASPEN, PITKIN COUNTY, COLORADO. THE 2 1/2 STORY WOOD FRAME BUILDINGS WERE FOUND TO BE LOCATED ENTIRELY WITHIN THE BOUNDARY LINES OF THE PROPERTY DESCRIBED ABOVE. THE LOCATION AND DIMENSIONS OF THE BOUNDARY LINES, UTILITIES IMPROVEMENTS AND EASEMENTS IN EVIDENCE OR KNOWN TO ME ARE ACCURATELY SHOWN ON THIS MAP AND THE MAP ACCURATELY AND SUBSTANTIALLY DEPICTS THE LOCATION OF THE BUILDINGS AND THE VERTICAL AND HORIZONTAL DIMENSIONS OF THE BUILDINGS AND OF THE INDIVIDUAL AIR SPACE UNITS OF VICTORIANS AT BLEEKER THEREIN. THE UNIT DESIGNATIONS THEREOF, THE MEASUREMENTS OF SAID UNITS, AND THE ELEVATIONS OF THE FINISHED FLOORS AND CEILING UNDER THE INTERSECTIONS PROVIDED BY THE OWNER, THIS MAP ALSO ACCURATELY DEPICTS ALL ENCROACHMENTS BY OR ON THE PROPERTY.

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO REVISED STATUTES 1973, TITLE 30, ARTICLES 30.9 AND 30.9, AS AMENDED FROM TIME TO TIME, AND CARRIES WITHIN A LIMIT OF ONE (1) IN TEN THOUSAND (0.0002).

ALPINE SURVEYS, INC.

DATE: _____

BY JAMES F. ROSS, L.S. 1104

TITLE CERTIFICATE

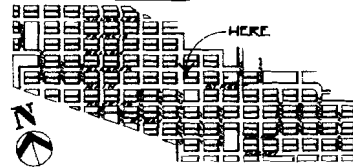
THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF PITKIN COUNTY TITLE, INC., REGISTERED TO DO BUSINESS IN PITKIN COUNTY, COLORADO, HEREBY CERTIFIES THAT THE PERSON LISTED AS OWNER ON THIS MAP HOLDS FEE SIMPLE TITLE TO THE REAL PROPERTY DESCRIBED HEREON, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THE LIEN OF THE MORTGAGEE NAMED HEREON. ALTHOUGH WE BELIEVE THE FACTS STATED ON THIS MAP ARE TRUE, THIS CERTIFICATE IS NOT TO BE CONSTRUED AS AN ABSTRACT OF TITLE, NOR AN OPINION OF TITLE, NOR GUARANTEE OF TITLE, AND IT IS UNDERSTOOD AND AGREED THAT PITKIN COUNTY TITLE, INC., NEITHER ASSUMES NOR WILL BE CHARGED WITH ANY FINANCIAL OBLIGATION OR LIABILITY WHATSOEVER ON ANY STATEMENT CONTAINED HEREIN.

DATE: _____

July 1, 1997

VINCENT F. HERRICK, PRESIDENT
PITKIN COUNTY TITLE, INC.
601 EAST HORTON, 3RD FLOOR
ASPEN, CO 81611

VICINITY MAP



0 10 20 30 40 50 100 FT
SCALE: 1" = 20'

DIGHS OF BEARING: S44°50'41"W BETWEEN NE COR. BLOCK 66, A BRASS CAP, AND A WITNESS COR. ON EAST LINE, LOT 1, BLOCK 66, A REDDAR WITH PLASTIC CAP (COR. 71.54')

§ (CONTINUED PROPERTY DESCRIPTION)
TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR ACCESS, INGRESS AND EGRESS, DRIVEWAY AND UNDERGROUND UTILITY PURSUING FIFTEEN (15) FEET IN WIDTH OVER THE NORTHERLY 5 FEET OF LOTS K AND L AND THE NORTHERLY 5 FEET OF THE WESTERLY 10 FEET OF LOT M, BLOCK 66, ORIGINAL ASPEN TOWNSHIP, AND THE SOUTHERLY 10 FEET OF THE VACATED ALLEY IN BLOCK 66, ORIGINAL ASPEN TOWNSHIP, ADJACENT AND CONTIGUOUS TO LOTS K AND L AND THE WESTERLY 10 FEET OF LOT M.

NOTE

PITKIN COUNTY TITLE, INC. CASE NO. 15017 WAS USED IN THE PREPARATION OF THIS SURVEY.

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

THIS CONDOMINIUM MAP OF VICTORIANS AT BLEEKER WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF ASPEN THIS _____ DAY OF _____ 1997.

By _____
DIRECTOR

CITY ENGINEER'S APPROVAL

THIS CONDOMINIUM MAP OF VICTORIANS AT BLEEKER WAS APPROVED BY THE CITY OF ASPEN, DEPARTMENT OF ENGINEERING THIS _____ DAY OF _____ 1997.

By _____
CITY ENGINEER

CLERK & RECORDER'S ACCEPTANCE

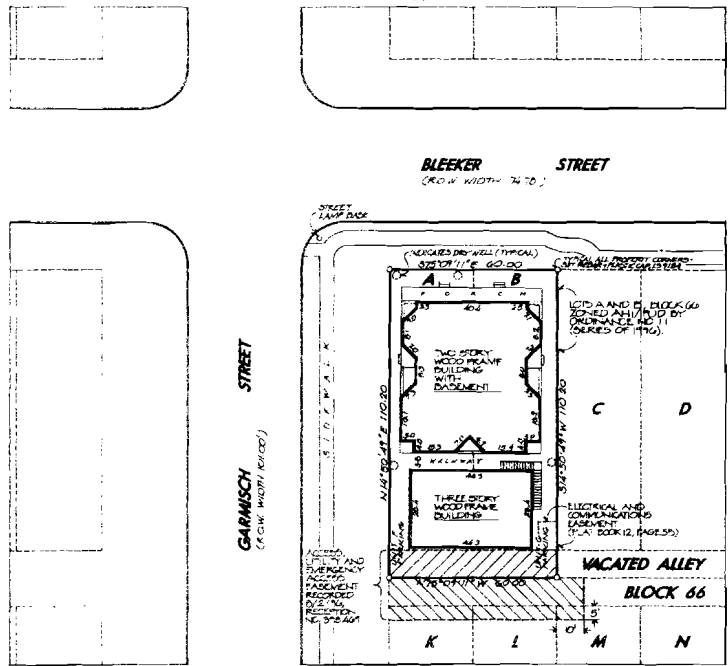
THIS CONDOMINIUM MAP OF VICTORIANS AT BLEEKER WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK & RECORDER OF PITKIN COUNTY, COLORADO AT _____ O'CLOCK _____ A.M. THIS _____ DAY OF _____ 1997 IN PLAT BOOK _____ AT PAGE _____ AS RECORDED NO. _____



Jennifer Doss, Clerk & Recorder

INDEX

- SHEET 1: OWNER'S CERTIFICATE, MORTGAGEE'S CONSENT, TITLE CERTIFICATE, SURVEYOR'S CERTIFICATE, COMMUNITY DEVELOPMENT DIRECTOR APPROVAL, CITY ENGINEER'S APPROVAL, CLERK & RECORDER'S CERTIFICATE, VICINITY MAP, IMPROVEMENT SURVEY
- SHEET 2: CONDOMINIUM UNIT PLANS, LEGEND



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Aspen, Colorado 81612
970 925 2888

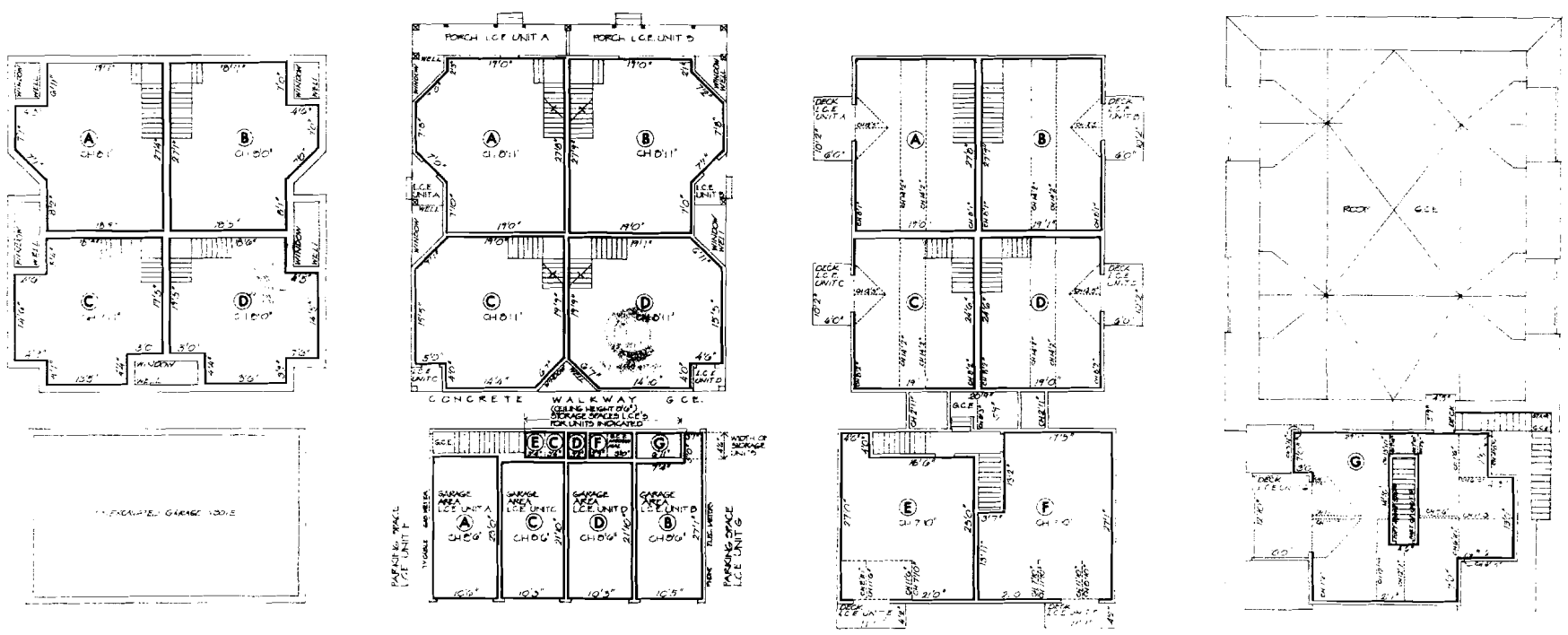
Surveyed JUNE 1997 JFR
Checked 6/25/97 JLS
Revisions 4 30' 17' SIDEWALKS + STREET LAMP

THIS CONDOMINIUM MAP OF VICTORIANS AT BLEEKER
SHEET 1 OF 2

Job No. 95-17
Client: SALTERMAN

B43 P17

CONDOMINIUM MAP OF VICTORIANS AT BLEEKER



BASEMENT
FLOOR ELEVATION: 7092.3
LEGEND

- A** CONDOMINIUM UNIT DESIGNATION
- CH 12.5' TYPICAL CEILING HEIGHT
- 7092.3 (TYPICAL) ELEVATION OF FLOOR ABOVE SEA LEVEL BASED ON U.S.C. & G.S. BENCH MARK OF TPOU 80 AT SOUTH-WEST CORNER OF THE PITCH COUNTY COURT HOUSE.
- INDICATES UNIT PERIMETER
- L.C.E. LIMITED COMMON ELEMENT
- G.C.E. COMMON ELEMENT

GROUND LEVEL
FLOOR ELEVATION OF UNITS A, B, C, D = 7092.2
FLOOR ELEVATION OF GARAGES = 7092.8

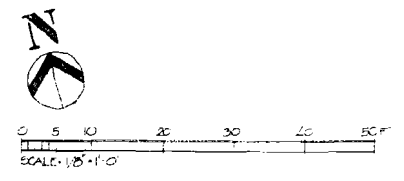
NOTE:
ALL AREAS NOT OTHERWISE DESIGNATED HEREON AS A CONDOMINIUM UNIT OR LIMITED COMMON ELEMENT (L.C.E.) ARE COMMON ELEMENTS.

Area = 6672 Sq. Ft.

Ant. Zone District

SECOND LEVEL
FLOOR ELEVATION OF UNITS A, B, C, D = 7092.2
FLOOR ELEVATION OF UNITS E, F = 7092.4

THIRD LEVEL (AND ROOF PLAN)
FLOOR ELEVATION: 7092.2



NOTICE: This map is prepared on the basis of information furnished by the client. It is not intended to be used for any purpose other than that for which it was prepared. The user assumes all responsibility for the accuracy and completeness of the information shown hereon. © 1997 Alpine Surveys, Inc.

Alpine Surveys, Inc.
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970 925 2688

Surveyed JUNE 1997 JFR
Drafted 6/25/97 JHE
Reviewed

Title
CONDOMINIUM MAP OF VICTORIANS AT BLEEKER
SHEET 2 OF 2

Job No. 95-7
Client: SALTERMAN