

INDEPENDENCE SQUARE CONDOMINIUM

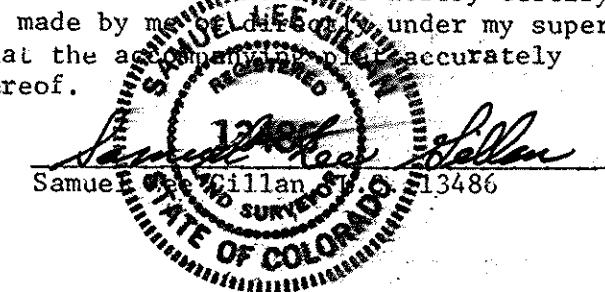
A PART OF THE NW 1/4, SEC. 22, T3S, R69W,
OF THE 6th PRIN. MER., COUNTY OF JEFFERSON,
STATE OF COLORADO
SHT 1 OF 2

LEGAL DESCRIPTION

A part of the NW 1/4 of Section 22, T3S, R69W, of the 6th P.M., County of Jefferson, State of Colorado being more particularly described as follows:
From the NW corner of Section 22, T3S, R69W, 6th P.M., the point of beginning bears S 0°09' W, 656.8 ft., and S 89°58' E, 1,321.2 ft. to the point of beginning. Said point being the center of the intersection of Mary and Second Street as shown by plat of Juchem's Garden Place; thence S 0°5' W, 328.62 ft., thence N 89°57' W, 330.4 ft. thence N 0°05' E, 328.6 ft.; thence N 89°58' E, 330.3 ft. to the point of beginning except any part of subject property lying within Independence Street. Said parcel containing 2.4861 acres more or less.

CERTIFICATE OF SURVEY

I, Samuel Lee Gillan, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of Independence Square Condominium was made by me on the 1st day of April, 1979, and that the same was made accurately and properly shows said subdivision and the survey thereof.



OWNER CERTIFICATE

ISC Joint Venture, being the owner of the herein described real property, does hereby certify that this condominium map for Independence Square Condominium has been prepared pursuant to the purposes stated in the condominium declaration for Independence Square Condominium dated, JUNE 7, 1979, recorded of even date herewith in the records of the Clerk & Recorder in and for the County of Jefferson, State of Colorado.

ISC A joint venture

OMNI Development Company, Inc.,
a joint venture
By Randolph J. Currier
Randolph J. Currier, President

The Gold Reserve, Inc.,
a joint venture
By Gary Gold
Gary Gold, President

Carlyn Development, Inc.,
a joint venture
By Carl Dawson
Carl Dawson, President

Holder of Deed of Trust: Jefferson Bank & Trust
By Ken Harris
Ken Harris, Vice President

Holder of Deed of Trust:
Francis Hildenbrand
Francis Hildenbrand

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS

The foregoing instrument was acknowledged before me this 7th day of JUNE 1979 by Randolph J. Currier, President, OMNI Development Company, Inc., Gary Gold, President, The Gold Reserve, Inc., Carl Dawson, President, Carlyn Development, Inc., Ken Harris, Vice President, Jefferson Bank & Trust, and Francis Hildenbrand. WITNESS my hand and official seal.

Betty Jo Brent
Notary Public

My Commission Expires: 8/17/82

CLERK & RECORDERS CERTIFICATE

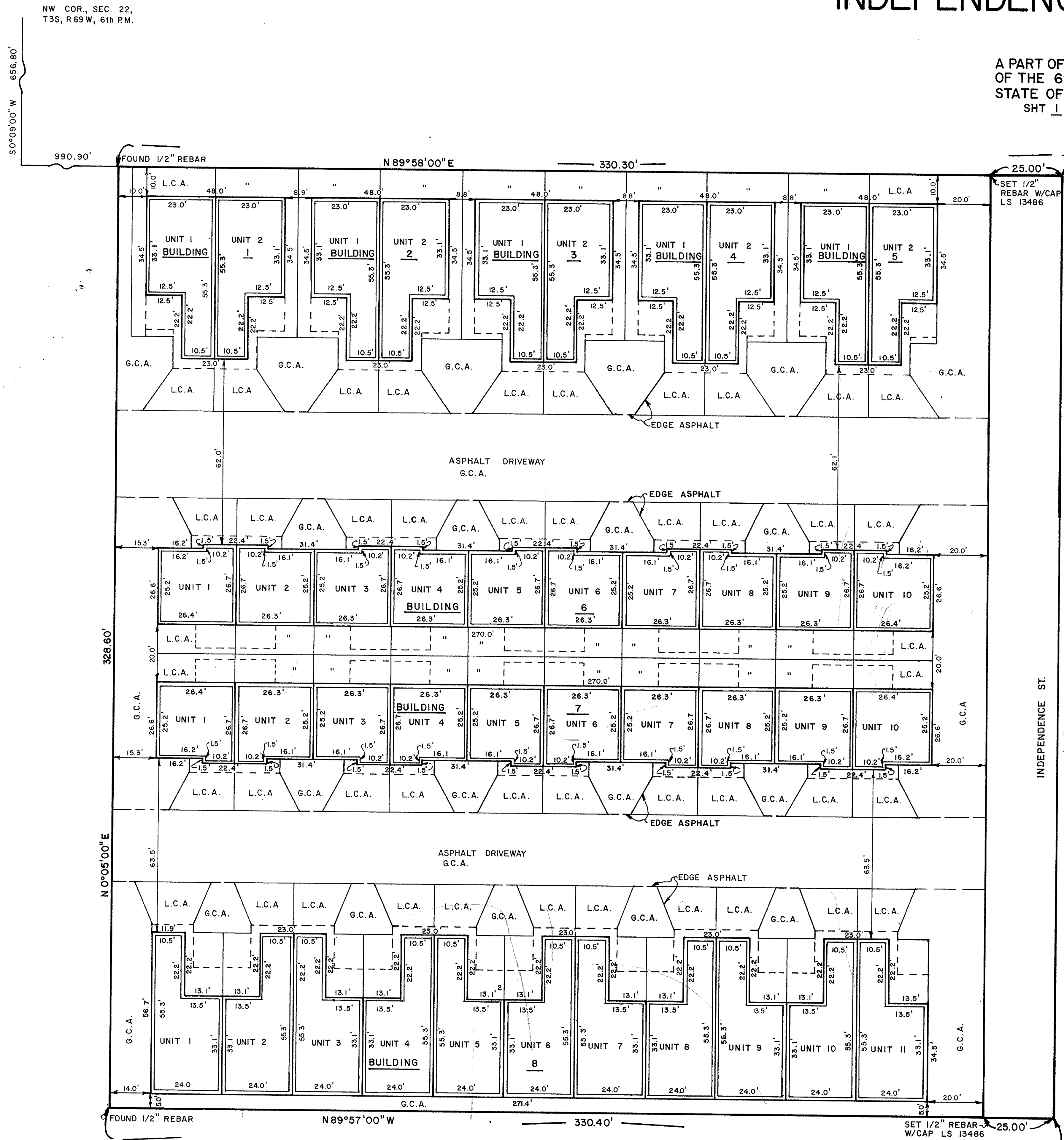
Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado this 8th day of JUNE 1979.

Reception No. 79050750
Time 11:06 A.M.

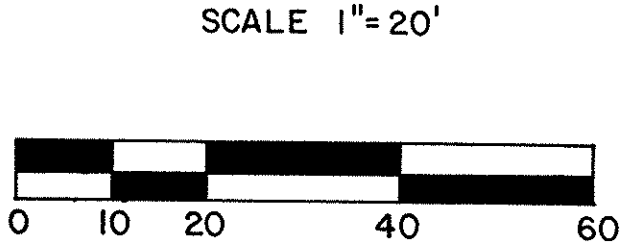


Norman C. Allen
County Clerk and Recorder
By Marjorie Yager Deputy

PREPARED BY:
GILLAN'S & ASSOC.
7270 TELLER ST.
ARVADA, CO. 80003
424-5491

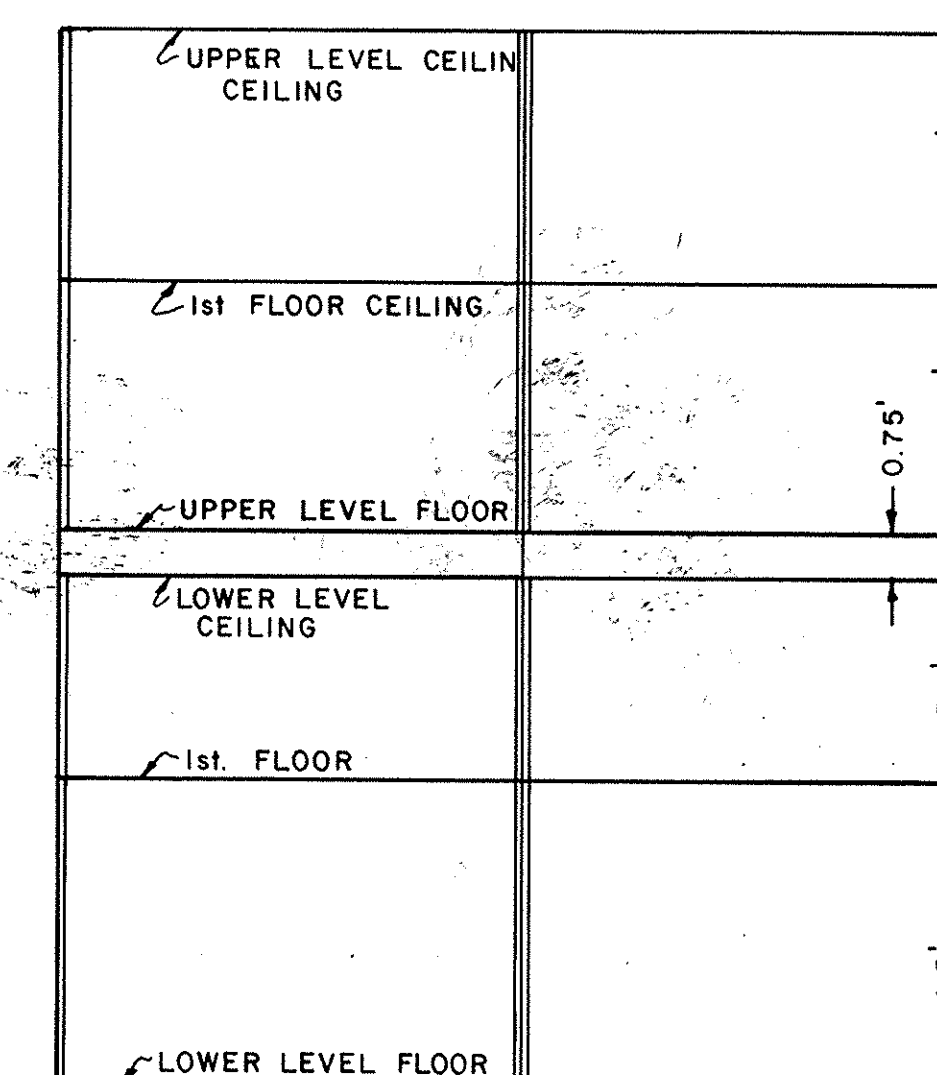
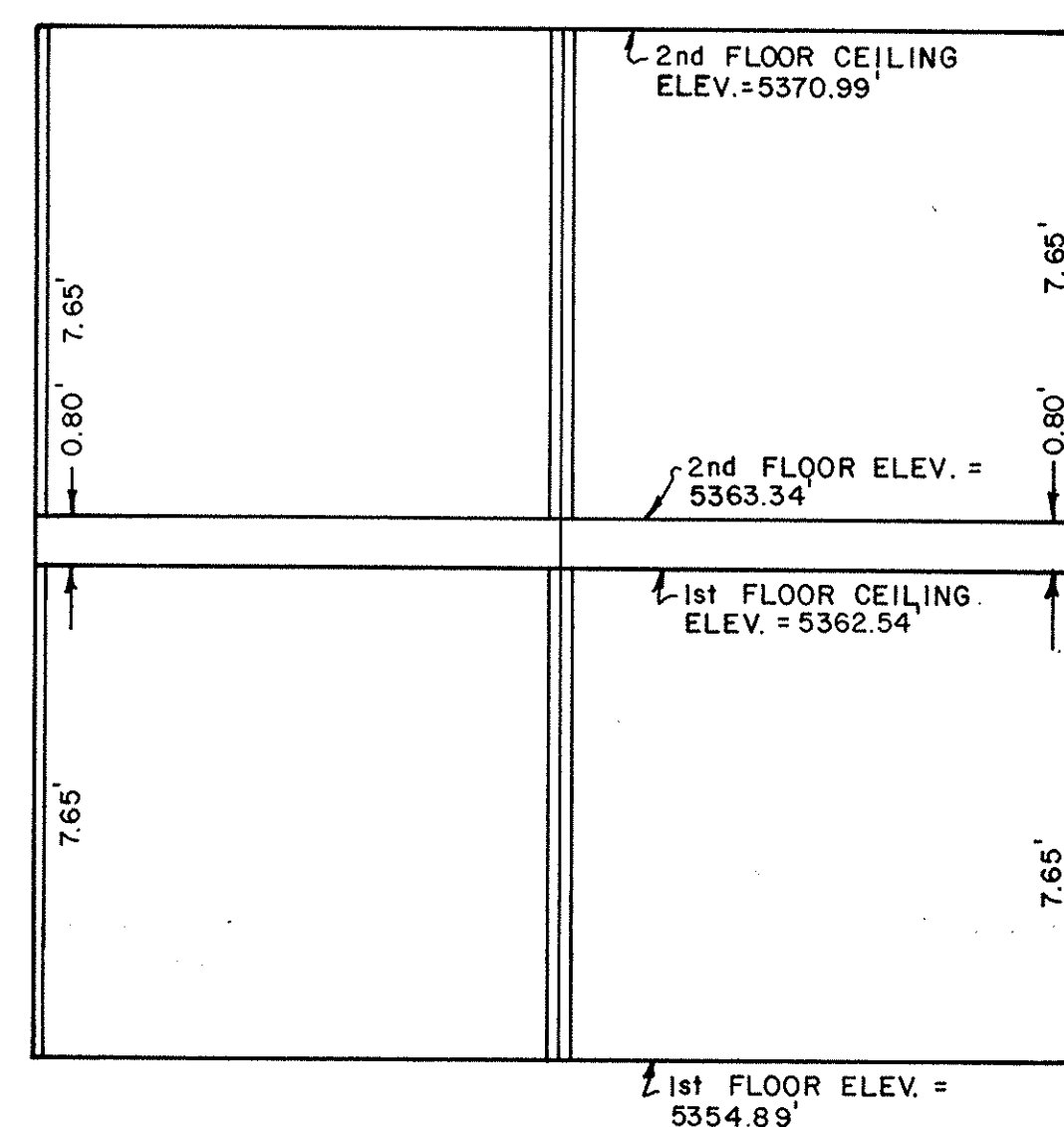


NOTE
INTERIOR WALL THICKNESS IS 0.60'
OUTER WALL THICKNESS IS 0.70'
G.C.A. = GENERAL COMMON AREA
L.C.A. = LIMITED COMMON AREA



Applicant of Correction
Rec # 79109970
Dec 11, 1979

A PART OF THE NW 1/4, SEC 22, T3S, R69W,
6th. PRIN. MER., COUNTY OF JEFFERSON,
STATE OF COLORADO
SHT 2 OF 2

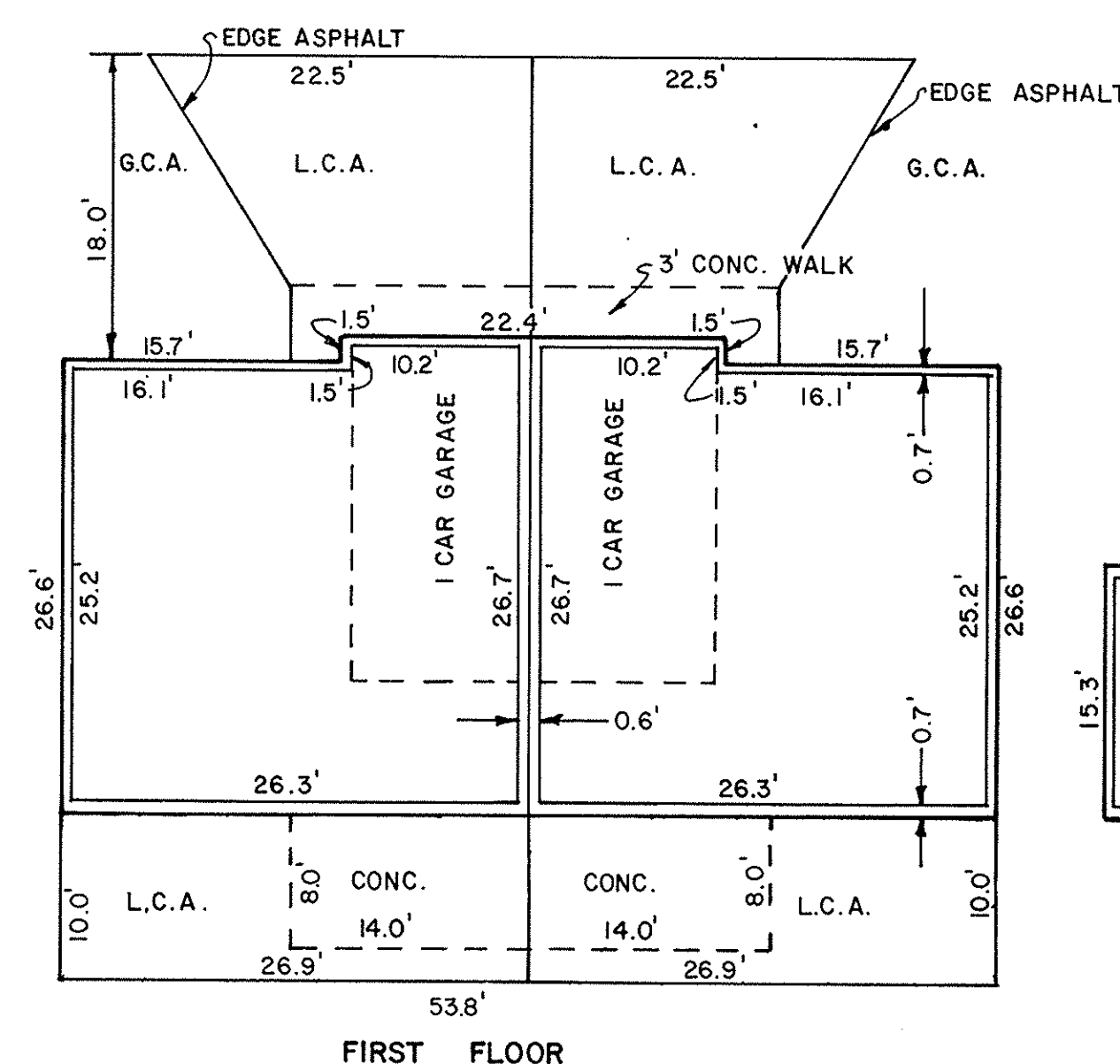


FIRST FLOOR ELEVATION OF TRI-LEVEL UNITS

UNITS	1 & 2	BUILDING 1	-	5354.88'
"	1 & 2	"	2	- 5354.59'
"	1 & 2	"	3	- 5354.27'
"	1 & 2	"	4	- 5354.07'
"	1 & 2	"	5	- 5353.97'

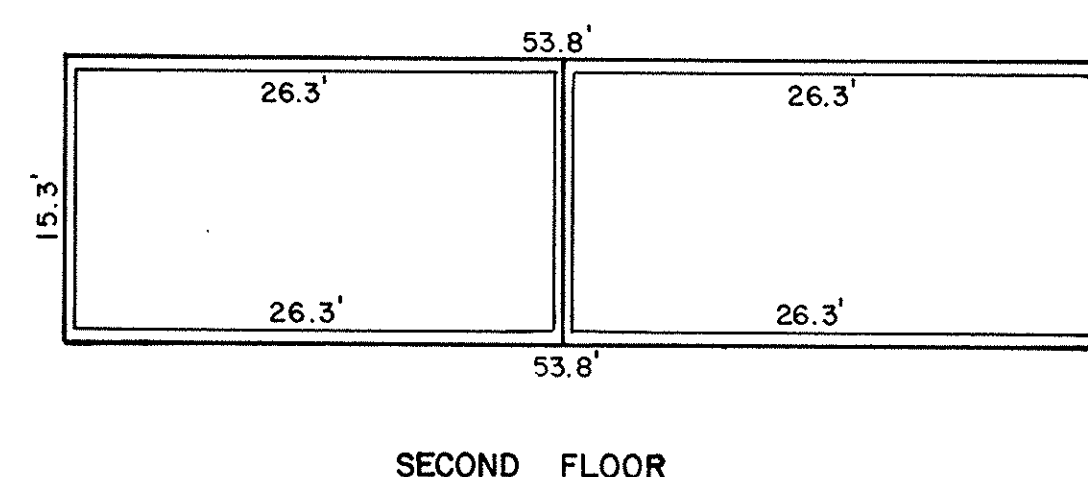
BENCH MARK
SECTION CORNER BRASS CAP AT W. 43th AVE &
KIPLING ST. ELEV. = 5364.56'

FRONT VIEW
HORIZ. SCALE 1"=10'
VERT. SCALE 1"=30'



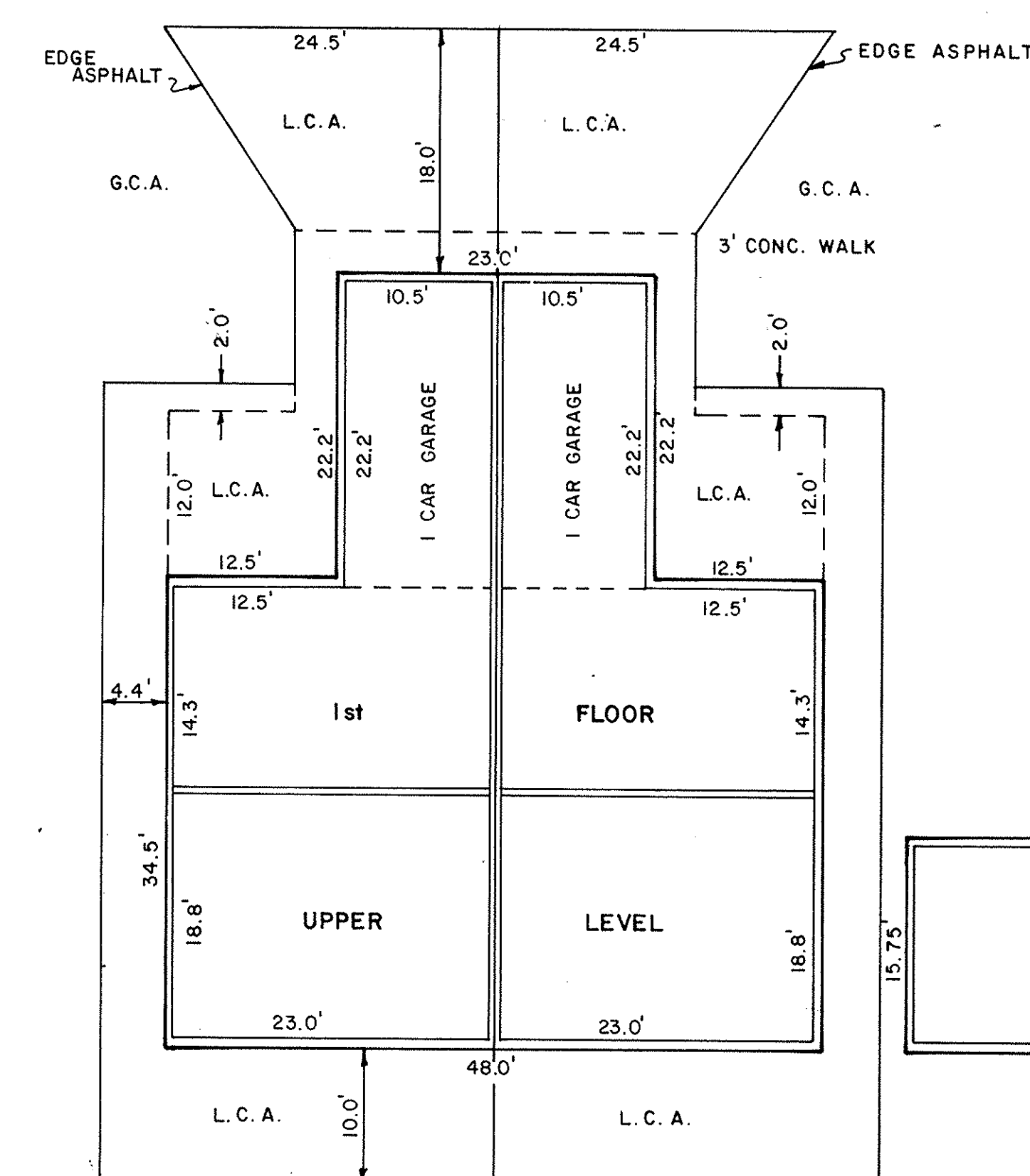
TYPICAL RANCH UNITS

TYPICAL TWO STORY UNITS



SECOND FLOOR

TOP VIEW
SCALE 1"=10'



LOWER LEVEL