

EXHIBIT A
TO
CONDOMINIUM DECLARATION
FOR
TOPAZ AT THE MALL CONDOMINIUMS

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TOPAZ AT THE MALL CONDOMINIUMS
PHASE I

A parcel of land situated in Cedar Square Subdivision Filing No. 1, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the northeast corner of Lot 1; thence southerly along the easterly line of Lot 1 a distance of 73.00 feet to the TRUE POINT OF BEGINNING; thence continuing southerly along the easterly line of Lot 1 a distance of 108.00 feet; thence on a deflection angle to the right of 90°00'00" a distance of 285.09 feet to a point on the westerly line of Lot 1; thence on a deflection angle to the right of 89°59'57" and along the westerly line of Lot 1 a distance of 110.00 feet; thence on a deflection angle to the right of 90°00'03" a distance of 31.09 feet; thence on a deflection angle to the left of 90°00'00" a distance of 13.00 feet; thence on a deflection angle to the right of 90°00'00" a distance of 38.00 feet; thence on a deflection angle to the left of 90°00'00" a distance of 58.63 feet to a point on the northerly line of Lot 1; thence on a deflection angle to the right of 90°10'03" and along the northerly line of Lot 1 a distance of 98.00 feet; thence on a deflection angle to the right of 89°49'57" a distance of 55.34 feet; thence on a deflection angle to the left of 90°00'00" a distance of 27.00 feet; thence on a deflection angle to the right of 90°00'00" a distance of 18.00 feet; thence on a deflection angle to the left of 90°00'00" a distance of 91.00 feet to the TRUE POINT OF BEGINNING.

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EXHIBIT B
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Condominium Unit	Condominium Building	Undivided Interest In Common Elements Appurtenant to the Condominium Unit *	Range of Square Feet of Living Area in the Individual Air Space Unit
B-11	B	1/32	Less than 550
B-12	B	1/32	Less than 550
B-13	B	1/32	Less than 550
B-14	B	1/32	Less than 550
B-15	B	1/32	Less than 550
B-16	B	1/32	Less than 550
B-21	B	1/32	Less than 550
B-22	B	1/32	Less than 550
B-23	B	1/32	Less than 550
B-24	B	1/32	Less than 550
B-25	B	1/32	Less than 550
B-26	B	1/32	Less than 550
D-11	D	1/32	More than 750
D-12	D	1/32	More than 750
D-13	D	1/32	More than 750
D-14	D	1/32	More than 750
D-15	D	1/32	More than 750
D-16	D	1/32	More than 750
E-11	E	1/32	550 - 750
E-12	E	1/32	550 - 750
E-13	E	1/32	550 - 750
E-14	E	1/32	550 - 750
E-15	E	1/32	550 - 750
E-16	E	1/32	550 - 750
E-17	E	1/32	550 - 750
E-21	E	1/32	550 - 750
E-22	E	1/32	550 - 750
E-23	E	1/32	550 - 750
E-24	E	1/32	550 - 750
E-25	E	1/32	550 - 750
E-26	E	1/32	550 - 750
E-27	E	1/32	550 - 750

* The undivided interest in Common Elements appurtenant to a Condominium Unit shall be a fraction, the numerator of which shall be one (1) and the denominator of which shall be the total number of Condominium Units subject to this Declaration. The undivided interest in Common Elements appurtenant to a Condominium Unit is subject to being modified by annexations to this Declaration pursuant to Article XVII hereof.

1199010

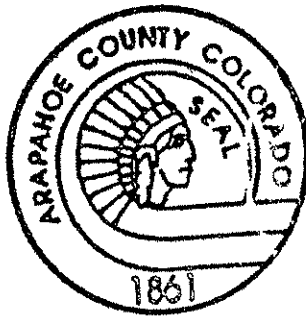
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EXHIBIT C
TO
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TOPAZ AT THE MALL CONDOMINIUMS

A parcel of land situated in the southwest quarter of Section 7, Township 4 South, Range 65 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the north quarter corner of Section 7; thence south along the north-south centerline of Section 7, a distance of 3953.84 feet; thence on a deflection angle to the right of $90^{\circ}10'15''$, a distance of 30.00 feet to the southeast corner of Tract 34, Florence Gardens; and the true point of beginning; thence continuing on the last described course along the south line of Tract 34, a distance of 300.08 feet to the southwest corner of Tract 34; thence on a deflection angle to the right of $89^{\circ}49'42''$ along the west line of Tract 34, a distance of 314.47 feet to a point on the north line of the south half of Tract 34; thence on a deflection angle to the right of $90^{\circ}10'06''$ along the north line of the south half of Tract 34, a distance of 300.09 feet to a point on the west right-of-way line of Sable Boulevard; thence on a deflection angle to the right of $89^{\circ}49'57''$ and parallel with the north-south centerline of Section 7, a distance of 314.49 feet to the true point of beginning,

EXCEPT AND EXCLUDE, Beginning at the northeast corner of Lot 1; thence southerly along the easterly line of Lot 1 a distance of 73.00 feet to the TRUE POINT OF BEGINNING; thence continuing southerly along the easterly line of Lot 1 a distance of 108.00 feet; thence on a deflection angle to the right of $90^{\circ}00'00''$ a distance of 285.09 feet to a point on the westerly line of Lot 1; thence on a deflection angle to the right of $89^{\circ}52'57''$ and along the westerly line of Lot 1 a distance of 110.00 feet; thence on a deflection angle to the right of $90^{\circ}00'03''$ a distance of 31.09 feet; thence on a deflection angle to the left of $90^{\circ}00'00''$ a distance of 13.00 feet; thence on a deflection angle to the right of $90^{\circ}00'00''$ a distance of 38.00 feet; thence on a deflection angle to the left of $90^{\circ}00'00''$ a distance of 58.63 feet to a point on the northerly line of Lot 1; thence on a deflection angle to the right of $90^{\circ}10'03''$ and along the northerly line of Lot 1 a distance of 98.00 feet; thence on a deflection angle to the right of $89^{\circ}49'57''$ a distance of 55.34 feet; thence on a deflection angle to the left of $90^{\circ}00'00''$ a distance of 27.00 feet; thence on a deflection angle to the right of $90^{\circ}00'00''$ a distance of 18.00 feet; thence on a deflection angle to the left of $90^{\circ}00'00''$ a distance of 91.00 feet to the TRUE POINT OF BEGINNING.



**Clerk and Recorder
County of Arapahoe, Colorado
Certified to be full, true, and
correct copy of the recorded
document in my custody.
Given under my hand and Official**

Seal this _____

Day of ~~APR 21 1997~~ 19____ A.D.

**Donetta Davidson
Arapahoe County Clerk and Recorder**

By *J. Longest*