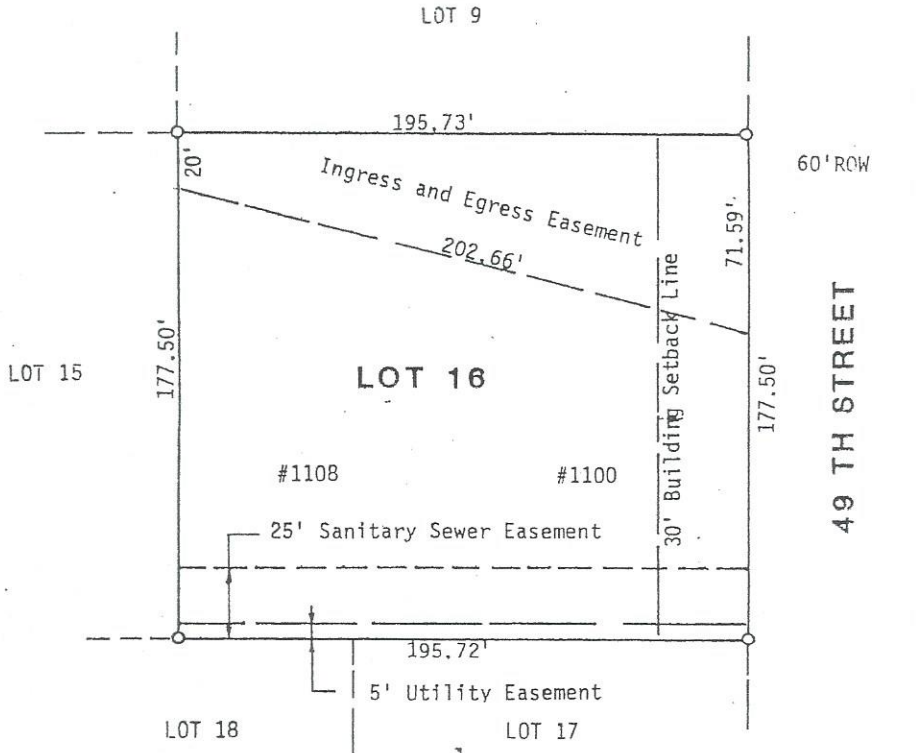




Scale 1"=50'

LEGAL DESCRIPTION

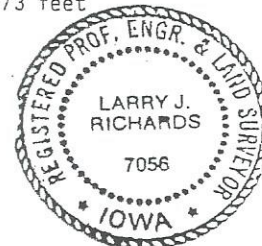
Lot 16 Colonial Village 5th Add.  
an O.P. in the City of West Des  
Moines, Polk County, Iowa



INGRESS AND EGRESS EASEMENT

Part of Lot 16 Colonial Village 5th Addition described as follows;  
Beginning at the NE corner of Lot 16, thence S 0 00'20"W along the  
East line of Lot 16 for 71.59 feet, thence N74 58'08" W for 202.66  
feet to a point on the West line of Lot 16, thence N 0 00'00" W along  
the West line of Lot 16 for 20.00 feet to the NW corner of Lot 16,  
thence S 89 42'58" E along the North line of Lot 16 for 195.73 feet  
to the point of Beginning.

EXHIBIT A



I hereby certify that this plat, map, survey or report was prepared by me  
or under my direct personal supervision and that I am a duly registered  
Land Surveyor under the laws of the State of Iowa

Signed Larry J. Richards Date 1-22 1985  
LARRY J. RICHARDS, L.S., Iowa Reg. No. 7056



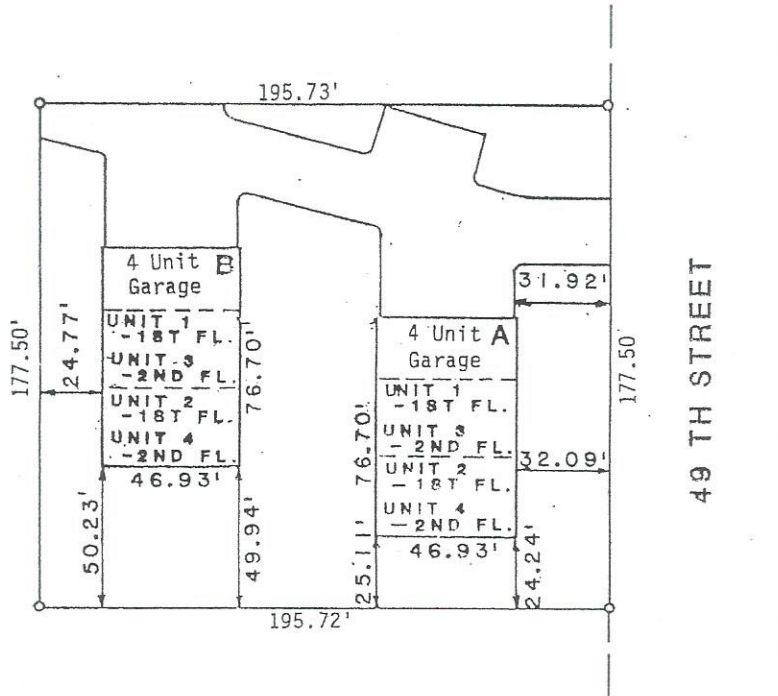
copy 5A2A of 7A1



Scale 1"=50'

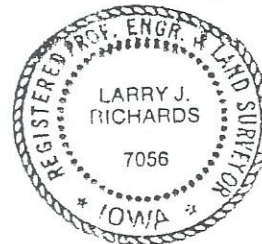
LEGAL DESCRIPTION:

Lot 16 Colonial Village 5th Add.  
an O.P. in the City of West Des  
Moines, Polk County, Iowa



BLDG. A-#1100  
BLDG. B-#1108

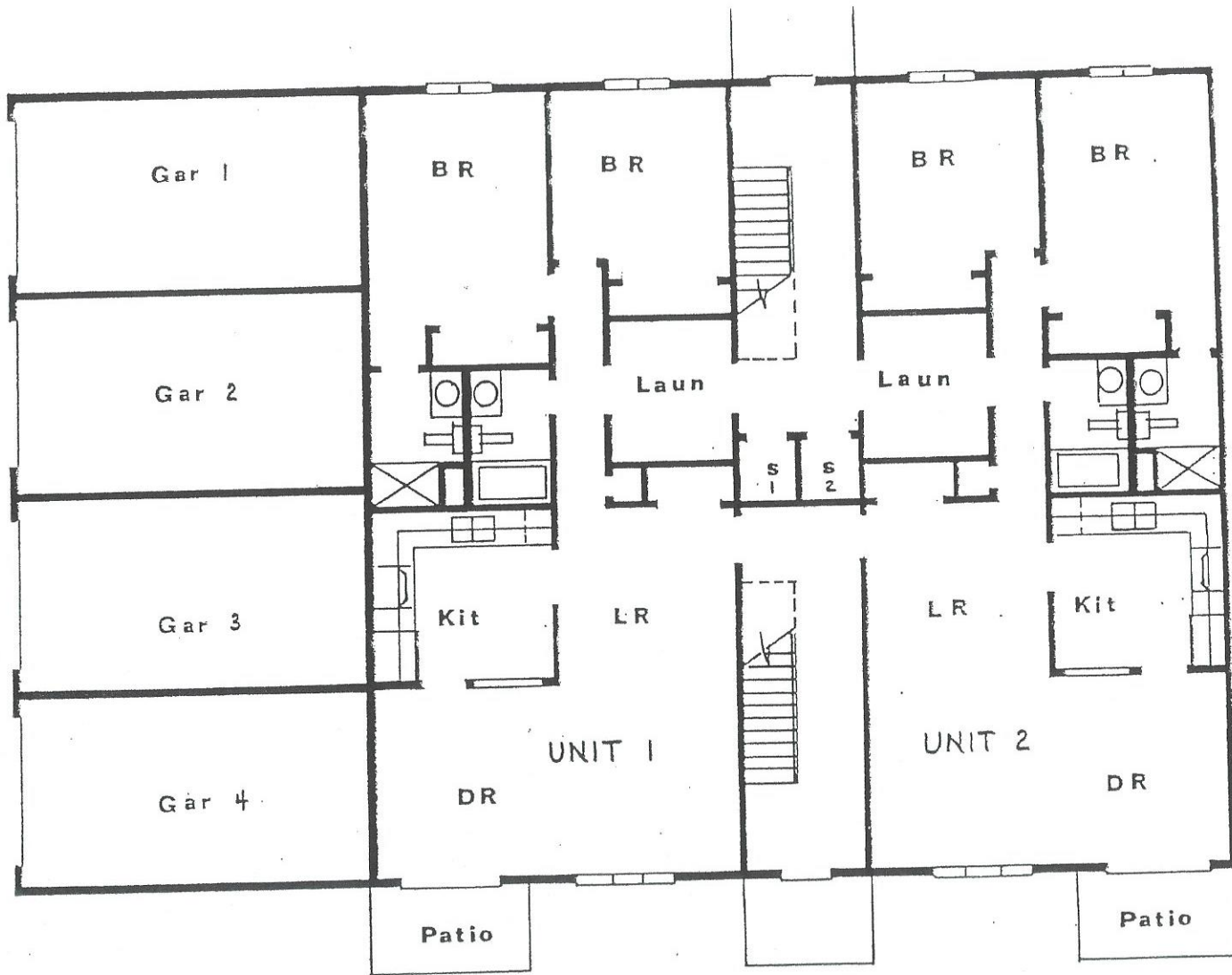
EXHIBIT A-1



I hereby certify that this plat, map, survey or report was prepared by me  
or under my direct personal supervision and that I am a duly registered  
Land Surveyor under the laws of the State of Iowa.

Signed Larry J. Richards Date 1-22 1985  
LARRY J. RICHARDS, L.S., Iowa Reg. No. 7056





5007-5424 PAGE 740

EXHIBIT B-1

First Floor

BOOK 5424 PAGE 747

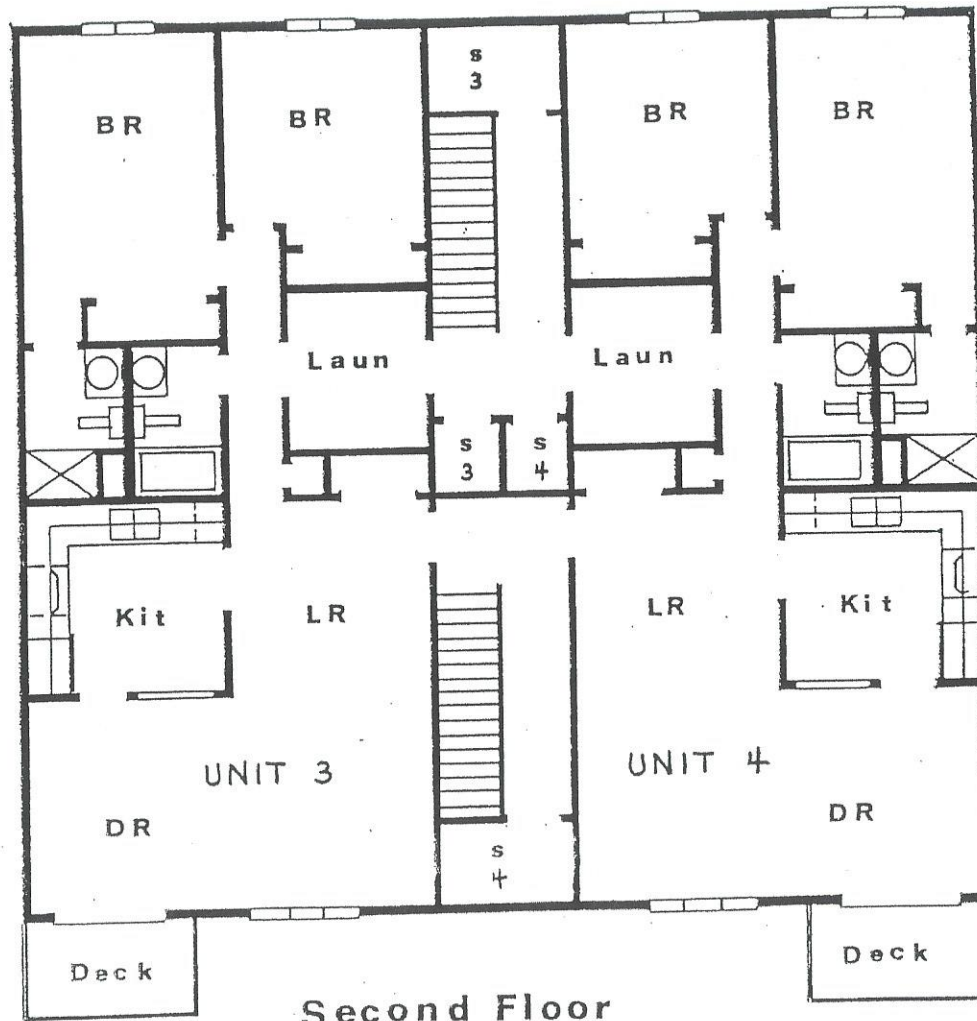


EXHIBIT B-2

BOOK 5424 PAGE 748

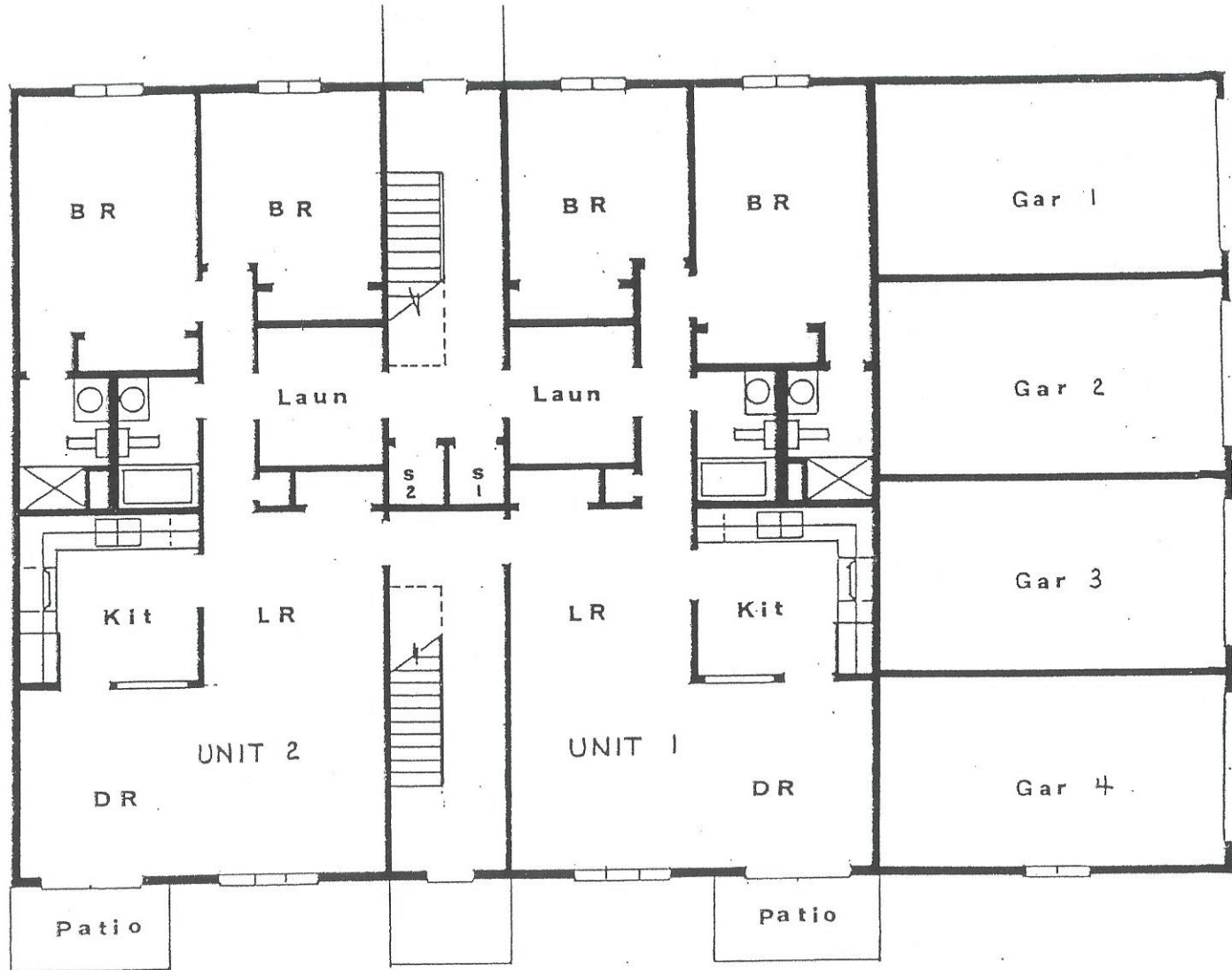
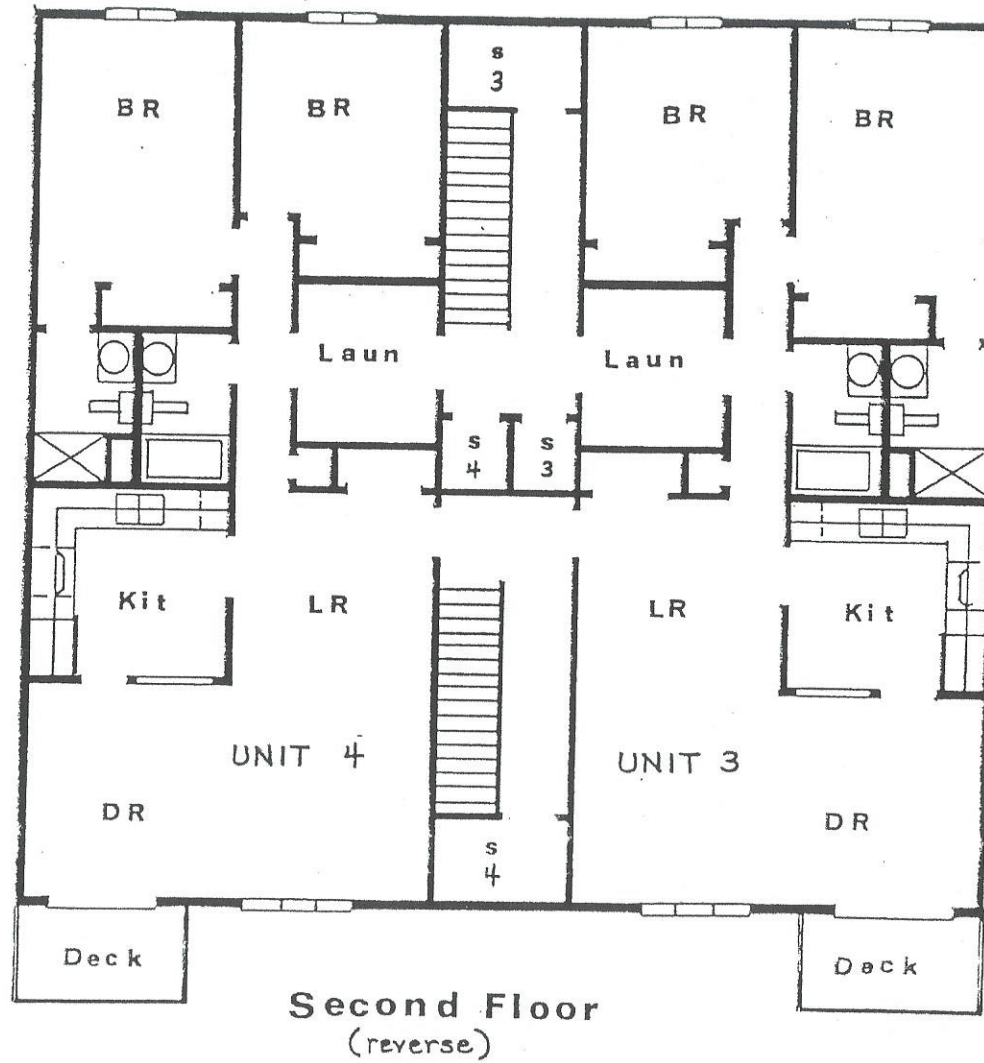


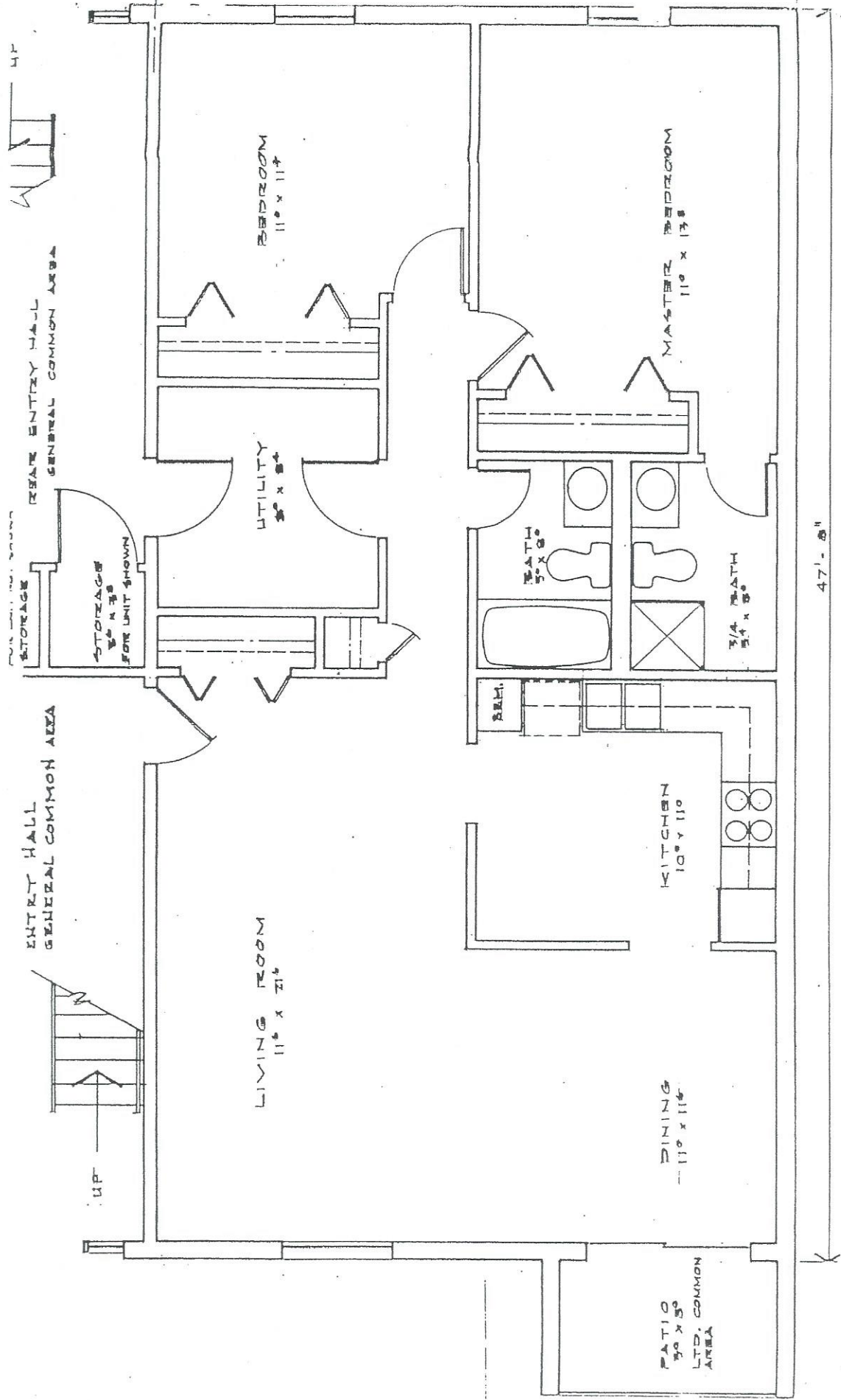
EXHIBIT B-1

First Floor (reverse)

BOOK 5424 PAGE 749

EXHIBIT B-2





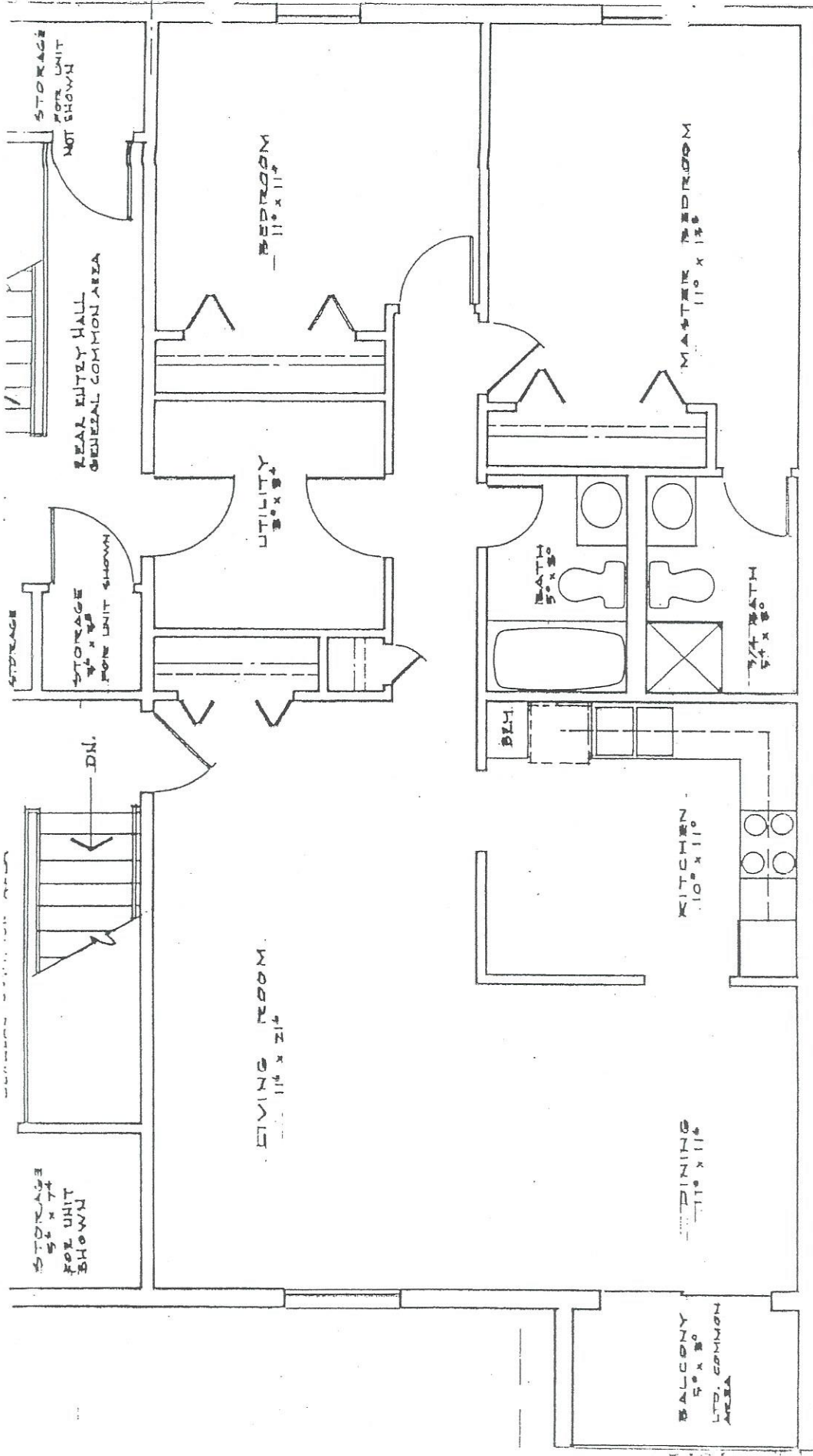
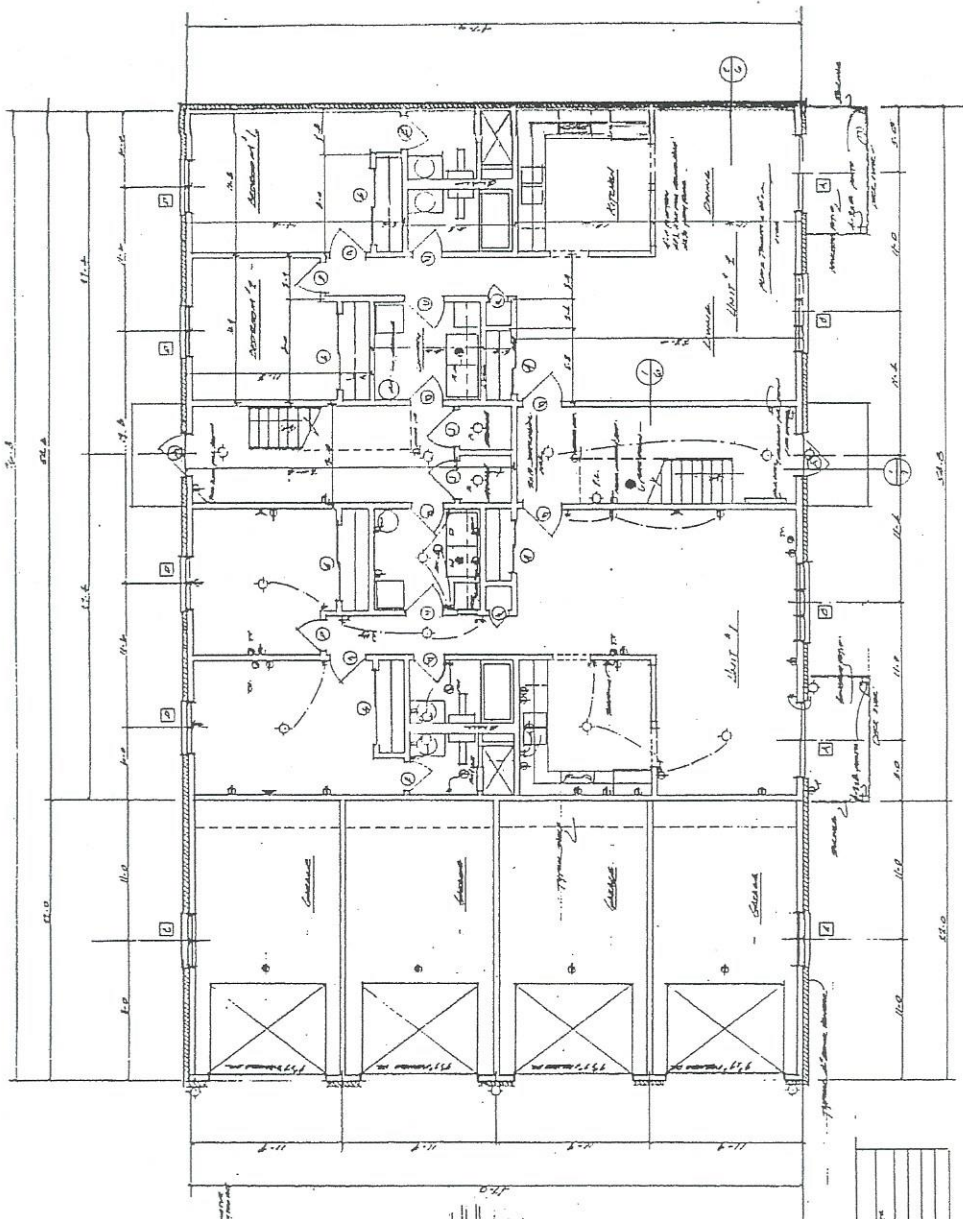


EXHIBIT C-1 FLOOR PLAN



FIRST FLOOR PLAN SCALE 1/4" = 1'-0"

After 1st of 7  
Floor  
Plans

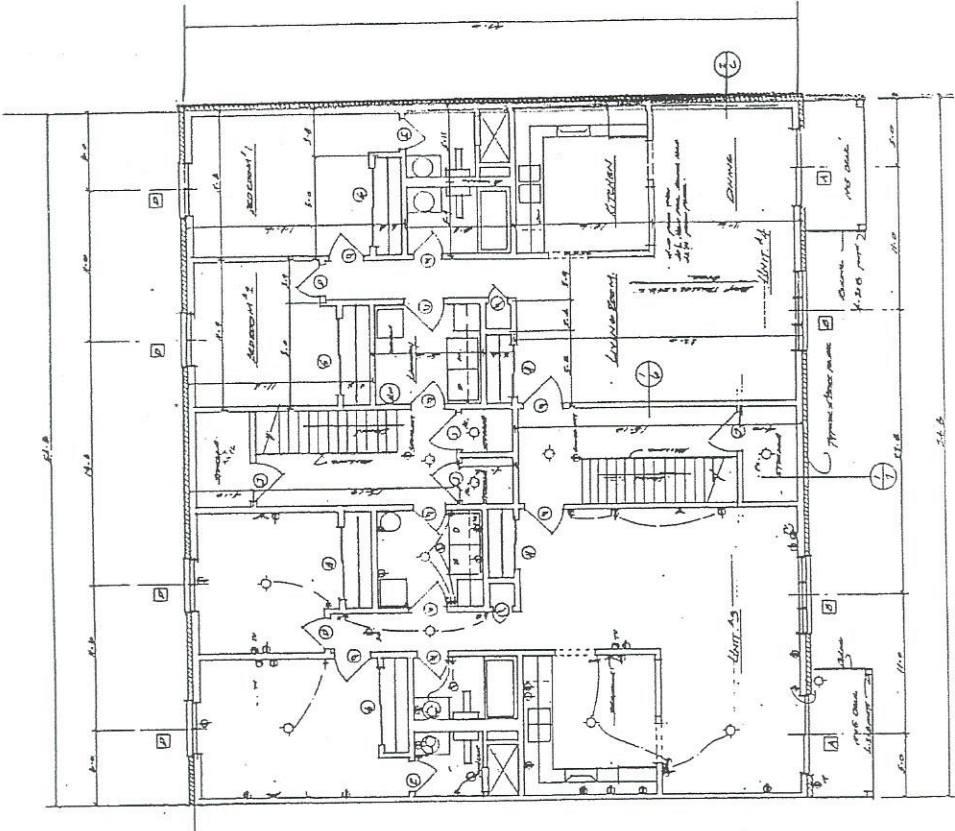
done by GARY D. TIMPNEY, INC.

Room	Area	Notes	Remarks
1	100.0	...	...
2	100.0	...	...
3	100.0	...	...
4	100.0	...	...
5	100.0	...	...
6	100.0	...	...
7	100.0	...	...
8	100.0	...	...
9	100.0	...	...
10	100.0	...	...
11	100.0	...	...
12	100.0	...	...
13	100.0	...	...
14	100.0	...	...
15	100.0	...	...

Note:  
1. All rooms furnished with 110V. 20 Amp. outlets.  
2. All equipment shown shall be of standard type.  
3. All dimensions are in feet and inches.  
4. All doors shall be of standard type.  
5. All windows shall be of standard type.

Type	Quantity	Remarks
1	1	...
2	1	...
3	1	...
4	1	...

EXHIBIT D-1



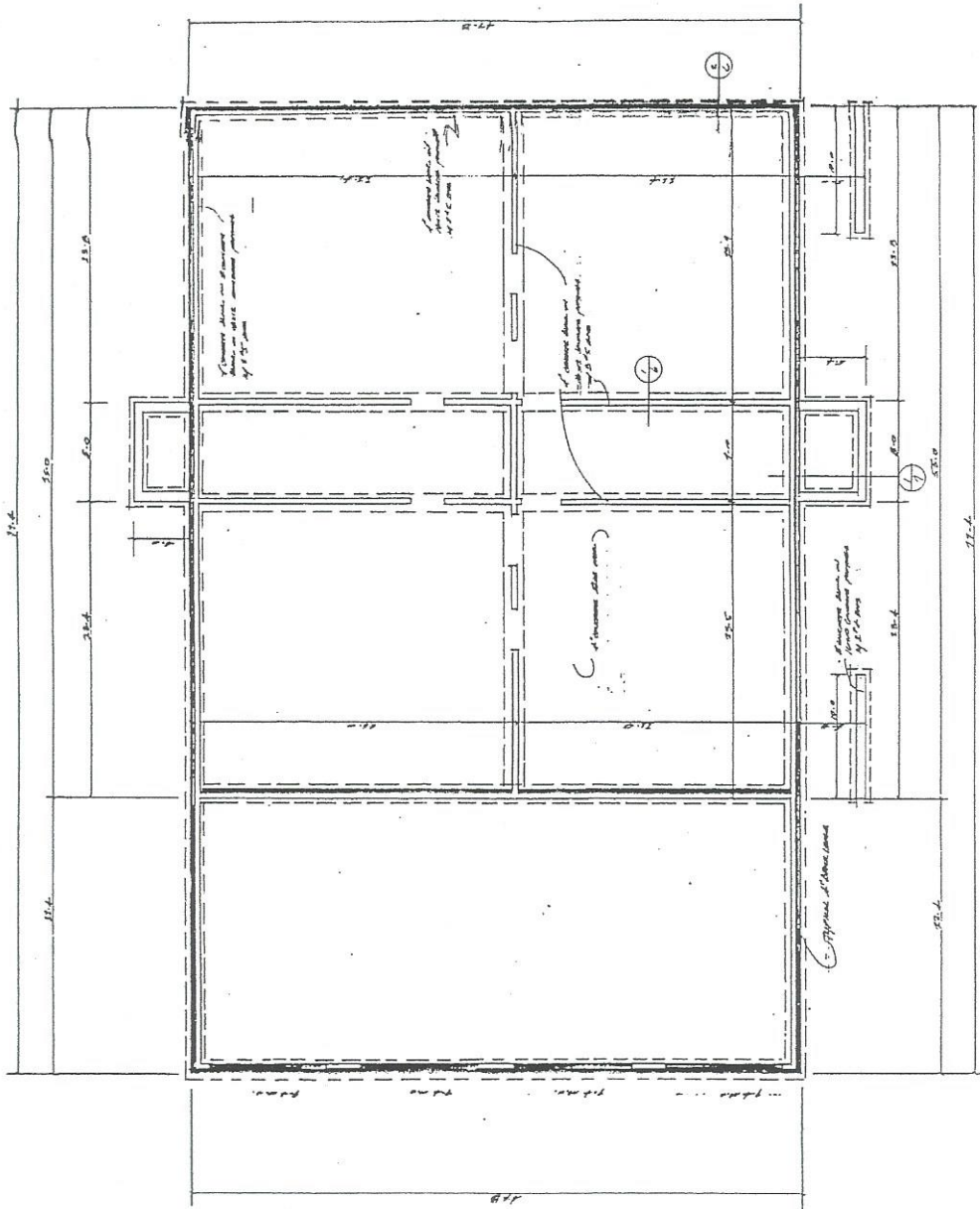
SECOND FLOOR PLAN  
 BY: GARY & TRAI  
 ARCHITECTS  
 1000 ...  
 ...  
 ...

# design

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...

EXHIBIT D-1

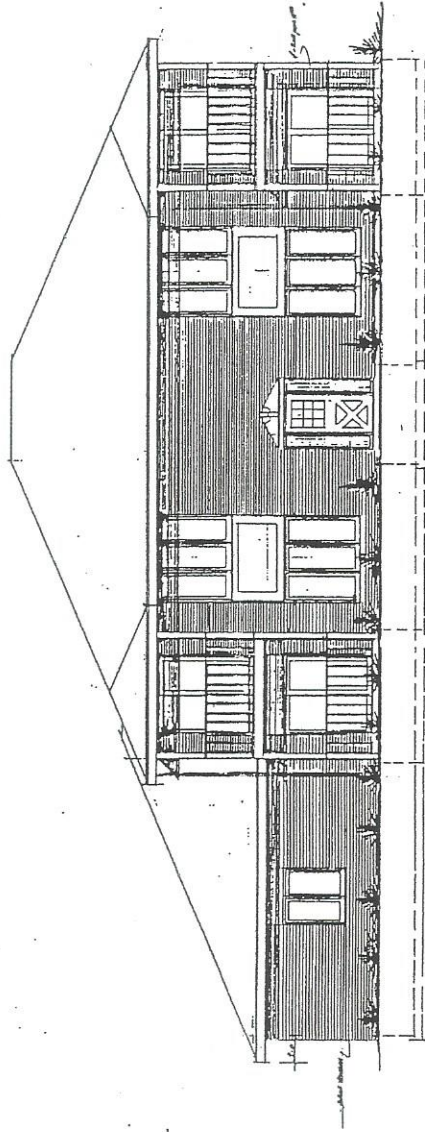


FOUNDATION PLAN

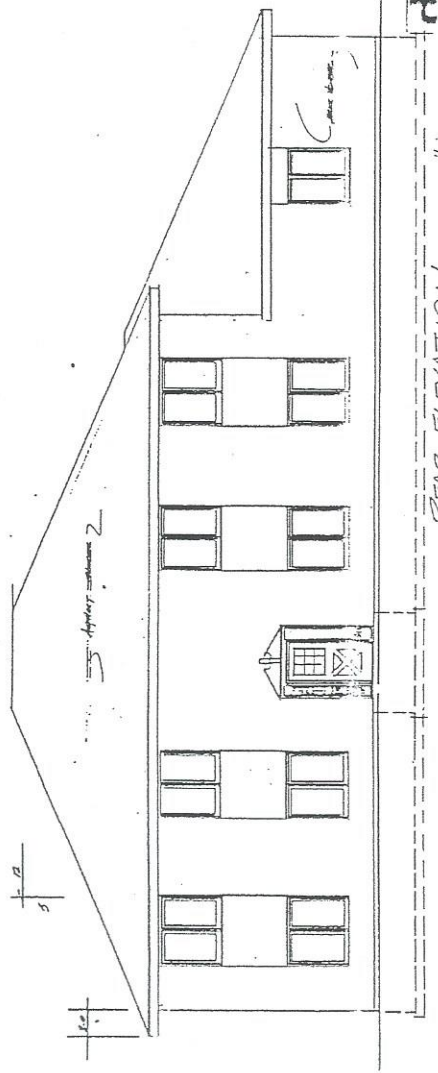
BY: GARY D. TRACY, INC.  
 1000 UNIVERSITY DRIVE, SUITE 1000  
 LOS ANGELES, CALIF. 90015

DESIGN

EXHIBIT D-1

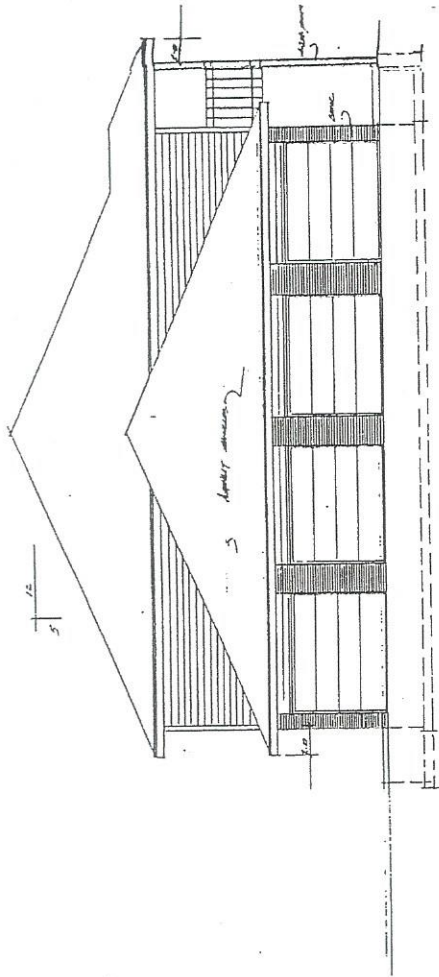


FRONT ELEVATION - 2012 11-12

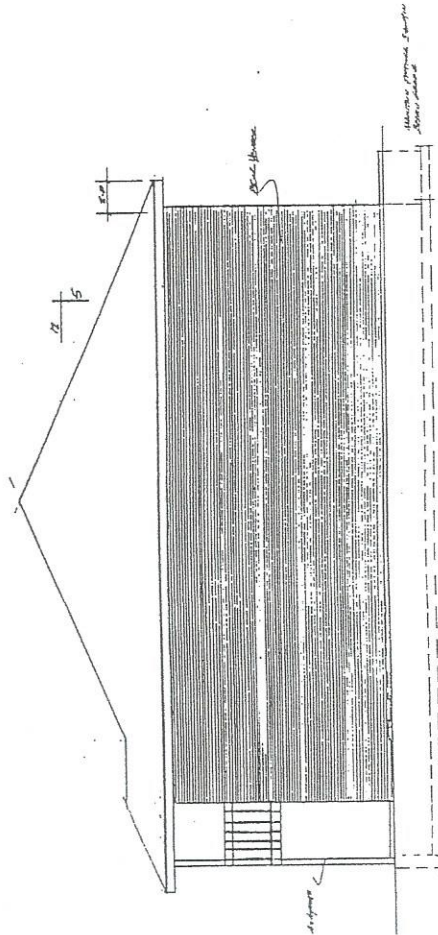


REAR ELEVATION

ARCHITECT: GARY BELTRACCI, INC.



LEFT SIDE ELEVATION  
scale 1/4" = 1'



RIGHT SIDE ELEVATION  
scale 1/4" = 1'

Sheet 5 of 7

BY: GARY D. TRACY, P.E.  
1988 Licensed Professional Engineer  
No. 10112

design

EXHIBIT D-1





CERTIFICATE OF ENGINEER

I hereby certify that the plat of survey of land submitted to the Horizontal property Regime, Site Plan, and list of legal descriptions attached as Exhibit A to this Declaration of Submission of Property to Horizontal Property Regime for Jefferson Court Condominiums, Lot 16, a Condominium, located in West Des Moines, Polk County, Iowa, to which this Certificate is also attached, accurately depicts the legal description set forth thereon and the location and dimensions of the Jefferson Court Condominiums, Lot 16, apartment buildings and other improvements situated on the lands as thus described and also accurately depicts the easements identified in Exhibit A all as they are proposed on the date hereof.

I further certify that the floor plans identified as Exhibit B-1, B-2, C, and G-1, and attached to the Declaration accurately depict and describe, respectively, as stated thereon, the location of each apartment within the apartment building, the number of rooms for each apartment, and the approximate dimensions thereof and the area of the apartments, the common area to which each apartment has access, the particulars of the apartment building and the dimensions, area and location of all common elements affording access to each apartment, all as they are proposed on the date hereof.

I further certify that Exhibits A-1 and B-1, as attached to the Declaration accurately depict and describe respectively as stated thereon, the location of each garage stall within the garage building, the dimensions and area thereof, the common area to which each garage stall has access, the particulars of the garage building, and the dimensions, area and the location of all common elements affording access to the garage building, all as they are proposed on the date hereof.

I further certify that Exhibits A, A-1, B-1, B-2, C, and G-1, including the scale appearing thereupon and the elevation data appearing thereupon, were made and or surveyed by me or under my direct personal supervision, and that I am duly registered engineer and land surveyor under the laws of the State of Iowa; that I have reviewed all of said exhibits, and said exhibits are in conformity with the exhibits or portions thereof or data, as were prepared by me or under my direct personal supervision as aforesaid; that said exhibits, accurately represent, depict, and describe the land, buildings and other improvements of Jefferson Court Condominiums, Lot 16, all as they now exist on the date hereof and that there is shown and depicted thereby or can be determined therefrom all particulars of the building, the number of rooms in each apartment, and the identification, location, dimensions, and approximate area of each apartment, and of the common areas affording access to each apartment and of the rooms in each apartment and of the other common elements of the condominium regime insofar as possible.

Dated this 22nd day of January, 1985

Lady J. Richards, PE & LS

EXHIBIT D-2

EXHIBIT "E"

APARTMENT NO.	AREA	FRACTIONAL INTEREST IN COMMON AND LIMITED ELEMENTS, LOT 16
Apt. No. 1, Bldg. A, Lot 16 Colonial Village 5th Addition	1067.48 sq ft	1/8
Apt. No. 2, Bldg. A, Lot 16 Colonial Village 5th Addition	1067.48 sq ft	1/8
Apt. No. 3, Bldg. A, Lot 16 Colonial Village 5th Addition	1097.48 sq ft	1/8
Apt. No. 4, Bldg. A, Lot 16 Colonial Village 5th Addition	1097.48 sq ft	1/8
Apt. No. 1, Bldg. B, Lot 16 Colonial Village 5th Addition	1067.48 sq ft	1/8
Apt. No. 2, Bldg. B, Lot 16 Colonial Village 5th Addition	1067.48 sq ft	1/8
Apt. No. 3, Bldg. B, Lot 16 Colonial Village 5th Addition	1097.48 sq ft	1/8
Apt. No. 4, Bldg. B, Lot 16 Colonial Village 5th Addition	1097.48 sq ft	1/8

GARAGE STALLS

G-1 Bldg. A, Lot 16, Colonial Village 5th Addition  
G-2 Bldg. A, Lot 16, Colonial Village 5th Addition  
G-3 Bldg. A, Lot 16, Colonial Village 5th Addition  
G-4 Bldg. A, Lot 16, Colonial Village 5th Addition

G-1 Bldg. B, Lot 16, Colonial Village 5th Addition  
G-2 Bldg. B, Lot 16, Colonial Village 5th Addition  
G-3 Bldg. B, Lot 16, Colonial Village 5th Addition  
G-4 Bldg. B, Lot 16, Colonial Village 5th Addition

Ownership of Garage Stall shall have no fractional interest in undivided ownership of land but is considered a part of ownership of the apartment.

See Misc.  
5423  
506  
5424  
715  
J-D  
W

INST. NO. 002071  
POLK COUNTY, IOWA  
FILED FOR RECORD

SUPPLEMENTARY DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
JEFFERSON COURT CONDOMINIUMS

JUL 10 1986 A.M.  
AT 10:11 P.M.  
KATIE SHIMSTINE WOLSCHEIM, Recorder  
By [Signature] Deputy

THIS SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS shall serve as the fourth "addition to existing property" authorized in Article VI, Section 2, and 5 including all subsections thereunder, of the Declaration of Submission of property to the Horizontal Property Regime for Lot 16, Colonial Village 5th Addition (known as "Jefferson Court Condominiums") filed February 1, 1985, in Book 5424 at Pages 715 through 760 inclusive in the Office of the Polk County Recorder.

"Condominium property or property" as defined in Article I, Section 2, shall include the following addition:

Lot 11 (Ex W 10'), Colonial Village 5th Addition, an Official Plat, now included in and forming a part of the City of West Des Moines, Iowa.

Lot 11 (Ex W 10'), Colonial Village 5th Addition, an Official Plat, now included in and forming a part of the City of West Des Moines, Iowa, hereinafter called "Additional property" shall be added to Article II, Section 1 of the said Declaration filed February 1, 1985, in Book 5424 at Pages 715 through 760 in the Office of the Polk County Recorder. "Additional property" submitted herein shall be subject to all Articles and Sections set forth in the said Declaration in accordance with the terms and conditions thereof and in the same manner as if it had originally appeared in the said submitted Declaration.

General Common Elements and Limited Common Elements as defined in the Declaration are hereby shown as Exhibit "A" hereto attached and made a part of the Declaration as it refers to Lot 11 (Ex W 10'), Colonial Village 5th Addition, an Official Plat, now included in and forming a part of the City of West Des Moines, Iowa.

In Addition to the said Exhibit "A" the following documents are attached hereto and made a part hereof and shall be construed as a supplement to the original documents submitted under the Declaration:

- Site Plan of Jefferson Court Condominiums, Lot 11 (Ex W 10'), Colonial Village 5th Addition, Marked Exhibit "A-1"
- Survey of Floor Plan, Plan, Exhibit "B"
- Floor Plan with detail of typical apartment, Exhibit "C"

Full and exact copy of complete Plans of Buildings  
Identified on Lot 11 (Ex W 10'), Exhibit "D-1"

Certificate of Engineer, Exhibit "D-2"

Location of approximate area of apartment area,  
fractional interest in Common and limited Elements  
and Garage Stall, Exhibit "E".

"Additional property" shall be added to Article IV of the Articles  
of Incorporation of Jefferson Court Condominiums Owners Association,  
Inc., and by reference made a part hereof with like effect as though it  
had been submitted at the time of the execution of the Articles of  
Incorporation.

"Additional property" shall also be added to the By-Laws of Jefferson  
Court Condominiums Owners Association, Inc., which are recorded in Book  
5423 at Pages 506 through 520 in the Office of the Polk County Recorder.

It is the intention of the owner of Lot 11 (Ex W 10'), Colonial  
Village 5th Addition, an Official Flat now included in and forming a  
part of the City of West Des Moines, Iowa, to grant, convey and submit  
the said real property to the Declaration of Submission of Property to  
the Horizontal Property Regime including All Articles, Sections and Sub-  
sections including but not limited to all Articles, Sections and Sub-  
sections of the Articles of Incorporation of the Jefferson Court Condo-  
miniums Owners Association, Inc., including the By-Laws of said Assoc-  
iation.

IN WITNESS WHEREOF, the undersigned have caused this instrument  
to be duly executed this 8th day of July, 1986.

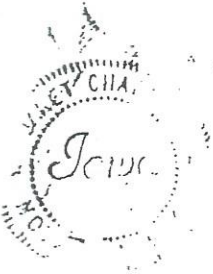
DOWNING CONSULTING & MANAGEMENT CORPORATION

By Jeffrey N. Downing  
Its President

By Jeffrey N. Downing  
Its Secretary

STATE OF IOWA )  
 ) ss.  
COUNTY OF POLK )

On this 8th day of July, A.D., 1986, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Jeffrey N. Downing and \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he is the PRESIDENT and SECRETARY respectively, of said corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Jeffrey N. Downing and \_\_\_\_\_ as such officers acknowledged the execution of said Agreement to be the voluntary act and deed of said corporation, by it and by him voluntarily executed, and that said corporation has no corporate seal.



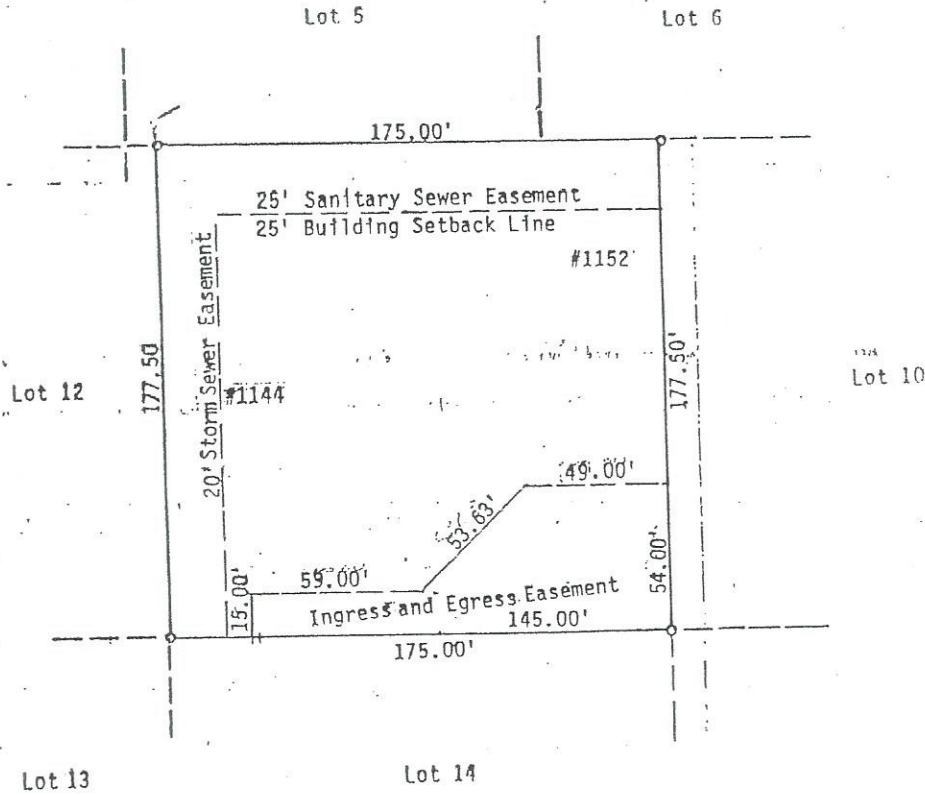
Janet Chapman  
Notary Public in and for Polk County, Iowa



LEGAL DESCRIPTION

Except the West 10', Lot 11 Colonial Village 5th Add.  
an O.P. in the City of West Des  
Moines, Polk County, Iowa.

Scale : 1"=50'



Ingress and Egress Easement

Part of Lot 11 Colonial Village 5th Addition described as follows;  
Beginning' at the SE corner of Lot 11, thence N 89 42'58" W along the  
South line of Lot 11 for 145.00 feet, thence N 0 00' 00" W for 15.00  
feet, thence S 89 42'58"E for 59.00 feet, thence N 43 37'36" E for  
53.63 feet, thence N 89 42'58" E for 49.00 feet to a point on the  
East line of Lot 11; thence S 0 00'00" E along the East line of Lot 11  
for 54.00 feet to the point of Beginning.

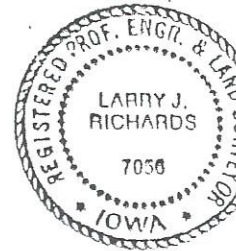


EXHIBIT A

I hereby certify that this plat, map, survey or report was prepared by me  
or under my direct personal supervision and that I am a duly registered  
Land Surveyor under the laws of the State of Iowa.

Signed Larry J. Richards Date 7-7 86  
LARRY J. RICHARDS, L.S. Iowa Reg. No. 7058



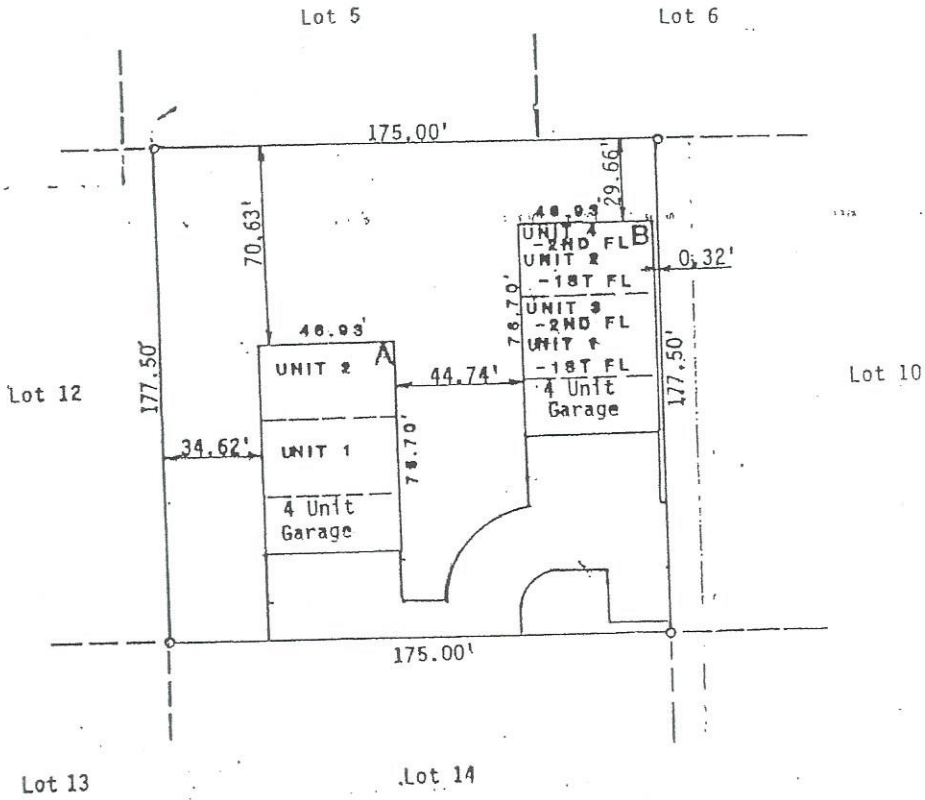
NOV 55 1986 PAGE 770



LEGAL DESCRIPTION

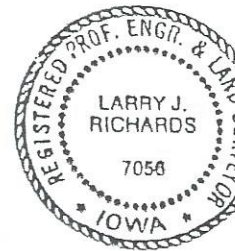
Except the West 10', Lot 11 Colonial Village 5th Add.  
an O.P. in the City of West Des  
Moines, Polk County, Iowa.

Scale : 1"=50'



BLDG. A \*1144  
BLDG. B \*1152

EXHIBIT A-1



I hereby certify that this plat, map, survey or report was prepared by me  
or under my direct personal supervision and that I am a duly registered  
Land Surveyor under the laws of the State of Iowa.

Signed Larry J. Richards Date 7-7-86

LARRY J. RICHARDS, L.S. Iowa Reg. No. 7058

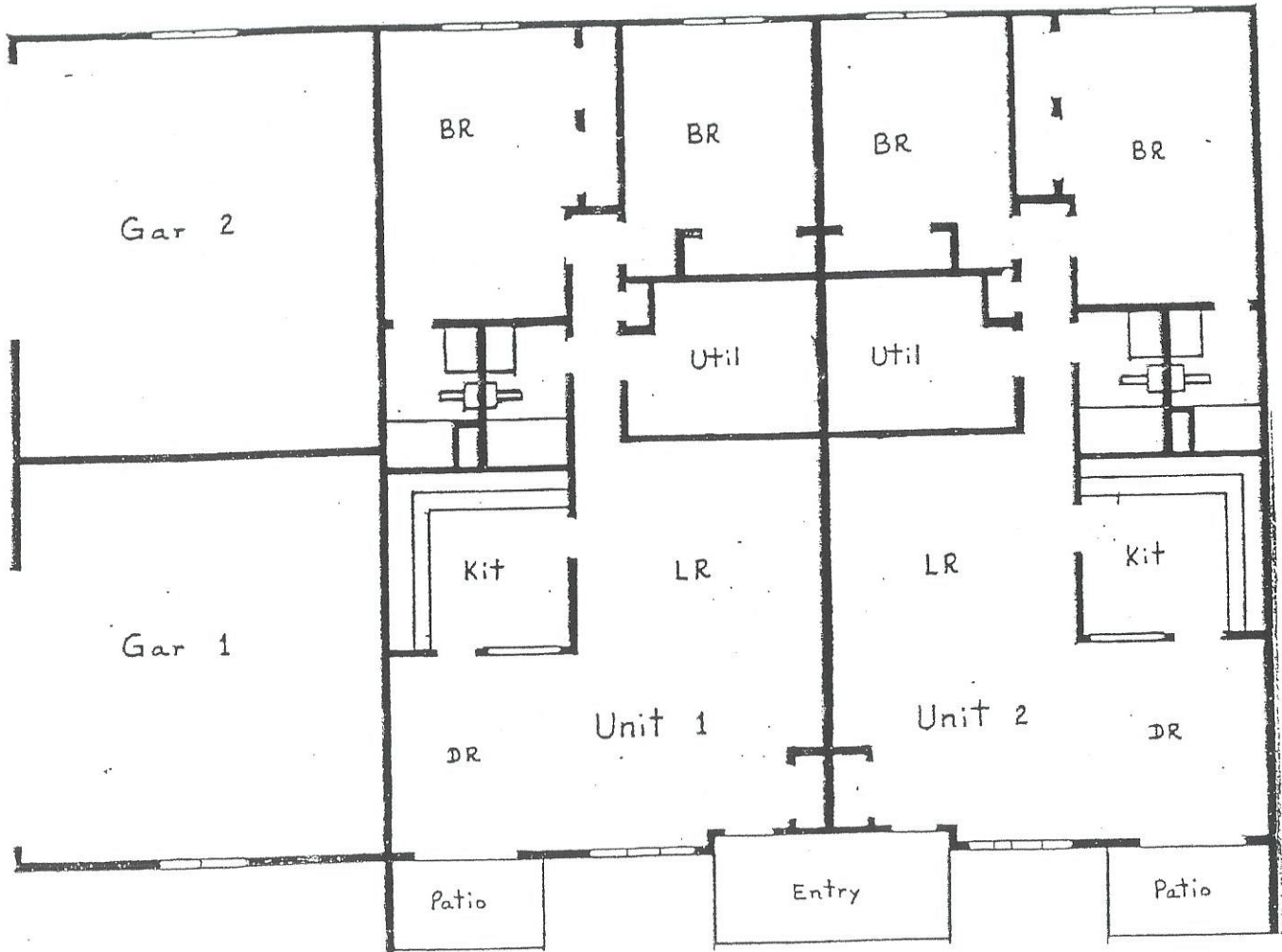


BOOK 5594 PAGE 771

Bldg Floor Plan

BOOK 5594 PAGE 772

EXHIBIT B



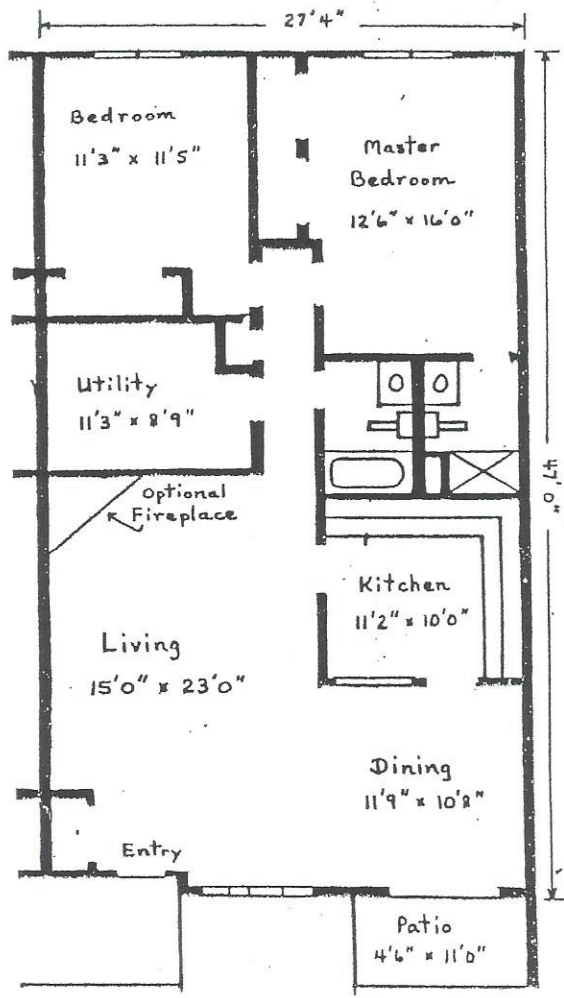
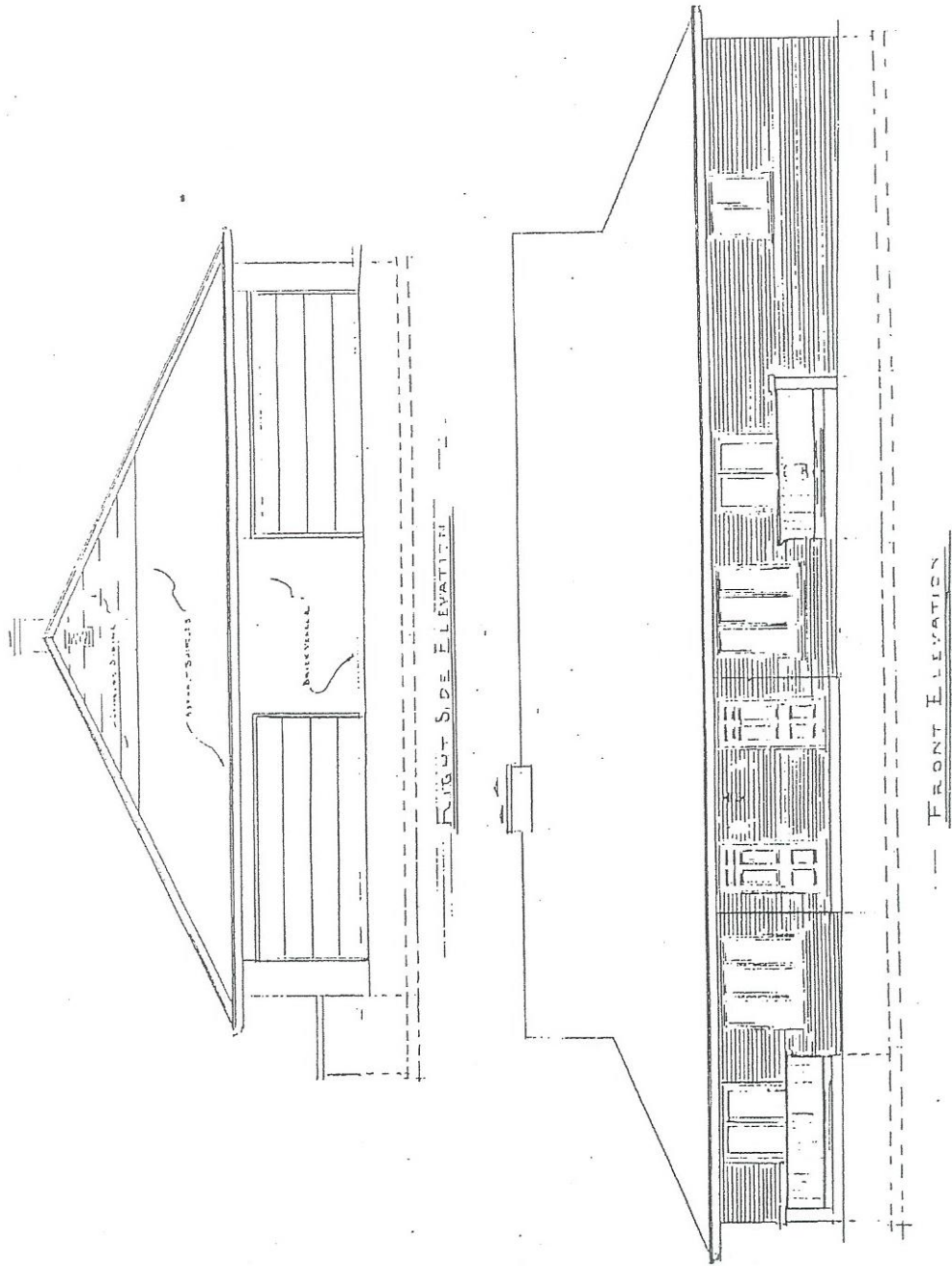


EXHIBIT C

Unit Floor Plan



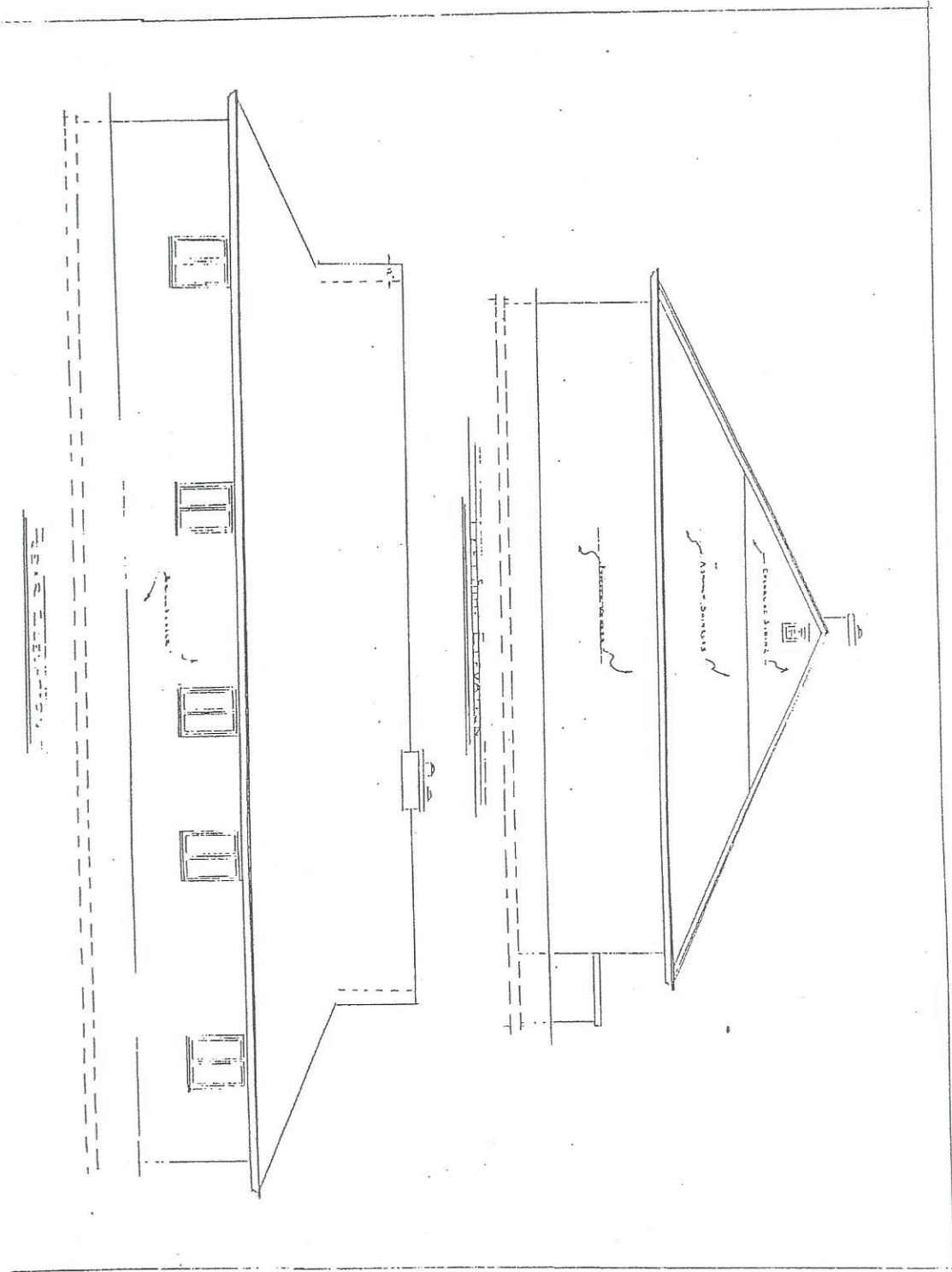


EXHIBIT D-1

BOOK 5594 PAGE 775

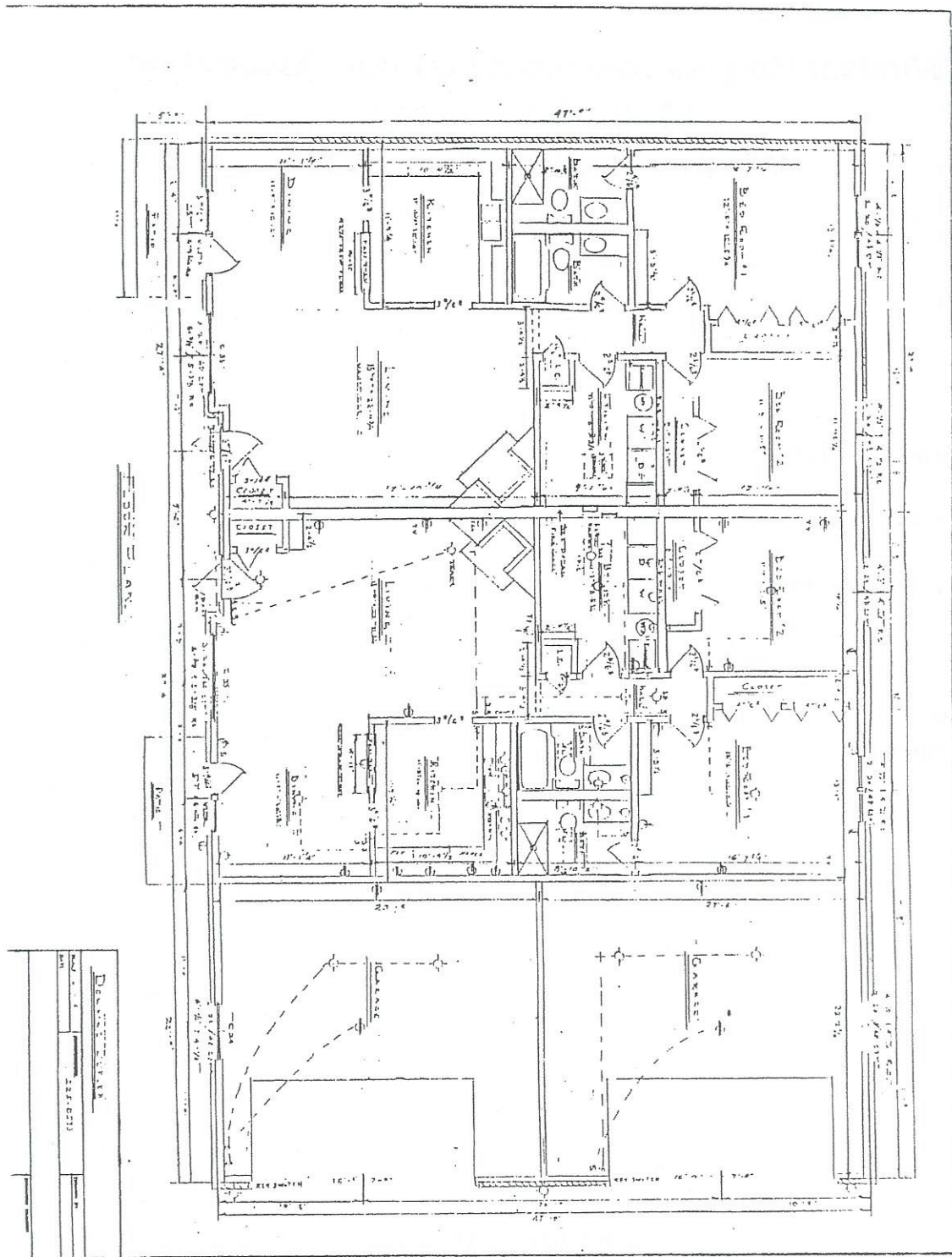


EXHIBIT D-1

BOOK 5594 PAGE 777



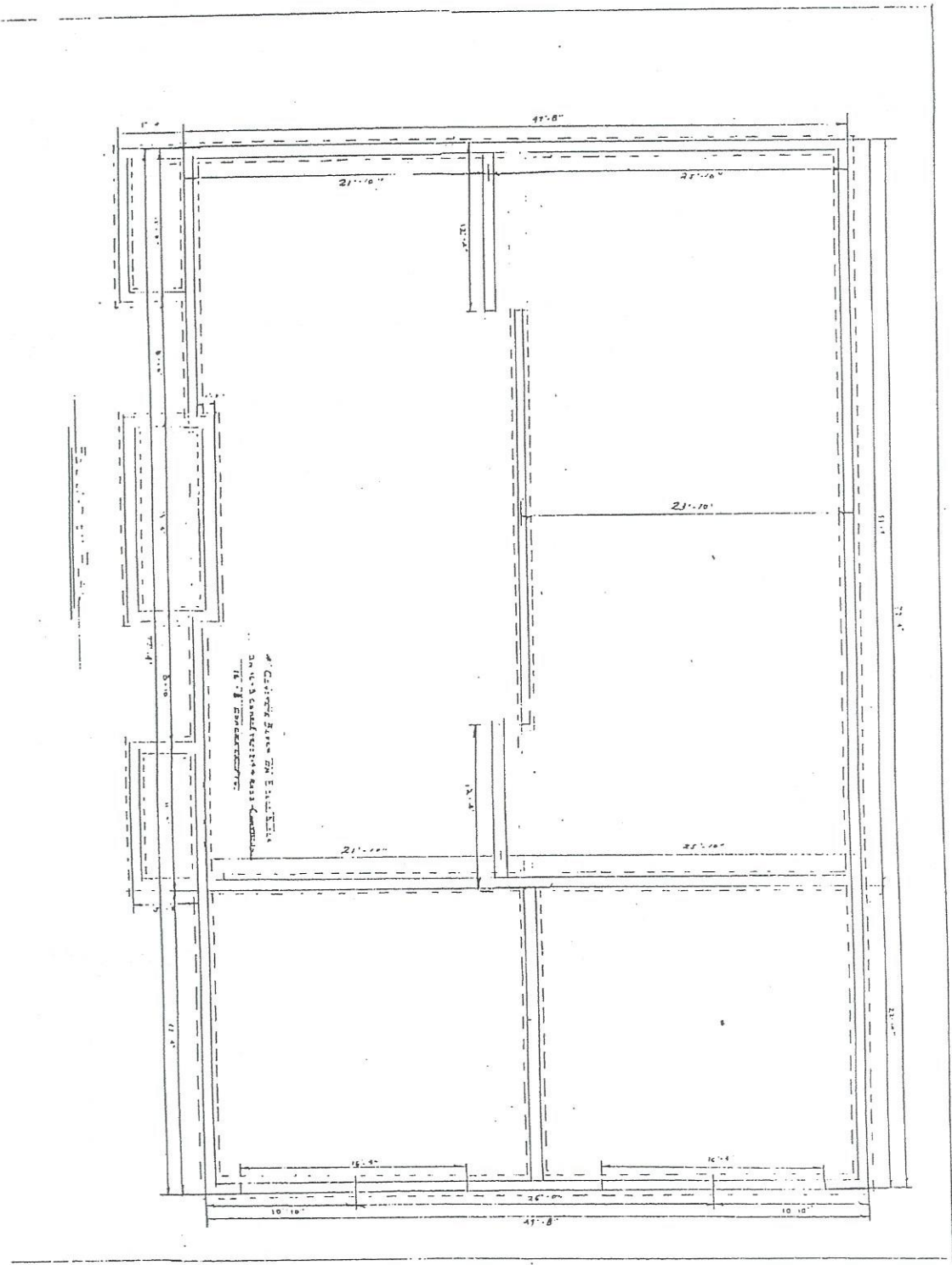
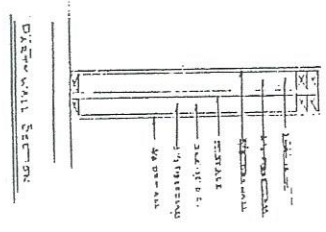
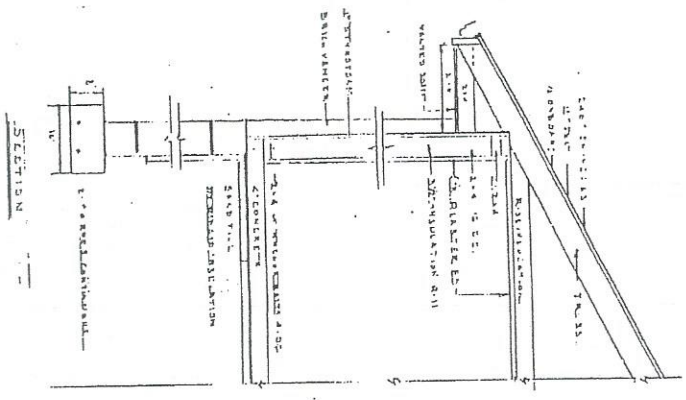


EXHIBIT D-1



CERTIFICATE OF ENGINEER

I hereby certify that the plat of survey of land submitted to the Horizontal Property Regime, Site Plan, and list of legal descriptions attached as Exhibit A to this Declaration of Submission of Property to Horizontal Property Regime for Jefferson Court Condominiums, Lot 11 (Ex W 10'), a Condominium, located in West Des Moines, Polk County, Iowa, to which this Certificate is also attached, accurately depicts the legal description set forth thereon and the location and dimensions of the Jefferson Court Condominiums, Lot 11 (Ex W 10'), Apartment buildings and other improvements situated on the lands as thus described and also accurately depicts the easements identified in Exhibit A all as they are proposed on the date hereof.

I further certify that the floor plans identified as Exhibit B and C, and attached to the Declaration accurately depict and describe, respectively, as stated thereon, the location of each apartment within the apartment building, the number of rooms for each apartment, and the approximate dimensions thereof and the area of the apartments, the common area to which each apartment has access, the particulars of the apartment building and the dimensions, area and location of all common elements affording access to each apartment, all as they are proposed on the date hereof.

I further certify that Exhibits A-1 and B, as attached to the Declaration accurately depict and describe respectively as stated thereon, the location of each garage stall within the garage building, the dimensions and area thereof, the common area to which each garage stall has access, the particulars of the garage building, and the dimensions, area and the location of all common elements affording access to the garage building, all as they are proposed on the date hereof.

I further certify that Exhibits A, A-1, B and C, including the scale appearing thereupon and the elevation data appearing thereupon, were made and or surveyed by me or under my direct personal supervision, and that I am duly registered engineer and land surveyor under the laws of the State of Iowa; that I have reviewed all of said exhibits, and said exhibits are in conformity with the exhibits or portions thereof or data, as were prepared by me or under my direct personal supervision as aforesaid; that said exhibits, accurately represent, depict, and describe the land, buildings and other improvements of Jefferson Court Condominiums, Lot 11, (Ex W 10'), all as they now exist on the date hereof and that there is shown and depicted thereby or can be determined therefrom all particulars of the building, the number of rooms in each apartment, and the identification, location, dimensions, and approximate area of each apartment, and of the common areas affording access to each apartment and of the rooms in each apartment and of the other common elements of the condominium regime insofar as possible.

Dated this 7th day of July, 1986.

Larry J. Richards

CERTIFICATE OF ENGINEER

I hereby certify that the plat of survey of land submitted to the Horizontal Property Regime, Site Plan, and list of legal descriptions attached as Exhibit A to this Declaration of Submission of Property to Horizontal Property Regime for Jefferson Court Condominiums, Lot 11 (Ex W 10'), a Condominium, located in West Des Moines, Polk County, Iowa, to which this Certificate is also attached, accurately depicts the legal description set forth thereon and the location and dimensions of the Jefferson Court Condominiums, Lot 11 (Ex W 10'), Apartment buildings and other improvements situated on the lands as thus described and also accurately depicts the easements identified in Exhibit A all as they are proposed on the date hereof.

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I further certify that Exhibits A-1 and B, as attached to the Declaration accurately depict and describe respectively as stated thereon, the location of each garage stall within the garage building, the dimensions and area thereof, the common area to which each garage stall has access, the particulars of the garage building, and the dimensions, area and the location of all common elements affording access to the garage building, all as they are proposed on the date hereof.

I further certify that Exhibits A, A-1, B and C, including the scale appearing thereupon and the elevation data appearing thereupon, were made and or surveyed by me or under my direct personal supervision, and that I am duly registered engineer and land surveyor under the laws of the State of Iowa; that I have reviewed all of said exhibits, and said exhibits are in conformity with the exhibits or portions thereof or data, as were prepared by me or under my direct personal supervision as aforesaid; that said exhibits, accurately represent, depict, and describe the land, buildings and other improvements of Jefferson Court Condominiums, Lot 11, (Ex W 10'), all as they now exist on the date hereof and that there is shown and depicted thereby or can be determined therefrom all particulars of the building, the number of rooms in each apartment, and the identification, location, dimensions, and approximate area of each apartment, and of the common areas affording access to each apartment and of the rooms in each apartment and of the other common elements of the condominium regime insofar as possible.

Dated this 7<sup>th</sup> day of July, 1986.

Larry J. Richards

EXHIBIT "E"

<u>APARTMENT NO.</u>	<u>AREA</u>	<u>FRACTIONAL INTEREST IN COMMON AND LIMITED ELEMENTS, 9, 11, 14, 15 and 16</u>
Apt. No. 1, Bldg. A, Lot 11 (Ex W 10') Colonial Village 5th Addition	1284.5 sq ft	1/32
Apt. No. 2, Bldg. A, Lot 11 (Ex W 10') Colonial Village 5th Addition	1284.5 sq ft	1/32
Apt. No. 1, Bldg. B, Lot 11 (Ex W 10') Colonial Village 5th Addition	1284.5 sq ft	1/32
Apt. No. 2, Bldg. B, Lot 11 (Ex W 10') Colonial Village 5th Addition	1284.5 sq ft	1/32

GARAGE STALLS

- G-1 Bldg. A, Lot 11 (Ex W 10'), Colonial Village 5th Addition
- G-2 Bldg. A, Lot 11 (Ex W 10'), Colonial Village 5th Addition
- G-1 Bldg. B, Lot 11 (Ex W 10'), Colonial Village 5th Addition
- G-2 Bldg. B, Lot 11 (Ex W 10'), Colonial Village 5th Addition

Ownership of Garage Stall shall have no fractional interest in undivided ownership of land but is considered a part of ownership of the apartment.