DRAWING NUMBER Page 1 of 2 — SAFCO PRODUCTS • NEW HOPE, MINNESOTA REORDER BY PART NUMBER 6552

DRAWING NUMBER Final Plat — SAFCO PRODUCTS • NEW HOPE, MINNESOTA REORDER BY PART NUMBER 6552

DRAWING NUMBER North Park Filing No 2 Replat A — SAFCO PRODUCTS • NEW HOPE, MINNESOTA REORDER BY PART NUMBER 6552

DRAWING NUMBER 201201236A Pl 09/27/2012 03:50 PM Page 1 of 2 Rec $0.00 Doc Fee $ City & County of Broomfield — SAFCO PRODUCTS • NEW HOPE, MINNESOTA REORDER BY PART NUMBER 6552

NORTH PARK FILING NO. 2 REPLAT A

FINAL PLAT

BEING A SUBDIVISION OF LOT 1 AND LOT 2, BLOCK 2, NORTH PARK FILING NO. 2,
LOCATED IN THE WEST ½ AND NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.

2. FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST INC., CONSULTING ENGINEERS RELIED UPON TITLE COMMITMENT ABD70339084 PREPARED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE JUNE 27, 2012 AT 5:00 P.M. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC. PLEASE REFER TO TO THE ABOVE CITED TITLE COMMITMENT FOR ADDITIONAL INFORMATION REGARDING THIS SITE.

3. BASIS OF BEARINGS: BEARINGS ARE BASED ON TWO BROOMFIELD GPS CONTROL MONUMENTS, "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND) AND "GPS #32" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD GPS NO. 32"). THE BEARING BETWEEN SAID MONUMENTS IS SOUTH 35°07'01" WEST, A DISTANCE OF 9415.11 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

4. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

5. PROJECT DATUM:
GEODETIC COORDINATES ARE BASED UPON WGS 84
ORTHOMETRIC HEIGHTS ARE BASED UPON NAVD 1988
STATE PLANE COORDINATES ARE BASED UPON COLORADO NORTH ZONE 0501
UNITS ARE US SURVEY FEET.

PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE
PROJECT COMBINED SCALE FACTOR: 0.99971630

PROJECT COORDINATES WERE MODIFIED TO GROUND AT NGS 1ST ORDER HORIZONTAL CONTROL POINT "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND).

DESIGNATION: "CITY OF BROOMFIELD LUCY", NGS PID AI3578
NAD 1984 COORDINATES = LAT 40°00'00.35831", LONG W 105°00'41.29278"

ELLIPSOID HEIGHT = 5240.05'
ASSUMED ELEVATION = 5297.00'

STATE PLANE COORDINATES = N 1,243,260.0902 , E 3,136,862.4811
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1243612.903 E 3137752.660
PROJECT BENCHMARK: "LUCY" AS DESCRIBED ABOVE, ELEVATION 5297.00', ASSUMED DATUM.

6. STATEMENT OF ACCURACY: THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 2ND ORDER, CLASS I, 1:50,000, AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

7. FLOOD ZONE DESIGNATION: THIS PROPERTY LIES WITHIN A FLOOD ZONE A OR X (UNSHADED), PER FEMA FIRM MAPS 0850730040F, 0850730105F, AND 0850730085F, DATED AUGUST 18, 2004.

8. TRACT A IS PROPOSED TO BE DEDICATED IN THE FUTURE AS A UTILITY AND DRAINAGE TRACT, TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR HIS ASSIGNS.

9. THE PROPERTY OWNER CERTIFIES THAT NO OIL OR GAS WELL IS PRESENT IN THIS LOCATION, AND WILL FURTHER PROVIDE A RECORDED AMENDMENT TO REFLECT THE EXISTING LOCATION OF THE WEBBER "H" UNIT 1 WELL, PRESENTLY LOCATED IN LOT 2, BLOCK 1, NORTH PARK FILING NO. 3.

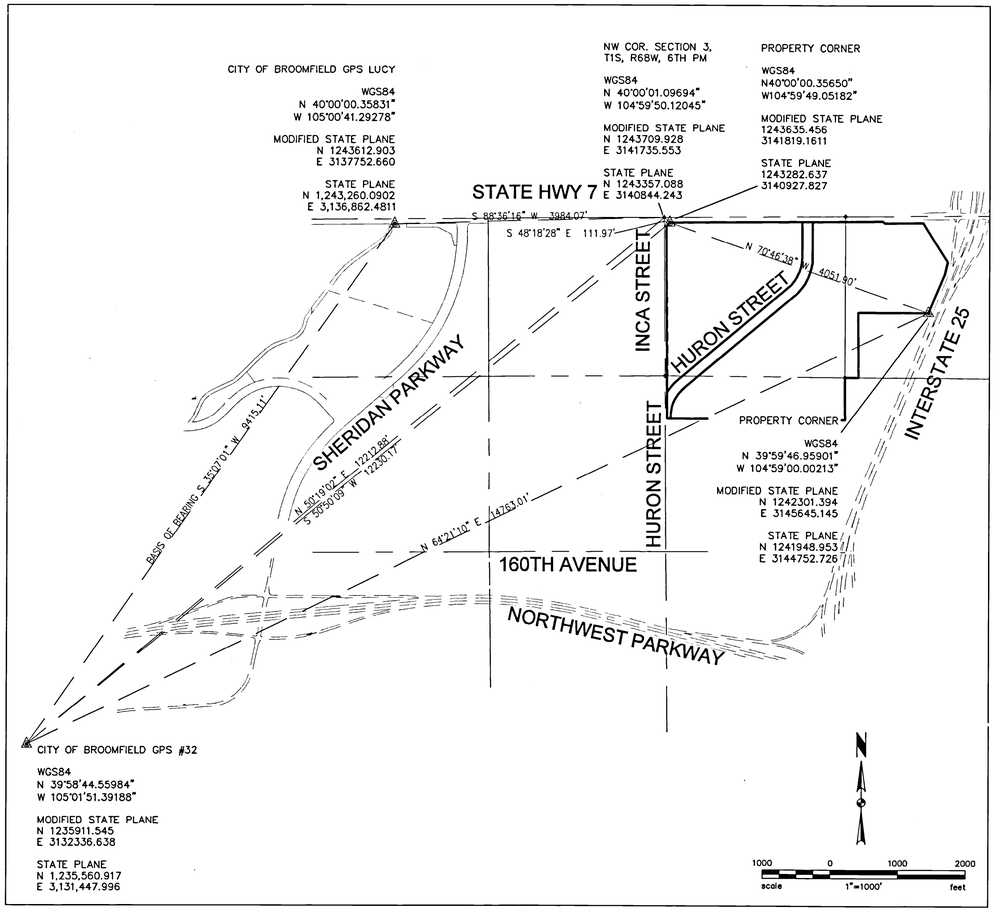
LEGAL DESCRIPTION FOR THE PORTION OF HURON STREET BEING RENAMED AS INCA STREET:

A PARCEL OF LAND LOCATED IN SECTIONS 3 AND 4, T1S, R68W OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING A PORTION OF THE HURON STREET RIGHT OF WAY PER ADAMS COUNTY ROAD PETITION #85 AS RECORDED AT THE BROOMFIELD CLERK AND RECORDER'S OFFICE IN BOOK 1, PAGE 336. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

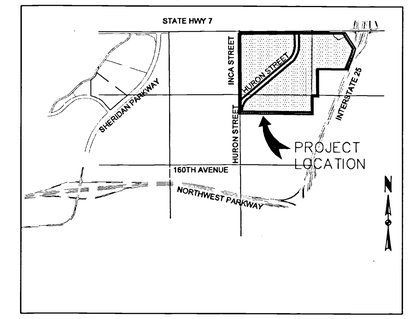
COMMENCING AT THE NORTHEAST CORNER OF SECTION 4 AS RECORDED ON THE PLAT OF NORTH PARK FILING NO. 2 AT THE BROOMFIELD CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 2010004688, FROM WHENCE THE NORTH QUARTER (1/4) CORNER OF SECTION 3 BEARS N89°36'38"E A DISTANCE OF 2679.18 FEET ON THE NORTH LINE OF SAID SECTION 3; AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ON THE EAST LINE OF SAID SECTION 4 S00°25'48"E A DISTANCE OF 75.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY 7 AND THE POINT OF BEGINNING;
THENCE ON SAID RIGHT OF WAY S89°36'38"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SAID HURON STREET;
THENCE ON SAID RIGHT OF WAY S00°25'48"E, A DISTANCE OF 2281.67 FEET;
THENCE ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 752.00 FEET, AN ARC LENGTH OF 138.80 FEET, A CENTRAL ANGLE OF 10°34'30", AND A CHORD THAT BEARS S25°13'51"W A DISTANCE OF 138.60 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID HURON STREET;
THENCE N00°25'48"W A DISTANCE OF 2231.33 FEET;
THENCE N89°50'15"E A DISTANCE OF 3.00 FEET;
THENCE N44°24'33"E A DISTANCE OF 70.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 7;
THENCE S89°36'38"W TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.59 ACRES (156,358 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS NOW IN USE OR OF RECORD.



SURVEY CONTROL OVERVIEW
GEODETIC TIE DIAGRAM



VICINITY MAP
NOT TO SCALE

LEGEND

MONUMENT FOUND AS DESCRIBED

CONTROL MONUMENT AS DESCRIBED

SURVEYOR'S CERTIFICATE:

I, CHAD R. WASHBURN, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS 24TH DAY OF AUGUST 2012.

COLORADO LICENSED CHAD R. WASHBURN 37963 8/24/2012 PROFESSIONAL LAND SURVEYOR

CHAD R. WASHBURN
COLORADO PROFESSIONAL LAND SURVEYOR #37963

WASHBURN LAND SURVEYING
3621 MUSKRAT CREEK DRIVE
FORT COLLINS, CO 80528

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 CERTIFICATION SHOWN HEREON.

ATTORNEY'S CERTIFICATE:

I, Joseph H. Ferfara AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND AND THAT PARTIES EXECUTING THE DEDICATION OF STREETS, EASEMENTS, PARCELS OF LAND AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD ARE THE OWNERS THEREOF IN FEE SIMPLE AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH HEREIN.

SO SWORN THIS 31ST DAY OF August 2012

Joseph H. Ferfara, Attorney Reg. #6586
ATTORNEY AT LAW

LIENHOLDER:

WELLS FARGO BANK, NATIONAL ASSOCIATION
BY: John W. McKinny
AS: Senior Vice President
STATE OF COLORADO)
COUNTY OF Denver) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August 2012, BY John McKinny AS Senior Vice president OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 12/17/12

JORI ZIKAS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/17/2012

Jori Zikas
NOTARY PUBLIC

PLANNING AND ZONING COMMISSION

THE FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION ON 13 DAY OF August, 2012

Thomas A. Silva
CHAIRMAN

Jacqueline Lindsay
SECRETARY

CITY COUNCIL

THE FINAL PLAT IS APPROVED BY THE CITY COUNCIL ON 28th DAY OF August, 2012.

MAYOR

Lucia Kegeness
CLERK, Deputy

SEAL

DEDICATION AND ACKNOWLEDGMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILIT: COMPANY, FORMERLY KNOWN AS CCOB1, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE WEST ½ AND NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AND 2, BLOCK 2, NORTH PARK FILING NO. 2, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 224.02 ACRES (9,758,311 SQUARE FEET) MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME ABOVE DESCRIBED LAND, UNDER THE NAME OF NORTH PARK FILING NO. 2 REPLAT A; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER'S CERTIFICATE:

McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CCOB1, LLC
2725 ROCKY MOUNTAIN AVENUE, SUITE 200,
LOVELAND, CO 80538

BY: McWHINNEY REAL ESTATE SERVICES, INC.,
A COLORADO CORPORATION, MANAGER

BY: JAY HARDY, VICE PRESIDENT OF COMMUNITY DEVELOPMENT

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August 2012, BY JAY HARDY AS VICE PRESIDENT OF COMMUNITY DEVELOPMENT OF McWHINNEY REAL ESTATE SERVICES, INC. A COLORADO CORPORATION, AS MANAGER OF McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CCOB1, LLC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: July 3rd, 2015

CHRISTINE A. HARPEL NOTARY PUBLIC STATE OF COLORADO My Comm. Exp. 7-03-2015

Christine A. Harpel
NOTARY PUBLIC

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN: H.E.M.
CHECKED: C.R.W.
DESIGNED: H.E.M.
FILENAME: 0001_PLAT

NORTH PARK FILING NO. 2 REPLAT A

FINAL PLAT

TST
TST, INC.
CONSULTING ENGINEERS
760 Whalers Way
Building C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 1192.0001.00
SCALE HORIZONTAL: 1"=1000'
DATE AUGUST 3, 2012
SHEET 1 of 2

2012012364 PL 09/27/2012 03:50 PM
Page: 2 of 2 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

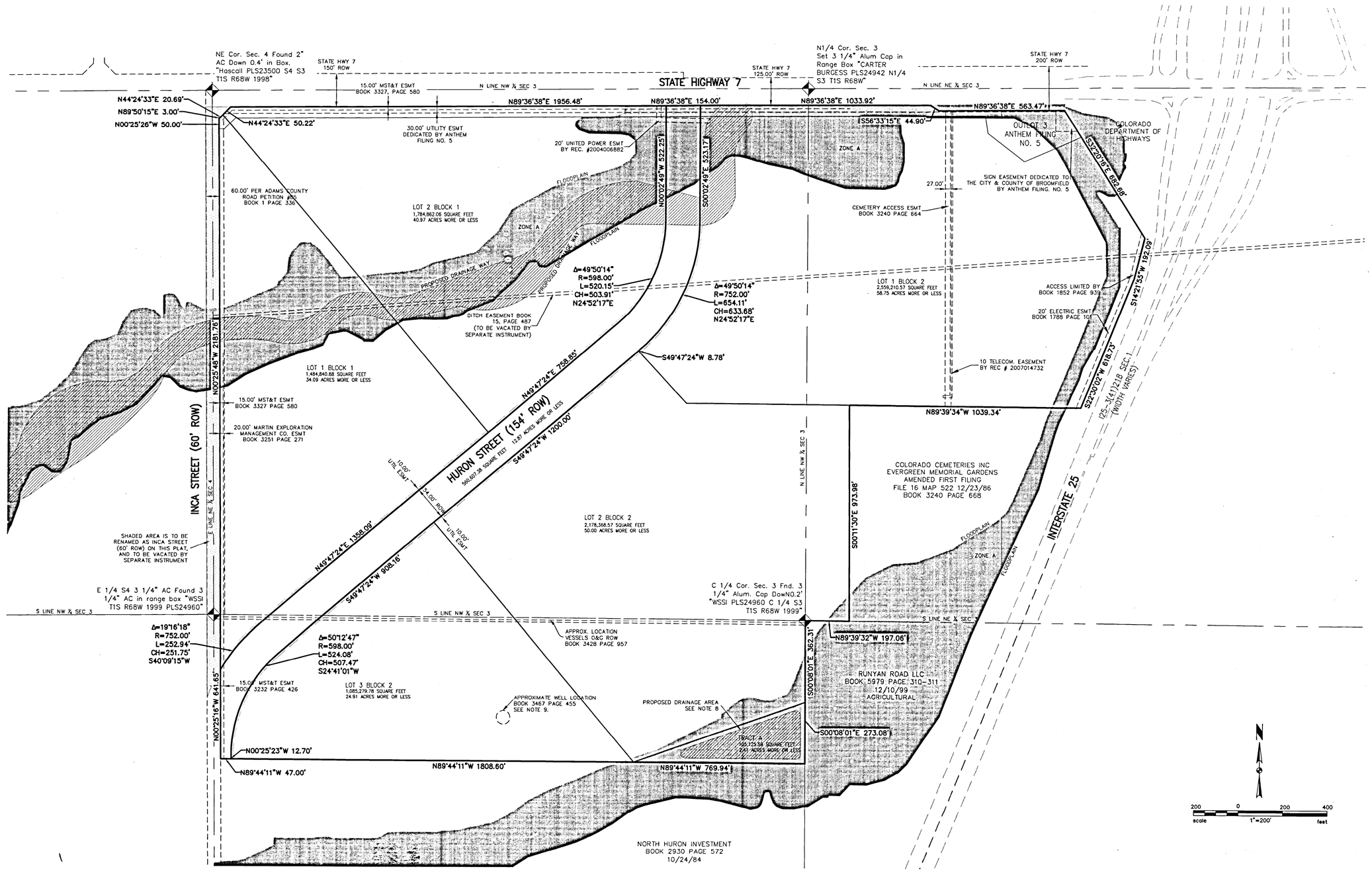
NORTH PARK FILING NO. 2 REPLAT A

FINAL PLAT

BEING A SUBDIVISION OF LOT 1 AND LOT 2, BLOCK 2, NORTH PARK FILING NO. 2,
LOCATED IN THE WEST ½ AND NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGEND

MONUMENT FOUND AS DESCRIBED



REVISIONS		
BY	DATE	DESCRIPTION

DRAWN H.E.M.
CHECKED C.R.W.
DESIGNED H.E.M.
FILENAME 0001_PLAT

NORTH PARK FILING NO. 2 REPLAT A

FINAL PLAT

TST
TST, INC.
CONSULTING ENGINEERS
760 Whalers Way
Building C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 1192.0001.00
SCALE HORIZONTAL: 1"=200'
DATE AUGUST 3, 2012
SHEET 2 of 2

DRAWING NUMBER Page 2 of 2
DRAWING NUMBER Final Plat
DRAWING NUMBER North Park Filing No 2 Replat A
DRAWING NUMBER 2012012364 PL 09/27/2012 03:50 PM Page: 2 of 2 Rec Fee $0.00 Doc Fee $ City and County of Broomfield

SAFCO PRODUCTS • NEW HOPE, MINNESOTA REORDER BY PART NUMBER 6552 PRINTING COST OF PRINT ON THIS LINE