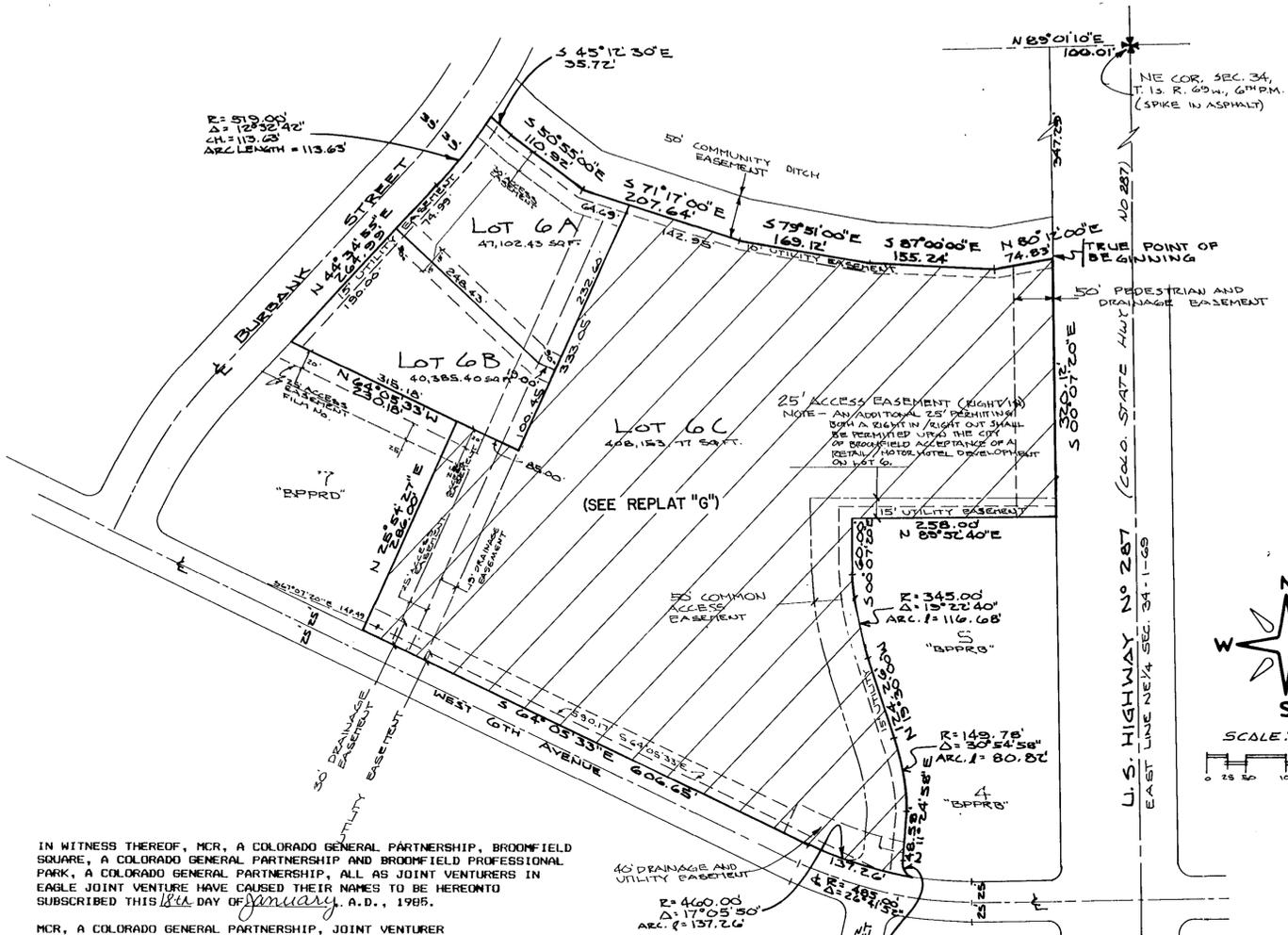


BROOMFIELD PROFESSIONAL PARK REPLAT 'F'

A REPLAT OF LOT 6, BROOMFIELD PROFESSIONAL PARK REPLAT "D", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, T.1S., R.69W. OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.



IN WITNESS WHEREOF, MCR, A COLORADO GENERAL PARTNERSHIP, BROOMFIELD SQUARE, A COLORADO GENERAL PARTNERSHIP AND BROOMFIELD PROFESSIONAL PARK, A COLORADO GENERAL PARTNERSHIP, ALL AS JOINT VENTURERS IN EAGLE JOINT VENTURE HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 18th DAY OF January, A.D., 1985.

MCR, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER

BY: *John Claus* JOHN CLAUS, GENERAL PARTNER
 BY: *Ronald K. Reeves* RONALD K. REEVES, GENERAL PARTNER

BY: *Ronald K. Reeves* RONALD K. REEVES, GENERAL PARTNER

MOUNTAIRE, INC. A COLORADO CORP., GENERAL PARTNER

BY: *Ronald K. Reeves* RONALD K. REEVES, GENERAL PARTNER

BROOMFIELD SQUARE, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER.

BY: *M.C. De Cola* M.C. DE COLA, GENERAL PARTNER
 BY: *R. J. Wittenbrink* R. J. WITTENBRINK, A GENERAL PARTNER

M. AND V. INVESTMENT CO., A GENERAL PARTNERSHIP

BY: *Victor J. Vosha* VICTOR J. VOSHA, GENERAL PARTNER
 BY: *John M. Niord* JOHN M. NIORD, A GENERAL PARTNER

BROOMFIELD PROFESSIONAL PARK, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER.

BY: *R. J. Wittenbrink* R. J. WITTENBRINK, GENERAL PARTNER
 BY: *M.C. De Cola* M. C. DE COLA, GENERAL PARTNER

ABACUS MORTGAGE INVESTMENT COMPANY.

BY: *William J. Gannon* William J. Gannon, Asst. Vice President

- NOTES:**
- BEARINGS ARE BASED ON TRUE MERIDIAN (SAME AS BROOMFIELD PROFESSIONAL PARK).
 - SET 1/2 INCH IRON PIN WITH SURV-CAP, "RLS #14112" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - ALL STORM RUNOFF AND DRAINAGE RUNOFF FROM EACH LOT OVER THE HISTORICAL RUNOFF FROM EACH LOT SHALL BE DETAINED ON EACH LOT AND ANY AND ALL DETENTION PONDS AND DRAINAGE FACILITIES WHICH ARE NECESSARY TO ASSURE SAID DETENTION SHALL HAVE THE PRIOR APPROVAL IN WRITING OF THE BROOMFIELD ENGINEER.
 - A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN OUTLINING RESTRICTIONS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THIS SUBDIVISION IS ON FILE WITH THE CITY OF BROOMFIELD.
 - CORNER LOTS HAVE A 20 FOOT RADIUS AT ALL STREET INTERSECTIONS AND ALL LOT DIMENSIONS ARE TO THE P.I. OF STREET INTERSECTIONS UNLESS SHOWN OTHERWISE.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT EAGLE JOINT VENTURE IS THE OWNER AND ABACUS MORTGAGE INVESTMENT COMPANY IS THE MORTGAGOR OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO, BEING A RESUBDIVISION OF LOT 6, "BROOMFIELD PROFESSIONAL PARK REPLAT "D", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.:

THENCE S. 89° 01' 10" W. ALONG THE NORTH LINE OF THE NE 1/4 SAID SECTION 34 A DISTANCE OF 100.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 287;

THENCE S. 00° 07' 20" E. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 347.29 FEET TO THE NORTHEAST CORNER OF LOT 6, "BROOMFIELD PROFESSIONAL PARK REPLAT "D", THE TRUE POINT OF BEGINNING;

- THENCE ALONG THE BOUNDARY OF SAID LOT 6 THE FOLLOWING 10 COURSES:
- THENCE S. 00° 07' 20" E. A DISTANCE OF 320.12 FEET;
 - THENCE S. 89° 52' 40" W. A DISTANCE OF 258.00 FEET;
 - THENCE S. 00° 07' 20" E. A DISTANCE OF 60.00 FEET TO A P.C.;
 - THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 19° 22' 40", RADIUS = 345.00 FEET, AN ARC LENGTH OF 116.68 FEET TO A P.T.;
 - THENCE S. 19° 30' 00" E. A DISTANCE OF 124.26 FEET TO A P.C.;
 - THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE = 30° 54' 58", RADIUS = 149.78 FEET, AN ARC LENGTH OF 90.82 FEET TO A P.T.;
 - THENCE S. 11° 24' 58" W. A DISTANCE OF 48.58 FEET TO A P.C.;
 - THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 92° 36' 20", RADIUS = 20.00 FEET, AN ARC LENGTH OF 32.33 FEET TO A POINT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST;
 - THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST, CENTRAL ANGLE = 17° 05' 50", RADIUS = 460.00 FEET, AN ARC LENGTH OF 137.26 FEET TO A P.T.;
 - THENCE N. 64° 05' 33" W. A DISTANCE OF 806.65 FEET TO A POINT WHICH IS THE MOST SOUTHERLY CORNER COMMON TO SAID LOT 6, AND LOT 7 OF "BROOMFIELD PROFESSIONAL PARK REPLAT "D";

THENCE N. 25° 54' 27" E. ALONG THE EASTERLY LINE SAID LOT 7, A DISTANCE OF 286.00 FEET TO THE MOST EASTERLY CORNER SAID LOT 7;

THENCE N. 64° 05' 33" W. ALONG THE NORTHERLY LINE SAID LOT 7 A DISTANCE OF 230.18 FEET TO THE MOST NORTHERLY CORNER SAID LOT 7;

THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID LOT 6, "BROOMFIELD PROFESSIONAL PARK REPLAT "D" THE FOLLOWING 8 COURSES:

- THENCE N. 44° 34' 55" E. A DISTANCE OF 264.99 FEET TO A P.C.;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 12° 32' 42", RADIUS = 519.00 FEET, AN ARC LENGTH OF 113.63 FEET TO A POINT;
- THENCE LEAVING SAID CURVE, S. 45° 12' 30" E. AND ALONG THE NORTHERLY LINE OF SAID LOT 6 A DISTANCE OF 35.72 FEET;
- THENCE S. 50° 55' 00" E. A DISTANCE OF 110.92 FEET;
- THENCE S. 71° 17' 00" E. A DISTANCE OF 207.64 FEET;
- THENCE S. 79° 51' 00" E. A DISTANCE OF 169.12 FEET;
- THENCE S. 87° 00' 00" E. A DISTANCE OF 155.24 FEET;
- THENCE N. 80° 12' 00" E. A DISTANCE OF 74.83 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.3784 ACRES, MORE OR LESS,

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BROOMFIELD PROFESSIONAL PARK REPLAT "F", PART OF A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES, AND DO HEREBY GRANT THAT PORTION OF REAL PROPERTY WHICH IS DESIGNATED AS "PEDESTRIAN EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR PEDESTRIAN WALKWAYS, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND DO HEREBY GRANT THOSE PORTIONS OF REAL PROPERTY WHICH ARE DESIGNATED AS "ACCESS EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION OF ROADWAYS.

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, A.D., 1985, BY JOHN CLAUS, PRESIDENT AND RON SHIMPA, SECRETARY OF MOUNTAIRE, INC., JOHN CLAUS AND RONALD K. REEVES, GENERAL PARTNERS OF MCR, BY JOHN M. NIORD AND VICTOR J. VOSHA, GENERAL PARTNERS OF M. AND V. INVESTMENT, BY M. C. DE COLA AND R. J. WITTENBRINK AS GENERAL PARTNERS OF BROOMFIELD SQUARE AND BROOMFIELD PROFESSIONAL PARK.

WITNESS MY HAND AND OFFICIAL SEAL: *Debbie Colton* NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10-23-88
 ADDRESS: 2150 W. 10th Ave. Broomfield, Co. 80000

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, A.D., 1985, BY ABACUS MORTGAGE INVESTMENT COMPANY, A DELEWARE CORP. AS MORTGAGOR.

WITNESS MY HAND AND OFFICIAL SEAL: *Debbie Colton* NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10-23-88
 ADDRESS: 2150 W. 10th Ave. Broomfield, Co. 80000

ATTORNEY'S CERTIFICATE:

I, RONALD K. REEVES, AN ATTORNEY AT LAW, DULY LICENSED BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREIN BEFORE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATORS FREE OF ALL LIENS AND ENCUMBRANCES EXCEPT DEED OF TRUST FOR THE USE OF ABACUS MORTGAGE INVESTMENT CORPORATION, RECORDED ON JANUARY 30, 1984, FILM NUMBER 1288 UNDER RECEPTION NUMBER 601545, BOULDER COUNTY, COLORADO RECORDS.

Ronald K. Reeves
 RONALD K. REEVES

SURVEYOR'S CERTIFICATE:

I, KURT O. LINN, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD PROFESSIONAL PARK REPLAT "F" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION.

Kurt O. Linn, Jr.
 KURT O. LINN, JR., RLS #14112

JANUARY 7, 1985

BROOMFIELD CERTIFICATES:

APPROVED THIS 21 DAY OF January, A.D., 1985 BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD, COLORADO.

Eugene Korman
 CITY ENGINEER

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS 11 DAY OF January, A.D., 1985.

Wayne C. Ross
 PUBLIC SERVICE COMPANY

APPROVED BY MOUNTAIN BELL THIS 12 DAY OF January, A.D., 1985.

Mountain Bell
 MOUNTAIN BELL

APPROVED BY JONES INTERCABLE THIS 10 DAY OF January, A.D., 1985.

Jones Intercable
 JONES INTERCABLE

APPROVED THIS 2nd DAY OF October, A.D., 1984, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:
Diane C. Rosmond SECRETARY
U. H. H. H. CHAIRMAN

APPROVED THIS 11th DAY OF December, A.D., 1984, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:
City Clerk CITY CLERK
Mayor MAYOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK M. THIS 27th DAY OF January, A.D., 1985, AND IS DULY IS RECORDED IN PLAN FILE P-17 F-2 #21

FEES \$10.00 PAID
 FILM #1338
 RECEPTION # 668932

Charlotte Houston RECORDER
Barbara Ewald DEPUTY

Kurt O. Linn
 SURVEYOR
 17575 WEST TWENTY-THIRD AVENUE
 LAKEWOOD, CO. 80215 PH: 233-1171