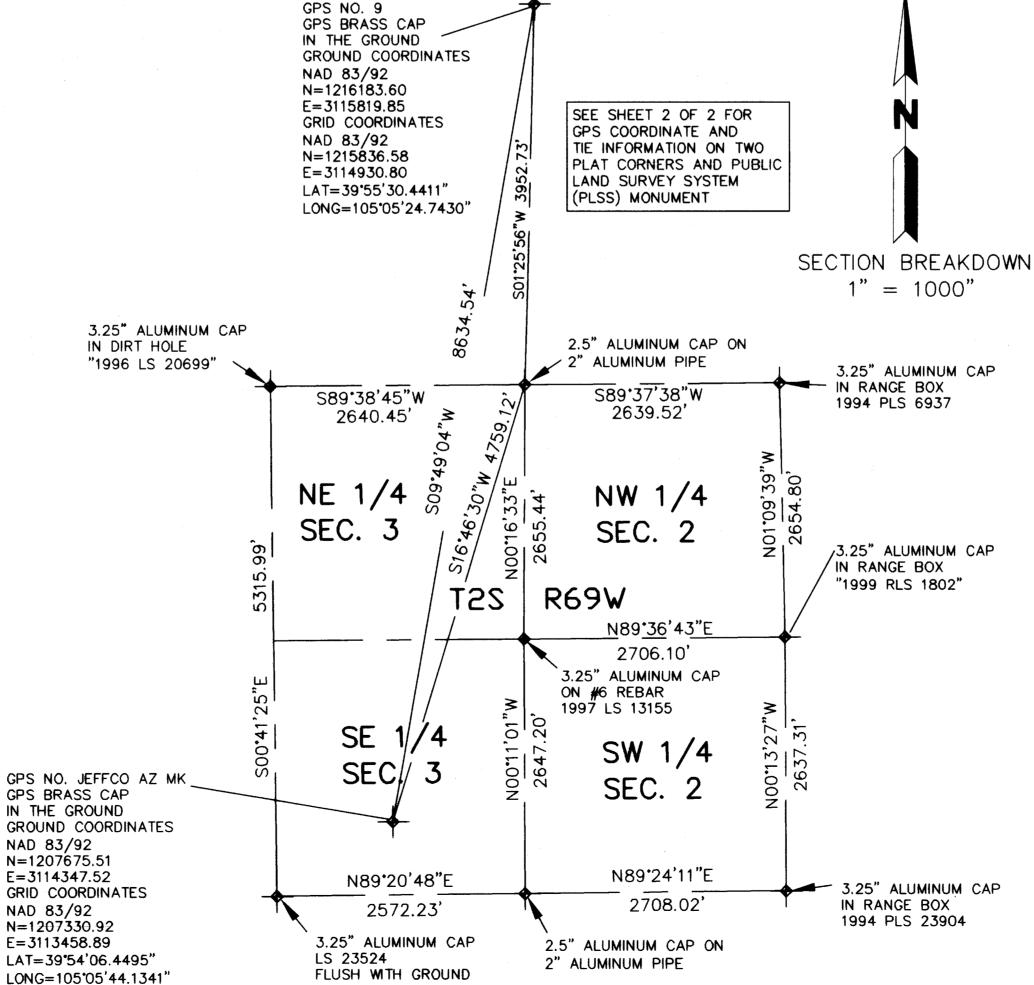
BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 13 MINOR SUBDIVISION

A REPLAT OF PARCEL O OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (REC. NO. 2005014699)

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. SHEET 1 OF 2

W. 106TH AVE VICINITY MAP



BOUNDARY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ALSO BEING PARCEL O OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (REC. NO. 2005014699) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2 AS BEARING S0016'33"W AS MONUMENTED ON THE NORTH BY A 2 1/2 INCH ALUMINUM CAP IN A DIRT HOLE AND ON THE SOUTH BY A 3 1/4 INCH ALUMINUM CAP ON NUMBER 5 REBAR STAMPED "1997 LS 13155", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S00°59'50"E, A DISTANCE OF 3152.00' FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE AND THE EASTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE AS RECORDED IN BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 ALSO BEING THE POINT OF BEGINNING:

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF ARISTA PLACE S89°43'27"E A DISTANCE OF 315.50 FEET TO A POINT ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE AND THE WESTERLY RIGHT-OF-WAY LINE OF COLONY ROW;

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF ARISTA PLACE AND FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COLONY ROW SOO 16'33"W A DISTANCE OF 597.00 FEET TO A POINT ON THE INTERSECTION OF WESTERLY RIGHT-OF-WAY OF COLONY ROW AND THE NOTHERLY RIGHT-OF-WAY LINE OF PARKLAND STREET:

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY OF COLONY ROW AND FOLLOWING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PARKLAND STREET N89'43'27"W A DISTANCE OF 285.50 FEET TO A POINT ON THE INTERSECTION OF NORTHERLY RIGHT-OF-WAY OF PARKLAND STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF PARKLAND STREET AND FLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF SAID UPTOWN AVENUE 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET. A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S44°43'27"E A DISTANCE OF 42.43 FEET:

THENCE FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE NOO"16'33"E A DISTANCE OF 567.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 188,160 SQUARE FEET (4.32 ACRES), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 6"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, AND PUBLIC WAYS AS SHOWN ON THIS 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 FOR THE USE BY PUBLIC AND PRIVATE UTILITIES.

PLAT NOTES:

- 1.) THE BASIS OF BEARINGS WAS ESTABLISHED USING CITY OF BROOMFIELD GPS CONTROL POINT NO. 9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS S09'49'04"W, 8634.54 FEET.
- 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.
- FOUND BOUNDARY CORNERS OF THE SUBDIVISION ARE MONUMENTED AS NOTED
- SET BOUNDARY CORNERS ARE MONUMENTED #4 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED
- FOUND MONUMENTS ARE AS NOTED.
- 4.) ACCORDING TO FEMA "FIRM" MAP NUMBER 085073 0089 F, REVISED PER LOMR CASE NO. 06-08-B417P EFFECTIVE SEPTEMBER 11, 2006, THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED "ZONES AE AND AH" AREA IN THE "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 - YEAR FLOOD". (AS SHOWN HEREON)
- 5.) THE COLORADO COORDINATE SYSTEM SHOWN HERE ON IS DEFINED AS 2-1 ORDER, CLASS C, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 6.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664

OWNERS

PARK 36 INVESTMENT, LLC 555 ELDORADO BLVD., SUITE 200 BNROOMFIELD, COLORADO 80021

STATE OF COLORADO COUNTY OF Brown Field

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF Quegus X 2007, BY / Mothy D. Wiens . WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 07-17-2011 Falling Popular

ERINE PAD

NOTARY

PUBLIC

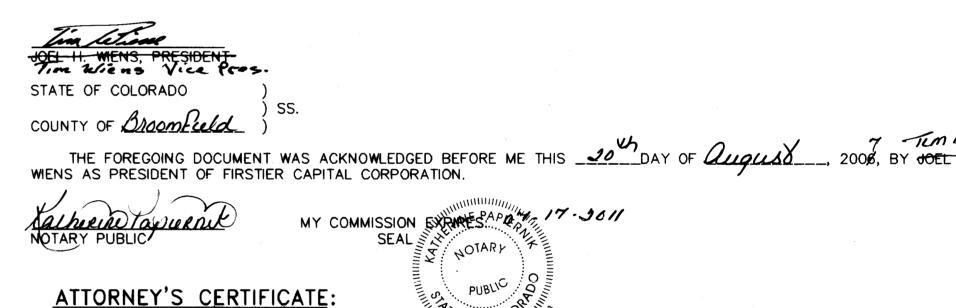
CONSENT BY LENDERS:

TIERONE BANK BEING THE LENDER UNDER THAT CERTAIN DEED OF TRUST. SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED OCTOBER 26, 2005 AT RECEPTION NO. 2005014776 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF BROOMFIELD, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME ("DEED OF TRUST"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVENT THAT PURSUANT TO THE FORECLOSURE OF THE DEED OF TRUST OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, LENDER OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HERON, OR ANY PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

TIERONE BANK TOM FEILMEIER, VICE PRESIDENT STATE OF COLORADO COUNTY OF Choonfuld FEILMEIER, AS VICE PRESIDENT OF TIERONE BANK. MY COMMISSION EXPIRES: 07-17 -2011

FINANCING STATEMENT RECORDED NOVEMBER 1, 2005 AT RECEPTION NO. 2005045051910 PHO RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF BROOMFIELD, COLORADO, AS THE COLORADO HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME ("DEED OF TRUST"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE DEED OF TRUST, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF LENDER IN AND TO THE PROPERTY AS SHOWN HERON UNDER AND PURSUANT TO THE DEED OF TRUST AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE DEED OF TRUST OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, LENDER OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HERON, OR ANY PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

FIRSTIER CAPITAL CORPORATION



BUL R. JONSON, AN ATTORNEY AT LAW LICENSED OF PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE CHARGE AND SUBDIVIDERS GRANTING ANY EASEMENT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMITIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

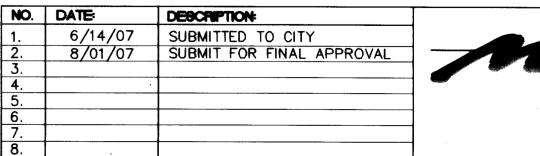
ATTORNEY-AT-LAW

APPROVALS: CITY & COUNTY OF BROOMFIELD ONE DESCOMBES DRIVE BROOMFIELD, CO.80020

BY: GEORGE OI CIERO CITY AND COUNTY MANAGER DIRECTOR OF COMMUNITY DEVELOPEMENT

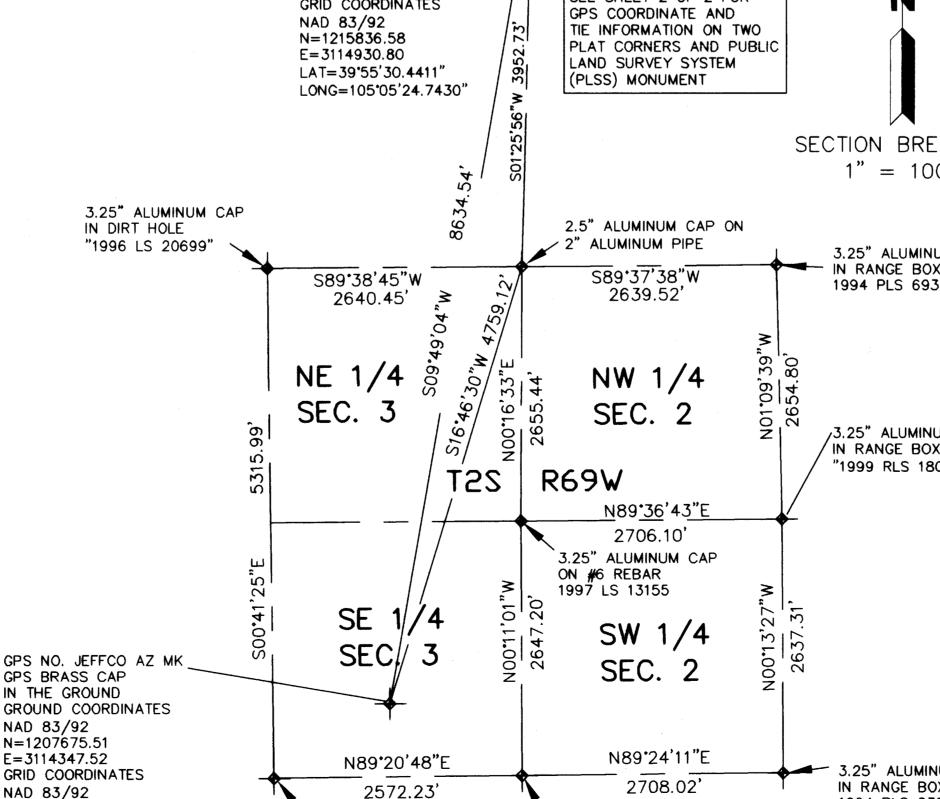
SURVEYOR'S CERTIFICATE:

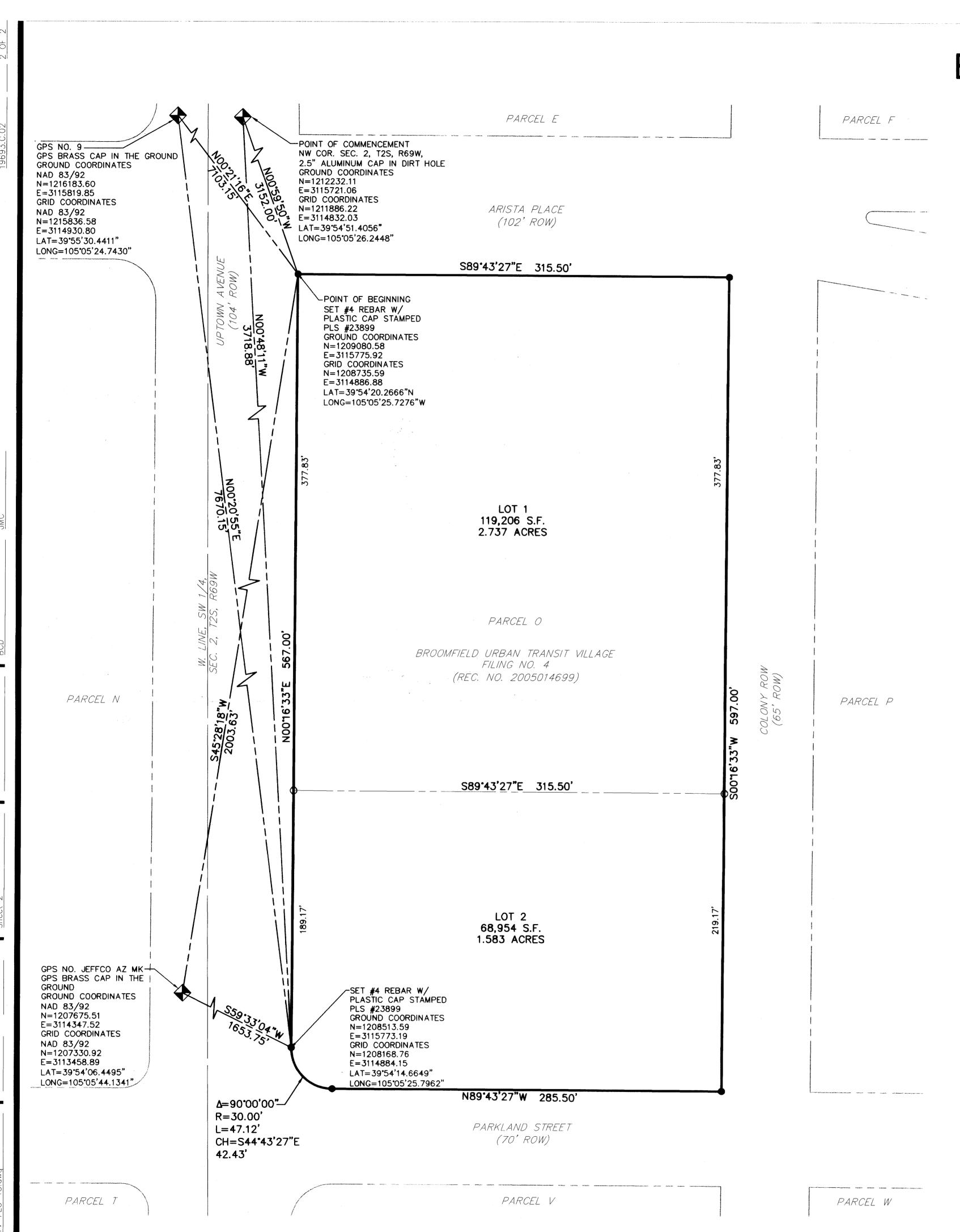
, RICHARD A. NOBBE, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND SURVEY COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.





BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 13 - MINOR SUBDIVISION, SHEET 1 OF 2





BROOMFIELD URBAN TRANSIT VILLAGE -FILING NO. 13 MINOR SUBDIVISION

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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. SHEET 2 OF 2

- FOUND BOUNDARY CORNERS OF THE SUBDIVISION ARE MONUMENTED AS NOTED.
- SET BOUNDARY CORNERS ARE MONUMENTED #4 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED
- "PLS 23899".
- FOUND MONUMENTS ARE AS NOTED.

