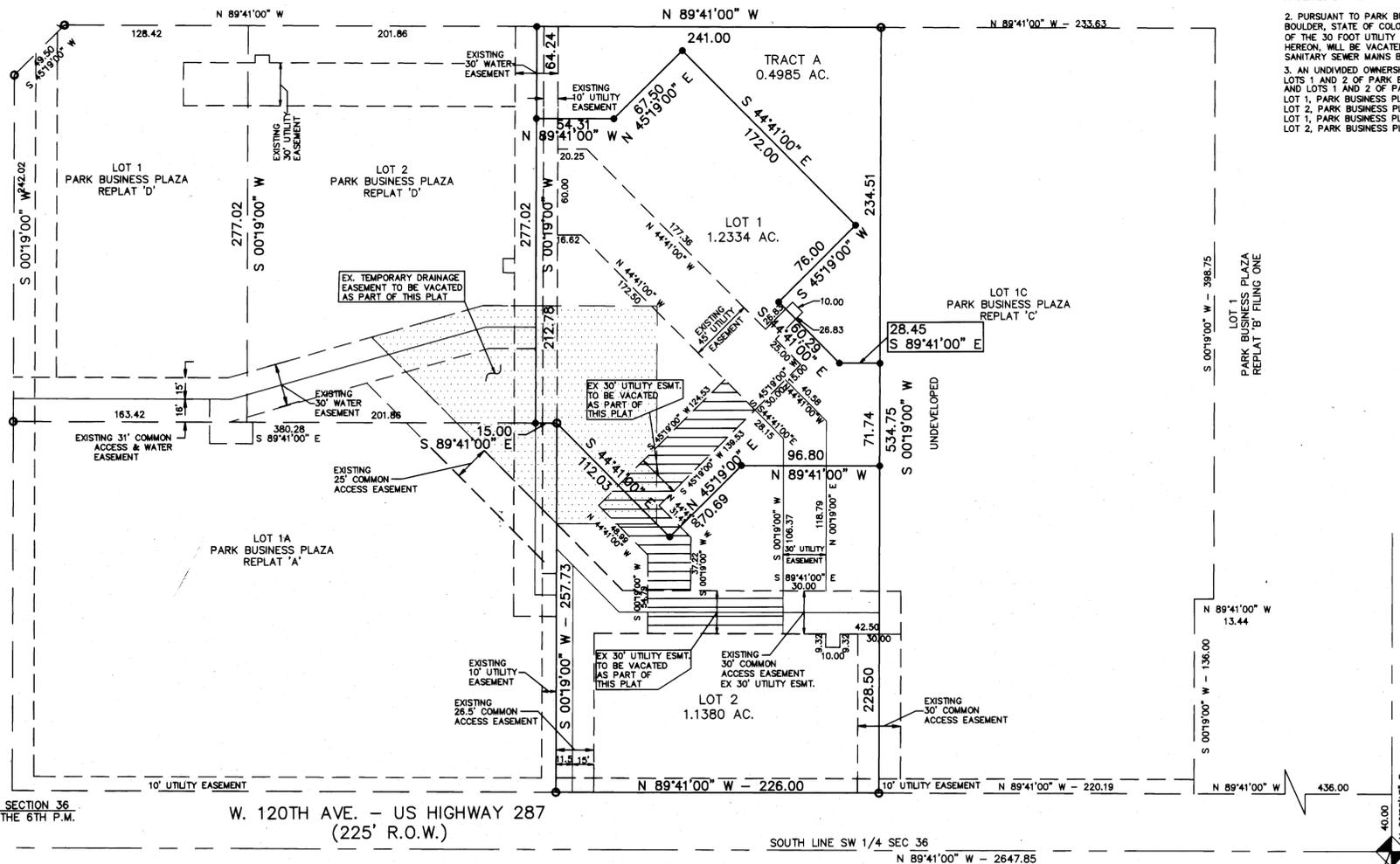


PARK BUSINESS PLAZA, REPLAT E
 A REPLAT OF TRACT 'A', LOT 3 AND LOT 4 OF PARK BUSINESS PLAZA REPLAT 'D'
 LOCATED IN THE SW 1/4 OF SECTION 36, T. 1 S., R. 69 W. OF THE 6TH P.M.
 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.
 FINAL PLAT
 SHEET 1 OF 1

PARK BUSINESS PLAZA

E. 1ST AVE.
(78' R.O.W.)

LAMAR STREET
(100' R.O.W.)



NOTE:
 1. PURSUANT TO NOTE 4, ON PARK BUSINESS PLAZA, REPLAT 'A', COUNTY OF BOULDER, STATE OF COLORADO (RECEPTION NO. 609938) THE TEMPORARY DRAINAGE EASEMENT SHOWN THEREON AN REFERRED HEREON, WILL BE VACATED UPON COMPLETION OF THE FINAL DRAINAGE FACILITIES BY THE CITY OF BROOMFIELD ENGINEER.
 2. PURSUANT TO PARK BUSINESS PLAZA, REPLAT 'D', COUNTY OF BOULDER, STATE OF COLORADO (RECEPTION NO. 1588300), A PORTION OF THE 30 FOOT UTILITY EASEMENT SHOWN THEREON AN REFERRED HEREON, WILL BE VACATED UPON COMPLETION OF THE WATER AND SANITARY SEWER MAINS BY THE CITY OF BROOMFIELD ENGINEER.
 3. AN UNDIVIDED OWNERSHIP OF TRACT A SHALL BE APPORTIONED TO LOTS 1 AND 2 OF PARK BUSINESS PLAZA REPLAT 'D' (UNCHANGED), AND LOTS 1 AND 2 OF PARK BUSINESS PLAZA REPLAT 'E' AS FOLLOWS:
 LOT 1, PARK BUSINESS PLAZA REPLAT 'D' 22.1%
 LOT 2, PARK BUSINESS PLAZA REPLAT 'D' 27.4%
 LOT 1, PARK BUSINESS PLAZA REPLAT 'E' 26.3%
 LOT 2, PARK BUSINESS PLAZA REPLAT 'E' 24.2%
 100.0%

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PARK PLAZA LLC, A COLORADO LIMITED LIABILITY COMPANY AND R. & E. JODER, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT 'A', LOT 3 AND LOT 4 OF PARK BUSINESS PLAZA REPLAT 'D' AS RECORDED IN THE BOULDER COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 1588300 CONTAINING 125,009 SQUARE FEET OR 2.870 ACRES MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PARK BUSINESS PLAZA REPLAT E, AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF BROOMFIELD ALL UTILITY EASEMENTS OVER AND ACROSS SAID LOTS AT THE LOCATIONS SHOWN HEREON FOR THE RECONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES.

OWNER AND SUBDIVIDER:
 PARK PLAZA LLC, A COLORADO LIMITED LIABILITY COMPANY
 R. & E. JODER, A COLORADO LIMITED LIABILITY COMPANY

Gary W. Francis 6-26-97
 DATE

Elaine W. Joder 6-26-97
 DATE

ELOISE W. JODER, MEMBER OF R. & E. JODER, LLC
 A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }
 COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26TH DAY OF JUNE, 1997, A.D., BY *ELOISE W. JODER*

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 1-26-98

Christina L. Francis
 NOTARY PUBLIC



STATE OF COLORADO }
 COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26TH DAY OF JUNE, 1997, A.D., BY *GARY W. FRANCIS*

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 1-26-98

Christina L. Francis
 NOTARY PUBLIC



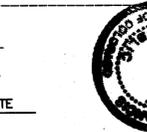
MORTGAGEE:
John M. Shetter, President
 PEARL STREET BANKING CENTER

STATE OF COLORADO }
 COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF JUNE, 1997, A.D., BY *JOHN M. SHETTER*

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 1-26-98

Christina L. Francis
 NOTARY PUBLIC



LAND USE REVIEW COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE LAND USE REVIEW COMMISSION OF THE CITY OF BROOMFIELD THIS 26TH DAY OF JUNE, 1997

Debra Egan
 SECRETARY

John Nelson
 CHAIRMAN

CITY COUNCIL CERTIFICATE

THIS PLAT, AND THE DEDICATION OF THE TRACTS, STREETS, RIGHTS OF WAY AND EASEMENTS SHOWN HEREIN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 10TH DAY OF JUNE, 1997

Dick Mares
 CITY CLERK

William M. Barnes
 MAYOR



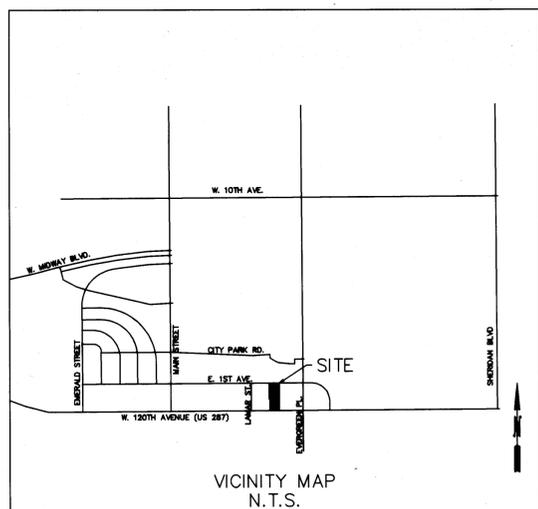
ATTORNEY'S CERTIFICATE

I, *Larry M. Baker* AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PERSON OR PERSONS DEDICATING THE STREETS, EASEMENTS, AND RIGHTS OF WAY SHOWN ON THIS PLAT, ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

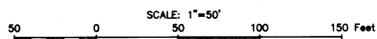
Larry M. Baker
 NAME:
 REGISTRATION NO. 004471

PREPARED FOR:
 PARK PLAZA LLC, A COLORADO LIMITED LIABILITY COMPANY
 720 BURBANK STREET
 BROOMFIELD, COLORADO 80020
 (303) 438-6836

PREPARED BY:
 HIGHLINE ENGINEERING AND SURVEYING CO.
 9025 EAST KENYON AVENUE, SUITE 219
 DENVER, CO 80237
 (303) 889-5981 FAX: (303) 889-0012



VICINITY MAP
 N.T.S.



LEGEND
 SET NO. 4 REBAR W/ CAP
 PLS NO. 26715
 FOUND MONUMENT AS NOTED

RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF BOULDER } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD MY OFFICE AT 10:00 O'CLOCK THIS 24TH DAY OF JULY, 1997, AND IS DULY RECORDED IN PLAN FILE # 26715 (116887) FEES \$11.00 PAID

Charlotte Houston
 COUNTY CLERK AND RECORDER

Barbara Ewald
 DEPUTY



MAY 28, 1997

SHEET 1 OF 1