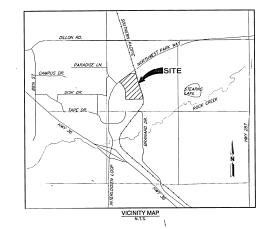
BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT A **FINAL PLAT**

2012002/4/ PL 03/06/2012 04:16 PM Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$ City and County of Rennetial BILL NO COURT OF A PROSTREET OF A PAGE OF THE

A REPLAT OF LOT 1, BLOCK 2 OF BROOMFIELD BUSINESS CENTER FILING NO. 1 A PARCEL OF LOT 1, BLOCK 2 OF BROOWING IEEE BOSINESS CENTER HEING NO.

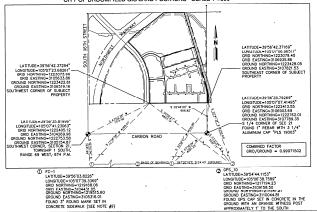
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO SHEET 1 OF 2



PLAT NOTES CONTINUED:

- Y PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOXINDARY NUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- FOUND HUB AND TACK IN CIRCULAR HOLE IN CONCRÉTE WALK AT POSITION REFERENCED BY BROOMFIELD GIS MONUMENT RECORD FOR FC-1.
- 10. IN ACCORDANCE WITH BROOMFELD MUNICIPAL CODE SECTION 16-28-120(8), PUBLIC LAND DEDICATION IS DETERMINED FOR BROOMFELD BUSINESS CENTER FILING NO. 1, REPLAT A, LOT 2 AND TRACT A BY THE FOLLOWS FORWARD. 374 DIRELLING UNITS DIVIDED BY 22.716 ACKES = 16.44 MLST PER ACKE, (16.464 MLST PER ACKE), 16.40 MLST PER ACKES, 16.40 MLST

CITY OF BROOMFIELD GIS LAND POSITIONS - SCALE 1"=600"



RECORDER'S CERTIFICATE:

STATE OF COLORADO CITY AND COUNTY OF BROOMFIELD) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _______ O' CLOCK AM / PM ____ 2012, AND AS DULY RECORDED IN PLAN FILE _____ FEES \$ ______ PAID.

RECORDER

ATTORNEY'S CERTIFICATE:

I, SARRY PERMUT, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF CLORAGO REPRESSUIT TO THE CITY AND COMMON PROPERTY. THE COMMON PROPERTY COMMON PROPERTY COMMON PROPERTY COMMON PROPERTY COMMON PROPERTY COMMON PROPERTY. BECOME THE COMMON PROPERTY C

COLORADO REGISTRATION NO. 4178 DATE: 2/23/ 2012

ATTORNET-LAT-LAW

2012

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 2011 DAY OF FEBRUARY , 2012.

SEAL

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS PROPERTY OF COMMISSION THE PROPERTY OF COMMISSION THIS PROPERTY OF COMMISSION THE PROPERTY OF C

I, RICHARD A. NOBIEC, A PROFESSIONAL LAND SURVEYIR, REGISTERED IN THE SIZET OF CAGGARD, REPERTY CERTETY THAT THE SURVEY REPRESSIVED BY THIS FLAT WAS MADE BY A GIVE HORDERY FOR HEAT OF PREPRIOR MANNESS EVEN TACKHARTLY WAS A SHOWN HEREON. THIS LAND SURVEY COMPULES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.





LEGAL DESCRIPTION AND DEDICATION: BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND BEING LOT 1, BLOCK 2 OF BROOMFIELD BUSINESS CENTER FILING NO. 1, AS RECORDED AT RECEPTION NO. 2003019209, LOCATED WITHIN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 2,338,855 SQUARE FEET (53.694 ACRES) MORE OR LESS.

HAS LAD OUT PATIED, AND SUBDIVINED THE ABOVE SECREDE LIAND LIBERS THE NAME. AND STREET OF RECOMPTED BUSINESS SHOWN OF NOTICE THE PROPERTY OF RECOMPTED AND STREET OF RECOMPTED AND FOR USE BY FRANCHISESS OF THE CITY AND COUNTY OF RECOMPTED AND FOR USE BY FRANCHISESS OF THE CITY AND COUNTY OF RECOMPTED AND FOR USE BY FRANCHISESS OF THE CITY AND COUNTY OF RECOMPTED AND STREET AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF RECOMPTED AND STREET OF THE CITY AND COUNTY OF THE CITY OF THE CITY

OWNER: BROOMFIELD BUSINESS CENTER LLC A COLORADO LIMITED LIABILITY COMPANY

BY: BY: BRUCE H. ETKIN TITLE: MANAGER

STATE OF COLORADO COUNTY OF DENVER

THE FORFCOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23" DAY OF FERRUARY A.D. 2012 . BY BRUCE H. ETKIN, MANAGER FOR BROOWFIELD BUSINESS CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES AUGUST 23, 2012

CONSENT BY LENDER:

COMPASS BANK, AN ALABAMA BANKING COPROPATION SERVE THE LENGTR UNDER THAT CERTIAN DEED OF TRUST, ASSOCIATION OF LEASES AND RENTS, SCIENT OF TRUST PROPAGATION SERVED THAT RECORD OF TRUST, ASSOCIATION OF LEASES AND RENTS, SCIENT OF RECORD OF TRUST PROPAGATION OF LEASES AND RENTS, SCIENT AND RECORD OF TRUST PROPAGATION OF LEASES AND ALL OTHER COLLECTIONS, THE COLLECTION OF LEGISLATION OF LEASES AND ALL OTHER PROPAGATION OF LAND ALL

COMPASS BANK, AN ALABAMA BANKING CORPORATION

TITLE: SVP

STATE OF COLORADO COUNTY OF Denver

THE FOREGOING DOCUMENT, WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF FEBRUARY . 2012

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES

(SEAL)

PLAT NOTES:



- 1. BLASS OF BLANDLES. ALL BLANDLES ARE BASED ON GRID BEANINGS OF THE COLORAGO STATE FLANE CORRENATE OVITICAL. MORTH ZONE (GOGO) MAD 83/2, THE BEARNING BETWEEN A FOUND 5' YOUND MARK SET IN CONCRETE SISSINGAL, DENOTED AS GF-61 AND A FOUND GPS CAP, DENOTED AS GF-910, GROUND BEARNING SOUTH 67:20'18" EAST. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROWNERED BGS STANDARD.
- 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.
- 3 BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. #23899, UNLESS SHOWN OTHERWISE
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEORETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING OFS RELATINE POSITIONING TECHNOLIES AND/OR STANDARDS AND SPECIFICATIONS FOR GEOGRETIC CONTROL REMOVERS' BY THE TEC
- 5. THE COMBINED SCALE FACTOR FOR THIS SITE = 0.99971502
- INFORMATION USED IN PREPARATION OF THIS FINAL PLAT WAS OBTAINED FROM THE TITLE COMMITMENT NO. 1437528A DATED AUGUST 1, 2011 AS PREPARED BY CHICAGO TITLE OF COLORADO, INC. ALL OWNERSHIP, EASEMENT, AND PUBLIC RECORD INFORMATION WAS BASED ON SAID COMMITMENT.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARES OF THE FINAL PLAT UNLESS AND WITH, AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMAIN PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16–20–03Q(0) OF THE BROOMFIELD WINDOWL CODE.