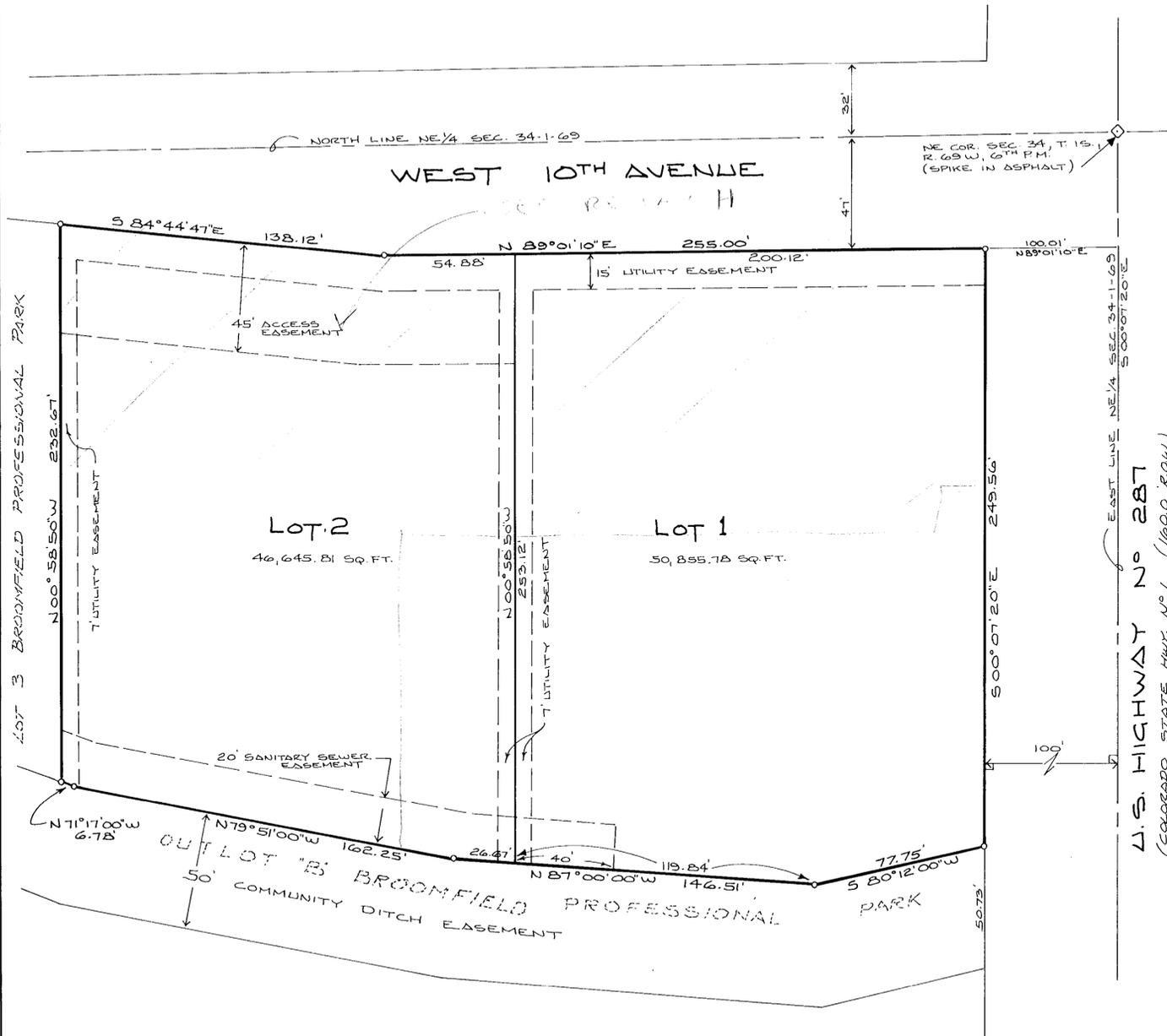


BROOMFIELD PROFESSIONAL PARK REPLAT "A"

A REPLAT OF LOT 1 AND LOT 2, BROOMFIELD PROFESSIONAL PARK A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE N.E. 1/4 OF SECTION 34 T1S R69W OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



DEDICATION:

I, NOW ALL MEN BY THESE PRESENTS:

THAT EAGLE JOINT VENTURE IS THE OWNER AND WESTERN BANCORP MORTGAGE COMPANY IS THE MORTGAGOR OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO, LYING WITHIN THE BOUNDARY OF "BROOMFIELD PROFESSIONAL PARK". 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:

LOT 1 AND LOT 2, "BROOMFIELD PROFESSIONAL PARK"

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BROOMFIELD PROFESSIONAL PARK REPLAT "A", 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 SAID REAL PROPERTY WHICH IS DESIGNATED AS "ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR A COMBINED DRIVEWAY FOR ACCESS TO LOTS 1 AND 2 AND LOT 3, BROOMFIELD PROFESSIONAL PARK.

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 DAY OF MARCH, A.D., 1982.

MCR, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER

BY: John Claus JOHN CLAUS, GENERAL PARTNER
 BY: Ronald K. Reeves RONALD K. REEVES, GENERAL PARTNER
 BY: John Claus MOUNTAINE, INC., A COLORADO CORP., GENERAL PARTNER
 BY: Ron Shimpa SECRETARY

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. Yoshida VICTOR J. YOSHA, GENERAL PARTNER
 BY: John M. Nigro JOHN M. NIGRO, 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

WESTERN BANCORP MORTGAGE COMPANY, A CALIFORNIA CORPORATION

BY: Teresa A. Sullivan
 ATTEST

NOTES:

- BEARINGS ARE BASED ON TRUE MERIDIAN (SAME AS BROOMFIELD PROFESSIONAL PARK).
- SET 1/2 INCH IRON PIN WITH SURV-CAP, "PLS #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 WITHING THIS SUBDIVISION IS ON FILE WITH THE CITY OF BROOMFIELD.
- VEHICULAR ACCESS TO LOTS 1 AND 2, AND LOT 3, BROOMFIELD PROFESSIONAL PARK IS VIA A COMBINED DRIVEWAY ON LOT 2. REFER TO PLANNED UNIT DEVELOPMENT PLAN FOR DETAILS.
- NO DIRECT ACCESS TO OR FROM LOT 1 SHALL BE GRANTED TO OR FROM HIGHWAY NO. 287.

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF MARCH, A.D., 1982, BY JOHN CLAUS, PRESIDENT AND RON SHIMPA, SECRETARY OF MOUNTAINE, INC., JOHN CLAUS AND RONALD K. REEVES, GENERAL PARTNERS OF MCR, BY JOHN M. NIGRO AND VICTOR J. YOSHA, 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: Barbara Jean Walker NOTARY PUBLIC
 MY COMMISSION EXPIRES: 8-18-84 DATE: 3-10-82

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF MARCH, A.D., 1982, BY TERESA A. SULLIVAN MORTGAGOR.

WITNESS MY HAND AND OFFICIAL SEAL: Callen J. Holmes NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1/14/84 DATE: 3/12/82

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 HEREINBEFORE 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 WESTERN BANCORP, DATED MAY 27, 1980 RECORDED ON JUNE 5, 1980, FILE NUMBER 1120 UNDER RECEPTION NUMBER 398165, 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 "A" 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

BROOMFIELD CERTIFICATES

APPROVED THIS 2nd DAY OF February, A.D., 1982, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO,

ATTEST:
Betsy J. Clemons SECRETARY
John A. Mayrho CHAIRMAN

APPROVED THIS 23rd DAY OF March, A.D., 1982, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:
Gay Brewer CITY CLERK
Walter P. Janda 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 8:38 O'CLOCK A.M. THIS 30th DAY OF April, A.D., 1982, AND IS DULY RECORDED IN PLAN FILE P-12 7-3 113

FEES \$10 PAID
 Film 1205
 Reception # 1172620
Charles Houston RECORDER
Regina Howard DEPUTY

