BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 12

PROJECT SITE PARKLAND ST. OOD VANDON ON AVE.

VICINITY MAP
SCALE: 1"=1000'

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND BEING ALL OF PARCEL R, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4, AS RECORDED AT RECEPTION NUMBER 2005014699 OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE, SITUATED 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;

CONTAINING 171,419 SQ. FT OR 3.935 ACRES ±

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD URBAN TRANSIT VILLAGE — FILING NO. 12, A REPLAT OF PARCEL R, BROOMFIELD URBAN TRANSIT VILLAGE — FILING NO. 4; AND BY THESE PRESENTS DEDICATE IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE 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 COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS ZCDAY OF October, A.D. 2006.

OWNERS CERTIFICATE:

PARK 36 INVESTMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Tim Wines

TITLE: Manager

ADDRESS: 555 ELDORADO BOULEVARD, SUITE 200 BROOMFIELD, CO 80021

STATE OF COLORADO

county of Broomfield }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF October, A.D. 2006,
BY I'm Wiens OF PARK 36 INVESTMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 12 27 2009

Pamela p & melle.

TOTARY PUBLIC

HOLDER OF BEED OF TRUST:

TIERONE BANK

ATTEST

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF DEADLE, 2006, BY TOM FEITMERE.

WITNESS MY HAND AND OFFICIAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

HOLDER OF DEED OF TRUST:

FIRSTIER CAPITAL CORPORATION

SECRETAR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF Oct., 20 06

WITNESS NO HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

Y COMMISSION Expires 7/28/2009

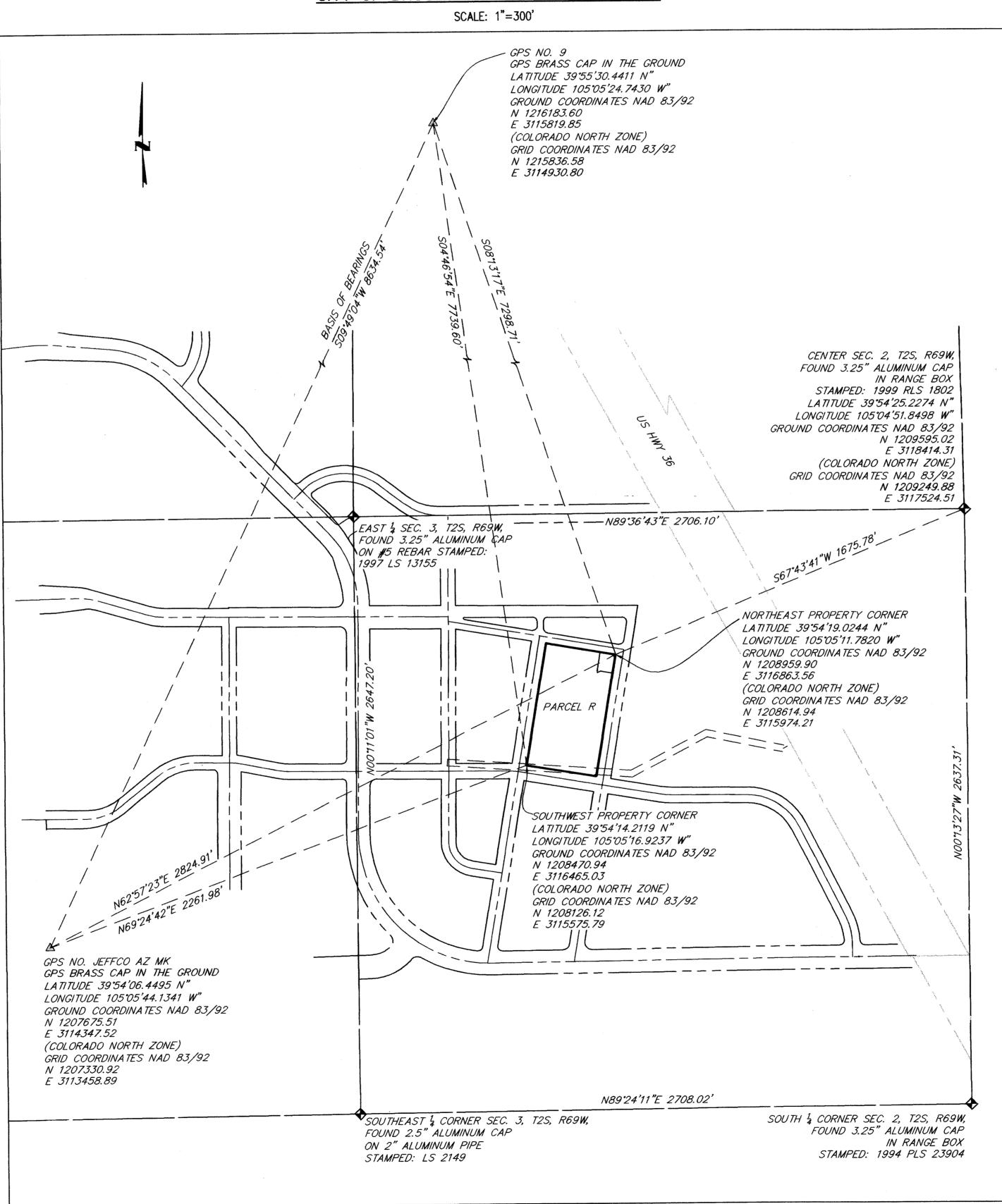
MINOR SUBDIVISION PLAT

A MINOR SUBDIVISION, BEING A RE-PLAT OF PARCEL R, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (REC. NO. 2005014699)

SITUATED IN THE SOUTHWEST 1/4 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

CITY OF BROOMFIELD GIS LAND POSITION



NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS—OF—WAY AND TITLE OF RECORD, HARRIS, KOCHER AND SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABD70123155—5 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 10, 2006 AT 5:00 P.M.
- 2. NOTICE: 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 THE CERTIFICATION SHOWN HEREON.
- 3. THIS PROPERTY IS LOCATED PARTAILLY WITHIN AN AREA HAVING A ZONE DESIGNATION "AE, AH AND X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 0850730089F, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2004 IN THE CITY OF AND COUNTY OF BROOMFIELD, STATE OF COLORADO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 4. BASIS OF BEARINGS: BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS SOUTH 09°49'04" WEST, 8634.54 FEET.
- 5. BENCHMARK: CITY AND COUNTY OF BROOMFIELD G.P.S. CONTROL POINT "JEFFCO AZ MK" NAVD 88 ELEVATION = 5512.65
- 6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER. CLASS 2—II, 1:20,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 7. COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.999714664.
- 8. THERE ARE TWO (2) LOTS WITHIN BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4, REPLAT A.

ATTORNEY'S CERTIFICATE:

I, Laren C. Follow , AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.



10/26/06

HI39
REGISTRATION N

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 27 DAY OF OF A.D. 2006.

ASSISTANT CITY AND COUNTY MANAGER FOR COMMUNITY DEVELOPMENT



SURVEYOR'S CERTIFICATION:

I, GEORGE G. SMITH JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO. DO HEREBY STATE THAT THIS RE-PLAT OF "BROOMFIELD URBAN TRANSIT VILLAGE — FILING NO. 4" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

NAME: GEORGE G. SMITH JR.
TITLE: SURVEY MANAGER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 19003
ADDRESS: 1391 SPEER BLVD. SUITE 390
DENVER CO. 80204

TELEPHONE NO.: 303-623-6300

PREPARATION DATE: AUGUST 28, 2006 REVISED: OCTOBER 16, 2006

Harris Kocher Smith

engineers • land surveyors

1391 Speer Blvd. — Suite 390
Denver, Colorado 80204
Phone (303) 623—6300
Fax (303) 623—6311

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 12

MINOR SUBDIVISION PLAT

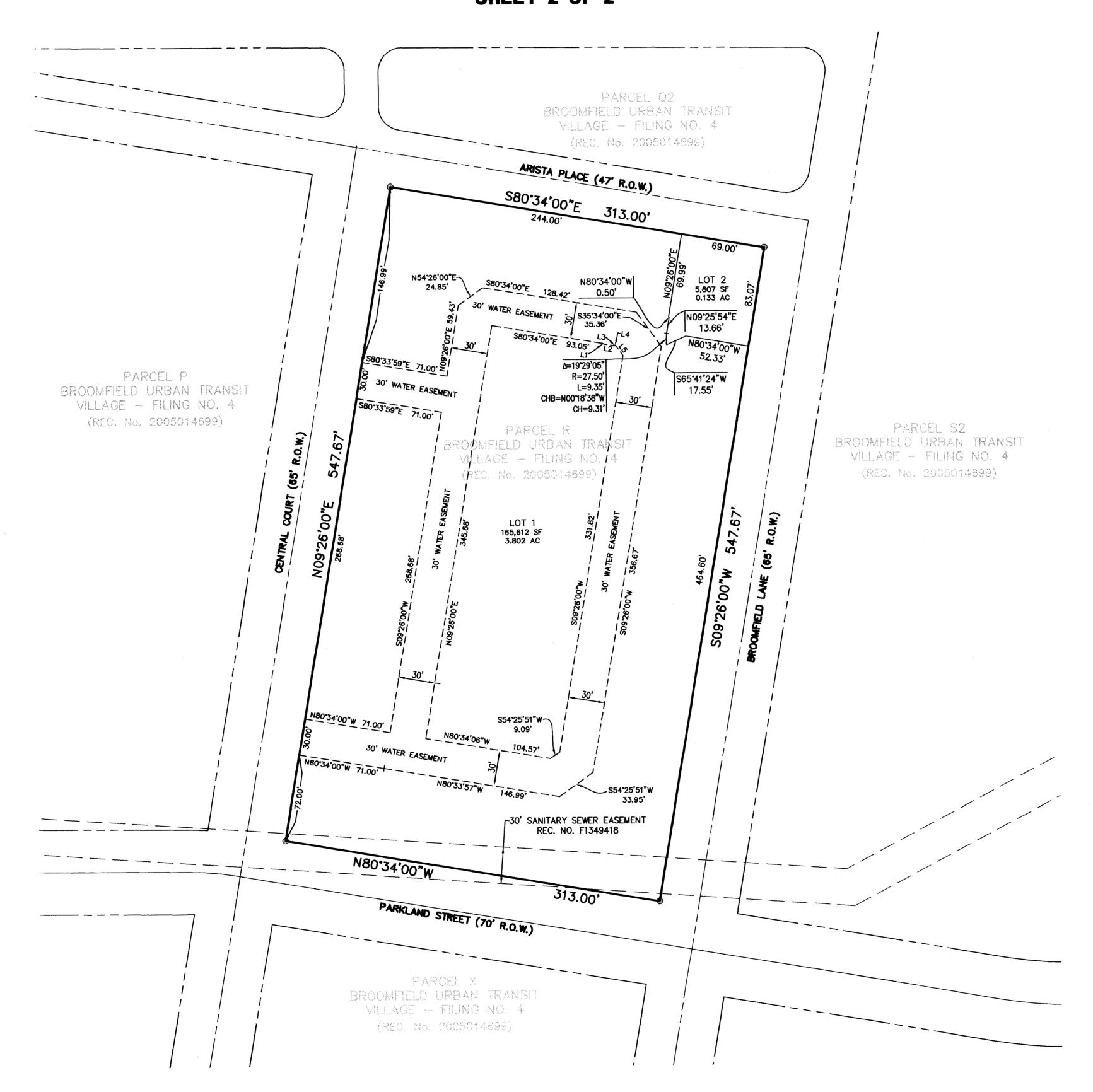
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TRANSIT VILLAGE - FILING NO. 4 (REC. NO. 2005014699)

SITUATED IN THE SOUTHWEST 1/4 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



PLAN SCALE: 1"=50"

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°26'00"W	0.59'
L2	S80°34'00"E	10.00'
L3	N09*26'00"E	0.59'
L4	S80'34'00"E	0.52'
L5	S35*34'00"E	10.50'

LEGEND:

SET #5 REBAR WITH YELLOW CAP STAMPED: LS 19003

PREPARATION DATE: AUGUST 28, 2006 REVISED: OCTOBER 16, 2006

HARRIS KOCHER SMITH

1391 Speer Blvd. — Suite 390 Denver, Colorado 80204 Phone (303) 623—6300 Fax (303) 623—6311