## LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, GREAT WESTERN PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF ALL OF TRACT AA OF GREAT WESTERN PARK - FILING NUMBER 4 AS RECORDED AT RECEPTION NUMBER 2009004077 OF BROOMFIELD, COLORADO, CLERK AND RECORDER'S OFFICE, BEING SITUATED IN NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. CONTAINING AN AREA OF 2.378 ACRES, (103,574 SQUARE FEET), MORE OR LESS. HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "GREAT WESTERN PARK FILING NO. 4 REPLAT

GREAT WESTERN PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY BY: CIMARRON HOLDING COMPANY, LLC. A COLORADO LIMITED LIABILITY COMPANY,

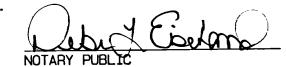
12rdling

STATE OF COLORADO COUNTY OF TEFFORSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF DAY OF AND JEFF L. NADING AS MANAGING MEMBERS OF CIMARRON HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY MEMBER OF CREAT WESTERN DARK IN A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF GREAT WESTERN PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10-21-16



DEBRA L. EISENHAND NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 2008403590

## GENERAL NOTES

1. THERE ARE 2 TRACTS WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT B. 2. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. 11 AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47

3. 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.

4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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 TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL

5. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.999706803. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.

6. ALL DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.

7. PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212

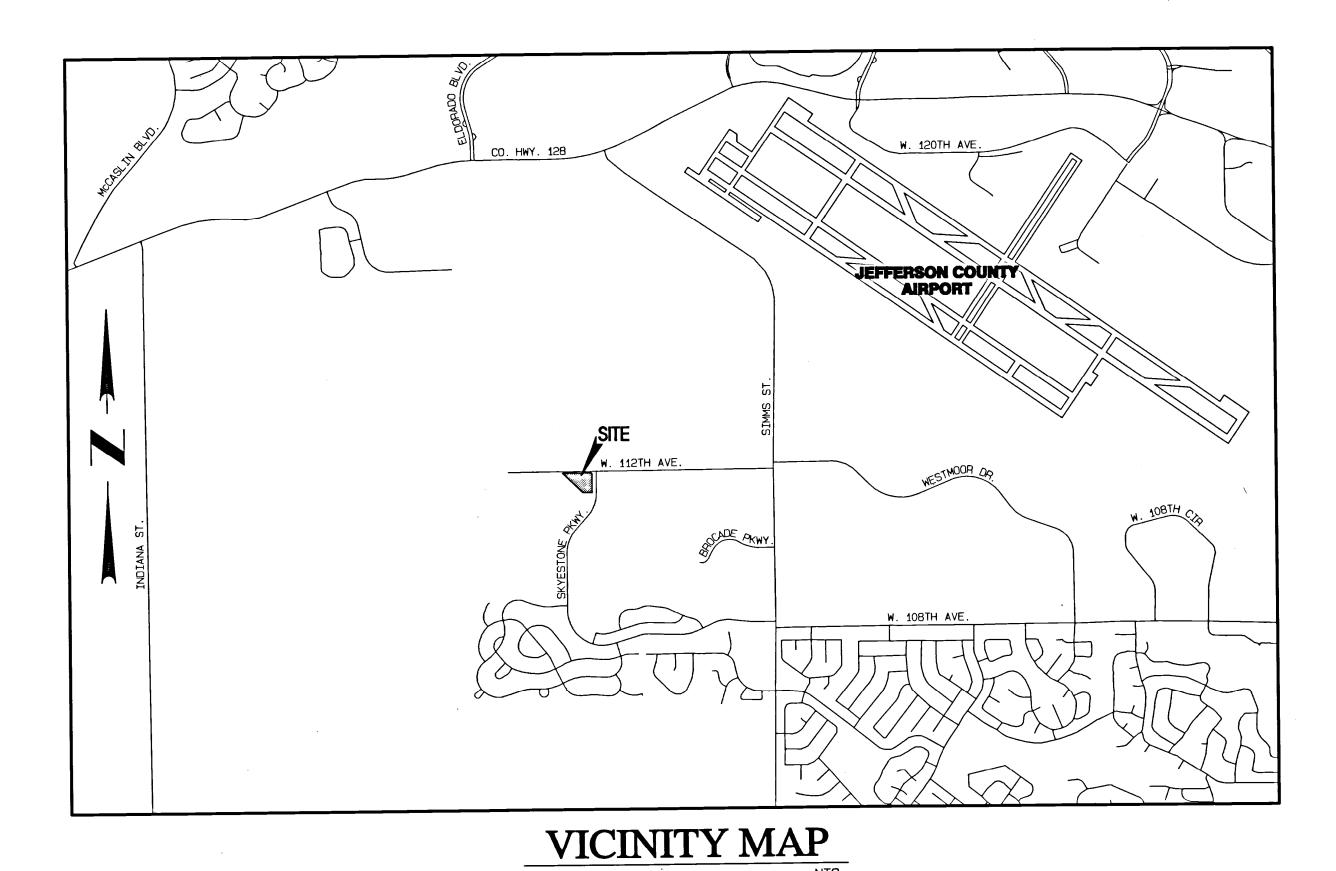
TRACTS "AA-1" AND "AA-2" ARE SUBJECT TO FUTURE SDP APPROVALS AND SHALL BE OWNED AND MAINTAINED BY GREAT WESTERN PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-

10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. NOR GOODWIN AND MARSHALL, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. AND GOODWIN AND MARSHALL, INC. RELIED UPON TITLE COMMITMENT NO. NCS-492495-CO EFFECTIVE JUNE 9, 2011 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.

11. UPON RECORDATION, THIS REPLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS REPLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL EFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS REPLAT, AND THAT THE PROPERTY DESCRIBED IN THIS REPLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH PREVIOUSLY RECORDED PLATS.

12. MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY COMMON AREAS, ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.



LIENHOLDER'S CERTIFICATE

2011-SIP-1 CRE/CADC VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE LENDER UNDER THAT CERTAIN (1) DEED OF TRUST DATED MAY 9, 2006, RECORDED IN THE REAL PROPERTY RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON MAY 11, 2006 AT RECEPTION NO. 2006005880, AS MODIFIED BY A MODIFICATION OF DEED OF TRUST DATED DECEMBER 29, 2009, RECORDED IN THE REAL PROPERTY RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON DECEMBER 30, 2009 AT RECEPTION NO. 2009016384; AND (2) DEED OF TRUST DATED DECEMBER 29, 2009, RECORDED IN THE REAL PROPERTY RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON DECEMBER 30, 2009, AT RECEPTION NO. 2009016388, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM 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 AMENDED FROM TIME OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE DEED OF TRUST, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF LENDER IN AND TO THE PROPERTY AS SHOWN HEREON UNDER AND PURSUANT TO THE DEED OF TRUST AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN CONVEYANCE IN LIEU THEREOF, LENDER OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HEREON, OR ANY PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

2011-SIP-1 CRE/CADC VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME: P PATERION JACKSON

TITLE: Authorized Signatary

STATE OF SOLUTIONS

ON MARCH 14, 203 BEFORE ME, Lynn Marson, NOTARY PUBLIC, PERSONALLY APPEARED, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ON THIS \_\_\_\_\_\_\_DAY OF

March\_

SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH, 2012, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT
MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT
SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION

I ATTEST THE ABOVE ON THIS 18th DAY OF MARCH

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. No. 38064 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122

PREPARED BY:

GOODWINE CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

8400 EAST PRENTICE AVENUE, SUITE 1500 **GREENWOOD VILLAGE, COLORADO 80111** (303) 459-4861

