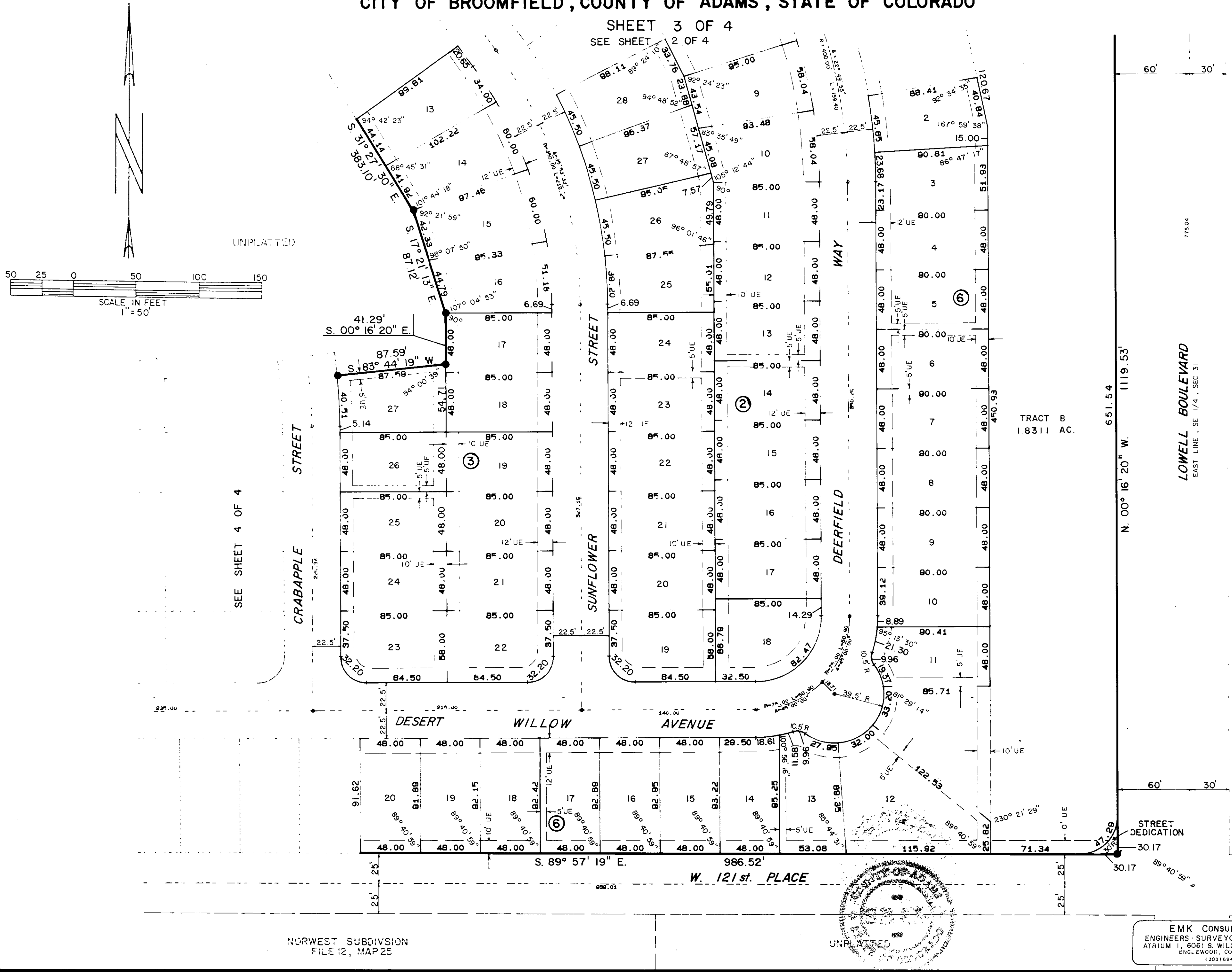


BRANDYWINE SUBDIVISION FILING No. 4

A PART OF THE SOUTHEAST QUARTER OF SECTION 31,
T1S, R68W OF THE 6TH. P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 4
SEE SHEET 2 OF 4



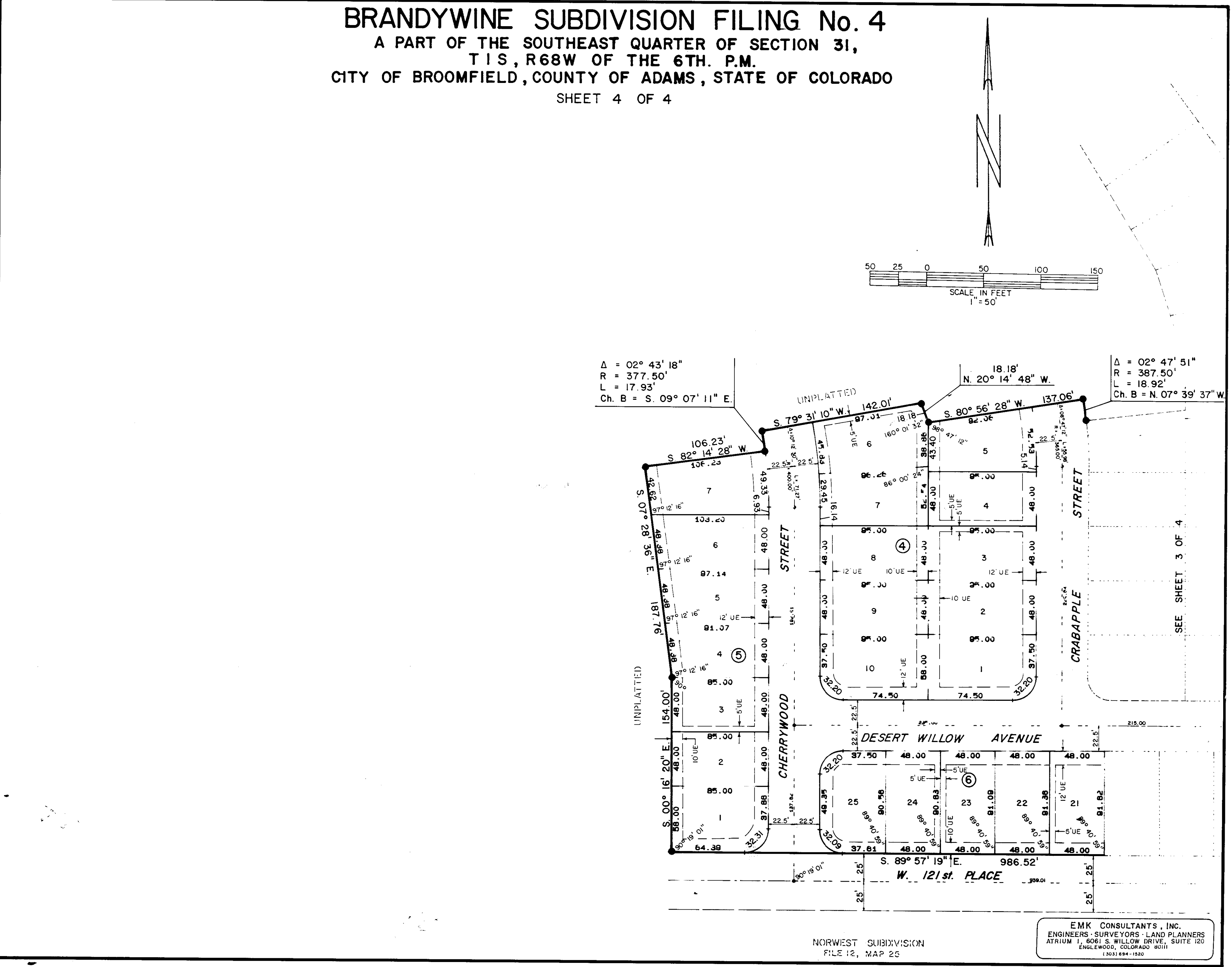
EMK CONSULTANTS, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
ATRIUM I, 6061 S. WILLOW DRIVE, SUITE 100
ENGLEWOOD, COLORADO 80111
13031694-1320

10856

BRANDYWINE SUBDIVISION FILING No. 4

A PART OF THE SOUTHEAST QUARTER OF SECTION 31,
T1S, R68W OF THE 6TH. P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

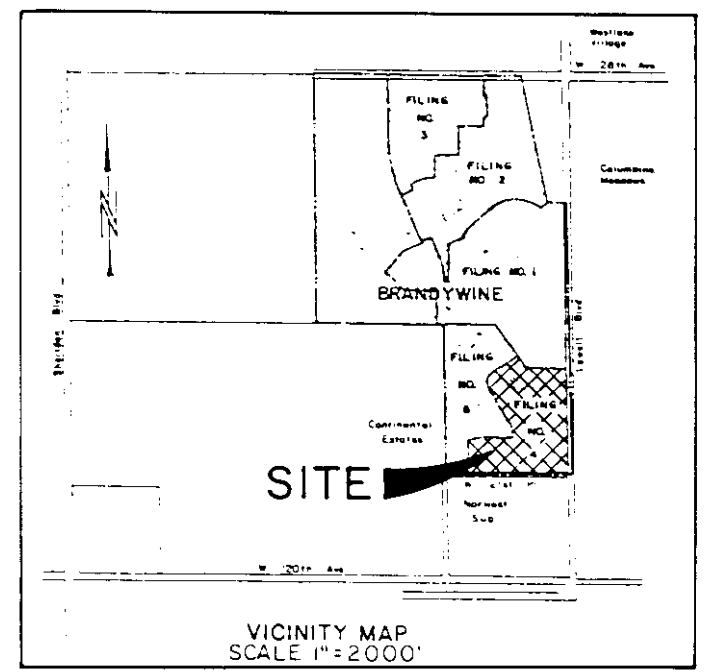
SHEET 4 OF 4



EMK CONSULTANTS, INC.
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BRANDYWINE SUBDIVISION FILING No. 4
 A PART OF THE SOUTHEAST QUARTER OF SECTION 31,
 T 1 S, R 68 W OF THE 6TH. P.M.
 CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 4



LEGAL DESCRIPTION

FROM ALL AND BY THESE PRESENTS: That the undersigned being the owner of a tract of land described as a part of the Southeast quarter of Section 31, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the East quarter corner of said Section 31; thence S 0° 16' 20" E along the East line of the Southeast quarter of said Section 31, 65.00 feet;

1. thence S 80° 43' 40" W, 377.58 feet;
2. thence N 36° 09' 53" E, 167.51 feet;
- thence S 53° 50' 07" W, 152.16 feet;
- thence S 36° 09' 53" E, 5.74 feet;
- thence S 53° 50' 07" W, 83.00 feet;
- thence N 36° 09' 53" E, 22.09 feet;
- thence S 53° 50' 07" W, 132.70 feet;
- thence S 36° 09' 53" E, 36.75 feet;
- thence S 53° 50' 07" W, 88.84 feet;
- thence S 36° 09' 53" E, 85.09 feet;
- thence S 53° 50' 07" W, 383.10 feet;
- thence S 36° 09' 53" E, 87.12 feet;
- thence S 53° 50' 07" W, 41.29 feet;
- thence S 36° 09' 53" E, 87.59 feet to a point on a curve;
- thence along said curve to the left having a radius of 387.50 feet, a central angle of 02° 43' 18" (whose chord bears S 09° 07' 11" E), 17.93 feet;
- thence S 80° 43' 40" W, 18.38 feet;
- thence S 53° 50' 07" W, 142.01 feet to a point on a curve;
- thence along said curve to the right having a radius of 377.50 feet, a central angle of 02° 43' 18" (whose chord bears S 09° 07' 11" E), 17.93 feet;
- thence S 80° 43' 40" W, 106.23 feet;
- thence S 53° 50' 07" W, 187.76 feet;
- thence S 36° 09' 53" E, 154.00 feet to a point on the North right-of-way line of West 122nd Place;
- thence S 80° 43' 40" W, 154.00 feet along the North right-of-way line of said West 122nd Place, 986.52 feet to a point on the West right-of-way line of Lowell Boulevard;
- thence S 0° 16' 20" E along the West right-of-way line of said Lowell Boulevard, 1119.53 feet to the Point of Beginning, containing 20.6367 acres, more or less.

Now laid out, platted, and subdivided the above described land into lots, blocks, streets, and tracts under the name and style of "Brandywine Subdivision Filing No. 4", and by these presents does hereby dedicate all of the aforesaid to the accompanying plat to the City of Broomfield and does hereby authorize those portions of the real property which are labeled as easements on the accompanying plat to the City of Broomfield and the aforesaid easements for the installation and maintenance of all utility services. Tracts A and B are hereby dedicated to the City of Broomfield.

BRANDYWINE PARTNERS,
 a Colorado General Partnership
 By: *[Signature]*
 William M. Butler
 President

By: **RUSS INVESTMENT GROUP**
 BRANDYWINE NO. 1, L.P.
 a Colorado Limited Partnership,
 General Partner
 By: *[Signature]*
 Robert M. Orman
 Vice President

STATE OF COLORADO
 COUNTY OF ADAMS
 The foregoing instrument was acknowledged before me this 28th day of October, 1986, by William M. Butler, President of Brandywine Partners, Limited Partnership, General Partner of Brandywine Partners, a Colorado General Partnership.

WITNESS my hand and official seal.
 My Commission Expires: May 27, 1987
[Signature]
 Notary Public
 2354 S. Wadsworth
 Suite 202
 Aurora, CO 80015

NOTES:

1. **UTILITY EASEMENT ACKNOWLEDGMENT:** Those portions of real property which are labeled as U.E. on this plat are utility easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric and sanitary sewer, drainage ditches, natural gas lines, water lines, telephone lines, electrical lines, cable, cable television, propane, and phone, together with all necessary and convenient appurtenant easements therefor, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and right are to be utilized in a reasonable and prudent manner.
2. All easements labeled U.E. are 10 feet in width along rear lot lines, 5 feet in width along side lot lines where shown, or as otherwise shown.
3. The bearings shown on this plat are based on the rear line of the southeast quarter, Section 31, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being S 0° 16' 20" E.
4. Twelve (12) feet easements are hereby granted for the exclusive use of electric, telephone, gas, cable T.V., water meters, signs, and other utility facilities. These easements are located on private property immediately adjacent to both sides of platted roadways. Other utilities shall have the right to cross an substantially right-of-way but in no event shall other utilities, trunks or mains, be allowed in the above described areas, except as otherwise shown and as shall be permissible as long as they cross a substantially right-of-way and do not exceed twenty six (26) feet in width.
5. One (1) 1/2" x 1/2" x 1/2" steel pin with cap and U.S. No. 12405, unless otherwise shown.
6. According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 herein.
7. There are 126 lots and 2 tracts in Brandywine Subdivision Filing No. 4.
8. All angles are 90° or its radial line or the complement or supplement of the angles shown.
9. All block corner lots are 20.50 feet unless otherwise noted.
10. Date of Survey: September 6, 1986

STATE OF COLORADO
 COUNTY OF ADAMS
 I, *[Signature]*
 Notary Public
 The foregoing instrument was acknowledged before me this 28th day of October, 1986, by Robert M. Orman as Vice President of Russ Investment Group Brandywine No. 1, L.P., a Colorado Limited Partnership, General Partner of Brandywine Partners, a Colorado General Partnership.

WITNESS my hand and official seal.
 My Commission Expires: May 27, 1987
[Signature]
 Notary Public
 2354 S. Wadsworth
 Suite 202
 Aurora, CO 80015

I, *[Signature]*, hereby certify to the execution of this plat and Subdivision Agreement, with respect to Brandywine Subdivision Filing No. 4.

STATE OF FLORIDA
 COUNTY OF PINELLAS
 September 28, 1986. By: *[Signature]*
 Ronald C. McCabe
 U.S. Home Mortgage Corporation

WITNESS my hand and official seal.
 My Commission Expires: May 27, 1987
[Signature]
 Notary Public
 2354 S. Wadsworth
 Suite 202
 Aurora, CO 80015

APPROVED BY THE CITY ENGINEER
 1. *[Signature]*
 City Engineer

Approved by Jones Interable, Inc.
 Approved by Mountain Bell Telephone Co.
 Approved by Public Service Co. of Colorado
 Approved by Broomfield City Engineer

This Plat approved by the City of Broomfield, Colorado, Planning Commission this 28th day of October, 1986.

Approved and approved as a subdivision by the City Council of the City of Broomfield, Colorado this 28th day of SEPTEMBER, A.D. 1986.

[Signature] Mayor

STATE OF COLORADO
 COUNTY OF ADAMS
 I, *[Signature]*, Registered Land Surveyor in the State of Colorado do hereby certify that I have surveyed the above described property and that this file is a true representation of said survey.

[Signature]
 Registered Land Surveyor #12405

STATE OF COLORADO
 COUNTY OF ADAMS
 I, *[Signature]*, a Registered Land Surveyor in the State of Colorado do hereby certify that I have surveyed the above described property and that this file is a true representation of said survey.

[Signature]
 Registered Land Surveyor #12405

STATE OF COLORADO
 COUNTY OF ADAMS
 I, *[Signature]*, a Registered Land Surveyor in the State of Colorado do hereby certify that I have surveyed the above described property and that this file is a true representation of said survey.

[Signature]
 Registered Land Surveyor #12405

STATE OF COLORADO
 COUNTY OF ADAMS
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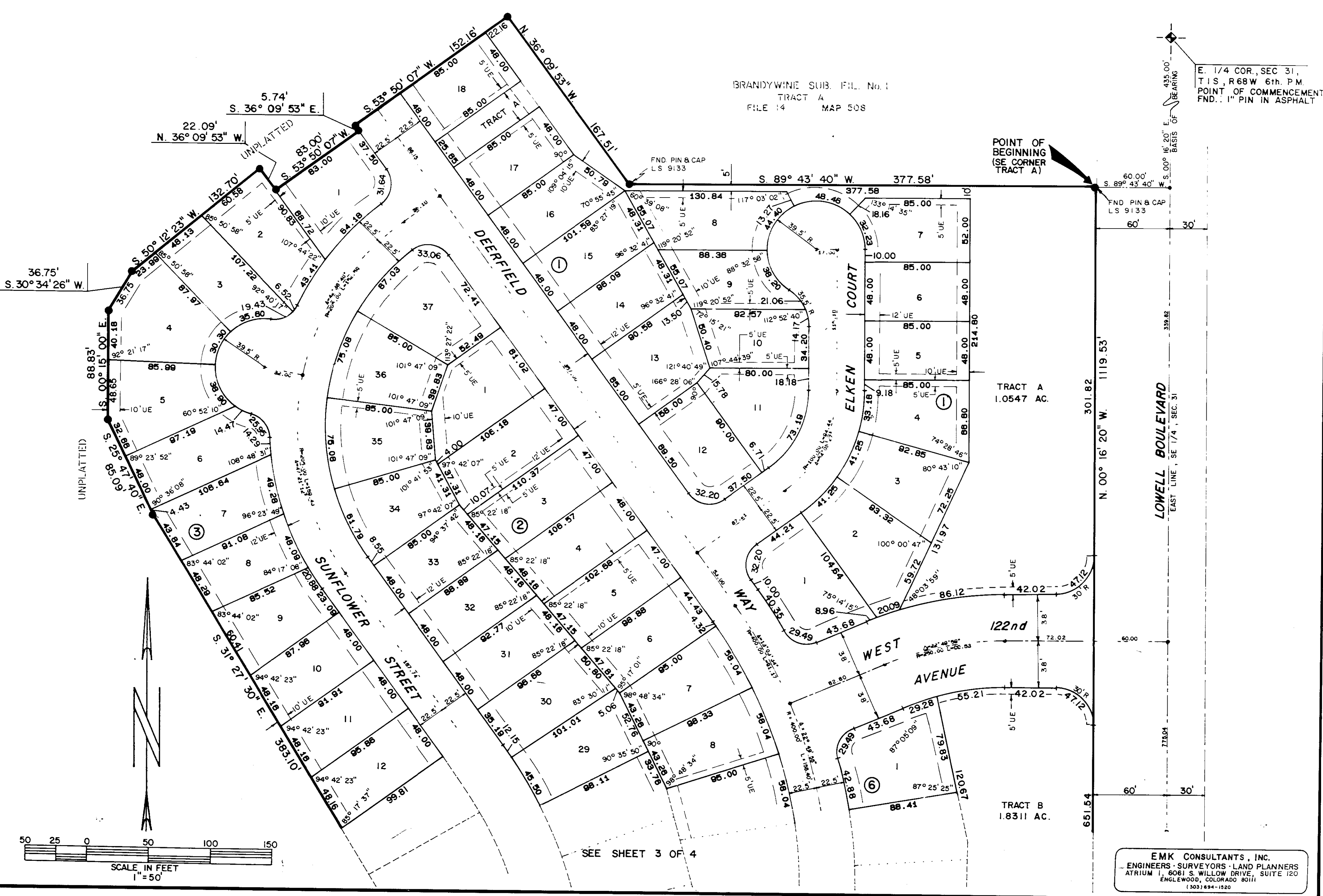
[Signature]
 Registered Land Surveyor #12405



EMK CONSULTANTS INC.
 ENGINEERS SURVEYORS AND PLANNERS
 ATRIUM 1, 8061 S. WILLOW DRIVE, SUITE 120
 ENGLEWOOD, COLORADO 80111
 (303) 684-1120

10886

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 A PART OF THE SOUTHEAST QUARTER OF SECTION 31,
 T 1 S, R 68 W OF THE 6TH. P.M.
 CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 4



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