BEING A SUBDIVISION OF LOT 2, BLOCK 1, NORTH PARK FILING NO. 2, AND OF LOT 1 AND LOT 2, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT A TOGETHER WITH THAT PORTION OF INCA STREET THAT HAS BEEN VACATED BY CITY AND COUNTY OF BROOMFIELD ORDINANCE NO. 1961 AND RECORDED AT RECEPTION NO. 2012015657, LOCATED IN THE NORTH ½ OF SECTION 4 AND THE WEST ½ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

NOTES:

- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- 2. FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST INC., CONSULTING ENGINEERS RELIED UPON TITLE COMMITMENT ABD70339084*1 PREPARED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE OCTOBER 8, 2012 AT 5:00 P.M. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC. PLEASE REFER TO TO THE ABOVE CITED TITLE COMMITMENT FOR ADDITIONAL INFORMATION REGARDING THIS SITE.
- 3. BASIS OF BEARINGS: BEARINGS ARE BASED ON TWO BROOMFIELD GPS CONTROL MONUMENTS, "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND) AND "GPS #32" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD GPS NO. 32"). THE BEARING BETWEEN SAID MONUMENTS IS SOUTH 35"07"01" WEST, A DISTANCE OF 9415.11 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 4. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 5. PROJECT DATUM:
 GEODETIC COORDINATES ARE BASED UPON WGS 84
 ORTHOMETRIC HEIGHTS ARE BASED UPON NAVD 1988
 STATE PLANE COORDINATES ARE BASED UPON COLORADO NORTH ZONE 0501

PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE PROJECT COMBINED SCALE FACTOR: 0.99971630

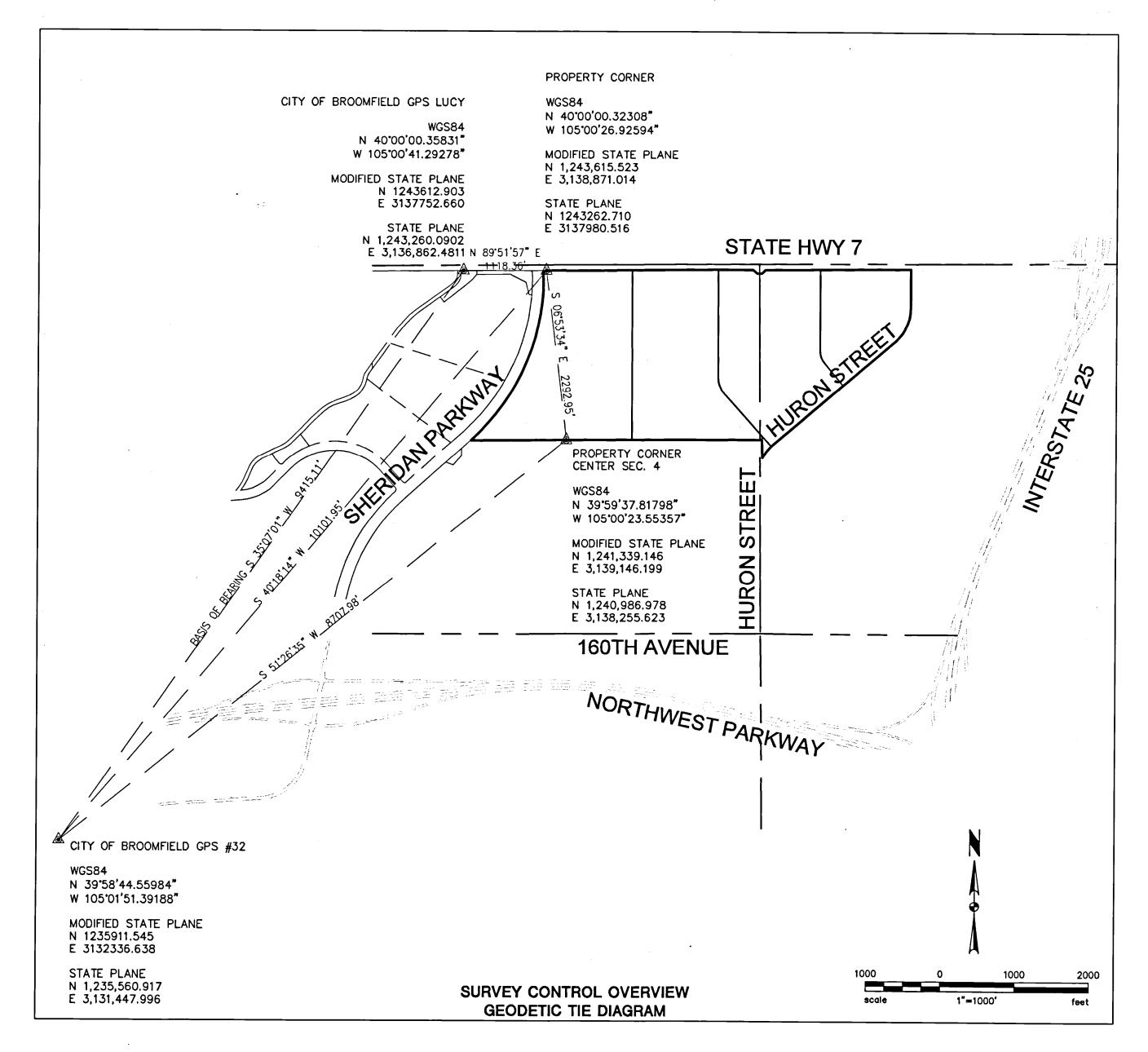
PROJECT COORDINATES WERE MODIFIED TO GROUND AT NGS 1ST ORDER HORIZONTAL CONTROL POINT "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND).

DESIGNATION: "CITY OF BROOMFIELD LUCY", NGS PID AI3578
NAD 1984 COORDINATES = LAT 40°00'00.35831", LONG W 105°00'41.29278"

ELLIPSOID HEIGHT = 5240.05'
ASSUMED ELEVATION = 5297.00'

STATE PLANE COORDINATES = N 1,243,260.0902 , E 3,136,862.4811 MODIFIED STATE PLANE COORDINATES (GROUND) = N 1243612.903 E 3137752.660 PROJECT BENCHMARK: "LUCY" AS DESCRIBED ABOVE, ELEVATION 5297.00', ASSUMED DATUM.

- 6. STATEMENT OF ACCURACY: THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 2ND ORDER, CLASS I, 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 COMMITTEE.
- 7. FLOOD ZONE DESIGNATION: THIS PROPERTY LIES WITHIN A FLOOD ZONE A OR X (UNSHADED), PER FEMA FIRM MAPS 0850730040F, 0850730105F, AND 0850730085F, DATED AUGUST 18, 2004.
- 8. PROPERTY IS SUBJECT TO TERMS OF A SURFACE USE AGREEMENT WITH VESSELS OIL & GAS COMPANY, AS REFERENCED IN BOOK 3467 AND PAGE 453 AND AS REFERENCED IN BOOK 4907 AND PAGE 29.
- 9. PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. LOCATED IN THE NORTHWEST ¼ SECTION 4 PER BOOK 188 AND PAGE 600. WIDTH OR LOCATION OF EASEMENT IS UNKNOWN AS THE DOCUMENT IS ILLEGIBLE.



DEDICATION AND ACKNOWLEDGMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CCOB 1, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE WEST 1/2 AND NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, NORTH PARK FILING NO. 2 AND LOT 1 AND 2, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT A, TOGETHER WITH THAT PORTION OF INCA STREET THAT HAS BEEN VACATED BY CITY AND COUNTY OF BROOMFIELD ORDINANCE NO. 1961 AND RECORDED AT RECEPTION NO. 2012015657, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 243.65 ACRES (10,613,244.96 SQUARE FEET) MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME ABOVE DESCRIBED LAND, UNDER THE NAME OF NORTH PARK FILING NO. 2 REPLAT B; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER 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 OF BROOMFIELD FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER'S CERTIFICATE:

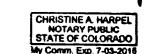
COUNTY OF LARIMER)

McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CCOB 1, LLC 2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

BY: McWHINNEY REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, MANAGER

BY: JAY HARDY, VICE PRESIDENT OF COMMUNITY DEVELOPMENT STATE OF COLORADO)

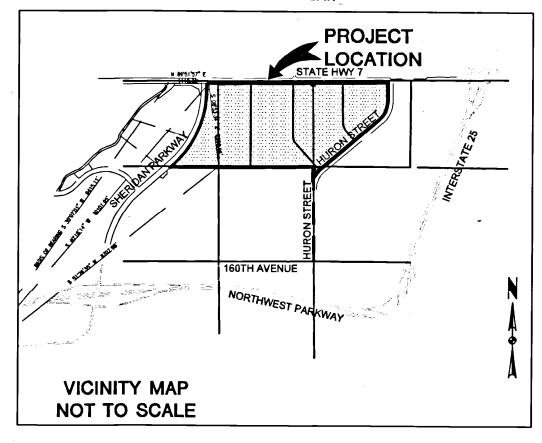
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF DECEMBER 2012, BY JAY HARDY AS VICE PRESIDENT OF COMMUNITY DEVELOPMENT OF McWHINNEY REAL ESTATE SERVICES, INC. A COLORADO CORPORATION, AS MANAGER OF McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CCOB 1. LLC



Christine a. Harpel

2012016306 PL 12/13/2012 12:38 PM
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

NORTH PARK FILING NO. 2 REPLAT B



LEGEND

CONTROL MONUMENT AS DESCRIBED

SURVEYOR'S CERTIFICATE:

I, CHAD R. WASHBURN, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT

HAD & WASHBURN OLORADO PROFESSIONAL LAND SURVEYOR #3796

WASHBURN LAND SURVEYING 3621 MUSKRAT CREEK DRIVE FORT COLLINS, CO 80528

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 CERTIFICATION SHOWN HEREON.

ATTORNEY'S CERTIFICATE:

AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND AND THAT PARTIES EXECUTING THE DEDICATION OF STREETS, EASEMENTS, PARCELS OF LAND AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD ARE THE OWNERS THEREOF IN FEE SIMPLE AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH HEREIN.

Vough A forfere Afform lay No 65 86

SO SWORN THIS PAR DAY OF Becarbor 2012

LIENHOLDER:

WELLS FARGO BANK, NATIONAL ASSOCIATION

AS: Senior Vice President

STATE OF COLORADO)

ss.

COUNTY OF PENVEY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED. BEFORE ME THIS DELINITIES 2012, BY JUNION AS SUP WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12/17/12

<u>APPROVAL</u>

CITY AND COUNTY OF BROOMFIELD ONE DESCOMBES DRIVE BROOMFIELD, CO 80020

CITY AND COUNTY MANAGER

DIRECTOR OF COMMUNITY DEVELOPMENT

ATE

MOTARY PUBLIC

ETECTO COLCTADO

IENT DATE

REVISIONS

W.S.A.

W.S.A.

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

DESIGNED H.E.M.

FILENAME 0001_PLAT REPLAT

EPLAT B

H PARK FILING NO. 2 REPLATION PLAT

OR

TST, INC.
CONSULTING ENGINEERS
760 Whalers Way
Building C, Suite 200
Fort Callins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

Fax: 970.226.0204

JOB NO. 1192.0001.00

DATE NOVEMBER 27, 2012

1 of 2

NORTH PARK FILING NO. 2 REPLAT B

NORTH PARK FILING NO. 2 REPLAT B