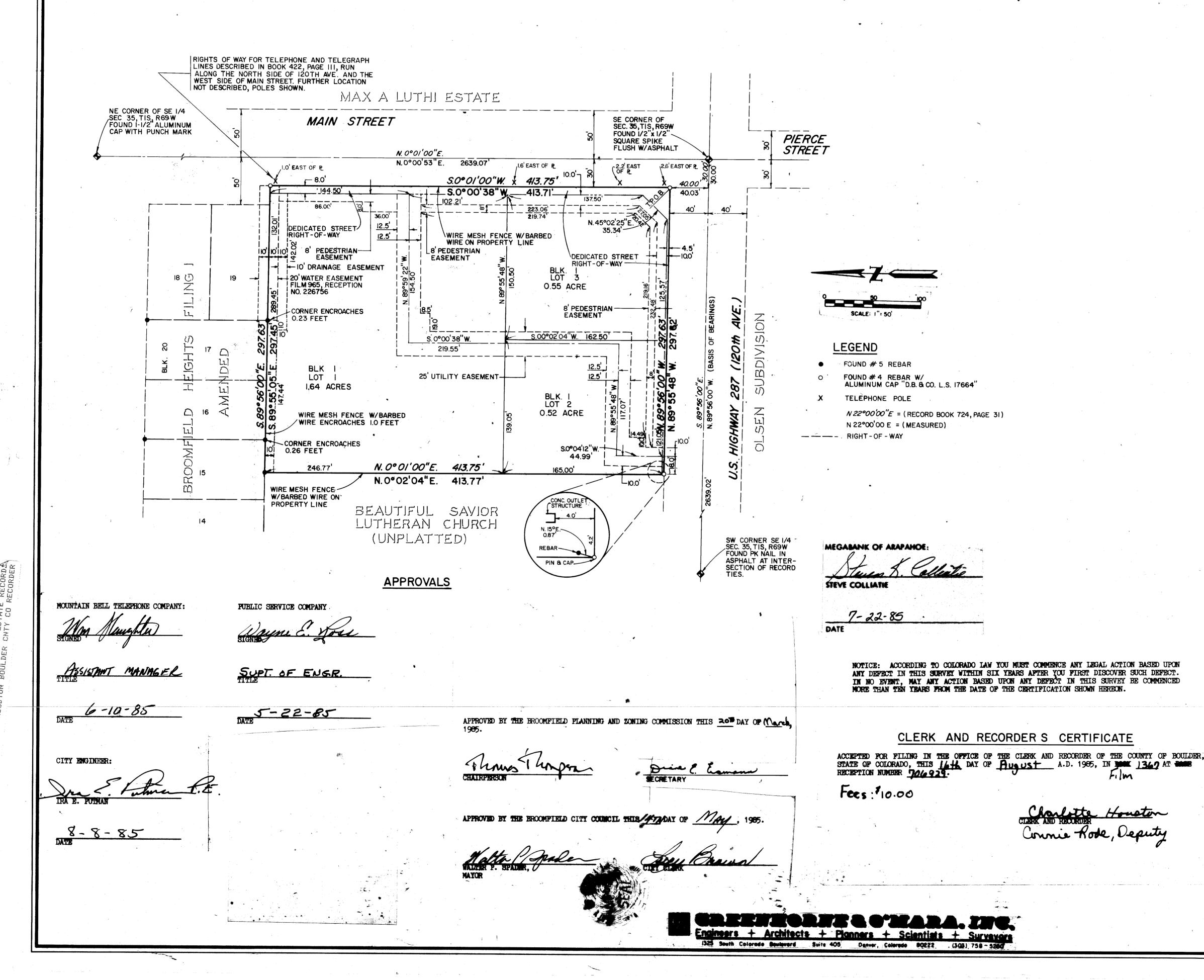
MAIN STREET EXCHANGE

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP I SOUTH, RANGE 69 WEST OF THE 6TH

PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BROOMFIELD;

A parcel of land located in the southeast one-quarter of Section 35, Township 1 South, Range 69 West, of the Sixth Principal Meridian, Boulder County, Colorado, with bearings based on the south line of said southeast one-quarter being N. 89° 56' 00" west, and more particularly described as follows:

Commencing at the southeast corner of said southeast one-quarter;

Thence N. 89° 56' 00" W. along said south line a distance of 30.00 feet;

N. 00° 01' 00" E. parallel with the east line of said southeast one-quarter a distance of 40.00 feet to a point on the north right-of-way line of West 120th Avenue as recorded in Book 1306, Page 531, Boulder County Records, said point being the TRUE POINT OF BEGINNING, monumented with a #4 rebar with aluminum cap marked "D.B. & Co. L.S. 17664";

N. 89° 56' 00" W. along said north right-of-way line and parallel with said south line of the amytheast one quarter of distance of 207 63 feet to

- "N. 89° 56' 00" W. along said north right-of-way line and parallel with said south line of the southeast one-quarter a distance of 297.63 feet to the southeast corner of a parcel recorded in Reception No. 927484 Boulder County Records, monumented with a #4 rebar with aluminum cap marked "D.B. & Co. J.S. 17664":
- N. 00° 01' 00" E. along the east line of said parcel and parallel with the east line of said southeast one-quarter a distance of 413.75 feet
- more or less to a point monumented with a #5 rebar;

 "S. 89° 56' 00" E. and parallel with said south line of the southeast one-quarter a distance of 297.63 feet more or less, monumented with a #4
- rebar with aluminum cap marked "D.B. & Co. L.S. 17664";

 S. 00° 01' 00" W. and parallel with the east line of said southeast one-quarter a distance of 413.75 feet more or less to the TRUE POINT OF BEGINNING.

Containing 123,144 square feet, or 2.83 acres, more or less.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, EASEMENTS AS HEREIN SHOWN UNDER THE NAME OF MAIN STREET EXCHANGE AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF BROOM-FIELD AND ITS ASSIGNS

EASEMENTS OVER AND ACROSS SAID LOTS AT THE LOCATIONS SHOWN ON THE ACCOMPANYING PLAT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF THE AFOREMENTIONED BURLLO FACILITIES AND LITHERS.

ALL LOT OWNERS, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, TENANTS, EMPLOYEES, AGENTS, CUSTOMERS AND INVITEES SHALL HAVE THE RIGHT IN COMMON WITH EACH OTHER FOR THE MUTUAL, NONEXCLUSIVE INGRESS AND EGRESS BY VEHICLES AND PEDESTRIAN TRAFFIC AND, THE RIGHT OF COMMON PARKING UPON THOSE AREAS NOT OCCUPIED BY BUILDINGS, LOADING DOCKS, TRASH ENCLOSURES, BOTTLE ROOMS AND OTHER SERVICE FACILITIES. THIS RIGHT IN COMMON SHALL ALSO APPLY TO INDIVIDUAL WATER AND SEWER SERVICE CONNECTIONS AND DRAINAGE.

DEVELOPME:

BAL PARTINERSHIP NO. 1
7076 SOUTH ALTON WAY, BLDG. H
ENGLEWOOD, COLORADO 80112

DATE: Date 24,1986

DATE: Las. 27 1786

WITHESS NOTARY PUBLIC

LEGAL DESCRIPTION IS BASED ON INFORMATION IN DEED FROM HARRY BILLINGTON AND HONORA MARIE

COMMITMENT FOR TITLE INSURANCE ISSUED BY SECURITY TITLE GUARANTY COMPANY, POLICY NUMBER

BILLINGTON TO B&L PARTNERSHIP NO. 1, RECORDED 12/19/84 IN BOULDER COUNTY RECORDS FILM 1334

SURVEYOR'S CERTIFICATE

I, BRYAN M. CLARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

SIGNED THIS 57 DAY OF APRIL, 1985 ON BEHALF OF AND FOR GREENHORNE & O'MARK INCM

BRYAN M. CLARK, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NUMBER 18482

ATTORNEYS CERTIFICATE

I, BARR PERMOT, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT FOR PUBLIC USE, AND HAVE FOUND THAT THE TITLE TO THOSE LANDS BELONGS TO THE DEDICATOR AND IS FREE OF ALL LIENS AND ENCUMBRANCES EXCEPT MEGADONIC OF ARAPANCE N. A

SIGNED THIS 31St DAY OF JULY, 1985.

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