DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 10

DEDICATION

A RESUBDIVISION OF LOT 1, BLOCK 2, OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5 AND

KNOW ALL MEN BY THESE PRESENTS THAT DIBC COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, DIBC HOTEL CONFERENCE, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FLIGHT SAFETY INTERNATIONAL INC., A NEW YORK CORPORATION AS OWNERS, AND MIDFIRST BANK AS HOLDER OF A DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCKS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER NO. 5 RECORDED AUGUST 12, 2015 UNDER RECEPTION NUMBER 2015112451 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER AND A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS38252" AT THE CENTER 1/4 CORNER A 3-1/4" ALUMINUM CAP STAMPED "LS27278": AT THE EAST 1/4 CORNER, BEARING S89°57'53"E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5 RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112451 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

- 1. S00°40'58"W A DISTANCE OF 528.07 FEET;
- 2. S20°40'58"W A DISTANCE OF 47.51 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 67TH AVENUE, AS SHOWN ON THE PLAT OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- 1. N89°56'04"W A DISTANCE OF 223.44 FEET, TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 45°00'12" AND AN ARC LENGTH OF 392.73 FEET, TO A POINT OF TANGENT;
- 3. N44°55'52"W A DISTANCE OF 217.97 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5;

THENCE ON SAID NORTHERLY LINE, S45°04'08"W A DISTANCE OF 92.00 FEET

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING EIGHTEEN (18) COURSES:

- 1. N37°22'42"W A DISTANCE OF 88.06 FEET;
- 2. N39°55'52"W A DISTANCE OF 220.99 FEET, TO A POINT OF CURVE;
- 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 14°46'08" AND AN ARC LENGTH OF 118.57 FEET, TO A POINT OF TANGENT;
- 4. N54°41'59"W A DISTANCE OF 51.35 FEET, TO A POINT OF CURVE;
- 5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;
- 6. S35°18'01"W A DISTANCE OF 5.00 FEET;
- 7. N54°41'59"W A DISTANCE OF 68.00 FEET:
- 8. N35°18'01"E A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
- 9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT;

10. N54°41'59"W A DISTANCE OF 11.00 FEET;

- 11. N35°18'01"E A DISTANCE OF 80.00 FEET;
- 12. S54°41'59"E A DISTANCE OF 11.00 FEET, TO A POINT OF CURVE;
- 13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET, TO A POINT OF TANGENT:

14. N35°18'01"E A DISTANCE OF 48.25 FEET, TO A POINT OF CURVE;

15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1284.00 FEET, A CENTRAL ANGLE OF 32°28'27" AND AN ARC LENGTH OF 727.75 FEET, TO A POINT OF TANGENT;

16. N67°46'28"E A DISTANCE OF 21.90 FEET, TO A POINT OF CURVE;

- 17. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1353.50 FEET, A CENTRAL ANGLE OF 08*25'47" AND AN ARC LENGTH OF 199.14 FEET, TO A POINT OF NON-TANGENT:
- 18. NOO°00'00"E A DISTANCE OF 230.79 FEET, TO THE SOUTHWESTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2017061114:

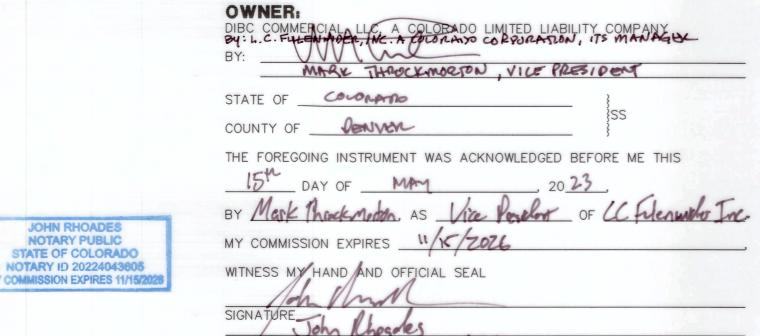
THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, N90°00'00"E A DISTANCE OF 373.11 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YAMPA STREET AS SHOWN ON THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8 RECORDED MARCH 15, 2000 UNDER RECEPTION NO. 2000036321:

THENCE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID YAMPA STREET, AS SHOWN ON THE PLAT OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8, THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 3 RECORDED AUGUST 7, 1998 UNDER RECEPTION NO. 9800128959 AND THE PLAT OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 6 RECORDED JULY 18, 2006 UNDER RECEPTION NO. 2006114375, THE FOLLOWING EIGHT (8) COURSES:

- 1. S00°41'02"W A DISTANCE OF 202.68 FEET;
- 2. N89°59'17"W A DISTANCE OF 47.23 FEET;
- 3. S01°57'00"W A DISTANCE OF 76.04 FEET;
- 4. S89°59'17"E A DISTANCE OF 48.91 FEET;
- 5. S00°41'02"W A DISTANCE OF 624.14 FEET;6. S89°57'53"E A DISTANCE OF 0.13 FEET;
- 7. S00°40'58"W A DISTANCE OF 43.50 FEET;
- 8. N89°57'53"W A DISTANCE OF 2.00 FEET, TO THE POINT OF BEGINNING.

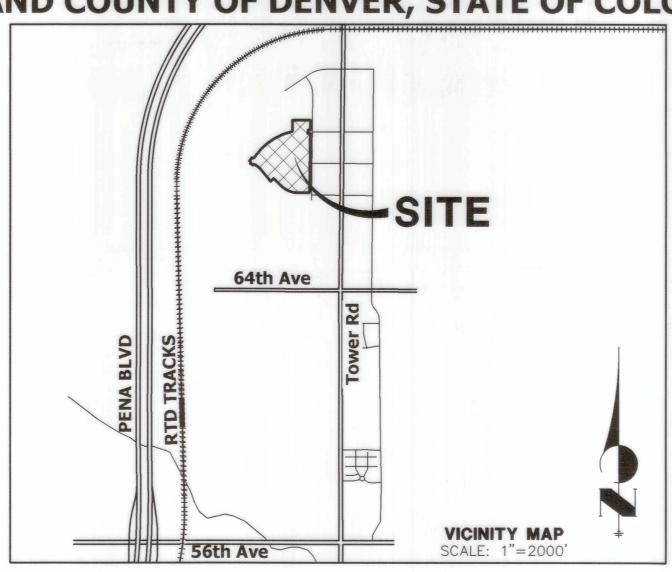
CONTAINING A CALCULATED AREA OF 1,209,274 SQUARE FEET OR 27.7611 ACRES.

UNDER THE NAME AND STYLE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 10, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.



A PART OF THE EAST HALF OF SECTION 4,

TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO



GENERAL NOTES

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."

- 2. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY,
- 3. 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—508, OF THE COLORADO REVISED STATUTE.
- 4. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 5. THIS SURVEY/PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING LLC FOR RECORDED INFORMATION ON EASEMENTS OR ENCUMBRANCES WHICH AFFECT THIS PROPERTY, JR ENGINEERING LLC RELIED UPON TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABD70748964-12, EFFECTIVE DATE MAY 1, 2023 AT 5:00 P.M.
- 6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS. RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- 7. AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO. 2000016831
- 8. DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 10 HAS 3 LOTS AND 3 BLOCKS.
- RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
- THE UTILITY EASEMENTS AS SHOWN IS FOR THE USE OF APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATIONS COMPANIES FOR PROVISIONS OF FIBER OPTICS, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES. OTHER UTILITIES i.e. WATER SERVICE LINES, WASTEWATER LINES, AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENT.
- 11. AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
- PER C.R.S. 13-80-105, 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.
- 13. THE LAST FIELD INSPECTION OF THIS SITE WAS ON JANUARY 26, 2023
- THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK A25 AT PAGE 233, BOOK A24 AT PAGE 307, BOOK 638 AT PAGE 44, RECEPTION NO.S 9700165448, R-92-0029382, 9500027150, 9500062499, 9500124902, 2002066268, 2002066269, 2016011309, 2022094853, 2023018618, 9800071386, 9800141049, 9800154977, 2000026686, 2000031272, 2000031273, 2000016831, 2002199305, 2003004076, 2006176143, 2022037021, 2022146284, 2023041941, 2023042073, 2015095241, 2022112816, 2015095326, 2022094849, 2015095327, 2015102303, 2022094850, 2022094851, 2022094847, 2015112233, 2015112451, 2015156407, 2022102221, 2015156408, 2022102222, 2015137528, 2019020803, 2022118284, 2017127133, 2021233552, 2021233553, 2019061820, 2022094852, 2023022352, 2021157511, 2021157513, 2023004657, 2023008940. [INCLUSION/EXCLUSION IN DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO. 1: RECEPTION NO.S 9400174246, 9400188396, 2002094313, 2002096392, 2001005521, 2010128747, 2014156584, 2019049175, 2019094705.]

JOHN RHOADES

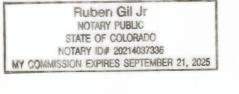
NOTARY PUBLIC

STATE OF COLORADO

IY COMMISSION EXPIRES 11/15/2

NOTARY ID 20224043605

BEFORE ME THIS



HOLDER OF DEED OF TRUST: MORTGAGEE, MIDFIRST BANK	DIBC HOTEL CONFERENCE, LLC. A COLORADO LIMIT
HEATHER MCCOY, VICE PRESIDENT	BY: MALK THROCKMORDON VICE PA
STATE OF	STATE OF COLORADO
COUNTY OF	COUNTY OF DEVAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 BY HUNDER DAY OF MAY AS SUNION VILLE PRODUCT MIDE BUT BUT AS SUNION VILLE PRODUCT MIDE BUT	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Mak Tooknown, as Via Verile MY COMMISSION EXPIRES "" / K/ZoZl
WITNESS MY HAND AND OFFICIAL SEAL	WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Ruben Gil	SIGNATURE Place
ADDRESS OF NOTARY	ADDRESS OF NOTARY ADDRESS OF NOTARY

ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AN AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE—NAMED DEDICATORS	ID FIND	THE TITLE	TO THE	STREETS,
THIS BY DAY OF JUNE A.D., 20 23, AT 5:00 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.				
Kerry T: Aper				
ATTORNEY FOR THE CITY AND COUNTY OF DENVER				
ASSISTANT CITY ATTORNEY				

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

APPROVALS:

OWNED.

I, HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

OTY ENGI	9. Am	5/31/2023 DATE		
APPROVED	P	OF THE DEPARTMENT OF TRANSPORTATION AND INFRA		JCTURE: 5/3/2053
APPROVED		OF COMMUNITY PLANNING AND DE		-3
ARREQUIES ARREST	DIRECTOR OF COMMUNITY PLA	NNING AND DEVELOPMENT	DATE	

Herepay Waynes 6/5/23 CUTIVE DIRECTOR OF PARKS AND RECREATION DATE		
ROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO	_ OF THE	SERIES OF
NESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS DAY OF		

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY______

DEPUTY CLERK AND RECORDER

CLERK & RECORDER'S CERTIFICATION

STATE OF COLOR	ADO)				
CITY AND COUNT	Y OF DENVE)SS ER)				
HEREBY CERTIF	THAT THIS	S INSTRUMENT	WAS FILED FOR	RECORD	IN MY OFF	FICE AT
O,CLOCK	M		20	AND	DIII Y REC	OPDED LINDER
RECEPTION NO			20		DOLT NEO	ONDED ONDER
RECEPTION NO			20	^	DOLT KEC	ONDED SNDEN
RECEPTION NO			20 DEPUT		DOET REC	ONDED GNDEN



FLIGHT SAFETY INTERNATIONAL INC., A NEW YORK CORPORATION	
BY: Bachael Boyster VP, Corporate Real Estate + Faci	ilities
STATE OF Missouri	
COUNTY OF St. Louis	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS	
23 DAY OF May 2023.	
BY Rachael Boyster, AS VP, Corporate Real Estator Flight Safety	1 International
MY COMMISSION EXPIRES 11/29/26	
WITNESS MY HAND AND OFFICIAL SEAL	
Kristen Oussler	
SIGNATURE Kristen Hessler	
He45 LeBowaet Dr. St. Louis MD 48134	

15500.27 MAY 9, 2023 SHEET 1 OF 3



Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com

