

9TH & COLORADO FILING NO. 1
 BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6,
 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 SHEET 1 OF 5

LAND DESCRIPTION AND DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT 9TH AVENUE (DENVER) LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 9TH AVENUE (DENVER) RESIDENTIAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 9TH AVENUE (DENVER) RESIDENTIAL I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 9TH AVENUE (DENVER) COMMERCIAL I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 9TH AVENUE (DENVER) BLOCK 3 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CRP-GREP OVERTURE 9CO OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO 2 LOTS, 10 BLOCKS AND 11 TRACTS, THE LAND DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 43°37'09" EAST, A DISTANCE OF 92.48 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 940019168 IN THE CLERK AND RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 44°31'09" EAST, A DISTANCE OF 34.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 11TH AVENUE AS RECORDED UNDER RECEPTION NO. 940019168, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°34'42" EAST, A DISTANCE OF 178.40 FEET;
- 2) NORTH 76°09'07" EAST, A DISTANCE OF 14.64 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF 11TH AVENUE AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 88°48'45" EAST, A DISTANCE OF 354.83 FEET;
- 2) NORTH 89°31'16" EAST, A DISTANCE OF 70.00 FEET;
- 3) SOUTH 00°15'29" EAST, A DISTANCE OF 0.50 FEET;
- 4) NORTH 89°34'42" EAST, A DISTANCE OF 215.09 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°16'07" EAST, A DISTANCE OF 595.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 9TH AVENUE AS RECORDED IN BOOK 2550, AT PAGE 221, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'50" WEST, A DISTANCE OF 856.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°15'29" WEST, A DISTANCE OF 563.81 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 11.661 ACRES, (507,947 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 00°15'29" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 05°18'55" EAST, A DISTANCE OF 705.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 9TH AVENUE AS RECORDED IN BOOK 9138, AT PAGE 553 IN THE CLERK AND RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°33'50" EAST, A DISTANCE OF 951.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BELLAIRE STREET AS SHOWN ON THE BELLAIRE STREET SUBDIVISION FILING NO. 1 PLAT AS RECORDED UNDER RECEPTION NO. 2014122683, IN SAID RECORDS;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 00°26'33" EAST, A DISTANCE OF 199.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 297.00 FEET;
- 2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", AN ARC LENGTH OF 67.39 FEET;
- 3) TANGENT TO SAID CURVE, SOUTH 12°33'27" WEST, A DISTANCE OF 174.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 369.00 FEET;
- 4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00", AN ARC LENGTH OF 83.72 FEET;
- 5) TANGENT TO SAID CURVE, SOUTH 00°26'33" EAST, A DISTANCE OF 51.85 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 8TH AVENUE AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°33'23" WEST, A DISTANCE OF 896.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD AS RECORDED UNDER RECEPTION NO. 2016007354, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°15'29" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 12.201 ACRES, (531,495 SQUARE FEET), MORE OR LESS.

TOTAL AREA OF PARCEL 1 AND PARCEL 2 = 23.862 ACRES (1,039,442 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF 9TH & COLORADO FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER, SIDEWALK EASEMENTS, AS SHOWN.



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

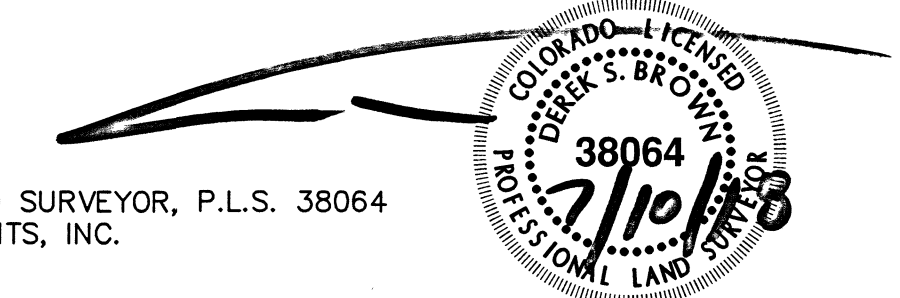
1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JANUARY 18, 2018.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. LAND TITLE GUARANTEE COMPANY ORDER NO. AB070527477-13 EFFECTIVE DATE 06-20-2018 AT 5:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES.
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. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MAP NUMBER 0800460202G DATED NOVEMBER 17, 2005, AND MAP NUMBER 0800460206G, AN UN-PRINTED PANEL, THIS PROPERTY LIES WITHIN OTHER AREAS ZONE X, ZONE X IN THE LEGEND OF THE ABOVE MENTIONED MAPS IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
6. THERE ARE TWO (2) LOTS, TEN (10) BLOCKS AND ELEVEN (11) TRACTS IN THE SUBDIVISION; 9TH & COLORADO FILING NO. 1. TRACTS A, B, C, D, E, F, G, H, J, K AND L WILL BE USED FOR PEDESTRIAN ACCESS, VEHICULAR ACCESS AND DRAINAGE. THERE IS NOT A TRACT NAMED "I". A PROPOSED UTILITY EASEMENT IS TO BE CONVEYED IN THE FUTURE BY SEPARATE DOCUMENT TO THE APPROPRIATE SERVICE PROVIDER OVER SAID TRACTS.
7. A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
8. AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS GRANTED TO THE CITY AND COUNTY OF DENVER OVER, UNDER AND ACROSS TRACTS B, D, E, F, G, H, J, K AND L FOR THE PROVISION OF SUCH CITY SERVICES.
9. UPON APPROVAL OF THIS SUBDIVISION PLAT, THAT CERTAIN AREA 7A ACCESS EASEMENT RECORDED IN THE CITY AND COUNTY OF DENVER ON OCTOBER 17, 2016 AT RECEPTION NO. 2016143515 SHALL AUTOMATICALLY TERMINATE AND THE SUBJECT PROPERTY SHALL BE RELEASED FROM THE ENCUMBRANCE OF SUCH ACCESS EASEMENT.
10. THIS FINAL PLAT IS SUBJECT TO THAT AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED NOVEMBER 20, 2017 UNDER RECEPTION NUMBER 2017152249. THE EASEMENTS DESCRIBED IN THIS DOCUMENT ARE BLANKET IN NATURE AND THEREFORE COULD NOT BE SHOWN HEREON.
11. TRACTS A, B, C, D, E AND F SHALL BE CONVEYED TO THE CITY SUCH THAT ALL FUTURE RIGHT-OF-WAY WILL CONNECT FROM EXISTING RIGHT-OF-WAY TO EXISTING RIGHT-OF-WAY UNINTERRUPTED.
12. TRACTS G, H, J, K AND L SHALL BE CONVEYED TO THE CITY SUCH THAT ALL FUTURE RIGHT-OF-WAY WILL CONNECT FROM EXISTING RIGHT-OF-WAY TO EXISTING RIGHT-OF-WAY UNINTERRUPTED.
13. THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED OCTOBER 31, 2017 AS RECEPTION NO. 2017143192 WILL BE AUTOMATICALLY TERMINATED UPON THE CONVEYANCE OR DEDICATION OF RIGHT-OF-WAY TO THE CITY AND COUNTY OF DENVER.
14. THE TEMPORARY RIGHT OF WAY EASEMENT AGREEMENT RECORDED OCTOBER 31, 2017 UNDER RECEPTION NO. 2017143193 WILL AUTOMATICALLY TERMINATE UPON THE CONVEYANCE OR DEDICATION OF RIGHT-OF-WAY TO THE CITY AND COUNTY OF DENVER.
15. THE DECLARATION OF ACCESS EASEMENT RECORDED APRIL 3, 2018 UNDER RECEPTION NO. 2018038373 WILL AUTOMATICALLY TERMINATE UPON THE CONVEYANCE OR DEDICATION OF RIGHT-OF-WAY TO THE CITY AND COUNTY OF DENVER.
16. IMPROVEMENTS DESCRIBED IN THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED NOVEMBER 20, 2017 AT RECEPTION NO. 2017152249 WILL BE LOCATED WITHIN THE DESCRIBED PROPERTY BOUNDARIES AND WILL NOT BE LOCATED IN THE RIGHT-OF-WAY.

BASIS OF BEARINGS

BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 CENTRAL ZONE FROM GPS OBSERVATIONS AND ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AS BEARING N00°15'29"W BETWEEN THE MONUMENTS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

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 THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



DEREK S. BROWN
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, P.L.S. 38064
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE PROPERTY TO BE IN THE ABOVE NAMED OWNERS:

Kristin M. Bronson
 ATTORNEY FOR THE CITY AND COUNTY OF DENVER

BY: [Signature] 8/9/18
 ASSISTANT CITY ATTORNEY DATE

APPROVALS

ACCEPTANCE BY THE CITY AND COUNTY OF DENVER

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.

[Signature] 8-9-18
 CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] 8-9-18
 EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 8/9/18
 EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 8/7/18
 EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION

NUMBER _____ OF SERIES 201 _____

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____

DAY OF _____ A.D., 201 _____

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

BY _____
 DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 CITY AND COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M.,

_____, 2018 AND DULY RECORDED IN BOOK _____, PAGE _____

RECEPTION NO. _____

CLERK AND RECORDER _____

DEPUTY _____

 300 E. Mineral Avenue, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 118217-02	DEVELOPER 9th Avenue (Denver) Land, LLC	DATE OF PREPARATION: 2017-12-05
	1400 16th Street, Suite 320 Denver, Colorado 80202 303.573.0050	SCALE: NA
SHEET 1 OF 5		

9TH & COLORADO FILING NO. 1

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 5

OWNER

9TH AVENUE (DENVER) RESIDENTIAL I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: 9TH AVENUE (DENVER) LAND, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: 9TH AVENUE (DENVER) VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: CP 9CO MEMBER, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CONTINUUM CAPITAL COMPANY 2016, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]

NAME: Mark G. Falcone

TITLE: MANAGER

STATE OF COLORADO }
COUNTY OF Denver } SS

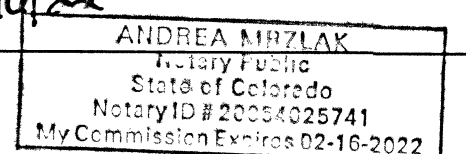
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF July, 2018.

BY: Mark G. Falcone AS MANAGER OF CONTINUUM CAPITAL COMPANY 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF CP 9CO MEMBER, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF 9TH AVENUE (DENVER) VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF 9TH AVENUE (DENVER) LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF 9TH AVENUE (DENVER) RESIDENTIAL I, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/16/22



OWNER

9TH AVENUE (DENVER) COMMERCIAL I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: 9TH AVENUE (DENVER) LAND, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: 9TH AVENUE (DENVER) VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: CP 9CO MEMBER, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CONTINUUM CAPITAL COMPANY 2016, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]

NAME: Mark G. Falcone

TITLE: MANAGER

STATE OF COLORADO }
COUNTY OF Denver } SS

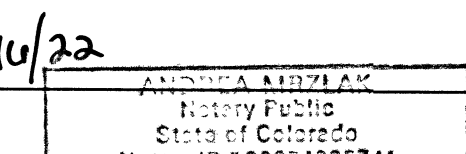
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF July, 2018.

BY: Mark G. Falcone AS MANAGER OF CONTINUUM CAPITAL COMPANY 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF CP 9CO MEMBER, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF 9TH AVENUE (DENVER) VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF 9TH AVENUE (DENVER) LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF 9TH AVENUE (DENVER) COMMERCIAL I, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/16/22



OWNER

9TH AVENUE (DENVER) RESIDENTIAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: 9TH AVENUE (DENVER) LAND, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: 9TH AVENUE (DENVER) VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: CP 9CO MEMBER, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CONTINUUM CAPITAL COMPANY 2016, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]

NAME: Mark G. Falcone

TITLE: MANAGER

STATE OF COLORADO }
COUNTY OF Denver } SS

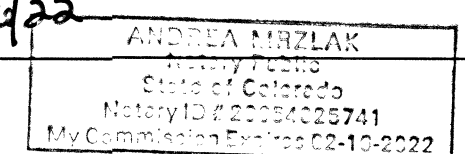
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF July, 2018.

BY: Mark G. Falcone AS MANAGER OF CONTINUUM CAPITAL COMPANY 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF CP 9CO MEMBER, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF 9TH AVENUE (DENVER) VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF 9TH AVENUE (DENVER) LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF 9TH AVENUE (DENVER) RESIDENTIAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/16/22



OWNER

9TH AVENUE (DENVER) LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: 9TH AVENUE (DENVER) VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: CP 9CO MEMBER, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CONTINUUM CAPITAL COMPANY 2016, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]

NAME: Mark G. Falcone

TITLE: MANAGER

STATE OF COLORADO }
COUNTY OF Denver } SS

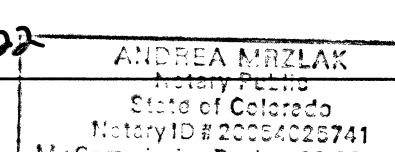
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 2018, BY Mark G. Falcone

AS MANAGER OF CONTINUUM CAPITAL COMPANY 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF CP 9CO MEMBER, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF 9TH AVENUE (DENVER) VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF 9TH AVENUE (DENVER) LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/16/22



LENDER

COMERICA BANK

AS: AGENT FOR LENDERS

BY: [Signature]

NAME: Stephan Leskorsky

TITLE: Vice President

STATE OF California }
COUNTY OF Los Angeles } SS.

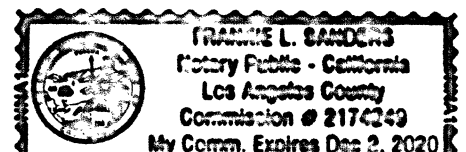
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF July, 2018.

BY: Stephan Leskorsky AS AGENT FOR LENDERS OF COMERICA BANK, ADMINISTRATIVE AGENT FOR LENDERS.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES Dec. 2, 2020



LENDER

BANK OF AMERICA, N.A.

AS: ADMINISTRATIVE AGENT.

BY: [Signature]

NAME: Elizabeth B Keith

TITLE: Senior Vice President

STATE OF South Carolina }
COUNTY OF Lexington } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF July, 2018.

BY: Elizabeth Keith AS SVP OF BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-26-2026

LENDER

CENTENNIAL BANK

BY: [Signature]

NAME: FRANCILLIA LEBLANC

TITLE: MANAGING DIRECTOR

STATE OF New York }
COUNTY OF New York } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF July, 2018.

BY: FRANCILLIA LEBLANC AS MANAGING DIRECTOR OF CENTENNIAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/21/2019



OWNER

9TH AVENUE (DENVER) BLOCK 3 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

NAME: Kelly Spicchi

TITLE: Vice President

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

ON July 15, 2018, BEFORE ME, Cecilia Tomasi-Meyra

NOTARY PUBLIC, PERSONALLY APPEARED Kelly Spicchi 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/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER 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.

[Signature]
SIGNATURE OF NOTARY PUBLIC



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

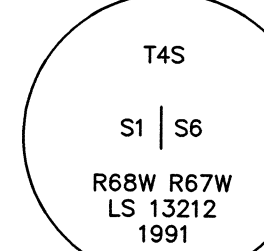
AZTEC CONSULTANTS, INC.	300 E. Mineral Avenue, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER 9th Avenue (Denver) Land, LLC		DATE OF PREPARATION:	2017-12-05
		1400 16th Street, Suite 320 Denver, Colorado 80202 303.573.0050		SCALE:	NA
AzTec Proj. No: 118217-02				SHEET 2 OF 5	

9TH & COLORADO FILING NO. 1

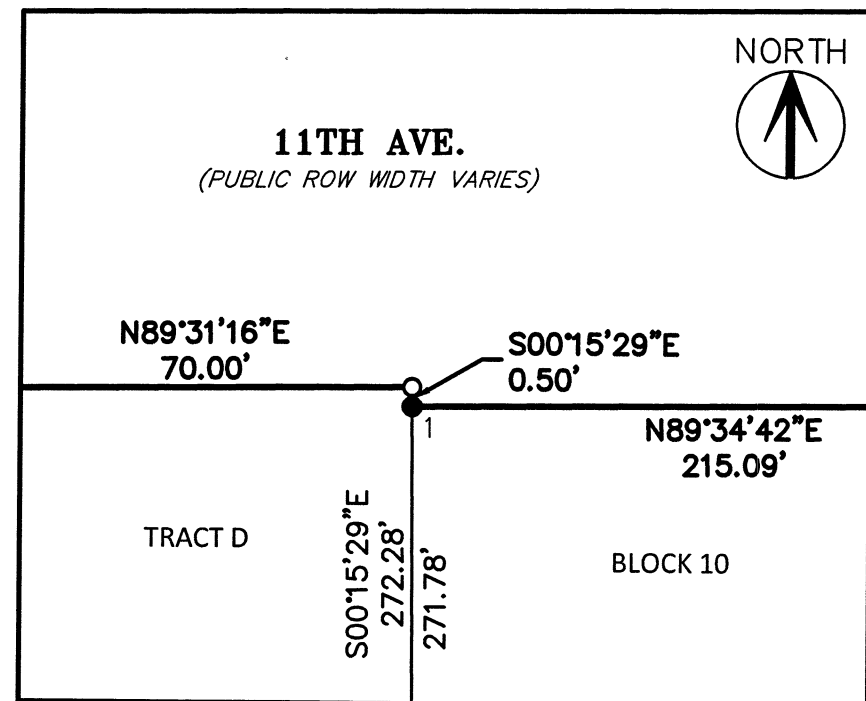
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 5

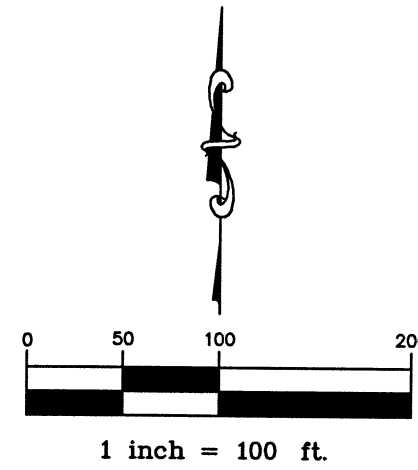
POINT OF COMMENCEMENT
(PARCELS 1 & 2)
W 1/4 CORNER SECTION 6,
T.4S., R.67W., 6TH P.M.
RECOVERED NO. 6 REBAR
W/ 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN
IN RANGE BOX



10TH AVE.



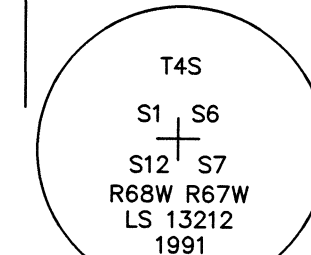
DETAIL A
SCALE: 1" = 5'



RANGE POINT WAS ESTABLISHED HOLDING THE RANGE POINT POSITION AT 8TH AVE. AND VACATED BIRCH ST. AND PROJECTING THE EXISTING R.O.W. BEARING TO INTERSECT THE 16' RANGE LINE.

8TH AVE.

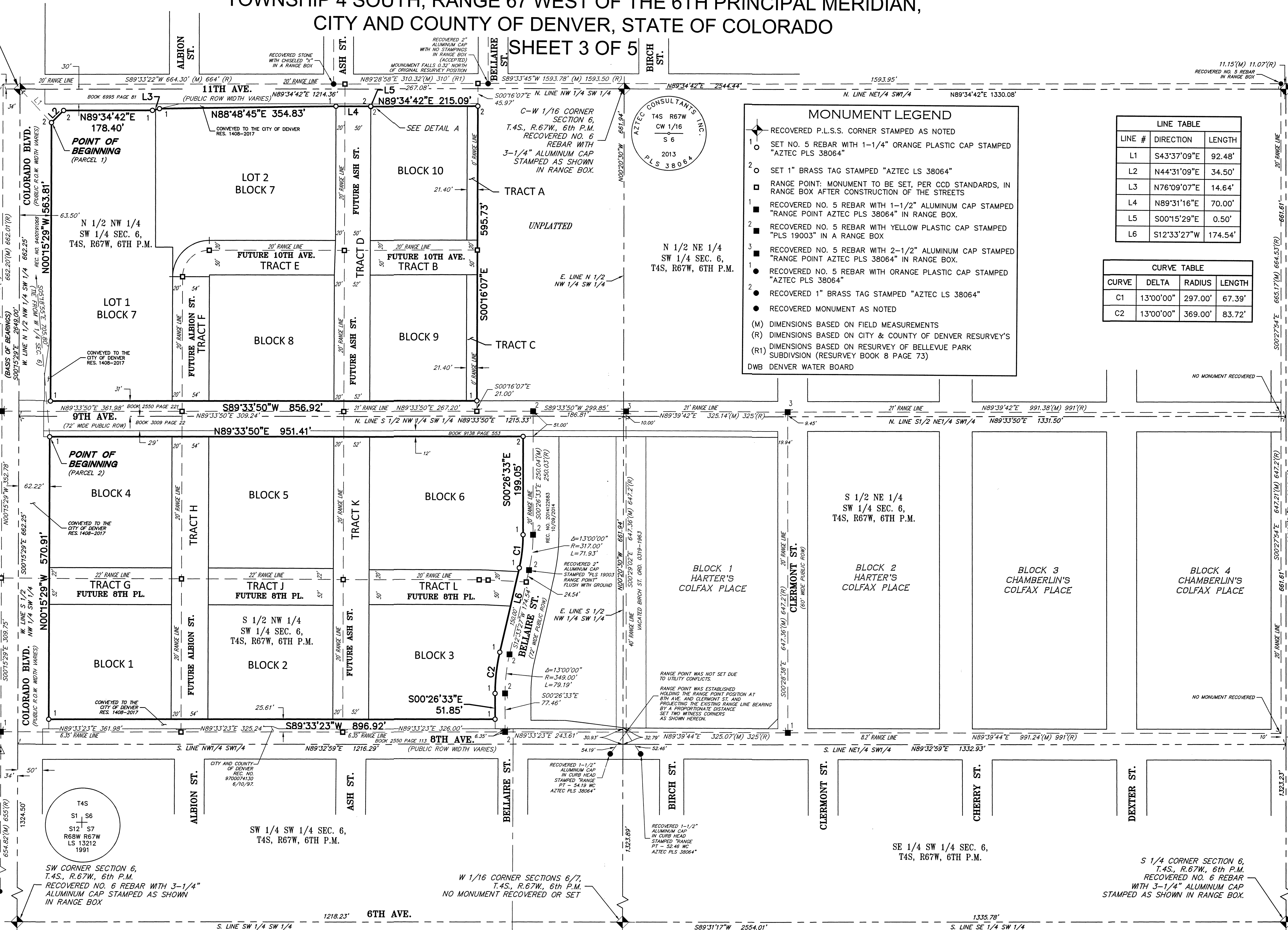
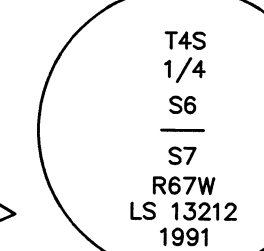
NO RANGE POINT MONUMENT WAS RECOVERED POSITION WAS ESTABLISHED USING REFERENCE MONUMENTS AS SHOWN ON MONUMENT TIE OUT SHEET DATED 10/19/12 BY R&R ENGINEERS-SURVEYORS, INC.



SW CORNER SECTION 6,
T.4S., R.67W., 6TH P.M.
RECOVERED NO. 6 REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED AS SHOWN
IN RANGE BOX

W 1/16 CORNER SECTIONS 6/7,
T.4S., R.67W., 6TH P.M.
NO MONUMENT RECOVERED OR SET

S 1/4 CORNER SECTION 6,
T.4S., R.67W., 6TH P.M.
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN IN RANGE BOX.



MONUMENT LEGEND

- 1 RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- 2 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- 3 SET 1" BRASS TAG STAMPED "AZTEC LS 38064"
- 4 RANGE POINT: MONUMENT TO BE SET, PER CCD STANDARDS, IN RANGE BOX AFTER CONSTRUCTION OF THE STREETS
- 5 RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "RANGE POINT AZTEC PLS 38064" IN RANGE BOX.
- 6 RECOVERED NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 19003" IN A RANGE BOX
- 7 RECOVERED NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "RANGE POINT AZTEC PLS 38064" IN RANGE BOX.
- 8 RECOVERED NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- 9 RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
- 10 RECOVERED MONUMENT AS NOTED

(M) DIMENSIONS BASED ON FIELD MEASUREMENTS
(R) DIMENSIONS BASED ON CITY & COUNTY OF DENVER RESURVEY'S
(R1) DIMENSIONS BASED ON RESURVEY OF BELLEVUE PARK SUBDIVISION (RESURVEY BOOK 8 PAGE 73)
DWB DENVER WATER BOARD

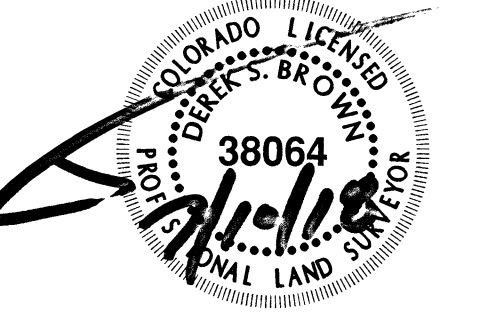
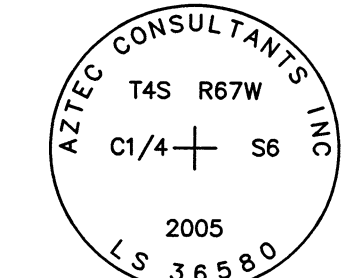
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S43°37'09"E	92.48'
L2	N44°31'09"E	34.50'
L3	N76°09'07"E	14.64'
L4	N89°31'16"E	70.00'
L5	S00°15'29"E	0.50'
L6	S12°33'27"W	174.54'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	13°00'00"	297.00'	67.39'
C2	13°00'00"	369.00'	83.72'

C 1/4 CORNER SECTION 6,
T.4S., R.67W., 6TH P.M.
RECOVERED NO. 6
ALUMINUM CAP
STAMPED AS SHOWN
IN RANGE BOX.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 E. Mineral Avenue, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
9th Avenue (Denver) Land, LLC

1400 16th Street, Suite 320
Denver, Colorado 80202
303.573.0050

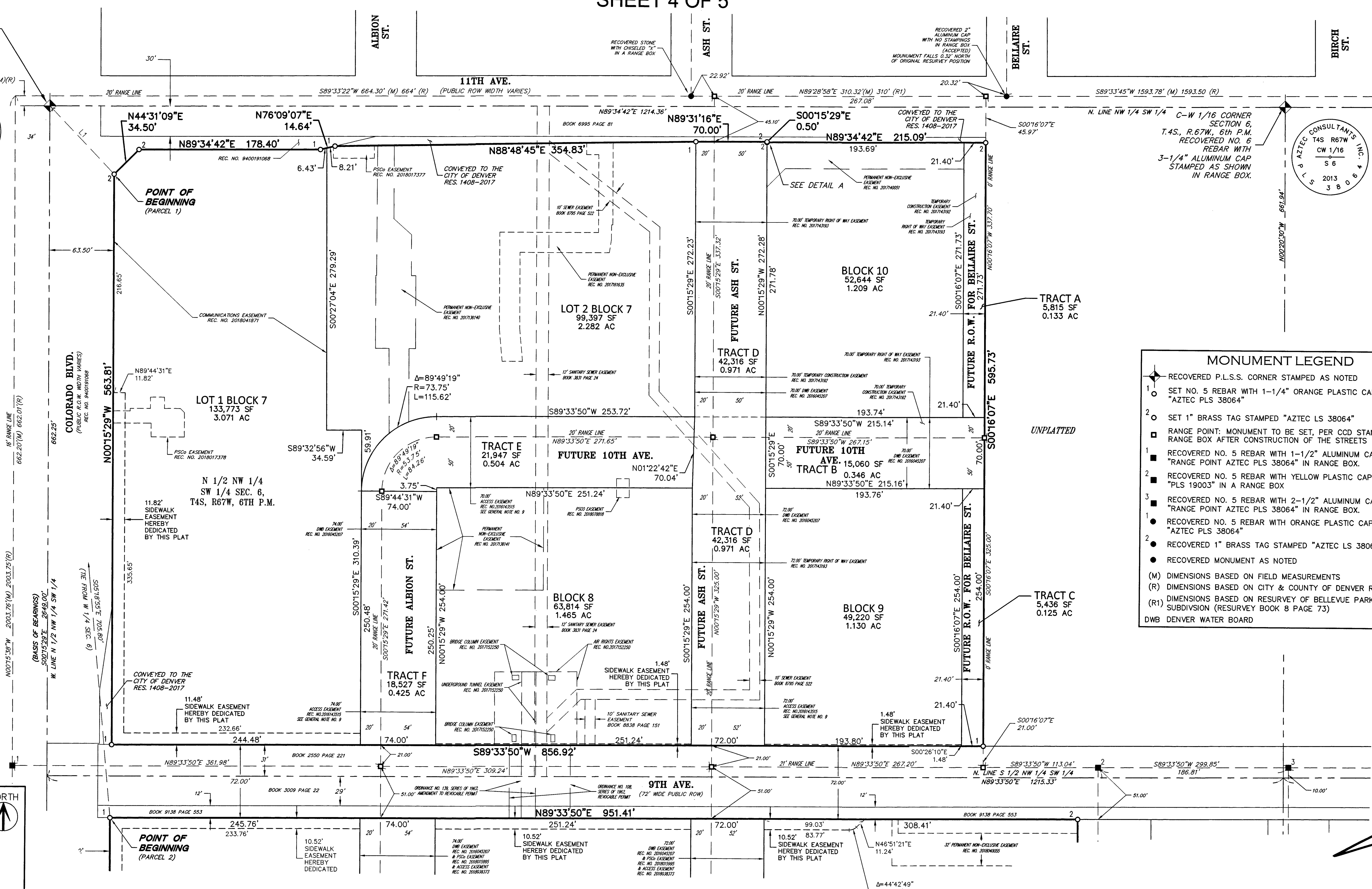
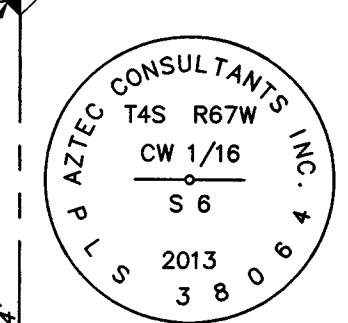
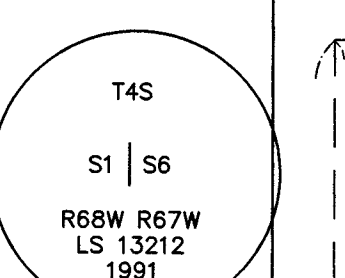
DATE OF PREPARATION:	2017-12-05
SCALE:	1" = 100'
SHEET 3 OF 5	

9TH & COLORADO FILING NO. 1

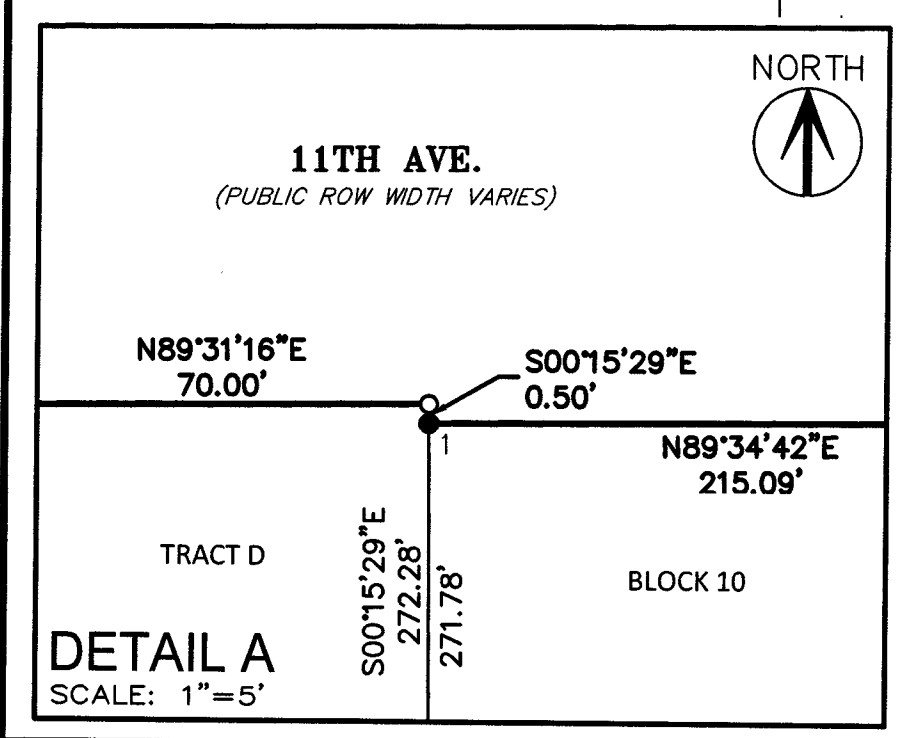
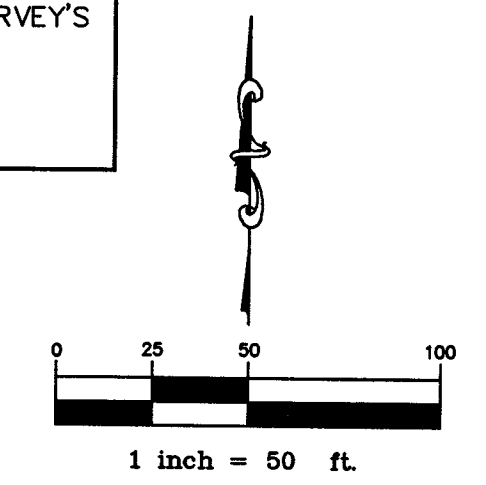
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 4 OF 5

COMMENCEMENT (PARCELS 1 & 2)
W 1/4 CORNER SECTION 6,
T.4S., R.67W., 6th P.M.
RECOVERED NO. 6 REBAR
W/ 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN
IN RANGE BOX



MONUMENT LEGEND	
◆	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
○	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
□	SET 1" BRASS TAG STAMPED "AZTEC LS 38064"
■	RANGE POINT: MONUMENT TO BE SET, PER CCD STANDARDS, IN RANGE BOX AFTER CONSTRUCTION OF THE STREETS
1	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "RANGE POINT AZTEC PLS 38064" IN RANGE BOX.
2	RECOVERED NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 19003" IN A RANGE BOX
3	RECOVERED NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "RANGE POINT AZTEC PLS 38064" IN RANGE BOX.
1	RECOVERED NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
2	RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
●	RECOVERED MONUMENT AS NOTED
(M)	DIMENSIONS BASED ON FIELD MEASUREMENTS
(R)	DIMENSIONS BASED ON CITY & COUNTY OF DENVER RESURVEY'S
(R1)	DIMENSIONS BASED ON RESURVEY OF BELLEVUE PARK SUBDIVISION (RESURVEY BOOK 8 PAGE 73)
DWB	DENVER WATER BOARD



SEE SHEET 5 OF 5

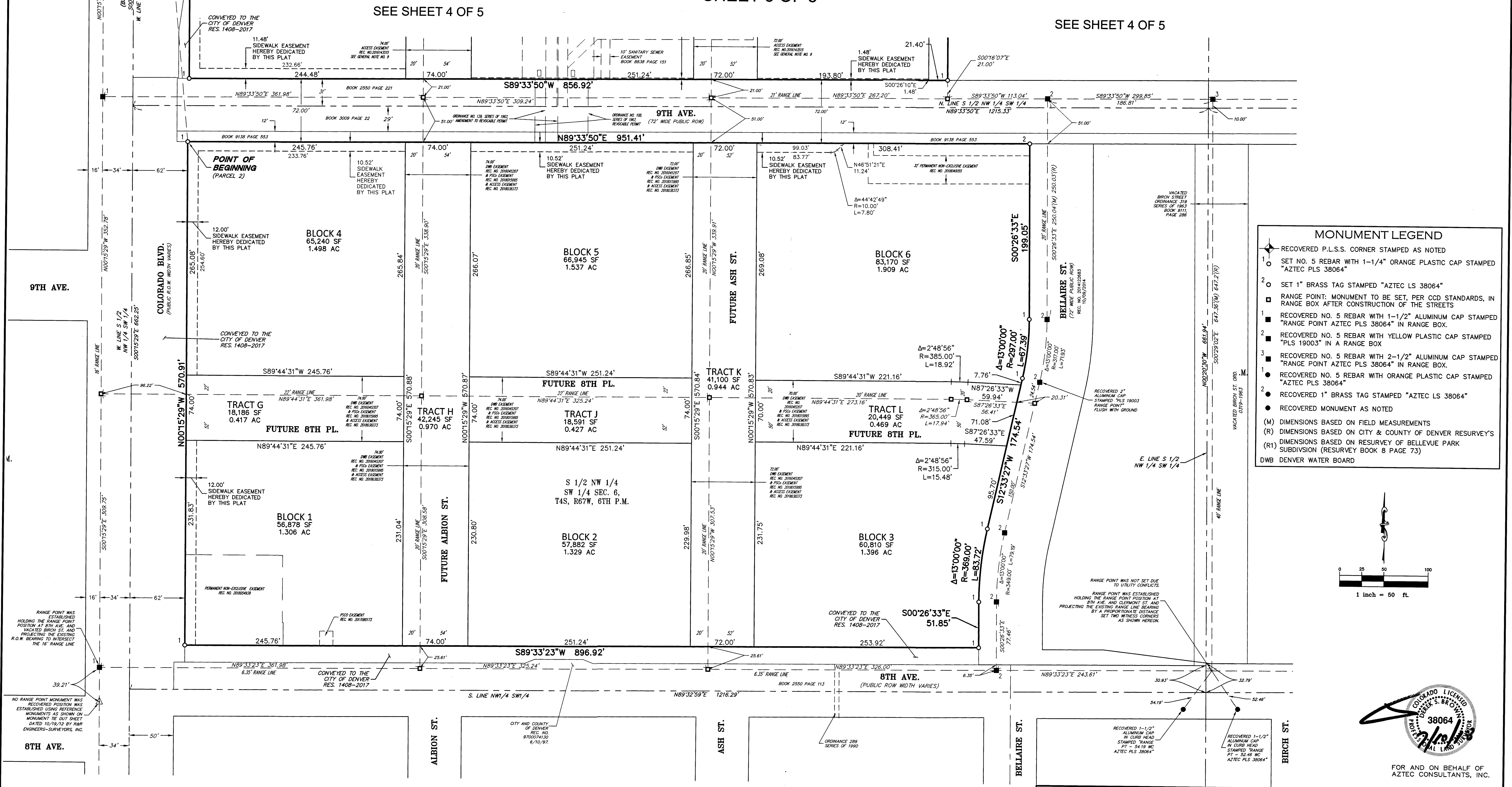
	DEVELOPER 9th Avenue (Denver) Land, LLC	DATE OF PREPARATION: 2017-12-05
	1400 16th Street, Suite 320 Denver, Colorado 80202 303.573.0050	SCALE: 1" = 50' SHEET 4 OF 5

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

9TH & COLORADO FILING NO. 1

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

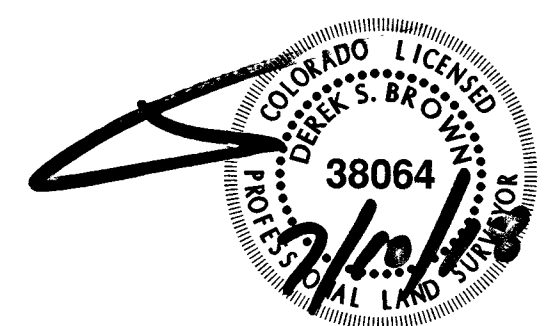
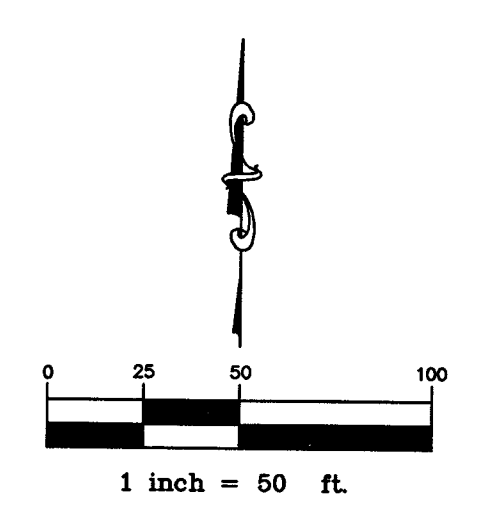
SHEET 5 OF 5



SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

MONUMENT LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

	300 E. Mineral Avenue, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		DEVELOPER 9th Avenue (Denver) Land, LLC	
	1400 16th Street, Suite 320 Denver, Colorado 80202 303.573.0050		DATE OF PREPARATION: 2017-12-05	SCALE: T = 50'
SHEET 5 OF 5				

RANGE POINT WAS ESTABLISHED HOLDING THE RANGE POINT POSITION AT 8TH AVE AND VACATED BIRCH ST. AND PROJECTING THE EXISTING R.O.W. BEARING TO INTERSECT THE 16" RANGE LINE

NO RANGE POINT MONUMENT WAS RECOVERED USING REFERENCE MONUMENTS AS SHOWN ON MONUMENT THE OUT SHEET DATED 10/19/12 BY R&B ENGINEERS-SURVEYORS, INC.

RANGE POINT WAS NOT SET DUE TO UTILITY CONFLICTS.

RANGE POINT WAS ESTABLISHED HOLDING THE RANGE POINT POSITION AT 8TH AVE AND CLEMONT ST. AND PROJECTING THE EXISTING RANGE LINE BEARING BY A PROPORTIONATE DISTANCE SET TWO WITNESS CORNERS AS SHOWN HEREON.

CONVEYED TO THE CITY OF DENVER RES. 1408-2017

CONVEYED TO THE CITY OF DENVER RES. 1408-2017

CONVEYED TO THE CITY OF DENVER RES. 1408-2017