

BROADWAY STATION FILING NO. 3

A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 1 OF 4

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BSP WEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY AND BROADWAY STATION METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, TRACTS AND EASEMENTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 15, BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE 18" DEEP IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR 6" DEEP IN RANGE BOX STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056, 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.

COMMENCE AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 84°44'31" WEST, A DISTANCE OF 717.63 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MISSISSIPPI AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

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

1. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 165.78 FEET;
2. THENCE NORTH 87°24'11" WEST, A DISTANCE OF 201.90 FEET TO A 111.90 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 02°28'16" EAST;
3. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°12'31"; AN ARC DISTANCE OF 137.12 FEET TO A 1,943.49 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 82°14'11" WEST, BEING ALSO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 31°28'34", AN ARC DISTANCE OF 1,067.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET, RECORDED IN VANDERBILT PARK AT ENGINEERING BOOK 19 AT PAGE 36, RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO;

THENCE NORTH 00°37'46" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.19 FEET;

THENCE NORTH 61°41'14" EAST, A DISTANCE OF 242.82 FEET TO A 148.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°28'04", AN ARC DISTANCE OF 37.37 FEET;

THENCE NORTH 46°39'35" EAST, A DISTANCE OF 42.00 FEET;

THENCE SOUTH 35°05'03" EAST, A DISTANCE OF 80.11 FEET TO A 228.65 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 50°43'30" WEST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'03", AN ARC DISTANCE OF 196.20 FEET;

THENCE NORTH 80°32'52" EAST, A DISTANCE OF 5.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

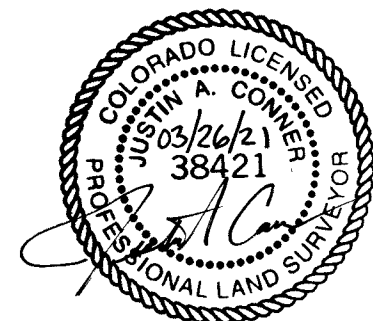
THENCE SOUTH 09°27'08" EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,473.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL DESCRIPTION CONTAINS AN AREA OF 502,614 SQUARE FEET OR (11.53842 ACRES), MORE OR LESS.

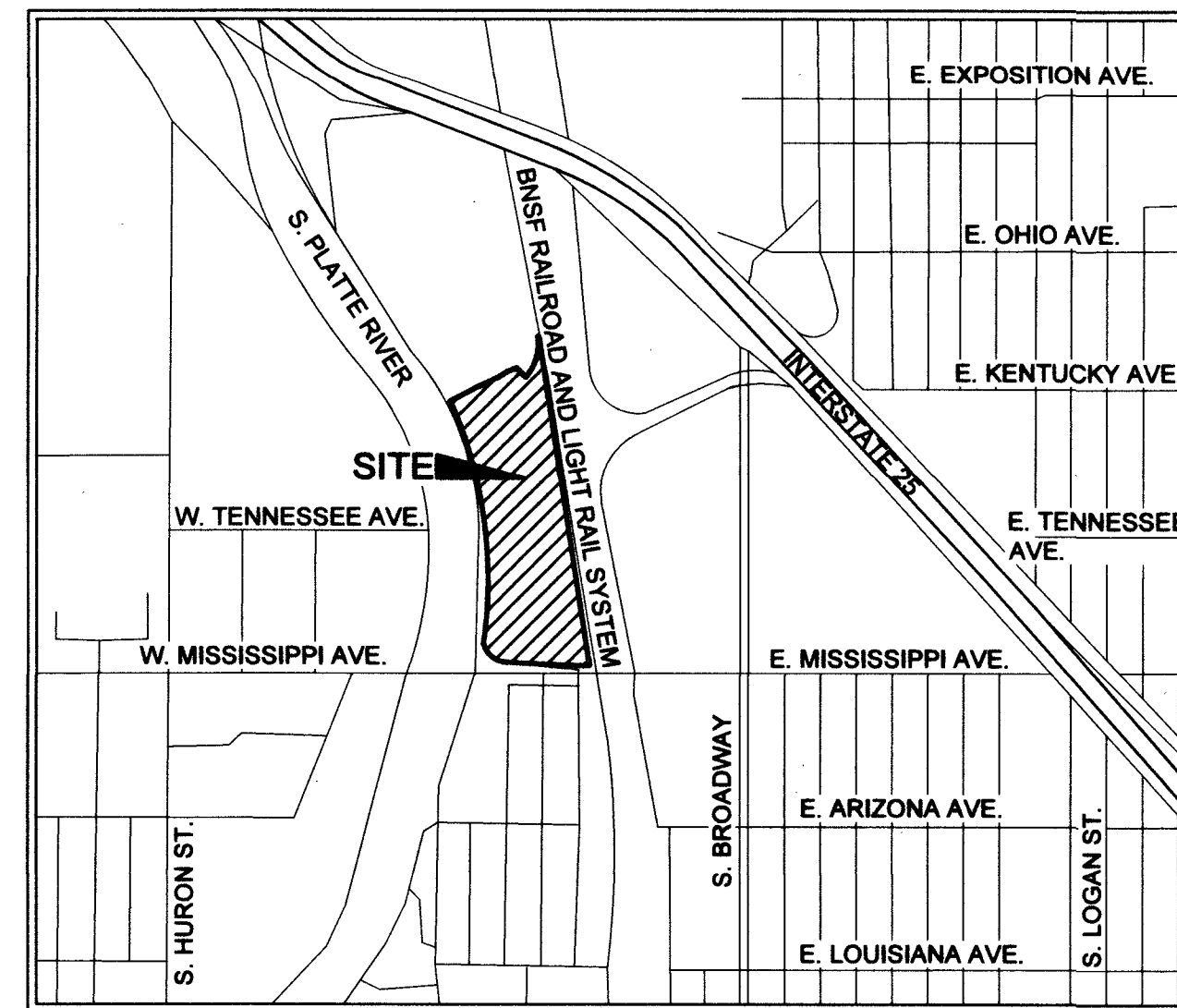
UNDER THE NAME AND STYLE OF BROADWAY STATION FILING NO. 3, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AS STATED IN THE PLAT NOTES.

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



JUSTIN A. CONNER
PLS NO. 38421



VICINITY MAP

1" = 1600'

OWNER:

BSP WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: BROADWAY STATION PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: BROADWAY ASSET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: Thomas C. Rini
(THOMAS RINI, PRESIDENT)

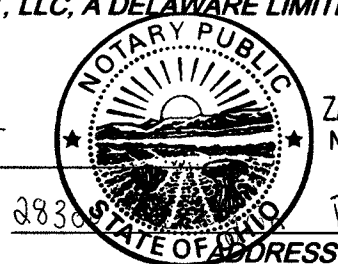
STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF March 2021 BY Thomas C. Rini BSP WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 02-27-2025

Notary Public
NOTARY PUBLIC



3833 S. STATE ST. DENVER, CO 80202

OWNER:

BROADWAY STATION METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

BY: Mark Tompkins

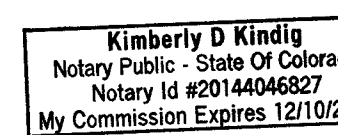
STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF March 2021 BY Mark Tompkins BROADWAY STATION METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-10-22

Kimberly D. Kindig
NOTARY PUBLIC



1601 Blake St, Ste 200, Denver, CO 80202
ADDRESS

ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND IS FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN HEREON AND LISTED IN THE PLAT NOTES, NO STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES ARE BEING DEDICATED TO THE CITY AND COUNTY OF DENVER BY THIS PLAT.

THIS 27th DAY OF April, 2021 AT 5:00 O'CLOCK P.M.
FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

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

Assistant City Attorney
(ASSISTANT CITY ATTORNEY)

APPROVALS:

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.

City Engineer
(CITY ENGINEER)

4/13/2021
(DATE)

APPROVED BY THE EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

Executive Director
(EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE)

4/14/2021
(DATE)

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT OFFICE:

Exec. Dir.
(EXEC. DIR. OF COMMUNITY PLANNING AND DEV.)

4.9.2021
(DATE)

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Executive Director
(EXECUTIVE DIRECTOR OF PARKS AND RECREATION)

4/28/21
(DATE)

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF _____, WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D. 2021.

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

BY: _____
(DEPUTY CLERK AND RECORDER)

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____, 2021, AND DULY RECORDED AT RECEPTION NUMBER _____.

(CLERK AND RECORDER)

BY: _____ DEPUTY

FEE _____



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Colorado Springs, CO. 80920
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Fax 719-575-0208

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A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 2 OF 4

PLAT NOTES:

1. BASIS OF BEARINGS: THE BEARINGS IN THIS SURVEY ARE BASED ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE WITH A DIVOT IN THE TOP INSIDE A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR IN RANGE BOX 0.5' BELOW THE SURFACE STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056, 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.
2. BENCHMARK: THE ELEVATIONS SHOWN ON THIS MAP ARE REFERENCED TO A CITY AND COUNTY OF DENVER BENCHMARK NUMBER 38C BEING A FOUND 2" BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF SOUTH BROADWAY AND WEST MISSISSIPPI AVENUE IN THE BACK OF A CONCRETE SIDEWALK NEAR THE EAST PCR. THE PUBLISHED NAVD 88 ELEVATION FOR THIS CAP IS 5265.27 U.S. SURVEY FEET.
3. ALL LINEAL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET. ALL BEARINGS SHOWN ON THIS MAP ARE DEGREES-MINUTES-SECONDS.
4. 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.
5. THIS PROPERTY IS LOCATED WITHIN ZONE X(UNSHADED), AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND SHOWN ON FLOOD INSURANCE RATE MAP(FIRM) NUMBER 0800460203H WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2013. THE PROPERTY LIES WITHIN AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. ALL RANGE POINTS SHALL BE A 2" ALUMINUM CAP ATOP A 3/4"x30" REBAR SET 6" DEEP IN RANGE BOX AND STAMPED "MATRIX, RANGE POINT, PLS 38421".
7. THIS PLAT CONTAINS 3 LOTS WITHIN 2 BLOCKS, AND 9 TRACTS WITHIN BROADWAY STATION FILING NO. 3.
8. STATE PLANE COORDINATES: THE COLORADO STATE PLANE COORDINATES, CENTRAL ZONE, NAD83/92 IN FEET, FOR THE INDICATED SECTION CORNERS ARE:

SECTION CORNER:	NORTHING	EASTING
CENTER CORNER SEC. 15 T4S, R68W, 6TH PM.:	1681682.10	3144198.88
CENTER S1/16 SEC. 15 T4S, R68W, 6TH PM.:	1680358.66	3144216.07
SOUTH 1/4 SEC. 15 T4S, R68W, 6TH PM.:	1679035.22	3144233.26
SW CORNER SEC. 15 T4S, R68W, 6TH PM.:	1679038.39	3141599.56
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
10. TRACT A AS SHOWN HEREON IS CREATED FOR THE PURPOSES OF LANDSCAPING AND THE USE OF UTILITIES AND RELATED APPURTENANCES AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
11. TRACT B, AS SHOWN HEREON IS CREATED FOR THE PURPOSES OF PEDESTRIAN SIDEWALK, LANDSCAPING, OPEN SPACE, AND THE USE OF UTILITIES AND RELATED APPURTENANCES AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
12. TRACT C, AS SHOWN HEREON IS CREATED FOR THE PURPOSES OF A PEDESTRIAN BRIDGE, PEDESTRIAN SIDEWALK, LANDSCAPING AND FOR OPEN SPACE AS REQUIRED BY BROADWAY STATION INFRASTRUCTURE MASTER PLAN, RECORDED UNDER CITY CLERK FILE NUMBER 2016-0236, AND THE USE OF UTILITIES AND RELATED APPURTENANCES AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
13. TRACTS D, E AND F, AS SHOWN HEREON ARE CREATED FOR THE PURPOSES OF PEDESTRIAN SIDEWALK, LANDSCAPING AND FOR OPEN SPACE AS REQUIRED BY BROADWAY STATION INFRASTRUCTURE MASTER PLAN, RECORDED UNDER CITY CLERK FILE NUMBER 2016-0236, AND THE USE OF UTILITIES AND RELATED APPURTENANCES AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.

PLAT NOTES:

14. TRACTS AA, BB, AND CC ARE FOR FUTURE RIGHTS-OF-WAY AND ASSOCIATED INFRASTRUCTURE THEREIN AND SHALL BE OWNED AND MAINTAINED BY THE BROADWAY STATION METROPOLITAN DISTRICT NO. 1 UNLESS AND UNTIL SUCH RIGHTS-OF-WAY ARE ACCEPTED BY THE CITY AND COUNTY OF DENVER AND CONVEYED BY FEE TITLE OR PERMANENT EASEMENT TO THE CITY AND COUNTY OF DENVER IN A SEPARATE DOCUMENT IN ACCORDANCE WITH THE AGREEMENT CONCERNING ENVIRONMENTAL STANDARDS, OPEN SPACE, VESTED RIGHTS, AND HORIZONTAL INFRASTRUCTURE DESIGN AND CONSTRUCTION BETWEEN THE CITY AND COUNTY OF DENVER AND BROADWAY STATION PARTNERS LLC RECORDED IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON JULY 5, 2016, AT RECORDING NO. 2016086857.
15. ACCESS RIGHTS NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES, OR FOR FACILITIES TO BE CONSTRUCTED ON BEHALF OF THE CITY AND COUNTY OF DENVER WASTEWATER DIVISION OR THE DENVER WATER BOARD, WITHIN FUTURE RIGHTS-OF-WAY PRIOR TO DEDICATION SHALL BE LICENSED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
16. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC., RELIED UPON TITLE COMMITMENT ORDER NO. ABD70682312-8 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MARCH 4, 2021 AT 5:00 P.M.
17. A RIGHT OF ACCESS IS GRANTED FOR EMERGENCY SERVICES ON AND ACROSS ALL PROPERTY INCLUDED HEREIN FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
18. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS TRACTS A, B, C AND F.
19. ALL OBLIGATIONS TO DEDICATE OR CONVEY LAND AND ASSOCIATED INFRASTRUCTURE TO THE CITY AND COUNTY OF DENVER NOT SHOWN HEREON OR STATED IN PLAT NOTES SHALL BE SET FORTH BY SEPARATE INSTRUMENT.
20. 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.
21. IN COMPLIANCE WITH THE REQUIREMENTS FOR THE SUBDIVISION, A VARIABLE-WIDTH PUBLIC ACCESS EASEMENT, AS SHOWN ON SHEET 3 OF THIS PLAT, IS HEREBY DEDICATED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS TRACTS D AND E.

FUTURE EASEMENTS REQUIRED:

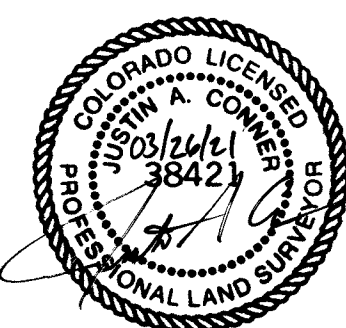
1. LICENSE AGREEMENTS SHALL BE OBTAINED FROM BURLINGTON NORTHERN SANTA FE RAILROAD AND UNION PACIFIC RAILROAD TO ALLOW UTILITY IMPROVEMENTS AND RELATED APPURTENANCES LYING WITHIN THE RESPECTIVE RAILROAD RIGHTS-OF-WAY.
2. PERMANENT NON-EXCLUSIVE EASEMENTS SHALL BE PROVIDED TO THE CITY AND COUNTY OF DENVER FOR THE PROPOSED SANITARY AND STORM SEWER IMPROVEMENTS WITHIN TRACTS A, B, C, D, E AND F, REQUIRED TO SERVE THE SUBJECT PROPERTY.
3. EASEMENTS FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND RELATED APPURTENANCES (E.G. TRANSFORMERS, SWITCH CABINETS) SHALL BE PROVIDED BY SEPARATE DOCUMENT.

SCHEDULE B-2 EXCEPTIONS FROM TITLE COMMITMENT (SEE PLAT NOTE 16):

THE LAND DESCRIBED HEREIN LIES WITHIN OR PARTIALLY WITHIN THE LEGAL DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED INSTRUMENTS AS SET FORTH IN THE REFERENCED TITLE COMMITMENT (NOTE 16) AND MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED THEREIN.

(ALL PLOTTABLE EXCEPTIONS AFFECTING THE SUBJECT PROPERTY ARE SHOWN ON SHEET 3 OF 4)

EASEMENT	BOOK 25 AT PAGE 168
SPECIAL WARRANTY DEED	RECEPTION NO. 2001213022
BROADWAY STATION METROPOLITAN DISTRICT NO. 3	RECEPTION NO. 2008080510
-NOTICE OF PROPERTY TAX LEVIES	RECEPTION NO. 2007104503
-	RECEPTION NO. 2008061756
-	RECEPTION NO. 2009005368
-	RECEPTION NO. 2010017533
-	RECEPTION NO. 2011016652
-	RECEPTION NO. 2012009565
-	RECEPTION NO. 2013016623
-	RECEPTION NO. 2014047981
-	RECEPTION NO. 2015026394
-	RECEPTION NO. 2016022854
-	RECEPTION NO. 2017000922
-	RECEPTION NO. 2018000734
-	RECEPTION NO. 2019032079
-	RECEPTION NO. 2019176432
-	RECEPTION NO. 2021008201
AFFORDABLE HOUSING PLAN	RECEPTION NO. 2007177887
AFFORDABLE HOUSING PLAN PARTIAL RELEASE	RECEPTION NO. 2017031419
SETTLEMENT OF LANDOWNER ACTION	RECEPTION NO. 2013038643
-	RECEPTION NO. 2013081425
SPECIAL WARRANTY DEED	RECEPTION NO. 2014111794
SPECIAL DISTRICT PUBLIC DISCLOSURE	RECEPTION NO. 2014155031
-	RECEPTION NO. 2018051077
-	RECEPTION NO. 2018086666
ORDINANCE	RECEPTION NO. 2016043723
ZONING ORDINANCE	RECEPTION NO. 2016081433
AGREEMENT	RECEPTION NO. 2016086857
AGREEMENT	RECEPTION NO. 2017031398
NOTICE OF TERMINATION	RECEPTION NO. 2017059502
PERMANENT EASEMENT	RECEPTION NO. 2017098409
SPECIAL WARRANTY DEED	RECEPTION NO. 2017119004
ORDINANCE	RECEPTION NO. 2017130951
MIXED-USE DISTRICT	RECEPTION NO. 2017141017
COVENANTS	RECEPTION NO. 2017165298
DESIGN DECLARATION	RECEPTION NO. 2019021751
COVENANTS	RECEPTION NO. 2019021823
DISCLOSED MATTERS	NO RECORDED DOCUMENTS
A. TEMPORARY USE AND LICENSE AGREEMENT	
B. WATERWAY LICENSE	
C. WATERWAY LICENSE AGREEMENT	
D. CROSSING AGREEMENT	
E. AGREEMENT	
F. PIPE LINE CROSSING LICENSE	
G. PIPE LINE LICENSE	
EASEMENT AGREEMENT	RECEPTION NO. 2020189002
PERMANENT EASEMENT	RECEPTION NO. 2021019655
PERMANENT EASEMENT	RECEPTION NO. 2021019657
EASEMENT AGREEMENT	RECEPTION NO. 2020189001

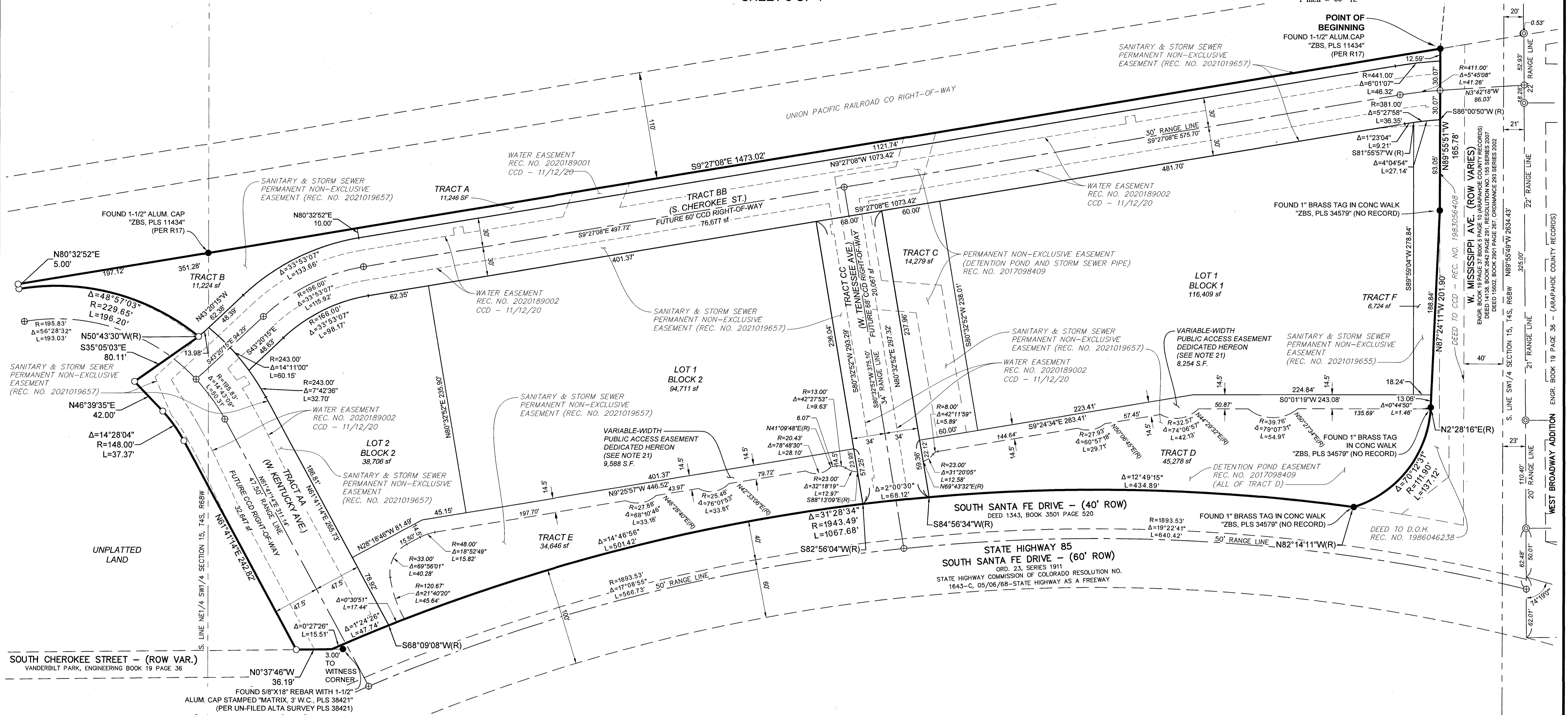
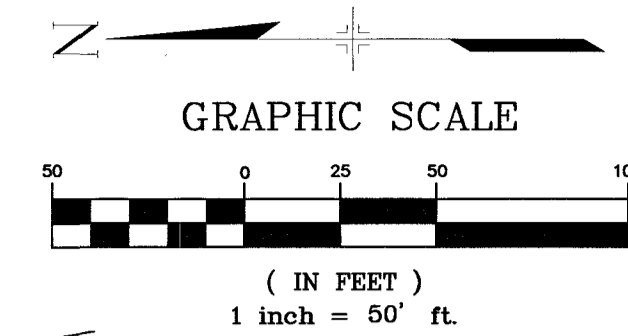


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BROADWAY STATION FILING NO. 3

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SHEET 3 OF 4



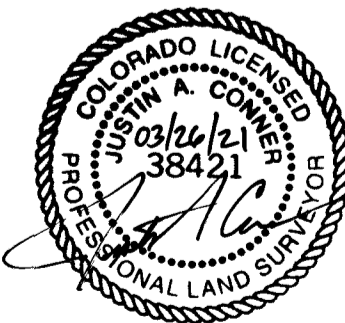
MAP REFERENCE LEGEND (THE FOLLOWING MAPS WERE CONSIDERED FOR THIS SURVEY:

- R0 CITY AND COUNTY OF DENVER 'CITY ENGINEER'S MAP' NO. SW-042-C.
- R1 LAWRENCE'S BROADWAY ADDITION.
- R2 EDGERTON PLACE.
- R3 VANDERBILT PARK.
- R4 FIRST ADDITION TO EDGERTON PLACE.
- R5 SYLVESTER'S ADDITION TO VANDERBILT PARK.
- R5A MAP OF OFFICIAL CITY OF SURVEY OF WEST BROADWAY ADDITION AND JEROME'S BROADWAY SUBDIVISION, SECOND FILING. ORDINANCE NO. 57, SERIES OF 1933 RECORDED ON OCTOBER 16, 1933.
- R6 CCD CONTROL DIAGRAM, PLS 25951, RECORDED ON SEPT. 18, 1992 UNDER REC. NO. L000861.
- R7 IMPROVEMENT SURVEY PLAT, PLS 18475, RECORDED ON DEC. 11, 1992 UNDER REC. NO. L000962.
- R8 SURVEY CONTROL DIAGRAM, PLS 26968, RECORDED ON JULY 2, 1993 UNDER REC. NO. L001174.
- R9 LAND SURVEY PLAT, PLS 28668, RECORDED ON JULY 2, 1993 UNDER REC. NO. L001175.
- R10 LAND SURVEY PLAT, PLS 13155, FOUND IN CCD SURVEY PLATS UNDER BOOK 93, PAGE 58.
- R11 LAND SURVEY PLAT, PLS 13155, FOUND IN CCD SURVEY PLATS UNDER BOOK 94, PAGE 089.
- R12 LAND SURVEY PLAT, PLS 13155, FOUND IN CCD SURVEY PLATS UNDER BOOK 242, PAGE 196.
- R12A IMPROVEMENT SURVEY PLAT, PLS 14112, RECORDED ON MAY 14, 1996 UNDER REC. NO. L002317.
- R13 IMPROVEMENT SURVEY PLAT, PLS 18475, RECORDED ON JULY 22, 1996 UNDER REC. NO. L002432.
- R13A IMPROVEMENT SURVEY PLAT, PLS 18475, RECORDED ON NOV. 21, 1997 UNDER REC. NO. L003124.
- R14 ALTA SURVEY, PLS 14112, RECORDED ON FEB. 16, 2000 UNDER REC. NO. L004489.
- R15 LAND SURVEY PLAT, PLS 23519, RECORDED ON JAN. 26, 2001 UNDER REC. NO. L005205.
- R16 CENTRAL CORRIDOR IMPROVEMENT SURVEY, PLS 13155, RECORDED ON APRIL 17, 2001 UNDER REC. NO. L005305.
- R17 LAND SURVEY PLAT, PLS 11434, RECORDED ON AUG. 15, 2002 UNDER REC. NO. L006274.
- R18 LAND SURVEY PLAT, PLS 35583, NO RECORD INFORMATION, FOUND IN CCD SURVEY PLATS UNDER BOOK 298, PAGE 256.
- R18A ALTA SURVEY, PLS 34579, RECORDED ON APRIL 14, 2008 UNDER REC. NO. L011091. FND UNDER INCORRECT SECTION/TOWN/RNG.
- R19 ALTA SURVEY, PLS 38083, UNRECORDED. STAMPED WITH SEPT. 8, 2014.
- R20 ALTA SURVEY, PLS 38083, UNRECORDED. STAMPED WITH JAN. 25, 2016.
- R21 BROADWAY STATION FILING NO. 1, PLS 38421, MAY 25, 2017 REC. NO. 2017088642 & 2017088803.
- R22 ALTA SURVEY, PLS 38421, RECORDED OCTOBER 17, 2017 UNDER REC. NO. L017862.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC., RELIED UPON TITLE COMMITMENT ORDER NO. ABD70662312-8 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MARCH 4, 2021 AT 5:00 P.M.
 2. 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.
 3. BASIS OF BEARINGS: THE BEARINGS IN THIS SURVEY ARE BASED ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE WITH A DIVOT IN THE TOP 18" DEEP INSIDE A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR 6" DEEP IN RANGE BOX STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056, 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.
- INDICATES A SET 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP "SET FLUSH" STAMPED, "MATRIX PLS 38421"
 - INDICATES A FOUND MONUMENT AS SHOWN AND "FLUSH WITH GROUND" UNLESS OTHERWISE NOTED
 - ⊕ INDICATES A SET RANGE POINT. NOTE: ALL RANGE POINTS SHALL BE A 2" ALUMINUM CAP ATOP A 3/4"x30" REBAR SET 6" DEEP IN RANGE BOX AND STAMPED "MATRIX, RANGE POINT, PLS 38421".
 - ⊙ INDICATES A CALCULATED RANGE POINT

LINE LEGEND	
	PROPERTY BOUNDARY
	EASEMENTS
	SECTION LINE
	QUARTER SECTION LINE
	PLAT BOUNDARY
	PLAT BLOCK/RIGHT-OF-WAY
	PLAT LOT LINE
	PLAT RANGE LINE
	RADIAL BEARING



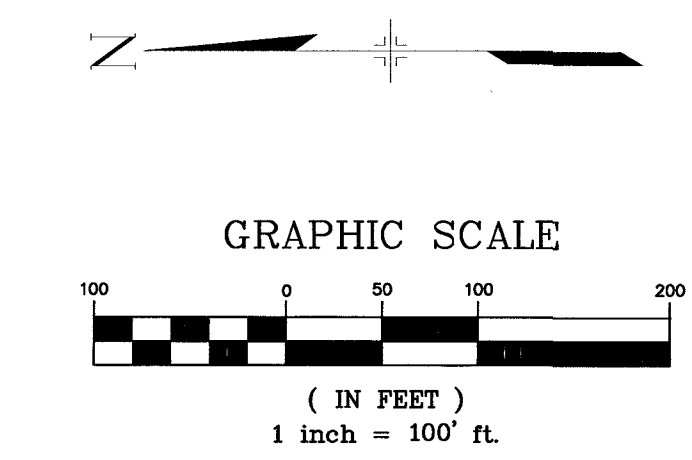
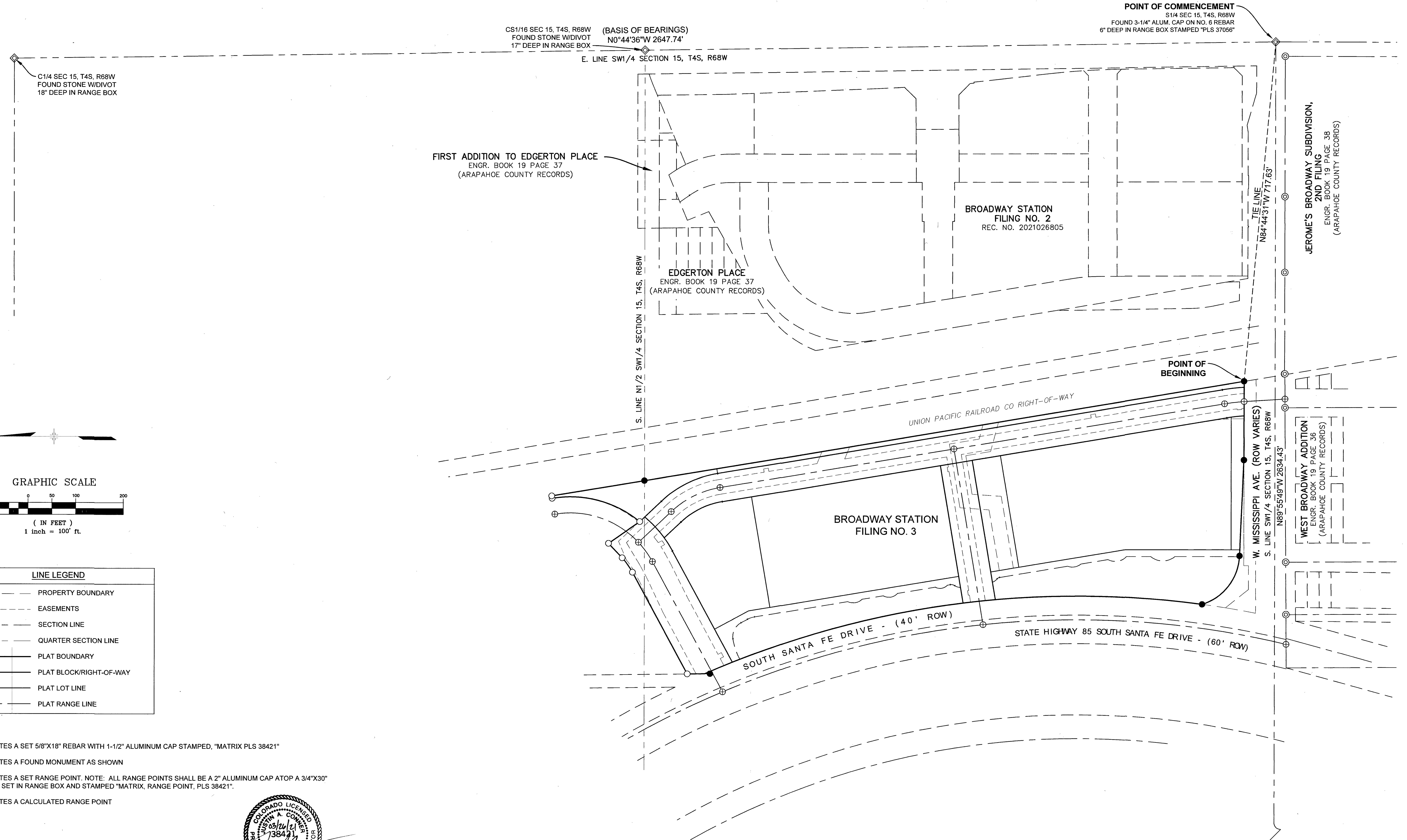
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 Fax 719-575-0208

2019-PM-248
 BROADWAY STATION FILING NO. 3
 DATE PREPARED: 03/10/2021
 JOB NUMBER: 19.817.004
 SHEET 3 OF 4

BROADWAY STATION FILING NO. 3

A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 4 OF 4



LINE LEGEND	
	PROPERTY BOUNDARY
	EASEMENTS
	SECTION LINE
	QUARTER SECTION LINE
	PLAT BOUNDARY
	PLAT BLOCK/RIGHT-OF-WAY
	PLAT LOT LINE
	PLAT RANGE LINE

- INDICATES A SET 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED, "MATRIX PLS 38421"
- INDICATES A FOUND MONUMENT AS SHOWN
- ⊕ INDICATES A SET RANGE POINT. NOTE: ALL RANGE POINTS SHALL BE A 2" ALUMINUM CAP ATOP A 3/4"x30" REBAR SET IN RANGE BOX AND STAMPED "MATRIX, RANGE POINT, PLS 38421".
- ⊙ INDICATES A CALCULATED RANGE POINT



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