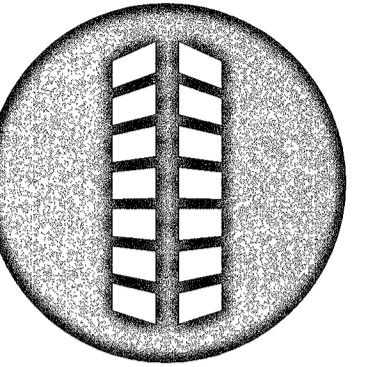


MONACO-EVANS SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FDG MONACO ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, AND CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK ITS SUCCESSORS AND/OR ASSIGNS, AS DEED OF TRUST HOLDER, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS, RIGHT OF WAY, AND EASEMENTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 NORTHEAST 1/4, SAID POINT BEING 1014.41 FEET EAST OF THE NORTHWEST CORNER OF SAID SW 1/4 NE 1/4;

THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID SW 1/4 NE 1/4 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID SW 1/4 NE 1/4 636.00 FEET TO A POINT;

THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID SW 1/4 NE 1/4 954.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH MONACO PARKWAY;

THENCE ON A RIGHT DEFLECTION ANGLE OF 90°54'51" AND ALONG SAID EAST RIGHT OF WAY LINE 436.05 FEET TO A POINT;

THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SW 1/4 NE 1/4 200.00 FEET TO A POINT;

THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID SW 1/4 NE 1/4 200.00 FEET TO A POINT THAT IS 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SW 1/4 NE 1/4 AND 748.04 FEET WESTERLY OF THE TRUE POINT OF BEGINNING;

THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SW 1/4 NE 1/4 748.04 FEET TO THE TRUE POINT OF BEGINNING;

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 12.96 ACRES (564,395 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF "MONACO-EVANS SUBDIVISION FILING NO. 1", AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS, STREETS AND AVENUES, 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 CABLE TELEVISION EASEMENTS AS SHOWN.

OWNER

FDG MONACO ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: FORUM MANAGEMENT, INC., ITS MANAGER

SIGNATURE: *Kevin Foltz*

DATE: 10-27-21

PRINT NAME: Kevin Foltz

Vice President
PRINT TITLE

STATE OF Colorado

COUNTY OF Denver

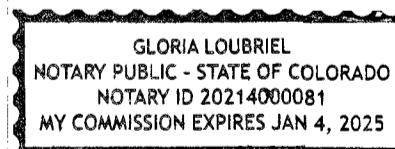
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF October, 2021 A.D.

BY Kevin Foltz, AS Vice President
FORUM MANAGEMENT, INC., AS MANAGER OF
FDG MONACO ASSOCIATES, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: *Gloria Loubriel*

MY COMMISSION EXPIRES: Jan 4, 2025



DEED OF TRUST HOLDER

CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

SIGNATURE: *Laura Stanley*
Associate Managing Director

DATE: 11/2/21

PRINT NAME: Laura Stanley

Associate Managing Director
PRINT TITLE

STATE OF Colorado

COUNTY OF Denver

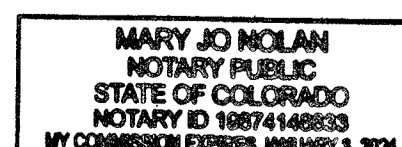
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November, 2021 A.D.

BY Laura Stanley, AS Associate Managing Director,
CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: *Mary Jo Nolan*

MY COMMISSION EXPIRES: 1-3-2024



VICINITY MAP

1" = 1000'



GENERAL NOTES

- FIELD WORK WAS COMPLETED ON DECEMBER 1, 2020.
- BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011 REALIZATION). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89°35'15"E, MONUMENTED BY THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING AN ILLEGIBLE, 3-1/4" ALUMINUM CAP IN RANGE BOX, AND MONUMENTED BY THE NORTHEAST CORNER OF SAID SECTION 29, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 37601", AS SHOWN HEREON.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 0800480216H, HAVING AN MAP REVISED DATE OF SEPTEMBER 4, 2020, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD), ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND REGULATORY FLOODWAY, AS SHOWN HEREON. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ACCESS TO THE PROPERTY IS OBTAINED VIA EAST EVANS AVENUE AND SOUTH MONACO STREET PARKWAY.
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE REPORT WAS PREPARED BY FIDELITY NATIONAL TITLE, REPORT NO. N0032756-010-102-SC, AMENDMENT NO. 3, WITH A COMMITMENT DATE OF OCTOBER 12, 2021 AT 8:00 AM.
- 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET, GROUND DISTANCES.
- 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.
- 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.
- MONUMENTS AND REFERENCE MONUMENTS FOR THE NORTHEAST SIXTEENTH CORNER AND THE CENTER-EAST SIXTEENTH CORNER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN WERE OBLITERATED BY ROADWAY AND SIDEWALK CONSTRUCTION.
- THERE ARE 2 BLOCKS AND 3 LOTS IN MONACO-EVANS SUBDIVISION FILING NO. 1. THERE ARE NO TRACTS.

ENCUMBRANCES

- PARCEL IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE APPLICATION FOR APPROVAL OF A SPECIAL ZONE LOT PLAN FOR A PLANNED BUILDING GROUP AND/OR DEVELOPMENT PLAN, WHICH WAS RECORDED AUGUST 21, 1967 IN BOOK 9774 AT PAGE 340.
- PARCEL IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SPECIAL ZONING LOT PLAN, WHICH WAS RECORDED OCTOBER 25, 1982 IN BOOK 2678 AT PAGE 83.
- PARCEL IS SUBJECT TO THE EFFECT OF THE INCLUSION OF THE SUBJECT PROPERTY IN THE STREET IMPROVEMENT DISTRICT NO. 1111, AS DISCLOSED BY THE INSTRUMENT RECORDED JANUARY 2, 1987 AT RECEPTION NO. 00071881 AND FEBRUARY 18, 1987 AT RECEPTION NO. 00092544.
- PARCEL IS SUBJECT TO LARGE DEVELOPMENT FRAMEWORK AGREEMENT RECORDED SEPTEMBER 14, 2020 AT RECEPTION NUMBER 2020148511.
- PARCEL IS SUBJECT TO INFRASTRUCTURE MASTER PLAN RECORDED JULY 21, 2021 AT RECEPTION NO. 2021136888.
- PARCEL IS SUBJECT TO DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 28, 2021 AT RECEPTION NO. 2021183321.

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 16th DAY OF November, A.D., 2021, AT 8:00 O'CLOCK, A.M.
FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN OR LISTED HEREIN.

SIGNATURE: *Kristin M. Bronson*
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
DATE: 11-29-21

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: *[Signature]* DATE: 11/18/21

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE

EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE: *[Signature]* DATE: 11/18/21

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT: *[Signature]* DATE: 11.15.21

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

EXECUTIVE DIRECTOR OF PARKS AND RECREATION: *[Signature]* DATE: 11/24/21

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF 20 _____

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 20 _____

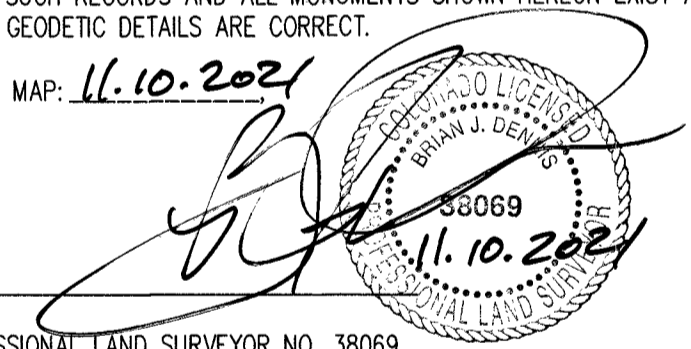
CLERK & RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY _____ DEPUTY CLERK AND RECORDER

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

DATE OF PLAT OR MAP: 11.10.2021



BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK & RECORDER'S CERTIFICATION

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., _____ 20 _____ AND DULY RECORDED UNDER RECEPTION NO. _____

CLERK AND RECORDER

BY _____ DEPUTY

FEE _____

MONACO-EVANS SUBDIVISION FILING NO. 1

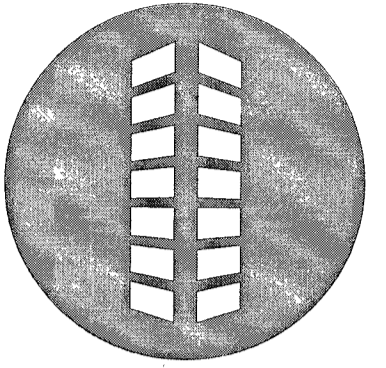
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	09/18/21	SUBPLAT COMMENTS 09/10/21	GMK
2	07/23/21	REVISED FOR CITY COMMENTS	EMV
3	10/15/21	UPDATED TITLE COMMITMENT	EMV

Project No: FRE 001.10
Drawn By: EMV
Checked By: BJD
Date: 02/19/21

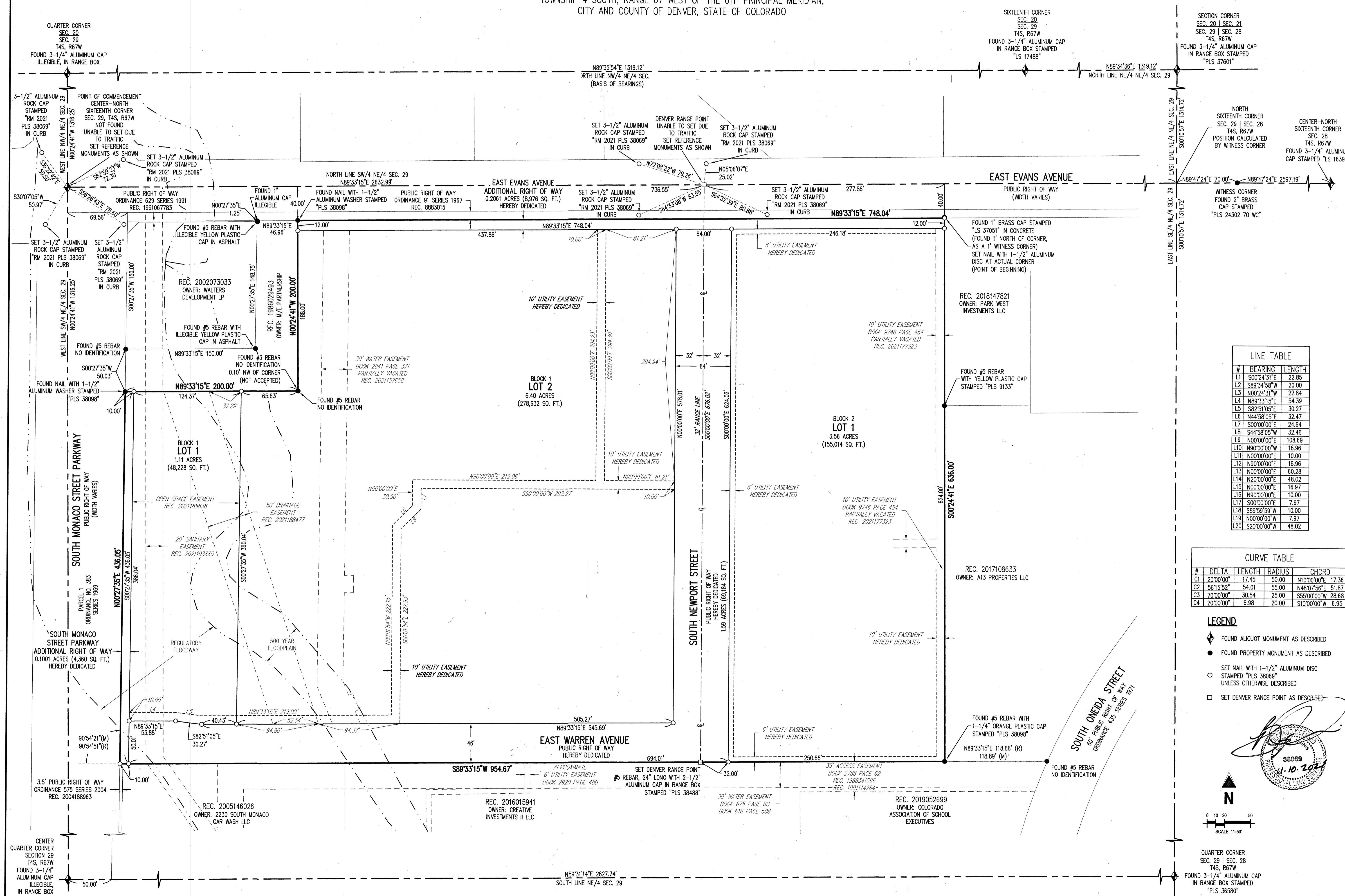
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TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



LINE TABLE

#	BEARING	LENGTH
L1	S00°24'31"E	22.85
L2	S89°34'58"W	20.00
L3	N00°24'31"W	22.84
L4	N89°33'15"E	54.39
L5	S82°51'05"E	30.27
L6	N44°58'05"E	32.47
L7	S00°00'00"E	24.64
L8	S44°58'05"W	32.46
L9	N00°00'00"E	108.69
L10	N90°00'00"W	16.96
L11	N00°00'00"E	10.90
L12	N90°00'00"E	16.96
L13	N00°00'00"E	60.38
L14	N20°00'00"E	48.02
L15	N00°00'00"E	16.97
L16	N90°00'00"E	10.00
L17	S00°00'00"E	7.97
L18	S89°59'59"W	10.00
L19	N00°00'00"W	7.97
L20	S20°00'00"W	48.02

CURVE TABLE

#	DELTA	LENGTH	RADIUS	CHORD
C1	20°00'00"	17.45	50.00	N10°00'00"E 17.36
C2	56°15'52"	54.01	55.00	N48°07'56"E 51.87
C3	70°00'00"	30.54	25.00	S55°00'00"W 28.68
C4	20°00'00"	6.98	20.00	S10°00'00"W 6.95

LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- SET NAIL WITH 1-1/2" ALUMINUM DISC UNLESS OTHERWISE DESCRIBED
- SET DENVER RANGE POINT AS DESCRIBED

RECORDING INFORMATION

11.10.2021

38069

SCALE: 1"=50'

QUARTER CORNER SEC. 29 | SEC. 28 T4S, R67W FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 36580"

REVISIONS

#	Date	Issue / Description	Init.
1	06-16-21	SUBPLAT COMMENTS 05/19/21	GMK
2	07/23/21	REVISED FOR CITY COMMENTS	EMV
3	10/19/21	UPDATED TITLE COMMITMENT	EMV

Project No: FRE.001.10
Drawn By: EMV
Checked By: BJD
Date: 02-19-21