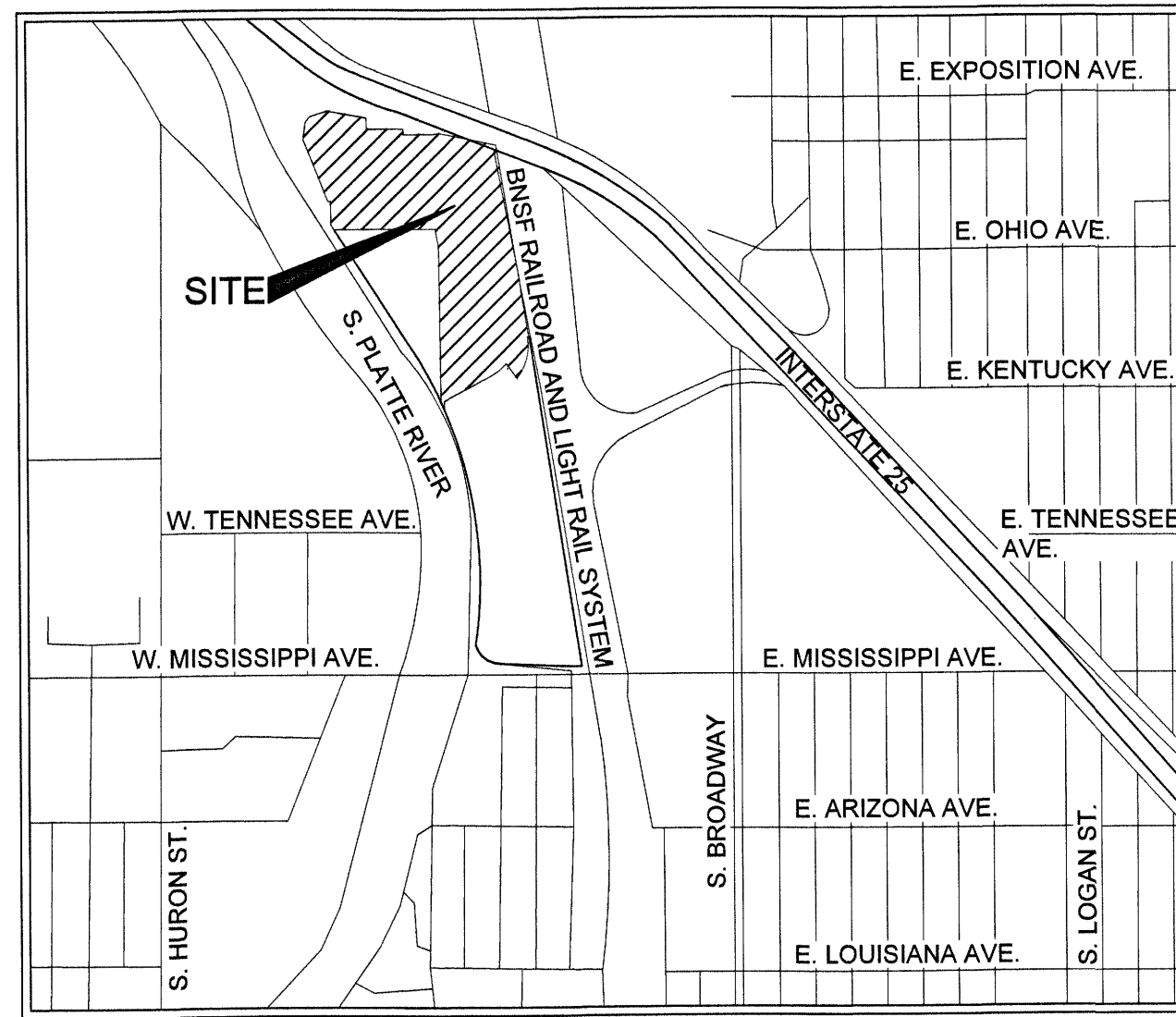


BROADWAY STATION FILING NO. 4

BEING A RESUBDIVISION OF A PORTION OF BLOCKS 1 AND 2, VANDERBILT PARK & BLOCK 1, SYLVESTER'S ADDITION TO VANDERBILT PARK, 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



VICINITY MAP

1" = 1600'



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, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, TRACTS AND EASEMENTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PORTION OF BLOCKS 1 AND 2, VANDERBILT PARK AND BLOCK 1, SYLVESTER'S ADDITION, BEING A PART OF 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: 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.

PARCEL A

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 37°02'18" WEST A DISTANCE OF 1753.31 FEET TO THE NORTHEASTERLY CORNER OF TRACT "AA" AS PLATTED IN BROADWAY STATION FILING NO. 3, RECORDED ON JUNE 18, 2021 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER UNDER RECEPTION NUMBER 2021116988, SAID POINT BEING ALSO ON THE EXTERIOR OF SAID BROADWAY STATION FILING NO. 3, AND THE POINT OF BEGINNING;

THENCE ON SAID EXTERIOR THE FOLLOWING (3) THREE COURSES:

1. THENCE SOUTH 46°39'35" WEST, A DISTANCE OF 42.00 FEET TO A 148.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 42°46'50" WEST;
2. THENCE SOUTHWESTERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°28'04", AN ARC DISTANCE OF 37.37 FEET;
3. THENCE SOUTH 61°41'14" WEST, A DISTANCE OF 242.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET, RECORDED IN VANDERBILT PARK AT ENGINEERING BOOK 19 AT PAGE 36 OF SAID RECORDS;

THENCE CONTINUE SOUTH 61°41'14" WEST, A DISTANCE OF 14.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, BEING ALSO A POINT ON A 1,943.49 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 65°20'26" WEST;

THENCE NORTHWESTERLY ON SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°08'14", AN ARC DISTANCE OF 4.65 FEET TO THE CENTERLINE OF VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "A" IN ORDINANCE 1423, SERIES OF 2021;

THENCE NORTH 00°34'07" WEST, ON SAID CENTERLINE, A DISTANCE OF 679.20 FEET;

THENCE NORTH 09°27'08" WEST, A DISTANCE OF 1.24 FEET TO THE EXTERIOR OF SAID PARCEL "A", SAID POINT BEING POINT "A";

THENCE NORTH 80°32'52" EAST, ON SAID EXTERIOR, A DISTANCE OF 14.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET, AS RENAMED BY ORDINANCE 20230729 SERIES OF 2023;

THENCE NORTH 00°37'46" WEST, ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET, A DISTANCE OF 362.63 FEET TO THE EXTERIOR OF SAID VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "B" IN ORDINANCE 1423, SERIES OF 2021;

THENCE ON SAID EXTERIOR THE FOLLOWING (3) THREE COURSES:

1. THENCE NORTH 09°27'08" WEST, A DISTANCE OF 89.00 FEET TO A 166.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 11°32'50" WEST;
2. THENCE EASTERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'48", AN ARC DISTANCE OF 0.47 FEET;
3. THENCE SOUTH 78°17'23" EAST, A DISTANCE OF 13.50 FEET TO SAID EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET;

THENCE NORTH 00°37'46" WEST, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 58.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES 1962 OF SAID RECORDS;

THENCE SOUTH 78°08'57" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 251.18 FEET TO THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, AS DESCRIBED IN THAT QUIT-CLAIM DEED RECORDED ON JULY 31, 1872 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 38 AT PAGE 128;

THENCE SOUTH 09°27'08" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 861.23 FEET TO THE NORTHEASTERLY CORNER OF SAID BROADWAY STATION FILING NO. 3;

THENCE ON THE EXTERIOR OF SAID BROADWAY STATION FILING NO. 3 THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 80°32'52" WEST, A DISTANCE OF 5.00 FEET TO A 229.65 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 80°19'27" WEST;
2. THENCE SOUTHERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'03", AN ARC DISTANCE OF 196.20 FEET;
3. THENCE NORTH 35°05'03" WEST, A DISTANCE OF 80.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 353,316 SQUARE FEET OR (8.1102 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL B

COMMENCING AT THE PREVIOUSLY MENTIONED POINT "A":

THENCE NORTH 09°27'08" WEST, ON SAID EXTERIOR OF VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "A", A DISTANCE OF 86.72 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF VACATED WEST OHIO AVENUE, DESCRIBED AS PARCEL "C" IN ORDINANCE 1423, SERIES OF 2021, SAID POINT BEING THE POINT OF BEGINNING;

DEDICATION (CONT.):

THENCE SOUTH 89°23'58" WEST ON SAID CENTERLINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 446.27 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE NORTH 32°45'00" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.01 FEET TO THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES 1962 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;

THENCE ON THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARCEL OF LAND THE FOLLOWING (11) ELEVEN COURSES:

1. THENCE NORTH 00°37'16" WEST, A DISTANCE OF 103.94 FEET;
2. THENCE SOUTH 89°49'48" WEST A DISTANCE OF 10.81 FEET;
3. THENCE NORTH 21°29'09" WEST, A DISTANCE OF 294.78 FEET;
4. THENCE NORTH 06°51'15" EAST, A DISTANCE OF 75.63 FEET;
5. THENCE NORTH 37°59'28" EAST, A DISTANCE OF 31.96 FEET;
6. THENCE NORTH 71°38'51" EAST, A DISTANCE OF 81.77 FEET;
7. THENCE SOUTH 79°44'49" EAST, A DISTANCE OF 174.83 FEET;
8. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 50.00 FEET;
9. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 170.00 FEET;
10. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 25.00 FEET;
11. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 125.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH DELAWARE STREET;

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

1. THENCE SOUTH 00°33'00" EAST, A DISTANCE OF 297.99 FEET;
2. THENCE NORTH 89°57'42" EAST, A DISTANCE OF 1.91 FEET;
3. THENCE SOUTH 00°30'29" EAST, A DISTANCE OF 119.70 FEET TO SAID EXTERIOR OF VACATED SOUTH CHEROKEE STREET, DESCRIBED AS PARCEL "A" IN ORDINANCE 1423, SERIES OF 2021;

THENCE SOUTH 09°27'08" EAST, ON SAID EXTERIOR, A DISTANCE OF 2.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 240,412 SQUARE FEET OR (5.51911 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

THE ABOVE OVERALL PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 593,728 SQUARE FEET OR (13.63013 ACRES), MORE OR LESS.

UNDER THE NAME AND STYLE OF BROADWAY STATION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AS STATED IN THE PLAT NOTES.

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: [Signature]
 (ROCKY MOUNTAIN, VICE PRESIDENT)

STATE OF TEXAS)
) SS
 CITY AND COUNTY OF TRAVIS)

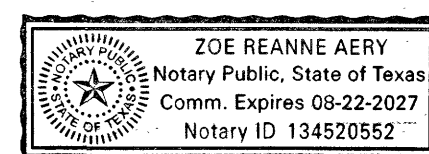
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January, 2024 BY Zoe Aery BSP WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 08/22/2021

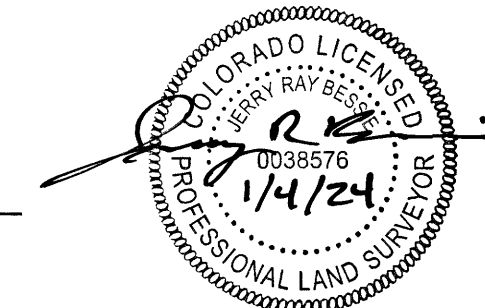
[Signature]
 NOTARY PUBLIC

706 Guadalupe St Austin, TX 78701
 ADDRESS



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.



JERRY R. BESSIE
 PLS NO. 38576

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 9th DAY OF February, 2024 AT 5:00 O'CLOCK P.M.

[Signature]
 (ATTORNEY FOR THE CITY AND COUNTY OF DENVER)

[Signature]
 (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.

[Signature]
 (ENGINEER)

2/8/2024
 (DATE)

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

[Signature]
 (EXEC. DIR. OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE)

8 Feb 2024
 (DATE)

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

[Signature]
 (EXEC. DIR. OF COMMUNITY PLANNING AND DEV.)

1.24.2024
 (DATE)

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature]
 (EXECUTIVE DIRECTOR OF PARKS AND RECREATION)

2/13/24
 (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. 20__.

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)
) 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 AT RECEPTION NUMBER _____.

(CLERK AND RECORDER)

BY: _____ DEPUTY
 FEE _____

OWNER:

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

BY: [Signature]

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

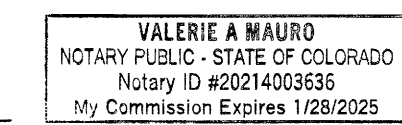
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF January, 2024 BY Mark S. Tompkins BROADWAY STATION METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 1/28/2025

[Signature]
 NOTARY PUBLIC

707 17th St #350, Denver, CO 80202
 ADDRESS



BROADWAY STATION FILING NO. 4

BEING A RESUBDIVISION OF A PORTION OF BLOCKS 1 AND 2, VANDERBILT PARK & BLOCK 1, SYLVESTER'S ADDITION TO VANDERBILT PARK,
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., 14, 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, AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 080460203H WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2018. 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 3 BLOCKS, AND 10 TRACTS WITHIN BROADWAY STATION FILING NO. 4.
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.:	1680358.06	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 DEFACES 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 A PEDESTRIAN BRIDGE, OPEN SPACE AND LANDSCAPING AS REQUIRED BY BROADWAY STATION INFRASTRUCTURE MASTER PLAN, RECORDED UNDER CITY CLERK FILE NUMBER 2016-0236, AND THE LIMITED USE OF UTILITIES AND RELATED APPURTENANCES SUBJECT TO CITY APPROVAL, 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 A PRIVATE STREET 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 POND MAINTENANCE ACCESS AND THE USE OF UTILITIES AND RELATED APPURTENANCES AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
13. TRACT D, AS SHOWN HEREON IS CREATED FOR THE PURPOSES OF OPEN SPACE AND RAIL CORRIDOR LANDSCAPE BUFFER, AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
14. TRACT E, AS SHOWN HEREON IS CREATED FOR THE PURPOSES OPEN SPACE AS REQUIRED BY BROADWAY STATION INFRASTRUCTURE MASTER PLAN, RECORDED UNDER CITY CLERK FILE NUMBER 2016-0236, AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
15. TRACTS AA, BB, CC, DD, AND EE 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.
16. 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.
17. 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. ABD70685156-13 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2023 AT 5:00 P.M.
18. 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.
19. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS TRACTS A, B AND E.

PLAT NOTES (CONT.):

20. 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.
21. 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 RIGHT-OF-WAY WITHIN THE PLATTED PROPERTY.
22. OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACTS AA, BB, CC, DD AND EE, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE. THIS NON-EXCLUSIVE EASEMENT OR ANY PORTION THEREOF SHALL AUTOMATICALLY TERMINATE AND BE RELINQUISHED UPON DEDICATION OF THAT PORTION OF TRACTS AA, BB, CC, DD AND EE BY THE CITY AND COUNTY OF DENVER AS RIGHT-OF-WAY. ANY PORTION OF THE NON-EXCLUSIVE EASEMENT OVER TRACTS AA, BB, CC, DD AND EE NOT SO DEDICATED AS RIGHT-OF-WAY SHALL REMAIN IN FULL FORCE AND EFFECT.

FUTURE EASEMENTS REQUIRED:

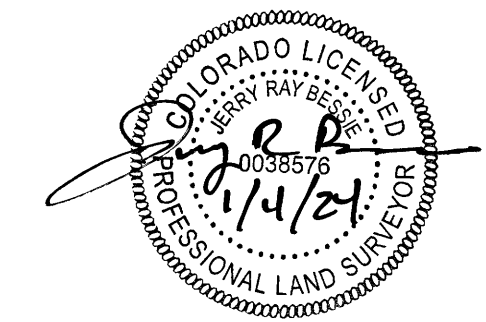
1. LICENSE AGREEMENTS SHALL BE OBTAINED FROM BURLINGTON NORTHERN SANTA FE RAILROAD AND UNION PACIFIC RAILROAD TO ALLOW UTILITY IMPROVEMENTS AND RELATED APPURTENANCES LYING WITHIN THE RESPECTIVE RAILROAD RIGHTS-OF-WAY.
2. AN OFFSITE PERMANENT NON-EXCLUSIVE EASEMENT SHALL BE PROVIDED TO THE CITY AND COUNTY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

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

- R0 CITY AND COUNTY OF DENVER "CITY ENGINEER'S MAP" NO. SV-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.
- RS4 MAP OF OFFICIAL CITY OF SURVEY OF WEST BROADWAY ADDITION AND JEROME'S BROADWAY SUBDIVISION, SECOND FILING.
- R6 ORDINANCE NO. 57, SERIES OF 1933 RECORDED ON OCTOBER 16, 1933.
- R7 CCD CONTROL DIAGRAM, PLS 25951, RECORDED ON SEPT. 18, 1992 UNDER REC. NO. L000861.
- R8 IMPROVEMENT SURVEY PLAT, PLS 18475, RECORDED ON DEC. 11, 1992 UNDER REC. NO. L000962.
- R9 SURVEY CONTROL DIAGRAM, PLS 28688, RECORDED ON JULY 2, 1993 UNDER REC. NO. L001174.
- R10 LAND SURVEY PLAT, PLS 28688, RECORDED ON JULY 2, 1993 UNDER REC. NO. L001175.
- R11 LAND SURVEY PLAT, PLS 13155, FOUND IN CCD SURVEY PLATS UNDER BOOK 93, PAGE 56.
- R12 LAND SURVEY PLAT, PLS 13155, FOUND IN CCD SURVEY PLATS UNDER BOOK 94, PAGE 089.
- R13 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 35593, 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. 2017068642 & 2017088803.
- R22 ALTA SURVEY, PLS 38421, RECORDED OCTOBER 17, 2017 UNDER REC. NO. L017862.
- R23 ALTA SURVEY, PLS 38421, UNRECORDED. STAMPED WITH DEC. 27, 2018.
- R24 BROADWAY STATION FILING NO. 3, PLS 38421, JUNE 18, 2021 REC. NO. 2021166986.
- R25 LAND SURVEY PLAT, PLS 26606, RECORDED ON MAY 23, 2002 UNDER REC. NO. L006115.

SCHEDULE B-2 EXCEPTIONS FROM TITLE COMMITMENT (SEE PLAT NOTE 17): (ALL PLOTTABLE EXCEPTIONS AFFECTING THE SUBJECT PROPERTY ARE SHOWN ON SHEET 3 OF 4)

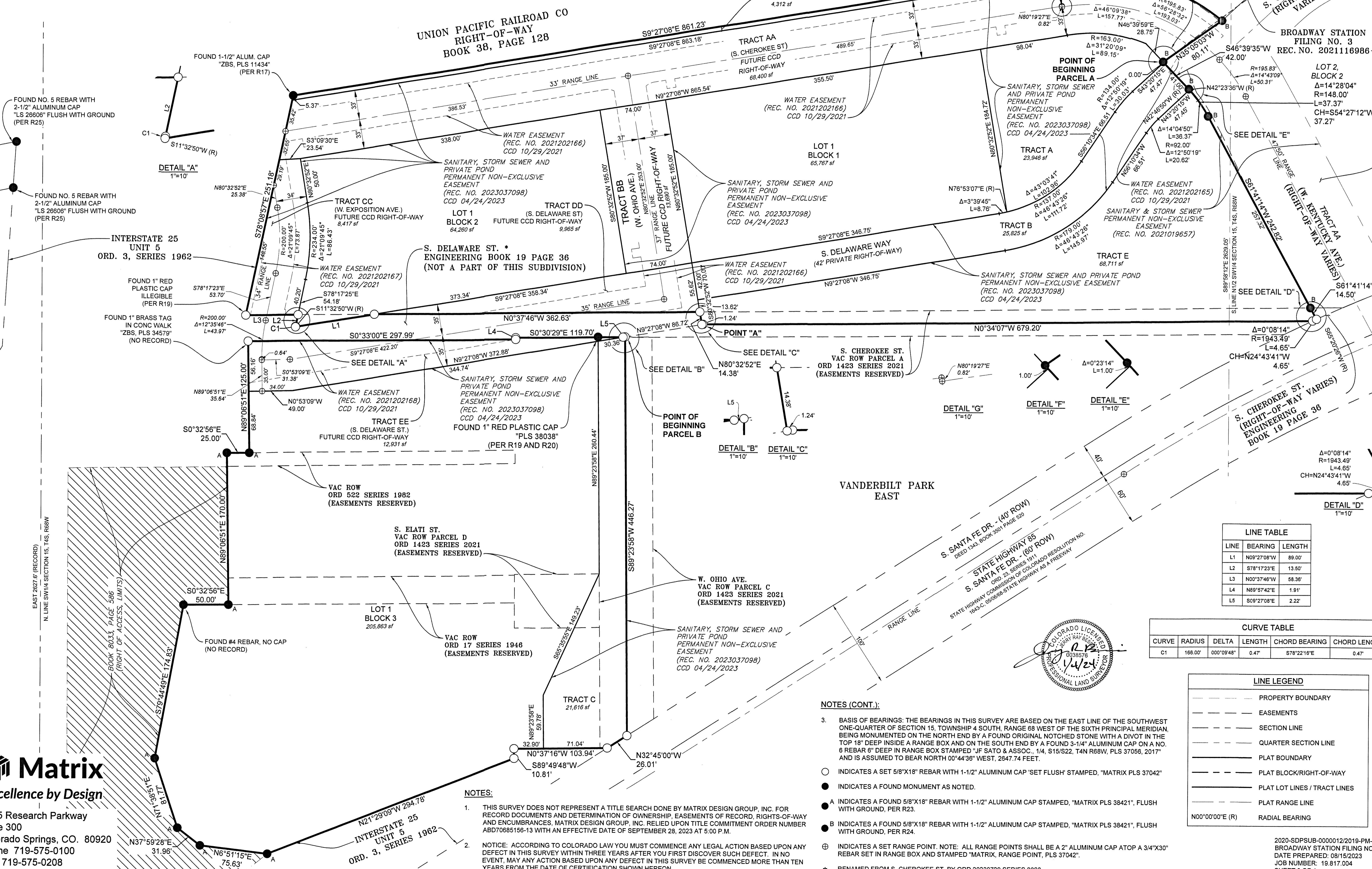
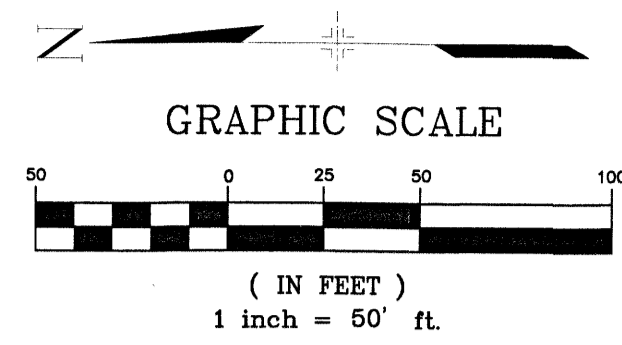
RIGHTS OF ACCESS	BOOK 8033 PAGE 586
SUBSCRIPTION FOR PARTNERSHIP UNITS	BOOK 471 PAGE 473
ORDINANCE	BOOK 2661 PAGE 377
RIGHTS OF THE PUBLIC	BOOK 9 PAGE 24
SPECIAL WARRANTY DEED	RECEPTION NO. 2001213022
DEVELOPMENT PLAN	RECEPTION NO. 2005048794
DEVELOPMENT PLAN NOTICE STATEMENT	RECEPTION NO. 2005054046
BROADWAY STATION METROPOLITAN DISTRICT NO. 3	RECEPTION NO. 2006080510
-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. 2013018623
-	RECEPTION NO. 2014047981
-	RECEPTION NO. 2015026394
-	RECEPTION NO. 2016022854
-	RECEPTION NO. 2017000922
-	RECEPTION NO. 2018000734
-	RECEPTION NO. 2019032079
-	RECEPTION NO. 2019176432
-	RECEPTION NO. 2021008201
-	RECEPTION NO. 2022004929
-	RECEPTION NO. 2023019327
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. 2018068666
REVOKABLE PERMIT AMENDMENT	RECEPTION NO. 2015097441
ZONING ORDINANCE	RECEPTION NO. 2016081433
AGREEMENT	RECEPTION NO. 2016086857
AGREEMENT	RECEPTION NO. 2017031398
NOTICE OF TERMINATION	RECEPTION NO. 2017059502
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
EASEMENT	RECEPTION NO. 2021202165
EASEMENT	RECEPTION NO. 2021202166
EASEMENT	RECEPTION NO. 2021202167
EASEMENT	RECEPTION NO. 2021202168
ORDINANCE	RECEPTION NO. 2021231033
ORDER OF INCLUSION	RECEPTION NO. 2022024879 (SHOWN ON SHEET 4)
ORDER OF INCLUSION	RECEPTION NO. 2022024880 (SHOWN ON SHEET 4)
NOTICE OF CONTRACT TO PURCHASE PROPERTY	RECEPTION NO. 2022042735
-	RECEPTION NO. 2022042736
-	RECEPTION NO. 2022042737
-	RECEPTION NO. 2022042738
-	RECEPTION NO. 2022042739
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	



BROADWAY STATION FILING NO. 4

BEING A RESUBDIVISION OF A PORTION OF BLOCKS 1 AND 2, VANDERBILT PARK & BLOCK 1, SYLVESTER'S ADDITION TO VANDERBILT PARK, 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 3 OF 4



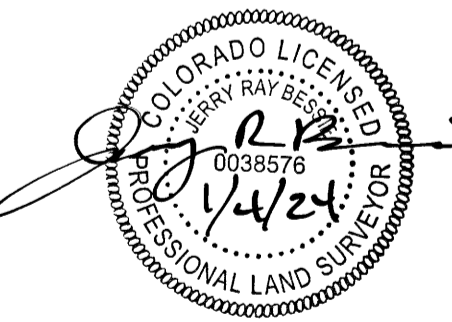
LINE	BEARING	LENGTH
L1	N09°27'08"W	89.00'
L2	S78°17'23"E	13.50'
L3	N00°37'46"W	58.38'
L4	N89°57'42"E	1.91'
L5	S09°27'08"E	2.22'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	168.00'	000°09'48"	0.47'	S78°22'18"E	0.47'

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

- NOTES (CONT.):**
- 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, 2847.74 FEET.
 - INDICATES A SET 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP "SET FLUSH" STAMPED, "MATRIX PLS 37042"
 - INDICATES A FOUND MONUMENT AS NOTED.
 - INDICATES A FOUND 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED, "MATRIX PLS 38421", FLUSH WITH GROUND, PER R23.
 - INDICATES A FOUND 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED, "MATRIX PLS 38421", FLUSH WITH GROUND, PER R24.
 - 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 37042".
 - RENAMED FROM S. CHEROKEE ST. BY ORD 20230729 SERIES 2023

- NOTES:**
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH DONE BY MATRIX DESIGN GROUP, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES. MATRIX DESIGN GROUP, INC. RELIED UPON TITLE COMMITMENT ORDER NUMBER ABD70885156-13 WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2023 AT 5:00 P.M.
 - 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.



Matrix
Excellence by Design

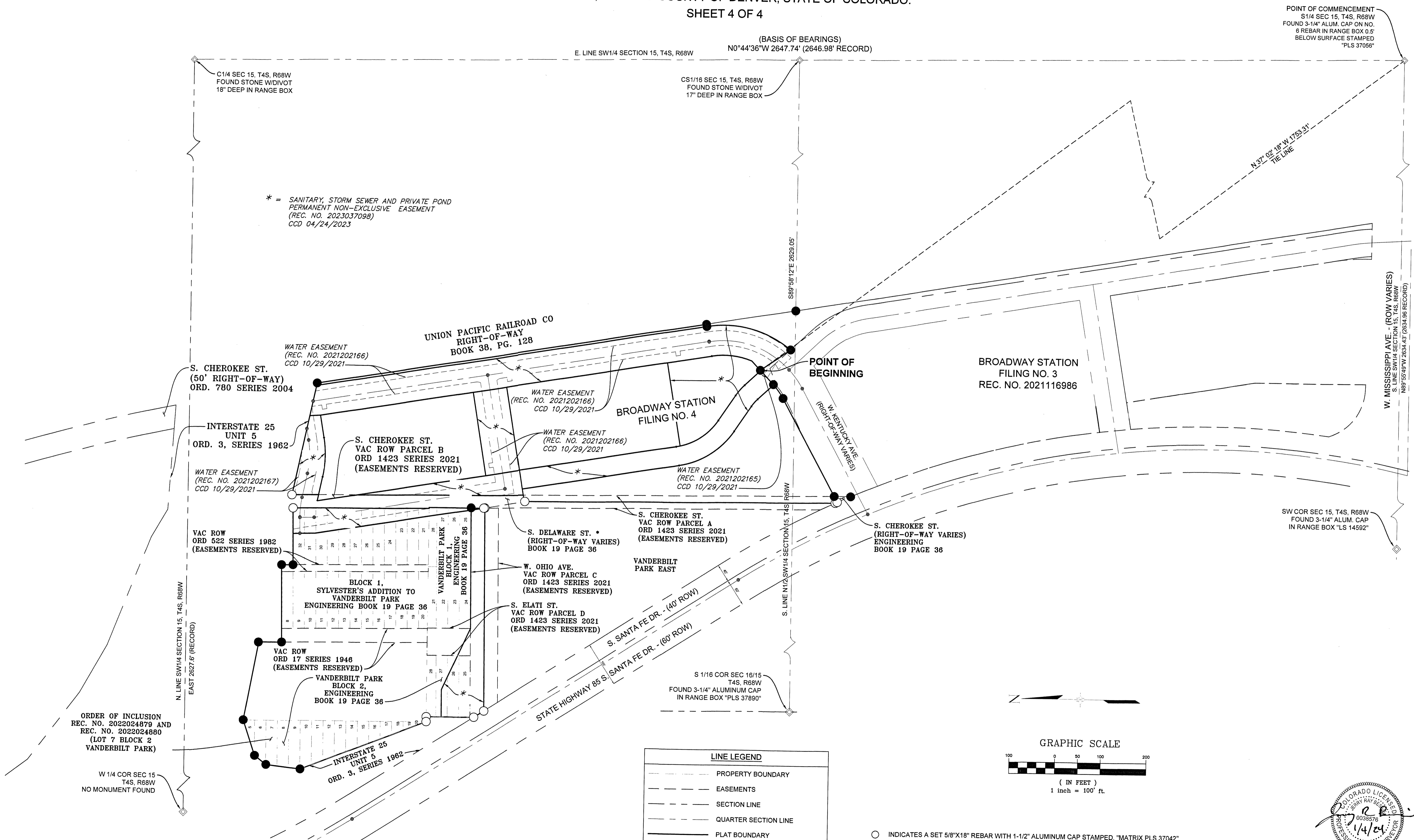
2435 Research Parkway
Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0208

2020-SDPSUB-000012/2019-FM-0000268
BROADWAY STATION FILING NO. 4
DATE PREPARED: 08/15/2023
JOB NUMBER: 19.817.004
SHEET 3 OF 4

BROADWAY STATION FILING NO. 4

BEING A RESUBDIVISION OF A PORTION OF BLOCKS 1 AND 2, VANDERBILT PARK & BLOCK 1, SYLVESTER'S ADDITION TO VANDERBILT PARK, 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



* = SANITARY, STORM SEWER AND PRIVATE POND PERMANENT NON-EXCLUSIVE EASEMENT (REC. NO. 2023037098) CCD 04/24/2023

POINT OF COMMENCEMENT
S1/4 SEC 15, T4S, R68W
FOUND 3-1/4" ALUM. CAP ON NO. 6 REBAR IN RANGE BOX 0.5' BELOW SURFACE STAMPED "PLS 37056"

(BASIS OF BEARINGS)
N0°44'36"W 2647.74' (2646.98' RECORD)

E. LINE SW1/4 SECTION 15, T4S, R68W

C1/4 SEC 15, T4S, R68W
FOUND STONE W/DIVOT
18" DEEP IN RANGE BOX

CS1/16 SEC 15, T4S, R68W
FOUND STONE W/DIVOT
17" DEEP IN RANGE BOX

N37°02'18"W 1793.31'
TIE LINE

W. MISSISSIPPI AVE. - (ROW VARIES)
S. LINE SW1/4 SECTION 15, T4S, R68W
N89°55'45"W 2634.43' (2634.96 RECORD)

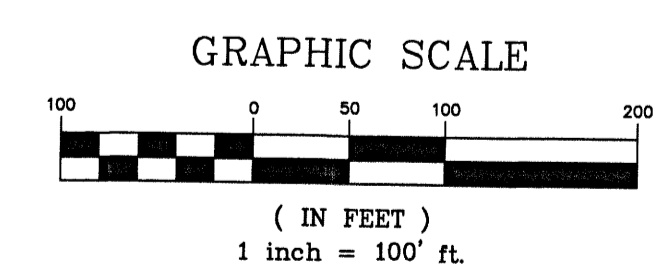
N. LINE SW1/4 SECTION 15, T4S, R68W
EAST 2627.6' (RECORD)

S. LINE N1/2 SW1/4 SECTION 15, T4S, R68W

SW COR SEC 15, T4S, R68W
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX "LS 14592"

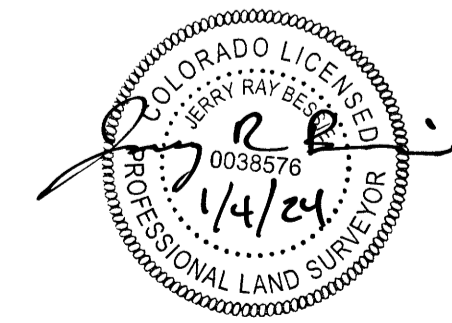
ORDER OF INCLUSION
REC. NO. 2022024879 AND
REC. NO. 2022024880
(LOT 7 BLOCK 2
VANDERBILT PARK)

W 1/4 COR SEC 15
T4S, R68W
NO MONUMENT FOUND



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 37042"
- INDICATES A FOUND 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED, "MATRIX PLS 38421", 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 IN RANGE BOX AND STAMPED "MATRIX, RANGE POINT, PLS 37042".
- ◇ INDICATES A FOUND ALIQUOT MONUMENT AS NOTED.
- * RENAMED FROM S. CHEROKEE ST. BY ORD 20230729 SERIES 2023



2020-SDPSUB-0000012/2019-PM-0000268
BROADWAY STATION FILING NO. 4
DATE PREPARED: 08/15/2023
JOB NUMBER: 19.817.004
SHEET 4 OF 4

Matrix 2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Excellence by Design Fax 719-575-0208

R:\19.817.004 (Broadway Station)\Survey\Drawings\Broadway Station Filing No. 4.dwg