

BROADWAY STATION FILING NO. 1

A REPLAT OF PORTIONS OF LAWRENCE'S BROADWAY ADDITION, EDGERTON PLACE, FIRST ADDITION TO EDGERTON PLACE, AND A PART OF THE EAST ONE-HALF 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.

SHEET 1 OF 4

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BROADWAY STATION PARTNERS, 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, AND GBA DENVER LAND COMPANY, LLC AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PART OF LAWRENCE'S BROADWAY ADDITION AS ORIGINALLY RECORDED IN BOOK 5 AT PAGE 10 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY AND RE-RECORDED IN BOOK 19 AT PAGE 37 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, EDGERTON PLACE AS ORIGINALLY RECORDED IN BOOK 5 AT PAGE 41 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY AND RE-RECORDED IN BOOK 19 AT PAGE 37 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, AND FIRST ADDITION TO EDGERTON PLACE AS ORIGINALLY RECORDED IN BOOK 9 AT PAGE 42 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY AND RE-RECORDED IN BOOK 19 AT PAGE 37 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, AND A PART OF THE EAST ONE-HALF 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 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 WITH DIVOT ON TOP IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" BRASS CAP IN RANGE BOX WITH MOSTLY ILLEGIBLE STAMPING AND "PLS 19611" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.

COMMENCE AT THE SOUTH END OF SAID EAST LINE, THENCE NORTH 51°35'48" WEST, A DISTANCE OF 64.47 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 21 IN SPECIAL WARRANTY DEED RECORDED ON SEPTEMBER 15, 2014 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER UNDER RECEPTION NUMBER 2014111794, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 21 AND PARCEL 21 OF SAID SPECIAL WARRANTY DEED THE FOLLOWING 13 COURSES:

1. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 57.01 FEET;
2. THENCE NORTH 73°36'26" WEST, A DISTANCE OF 71.15 FEET;
3. THENCE SOUTH 80°45'15" WEST, A DISTANCE OF 15.21 FEET;
4. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 91.10 FEET;
5. THENCE SOUTH 00°04'09" WEST, A DISTANCE OF 1.10 FEET;
6. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 27.90 FEET;
7. THENCE NORTH 00°04'09" EAST, A DISTANCE OF 1.10 FEET;
8. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 78.30 FEET;
9. THENCE SOUTH 00°04'09" WEST, A DISTANCE OF 1.20 FEET;
10. THENCE NORTH 89°55'51" WEST, A DISTANCE OF 2.00 FEET;
11. THENCE NORTH 00°04'09" EAST, A DISTANCE OF 1.20 FEET;
12. THENCE NORTH 89°56'07" WEST, A DISTANCE OF 108.17 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON AUGUST 3, 1951 IN SAID RECORDS UNDER BOOK 6965 AT PAGE 96;
13. THENCE NORTH 09°26'45" WEST, ALONG SAID EAST LINE, A DISTANCE OF 46.67 FEET TO AN ANGLE POINT ON THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED ON NOVEMBER 19, 2007 IN SAID RECORDS UNDER RECEPTION NUMBER 2007179007;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING 6 COURSES:

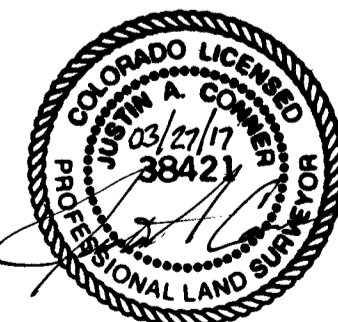
1. THENCE SOUTH 01°31'52" EAST, A DISTANCE OF 28.56 FEET;
2. THENCE NORTH 89°55'53" WEST, A DISTANCE OF 39.82 FEET;
3. THENCE NORTH 11°36'03" WEST, A DISTANCE OF 55.20 FEET TO A 259.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 78°23'34" EAST;
4. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°51'24", AN ARC DISTANCE OF 49.17 FEET;
5. THENCE NORTH 00°44'39" WEST, A DISTANCE OF 274.39 FEET;
6. THENCE SOUTH 88°55'26" EAST, A DISTANCE OF 0.99 FEET TO A POINT ON THE WEST LINE OF THE PREVIOUSLY MENTIONED PARCEL 21 AND COMMON WITH THE EAST LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD AS RECORDED IN RIGHT-OF-WAY DEED ON JULY 5, 1888 IN SAID RECORDS UNDER BOOK 389 AT PAGE 305;
7. THENCE NORTH 09°26'45" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 519.52 FEET TO A 236.80 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 68°12'36" EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 615A REV. 2 IN RULE AND ORDER FOR CHEROKEE PROPERTY RECORDED ON OCTOBER 1, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER 2004205973;
8. THENCE NORTHEASTERLY ALONG SAID CURVE, AND THE SOUTH LINE OF SAID PARCEL 615A REV. 2, THROUGH A CENTRAL ANGLE OF 38°55'02", AN ARC DISTANCE OF 160.84 FEET;
9. THENCE NORTH 60°38'50" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 215.97 FEET TO THE SOUTHEAST CORNER THEREOF;
10. THENCE NORTH 22°13'40" WEST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 48.50 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PE-615A REV IN SAID RULE AND ORDER;
11. THENCE NORTH 67°48'00" EAST, ALONG THE NORTH LINE OF SAID PE-615A REV, A DISTANCE OF 102.92 FEET;
12. THENCE SOUTH 34°54'20" EAST, A DISTANCE OF 11.09 FEET TO A TANGENT 210.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 55°05'40" WEST;
13. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°20'05", AN ARC DISTANCE OF 30.55 FEET TO A POINT ON THE SOUTH LINE OF SAID PE-615A REV;
14. THENCE NORTH 67°48'00" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 183.59 FEET TO A 316.35 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 22°08'39" EAST;
15. THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 04°03'14", AN ARC DISTANCE OF 22.38 FEET TO A POINT 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15;
16. THENCE SOUTH 00°44'36" EAST, ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 1,275.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A CALCULATED AREA OF 611,058 SQUARE FEET OR (14.02797 ACRES), MORE OR LESS.

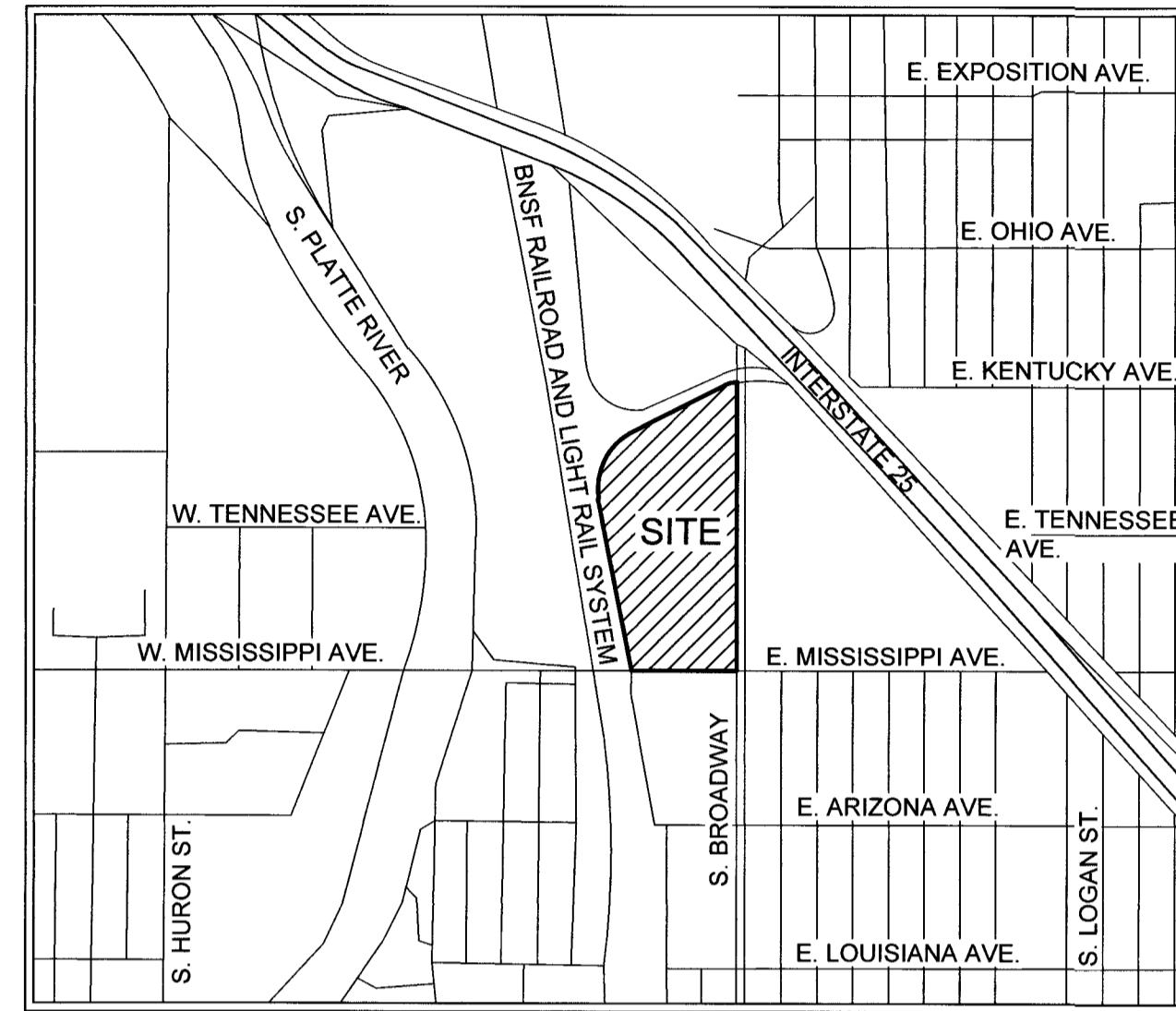
UNDER THE NAME AND STYLE OF BROADWAY STATION FILING NO. 1.

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:

BROADWAY STATION PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Eric H. Peterson
(ERIC H. PETERSON, MANAGER)

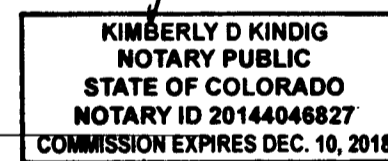
STATE OF COLORADO)
)SS
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April, 2017
BY: Daniel L. Jacobs BROADWAY STATION PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY
Frontier Renewal LLC, Its Manager

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES Dec 10, 2018

Kimberly D. Kindig 9016 Orleans St, Fed Hts, CO 80260
NOTARY PUBLIC ADDRESS



OWNER:

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

BY: Daniel L. Jacobs
(DANIEL L. JACOBS, CHAIRMAN)

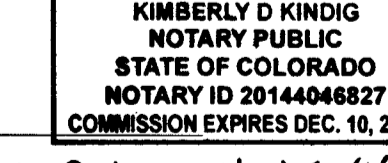
STATE OF COLORADO)
)SS
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April, 2017
BY: Daniel L. Jacobs 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 Dec 10, 2018

Kimberly D. Kindig 9016 Orleans St, Fed Hts, CO 80260
NOTARY PUBLIC ADDRESS



HOLDER OF DEED OF TRUST:

GBA DENVER LAND COMPANY, LLC.

BY: Eric H. Peterson
(ERIC H. PETERSON, MANAGER)

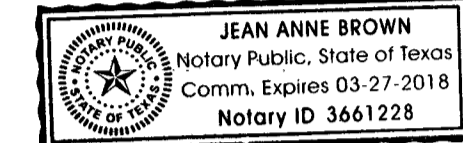
STATE OF ~~COLORADO~~ TEXAS)
)SS
CITY AND COUNTY OF ~~DENVER~~ DALLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April, 2017, BY
Eric H. Peterson, AS GBA DENVER LAND COMPANY, LLC, BY ERIC H. PETERSON, AS
MANAGER

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-27-2018

Jean Anne Brown 8111 Westchester Drive, Suite 900, Dallas TX 75225
NOTARY PUBLIC ADDRESS



ATTORNEYS 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. NO STREETS, AVENUES, EASEMENTS (EXCEPT AS SHOWN HEREON), TRACTS AND OTHER PUBLIC PLACES ARE BEING DEDICATED TO THE CITY AND COUNTY OF DENVER BY THIS PLAT. ALL OBLIGATIONS TO DEDICATE OR CONVEY LAND AND ASSOCIATED INFRASTRUCTURE TO THE CITY AND COUNTY OF DENVER SHALL BE SET FORTH BY SEPARATE INSTRUMENT.

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

Brent A. Eisen
(ASSISTANT CITY ATTORNEY)

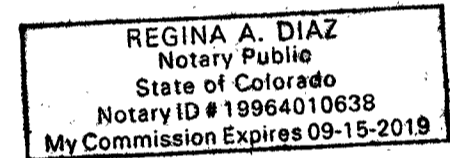
STATE OF COLORADO)
)SS
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF
April, 2017, BY Brent A. Eisen

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9-15-2019

Regina A. Diaz 201 W. Co. Fax Ave., Denver, CO 80202
NOTARY PUBLIC ADDRESS



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.

Michael J. Shivers 4/25/17
(CITY ENGINEER) (DATE)

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

P. M. [Signature] 4/25/17
(EXECUTIVE DIRECTOR OF PUBLIC WORKS) (DATE)

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

Chazela 4/24/17
(EXEC. DIR. OF COMMUNITY PLANNING AND DEV.) (DATE)

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Hays 4/21/17
(EXECUTIVE DIRECTOR OF PARKS AND RECREATION) (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. 2017.

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., _____, 2017, AND DULY RECORDED AT RECEPTION NUMBER _____.

(CLERK AND RECORDER)

BY: _____ DEPUTY

FEE _____

BROADWAY STATION FILING NO. 1

A REPLAT OF PORTIONS OF LAWRENCE'S BROADWAY ADDITION, EDGERTON PLACE, FIRST ADDITION TO EDGERTON PLACE,
AND A PART OF THE EAST ONE-HALF 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.

SHEET 2 OF 4

PLAT NOTES:

- 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 67 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" BRASS CAP WITH MOSTLY ILLEGIBLE STAMPING AND "PLS 19611" INSIDE A RANGE BOX AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.
- BENCHMARK: THE ELEVATIONS SHOWN ON THIS MAP ARE REFERENCED TO A CITY AND COUNTY OF DENVER BENCHMARK NUMBER 388 BEING A FOUND 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF SOUTH BROADWAY AND WEST MISSISSIPPI AVENUE IN THE FRONT OF A CONCRETE SIDEWALK NEAR THE SOUTH PCR. THE PUBLISHED NAVD 88 ELEVATION FOR THIS CAP IS 5265.07 U.S. SURVEY FEET.
- 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.
- 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE X, AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND SHOWN ON FLOOD INSURANCE RATE MAP(FIRM) NUMBER 08040203H WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2013. THE PROPERTY LIES WITHIN AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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".
- THIS PLAT CONTAINS 8 LOTS WITHIN 6 BLOCKS, AND 9 TRACTS WITHIN BROADWAY STATION FILING NO. 1. THERE ARE NO TRACTS NAMED I.
- 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	3141589.56
- 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.
- TRACTS A, C, D, E, F, G AND H AS SHOWN HEREON ARE CREATED FOR THE PURPOSES OF PUBLIC ROADWAY, PEDESTRIAN SIDEWALK, LANDSCAPING AND THE USE OF UTILITIES AND RELATED APPURTENANCES AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
- TRACT B AND J ARE FOR FUTURE RIGHTS-OF-WAY AND ASSOCIATED INFRASTRUCTURE THEREIN AND SHALL BE OWNED AND MAINTAINED BY THE BROADWAY STATION METROPOLITAN DISTRICT NO. 1 UNTIL SUCH RIGHTS-OF-WAY ARE CONVEYED BY PERMANENT EASEMENT TO AND ARE ACCEPTED BY THE CITY AND COUNTY OF DENVER.
- 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.
- 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 ALTA TITLE COMMITMENT ORDER NO. ABD7049438-4 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE DECEMBER 15, 2016 AT 5:00 P.M.
- 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.
- A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS TRACTS A, B, C, D, E, F, H AND J.

FUTURE EASEMENTS REQUIRED:

- A CONSENT AND AMENDMENT AGREEMENT SHALL BE OBTAINED FROM RTD TO ALLOW PUBLIC STREET AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS TO OCCUR WITHIN THE RTD RAIL PASSENGER SERVICE EASEMENT (REC. NO. 9700035486).
- A CONSENT AND AMENDMENT AGREEMENT SHALL BE OBTAINED FROM RTD TO ALLOW UTILITY IMPROVEMENTS AND RELATED APPURTENANCES LYING WITHIN THE KENTUCKY ACCESS EASEMENT (REC. NO. 9400002229).
- A CONSENT AND AMENDMENT AGREEMENT SHALL BE OBTAINED FROM RTD TO ALLOW PUBLIC ACCESS, STREET, ASSOCIATED INFRASTRUCTURE AND UTILITY IMPROVEMENTS LYING WITHIN PE-615A (REC. NO. 2004205973).
- 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.
- OFFSITE PERMANENT NON-EXCLUSIVE EASEMENTS SHALL BE PROVIDED TO THE CITY AND COUNTY OF DENVER FOR THE PROPOSED DETENTION POND AND STORM SEWER OUTFALL REQUIRED TO SERVE THE SUBJECT PROPERTY.
- PERMANENT NON-EXCLUSIVE UTILITY EASEMENTS SHALL BE PROVIDED TO DENVER WATER FOR PROPOSED WATER IMPROVEMENTS AND INFRASTRUCTURE WITHIN TRACTS A, C, E AND F.
- 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, C, E, AND F REQUIRED TO SERVE THE SUBJECT PROPERTY.
- 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:

DEED	BOOK 2182 AT PAGE 286
EASEMENT	ORD. 27, SERIES 1918, BOOK 2871 AT PAGE 85
RELEASE OF EASEMENT	RECEPTION NO. 2015026847
VACATION/EASEMENTS RESERVED	ORD. 19, SERIES 1945
VACATION/EASEMENTS RESERVED	ORD. 63, SERIES 1919
EASEMENTS RESERVED	ORD. 218, SERIES 1926, BOOK 3943 AT PAGE 271
EASEMENTS RESERVED	ORD. 62, SERIES 1945, BOOK 5965 AT PAGE 215
QUIT CLAIM DEED	BOOK 6965 AT PAGE 96
VACATION/EASEMENTS RESERVED	ORD. 206, SERIES 1960, BOOK 8549 AT PAGE 358
EASEMENT RELEASE	RECEPTION NO. 2015026847
EASEMENTS RESERVED	ORD. 230, SERIES 1965, BOOK 9489 AT PAGE 237
EASEMENT RELEASE	RECEPTION NO. 2015026847
REVOCABLE LICENSE	ORD. 104, SERIES 1978, RECEPTION NO. 047611
EASEMENTS RESERVED	ORD. 23, SERIES 1985, RECEPTION NO. 072263
EASEMENTS RESERVED	ORD. 273, SERIES 1988, RECEPTION NO. R-88-0266740
LANDSCAPE PLAN	RECEPTION NO. R-92-0132617
ACCESS EASEMENT	RECEPTION NO. 9400002229
RAIL PASSENGER SERVICE EASEMENT	RECEPTION NO. 9700035486
SPECIAL WARRANTY DEED	RECEPTION NO. 2001213022
PERMIT CANCELLATION NOTIFICATION	RECEPTION NO. 2003223168
TYPE B LAND USE PERMIT	RECEPTION NO. 2004082474
RULE AND ORDER	RECEPTION NO. 2004205973
CONVEYANCES OF CERTAIN EASEMENT	RECEPTION NO. 2014071537
	RECEPTION NO. 2014107849
RIGHTS OF ACCESS	RECEPTION NO. 2004205973
GENERAL DEVELOPMENT PLAN	RECEPTION NO. 2005048794
NOTICE STATEMENT CHEROKEE GEN. DEV. PLAN	RECEPTION NO. 2005054046
QUIT CLAIM DEED	RECEPTION NO. 2007179007
BROADWAY STATION METROPOLITAN DISTRICT NO. 1	RECEPTION NO. 2006080508
-NOTICES OF PROPERTY TAX LEVIES	RECEPTION NO. 2007104501
-	RECEPTION NO. 2008061754
-	RECEPTION NO. 2009005366
-	RECEPTION NO. 2010017531
-	RECEPTION NO. 2011016650
-	RECEPTION NO. 2012009563
-	RECEPTION NO. 2013016621
-	RECEPTION NO. 2014047979
-	RECEPTION NO. 2015026392
-	RECEPTION NO. 2016022852
BROADWAY STATION METROPOLITAN DISTRICT NO. 2	RECEPTION NO. 2006080509
-NOTICE OF PROPERTY TAX LEVIES	RECEPTION NO. 2007104502
-	RECEPTION NO. 2008061755
-	RECEPTION NO. 2009005367
-	RECEPTION NO. 2010017532
-	RECEPTION NO. 2011016651
-	RECEPTION NO. 2012009564
-	RECEPTION NO. 2013016622
-	RECEPTION NO. 2014047980
-	RECEPTION NO. 2015026393
-	RECEPTION NO. 2016022853
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. 201316623
-	RECEPTION NO. 2014047981
-	RECEPTION NO. 2015026394
-	RECEPTION NO. 2016022854
AFFORDABLE HOUSING PLAN	RECEPTION NO. 2007177887
NOTICES TO PURCHASE REAL PROPERTY	RECEPTION NO. 2009149645
-	RECEPTION NO. 201007642
-	RECEPTION NO. 201007643
SPECIAL WARRANTY DEED	RECEPTION NO. 2014111794
SPECIAL DISTRICT PUBLIC DISCLOSURE	RECEPTION NO. 2014155020
SPECIAL DISTRICT PUBLIC DISCLOSURE	RECEPTION NO. 2014155031
PERMANENT EASEMENT	RECEPTION NO. 2015026592
TEMPORARY EASEMENT	RECEPTION NO. 2015026610
RESOLUTIONS AS PART OF STREETS AND AVENUES	RECEPTION NO. 2015058108
	RECEPTION NO. 2015058108
RESOLUTION AMENDING A REVOCABLE PERMIT	RECEPTION NO. 2016097441
D.O.T., AS THE OWNER OF PARCELS NUMBERS	05155-03-022-000
	05155-03-023-000
DEED OF TRUST	RECEPTION NO. 2014111797
-DISBURSER'S NOTICE WITH DEED OF TRUST	RECEPTION NO. 2014111798
-ASSIGNMENT OF LEASES AND RENTS	RECEPTION NO. 2014111799
-MEMORANDUM OF MODIFICATION AGREEMENT	RECEPTION NO. 2015127589
FINANCING STATEMENT	RECEPTION NO. 2014111800
ZONING ORDINANCE	RECEPTION NO. 2016081433
AGREEMENT	RECEPTION NO. 2016086857



R:\15.817.001.000 (Broadway Station - Gates)\Survey\Draw\Broadway Station Filing No. 1_e.dwg

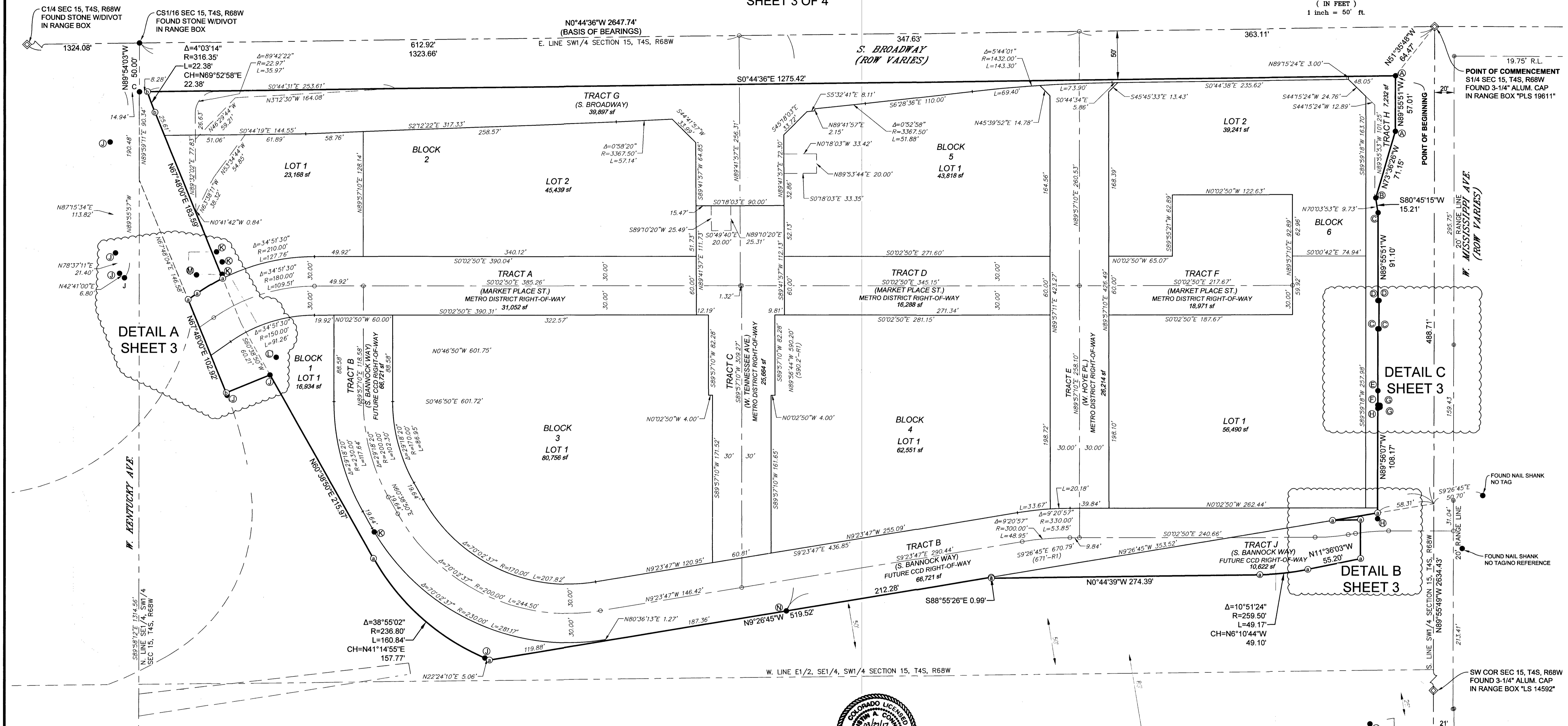
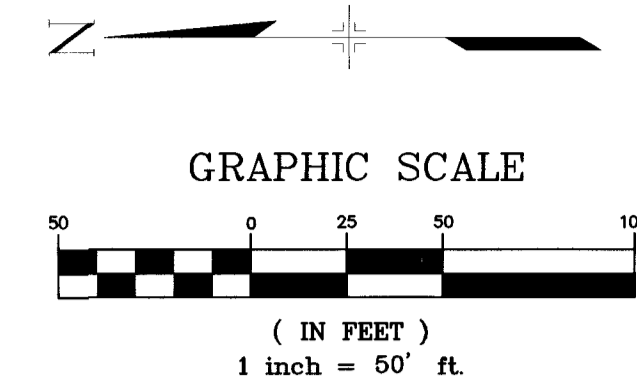


2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0208

BROADWAY STATION FILING NO. 1

A REPLAT OF PORTIONS OF LAWRENCE'S BROADWAY ADDITION, EDGERTON PLACE, FIRST ADDITION TO EDGERTON PLACE, AND A PART OF THE EAST ONE-HALF 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.

SHEET 3 OF 4



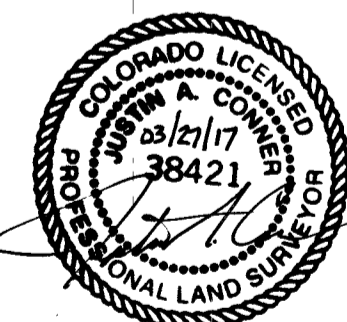
DETAIL A SHEET 3

DETAIL C SHEET 3

DETAIL B SHEET 3

- FOUND MONUMENT LEGEND (UNLESS OTHERWISE SHOWN):**
- (A) FOUND 1-1/2" ALUMINUM CAP, "GRIENER ENG. LS 1981" (NO RECORD, SURVEY SAYS HE SET MONUMENTS IN 1985).
 - (B) FOUND NO. 4 REBAR WITH AN ILLEGIBLY STAMPED YELLOW PLASTIC CAP (NO RECORD).
 - (C) FOUND 1-1/4" BRASS PLUG, "ZBS INC. PLS 11434" (PER R17).
 - (D) FOUND 1-1/4" BRASS PLUG, "ZBS INC. PLS 11434" (PER R17-A 1.2' OFFSET EAST).
 - (E) FOUND 1-1/4" BRASS DISC, "PLS 34579" (PER R21-A 15' OFFSET EAST).
 - (F) FOUND 1-1/4" BRASS PLUG, "ZBS INC. PLS 11434" (PER R17-A 0.30' OFFSET EAST).
 - (G) FOUND 1-1/4" BRASS PLUG, "ZBS INC. PLS 11434" (PER R17-A 1' OFFSET SOUTH).
 - (H) FOUND 1-1/4" BRASS PLUG, "ZBS INC. PLS 11434" (PER R17-A 1' OFFSET WEST).
 - (I) FOUND 3-1/4" ALUMINUM CAP, "CDOT ROW PROJ 11584, PLS 22808" (PER CDOT ROW PLANS).
 - (J) FOUND MAG NAIL, NO DISC FOUND (NO RECORD).
 - (K) FOUND 1-1/4" ORANGE PLASTIC CAP, "NOLTE LS 38038" (PER R19 AND R20).
 - (L) FOUND 1-1/2" ALUMINUM CAP, "ZBS INC. PLS 34579" (PER R18A).
 - (M) FOUND 5/8" REBAR, YELLOW CAP IS DESTROYED, (PER R1)

- 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.
 - RSA 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 28688, RECORDED ON JULY 2, 1993 UNDER REC. NO. L001174.
 - R9 LAND SURVEY PLAT, PLS 28888, RECORDED ON JULY 2, 1993 UNDER REC. NO. L001175.
 - R10 LAND SURVEY PLAT, PLS 13155, FOUND IN CCD SURVEY PLATS UNDER BOOK 93, PAGE 56.
 - 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/TOWNSHIP.
 - R19 ALTA SURVEY, PLS 38083, UNRECORDED. STAMPED WITH SEPT. 8, 2014.
 - R20 ALTA SURVEY, PLS 38083, UNRECORDED. STAMPED WITH JAN. 25, 2016.



- 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 ABD70475754 WITH AN EFFECTIVE DATE OF JANUARY 05, 2016 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.
 - BASIS OF BEARING: THE BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" BRASS CAP IN RANGE BOX WITH MOSTLY ILLEGIBLE STAMPING AND "PLS 1981" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.
- (A) INDICATES A SET NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP, STAMPED "MATRIX, PLS 38421"
 - (B) INDICATES A SET MAG NAIL WITH 1-1/2" ALUMINUM WASHER, STAMPED "MATRIX, PLS 38421"
 - (C) INDICATES A FOUND MONUMENT AS DESCRIBED AS SHOWN IN THE MONUMENT LEGEND
- 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".

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

Matrix DESIGN GROUP
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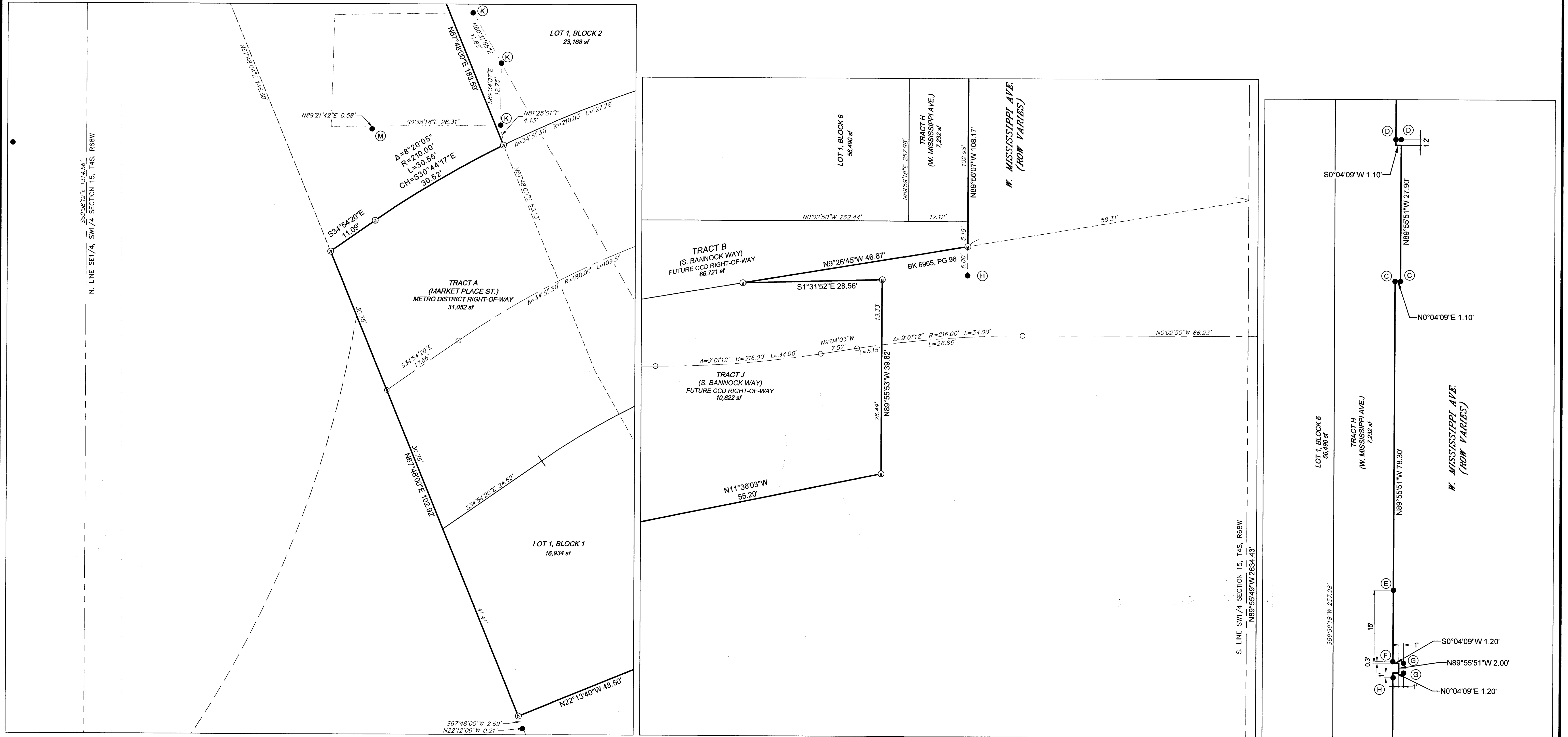
BROADWAY STATION FILING NO. 1
 DATE PREPARED: 02/24/17
 JOB NUMBER: 15.817.001
 SHEET 3 OF 4

R:15.817.001.000 (Broadway Station - Cases)SurveyDwg\Broadway Station Filing No. 1_6.dwg

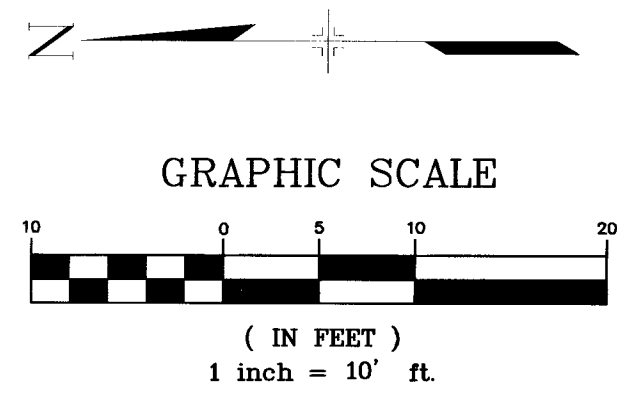
BROADWAY STATION FILING NO. 1

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SHEET 4 OF 4



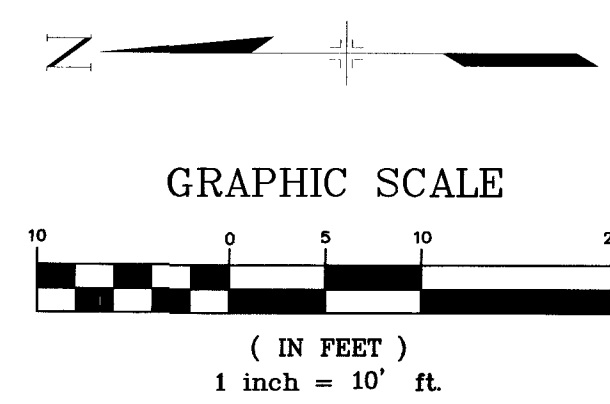
DETAIL A



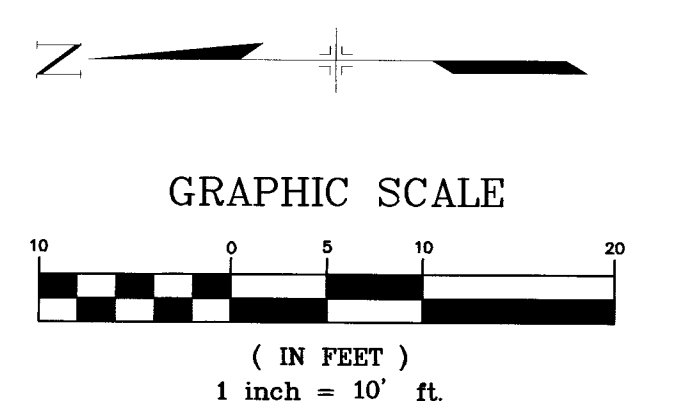
LINE LEGEND

- EXISTING BOUNDARY
- - - EXISTING EASEMENTS
- - - SECTION LINE
- - - QUARTER SECTION LINE
- PROPOSED PLAT BOUNDARY
- PROPOSED BLOCK/RIGHT-OF-WAY
- PROPOSED LOT LINE
- - - PROPOSED PLAT RANGE LINE

DETAIL B



DETAIL C



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