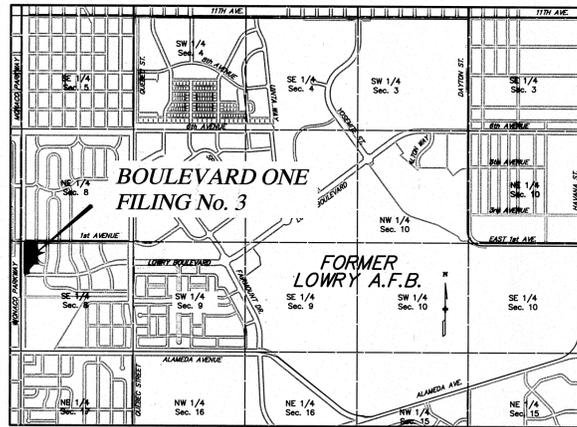


BOULEVARD ONE FILING NO. 3

A REPLAT OF PART OF BLOCK 1, BOULEVARD ONE FILING NO 1
 LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
 SHEET 1 OF 2



DEDICATION:

Know all men by these presents that the Lowry Economic Redevelopment Authority, Alpert Signature Homes, Inc., Latsis Custom Homes LLC, and Corner Booth LLC, as owners have laid out, platted and subdivided into a block, lots and a tract, as shown on this map the land described as follows:

Lot 1 through Lot 6 and Tract J, Block 1, Boulevard One Filing No. 1, recorded at Reception Number 2014105351 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Containing 135,725 square feet or 3.116 acres, more or less.

Under the name and style of Boulevard One Filing No. 3.

NOTES:

- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- The land described herein may be subject to the terms, conditions, restriction, obligations, and/or reservations contained in the recorded instruments set forth in the Property Information Binder for Land Title Guarantee Company Order Number ABC 70433613 and according to public records as of March 17, 2015 at 5:00 P.M.
- BASIS OF BEARINGS: Bearings are based on the north line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 89°59'52" West. The East Quarter Corner of said Section 8 is marked by a found 3-1/4" Aluminum Cap in range box, stamped: BRW INC PLS 20683. The Center of said Section 8 is marked by a found 3-1/4" Aluminum Cap Witness Corner stamped: URS CORP PLS 20683.
- BENCHMARK: NGS E 393; National Geodetic Survey stainless steel rod located at the intersection of First Ave. and Monaco Parkway. Elevation = 5393.20' NAVD 88.
- STATE PLANE COORDINATES: The Colorado State Plane Coordinates, Central Zone, NAD 83/92 for the indicated Section Corners are:

SECTION CORNER	NORTHING	EASTING
E 1/4 Cor Sec 8, T4S, R67W	1,687,096.731	3,167,797.851
Sen Sec 8, T4S, R67W	1,687,079.169	3,165,162.959
S 1/4 Sec 8, T4S, R67W	1,684,441.969	3,165,172.099
- The subject property lies within or partially within the description or exhibits found in the following recorded instruments and may therefore be subject to the terms, provisions, covenants, conditions, restrictions, obligations, and reservations contained therein.

DESCRIPTION	DOCUMENT
A QUITCLAIM DEED	Reception Number 2012071995
B DEED OF TRUST	Reception Number 2013180161
-DISBURSER'S NOTICE	Reception Number 2013180162
-AMENDMENT	Reception Number 2014134080
-PARTIAL RELEASE OF ABOVE DEED	Reception Number 2014153125
C BUCKLEY ANNEX GENERAL DEVELOPMENT PLAN	Reception Number 2013077511
-AMENDED IN INSTRUMENT	Reception Number 2014118498
D THE PLAT OF BOULEVARD ONE FILING NO.1	Reception Number 2014105351
-AMENDED BY ORDINANCE	Reception Number 2015020522
E ORDINANCE 0467	Reception Number 2014104793
F MASTER DECLARATION FOR BOULEVARD ONE COMMUNITY ASSOCIATION	Reception Number 2014134170
G NOTICE REGARDING BOULEVARD ONE COMMUNITY ASSOCIATION	Reception Number 2014134172
H PERMANENT NON-EXCLUSIVE EASEMENT	Reception Number 2014084558
-	Reception Number 2014134011
I LAND SURVEY PLAT	Reception Number 2014135167
J SPECIAL WARRANTY DEED	Reception Number 2014144745
K RELINQ. OF SURFACE RIGHTS AND NONDISTURBANCE AGREEMENT	Reception Number 2014144746
L EQUITY SHARING AGREEMENT	Reception Number 2014144808
M SPECIAL WARRANTY DEED	Reception Number 2014145773
N RELINQ. OF SURFACE RIGHTS AND NONDISTURBANCE AGREEMENT	Reception Number 2014145774
O EQUITY SHARING AGREEMENT	Reception Number 2014145883
P DEED OF TRUST	Reception Number 2014145884
Q SPECIAL WARRANTY DEED	Reception Number 2014148832
R RELINQ. OF SURFACE RIGHTS AND NONDISTURBANCE AGREEMENT	Reception Number 2014148833
S EQUITY SHARE AGREEMENT	Reception Number 2014148888
T DEED OF TRUST	Reception Number 2014148890
-ASSIGNMENT OF RENTS	Reception Number 2014148890

- There is 1 Block, 6 Lots and 1 Tract in Boulevard One Filing No. 3.
- Tract A is for pedestrian access, utilities, drainage, and open space. This tract is to be constructed, owned and maintained by the Lowry Economic Redevelopment Authority until such time as a homeowners association or a special district is formed and authorized to accept title and maintain said tract.
- 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 on and across all private streets and alleys for the provision of such City services.
- Any water easements required for water main installation will be granted to Denver Water by separate document.
- FLOOD ZONE DESIGNATION: By scaled map location and graphic plotting only, according to Flood Insurance Rate Map, in the City and County of Denver, State of Colorado, Panel 209 of 300, Map Number 0800460208G, Map Revised: November 17, 2005 and Panel 209 of 300, Map Number 0800460209G, Map Revised: November 17, 2005, Boulevard One Filing No. 1 lies within the following floodplain zone designation:
 - Zone X, other areas; areas determined to be outside the 0.2% annual chance floodplain.
- The United States of America has deeded the property to the Lowry Economic Redevelopment Authority pursuant to a deed recorded at Reception Number 2012071995 in the records of the Clerk and Recorder of the City and County of Denver. In the deed the United States of America has given covenants as required by law. In said Deed recorded at Reception Number 2012071995 the United States has covenanted and warranted that all remedial action necessary to protect human health and environment with respect to any hazardous substances identified pursuant to Section 120(h)(3)(A)(i)(I) of CERCLA remaining on the Property has been taken before the date of said Deed recorded at Reception Number 2012071995 and that any additional remedial action found to be necessary after the date of this Deed and required by Section 120(h) of CERCLA shall be conducted by the United States of America. The Lowry Economic Redevelopment Authority hereby assigns to the City and County of Denver the United States' covenants and warranties for all property dedicated by the Lowry Economic Redevelopment Authority to the City. The Lowry Economic Redevelopment Authority warrants that it has stored no hazardous substances, petroleum products or their derivatives on the property hereby dedicated to the City and County of Denver.
- All dimensions shown hereon are in U.S. Survey Feet. All bearings shown hereon are in Degrees-Minutes-Seconds.

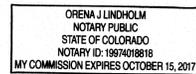
OWNER:

Alpert Signature Homes, Inc. a Colorado Corporation.

By: Michael Alpert
 Name: Michael Alpert Title: President

State of Colorado }
 City and County of Denver } SS

The foregoing instrument was acknowledged before me this 21st day of May, 2015, by Michael Alpert as President of Alpert Signature Homes, Inc.



Witness my hand and official seal
 My commission expires 10/15/2017
Orena J. Lindholm
 Notary Public

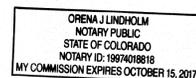
OWNER:

Latsis Custom Homes LLC, a Colorado Limited Liability Company.

By: James T. Latsis
 Name: James T. Latsis, Manager of Latsis Custom Homes LLC

State of Colorado }
 City and County of Denver } SS

The foregoing instrument was acknowledged before me this 8th day of June, 2015, by James T. Latsis, Manager of Latsis Custom Homes LLC.



Witness my hand and official seal
 My commission expires 10/15/2017
Orena J. Lindholm
 Notary Public

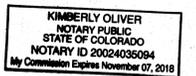
OWNER:

Corner Booth LLC, a Colorado Limited Liability Company.

By: Guy Obermeier
 Name: Guy Obermeier Title: President

State of Colorado }
 City and County of Denver } SS

The foregoing instrument was acknowledged before me this 3rd day of June, 2015, by Guy Obermeier as President of Corner Booth LLC.



Witness my hand and official seal
 My commission expires 11/7/2018
Kimberly Oliver
 Notary Public

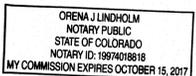
OWNER:

Lowry Economic Redevelopment Authority

By: Montgomery C. Force
 Name: Montgomery C. Force, Executive Director

State of Colorado }
 City and County of Denver } SS

The foregoing instrument was acknowledged before me this 19th day of May, 2015, by Montgomery C. Force, as Executive Director of the Lowry Economic Redevelopment Authority.



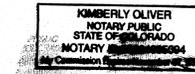
Witness my hand and official seal
 My commission expires 10/15/2017
Orena J. Lindholm
 Notary Public

HOLDER OF DEED OF TRUST:

Citywide Banks
 By: Kirk E. Huggins
 Name: Kirk E. Huggins, Senior Vice President

State of Colorado }
 City and County of Denver } SS

The foregoing instrument was acknowledged before me this 3rd day of June, 2015, by Kirk E. Huggins as Subpresident of Citywide Banks.



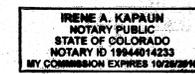
Witness my hand and official seal
 My commission expires 11/7/2018
Kimberly Oliver
 Notary Public

HOLDER OF DEED OF TRUST:

Colorado Business Bank
 By: Dan Griffin
 Name: Dan Griffin, Title: S.V.P.

State of Colorado }
 City and County of Denver } SS

The foregoing instrument was acknowledged before me this 4th day of June, 2015, by Dan Griffin as S.V.P. of Colorado Business Bank.



Witness my hand and official seal
 My commission expires 10/25/2018
Irene A. Kapalin
 Notary Public

ATTORNEY'S CERTIFICATION:

I hereby certify that I have examined the evidence of title to the land described hereon and find the title to be in the above-named dedicators this 25th day of June, 2015.

D. Scott Martinez
 Attorney for the City and County of Denver
Pat A. Webb
 Assistant City Attorney

Date
6/25/15
 Date

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, and this plat is in conformity with such records and all monuments shown thereon as described and all dimensional and geodetic details are correct.

A. David Johnson REG. 20683
 For and on behalf of URS CORPORATION
6/15/15 Date

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.

Bruce B. Burnham 6-23-15
 City Engineer Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

J. M. Gujro 6/24/2015
 Executive Director of Public Works Date

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

Anthony 6/18/15
 Executive Director of Community Planning and Development Date

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Scott Gilmore 6-24-2015
 Executive Director Parks and Recreation Date

Approved by the Council of the City and County of Denver, Colorado, by Ordinance Number _____ of Series 201____, Witness my hand and official seal of the City and County of Denver this _____ day of _____ A.D., 2015.

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., _____ 2015, and recorded at Reception Number _____

Clerk and Recorder
 by _____ Deputy
 Fee _____

BOULEVARD ONE FILING NO. 3

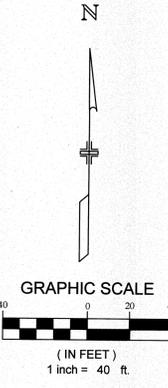
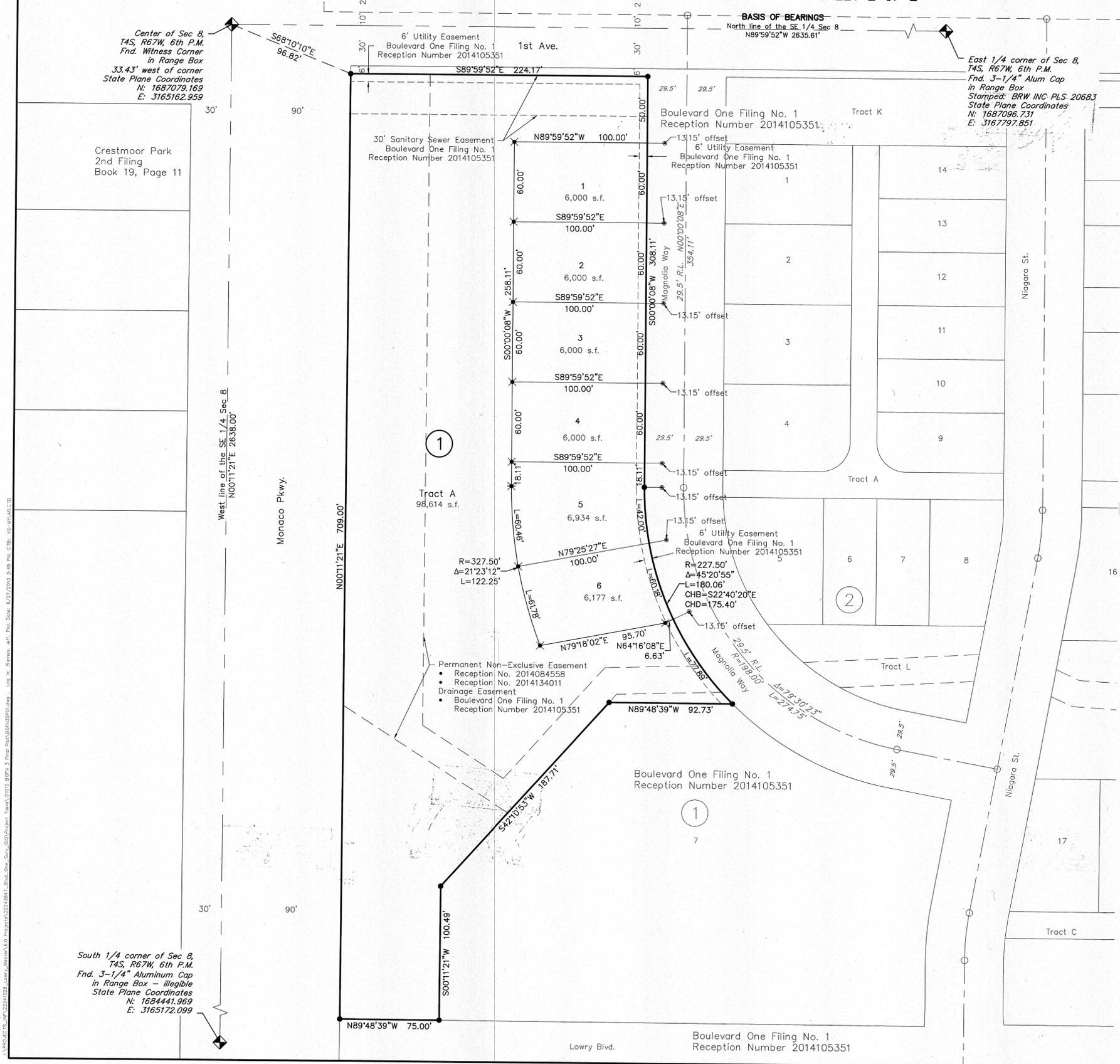
A REPLAT OF PART OF BLOCK 1, BOULEVARD ONE FILING NO 1
 LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67
 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
 SHEET 2 OF 2

Center of Sec 8,
 T4S, R67W, 6th P.M.
 Fnd. Witness Corner
 in Range Box
 33.43' west of corner
 State Plane Coordinates
 N: 1687079.169
 E: 3165162.959

Crestmoor Park
 2nd Filing
 Book 19, Page 11

East 1/4 corner of Sec 8,
 T4S, R67W, 6th P.M.
 Fnd. 3-1/4" Alum Cap
 in Range Box
 Stamped: BRW INC PLS 20683
 State Plane Coordinates
 N: 1687096.731
 E: 3167797.851

BASIS OF BEARINGS
 North line of the SE 1/4 Sec 8
 N89°59'52"W 2635.61'



- LEGEND**
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED: URS CORP PLS 20683
 - SET 1-3/8" RED PLASTIC CAP IN RANGE BOX STAMPED: URS CORP PLS 20683 (AFTER CONSTRUCTION)
 - ✕ FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED: URS CORP PLS 20683
 - FOUND 1" BRASS CAP STAMPED: URS CORP PLS 20683 (set on offset as noted)
 - ① BLOCK NUMBER
 - 1 LOT NUMBER

URS
 8181 East Tully Avenue
 Denver, CO 80237
 Phone (303) 740-2600
 FAX (303) 740-2600

South 1/4 corner of Sec 8,
 T4S, R67W, 6th P.M.
 Fnd. 3-1/4" Aluminum Cap
 in Range Box - illegible
 State Plane Coordinates
 N: 1684441.969
 E: 3165172.099

