

DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT L.C. FULENWIDER, INC. HAS LAID OUT, PLATTED AND SUBDIVIDED INTO RIGHT-OF-WAY AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A #5 REBAR AT THE CENTER 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" AT THE EAST 1/4 CORNER, BEARING S89°57'53" E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE SOUTHEAST CORNER DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 4, RECORDED UNDER RECEPTION NO. 2005114056 IN THE OFFICES OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD.

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING 70.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, S00°40'10"W A DISTANCE OF 586.85 FEET;

THENCE THE FOLLOWING TEN (10) COURSES:

1. N89°51'30"W A DISTANCE OF 808.13 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00', A CENTRAL ANGLE OF 53°30'04" AND AN ARC LENGTH OF 233.44 TO A POINT OF TANGENT;
3. N36°21'26"W A DISTANCE OF 365.65 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 37°08'36" AND AN ARC LENGTH OF 236.62 FEET, TO A POINT OF TANGENT;
5. N73°30'02"W A DISTANCE OF 247.02 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 548.00 FEET, A CENTRAL ANGLE OF 29°11'47" AND AN ARC LENGTH OF 279.25 FEET, TO A POINT OF TANGENT;
7. S77°18'11"W A DISTANCE OF 256.32 FEET;
8. S81°24'23"W A DISTANCE OF 150.71 FEET;
9. S84°57'42"W A DISTANCE OF 94.06 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 95°46'05" AND AN ARC LENGTH OF 225.65 FEET, TO A POINT OF TANGENT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE ON SAID WEST LINE, N00°43'47"E A DISTANCE OF 636.51 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 4;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N00°43'33"E A DISTANCE OF 63.72 FEET;

THENCE S79°56'45"E A DISTANCE OF 43.76 FEET;

THENCE S42°08'16"E A DISTANCE OF 48.86 FEET;

THENCE S03°23'33"E A DISTANCE OF 19.92 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE ON SAID NORTH LINE, S89°57'53"E A DISTANCE OF 49.02 FEET;

THENCE THE FOLLOWING THIRTEEN (13) COURSES:

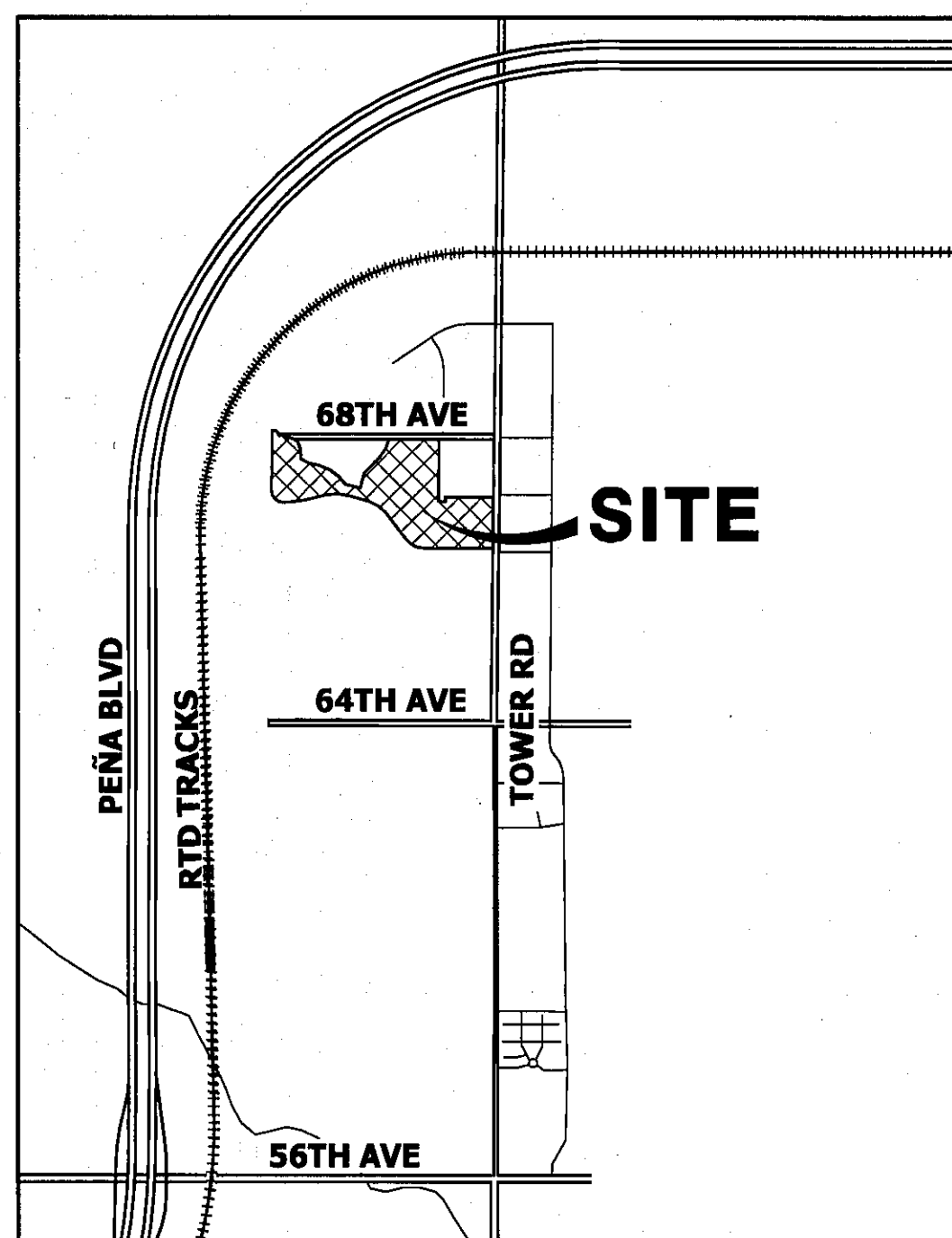
1. S72°55'11"E A DISTANCE OF 129.77 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 87.22 FEET, A CENTRAL ANGLE OF 49°10'35" AND AN ARC LENGTH OF 74.86 FEET, TO A POINT OF CURVE;
3. ONE THE ARC OF A TANGENT COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 352.84 FEET, A CENTRAL ANGLE 23°44'36" AND AN ARC LENGTH OF 146.22 FEET TO A POINT OF TANGENT;
4. S00°00'00"E A DISTANCE OF 43.14 FEET;
5. S60°36'58"E A DISTANCE OF 96.17 FEET;
6. S85°12'12"E A DISTANCE OF 8.46 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 48°11'07" AND AN ARC LENGTH OF 504.60 FEET, TO A POINT OF TANGENT;
8. S37°01'05"E A DISTANCE OF 8.46 FEET;
9. S76°19'08"E A DISTANCE OF 168.87 FEET;
10. N15°36'50"E A DISTANCE OF 177.32 FEET;
11. N45°04'08"E A DISTANCE OF 270.40 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 36°41'38" AND AN ARC LENGTH OF 224.15 FEET, TO A POINT OF NON-TANGENT;
13. ON A LINE BEING 43.50 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, S89°57'53"E A DISTANCE OF 580.01 FEET, TO A POINT ON THE WESTERLY LINE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 6 AS RECORDED UNDER RECEPTION NO. 2006114375;

THENCE ON THE WESTERLY AND SOUTHERLY LINES OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 6 AND DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 4, RECORDED UNDER RECEPTION NO. 2005114056, THE FOLLOWING FOUR (4) COURSES:

1. S00°40'58"W A DISTANCE OF 715.55 FEET;
2. S89°56'04"E A DISTANCE OF 80.00 FEET;
3. N00°40'58"E A DISTANCE OF 51.00 FEET;
4. S89°56'04"E A DISTANCE OF 551.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,636,587 SQUARE FEET OR 37.5709 ACRES.

UNDER THE NAME AND STYLE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, WASTEWATER EASEMENTS, 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 TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.



OWNER:

DIBC HOTEL CONFERENCE, LLC AND DIBC COMMERCIAL, LLC
BY: L.C. FULENWIDER, III
L.C. FULENWIDER, III, PRESIDENT, L.C. FULENWIDER, INC., MANAGER

STATE OF Colorado SS.
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF June, 2015 BY L.C. FULENWIDER III, AS PRESIDENT and L.C. FULENWIDER, III, AS MANAGER
MY COMMISSION EXPIRES 3/23/2015 WITNESS MY HAND AND OFFICIAL SEAL

Marleen Ziegler
SIGNATURE
MARLEEN ZIEGLER
NAME OF NOTARY
1145 17th St, #300
ADDRESS OF NOTARY Denver, CO

MARLEEN ZIEGLER
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20104008566
My Commission Expires 03/23/2018

OWNER:

FLIGHTSAFETY INTERNATIONAL, INC.
BY: Thomas A. Eff
THOMAS A. EFF, SENIOR VICE PRESIDENT & GENERAL COUNSEL

STATE OF New York }
COUNTY OF Queens }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July, 2015 BY Thomas A. Eff, AS Senior Vice President and General Counsel FlightSafety International Inc.
MY COMMISSION EXPIRES 3/5/2019 WITNESS MY HAND AND OFFICIAL SEAL

Aileen Chang
SIGNATURE
Aileen Chang
NAME OF NOTARY
ADDRESS: [REDACTED]

HOLDER OF DEED OF TRUST:

MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION
BY: Geoffrey M. Long
NAME: Geoffrey M. Long TITLE: SVP

STATE OF CO SS.
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF June, 2015 BY Geoffrey Long, AS SVP
MY COMMISSION EXPIRES Feb 14, 2018 WITNESS MY HAND AND OFFICIAL SEAL

Tanya Colbert
SIGNATURE
Tanya Colbert
NAME OF NOTARY
2750 S. Oak St Denver CO 80230
ADDRESS OF NOTARY

TANYA COLBERT
NOTARY PUBLIC
STATE OF COLORADO
Notary ID # 20144007879
My Commission Expires February 14, 2018

GENERAL NOTES:

1. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO.
4. THIS SURVEY/PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING LLC FOR RECORDED INFORMATION ON EASEMENTS OR ENCUMBRANCES WHICH AFFECT THIS PROPERTY, JR ENGINEERING LLC RELIED UPON TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABD70438744 DATED FEBRUARY 02, 2015 AT 5:00 P.M.
5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
6. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A #5 REBAR AT THE CENTER 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" AT THE EAST 1/4 CORNER, BEARING S89°57'53" E AS REFERENCED TO UTM ZONE 13.
7. AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO. 2000016831 AND 2000016832.
8. THERE ARE 5 LOTS, 3 BLOCKS AND 3 TRACTS IN DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 5.
9. TRACTS A AND B WILL BE USED FOR DRAINAGE, OPEN SPACE AND PEDESTRIAN ACCESS. THE TRACTS WILL BE OWNED BY DIBC COMMERCIAL, LLC AND MAINTAINED BY THE DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO. 1.
10. TRACT C WILL BE USED FOR ACCESS AND UTILITIES. THE TRACT WILL BE MAINTAINED BY THE DENVER INTERNATIONAL BUSINESS CENTER METROPOLITAN DISTRICT NO. 1.
11. PER C.R.S. 13-80-105, 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.
12. RIGHT-OF-WAY ACCESS SHALL BE GRANTED FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY. RIGHT-OF-WAY ACCESS SHALL BE GRANTED FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
13. THE UTILITY EASEMENT AS DESCRIBED IN THIS NOTE IS FOR THE USE OF APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATIONS COMPANIES FOR PROVISIONS OF FIBER OPTICS, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES. OTHER UTILITIES I.E. WATER SERVICE LINES AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENTS.
14. THE ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY GRANTED BY THE OWNER FOR SHARED USE OF BLOCK 1 LOTS AS ACCESS AND FOR THE NONEXCLUSIVE USE OF UTILITIES AND TELECOMMUNICATIONS.

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, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

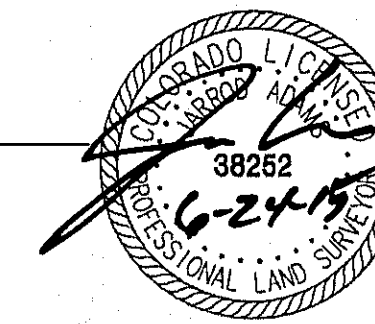
THIS 15th DAY OF July, A.D., 2015, AT 10:18 O'CLOCK, A.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN HEREIN

D. Scott Martinez
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
[Signature]
ASSISTANT CITY ATTORNEY

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 HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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.

Rachel B Swann 7.14.15
CITY ENGINEER DATE

APPROVED BY THE MANAGER OF PUBLIC WORKS:
[Signature] 8/13/15
MANAGER OF PUBLIC WORKS DATE

APPROVED BY THE PLANNING AND DEVELOPMENT OFFICE:
[Signature] 7.10.2015
DIRECTOR OF PLANNING AND DEVELOPMENT DATE

APPROVED BY THE MANAGER OF PARKS AND RECREATION:
[Signature] 7-13-2015
MANAGER OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY ORDINANCE NO. _____ OF THE SERIES OF _____
WITNESS MY HAND AND CORPORATE 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 & 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., _____ 2015, AND DULY RECORDED IN
BOOK _____ PAGE _____, RECEPTION NO. _____
CLERK AND RECORDER _____
BY _____ DEPUTY
FEE _____

COVER
DENVER INTERNATIONAL
BUSINESS CENTER
FILING NO. 5
JOB NO. 15500.03/2015D00059
JUNE 11, 2015
SHEET 1 OF 4



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com