

# DENARGO MARKET SUBDIVISION FILING NO. 3

## A RESUBDIVISION OF LOT 1, BLOCK 5, DENARGO MARKET SUBDIVISION FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT JV DENARGO LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND JV LODO DENARGO LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, AND BANK OZK, AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 5, DENARGO MARKET SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2012, AT RECEPTION NO. 2012049308, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

UNDER THE NAME AND STYLE OF DENARGO MARKET SUBDIVISION FILING NO. 3, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS STATED IN THE PLAT NOTES. SAID PLAT CONTAINS 11.190 ACRES OR 487,424 SQ. FT. MORE OR LESS.

**OWNER**

JV LODO DENARGO LLC, AS OWNER OF FUTURE LOT 1, BLOCKS 1, 2, 4, 5 AND 6

JV LODO DENARGO LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JV DENARGO LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS SOLE MEMBER

BY: GF DENARGO INVESTOR, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: GOCO DENARGO INVESTORS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS ADMINISTRATIVE MANAGER

BY: GOLUB REAL ESTATE CORP.,  
AN ILLINOIS CORPORATION  
ITS MANAGER

BY: W. Goldman  
NAME: W. Goldman  
ITS: W. Goldman

**OWNER**

JV DENARGO LLC, AS OWNER OF FUTURE LOT 1, BLOCK 3 AND THE TRACTS

JV DENARGO LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: GF DENARGO INVESTOR, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: GOCO DENARGO INVESTORS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS ADMINISTRATIVE MANAGER

BY: GOLUB REAL ESTATE CORP.,  
AN ILLINOIS CORPORATION  
ITS MANAGER

BY: W. Goldman  
NAME: W. Goldman  
ITS: W. Goldman

**HOLDER OF DEED OF TRUST**

BANK OZK

SIGNATURE [Signature]

NAME: Seah Fraser TITLE: ESG - Asset Management

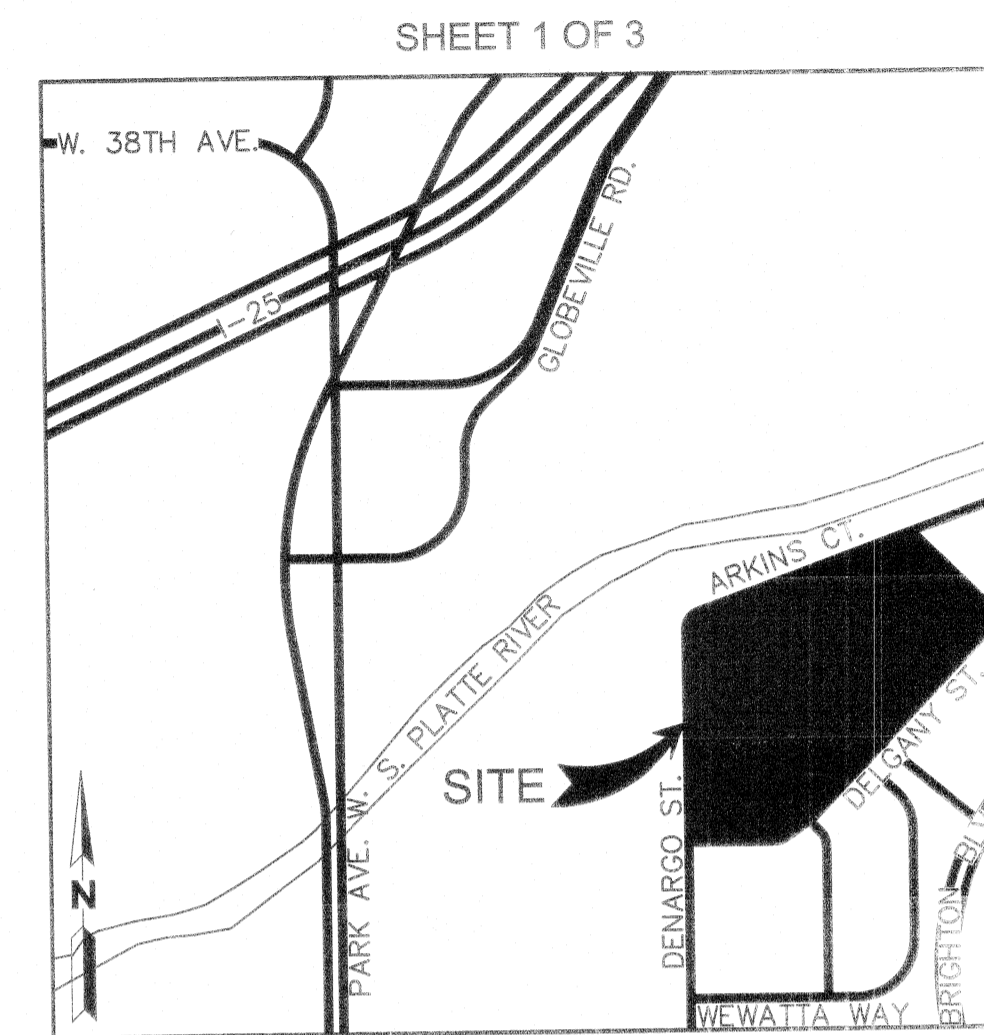
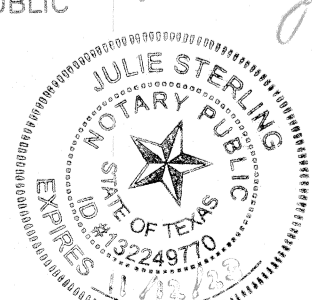
STATE OF Texas }  
COUNTY OF Dallas } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March 2023, BY Julie Sterling

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 4/12/23

NOTARY PUBLIC Julie Sterling ADDRESS: 1800 Northlake, Ste 100  
Dallas, TX 75245



SHEET 1 OF 3

VICINITY MAP  
NTS

**NOTES**

- BASIS OF BEARINGS: BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°01'41"W ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #33204 SET FLUSH WITH GROUND AT THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER AS ESTABLISHED FROM A 110.00 FOOT WITNESS CORNER BEING A FOUND ALUMINUM DISK IN CONCRETE PLS #33204 TO THE SOUTH AND A 180.00 FOOT WITNESS CORNER BEING THE STEM OF A BROKEN DISK IN CONCRETE TO THE EAST.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A 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 THIS CERTIFICATION SHOWN HEREON.
- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABD70615589-2-8, WITH AN EFFECTIVE DATE OF FEBRUARY 14, 2023 AT 5:00 P.M.
- ACCESS RIGHTS NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES, OR 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 JV DENARGO LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- 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 B, D, F, G, H, AND J 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 B, D, F, G, H, AND J BY THE CITY AND COUNTY OF DENVER AS RIGHT-OF-WAY. ANY PORTION OF THE NON-EXCLUSIVE EASEMENT OVER TRACTS B, D, F, G, H, AND J NOT SO DEDICATED AS RIGHT-OF-WAY SHALL REMAIN IN FULL FORCE AND EFFECT.

**NOTES**

- PRIVATE RIGHT-OF-WAY WILL BE SIGNED WITH BLUE STREET SIGNS.
- ANY VARIATION FROM THE PRIVATE RIGHTS-OF-WAY NAMES SHOWN HEREON MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE AND ONLY NAMED PRIVATE RIGHTS-OF-WAY SHALL BE APPROVED FOR ADDRESSING.
- THERE ARE 6 LOTS, 6 BLOCKS AND 10 TRACTS IN DENARGO MARKET SUBDIVISION FILING NO. 3.
- 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.
- PLAT IS SUBJECT TO THE COVENANT AND AGREEMENT BETWEEN DENARGO MARKET L.P., A DELAWARE LIMITED PARTNERSHIP ("DENARGO MARKET") AND PUBLIC SERVICE COMPANY OF COLORADO, A COLORADO CORPORATION ("PSCO") AS RECORDED DECEMBER 04, 2008 AT RECEPTION NO. 2008164065.
- TRACTS B, D, F, G, H AND J ARE FOR FUTURE RIGHT-OF-WAY AND ASSOCIATED INFRASTRUCTURE THEREIN AND SHALL BE OWNED AND MAINTAINED BY JV DENARGO LLC UNLESS AND UNTIL SUCH RIGHT-OF-WAY IS ACCEPTED BY THE CITY AND COUNTY OF DENVER IN A SEPARATE DOCUMENT IN ACCORDANCE WITH THE DENARGO MARKET DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF DENVER, JV DENARGO LLC AND DENARGO MARKET METROPOLITAN DISTRICT NO. 1 RECORDED IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON JUNE 17, 2021 AT RECEPTION 202116089.
- TITLE EXCEPTIONS 9-27 AND 30-39 ARE NOT-PLOTTABLE.
- THIS PLAT NOTE DELETES AND REPLACES NOTE 13 FROM THE DENARGO MARKET SUBDIVISION FILING NO. 2. ALL STORMWATER RUNOFF WILL CONFORM TO THE APPROVED DRAINAGE REPORT PREPARED BY MARTIN/MARTIN, INC., AS REQUIRED BY DENVER STORMWATER REVIEW.

**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 TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS THIS 18th DAY OF April A.D. 2023, AT 5:00 O'CLOCK, P.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

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



RICHARD A. NOBBE, P.E.  
PLS #23889  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.

**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] 4/12/2023  
ENGINEER DATE
- [Signature] 4/17/2023  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE
- [Signature] 4.11.23  
APPROVED BY COMMUNITY PLANNING AND DEVELOPMENT: EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE
- [Signature] 4/24/23  
APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION: EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

**CITY COUNCIL CERTIFICATE**

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\_\_\_\_  
BY: \_\_\_\_\_  
CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

**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., \_\_\_\_\_ 20\_\_\_\_ AND DULY RECORDED UNDER RECEPTION # \_\_\_\_\_  
CLERK AND RECORDER; EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER  
BY \_\_\_\_\_ DEPUTY  
FEE \_\_\_\_\_

REV. MARCH 21, 2023  
FEBRUARY 04, 2022



# DENARGO MARKET SUBDIVISION FILING NO. 3

## A RESUBDIVISION OF LOT 1, BLOCK 5, DENARGO MARKET SUBDIVISION FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

SHEET 2 OF 3

**TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS**

8. (INTENTIONALLY DELETED).
9. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BY UNION PACIFIC RAILROAD COMPANY AS CONTAINED IN DEED RECORDED APRIL 26, 1949 IN BOOK 6535 AT PAGE 466.  
NOTE: RELINQUISHMENT AND QUITCLAIM FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 22, 2007 UNDER RECEPTION NO. 2007046903.  
NOTE: RELINQUISHMENT AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020617.
10. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, WITHOUT THE RIGHT TO USE THE SURFACE, BY UNION PACIFIC RAILROAD COMPANY, AS CONTAINED IN DEED RECORDED JUNE 09, 1964 IN BOOK 9250 AT PAGE 44.  
NOTE: RELINQUISHMENT AND QUITCLAIM FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 22, 2007 UNDER RECEPTION NO. 2007046903.  
NOTE: RELINQUISHMENT AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020617.
11. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BY UNION PACIFIC RAILROAD COMPANY, AS CONTAINED IN DEED RECORDED APRIL 05, 1973 IN BOOK 671 AT PAGE 334.  
NOTE: RELINQUISHMENT AND QUITCLAIM FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 22, 2007 UNDER RECEPTION NO. 2007046903.  
NOTE: RELINQUISHMENT AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020617.
12. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BY UNION PACIFIC RAILROAD COMPANY, AS CONTAINED IN DEED RECORDED JANUARY 07, 1975 IN BOOK 994 AT PAGE 637.  
NOTE: RELINQUISHMENT AND QUITCLAIM FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 22, 2007 UNDER RECEPTION NO. 2007046903.  
NOTE: RELINQUISHMENT AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020617.
13. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BY UNION PACIFIC RAILROAD COMPANY AS CONTAINED IN DEED RECORDED DECEMBER 22, 1975 IN BOOK 1171 AT PAGE 630.  
NOTE: RELINQUISHMENT AND QUITCLAIM FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 22, 2007 UNDER RECEPTION NO. 2007046903.  
NOTE: RELINQUISHMENT AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020617.
14. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, WITHOUT THE RIGHT TO USE THE SURFACE, BY UNION PACIFIC LAND RESOURCES CORPORATION, AS CONTAINED IN DEED RECORDED DECEMBER 30, 1975 IN BOOK 1175 AT PAGE 106.  
NOTE: RELINQUISHMENT AND QUITCLAIM FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 22, 2007 UNDER RECEPTION NO. 2007046903.  
NOTE: RELINQUISHMENT AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020617.

**TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS**

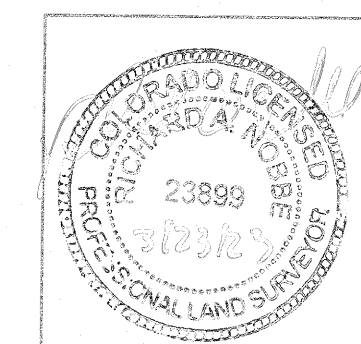
15. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, WITHOUT THE RIGHT TO USE THE SURFACE BY UNION PACIFIC RAILROAD COMPANY AS CONTAINED IN DEED RECORDED APRIL 02, 1976 IN BOOK 1222 AT PAGE 276.  
NOTE: RELINQUISHMENT AND QUITCLAIM FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 22, 2007 UNDER RECEPTION NO. 2007046903.  
NOTE: RELINQUISHMENT AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020617.
16. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, WITHOUT THE RIGHT TO USE THE SURFACE BY UNION PACIFIC LAND RESOURCES CORPORATION AS CONTAINED IN DEED RECORDED DECEMBER 08, 1976 IN BOOK 1357 AT PAGE 675.  
NOTE: RELINQUISHMENT AND QUITCLAIM FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 22, 2007 UNDER RECEPTION NO. 2007046903.  
NOTE: RELINQUISHMENT AND QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020617.
17. RESERVATION BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION OF ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UNDERLYING THE PROPERTY, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS CONTAINED IN DEED RECORDED MARCH 15, 2004 UNDER RECEPTION NO. 2004068945.
18. RESERVATION BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS CONTAINED IN DEED RECORDED NOVEMBER 06, 2006 UNDER RECEPTION NO. 2006178107.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AND IMPOSED BY ZONING ORDINANCE #227, SERIES OF 2007, RECORDED JUNE 08, 2007 UNDER RECEPTION NO. 2007089032.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AND IMPOSED BY ZONING ORDINANCE #228, SERIES OF 2007, RECORDED JUNE 08, 2007 UNDER RECEPTION NO. 2007089033.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AND IMPOSED BY ZONING ORDINANCE #229, SERIES OF 2007, RECORDED JUNE 08, 2007 UNDER RECEPTION NO. 2007089034.
22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AND IMPOSED BY ZONING ORDINANCE #230, SERIES OF 2007, RECORDED JUNE 08, 2007 UNDER RECEPTION NO. 2007089035.
23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DENARGO MARKET GENERAL DEVELOPMENT PLAN RECORDED APRIL 4, 2007 UNDER RECEPTION NO. 2007054152 AND RECORDED OCTOBER 7, 2008 UNDER RECEPTION NO. 2008136480, 2ND MINOR AMENDMENT RECORDED SEPTEMBER 1, 2009 UNDER RECEPTION NO. 2009115958 AND 3RD AMENDMENT - MINOR RECORDED JANUARY 10, 2014 UNDER RECEPTION NO. 2014032001, AND DENARGO MARKET GENERAL DEVELOPMENT PLAN, 4TH AMENDMENT-MINOR RECORDED NOVEMBER 02, 2017 UNDER RECEPTION NO. 2017144227.
24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CITY AND COUNTY OF DENVER HOUSING & NEIGHBORHOOD DEVELOPMENT SERVICES INCLUSIONARY HOUSING PROGRAM AFFORDABLE HOUSING PLAN RECORDED NOVEMBER 07, 2008 UNDER RECEPTION NO. 2008152785.

**TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS**

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COVENANT AND AGREEMENT BY AND BETWEEN DENARGO MARKET L.P., A DELAWARE LIMITED PARTNERSHIP AND PUBLIC SERVICE COMPANY OF COLORADO RECORDED DECEMBER 04, 2008 UNDER RECEPTION NO. 2008164065.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED FRAMEWORK AGREEMENT FOR DENARGO MARKET RECORDED JANUARY 10, 2012 UNDER RECEPTION NO. 2012003134 AND FIRST AMENDMENT THERETO RECORDED JANUARY 31, 2013 UNDER RECEPTION NO. 2013014036.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DENARGO MARKET DEVELOPMENT PLAN RECORDED FEBRUARY 25, 2009 UNDER RECEPTION NO. 2009023565.
28. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DENARGO MARKET SUBDIVISION FILING NO. 2 RECORDED APRIL 12, 2012 UNDER RECEPTION NO. 2012049308.
29. (INTENTIONALLY DELETED).
30. RESTRICTIVE COVENANTS, INCLUDING EASEMENTS AND ASSESSMENTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DENARGO MARKET RECORDED MAY 04, 2012, UNDER RECEPTION NO. 2012059131.  
ASSIGNMENT OF DECLARANT RIGHTS RECORDED DECEMBER 24, 2015 UNDER RECEPTION NO. 2015177880 AND RE-RECORDED NOVEMBER 02, 2016 UNDER RECEPTION NO. 2016152891.  
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DENARGO MARKET RECORDED JUNE 27, 2019 AT RECEPTION NO. 2019082692.  
ASSIGNMENT OF DECLARANT RIGHTS RECORDED JUNE 27, 2019 AT RECEPTION NO. 2019082694.  
SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DENARGO MARKET RECORDED DECEMBER 20, 2022 UNDER RECEPTION NO. 2022150830.
31. TERMS, CONDITIONS AND PROVISIONS OF BARGAIN AND SALE DEED RECORDED DECEMBER 24, 2015 AT RECEPTION NO. 2015177879.
32. TERMS, CONDITIONS AND PROVISIONS OF AMENDMENT TO DEED RESTRICTIONS RECORDED JUNE 27, 2019 UNDER RECEPTION NO. 2019082691.
33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LARGE DEVELOPMENT FRAMEWORK DENARGO MARKET RECORDED MAY 26, 2020 UNDER RECEPTION NO. 2020069689 AND RECORDED NOVEMBER 17, 2020 UNDER RECEPTION NO. 2020192293.
34. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING ORDINANCE RECORDED JUNE 4, 2021 UNDER RECEPTION NO. 2021104948 AND RECORDED JUNE 14, 2021 UNDER RECEPTION NO. 202110722.
35. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE DENARGO MARKET DEVELOPMENT AGREEMENT RECORDED JUNE 17, 2021 UNDER RECEPTION NO. 2021116089.  
ORDINANCE APPROVING SAID AGREEMENT RECORDED JUNE 4, 2021 UNDER RECEPTION NO. 2021104953 AND RECORDED JUNE 14, 2021 UNDER RECEPTION NO. 2021110727.  
PARTIAL ASSIGNMENT AND ASSUMPTION OF THE DENARGO DEVELOPMENT AGREEMENT RECORDED JULY 1, 2022 UNDER RECEPTION NO. 2022089100.  
FIRST AMENDMENT TO AGREEMENT TO BUILD AFFORDABLE UNITS RECORDED DECEMBER 20, 2022 UNDER RECEPTION NO. 2022151071.
36. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DENARGO MARKET AMENDED AND RESTATED GENERAL DEVELOPMENT PLAN RECORDED DECEMBER 15, 2021 UNDER RECEPTION NO. 2021228755.
37. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE DENARGO MARKET METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED MAY 23, 2022, UNDER RECEPTION NO. 2022069045/SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 21, 2022 UNDER RECEPTION NO. 2022151889.  
NOTICE CONCERNING DENARGO MARKET METROPOLITAN DISTRICT NO. 3 RECORDED JANUARY 10, 2023 UNDER RECEPTION NO. 2023001969.
38. DEED OF TRUST DATED JUNE 30, 2022, FROM JV LODO DENARGO LLC, A DELAWARE LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF DENVER COUNTY, COLORADO FOR THE USE OF BANK OZK RECORDED JULY 01, 2022, UNDER RECEPTION NO. 2022089101.  
SAID DEED OF TRUST WAS FURTHER SECURED BY ASSIGNMENT OF RENTS AND REVENUES RECORDED JULY 01, 2022, UNDER RECEPTION NO. 2022089102.  
COLLATERAL ASSIGNMENT OF CONTRACTS AND PROCEEDS RECORDED JULY 1, 2022 UNDER RECEPTION NO. 2022089103.
39. FINANCING STATEMENT WITH BANK OZK, THE SECURED PARTY, RECORDED JULY 01, 2022, UNDER RECEPTION NO. 2022089104.

Tract	Use	Ownership	Maintenance Responsibility
A	Park, sidewalks, landscaping and amenities	JV Denargo LLC	JV Denargo LLC
B	Private roadway, sidewalks, landscaping, water quality, and amenities	JV Denargo LLC	JV Denargo LLC
C	Sidewalks, landscaping, water quality, and amenities	JV Denargo LLC	JV Denargo LLC
D	Private roadway, sidewalks, landscaping, water quality, and amenities	JV Denargo LLC	JV Denargo LLC
E	Park, sidewalks, landscaping and amenities	JV Denargo LLC	JV Denargo LLC
F	Private roadway, sidewalks, landscaping, water quality, and amenities	JV Denargo LLC	JV Denargo LLC
G	Private roadway, sidewalks, landscaping, water quality, and amenities	JV Denargo LLC	JV Denargo LLC
H	Private roadway, sidewalks, landscaping, water quality, and amenities	JV Denargo LLC	JV Denargo LLC
I	Walkway connection from Brighton to the riverfront with a double row of trees	JV Denargo LLC	JV Denargo LLC
J	Private roadway, sidewalks, landscaping, water quality, and amenities	JV Denargo LLC	JV Denargo LLC

REV. MARCH 21, 2023  
FEBRUARY 04, 2022



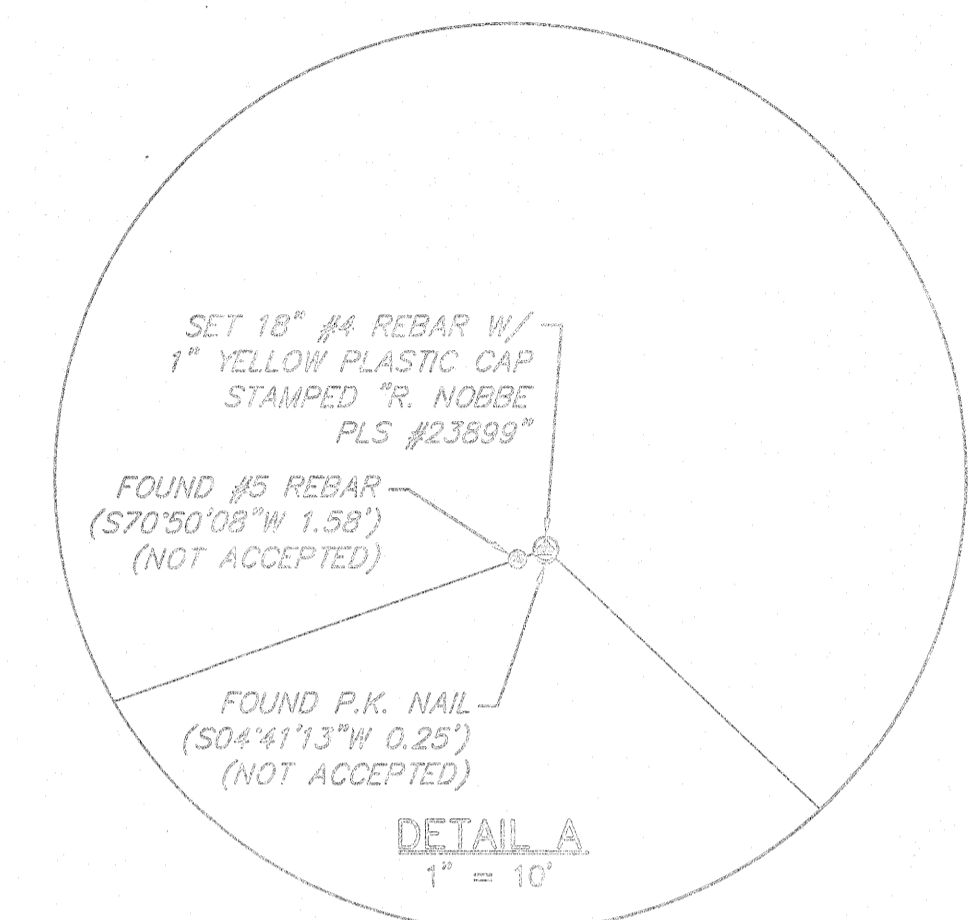
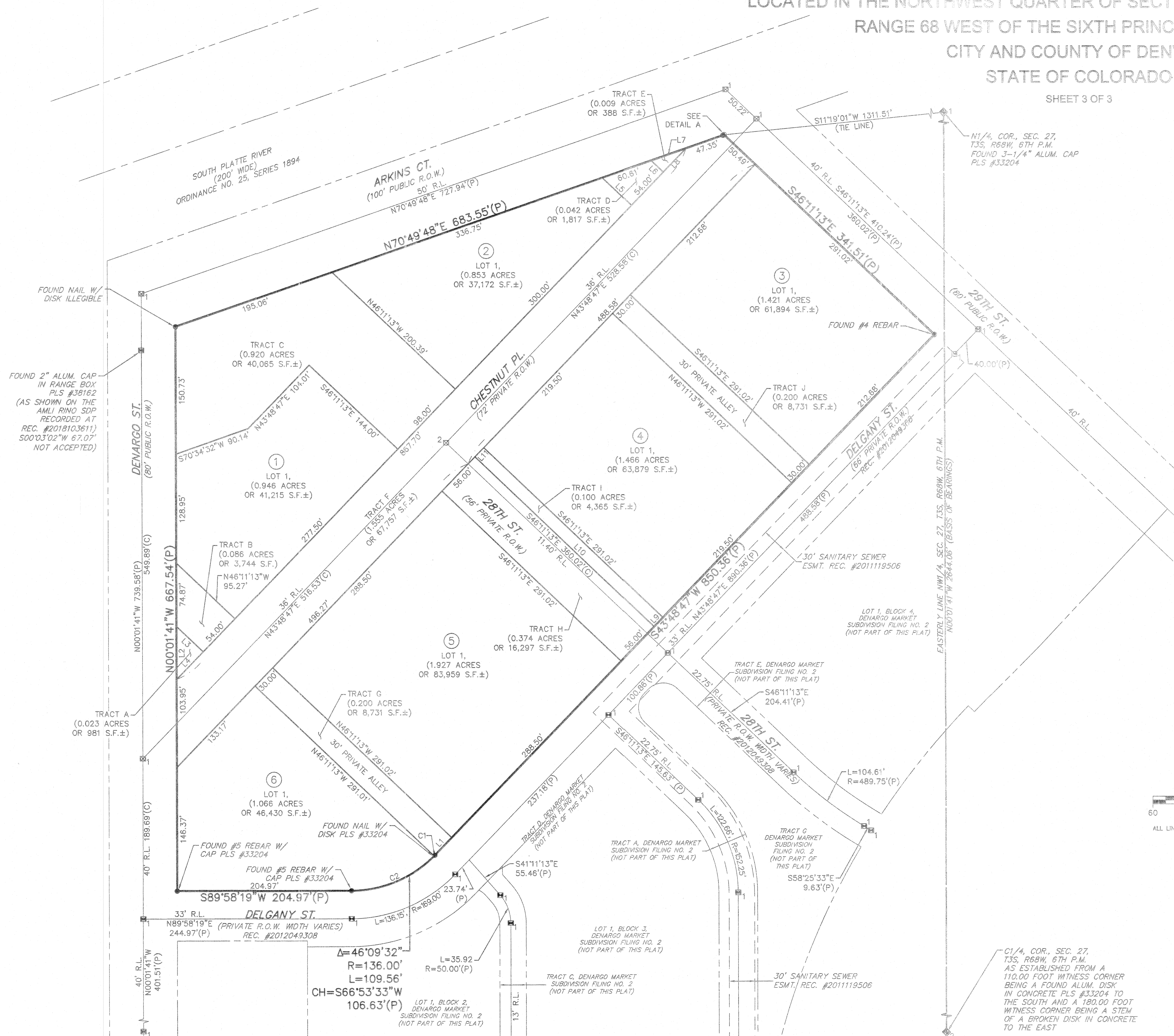
**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12489 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM  
SURVEY@MARTINMARTIN.COM

# DENARGO MARKET SUBDIVISION FILING NO. 3

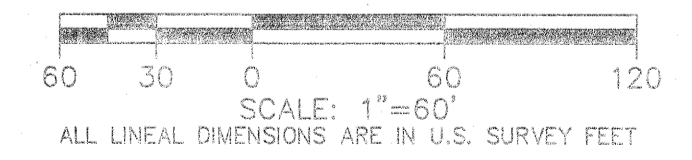
## A RESUBDIVISION OF LOT 1, BLOCK 5, DENARGO MARKET SUBDIVISION FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

SHEET 3 OF 3



- ### LEGEND
- SUBDIVISION BOUNDARY
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY
  - EASEMENT
  - RANGE LINE
  - R.L.
  - (P)
  - (C)
  - ESMT.
  - ①
  - ②
  - ③
  - ④
  - ⑤
  - ⑥



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S43°48'47\"W	28.88'
L2	N00°01'41\"W	62.87'
L3	N46°11'13\"W	43.41'
L4	N43°48'47\"E	45.20'
L5	S46°11'13\"E	47.42'
L6	N46°11'13\"W	18.89'
L7	N70°49'48\"E	43.76'
L8	S43°48'47\"W	39.00'
L9	S43°48'47\"W	15.00'
L10	N46°11'13\"W	291.02'
L11	N43°48'47\"E	15.00'

CURVE TABLE				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	0°33'25\"	136.00'	1.32'	S44°06'26\"W 1.32'
C2	46°36'07\"	136.00'	108.24'	S87°10'18\"W 105.41'
C3	42°23'32\"	136.00'	100.62'	S68°46'33\"W 95.31'

REV. MARCH 21, 2023  
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C1/A, COR., SEC. 27, T3S, R68W, 6TH P.M. AS ESTABLISHED FROM A 110.00 FOOT WITNESS CORNER BEING A FOUND ALUM. DISK IN CONCRETE PLS #33204 TO THE SOUTH AND A 180.00 FOOT WITNESS CORNER BEING A STEM OF A BROKEN DISK IN CONCRETE TO THE EAST