Attorney's Certification

Dedication

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 DAY OF A.D., 2020, AT 5:00 O'CLOCK, P. M., FREE AND CLEAR OF ENCUMBRANCES AS SHOWN AND LISTED HEREIN.

Kristin Mi Bronson

ATTORNEY FOR THE CITY & COUNTY OF DENVER

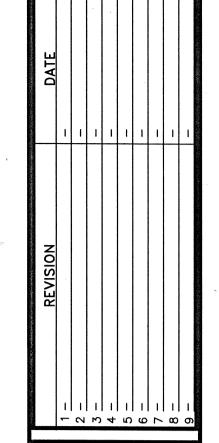
ASSISTANT ATTORNEY FOR THE CITY AND COUNTY OF DENVER

BROADWAY STATION FILING NO. 2

Surveyor's Certificate

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.

JOHN B. GUYTON COLORADO P.L.S. #16406 CHAIRMAN & CEO, FLATIRONS, INC.



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

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY _ WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF ___

CLERK AND RECORDED, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER DEPUTY CLERK AND RECORDED

Clerk and Recorder's Certification

STATE OF COLORADO CITY & COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____O'CLOCK ____.M., __ DULY RECORDED IN BOOK _____ PAGE_

CLERK AND RECORDER

SHEET INDEX

SHEET 1: DEDICATION AND APPROVALS SHEET 2: NOTES SHEET 3: BOUNDARY AND RANGE LINE OVERVIEW SHEET 4: EASEMENT AND LOT OVERVIEW



JOB NUMBER: 19-72,024 DATE:

10-07-2020 DRAWN BY: M. LUND CHECKED BY: JMB/JZG/JS

SHEET 1 OF 4

BROADWAY STATION FILING NO. 2

A REPLAT OF BROADWAY STATION FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15. TOWNSHIP 4 SOUTH RANGE 68 WEST OF THE 6TH PM

Notes

LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER
NUMBER ABD70641673-7, DATED AUGUST 28, 2020 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR
RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE
PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE
PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

- 2. 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.
- 3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- 4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°44'36"W ALONG THE EAST LINE OF SOUTHWEST QUARTER OF SECTION 15, BETWEEN A FOUND 3.25" BRASS CAP STAMPED "JF SATO & ASSOC. T4S R68W 1/4 S15 S22 2017 PLS 37056 2017" IN RANGE BOX AT THE SOUTH QUARTER CORNER OF SECTION 15 AND A FOUND STONE WITH DIVOT IN RANGE BOX AT THE CENTER QUARTER CORNER OF SECTION 15 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- 6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- 7. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 080046-0203 H, DATED NOVEMBER 20, 2013. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- 8. DATES OF FIELDWORK: FEBRUARY 14-18, 2019 (CREW CHIEF S. SELIN)
- 9. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 611,057 SQ. FT. OR 14.03 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON. THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- 10. BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE SOUTHWESTERLY CORNER OF THE SUBJECT AREA, BEING A 1.5" ALUMINUM WASHER STAMPED "MATRIX PLS 38421" WITH AN ELEVATION OF 5259.04 FEET. A CHECK SHOT, 0.1'±, WAS TAKEN ON CITY AND COUNTY OF DENVER POINT 575, BEING A CCD BRASS CAP LOCATED 0.1 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5240.54 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
- 11. TRACTS A, C, D, E, K, AND M 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.
- 12. TRACTS A, C, AND D AS SHOWN HEREON SHALL ALLOW SURFACE AND BELOW GRADE PARKING.
- 13. TRACTS B, J, AND K 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 IN A SEPARATE DOCUMENT AND ARE ACCEPTED BY THE CITY AND COUNTY OF DENVER.
- 14. 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 OR THE DENVER WATER BOARD, WITHIN FUTURE RIGHTS-OF-WAY PRIOR TO DEDICATION SHALL BE LICENSED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
- 15. TRACT L AS SHOWN HEREON IS CREATED FOR THE PURPOSES OF PEDESTRIAN SIDEWALK, PEDESTRIAN BRIDGE, LANDSCAPING AND FOR OPEN SPACE AS REQUIRED BY BROADWAY STATION INFRASTRUCTURE MASTER PLAN, RECORDED UNDER CITY CLERK FILE NUMBER 2016-0236, AND THE USE OF UTILITIES AND RELATED APPURTENANCES AND WILL BE OWNED, CONSTRUCTED AND MAINTAINED BY BROADWAY STATION METROPOLITAN DISTRICT NO. 1.
- 16. 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.
- 17. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS A PORTION OF LOT 1, BLOCK 1, AND ALL OF TRACTS L AND M, AS SHOWN HEREON.
- 18. PUBLIC ACCESS EASEMENTS OVER AND ACROSS TRACTS A, B, C, D, E AND J HAVE BEEN GRANTED PER THE PLAT OF BROADWAY STATION FILING NO. 1. A PUBLIC ACCESS EASEMENT OVER AND ACROSS TRACTS A AND D HAS BEEN ADDITIONALLY GRANTED PER DOCUMENT RECORDED AT RECEPTION NO. 2017074118 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER.
- 19. THIS SUBDIVISION, BROADWAY STATION FILING NO. 2, IS A REPLAT OF BROADWAY STATION FILING NO. 1 AND SUPERCEDES SAID PREVIOUS SUBDIVISION AND THE PLAT THEREOF.
- 20. TRACTS G & H AS SHOWN HEREON ARE CREATED FOR THE PURPOSES OF PUBLIC ROADWAY, PEDESTRIAN SIDEWALK, LANDSCAPING AND THE USE OF UTILITIES AND RELATED APPURTENANCES AND ARE CURRENTLY MAINTAINED AND OPERATED BY THE CITY AND COUNTY OF DENVER PER DOCUMENTS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER RECEPTION NUMBERS: 2015026592, 2015058108 AND 2015058106.
- 21. THE BROADWAY STATION METROPOLITAN DISTRICT NO. 1 STREET NAMED "SOUTH MARKET PLACE ST." ON THE PLAT OF BROADWAY STATION FILING NO. 1 IS HEREBY RENAMED, AND SHOWN ON THIS PLAT AS "SOUTH ACOMA ST."
- 22. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED. RECEPTION NUMBER AND/OR BOOK AND PAGE.

REC. NO. 9400000229 TERMS, CONDITIONS PROVISIONS, BURDENS.

REC. NO. 2015058106 TERMS, CONDITIONS, PROVISIONS, BURDENS AND

••		27, 2017				2017141288		ACCE: AMEN
		21, 1997				9700035486		rtd e
		27, 2017				2017141289		AMEN
#24	OCT.	1, 2004		REC.	NO,	2004205973	3 .	TERM:
								OBLIG
								CHER
		20, 201	4	REC.	NO.	2014071537	,	CONV
#24	SEP.	4, 2014		REC.	NO.	2014107849)	CONV
#24	DEC.	22, 2017	•	REC.	NO.	2017166660)	AMEN
#30	MAR.	3, 2015		REC.	NO.	2015026592	2	TERM:
								OBLIG

#17 JAN. 3, 1994

#32 MAY 6, 2015

	OBLIGATIONS AND EASEMENTS, AS TO EASEMENT FOR
	ACCESS TO THE LIGHT RAIL TERMINUS
88	AMENDMENT BY CONSENT AGREEMENT
186	RTD EASEMENT
89	AMENDMENT
973 -	TERMS, CONDITIONS, PROVISIONS, BURDENS AND
	OBLIGATIONS AS SET FORTH IN RULE AND ORDER FOR
	CHEROKEE PROPERTY
37	CONVEYANCE OF EASEMENT
49	CONVEYANCE OF EASEMENT
60	AMENDMENT BY CONSENT
92	TERMS, CONDITIONS, PROVISIONS, BÜRDENS AND
	OBLIGATIONS AS SET FORTH AND GRANTED IN
	PERMANENT EASEMENT

OBLIGATIONS AS SET FORTH IN RESOLUTIONS LAYING

OUT, OPENING AND ESTABLISHING LAND AS PART OF

OBLIGATIONS AS SET FORTH IN NOTICE STATEMENT

		SOUTH, RANGE 68 WEST OF	THE 6TH P.M.,		
CITY AND CO		'NVER, STATE OF COLORADO			
		2 OF 4 streets and avenues			FOR CHEROKEE GENERAL DEVELOPMENT PLAN
#32 MAY 6, 2015	REC. NO. 2015058108	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTIONS LAYING OUT, OPENING AND ESTABLISHING LAND AS PART OF	#26 MAY 22, 2006 #26 MAY 01, 2018	REC. NO. 2006080509 REC. NO. 2018051076	INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2 INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY
#37 FEB. 15, 2017	REC. NO. 2017019911	STREETS AND AVENUES TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF	#26 MAY 01, 2018	REC. NO. 2018051078	STATION METROPOLITAN DISTRICT NO. 2 INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2
#40 MAY 25, 2017	REC. NO. 2017068642	ENVIRONMENTAL USE RESTRICTION EASEMENTS, CONDITIONS, COVENANTS,	#26 JULY 16, 2018	REC. NO. 2018086667	INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2
#40 JULY 7, 2017	REC. NO. 2017068642	RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BROADWAY STATION FILING NO. 1 DUPLICATE RECORDING TO CLARIFY IMAGE RESOLUTION	#26 JULY 16, 2018 #26 JULY 5, 2007	REC. NO. 2018086668 REC. NO. 2007104502	INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2 NOTICE OF PROPERTY TAX LEVIES
#40 AUG. 30, 2017	REC. NO. 2017114471	ORDINANCE OF THE CITY AND COUNTY OF DENVER RENAMING MARKET PLACE TO SOUTH MARKET PLACE	#26 MAY 8, 2008 #26 JAN. 26, 2009	REC. NO. 2008061755 REC. NO. 2009005367	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES
#44 JUNE 6, 2017	REC. NO. 2017074118	EASEMENT GRANTED TO CITY AND COUNTY OF DENVER, FOR PUBLIC ACCESS, AND INCIDENTAL PURPOSES	#26 FEB. 16, 2010 #26 FEB. 14, 2011 #26 JAN. 26, 2012	REC. NO. 2010017532 REC. NO. 2011016651 REC. NO. 2012009564	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES
#44 AUG. 9, 2017	REC. NO. 201910579(4)[ORDINANCE NO. 20190694 RELINQUISHING A PORTION	#26 FEB. 5, 2013 #26 APR. 29, 2014	REC. NO. 2013016622 REC. NO. 2014047980	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES
#45 JULY 28, 2017	REC. NO. 2017098406	OF EASEMENT TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN PERMANENT NON-EXCLUSIVE EASEMENT FOR	#26 MAR. 3, 2015 #26 FEB. 22, 2016 #26 JAN. 4, 2017 #26 JAN. 3, 2018	REC. NO. 2015026393 REC. NO. 2016022853 REC. NO. 2017000921 REC. NO. 2018000733	NOTICE OF PROPERTY TAX LEVIES
#46 JULY 28, 2017	REC. NO. 2017098407	SANITARY AND STORM SEWERS TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN	#26 MAR. 20, 2019 #26 MAR. 20, 2019 #27 NOV. 15, 2007	REC. NO. 2019032078 REC. NO. 2019176431 REC. NO. 2007177887	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES TERMS, CONDITIONS, PROVISIONS, BURDENS AND
#47 JULY 28, 2017	REC. NO. 2017098408	PERMANENT NON-EXCLUSIVE EASEMENT EASEMENT GRANTED TO THE CITY AND COUNTY OF DENVER FOR STORM AND SANITARY SEWER FACILITIES,	#27 MAR. 7, 2017	REC. NO. 2017031419	OBLIGATIONS AS SET FORTH IN AFFORDABLE HOUSING PLAN PARTIAL RELEASE OF AFFORDABLE HOUSING PLAN
#47 AUG. 9, 2017	REC. NO. 201910579(4)[AND INCIDENTAL PURPOSES [SIC]	#28 NOV. 16, 2009	REC. NO. 2009149645	TERMS, CONDITIONS, PROVISIONS, BURDENS AND O OBLIGATIONS OF NOTICES OF CONTRACT TO
#48 AUG. 24, 2017	REC. NO. 2017112176	ORDINANCE NO. 20190694 RELINQUISHING A PORTION OF EASEMENT EASEMENT GRANTED TO CITY AND COUNTY OF	#28 JAN. 21, 2010	REC. NO. 201007641	PURCHASE REAL PROPERTY TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF NOTICES OF CONTRACT TO
<i>"</i>		DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, FOR WATER PIPELINES, AND INCIDENTAL PURPOSES	#28 JAN. 21, 2010	REC. NO. 201007642	PURCHASE REAL PROPERTY TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF NOTICES OF CONTRACT TO
#48 JULY 22, 2019 #49 AUG. 24, 2017	REC. NO. 2019094640 REC. NO. 2017112177	PARTIAL RELEASE OF EASEMENT TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN	#28 JAN. 21, 2010	REC. NO. 201007643	PURCHASE REAL PROPERTY TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF NOTICES OF CONTRACT TO
#56 JAN. 22, 2019	REC. NO. 2019007236	EASEMENT AGREEMENT (AFFECTS TRACT J) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF ALLEY ACCESS EASEMENT	#29 SEP. 15, 2014	REC. NO. 2014111794	PURCHASE REAL PROPERTY TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY
#58 FEB. 25, 2019	REC. NO. 2019021750	AGREEMENT TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND	#33 JULY 15, 2015	REC. NO. 2015097441	DEED TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION AMENDING
#61 MAR. 11, 2019	REC. NO 2019028556	GRANTED IN EASEMENT AGREEMENT TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND	#34 APR. 6, 2016	REC. NO. 2016043723	REVOCABLE PERMIT TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE
#61 MAR. 11, 2019	REC. NO 2019028559	GRANTED IN EASEMENT AGREEMENT TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND	#34 MAY 4, 2017 #35 JUNE 22, 2016	REC. NO. 2017059502 REC. NO. 2016081433	APPROVING PLAN NOTICE OF TERMINATION TERMS, CONDITIONS, PROVISIONS, BURDENS AND
#62 MAR. 11, 2019	REC. NO 2019028557	GRANTED IN EASEMENT AGREEMENT TERMS, CONDITIONS, PROVISIONS, BURDENS,	"		OBLIGATIONS AS SET FORTH IN AND IMPOSED BY ZONING ORDINANCE NO 20160314, SERIES OF 2016
#63 MAR. 11, 2019	REC. NO 2019028558	OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT TERMS, CONDITIONS, PROVISIONS, BURDENS,	#36 FEB. 15, 2017	REC. NO. 2016086857	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT CONCERNING ENVIRONMENTAL STANDARDS, OPEN
, and the second		OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT	#38 MAR. 7, 2017	REC. NO. 2017031398	SPACE, VESTED RIGHTS, AND HORIZONTAL INFRASTRUCTURE DESIGN AND CONSTRUCTION TERMS, CONDITIONS, PROVISIONS, BURDENS AND
TO AFFECT THE SUBJEC	T PROPERTY BUT CANNOT	BE SHOWN GRAPHICALLY. THE FOLLOWING LIST	#39 MAY 24, 2017	REC. NO. 2017068122	OBLIGATIONS AS SET FORTH IN AGREEMENT TO RESTRICT RENTALS AND ELIGIBILITY TERMS, CONDITIONS, PROVISIONS, BURDENS AND
AND PAGE. #10 JAN. 28, 1870	BK. 25. PG 168	R, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK TERMS, CONDITIONS, PROVISIONS, BURDENS AND	"		OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING SUBDIVISION
		OBLIGATIONS AND EASEMENTS AS TO EASEMENT GRANTED TO PLATTE & DENVER DITCH COMPANY FOR DITCH AND INCIDENTAL PURPOSES	#41 SEP. 8, 2017 #42 OCT. 27, 2017	REC. NO. 2017118980 REC. NO. 2017141287	RESTRICTIVE COVENANTS AS PERMITTED BY APPLICABLE LAW, PER SPECIAL WARRANTY DEED TERMS, CONDITIONS, PROVISIONS, BURDENS AND
#10 JULY 1, 1980	BK. 2182, PG. 296	BARGAIN AND SALE OF DEED TO DITCH EASEMENT DEED		,	OBLIGATIONS AS SET FORTH AND GRANTED IN PIPELINE LICENSE (LICENSE GRANTED FOR PIPELINE
#11 DEC. 2, 1926	BK 3943, PG. 271	TERMS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS TO THE RIGHT TO CONSTRUCT, MAINTAIN AND REMOVE SEWERS, WATER PIPES AND APPURTENANCES AS	#43 DEC. 20, 2017	REC. NO. 2017165299	THROUGH RAILROAD RIGHT—OF—WAY) RESTRICTIVE COVENANTS AS PERMITTED BY APPLICABLE LAW
#41 ALIC 28 2018	DEC NO 2019100705	RESERVED BY THE CITY AND COUNTY OF DENVER IN ORDINANCE #218 OF SERIES 1926	#50 OCT. 4, 2017	REC. NO. 2017130951	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE APPROVING LAND AND EASEMENT CONVEYANCE
#11 AUG. 28, 2018 #12 AUG. 3, 1951	REC. NO. 2018109305 BK. 6965, PG. 96	ORDINANCE NO. 20180849 RELINQUISHING PORTIONS OF EASEMENTS TERMS, CONDITIONS, PROVISIONS, BURDENS AND	#51 OCT. 26, 2017	REC. NO. 2017141017	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN
#13 APR. 27, 1978	REC. NO. 047611	OBLIGATIONS AS CONTAINED IN QUIT CLAIM DEED TERMS, CONDITIONS, PROVISIONS, BURDENS & OBLIGATIONS OF ORDINANCE #104 OF SERIES OF	#52 NOV. 9, 2017	REC. NO. 2017147336	BROADWAY STATION—MARKET PLACE MIXED USE DISTRICT TERMS, CONDITIONS, PROVISIONS, BURDENS AND
#14 FEB. 4, 1985	REC. NO. 072263	1978. TERMS, CONDITIONS, PROVISIONS, BURDENS,	#53 NOV. 9, 2017		OBLIGATIONS AS SET FORTH AND GRANTED IN PIPELINE LICENSE
#14 AUG. 28, 2018	REC. NO. 2018109305	OBLIGATIONS AND EASEMENTS RESERVED IN ORDINANCE #23, SERIES OF 1985 AMENDMENT BY ORDINANCE	,	REC. NO. 2017147337	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN PIPELINE CROSSING AGREEMENT
#15 MAY 16, 1988	REC. NO. R-88-026674	OTERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS RESERVED IN ORDINANCE #273, SERIES OF 1988	#54 APR. 25, 2018	REC. NO. 2018048139	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONFIRMATION OF APPROVAL OF TAX INCREMENT FINANCING PACKAGE
#15 AUG. 28, 2018 #16 NOV. 6, 1992	REC. NO. 2018109305 REC. NO. R-92-0132617	AMENDMENT BY ORDINANCE 7 TERMS, CONDITIONS, BURDENS AND OBLIGATIONS OF	#55 MAY 1, 2018	REC. NO. 2018051076	INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2
#19 DEC. 14, 2001	REC. NO. 2001213022	LANDSCAPE PLAN RESTRICTIVE COVENANTS AS PERMITTED BY APPLICABLE LAW, PER SPECIAL WARRANTY DEED	#55 MAY 1, 2018	REC. NO. 2018051078	SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT REGARDING BROADWAY STATION METROPOLITAN DISTRICT NO. 2
#20 DEC. 14, 2001 #21 MAY 22, 2006	REC. NO. 2001213024 REC. NO. 2006080508	MEMORANDUM OF LEASE INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 1	#55 JULY 16, 2018	REC. NO. 2018086668	SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT REGARDING BROADWAY STATION METROPOLITAN DISTRICT NO. 2
#21 JULY 5, 2007 #21 MAY 8, 2008 #21 JAN. 26, 2009	REC. NO. 2007104501 REC. NO. 2008061754 REC. NO. 2009005366	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES	#55 MAR. 20, 2019 #57 JAN. 22, 2019	REC. NO. 2019032078 REC. NO. 2019007237	NOTICE OF PROPERTY TAX LEVIES RESTRICTIVE COVENANTS AS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN SPECIAL
#21 FEB. 16, 2010 #21 FEB. 14, 2011 #21 JAN. 26, 2012	REC. NO. 2010017531 REC. NO. 2011016650 REC. NO. 2012009563	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES	# 59 FEB. 25, 2019	REC. NO. 2019021751	WARRANTY DEED TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DESIGN DECLARATION
#21 FEB. 5, 2013 #21 APR. 29, 2014	REC. NO. 2013016621 REC. NO. 2014047979	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES	#60 FEB. 25, 2019	REC. NO. 2019021823	FOR BROADWAY STATION RESTRICTIVE COVENANTS AS PERMITTED BY
#21 MAR. 3, 2015 #21 FEB. 22, 2016 #21 JAN. 4, 2017	REC. NO. 2015026392 REC. NO. 2016022852 REC. NO. 2017000920	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES			APPLICABLE LAW, AS CONTAINED IN MASTER DECLARATION OF RESTRICTIONS FOR BROADWAY STATION, A PLANNED COMMUNITY
#21 JAN. 3, 2017 #21 JAN. 3, 2018 #21 MAR. 20, 2019	REC. NO. 2017000920 REC. NO. 2018000732 REC. NO. 2019032077	NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES NOTICE OF PROPERTY TAX LEVIES	#64 JULY 1, 2019	REC. NO. 2019084166	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF SPECIAL WARRANTY DEED
#21 DEC. 19. 2014	REC. NO. 2014155020	SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT FOR BROADWAY STATION METROPOLITAN DISTRICT NO. 1	#65 JULY 1, 2019	REC. NO. 2019084167	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF
#22 OCT. 24, 2003	REC. NO. 2003223166	TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTIFICATION REGARDING PERMIT CANCELLATION	#66 SEP. 27, 2019	REC. NO. 2019133897	ROFO AGREEMENT TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AUTHORIZATION TO
#25 APR. 1, 2005	REC. NO 2005054046	TERMS, CONDITIONS, PROVISIONS, BURDENS AND			USE NAME

	DATE				,	
		 	+	+		+
FOR CHEROKEE GENERAL DEVELOPMENT PLAN INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2 INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2 INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2 INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2 INCLUSION OF SUBJECT PROPERTY IN THE BROADWAY STATION METROPOLITAN DISTRICT NO. 2 NOTICE OF PROPERTY TAX LEVIES	REVISION	 	1 4	0 9	7 - 7	1 1 m
NOTICE OF PROPERTY TAX LEVIES TERMS, CONDITIONS, PROVISIONS, BURDENS AND		ON DIN				WC.

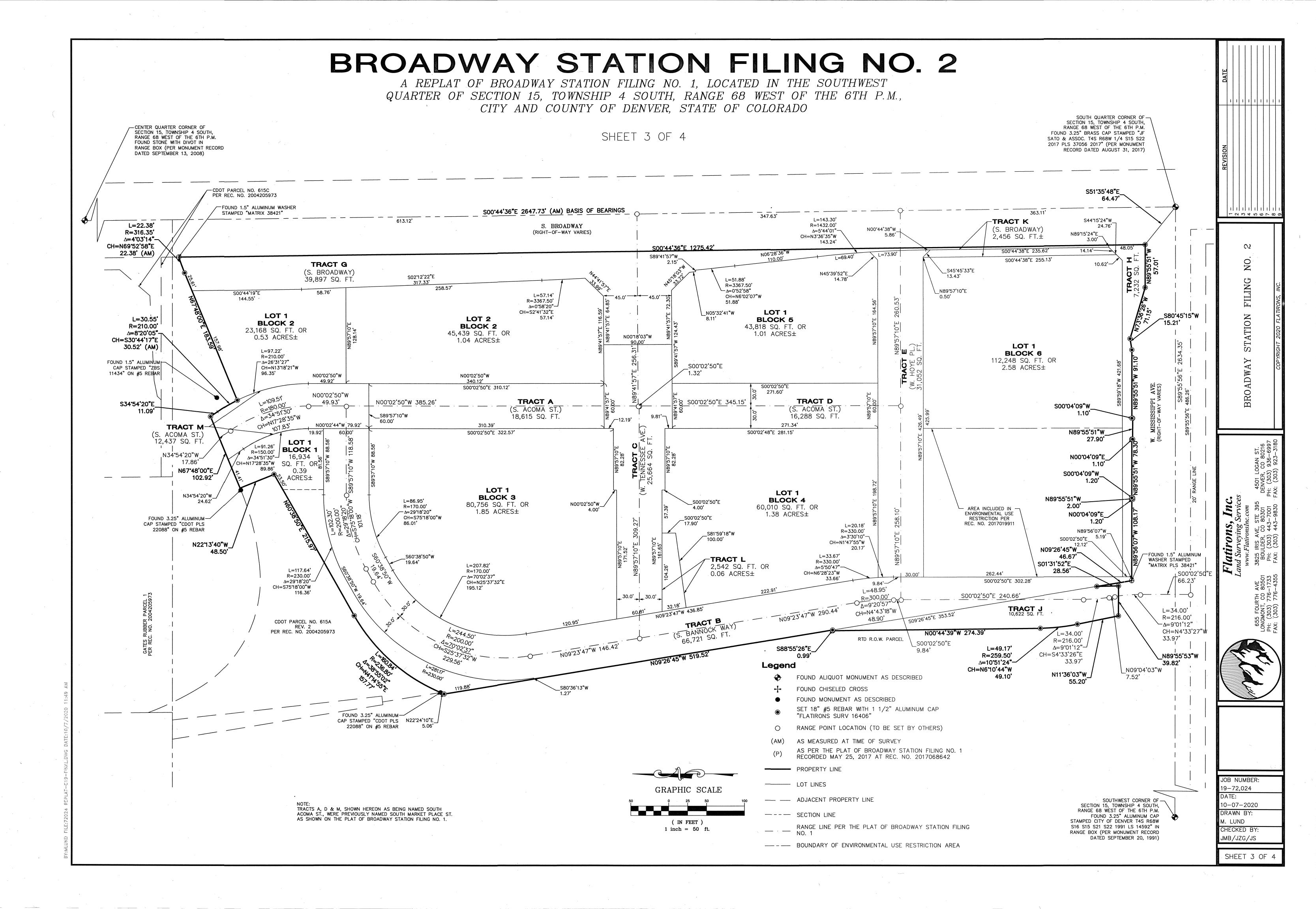
₩,0<u>4</u>,4



JOB NUMBER: 19-72,024 DATE: 10-07-2020

DRAWN BY: M. LUND CHECKED BY: JMB/JZG/JS

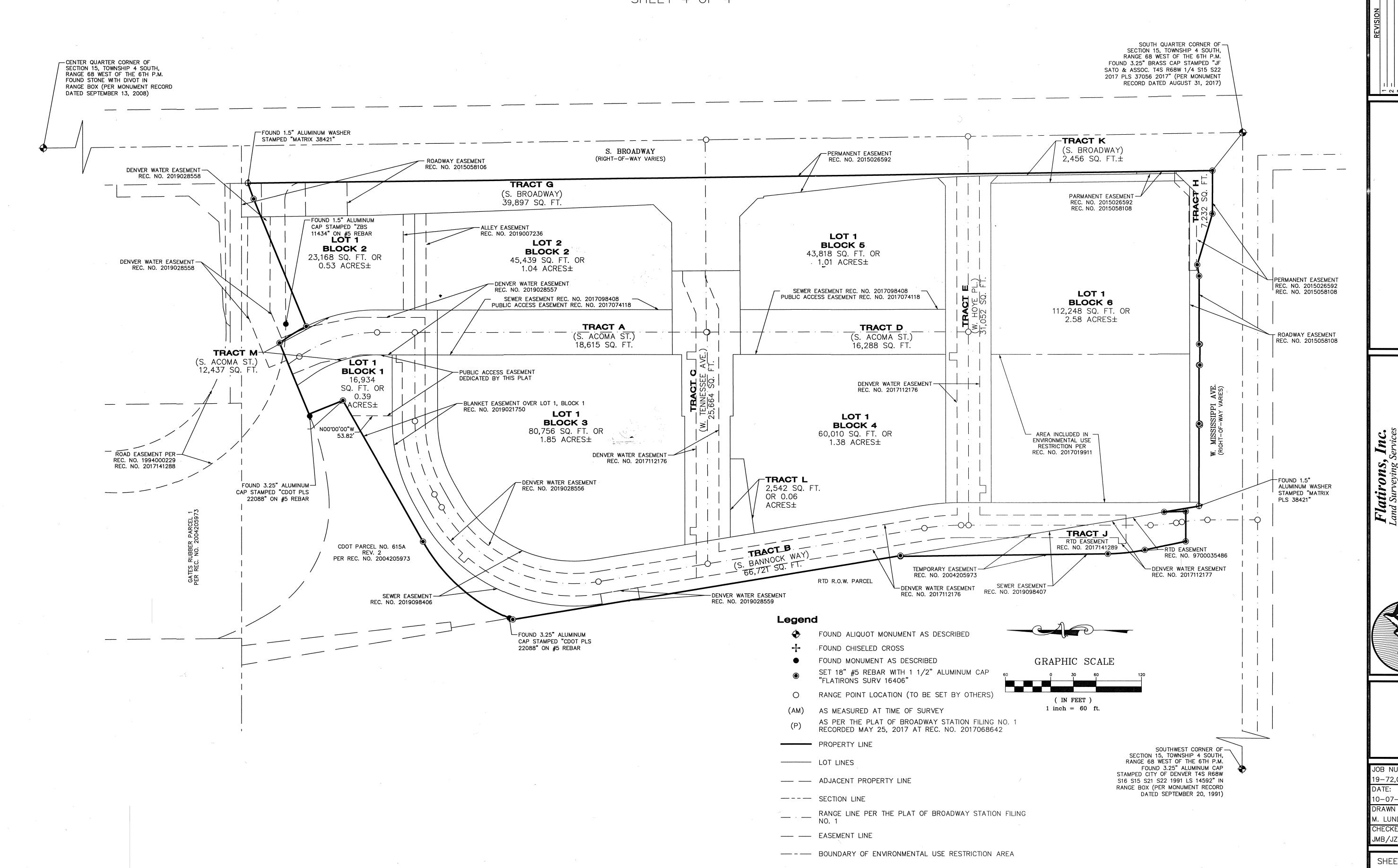
SHEET 2 OF 4



BROADWAY STATION FILING NO. 2

A REPLAT OF BROADWAY STATION FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 4 OF 4





JOB NUMBER: 19-72,024

10-07-2020 DRAWN BY: M. LUND CHECKED BY: JMB/JZG/JS

SHEET 4 OF 4