2025000084 MAP 01/03/2025 09:42 AM
Page 1 of 2 Rec Fee:$22.00 Doc Fee: $
City and County of Broomfield, Colorado

CLOVERLEAF INDUSTRIAL PARK CONDOMINIUMS MAP

A portion of Lot 14, Cloverleaf Industrial Park Filing No. 2
A portion of the Southwest Quarter of Section 35, Township 1 South, Range 69 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado

NOTES:

1. BASIS OF BEARINGS
All bearings are grid of the Colorado State Plane Coordinate System, North Zone, North American Datum-1983(2011). The basis of grid bearing is the line between City of Broomfield Control Point NGS F 413 RESET and City of Broomfield Control Point NGS C 413 as bearing N30°18'08"E a distance of 2,385.32 feet between the monuments shown hereon.

2. STATUTE OF LIMITATIONS
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.

3. COMBINED SCALE FACTOR/UNIT OF MEASUREMENT
Distances shown hereon are ground (modified) distances in U.S. Survey Feet. To convert the modified coordinates shown on this survey to Colorado North Zone State Plane Coordinates multiply the modified coordinates by a combined factor of 0.999711079.

4. COLORADO COORDINATE SYSTEM AND STANDARD OF ACCURACY
COLORADO NORTH ZONE (NAD 83/2011). The Colorado Coordinate System hereon shown is defined as Third Order, Class 1, 1:10,000 as described in the "Geometric Geodetic Accuracy Standards and Specifications for using GPS relative positioning techniques and/or Standards and Specifications for Geodetic Control networks" by the Federal Geodetic Control Committee.

5. UTILITY LOCATIONS
Underground Utilities depicted hereon, do not comply with ASCE 38 Utility Locate Standard Quality Level A, B or C, and therefore this document has not been stamped by a Colorado Professional Engineer. Utility information shown hereon represents ASCE Quality Level D, and therefore is from apparent surface evidence and from markings provided by 811 or a similar service provided by a private underground utility marking company. Utilities are shown for evidence of possible easements. Before any construction or excavation commences, or for parties requiring a more definite location of existing utilities, it is required to verify the actual location of all utilities. The construction contractor shall comply with all the provisions of Senate Bill 18-167 that require notification and to call the Utility Notification Center of Colorado at 1-800-922-1987 for assisting on this effort.

6. BOUNDARIES OF EACH CONDOMINIUM UNIT
The vertical boundaries of each condominium unit are as set forth on this Condominium Map measured from the outside of each vertical wall and the centerline of the common wall. The lower horizontal boundary of each unit is the bottom of the foundation floor. The upper horizontal boundary for each Unit is the horizontal plane located twenty (20) feet above the horizontal plane of the top of the roof. It being the intent of the Owner that each Unit contain and be responsible for the foundation upon which the Unit is built and the roof and all equipment located on top of the vertical boundaries of each Unit.

7. DECLARATION
This Condominium Map is the "Condominium Map" defined in the Condominium Declaration for Cloverleaf Industrial Park Condominiums recorded herewith in the office of the Clerk and Recorder for the City and County of Broomfield, in the State of Colorado at Reception No. 2025000035 (the "Declaration"). The property described hereon is subject to the terms and conditions contained in the Declaration.

8. DATE OF SURVEY
The field work for this survey was completed on August 23, 2023.

9. TITLE COMMITMENT NOTE
This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Merrick & Company relied upon Title Commitment Number RN07081234, prepared by Land Title Guarantee Company Company, dated August 29, 2023 at 5:00 P.M.

SCHEDULE B – SECTION 2 EXCEPTIONS

9. RESERVATIONS AS SET FORTH IN DEED FROM UNION PACIFIC RAILROAD CO. RECORDED JUNE 19, 1885 IN BOOK 89 AT PAGE 183. (BOULDER COUNTY RECORDS) (It is unclear whether this exception affects the property.)

10. RESERVATIONS AS SET FORTH IN U.S. PATENT RECORDED JULY 7, 1892 IN BOOK 59 AT PAGE 398. (BOULDER COUNTY RECORDS) (It is unclear whether this exception affects the property.)

11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS OF EASEMENT RESERVED IN QUIT CLAIM DEED RECORDED MAY 12, 1978 UNDER RECEPTION NO. 278755. (BOULDER COUNTY RECORDS) (This exception affects the property as shown.)

12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS OF EASEMENT RESERVED IN QUIT CLAIM DEED RECORDED SEPTEMBER 9, 1980 UNDER RECEPTION NO. 411886. (BOULDER COUNTY RECORDS) (This exception affects the property but is not plottable.)

13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLOVERLEAF INDUSTRIAL PARK FILING NO. 2 RECORDED MARCH 12, 1987 UNDER RECEPTION 833608. (BOULDER COUNTY RECORDS) (This exception affects the property as shown.)

14. LEASE BETWEEN 1 PARK LLC, A COLORADO LIMITED LIABILITY COMPANY, LESSOR, AND VERIZON WIRELESS (VAW) LLC d/b/a VERIZON WIRELESS, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED NOVEMBER 18, 2016, UNDER RECEPTION NO. 2016015001. (This exception affects the property as shown.)

15. DEED OF TRUST DATED FEBRUARY 19, 2021, FROM 1 PARK LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF BROOMFIELD COUNTY, COLORADO FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF $1,617,000.00 RECORDED FEBRUARY 19, 2021, UNDER RECEPTION NO. 2021003362. (This exception affects the property but is not plottable.)
NOTE DISBURSER'S NOTICE IN CONNECTION THEREWITH RECORDED FEBRUARY 23, 2021 UNDER RECEPTION NO. 2021003564 AND RECORDED MARCH 22, 2021 UNDER RECEPTION NO. 2021005620 (This exception affects the property but is not plottable.)

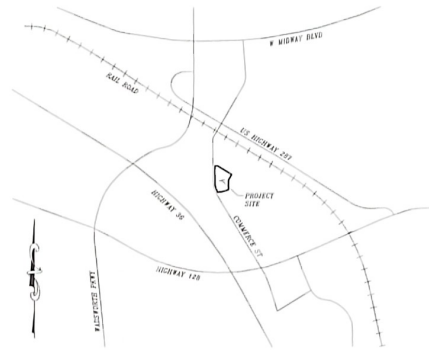
16. THE EFFECT OF CLOVERLEAF INDUSTRIAL PARK FILING NO. 2, LOT 14, DOG TRAINING FACILITY USE BY SPECIAL REVIEW MAP RECORDED DECEMBER 20, 2021, UNDER RECEPTION NO. 2021222449. (This exception affects the property but is not plottable.)

Clerk and Recorder's Certificate
Accepted for filing in the office of the Clerk and Recorder for the City and County of Broomfield, in the State of Colorado, this _____ day of _____, 2024, Reception No. _____

CRYSTAL CLEMENS, CLERK AND RECORDER
FOR THE CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO

_____
Recorder

_____
Deputy

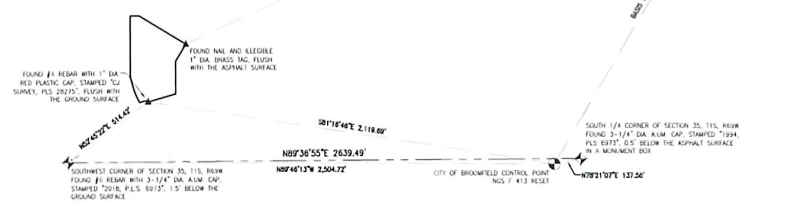


VICINITY MAP (NTS)

Control Network						
Point Information	Modified Northing	Modified Easting	State Plane Northing	State Plane Easting	Latitude	Longitude
SOUTH 1/4 CORNER OF SECTION 35, T1S, R69W	1212253.74	3118371.40	1211903.49	3117470.44	N039°54'51.4546"	W105°04'52.3829"
SOUTHWEST CORNER OF SECTION 35, T1S, R69W	1212236.01	3115731.97	1211885.77	3114831.77	N039°54'51.4012"	W105°05'26.2482"
PROPERTY CORNER, LS 28275	1212547.34	3116141.48	1212197.01	3115241.17	N039°54'54.4584"	W105°05'20.9755"
PROPERTY CORNER, BRASS TAG	1212845.24	3116334.73	1212494.82	3115434.36	N039°54'57.3927"	W105°05'18.4784"
NGS F 413 RESET	1212225.96	3118236.67	1211875.72	3117335.75	N039°54'51.1864"	W105°04'54.1131"
NGS C 413	1214285.39	3119440.21	1213934.56	3118538.94	N039°55'11.4767"	W105°04'38.5459"

COLORADO COORDINATE SYSTEM,	NORTH	ZONE
HORIZONTAL DATUM	= NAD83 (2011)	
COMBINED FACTOR	= 0.999711079	
RECIPROCAL FACTOR	= 1.000289004	

To get MODIFIED STATE PLANE/NORTH ZONE coordinates, multiply the STATE PLANE coordinates which are shown hereon by 1.000289004
Accuracy Classification: NGAA THIRD ORDER-CLASS 1
US SURVEY FEET



LEGAL DESCRIPTION:
Lot 14, Cloverleaf Industrial Park Filing No. 2, City and County of Broomfield, State of Colorado, except for that portion of such premises conveyed to the City and County of Broomfield, Colorado by Warranty Deed recorded October 20, 2009 under Reception No. 2009013704.

PARCEL DESCRIPTION AS SURVEYED:
Lot 14 of the Cloverleaf Industrial Park Filing No. 2 per the plat thereof recorded March 12, 1989 at Reception No. 833608 in Boulder County's Clerk and Recorder's Office except for that portion of land described in the Warranty Deed recorded October 20, 2009 at Reception No. 2009013704 in the City and County of Broomfield Clerk and Recorder's Office, being a portion of the Southwest Quarter of Section 35, Township 1 South, Range 69 West of the 6th Principal Meridian, City and County of Broomfield, Colorado being additionally described as follows:

COMMENCING at the Southwest Corner of said Section 35, whence the South Quarter Corner of said Section 35 bears N89°36'55"E a distance of 2,639.49 feet;
THENCE N52°45'22"E a distance of 514.42 feet to a point on the southerly line of said Lot 14, said point being the **POINT OF BEGINNING**.

THENCE the following four (4) courses along the easterly line of said Warranty Deed:
1. N14°27'55"W a distance of 10.52 feet;
2. THENCE S73°43'55"W non-tangent with the following described curve a distance of 40.10 feet;
3. THENCE along the arc of a curve to the right, having a central angle of 17°02'56", a radius of 372.50 feet, a chord bearing N21°54'06"W a distance of 110.43 feet, and an arc distance of 110.84 feet;
4. THENCE N13°29'57"W a distance of 34.92 feet;

THENCE the following six (6) courses along the westerly, northerly, easterly and southerly lines of said Lot 14:
1. THENCE N00°26'02"W a distance of 310.06 feet;
2. THENCE N89°29'48"E a distance of 46.80 feet;
3. THENCE S06°49'41"E a distance of 282.89 feet;
4. THENCE S31°17'02"W a distance of 101.97 feet;
5. THENCE S00°31'40"E a distance of 169.42 feet;
6. THENCE S73°45'22"W a distance of 147.75 feet to the **POINT OF BEGINNING**.

Containing 2.091 Acres, more or less.

OWNER CERTIFICATION
KNOW ALL BY THESE PRESENTS that 1 Park, LLC, a Colorado limited liability company, being the owner in fee simple of the property described in this Condominium Map, has caused the same to be surveyed as shown on this Condominium Map and hereby creates the Cloverleaf Industrial Park Condominiums, and is hereby subjecting to condominium ownership only that certain real property herein described and designated on this Condominium Map.

IN WITNESS WHEREOF, the Owner hereby executes this Certificate on this 31st day of December 2024.

OWNER:
1 PARK,
a Colorado limited liability company

By: Ricardo Bottome, Manager
State of Colorado)
)ss
County of Denver)

This document was acknowledged before me on this 31st day of December 2024, by Ricardo Bottome, Manager of 1 Park, LLC, a Colorado limited liability company.

My commission expires: 08/11/2027
Witness my hand and official seal.

Notary Public

ELIZABETH S VANDEGRIFT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994022569
MY COMMISSION EXPIRES 08/11/2027

LIENHOLDER SUBORDINATION, RATIFICATION, CONSENT AND ACKNOWLEDGEMENT
The undersigned hereby certifies that it is a holder of the Deed of Trust dated February 19, 2021, from 1 Park LLC, a Colorado limited liability company, to the Public Trustee of Broomfield County, Colorado for the use of FirstBank recorded February 19, 2021, under Reception No. 2021003362 in the Broomfield County records and does hereby join in, consent to, and ratify this Condominium Map and hereby agrees that its security interest in this Property shall be subject and subordinated to this Condominium Map and the Declaration.

IN WITNESS WHEREOF, the undersigned executes this Acknowledgement on this 2nd day of January, 2025

FirstBank, a Colorado state banking corporation

By: _____
Name: Christopher R. Evans
Title: Executive Vice President

State of Colorado)
)
County of Denver)

This document was acknowledged before me on this 2nd day of January 2025, by Christopher R. Evans, the EVP of FirstBank.

My commission expires: 11/19/2027
Witness my hand and official seal.

Notary Public

LORI DUNBAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984003306
MY COMMISSION EXPIRES 11/18/2027

SURVEYOR'S STATEMENT
I, Jacob S. Frisch, a Licensed Professional Land Surveyor in the State of Colorado do hereby state that the survey (as defined in 12-120-302(5)(a), C.R.S.) and this resulting plat was made under my responsible charge and is in accordance with applicable standards of practice and that the monuments shown hereon actually exist and that this plat and the notes shown hereon accurately represents said survey to the best of my knowledge, information and belief. This statement is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
Jacob S. Frisch
PLS 69749

Job No.
For and on behalf of
Merrick & Company

NO.	REVISION DESCRIPTION	DATE	DRAWN BY	CHECKED BY	APPROVED BY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

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MERRICK	SIGNATURE	DATE
DRAWN	ELZ	09/28/23
DESIGNED		
QC REVIEW	JSF	09/28/23
APPROVED	JSF	12/19/24
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		

CAD FILE NAME: 100239.00_PARK ST_C083-NF.dwg

CLOVERLEAF INSUTRIAL PARK CONDOMINIUMS MAP
LOT 14, CLOVERLEAF INDUSTRIAL PARK FILING NO. 2

CLIENT PROJECT NO.

MERRICK PROJECT NO. 10023900

SCALE: N/A

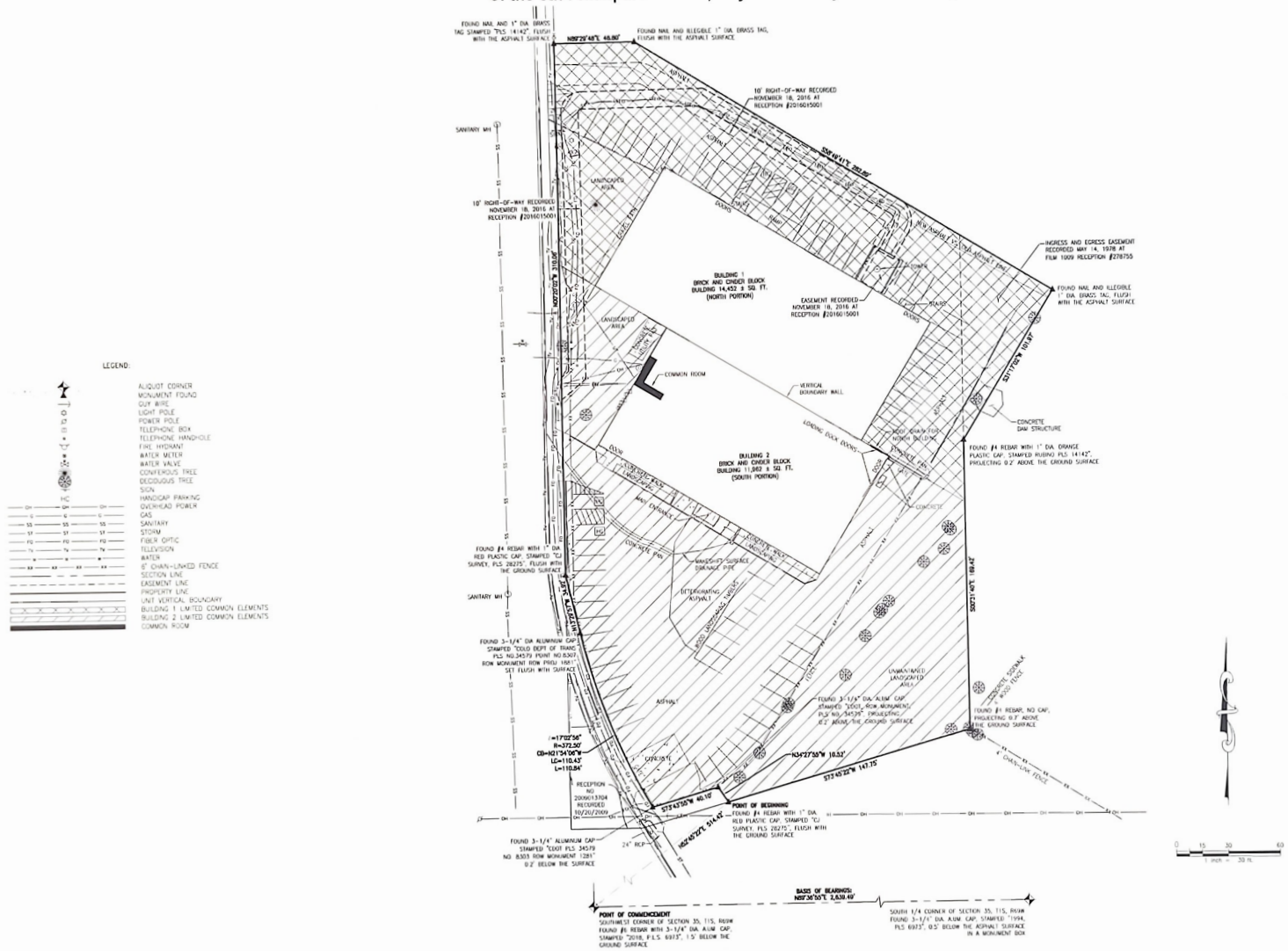
TITLE: A PORTION OF THE SW 1/4 OF SEC. 35 T1S, R69W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD STATE OF COLORADO

REVISION:	DRAWING NO.	SHEET NO.
		1 OF 2

2025000064 MAP 01/03/2025 09:42 AM
Page 2 of 2 Rec Fee $23.00 Doc Fee $
City & County of Broomfield

CLOVERLEAF INDUSTRIAL PARK CONDOMINIUMS MAP

A portion of Lot 14, Cloverleaf Industrial Park Filing No. 2
A portion of the Southwest Quarter of Section 35, Township 1 South, Range 69 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado



NO	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

MERRICK®

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

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MERRICK	SIGNATURE	DATE
DRAWN	ELZ	09/28/23
DESIGNED		
QC REVIEW	JSF	09/28/23
APPROVED	JSF	12/19/24
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	100239.00_PARK ST_C063-NF.dwg	

CLOVERLEAF INSUTRIAL PARK CONDOMINIUMS MAP
LOT 14, CLOVERLEAF INDUSTRIAL PARK FILING NO. 2

CLIENT PROJECT NO.

MERRICK PROJECT NO. 10023900

SCALE: 1" = 30'

COLORADO LICENSED PROFESSIONAL ENGINEER
Date: 12/19/24
Job No. 10023900
For and on behalf of Merrick & Company

TITLE
A PORTION OF THE SW 1/4 OF SEC. 35
T1S, R69W, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD
STATE OF COLORADO

REVISION | DRAWING NO. | SHEET NO. 2 OF 2