BRAINARD V REPLAT B

FINAL PLAT

A REPLAT OF A PORTION OF LOT 2, BRAINARD V MINOR SUBDIVISION PLAT LOCATED IN THE NE 1/4, SECTION 33, T. 1 S., R. 69 W., 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

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Page 1 of 2 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

LOT 2, BRAINARD V, ACCORDING TO THE MINOR SUBDIVISION PLAT RECORDED NOVEMBER 18, 1999 AT RECEPTION NO. 2000569, EXCEPT THAT PORTION OF LOT 2 CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 26, 2012 AT RECEPTION NO. 2012012267, EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF BROOMFIELD IN BARGAIN AND SALE DEED RECORDED OCTOBER 24, 2024 AT RECEPTION NO. 2024008595.

SAID PARCEL AS DESCRIBED CONTAINS AN AREA OF 147,072 SQUARE FEET OR 3.38 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BRAINARD V REPLAT B, LOT 1; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE CITY AND COUNTY OF BROOMFIELD AND STATE OF COLORADO DESCRIBED HERIN.

BY: [signature]

NAME: Daniel E. Garces

TITLE: President & COO

SIGNED THIS 23 DAY OF June, 2025

NOTARY CERTIFICATE

COMMONWEALTH OF Virginia)
)
COUNTY OF Fairfax)

This instrument was acknowledged before me this 23 day of June, 2025 by Daniel E. Garces President & COO of Capital Automotive Real Estate Services, Inc., a Delaware Corporation, Authorized Agent of CARS-DBSPE4, INC., a Delaware corporation, General Partner of CARS-DB4, L.P., a Delaware limited partnership, on behalf of such limited partnership.

WITNESS my hand and official seal.

[signature]
Notary Public

JESSICA ASHTON NOTARY PUBLIC REG. # 7802001 MY COMMISSION EXPIRES 11/30/2029 COMMONWEALTH OF VIRGINIA

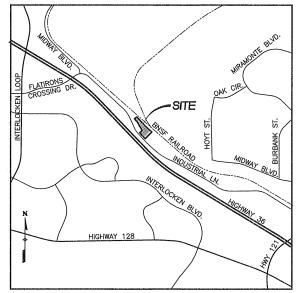
My commission expires: 11/30/2029

SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

[signature]
BRIAN KROMBEIN, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 38344
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC

COLORADO REGISTERED BRIAN KROMBEIN 38344 7/3/25 PE & PLS



VICINITY MAP
SCALE: 1"=2000'

NOTES

1. 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 18-4-508, C.R.S.

2. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE DRAINAGE, ACCESS AND UTILITY EASEMENTS FOR DEDICATION TO THE CITY AND COUNTY OF BROOMFIELD AND TO ESTABLISH THE PROPERTY BOUNDARY DUE TO THE NEW, SOUTHEAST LOT LINE BEING CREATED VIA THE QUIT CLAIMED PROPERTY FOR THE TRAIL SEGMENT RECORDED AT SAID CITY AND COUNTY AT RECEPTION NUMBER 2024008595.

4. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.

5. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 1:20,000 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.

6. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

7. BASIS OF BEARINGS: ASSUMING THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NO. 9 AND NO. 14 MONUMENTED AS SHOWN HEREON WITH THE LINE BEARING SOUTH 73°03'31" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A MODIFIED STATE PLANE DISTANCE OF 5615.54 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

8. VERMILION PEAK ENGINEERING RELIED UPON TITLE COMMITMENT NO. 450-HS0831195-003 PREPARED BY HERITAGE TITLE COMPANY WITH AN EFFECTIVE DATE OF APRIL 17, 2024 AT 8:00 A.M. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD IN THE PREPARATION OF THIS SURVEY.

9. THIS PLAT CONSISTS OF ONE LOT AND ZERO TRACTS.

10. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99971920 (1.00028088) ABOUT THE ORIGIN 0,0.

11. ACCORDING TO THE COLORADO OIL AND GAS CONSERVATION COMMISSION WEBSITE ON APRIL 19, 2024 THERE ARE NO PLUGGED AND ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE SITE DEVELOPMENT PLAN OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ABUTTING PROPERTY.

12. FIELD SURVEY COMPLETED JANUARY 9, 2023.

13. FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08013C0615J, DATED DECEMBER 18, 2012. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

14. BENCHMARK: CITY OF BROOMFIELD GPS #9 - FOUND 3-1/4" ALUMINUM CAP IN MONUMENT BOX. ELEVATION = 5390.83 FEET (NAVD88)

15. THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, OR OIL AND GAS WELLS IN ANY STAGE OF PRODUCTION LOCATED WITHIN THE BOUNDARIES OF THE FINAL PLAT OR WITHIN 2000 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 16-28-190.

16. ALL NECESSARY EASEMENTS SHALL BE DEDICATED BY THE OWNER.

17. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL ON-SITE MAINTENANCE (INCLUDING INTERNAL PRIVATE DRIVES) AND FOR MAINTENANCE OF PUBLIC RIGHT-OF-WAY LANDSCAPING AND PUBLIC WALKWAYS; INCLUDING SNOW REMOVAL ADJACENT TO THE PROPERTY.

LIENHOLDER CERTIFICATE

THE UNDERSIGNED LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ADKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: CITIBANK, N.A., not in its individual capacity

But solely as Indenture Trustee

NAME: Dragana Boskovic

TITLE: Senior Trust Officer

SIGNED THIS 27th DAY OF June, 2025

NOTARY CERTIFICATE

STATE OF New Jersey)
) ss.:
COUNTY OF Hunterdon)

This instrument was acknowledged before me this 27 day of June, 2025 by Dragana Boskovic Senior Trust Officer of Citibank, N.A., a national association, as Indenture Trustee, on behalf thereof.

WITNESS my hand and official seal.

[signature] [SEAL]
Notary Public

ORNELLA A BALLY Notary Public, State of New Jersey My Commision Expires Oct 27, 2027

My commission expires: October 27, 2027

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 28th DAY OF April, 2025

SUBJECT TO CITY COUNCIL CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2138.

[signature] CHAIR

[signature] SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 3rd DAY OF June 2025

[signature] MAYOR

[signature] CITY CLERK, DEPUTY

PROPERTY OWNER

CARS-DB4, L.P., a Delaware limited partnership By: CARS-DBSPE4, INC., a Delaware corporation, its General Partner

PREPARED FOR
CARS-DB4, L.P.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH

Vermilion Peak Engineering
Civil Engineers • Surveyors
11745 Sheridan Center Drive, 4th Floor Highlands Ranch, CO 80129
720-406-0070 / www.vermilionpeak.com

BRAINARD V REPLAT B
FINAL PLAT

DATE	DESC.
04-16-24	1ST SUB.
07-12-24	2ND SUB.
10-04-24	3RD SUB.
12-20-24	4TH SUB.
01-28-25	5TH SUB.
03-03-25	6TH SUB.
04-21-25	7TH SUB.

COVER SHEET

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Page 1 of 2 Rec Fee $0.00 Doc Fee $
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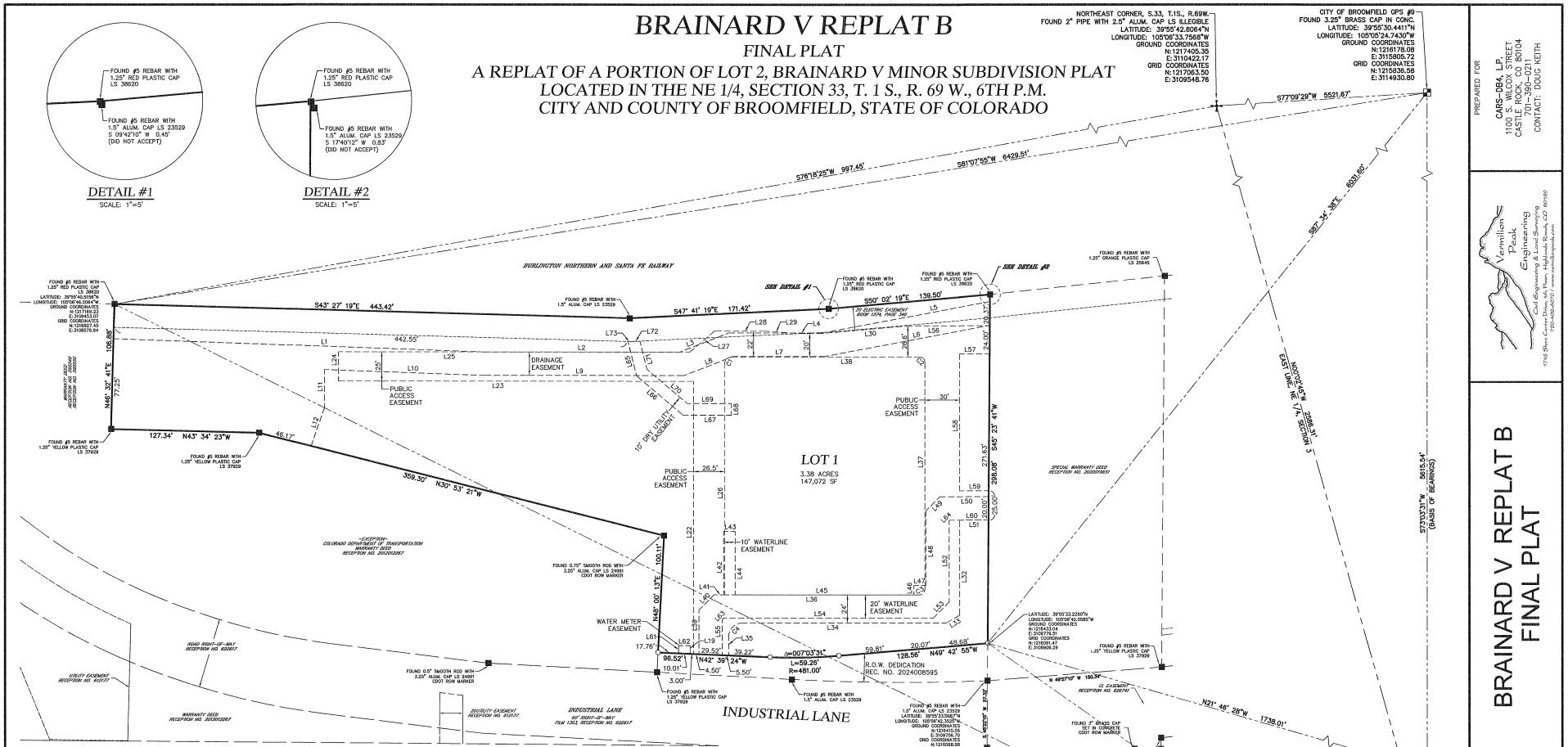
DETAIL #1
SCALE: 1"=5'

DETAIL #2
SCALE: 1"=5'



Parcel Line Table		
Line #	Length	Direction
L1	319.24	S42° 57' 52.26"E
L2	168.19	S45° 00' 03.32"E
L3	45.10	S66° 12' 06.54"E
L4	80.51	S45° 00' 03.32"E
L5	146.91	S55° 33' 02.65"E
L6	144.88	S55° 33' 02.65"E
L7	78.61	S45° 00' 03.32"E
L8	45.10	S66° 12' 06.54"E
L9	172.29	S45° 00' 03.32"E
L10	137.34	S42° 57' 52.26"E
L11	32.72	N44° 59' 39.73"E
L12	34.43	S64° 24' 57.78"W
L19	6.97	N44° 59' 39.73"E
L22	232.89	N44° 59' 39.73"E
L23	305.54	N45° 00' 20.27"W
L24	25.00	S44° 59' 39.73"W
L25	302.32	N45° 00' 20.27"W
L26	197.24	N44° 59' 39.73"E

Parcel Line Table		
Line #	Length	Direction
L27	27.59	N85° 11' 47.00"W
L28	44.73	N45° 00' 20.27"W
L29	30.26	N41° 12' 57.84"W
L30	75.51	N50° 02' 18.53"W
L32	81.23	N44° 59' 39.73"E
L33	13.28	S75° 00' 20.27"E
L34	175.50	S45° 00' 20.27"E
L35	15.68	N44° 59' 39.73"E
L36	167.50	S45° 00' 20.27"E
L37	194.24	N44° 59' 39.73"E
L38	162.50	N45° 00' 20.27"W
L39	37.71	N44° 59' 39.73"E
L40	18.28	N89° 59' 39.73"E
L41	8.27	S45° 00' 20.27"E
L42	54.33	S44° 59' 39.73"W
L43	10.00	N45° 00' 20.27"W
L44	54.33	N44° 59' 39.73"E
L45	153.80	S45° 00' 20.27"E

Parcel Line Table		
Line #	Length	Direction
L46	8.06	S44° 59' 39.73"W
L47	10.50	N45° 00' 20.27"W
L48	63.88	N44° 59' 39.73"E
L49	16.87	N89° 59' 39.73"E
L50	41.97	S45° 00' 20.27"E
L51	33.54	S45° 00' 20.27"E
L52	69.73	N44° 59' 39.73"E
L53	19.70	N89° 59' 39.73"E
L54	180.36	S45° 00' 20.27"E
L55	30.25	N44° 59' 39.73"E
L56	70.83	N45° 00' 20.27"W
L57	25.75	N45° 00' 20.27"W
L58	117.00	N44° 59' 39.73"E
L59	24.93	S45° 00' 20.27"E
L60	24.75	S45° 00' 20.27"E
L61	6.56	S44° 59' 39.73"W
L62	10.00	N45° 00' 20.27"W
L63	1.71	N89° 59' 39.73"E
L64	0.30	N89° 59' 39.73"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.42	6.00	90.00	S89° 59' 40"W	8.49
C2	6.28	4.00	90.00	N0° 00' 20"W	5.66
C3	7.85	5.00	90.00	N89° 59' 40"E	7.07
C4	18.85	12.00	90.00	S89° 59' 40"W	16.97

Parcel Line Table		
Line #	Length	Direction
L65	30.19	S30° 51' 34.62"W
L66	52.49	S4° 59' 27.26"E
L67	41.51	S45° 00' 20.27"E
L68	10.00	N44° 59' 39.73"E
L69	37.87	S45° 00' 20.27"E
L70	45.62	S4° 59' 27.26"E
L71	24.81	S30° 51' 34.62"W
L72	8.62	S47° 41' 18.53"E
L73	1.61	S43° 27' 18.53"E

LEGEND

- PLAT BOUNDARY
- EXISTING LOT LINE
- RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- MONUMENT TIE
- SET #5 REBAR, 30" LONG WITH 1-1/2" ALUMINUM CAP LS 38344
- FOUND MONUMENT AS DESCRIBED
- GPS MONUMENT AS DESCRIBED
- SECTION CORNER AS DESCRIBED

PREPARED FOR
CARS-DB4, LP.
1100 CHASE BLOCK, STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH

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