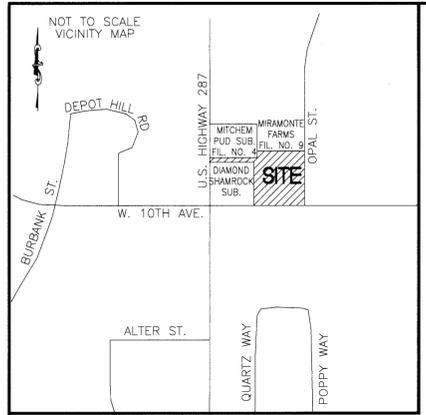


MIRAMONTE FARMS FILING NO. 9, REPLAT A

MINOR SUBDIVISION

A REPLAT OF LOT 3, BLOCK 1, MIRAMONTE FARMS FILING NO.9,
SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.



NGS N 413
FOUND STAINLESS STEEL ROD ENCASED IN
PIPE WITH NGS ACCESS COVER FLUSH WITH
THE GROUND.

Value	Northing	Easting
Modified State Plane	1224394.05	3115513.61
State Plane	1224049.23	3114626.05
Latitude & Longitude	39°56'51.57803"N	105°05'26.16889"W

NW COR. OF THE SW 1/4 OF SEC. 26
T. 1 S., R. 69 W., 6TH P.M. FND 3-1/4"
ALUMINUM CAP 0.6" BELOW CONCRETE IN
RANGE BOX LS 10734

Value	Northing	Easting
Modified State Plane	1220165.64	3115677.01
State Plane	1219818.03	3114789.40
Latitude & Longitude	39°56'09.79474"N	105°05'26.32197"W

NOTES:

1. BASIS OF BEARINGS
Bearings are Grid Bearings, State Plane Coordinate System of Colorado, North Zone, NAD83(1992) and are based upon the line between City and County of Broomfield control point NGS N 413 and City and County of Broomfield control point GPS No. 9 as bearing S 02°07'34" E, 8,216.65' feet. Distances shown on this survey are ground (modified) distances 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 0.999715115. The Colorado Coordinate System hereon 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.

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. TITLE COMMENT NOTES
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 commitment Number 70163032, prepared by Land Title Guarantee Company, dated February 22, 2007 at 5:00 P.M.

SCHEDULE B - SECTION 2 (EXCEPTIONS):

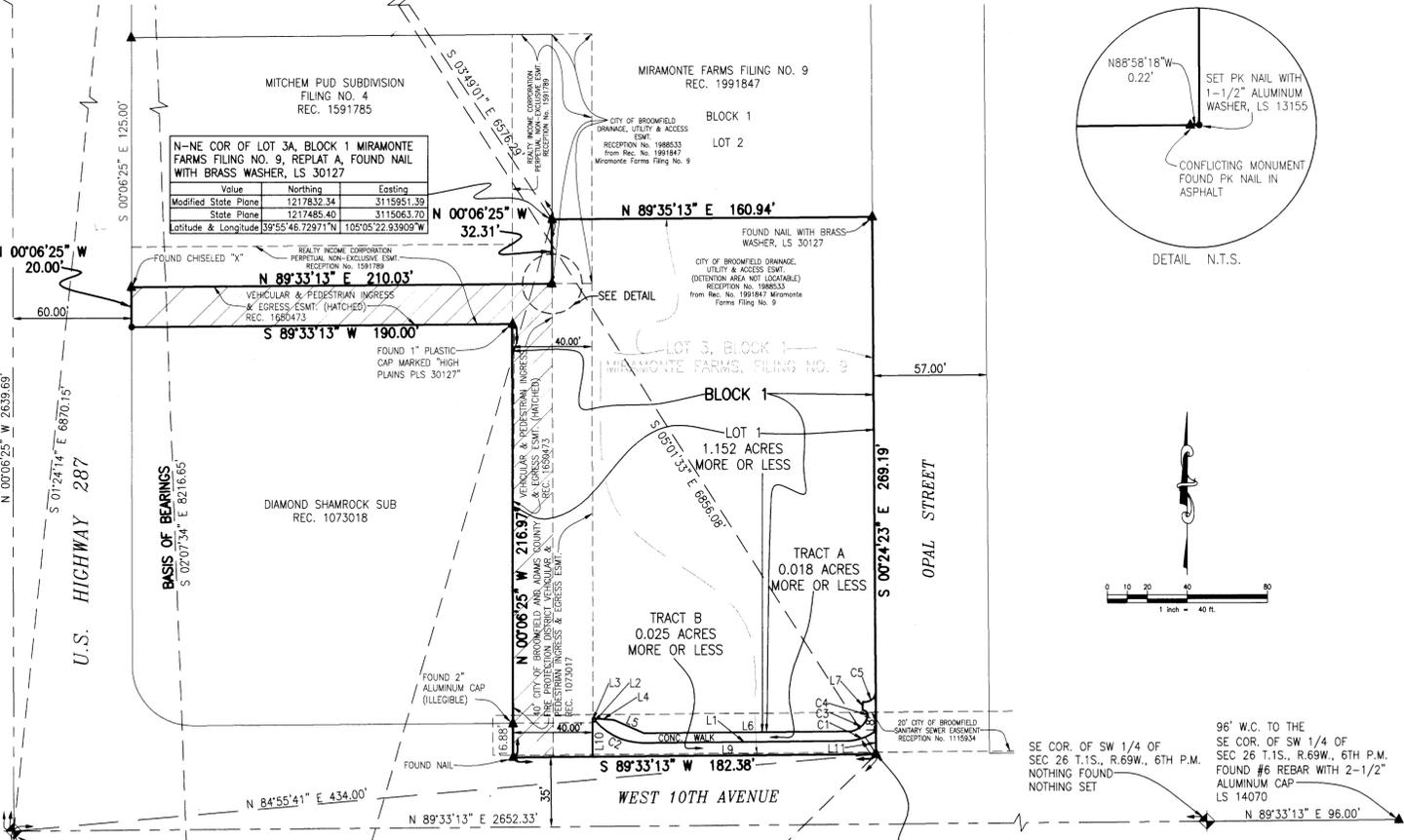
- EXISTING LEASES OR TENANCIES. (Affects property)
- AN UNDIVIDED HALF INTEREST IN ALL OIL, GAS, AND OTHER MINERALS AS RESERVED IN DEED RECORDED JUNE 4, 1931 IN BOOK 582 AT PAGE 342. (Does not affect property)
- AN UNDIVIDED 1/8 INTEREST IN ALL OIL, GAS OR AS RESERVED IN DEED RECORDED FEBRUARY 19, 1951 IN BOOK 883 AT PAGE 152. (Does not affect property)
- EASEMENT AND RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES AS GRANTED TO THE WEST ADAMS COUNTY FIRE PROTECTION DISTRICT BY INSTRUMENT RECORDED NOVEMBER 7, 1990 UNDER RECEPTION NO. 1073017. (Affects property, shown hereon)
- EASEMENT AND RIGHT OF WAY FOR SANITARY SEWER PURPOSES AS GRANTED TO THE CITY OF BROOMFIELD BY INSTRUMENT RECORDED JULY 12, 1991 UNDER RECEPTION NO. 1115934. (Affects property, shown hereon)
- TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MAY 21, 1962 IN BOOK 1230 AT PAGE 440 AND FURTHER AGREEMENT RELATED THERETO RECORDED DECEMBER 2, 1963 IN BOOK 1312 AT PAGE 18. (Does not affect property)
- EASEMENT AND RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES AS SET FORTH IN INSTRUMENT RECORDED MARCH 15, 1996 UNDER RECEPTION NO. 1591789. (Affects property, shown hereon)
- EASEMENT AND RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 15, 1996 UNDER RECEPTION NO. 1650473. (Affects property, shown hereon)
- TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED OCTOBER 04, 1993 UNDER RECEPTION NO. 1344218. (Affects property)
- THE EFFECT OF THE MITCHEM ANNEXATION P.U.D. PLAN RECORDED FEBRUARY 28, 1990 UNDER RECEPTION NOS. 1030015 AND 1030016; THE AMENDED MITCHEM ANNEXATION P.U.D. PLAN RECORDED APRIL 21, 1994 UNDER RECEPTION NOS. 1418922 AND 1418923 AND THE 2ND AMENDMENT TO THE MITCHEM ANNEXATION P.U.D. PLAN RECORDED APRIL 1, 1996 UNDER RECEPTION NO. 1595440. (Affects property)
- TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS OF MEMORANDUM OF LEASE RECORDED JANUARY 28, 1999 AT RECEPTION NO. 1898476. (Does not affect property)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MIRAMONTE FARMS FILING 9 RECORDED OCTOBER 20, 1999 UNDER RECEPTION NO. 1991847. (Affects property, shown hereon)
- TERMS, CONDITIONS AND PROVISIONS OF DRAINAGE EASEMENT AGREEMENT RECORDED OCTOBER 06, 1999 AT RECEPTION NO. 1988532. (Does not affect property)
- TERMS, CONDITIONS AND PROVISIONS OF DRAINAGE, ACCESS, AND UTILITY EASEMENT AGREEMENT RECORDED OCTOBER 06, 1999 AT RECEPTION NO. 1988233. (Does not affect property)
- RESTRICTIVE COVENANTS, 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 INSTRUMENT RECORDED NOVEMBER 02, 1999, UNDER RECEPTION NO. 1995981. (Affects property)
- TERMS, CONDITIONS AND PROVISIONS OF SIGN EASEMENT AGREEMENT RECORDED JANUARY 12, 2000 AT RECEPTION NO. 2014105 AND RE-RECORDED FEBRUARY 25, 2000 UNDER RECEPTION NO. 2023934. (Affects property)
- THE EFFECT OF RESOLUTION NO. 2000-215 RECORDED DECEMBER 13, 2000 UNDER RECEPTION NO. 2103095. (Affects property)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CITY OF BROOMFIELD IMPROVEMENT AGREEMENT FOR THE ANIMAL DOCTOR, P.C. SITE DEVELOPMENT PLAN RECORDED DECEMBER 13, 2000 UNDER RECEPTION NO. 2103096. (Affects property)
- DEED OF TRUST DATED SEPTEMBER 13, 2002, FROM ARK HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF BROOMFIELD COUNTY FOR THE USE OF CALIFORNIA BANK & TRUST TO SECURE THE SUM OF \$687,200.00 RECORDED SEPTEMBER 16, 2002, UNDER RECEPTION NO. 2002013458. (Affects property)
- DEED OF TRUST DATED DECEMBER 19, 2002, FROM ARK HOLDINGS, LLC TO THE PUBLIC TRUSTEE OF BROOMFIELD COUNTY FOR THE USE OF DENVER URBAN ECONOMIC DEVELOPMENT CORPORATION TO SECURE THE SUM OF \$565,000.00 RECORDED DECEMBER 20, 2002, UNDER RECEPTION NO. 2002019772. (Affects property)

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED DECEMBER 20, 2002, UNDER RECEPTION NO. 2002019773. (Affects property)

SAID DEED OF TRUST WAS ASSIGNED TO U.S. SMALL BUSINESS ADMINISTRATION IN ASSIGNMENT RECORDED DECEMBER 20, 2002, UNDER RECEPTION NO. 2002019774. (Affects property)

4. DATE OF SURVEY
The field work for this survey was completed on October 20, 2006.

5. ACQUISITION OF TRACTS A & B
Tracts A and B, as shown on the plat, are to be acquired by the City and County of Broomfield under separate instrument for public and municipal uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.



POINT OF COMMENCEMENT
SW COR. OF SW 1/4 SEC 26 T.1S., R.69W
6TH P.M. FND. ILLEGIBLE 3-1/4" ALUMINUM
CAP IN RANGE BOX 0.3" BELOW ASPHALT
SURFACE, LS 10102

Value	Northing	Easting
Modified State Plane	1217525.95	3115681.94
State Plane	1217179.10	3114794.33
Latitude & Longitude	39°55'43.71496"N	105°05'26.41507"W

POINT OF BEGINNING
SE COR. OF TRACT B, BLOCK 1 MIRAMONTE
FARMS FILING NO. 9, REPLAT A, FOUND NAIL
WITH BRASS WASHER, LS 30127

Value	Northing	Easting
Modified State Plane	1217564.32	3116114.24
State Plane	1217217.45	3115226.50
Latitude & Longitude	39°55'44.07421"N	105°05'20.86521"W

LEGEND

LINE	BEARING	DISTANCE
L1	S89°31'04"W	102.18'
L2	S89°53'35"W	1.73'
L3	N00°06'25"W	1.76'
L4	S85°14'30"E	10.83'
L5	S66°02'15"E	16.35'
L6	N89°33'55"E	104.25'
L7	N00°24'33"E	4.30'
L8	S00°24'23"E	18.60'
L9	S89°33'13"W	142.36'
L10	N00°06'25"W	17.51'
L11	S00°24'23"E	11.78'

CURVE	DELTA	RADIUS	CBEARING	CHORD	ARC
C1	36°57'52"	24.81'	S70°46'22"W	15.73'	16.01'
C2	47°36'17"	32.01'	N65°38'41"W	25.86'	26.62'
C3	60°13'32"	10.77'	N48°26'59"E	10.81'	11.32'
C4	118°00'32"	2.45'	N35°00'52"E	4.20'	5.05'
C5	90°48'37"	5.38'	N57°59'56"E	7.67'	8.53'

GPS No. 9
FOUND 3-1/2" BRASS CAP SET IN CONCRETE

Value	Northing	Easting
Modified State Plane	1216183.05	3115818.43
State Plane	1215836.58	3114930.80
Latitude & Longitude	39°55'30.44106"N	105°05'24.72996"W

PROPERTY DESCRIPTION
KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of that parcel of land described as Lot 3, Block 1, MIRAMONTE FARMS FILING NO. 9 recorded in the Boulder County Clerk and Recorder's Office at Reception No. 1991847, being a part of the Southwest Quarter of Section 26, Township 1 South, Range 69 West of the Sixth Principal Meridian, City and County of Broomfield, State of Colorado, additionally described as follows:

- COMMENCING at the Southwest corner of said Southwest Quarter of said Section 26; THENCE N84°55'41"E a distance of 434.00 feet to the POINT OF BEGINNING, being the intersection of the northerly line of West 10th Avenue and the westerly line of Opal Street as shown on said Miramonte Farms Filing No. 9;
- THENCE the following eight (8) courses along the exterior of said Lot 3, Block 1, Miramonte Farms Filing No. 9:
- S89°33'13"W along said northerly line of West 10th Avenue a distance of 182.38 feet;
 - THENCE N00°06'25"W a distance of 216.87 feet;
 - THENCE S89°33'13"W a distance of 190.00 feet;
 - THENCE N00°06'25"W along the Easterly line of U.S. Highway 287 as shown on said Miramonte Farms Filing No. 9 a distance of 20.00 feet;
 - THENCE N89°33'13"E a distance of 210.03 feet;
 - THENCE N00°06'25"W a distance of 32.31 feet;
 - THENCE N89°35'13"E a distance of 160.94 feet;
 - THENCE S00°24'23"E along said westerly line of Opal Street a distance of 269.19 feet to the POINT OF BEGINNING.

Containing 1.195 Acres, more or less.
Have laid out and Platted the above described land under the name and style of MIRAMONTE FARMS FILING NO. 9, REPLAT A MINOR SUBDIVISION.

OWNER AND SUBDIVIDER:
ARK HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, as to Lot 1, and Tract A
BY: *David Sievers*
Title: DOWNER

ATTEST:
STATE OF COLORADO)
COUNTY OF BROOMFIELD)
The foregoing instrument was acknowledged before me this 15th day of March, A.D., 2007 by the above party.

Witness my hand and official seal.
My commission expires 5-11-2007
Notary Public *David E. Vigne*

OWNER AND SUBDIVIDER:
DAVID SIEVERS, as to Tract B
BY: *David Sievers*
Title: Downer

ATTEST:
STATE OF COLORADO)
COUNTY OF BROOMFIELD)
The foregoing instrument was acknowledged before me this 15th day of March, A.D., 2007 by the above party.

Witness my hand and official seal.
My commission expires 5-11-2007
Notary Public *David E. Vigne*

SURVEYOR'S STATEMENT
I, Doyle G. Abrahamson, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon actually exist and that this plat accurately represents said survey.

Doyle G. Abrahamson
Doyle G. Abrahamson, 13155
Date: 14 of March, 2007
Job No. 1253-23
For and on behalf of
Merrick & Company

APPROVALS
City and County of Broomfield
One DesCombs Drive
Broomfield, CO 80020

BY: *George D. Dick*
George D. Dick
City and County Manager

BY: *Kevin Standridge*
Kevin Standridge
Director of community Development

STATE OF COLORADO
COUNTY OF BROOMFIELD
Accepted for filing in the office of the Clerk and Recorder on this 15th day of March, 2007, A.D., at 10 O'clock A.M., and was recorded at Reception Number _____

Clerk and Recorder

SCALE 1"=40'
DRAWN JSF
CHECKED RDN
APPROVED DGA
MIRAMONTE-REPLAT-A-R2.dwg
FILE

Architects and Engineers
MERRICK
Merrick & Company Telephone 303/751-0741
(2450 S. Peoria Street Aurora, CO 80014)
Post Office Box 22026 Denver, Colorado 80222
JOB 5001425323 DATE 3/14/07 SH 1 OF 1