03534492 Page: 1 of 1
08/02/2016 02:15 PM RF: $11.00 DF: $0.00
Boulder County Clerk, CO

SUBDIVISION PLAT OF
Lot 1, Block 12 of Superior Town Center Filing No. 1B Replat No. 2

Situate In The Northwest Quarter Of Section 19, Township 1 South, Range 69 West Of The 6th P.M., Town Of Superior, County Of Boulder, State Of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that the RC Superior, LLC, a Delaware limited liability company; being the Owner(s), Mortgagee or Lien Holder of certain lands in Boulder County, Colorado, described as follows:

Lot 1, Block 12 of the Superior Town Center Filing No. 1B Replat No. 2 recorded December 2, 2014 as Reception No. 3415628 of the Records of Boulder County, located in the Northwest Quarter of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

Said parcels in total contain 1.546 acres, more or less (±).

Have by these presents laid out, plotted and subdivided the same into lots and blocks, as shown on this plat, under the name and style of SUBDIVISION PLAT OF LOT 1, BLOCK 12 OF SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 2 and do hereby dedicate to the public the easements for purposes shown herein.

OWNER: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

Executed this 27 day of July, 2016

By: [signature]

Name: MARVIN SHAPIRO Title: President

NOTARIAL CERTIFICATE

STATE OF Florida)
COUNTY OF Orange) ss

The foregoing certificate of dedication and ownership was acknowledged before me this 27 day of July, 2016 by Marvin Shapiro, President

My commission expires May 28, 2019 Janet R Morales Notary Public (SEAL)

JANET R. MORALES
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION # FF 223166
EXPIRES: 05/28/2019

OWNER'S ESTOPPEL CERTIFICATE

We, RC SUPERIOR, LLC, a Delaware limited liability company; Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member; Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member; Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner; Avanti Management Corporation, a Florida corporation, its sole General Partner, the owners of the property included in the subdivision, certify that this final plat and the subdivision improvement agreement to be executed in connection herewith if required, embody the entire agreement between the owner of said property and the Town with regard to the subdivision of said property, and that the owner is not relying upon any other representations, warranties, understandings or agreements in connection with any matter encompassed by this plat or the subdivision improvement agreement if required, except as set forth herein or in said subdivision improvement agreement.

Executed this 27 day of July, 2016

By: [signature]

By: RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.

Witness my hand the corporate seal of the Town of Superior this 1st day of August, 2016

Attest: Phyllis L. Hardin, Town Clerk — Clint Folsom, Mayor

PLANNING COMMISSION CERTIFICATE

Recommended for approval this 17th day of May, 2016 by the Town of Superior Planning Commission, Resolution # PC-7, Series 2016

TOWN CLERK CERTIFICATE

I hereby certify that this instrument as approved by (Resolution/~~Ordinance~~) No. R-36, Series 2016 on June 6, 2016 And was filed in my office on the 28th day of July, 2016 at 2 o'clock P.m.

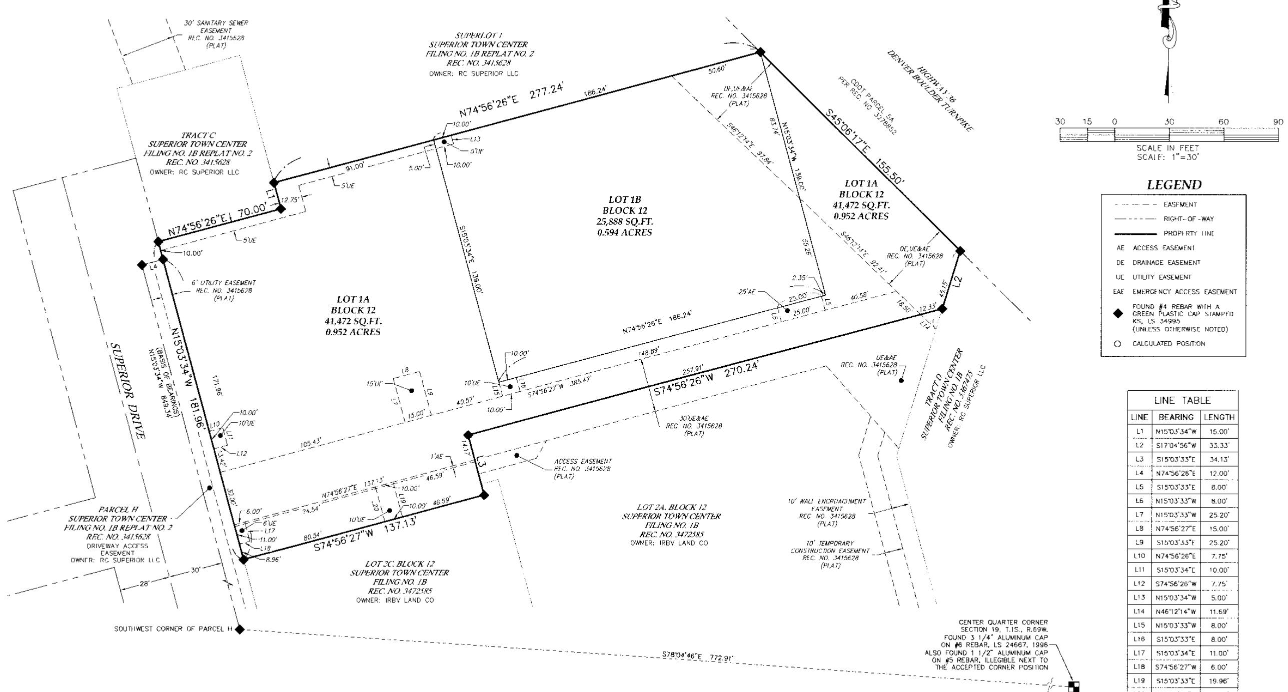
Phyllis L. Hardin
Town Clerk

COUNTY CLERK AND RECORDER CERTIFICATE

state of Colorado)
county of Boulder) ss

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County at 2:15 P.M. on the 2nd day of August, 2016, in Book ____, Page —, Map —, Reception No. 3534492, Fees $ 11.00

County Clerk and Recorder — By: [signature], Deputy
Clerk and Recorder — By: Hillary Hall



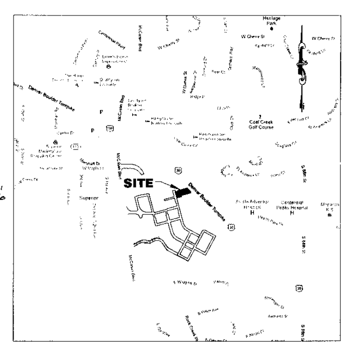
SCALE IN FEET
SCALE: 1"=30'

LEGEND

- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- ◆ FOUND #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KS, LS 34995 (UNLESS OTHERWISE NOTED)
- ○ CALCULATED POSITION

LINE TABLE

LINE	BEARING	LENGTH
L1	N15°03'34"W	15.00'
L2	S17°04'56"W	33.33'
L3	S15°03'33"E	34.13'
L4	N74°56'26"E	12.00'
L5	S15°03'33"E	8.00'
L6	N15°03'33"W	8.00'
L7	N15°03'33"W	25.20'
L8	N74°56'27"E	15.00'
L9	S15°03'33"E	25.20'
L10	N74°56'26"E	7.75'
L11	S15°03'34"E	10.00'
L12	S74°56'26"W	7.75'
L13	N15°03'34"W	5.00'
L14	N46°12'14"W	11.69'
L15	N15°03'33"W	8.00'
L16	S15°03'33"E	8.00'
L17	S15°03'34"E	11.00'
L18	S74°56'27"W	6.00'
L19	S15°03'33"E	19.96'
L20	N15°03'33"W	19.96'



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, Ronnie L. Edwards, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this drawing was made under my supervision and the monuments shown thereon actually exist, that this drawing accurately represents said survey, and that said survey is in compliance with the requirements of Title 38, Article 51, C.R.S., as amended, and the Town of Superior Municipal Code.

Ronnie J. Edwards 7-25-2016

Ronnie L. Edwards – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38480

LAND USE TABLE

	ACRES	%	OWNER
LOT 1A	0.952 ACRES	62%	RC Superior, LLC
LOT 1B	0.594 ACRES	38%	RC Superior, LLC
TOTAL	1.546 ACRES	100%	

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Parcel H of Superior Town Center Filing No. 1B, as bearing North 15°03'34" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 849.34 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

SURVEYOR'S NOTES

1. The subject property is in flood zone "X", "areas of 0.2% chance flood" per FEMA LOMA-F Case No. 16-08-0259A dated February 26, 2016.

2. Current zoning is PD Planned Development on the subject property. For further information, consult the Town of Superior Land Use Code.

3. 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. (13-80-105 C.R.S. 2012)

4. This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number ABZ70469726, dated September 29, 2015 at 5:00 p.m., as prepared by Land Title Guarantee Company to delineate the aforesaid information.

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com

REVISIONS:		DATE:
ADDED EASEMENTS	CSK	4/26/16
REVISED PER COMMENTS	CSK	5/10/16
COGO CHECKED	LEC	7/25/16

SUBDIVISION PLAT of Lot 1, Block 12 of Superior Town Center Filing No. 1B Replat No. 2
FOR
DCP BUILDERS
12000 EAST 47TH AVE., STE 201, DENVER, CO 80239

DATE: 7/27/2016
FILE NAME: 2015931A-SUB
SCALE: 1"=30'
DRAWN BY: CSK
CHECKED BY: RLE
PROJECT #: 2015931-A

1

SHEET 1 OF 1