

Boundary Line Adjustment Plat of LOTS 1-48, OUTLOTS A AND B, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B

A Boundary Line Adjustment of Lots 1 through 48, Outlot A and Outlot B, Block 13 of Lot 1, Block 13, Superior Town Center Filing No. 1B,
 Situate in Section 19, Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

CERTIFICATE OF OWNERSHIP

Know all men by these presents that the RC SUPERIOR, LLC, a Delaware limited liability company; Remington Homes at Downtown Superior LLC, a Colorado limited liability company and Wadsworth Capital LLC, a Colorado limited liability company, being the Owner(s) of certain lands in Boulder County, Colorado, described as follows:

Lots 1 through 48, Outlot A and Outlot B, Block 13 of Lot 1, Block 13, Superior Town Center Filing No. 1B recorded August 18, 2016 as Reception No. 3537942 of the Records of Boulder County, situate in 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 1.556 acres, more or less (±).

Have by these presents laid out, plotted and subdivided the same into lots, blocks and outlots, as shown on this plat, under the name and style of a Boundary Line Adjustment Plat of LOTS 1 THROUGH 48, AND OUTLOT A AND OUTLOT B, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B and do hereby dedicate to the public the easements for purposes shown herein.

Executed this 11 day of January, 2018

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

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

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

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

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

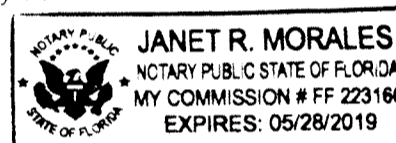
By: [Signature]
 Name: Marvin Shapiro Title: President

NOTARIAL CERTIFICATE

STATE OF Florida
 COUNTY OF Orange

The foregoing certificate of dedication and ownership was acknowledged before me this 11 day of January, 2018 by Marvin Shapiro

My commission expires May 28, 2019 [Signature] Notary Public (SEAL)



OWNER'S ESTOPPEL CERTIFICATE

We, RC SUPERIOR, LLC, a Delaware limited liability company, Superior Town Center ASU VII Holdings, LLC, a Delaware limited liability company, its sole Member; Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, its sole Member; Avanti Properties Group II, 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.

Owner: [Signature]

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

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

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

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

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

LENDER'S CONSENT AND SUBORDINATION

The Undersigned, beneficiary under a certain deed of trust encumbering the Property, hereby expressly consents to and joins in the execution and recording of this plat, dedication and easements shown hereon and makes the deed of trust subordinate hereto. The undersigned represents that he or she has full power and authority to execute this lender's consent and subordination on behalf of the undersigned.

WESTERN ALLIANCE BANK, an Arizona corporation, Successor in Interest by merger to Torrey Pines Bank

By: [Signature]
 Name: Scott Pritchard
 Title: Senior Vice President

Acknowledgement
 State of California
 County of San Diego

Acknowledged before me this 17 day of Jan, 2018 by Scott Pritchard as of Western Alliance Bank, an Arizona corporation, successor in interest by merger to Torrey Pines Bank.

Witness my hand and official seal

My commission expires July 17, 2020 [Signature] Notary Public (SEAL)



OWNER: Remington Homes at Downtown Superior LLC, a Colorado limited liability company

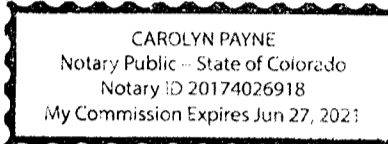
By: [Signature] Title: Manager

NOTARIAL CERTIFICATE

STATE OF Colorado
 COUNTY OF Jefferson

The foregoing certificate of dedication and ownership was acknowledged before me this 22nd day of January, 2018, by Riegan Hauptman

My commission expires 06/27/21 [Signature] Notary Public (SEAL)



LENDER'S CONSENT AND SUBORDINATION

The Undersigned, beneficiary under a certain deed of trust encumbering the Property, hereby expressly consents to and joins in the execution and recording of this plat, dedication and easements shown hereon and makes the deed of trust subordinate hereto. The undersigned represents that he or she has full power and authority to execute this lender's consent and subordination on behalf of the undersigned.

Hauptman Investment LLC, a Colorado limited liability company

By: [Signature]
 Name: Charles R Hauptman
 Title: Manager

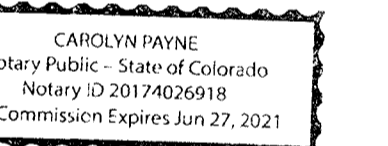
NOTARIAL CERTIFICATE

STATE OF Colorado
 COUNTY OF Jefferson

Acknowledged before me this 22nd day of January, 2018, by Riegan Hauptman of Hauptman Investment LLC, a Colorado limited liability company

Witness my hand and official seal

My commission expires 06/27/21 [Signature] Notary Public (SEAL)



OWNER: Wadsworth Capital LLC, a Colorado limited liability company

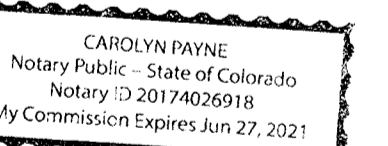
By: [Signature] Title: Manager

NOTARIAL CERTIFICATE

STATE OF Colorado
 COUNTY OF Jefferson

The foregoing certificate of dedication and ownership was acknowledged before me this 22nd day of January, 2018, by Riegan Hauptman

My commission expires 06/27/21 [Signature] Notary Public (SEAL)



VACATION STATEMENT

Know all men by these presents that we the undersigned, being the owner(s) of the land described herein, do hereby vacate all lots and outlots of the above described parcels of land.

Easements dedicated by the previous plat of Lot 1, Block 13 of the Superior Town Center Filing No. 1B are hereby vacated and rededicated as shown hereon.

COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Boulder County at 2:10 P.M. on the 23rd day of January, 2018, in Book , Page .
 Map , Reception No. 3637444 Fee \$23.00

County Clerk and Recorder Hillary Hall
 By: [Signature] Deputy

TOWN CLERK CERTIFICATE

I hereby certify that this instrument was filed in my office on the 22nd day of January, 2018, at 3 o'clock P.M.

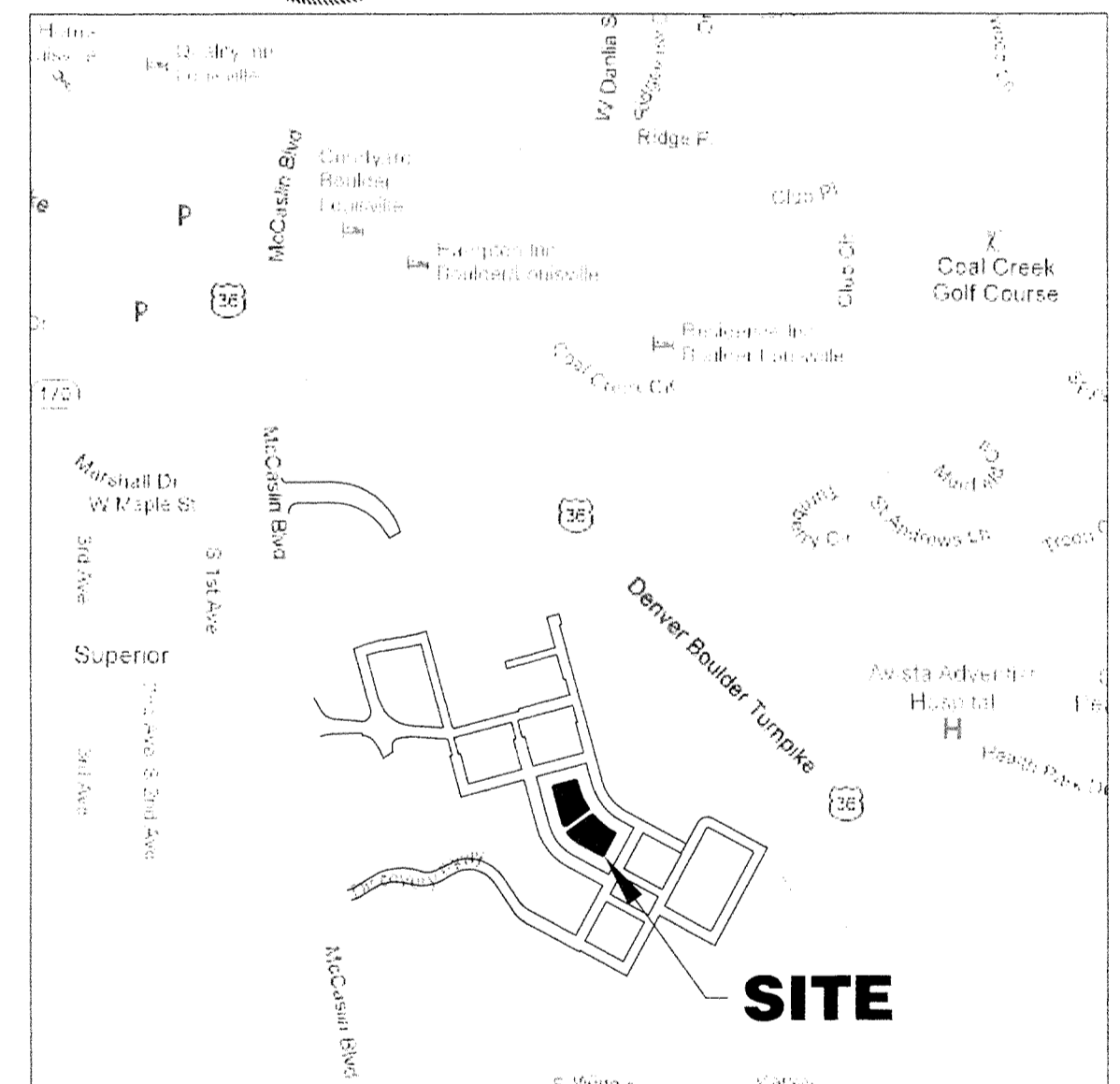
[Signature] Town Clerk

TOWN MANAGER CERTIFICATE

Approved by the Manager of the Town of Superior, State of Colorado. Witness my hand with the corporate seal of the Town of Superior this 23rd day of January, 2018

Attest:

[Signature] Town Manager



VICINITY MAP
 SCALE: 1"=1000'

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the East Half of the Northwest Quarter of Section 19, T.1S., R.69W., as bearing North 88°54'11" East, monumented at the Center-West Sixteenth corner by a #6 rebar with a 3 1/4" aluminum cap stamped "Edwards and 2016" and monumented at the Center Quarter corner by a #6 rebar with a 3 1/4" aluminum cap stamped "Edwards and 2016", being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1321.03 feet with all other bearings contained herein relative thereto.

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

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)

TITLE COMMITMENT NOTE

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 AB270483944.1, dated October 31 2017, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

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 L. Edwards - On Behalf of King Surveyors
 Colorado Licensed Professional Land Surveyor #38480

OUTLOT NOTE

The area within Outlots A and B are hereby dedicated as Blanket Gas Distribution, Private Gas Service Line, Drainage and Public Access Easements.

INTENT NOTE

It is the intent of this plat to extend several Lots by a few feet to include the decks, awnings, overhangs, and stairs of the proposed buildings. Various easements have been revised based on certain lot line adjustments.

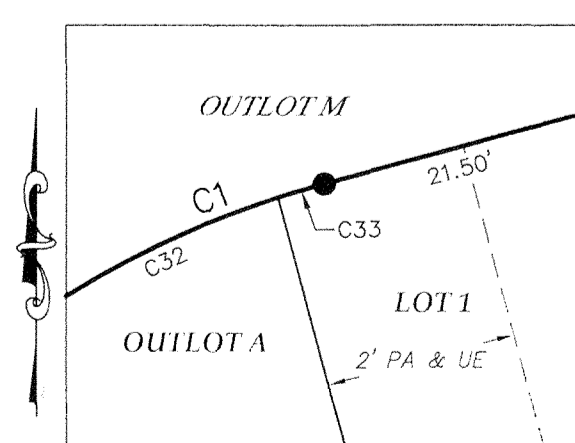
Public Access Easements and Utility Easements have been dedicated along the side lot lines and are subject to the Easement Agreement recorded March 27, 2017 as Reception No. 3582604

LAND USE TABLE

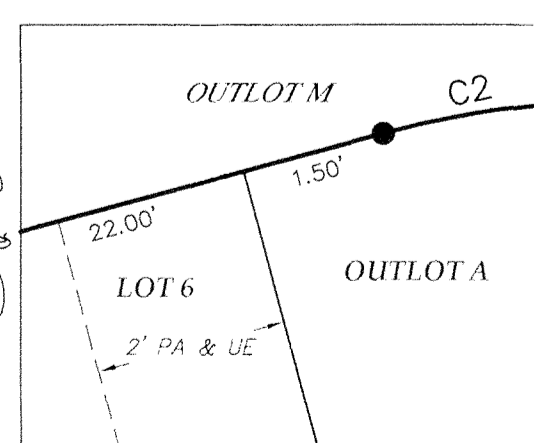
LOTS (1-48)	1.037 ACRES	67%
OUTLOTS (2)	0.519 ACRES	33%
TOTAL	1.556 ACRES	100%

FUTURE OWNERSHIP & MAINTENANCE TABLE

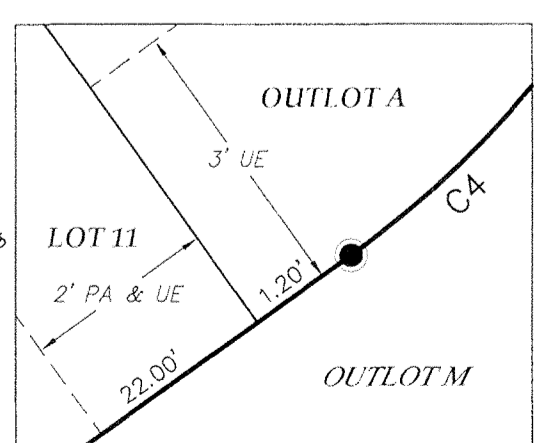
PARCELS	ACRES	OWNERSHIP & MAINTENANCE
OUTLOT A	0.249 ACRES	STC METRO DISTRICT
OUTLOT B	0.270 ACRES	STC METRO DISTRICT
LOTS (1-48)	1.037 ACRES	PRIVATE OWNER(S)
TOTAL	1.556 ACRES	



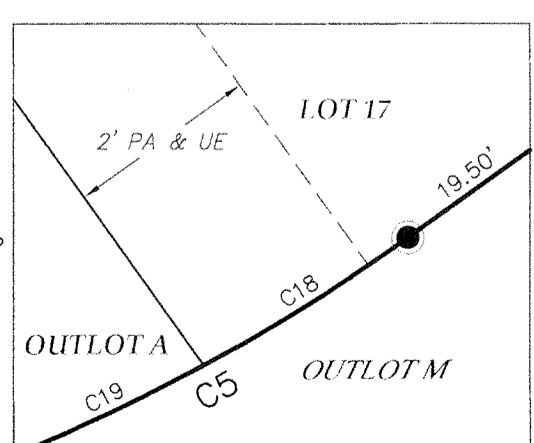
DETAIL A
 SCALE: 1"=2'



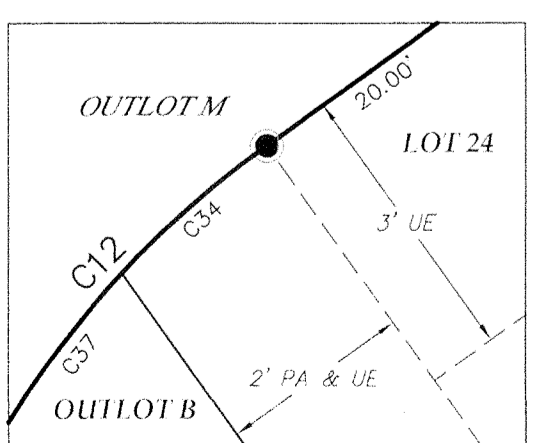
DETAIL B
 SCALE: 1"=2'



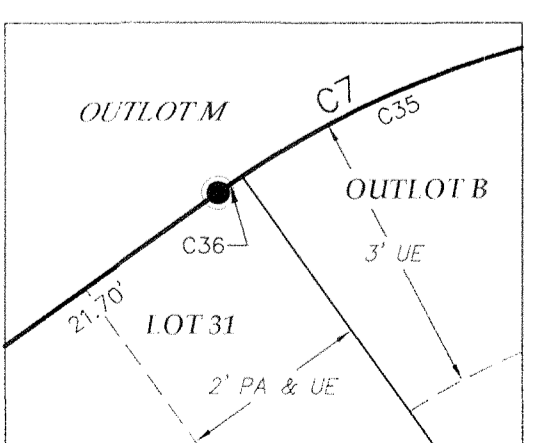
DETAIL C
 SCALE: 1"=2'



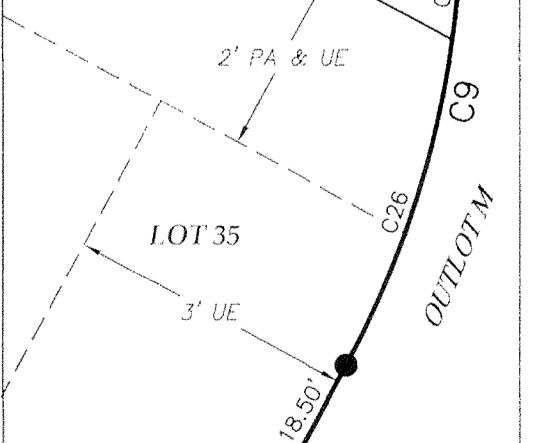
DETAIL D
 SCALE: 1"=2'



DETAIL E
 SCALE: 1"=2'



DETAIL F
 SCALE: 1"=2'



DETAIL G
 SCALE: 1"=2'

DATE:	1/10/2018
FILE NAME:	20161077SUB
SCALE:	N/A
DRAWN BY:	CSK
CHECKED BY:	RLE

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



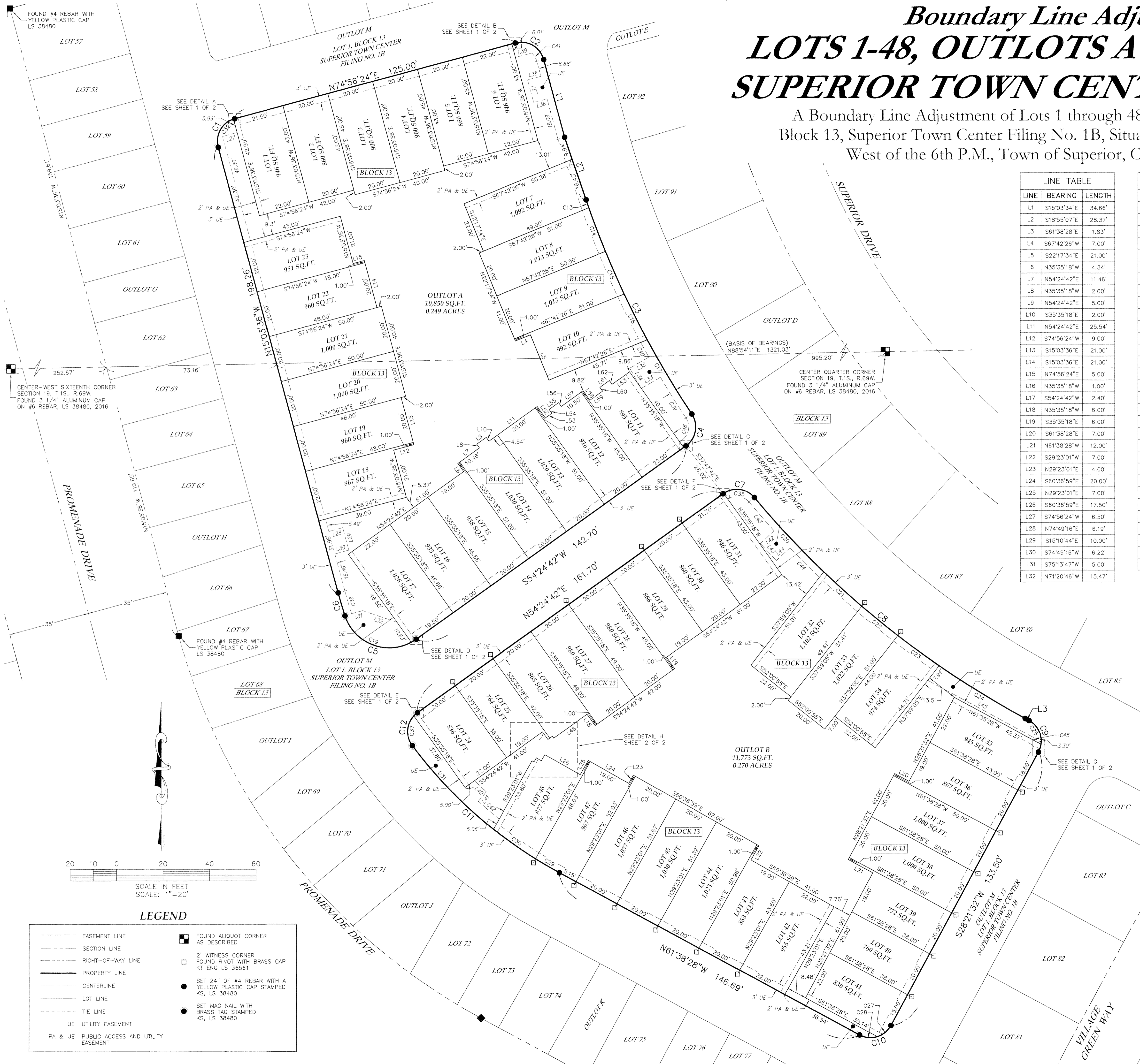
REVISIONS:	DATE:
REVISED REAR LOT LINES	CSK 12/15/17
REVISED INTENT NOTE	RLE 1/10/18
REVISED PER COMMENTS	CSK 4/26/17
REVISED PER COMMENTS	WK 5/24/17
CODG CHECKED	TJ 1/27/17

BOUNDARY LINE ADJUSTMENT OF LOTS 1-48 AND OUTLOTS A AND B, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B FOR REMINGTON HOMES 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002

PROJECT #:
20161077

Boundary Line Adjustment Plat of LOTS 1-48, OUTLOTS A AND B, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B

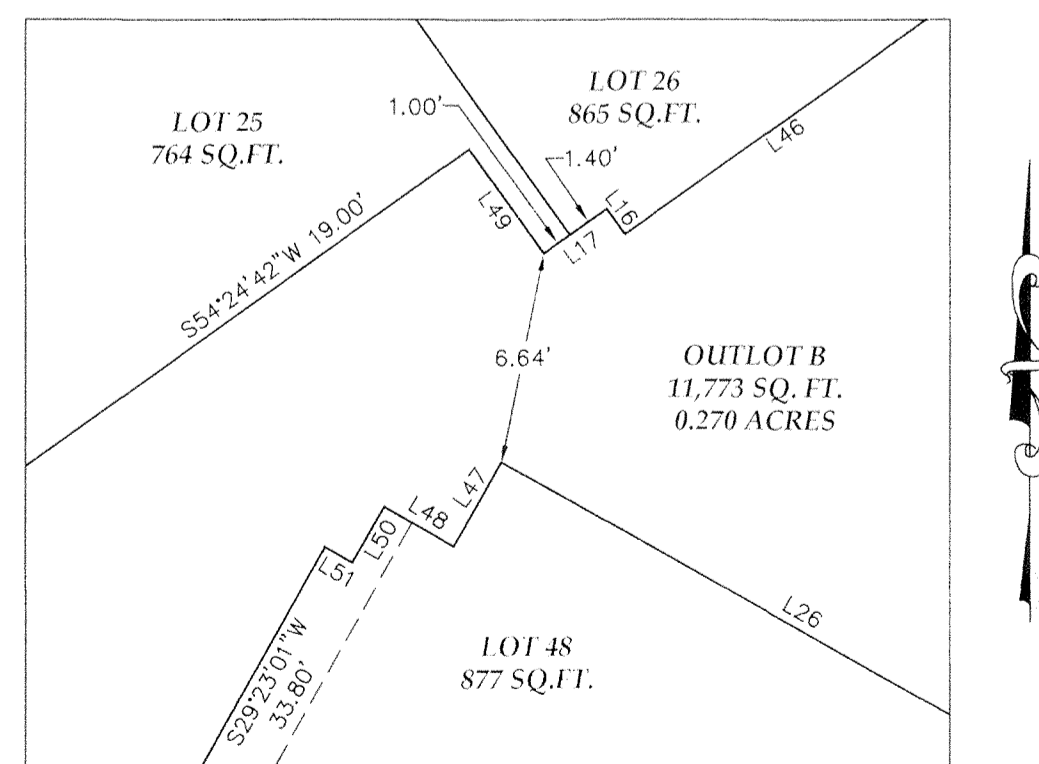
A Boundary Line Adjustment of Lots 1 through 48, Outlot A and Outlot B, Block 13 of Lot 1, Block 13, Superior Town Center Filing No. 1B, Situate in Section 19, Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado



LINE	BEARING	LENGTH
L1	S15°03'34"E	34.66'
L2	S18°55'07"E	28.37'
L3	S61°38'28"E	1.83'
L4	S67°42'26"W	7.00'
L5	S22°17'34"E	21.00'
L6	N35°35'18"W	4.34'
L7	N54°24'42"E	11.46'
L8	N35°35'18"W	2.00'
L9	N54°24'42"E	5.00'
L10	S35°35'18"E	2.00'
L11	N54°24'42"E	25.54'
L12	S74°56'24"W	9.00'
L13	S15°03'36"E	21.00'
L14	S15°03'36"E	21.00'
L15	N74°56'24"E	5.00'
L16	N35°35'18"W	1.00'
L17	S54°24'42"W	2.40'
L18	N35°35'18"W	6.00'
L19	S35°35'18"E	6.00'
L20	S61°38'28"E	7.00'
L21	N61°38'28"W	12.00'
L22	S29°23'01"W	7.00'
L23	N29°23'01"E	4.00'
L24	S60°36'59"E	20.00'
L25	N29°23'01"E	7.00'
L26	S60°36'59"E	17.50'
L27	S74°56'24"W	6.50'
L28	N74°49'16"E	6.19'
L29	S15°10'44"E	10.00'
L30	S74°49'16"W	6.22'
L31	S75°13'47"W	5.00'
L32	N71°20'46"W	15.47'

LINE	BEARING	LENGTH
L33	N6°00'32"E	9.48'
L34	S29°59'28"E	10.00'
L35	S60°00'32"W	9.48'
L36	N75°01'51"E	5.97'
L37	S14°58'09"E	10.00'
L38	S75°01'53"W	5.95'
L39	N75°06'10"E	7.26'
L40	S46°53'32"E	7.03'
L41	S40°42'27"W	5.31'
L42	S46°53'38"W	8.03'
L43	S43°04'22"E	10.00'
L44	N46°55'38"E	8.03'
L45	S61°38'28"E	51.87'
L46	S54°24'42"W	17.60'
L47	S29°23'01"W	3.01'
L48	S60°36'59"E	2.50'
L49	N35°35'18"W	4.00'
L50	S29°23'01"W	2.00'
L51	S60°36'59"E	1.00'
L52	S35°35'18"E	6.00'
L53	N54°24'42"E	3.50'
L54	N35°35'18"W	2.00'
L55	N54°24'42"E	5.00'
L56	S35°35'18"E	2.00'
L57	N54°24'42"E	11.50'
L58	S35°35'18"E	5.00'
L59	N54°24'42"E	6.75'
L60	N35°35'18"W	2.00'
L61	N54°24'42"E	5.00'
L62	S35°35'18"E	2.00'
L63	N54°24'42"E	9.25'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	15.71'	10.00'	90°00'00"	14.14'	N29°56'24"E
C2	15.71'	10.00'	90°00'03"	14.14'	S60°03'35"E
C3	102.94'	401.00'	144°2'31"	102.66'	S26°16'22"E
C4	15.37'	10.00'	88°02'20"	13.90'	S10°23'32"W
C5	37.52'	20.00'	107°28'35"	32.25'	N71°51'00"W
C6	10.33'	194.00'	3°03'07"	10.33'	N16°35'09"W
C7	14.93'	10.00'	85°32'37"	13.58'	S82°48'59"E
C8	151.15'	401.00'	21°35'47"	150.26'	S50°50'35"E
C9	15.71'	10.00'	90°00'00"	14.14'	S16°38'28"E
C10	15.71'	10.00'	90°00'00"	14.14'	S73°21'32"W
C11	84.26'	194.00'	24°53'11"	83.60'	N49°11'53"W
C12	15.91'	10.00'	91°09'59"	14.29'	N08°49'43"E
C13	3.60'	401.00'	0°30'53"	3.60'	S19°10'36"E
C14	20.01'	401.00'	2°51'32"	20.01'	S20°51'48"E
C15	20.01'	401.00'	2°51'32"	20.01'	S23°43'20"E
C16	22.07'	401.00'	3°09'12"	22.07'	S26°43'41"E
C17	37.25'	401.00'	5°19'20"	37.24'	S30°57'58"E
C18	2.51'	20.00'	71°04'44"	2.50'	N58°00'05"E
C19	35.01'	20.00'	100°17'50"	30.71'	S68°15'38"E
C20	43.62'	401.00'	6°13'58"	43.60'	S43°09'40"E
C21	22.06'	401.00'	3°09'08"	22.06'	S47°51'13"E
C22	20.01'	401.00'	2°51'31"	20.00'	S50°51'32"E
C23	22.01'	401.00'	3°08'44"	22.01'	S53°51'39"E
C24	43.45'	401.00'	6°12'28"	43.42'	S58°32'14"E
C25	12.13'	10.00'	69°30'46"	11.40'	N26°53'05"W
C26	3.58'	10.00'	20°29'14"	3.56'	N18°06'55"E
C27	7.75'	10.00'	44°25'37"	7.56'	N50°34'20"E
C28	7.95'	10.00'	45°34'23"	7.75'	S84°25'40"E
C29	11.86'	194.00'	3°30'13"	11.86'	S59°53'22"E
C30	22.12'	194.00'	6°32'02"	22.11'	S64°52'14"E
C31	50.28'	194.00'	14°50'56"	50.14'	S44°10'45"E
C32	15.21'	10.00'	87°08'03"	13.78'	S28°30'26"W
C33	0.50'	10.00'	2°51'57"	0.50'	S73°30'26"W
C34	2.01'	10.00'	11°32'13"	2.01'	S48°38'36"W
C35	14.63'	10.00'	83°48'32"	13.36'	N81°56'57"W
C36	0.30'	10.00'	1°44'04"	0.30'	S55°16'45"W
C37	13.90'	10.00'	79°37'46"	12.81'	S03°03'36"W
C38	10.16'	191.00'	3°02'57"	10.16'	S16°35'04"E
C39	20.64'	404.00'	2°55'37"	20.64'	S32°09'49"E
C40	7.21'	404.00'	1°01'19"	7.21'	S28°46'16"E
C41	4.23'	7.00'	34°35'16"	4.16'	N32°21'12"W
C42	11.83'	189.00'	3°35'12"	11.83'	S49°34'11"E
C43	16.35'	404.00'	2°19'08"	16.35'	S41°12'15"E
C44	17.90'	404.00'	2°32'18"	17.90'	S45°03'04"E
C45	1.25'	7.00'	101°2'58"	1.25'	N06°44'57"W
C46	10.76'	7.00'	88°02'20"	9.73'	S10°23'32"W



LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- LOT LINE
- TIE LINE
- UE UTILITY EASEMENT
- PA & UE PUBLIC ACCESS AND UTILITY EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- 2" WITNESS CORNER FOUND RIVOT WITH BRASS CAP KI-ENG LS 36561
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 38480
- SET MAG NAIL WITH BRASS TAG STAMPED KS, LS 38480

DATE: 1/10/2018
 FILE NAME: 20161077SUB
 SCALE: 1"=20'
 DRAWN BY: CSK
 CHECKED BY: RLE

KING SURVEYORS
 650 F. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: contact@Kingsurveyors.com

REVISIONS:

DATE:	BY:	REASON:
12/15/17	CSK	REVISED REAR LOT LINES
1/22/17	RLE	REVISED INTENT NOTE
4/26/17	CSK	REVISED PER COMMENTS
5/24/17	MM	REVISED PER COMMENTS
9/27/17	TU	COORD CHECKED

BOUNDARY LINE ADJUSTMENT OF LOTS 1-48 AND OUTLOTS A AND B, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B FOR REMINGTON HOMES 5740 OLDE WADSWORTH BLVD., ARVADA, CO 80002

PROJECT #: 20161077

2

SHEET 2 OF 2