

**RALSTON BUSINESS PARK
NON-RESIDENTIAL ANNEXATION AND DEVELOPMENT AGREEMENT**
April 7, 2003

THIS ANNEXATION AND DEVELOPMENT AGREEMENT ("Agreement") is entered into and executed this 7th day of April 2003, between Business Park Associates, LLC, a Colorado limited liability company, and Enterprise Equity Corporation, a Colorado corporation, hereinafter referred to as "Owners/Developers", John S. Solheim and Ronald D. Vogel, hereinafter referred to as "Deed of Trust Holders", and the City of Arvada, Colorado, a Colorado municipal corporation, hereinafter referred to as the "City." This Agreement shall be effective following its execution by all applicable parties, and immediately upon approval by the City of Arvada as evidenced by the approval signature where indicated below.

RECITALS AND REPRESENTATIONS:

WHEREAS, the Owners/Developers represent that they are the sole owners of the following described property located in the City of Arvada, County of Jefferson, State of Colorado:

(LEGAL DESCRIPTION – See attached Exhibit A)

hereinafter referred to as "Ralston Business Park";

WHEREAS, the Owners/Developers are planning development of Ralston Business Park. This property is generally located at the northwest corner of the intersection of W, 56th Avenue and Ralston Road. The Owners/Developer's development and construction plans include, but are not limited to, the installation of sanitary sewer facilities, water line facilities, storm drainage facilities, streets, walks, and landscape improvements as shown on City Job No.3126;

WHEREAS, the Owners/Developers have submitted to the City a final plat and proposed Site Plan for Ralston Business Park, which includes a final plan for development, final layout plan, final grading plans, final drainage plans, architectural elevations, and other supporting documentation for the development of this property. The final plat, Site Plan, and associated construction documents, as approved by the City are public records on file and available for review at the City of Arvada, City Hall, 8101 Ralston Road, Arvada, Colorado. The final plat, Site Plan and associated documents, as approved by the City, are also incorporated into this Agreement for all purposes including illustration and interpretation of the terms and conditions of this Agreement;

WHEREAS, the parties hereto understand and agree that the intent of this Agreement is to establish obligations and responsibilities in the event of development of the property in accordance with the approved Site Plan, said obligations and responsibilities being covenants that run with the land, encumbering such property and governing the development thereof. The Owners/Developers herein shall be affirmatively bound to satisfy all of the obligations and responsibilities set forth herein (including the construction of public improvements);

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements of the parties, the approval by the City of Arvada of the final plat and Site Plan for Ralston Business Park, the dedication of certain right-of-ways and easements to the City and other good and valuable considerations, the sufficiency and adequacy of which are hereby acknowledged by the parties, the parties hereto agree as follows:

1. PLANS AND AGREEMENT APPROVALS. The Owners/Developers, upon final approval of the Site Plan for Ralston Business Park, shall immediately submit three copies of the approved Site Plan to the Community Development Director and further, the Owners/Developers must file with the City Engineer eleven (11) copies of the approved final construction plans for the construction of emergency access lanes, water lines, sanitary sewer lines, storm drains and storm drainage structures and streets associated with Ralston Business Park as required by the City. Said construction plans shall meet the approval of the City and the proposed development shall be constructed according to the final construction and development plans. No approval of the public improvements construction plans is conferred by this Agreement and approval shall be independently made by the City Engineer following City staff review and comment and following the City Engineer's determination that the plans meet the applicable City engineering specifications, commonly accepted engineering practices, and all applicable codes, ordinances, and state, federal and local laws. Further, the Owners/Developers shall file with the City an original or sepia reproducible copy of the as-built construction plans of said public improvements within 90 days after the completion of the improvements. Said as-built plans shall be delivered to the City prior to commencement of the two-year warranty for said public improvements.

2. PUBLIC IMPROVEMENTS. The Owners/Developers shall, at their own expense, design, furnish, construct, and install the improvements including, but not limited to all public/private streets, alleys, driveways, parking areas, sanitary sewer lines, water lines, and drainage facilities within and adjacent to Ralston Business Park in accordance with the plans and specifications approved by the City of Arvada, Colorado (City Job No.3126). All public improvements constructed by the Owners/Developers in public rights-of-way, easements, streets or alleys shall become the property of the City immediately upon acceptance of said improvements by the City and the Owners/Developers shall warrant said improvements for two years from the date of acceptance by the City. The Owners/Developers shall complete the process of placing completed public improvements under warranty promptly upon their completion. These improvements, for each lot, must be completed prior to issuance of the first certificate of occupancy for that phase of Ralston Business Park unless specified differently herein. The City may request, and Owners/Developers shall provide at the Owners/Developers' cost, documentary evidence satisfactory to the City that any public rights-of-way, easements, or other property dedicated, conveyed, acquired, devised, or granted to the City are free and clear of encumbrances which, in the sole opinion of the City, defeat, limit, or impede the City's ability to use the public property as intended. The Owners/Developers acknowledge that no construction may occur and no building permits may be issued until construction documents for all required public improvements are submitted and approved by the City Engineer.

3. STREET IMPROVEMENTS AND MAINTENANCE The Owners/Developers shall construct and maintain, in a reasonable, suitable and proper condition for travel, ingress and egress, all streets, alleys and access ways included within the construction plans for Ralston Business Park until they are completed and accepted for maintenance by the City. The Owners/Developers shall take all steps necessary to limit and prevent the accumulation of, and to remove mud, sediment, dirt, dust, trash, and other debris that is "tracked", blown or carried onto public property or off-site onto private property during development. Such obligation shall continue until all development within Ralston Business Park is complete and public improvements have been accepted by the City for maintenance. If the Owners/Developers fail to remedy any conditions caused or generated by the development as contemplated by this paragraph within twenty-four (24) hours of oral or written notice by the City, the City may enter Ralston Business Park property, streets, and public ways to remedy such conditions and the Owners/Developers shall pay the City any and all costs incurred by the City in remedying such conditions. Payment of such costs shall be made immediately upon request by the City. The City may limit or revoke building permits or certificates of occupancy until such time as costs incurred pursuant to this agreement are paid in full. Nothing herein shall obligate the City to remedy such conditions or shall limit the City in its selection of the method or manner of remedy, including but not limited to

contracting with an individual or company to remedy such conditions. The Owners/Developers shall replace any broken, damaged, or settled concrete that fronts each lot as deemed necessary by the City, prior to the issuance of each certificate of occupancy for said lot within Ralston Business Park.

4. FLOODPLAIN RESTRICTIONS Part of Lots 1 and 2 are within the 100-year floodplain as shown on the current FEMA maps. A Conditional Letter of Map Revision (CLOMR) was prepared by the City in conjunction with the construction of the W. 56th Avenue Bridge over Ralston Creek. This CLOMR indicated that Lots 1 and 2 will be outside of the 100-year floodplain. The City and Urban Drainage and the Flood Control district are in the process of preparing a Letter of Map Revision (LOMR), which will update the FEMA maps. If construction is started prior to approval of the LOMR, a Floodplain permit will be required prior to issuance of each building permit for this property. The finish floor elevation of each building within Ralston Business Park must be a minimum of 1 foot above the 100-year floodplain.

5. RIGHTS-OF-WAY. The Owners/Developers shall comply with all applicable provisions of Chapter 27, Article V, Sections 27-200 through 27-226 of the Arvada City Code, entitled "Rights-of-Way". This article contains requirements including, but not limited to, developer escrow for public improvements in public right-of-way and street surface restoration for public streets.

6. DETENTION MAINTENANCE Owners/Developers shall obtain approval from the City Engineer of the final drainage plan prior to approval of the construction plans. Drainage easements are required for all detention areas and drainage channels. These drainage facilities shall be privately maintained in perpetuity by the Owners/Developers, their successors or assigns. In no event shall the City be responsible for constructing or maintaining the drainage/detention facilities within Ralston Business Park.

7. LANDSCAPE, PARK, AND TRAIL IMPROVEMENTS The Owners/Developers acknowledge that the City has adopted the City of Arvada Water Conservation Program due to the Declared Drought Emergency ("Emergency") which impacts the viability of installing and maintaining the landscaping as illustrated on the approved Site Plan for Ralston Business Park. During this Emergency, installation of irrigated turf areas shall be delayed until further notice from the City to proceed. The Owners/Developers shall deposit funds with the City for escrow in an amount equal to 110% of the estimated cost of landscape improvements not installed due to the Declared Drought Emergency, including, but not limited to irrigated turf areas, trees, shrubs and irrigation systems. Within ninety (90) days of notification from the City to proceed, the Owners/Developers shall complete installation of the remaining improvements in accordance with the approved Site Plan for Ralston Business Park. During this state of Emergency, the City still encourages the installation of trees and shrubs, if they are drip irrigated or hand watered. However, the City may not have any water available for the irrigation of these landscape materials that are installed at this time. If the Owners/Developers proceed with the installation of any plantings at this time, it is done at the Owners/Developers' sole risk.

Installation of other hard surface areas (such as fencing, playground equipment, covered shelters, or other such amenities) shall be completed by the Owners/Developers, at their sole expense, in accordance with the approved phasing plan, prior to the issuance of each Certificate of Occupancy within Ralston Business Park, unless the improvements have been delayed due to reasons beyond the Owners/Developers' control, such as adverse weather conditions. The Owners/Developers shall deposit funds with the City for escrow in an amount equal to 150% of the estimated cost of the remaining hard surface site elements (including, fencing and other elements as noted above) that are not installed in accordance with the approved phasing plan, prior to issuance of each certificate of occupancy. A landscape contractor, acceptable to the City, shall make a determination of the estimated cost of improvements. The City, at its sole discretion and upon the City's

rejection of an estimate provided by the Owners/Developers, may obtain an estimate of the costs of landscaping. Such estimate shall be binding upon the Owners/Developers in determining the amount of funds to be escrowed for purposes of this paragraph.

The City shall release its interest in the escrowed funds only upon completion of all landscaping obligations by the Owners/Developers and approval of such by the City. In the event that the Owners/Developers default upon their obligations as specified in this paragraph, following the escrow of funds, the City may apply all funds toward the completion of the Owners/Developers' landscaping obligations. For the purpose of applying such funds toward the completion of the Owners/Developers' landscaping obligations, "completion" shall mean and include the cost of labor, materials, contract management, and administration. The City shall refund the escrowed funds not applied to completion of landscaping required by the approved Site Plan upon application and verification of entitlement. The method and manner in which the City elects to undertake and complete the landscaping obligations of the defaulting Owners/Developers shall be within the sole discretion of the City; provided, however, that nothing herein shall obligate the City to install or complete the landscaping improvements and nothing herein shall prevent, prohibit, or limit the remedies available to the City to enforce the Owners/Developers' obligations under this paragraph.

When landscaping is installed, the Owners/Developers, their successors, or assigns, shall maintain, at their sole expense, the landscaping, fencing, and recreational amenities (collectively referred to as "landscaping") as illustrated on the approved Site Plan for Ralston Business Park. The Owners/Developers, their successors, or assigns shall maintain said landscaping in perpetuity pursuant to the approved Site Plan, regardless of whether the landscaping actually installed, fails to specifically conform to the requirements of the approved Site Plan and regardless of whether the Owners/Developers or the City installs the landscaping.

8. FENCE MAINTENANCE. Owners/Developers or their heirs, successors, assigns, or transferees, including any property owner's association, shall maintain in perpetuity all fencing installed within Ralston Business Park pursuant to the approved final plat and Site Plan, regardless of whether the fencing, as actually installed, fails to specifically conform to the requirements of the final plat and Site Plan and regardless of whether the Owners/Developers or the City installs the fencing.

9. SIGNAGE AND FENCING The Owners/Developers agree that all signage and fencing for Ralston Business Park must conform to the requirements of Article 6 of the Arvada Land Development Code, and the approved Site Plan. No signage or fencing illustrated on the Site Plan is deemed approved by the City as part of the Site Plan approval. All fences and signs shall require separate permits and approvals through the City prior to construction/installation.

10. SUBDIVISION MONUMENTATION In accordance with the applicable Colorado Revised Statutes as amended, and in accordance with Section 7.7 of the City's Land Development Code, the Owners/Developers shall establish all subdivision monumentation and have the monumentation approved by the City prior to issuance of the first certificate of occupancy for Ralston Business Park.

11. UNDERGROUNDING OVERHEAD UTILITIES Should overhead utilities need to be moved as a result of this development, the Owners/Developers shall be responsible for undergrounding all existing overhead utilities in conjunction with the construction of this development in accordance with the Arvada Land Development Code. These improvements must be completed prior to the issuance of the first certificate of occupancy within Ralston Business Park and shall be completed at no cost to the City.

12. LIGHTING RESTRICTIONS Cut-off type fixtures with flush mounted flat lenses that cast light downward and not out toward adjacent properties must be used. All exterior lighting specifications associated with each lot must comply with the Arvada Land Development Code and be approved by the

Community Development Department prior to issuance of each building permit within Ralston Business Park. All lighting associated with Ralston Business Park shall be extinguished within 1 hour after closing (except for that needed for security purposes) and shall remain off until 1 hour prior to opening. Should it be determined by the City, at a later date, that lighting on this site is problematic to the adjacent residential development; the Owners/Developers shall adjust the light fixtures to resolve the issue and satisfy the City.

13. CONSTRUCTION PHASING Owners/Developers shall submit a construction-phasing plan, which illustrates the phasing of the public and private improvements for the entire property prior to issuance of the first building permit within Ralston Business Park. All aspects of the approved Site Plan, servicing each lot, shall be constructed prior to issuance of each certificate of occupancy for that lot. This shall include, but not be limited to street and parking lot paving and striping, landscaping, trash enclosures and screening, rooftop mechanical screening, and all other requirements of the approved Site Plan and Land Development Code (LDC).

14. FUGITIVE DUST AND EROSION CONTROL The Owners/Developers shall meet all requirements and obligations imposed by the State of Colorado concerning management of stormwater runoff and fugitive dust and shall comply with all State imposed requirements associated with State permits issued or governing the stormwater detention ponds and fugitive dust and erosion control. The Owners/Developers shall provide a copy of said permit to the City Engineer. Further, the Owners/Developers shall fully comply with the applicable sections of the City's Soil Erosion and Sediment Control Ordinance, sections 15-50 through and including 15-58 of the Arvada City Code, and in particular shall comply with section 15-54 pertaining to the use of reasonable practices to control soil erosion and sediment generated by the development of the property. Compliance with the erosion control shall be a pre-condition of obtaining building permits or certificates of occupancy, as the case may be. The City may deny or revoke any permit issued to the Owners/Developers in the event of non-compliance with the State or City requirements. The Owners/Developers shall also follow any new standards that the City may adopt for erosion control due to drought conditions.

15. SOILS AND ENVIRONMENTAL RESTRICTIONS: The Owners/Developers shall comply with all recommendations in the soils report prepared by Soils and Materials Consultants, Inc. and dated June 11, 2001. This shall include, but not be limited to, requirements for over-excavation under utilities. The Owners/Developers shall also follow all recommendations in the Phase II Environmental Site Assessment report prepared by Walsh Environmental Scientists and Engineers, Inc. dated January of 2003.

16. PAYMENT OF FEES AND CHARGES. Owners/Developers shall comply with all the ordinances, rules and regulations of the City and shall pay all fees and other charges in a timely manner as required by the City, including but not limited to building permits, inspection fees, tap fees, drainage fees and departmental review fees imposed by the City by ordinance, rule, resolution, motion, or by the terms and conditions of this Agreement. Unless otherwise agreed to by the City, the Owners/Developers' payment of fees and charges specified by this Agreement shall be made in the form of certified funds, cashier's check, or cash delivered to the City of Arvada, City Hall, 8101 Ralston Road, Arvada, Colorado 80001.

17. RECORDATION FEES. The City of Arvada shall record this Agreement along with the approved final plat for Ralston Business Park with the Clerk and Recorder's office of the appropriate County. Prior to recordation, the Owners/Developers shall provide the City with an updated title commitment to ensure that all parties in interest sign this Agreement. Prior to recordation, the Owners/Developers shall also pay all costs associated with recordation of these items with the Jefferson County Clerk and Recorder based on the recordation rate of \$5 per each 8 1/2" x 11" sheet and \$15 per each 24" x 36" sheet.

18. PUBLIC UTILITY FEES. Owners/Developers shall pay all installation charges for lighting, electric and gas required by Public Service Company (Xcel Energy) for this development.

19. SIGNALIZATION. The Owners/Developers shall not be responsible for contributing to the cost of traffic signals in the vicinity of this development at this time. Should the Owners/Developers choose to expand this facility in the future, the issue of traffic signals will be re-evaluated at that time, pursuant to Section 3.18 of the Arvada Land Development Code, and the Owners/Developers agree to comply with such determinations, subject to the rights and limitations set forth in Section 3.18.

20. FIRE DEPARTMENT APPROVALS The Owners/Developers shall address all of the comments noted in the fire department referral responses, including requirements for fire hydrants, sprinklers, fire flows and fire lane signage, and shall obtain approval from the Arvada Fire Protection District prior to issuance of building permits and certificates of occupancy for each lot within Ralston Business Park.

21. CONTRACTOR LICENSING. Before proceeding with any work contemplated herein, the Owners/Developers shall ensure that all contractors and/or subcontractors (other than Xcel Energy/Public Service Co.) employed by the Owners/Developers shall be licensed by the City before the contractor and/or subcontractor may commence work on any improvements associated with this development.

22. DELAYS. The parties have executed this contract such that completion of the improvements shall be subject to strikes, accidents, acts of God, weather conditions, which justify a delay in construction in light of standard practices in the building profession, inability to secure labor, materials, or utilities, fire regulations or restrictions imposed by any government or governmental agency, or other delay resulting from events which are beyond the control of the delaying party and which are agreed to by the parties as justifying delay.

23. INSTALLATION OF PARKING AND HARD SURFACE ACCESS. Owner/ Developers shall install, sign and stripe all parking and hard surface areas within Ralston Business Park, in conformance with the approved Phasing Plan and the Arvada Land Development Code, as illustrated on the approved Site Plans prior to the issuance of each Certificate of Occupancy for Ralston Business Park. Owners/Developers shall comply with "Interpretation of Hard Surface Areas," Arvada City Code, Sections 30-46 through 30-83 as amended and with the Arvada Land Development Code.

24. SCREENING OF MECHANICAL EQUIPMENT Owners/Developers shall screen each buildings roof mounted and wall mounted equipment from view pursuant to Section 6.6.4.F.3 of the Land Development Code to the satisfaction of the City of Arvada Community Development Director prior to issuance of a certificate of occupancy for that building within Ralston Business Park.

25. TRASH ENCLOSURES. Owners/Developers shall construct the trash enclosures for each lot in conformance with the approved Site Plan and per Section 6.5.11 of the Land Development Code, prior to the issuance of the Certificate of Occupancy for that lot within Ralston Business Park. The trash enclosures, including the gates, must be constructed of non-combustible materials, and have an architectural design compatible with the primary permitted structure, using matching colors and materials. The Owners/Developers shall keep the trash enclosure gates closed at all times except for the periodic moments when access is needed to place trash within the containers, or empty or replace the trash receptacles themselves.

26. SITE PLAN Development of Ralston Business Park must be in conformance with all aspects of the approved Site Plan and shall be installed/completed prior to the issuance of each certificate of occupancy, within Ralston Business Park as defined in the approved Phasing Plan. This shall include,

but not be limited to, street and parking lot paving and striping, landscaping, water, sewer, and other utilities, trash enclosures screening, rooftop and wall mounted equipment, building elevations, and all other requirements of the approved plans and codes.

27. SHARED AGREEMENTS: Prior to issuance of the first building permit within Ralston Business Park, the Owners/Developers shall execute a shared access agreement for Ralston Business Park, or by such other mechanism as is acceptable to the City, otherwise ensure access to and between all lots within this development. Such instrument shall also include provisions for shared parking if the minimum parking standards are not met on each individual lot.

28. WAIVER. A waiver by any party to this Agreement or the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

29. BINDING EFFECT. The parties hereto agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns thereof and shall constitute covenants running with the described property. In the event that all or part of the Ralston Business Park development is sold, transferred, or otherwise conveyed to additional or multiple parties, all Owners/Developers shall be jointly and severally responsible for the obligations of the Owners/Developers as set forth in this Agreement.

30. SEVERABILITY. Invalidation of any of the provisions of this Agreement or any paragraph sentence, clause, phrase, or word herein or the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement. This Agreement may be amended only by an instrument in writing signed by the parties.

31. NO THIRD PARTY BENEFICIARIES. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and Owners/Developers, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third person on such Agreement. It is the express intention of the City and Owners/Developers that any person other than the City or Owners/Developers receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only:

32. GOVERNING LAW AND ENFORCEMENT. The laws of the State of Colorado shall govern this Agreement. The parties agree and acknowledge that this Agreement may be enforced at law or in equity. In addition to any other available remedies, it is understood and agreed that the City may withhold or revoke any permits or certificates, including but not limited to building permits and certificates of occupancy, for this property or for any structure within this development in the event of a breach of this Agreement.

33. ATTORNEY'S FEES If Owners/Developers breach this Agreement; Owners/Developers shall pay the City's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

34. PARAGRAPH CAPTIONS. The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

35. INCORPORATION OF EXHIBITS. Unless otherwise stated in this Agreement, exhibits referenced in this Agreement shall be incorporated into this Agreement for all purposes. Reference to "Job Numbers" in this Agreement is a reference to construction plans and documentation, which is retained as a public record on file and available for public inspection and review upon request at the City of Arvada, City Hall, 8101 Ralston Road, Arvada, Colorado. Such construction plans and documentation filed with the City and noted within this Agreement are hereby incorporated into this Agreement for all purposes.

36. REVIEW OF REFERENCED DOCUMENTS. Owners/Developers hereby understand and acknowledge that the public documents referenced in this Agreement, including but not limited to the Arvada City Code, Arvada Land Development Code, Engineering Specifications, Design Guidelines, Job Numbers, or Project Numbers were prior to the execution of this Agreement, and are presently, available for review and inspection at the Arvada City Hall, Engineering Department, 8101 Ralston Road, Arvada, Colorado, from 8:00 a.m. through 5:00 p.m., Monday through Friday.

37. NOTICES. Any notice or communication required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth below, or at such other address as has been previously furnished in writing, to the other party or parties. Such notice shall be deemed to have been given when deposited in the United States Mail or mail service such as Federal Express, United Parcel Service, etc.. Such notice or communications shall be given to the parties at their addresses set forth below:

Owners/Developers:
Business Park Associates. LLC.
6878 Wyman Way
Westminster, CO 80030

Deed of Trust Holder
John S. Solheim, Attorney
6878 Wyman Way
Westminster, CO 80030

City of Arvada
8101 Ralston Road
Arvada, Colorado, 80001-8101

Deed of Trust Holder
Ronald D. Vogel
c/o Maaco Auto Painting
2424 E. Colfax Ave.
Denver, CO 80206

39. INDEMNIFICATION AND HOLD HARMLESS. The Owners/Developers shall indemnify, hold harmless, release and discharge the City of Arvada and the City's officers, employees, agents, and contractors from all liability, claims, and demands, including reasonable attorney's fees and court costs, which arise out of or are in any manner connected with or related to the approval of the Site Plan for, or development of, Ralston Business Park.

In witness whereof, the parties hereto have set their hands and seals on the day and year noted below.


DATED THIS 7th DAY OF April, 2003.

CITY OF ARVADA, a Colorado Municipal Corporation

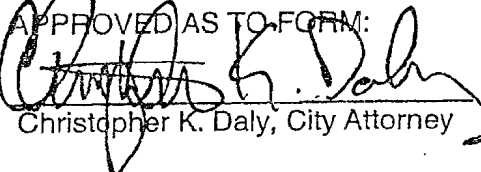


Ken Fellman, Mayor

ATTEST:



Deputy City Clerk

APPROVED AS TO FORM:


Christopher K. Daly, City Attorney

OWNERS/DEVELOPERS
Business Park Associates, LLC,
a Colorado limited liability company

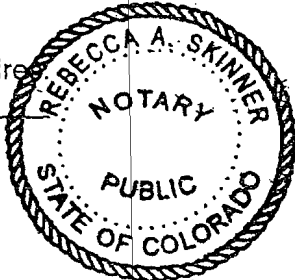
By: [Signature]
Name: John S. Solheim as General Manager

STATE OF Colorado)
COUNTY Jefferson) ss.

The foregoing was acknowledged before me this 7th day of April 2003, by John S. Solheim as General Manager of Business Park Associates, LLC, a Colorado limited liability company.

[Signature]
Notary

My Commission Expires 9-8-06



My Commission Expires 9/8/2006

OWNERS/DEVELOPERS
Enterprise Equity Corporation,
a Colorado corporation

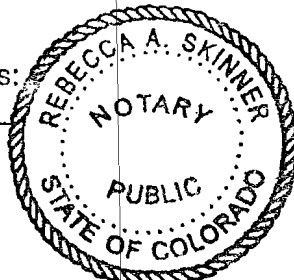
By: [Signature]
Name: John S. Solheim as President

STATE OF Colorado)
COUNTY Jefferson) ss.

The foregoing was acknowledged before me this 7th day of April 2003, by John S. Solheim as President of Enterprise Equity Corporation, a Colorado corporation.

[Signature]
Notary

My Commission Expires: 9-8-06



My Commission Expires 9/8/2006

1886-

[Handwritten initials]

DEED OF TRUST HOLDER

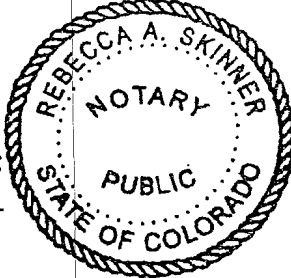
John S. Solheim

John S. Solheim

STATE OF Colorado)

COUNTY Jefferson) ss.

The foregoing was acknowledged before me this 7th day of April 2003, by John S. Solheim.



Rebecca A. Skinner
Notary

My Commission Expires: 9-8-06

My Commission Expires 9/8/2006

DEED OF TRUST HOLDER

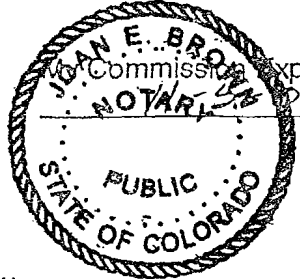
Ronald D. Vogel

Ronald D. Vogel

STATE OF Colorado)

COUNTY Jefferson) ss.

The foregoing was acknowledged before me this 8th day of April 2003, by Ronald D. Vogel.



Jean E. Brown
Notary

My Commission Expires: 11/05/2005

My Commission Expires 11/05/2005

Handwritten initials

Exhibit A

RALSTON BUSINESS PARK

A PART OF PLOTS 7, 10, 11, 13, 16, 17 AND THE 20 FOOT RESERVED STRIP ADJOINING PLOTS 10 AND 11, LANDSDALE GARDENS, SITUATE IN THE SE 1/4 OF SECTION 12, T.3S., R.69W., OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF SAID SECTION 12; THENCE S89°51'07"W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SAID SECTION 12, A DISTANCE OF 730.56 FEET; THENCE N00°08'53"W A DISTANCE OF 246.89 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED RECORDED APRIL 26, 1969 IN BOOK 2099 AT PAGE 126, JEFFERSON COUNTY, COLORADO RECORDS; THENCE N00°20'23"W, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 407.74 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEST 56TH AVENUE AS DEPICTED ON THE CITY OF ARVADA RIGHT-OF-WAY PARCEL MAP FOR PROJECT 90-ST-22 PREPARED BY CENTENNIAL ENGINEERING, INC. AND DATED SEPTEMBER 04, 1993 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS S31°38'50"W A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°48'50", A RADIUS OF 238.00 FEET AND AN ARC LENGTH OF 211.07 FEET TO A POINT OF TANGENT ON THE WESTERLY RIGHT-OF-WAY LINE FOR SAID WEST 56TH AVENUE; THENCE S06°14'25"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE CHAMFERED RIGHT-OF-WAY RETURN WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RALSTON ROAD AS DEPICTED ON SAID RIGHT-OF-WAY PARCEL MAP; THENCE S53°08'09"W, ALONG SAID CHAMFERED RIGHT-OF-WAY RETURN, A DISTANCE OF 71.28 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS N74°16'01"W, A DISTANCE OF 254.18 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°33'41", A RADIUS OF 1380.89 FEET AND AN ARC LENGTH OF 254.54 FEET TO A POINT OF NON-TANGENT; (2) N00°20'23"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 9.13 FEET TO A POINT OF NON-TANGENT CURVE; (3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS N64°05'18"W A DISTANCE OF 227.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°31'07", A RADIUS OF 1372.40 FEET AND AN ARC LENGTH OF 228.00 FEET TO A POINT OF TANGENT; AND (4) N59°19'44"W, ALONG SAID TANGENT, A DISTANCE OF 692.44 FEET TO A POINT ON THE

DBB

SOUTHEASTERLY RIGHT-OF-WAY LINE FOR THE BURLINGTON
NORTHERN RAILROAD (FORMERLY THE C&S RAILROAD); THENCE
N74°44'40"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A
DISTANCE OF 825.53 FEET TO THE NORTHWEST CORNER OF LOT 6A,
SHERIDAN PLAZA INDUSTRIAL PARK SUBDIVISION FILING NO. 1
AMENDED; THENCE S00°20'23"E, ALONG THE WEST LINE OF SAID LOT 6A
AND CONTINUING ALONG SAID WEST LINE EXTENDED SOUTHERLY, A
DISTANCE OF 275.32 FEET TO THE NORTHWEST CORNER OF SAID
PARCEL DESCRIBED IN BOOK 2099 AT PAGE 126, JEFFERSON COUNTY,
COLORADO RECORDS; THENCE N89°46'51"E, ALONG THE NORTH LINE
OF SAID PARCEL, A DISTANCE OF 412.00 FEET TO THE NORTHEAST
CORNER OF SAID PARCEL; THENCE S00°20'23"E, ALONG THE EAST LINE
OF SAID PARCEL, A DISTANCE OF 237.78 FEET TO THE POINT OF
BEGINNING CONTAINING 441,446 SQUARE FEET (10.1342 ACRES) MORE
OR LESS.

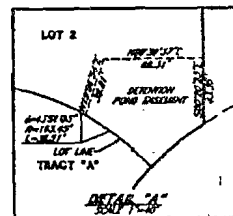
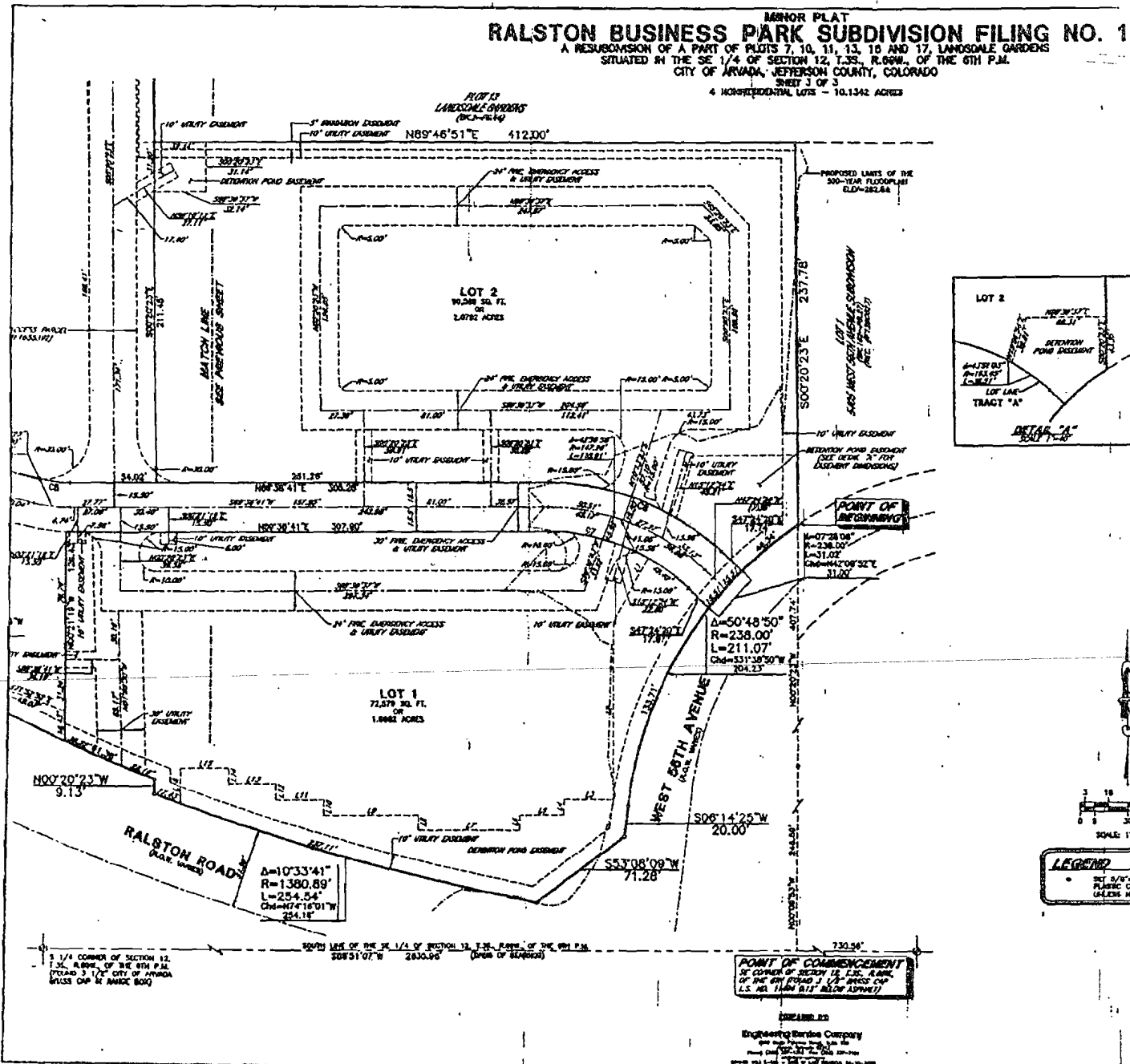
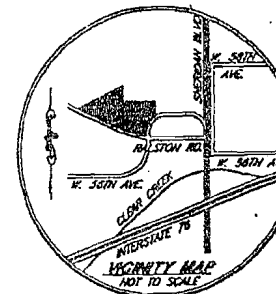
DATE PREPARED: APRIL 24, 2002
DATE OF LAST REVISION: APRIL 23, 2003
PREPARED BY: BRETT L. MILLER, PLS NO. 27609
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1393

MM

MM

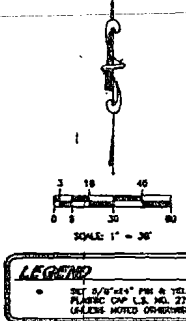
MINOR PLAT RALSTON BUSINESS PARK SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF PLOTS 7, 10, 11, 13, 16 AND 17, LANDSDALE GARDENS
SITUATED IN THE SE 1/4 OF SECTION 12, T.25S., R.60W., OF THE 6TH P.M.
CITY OF ARVADA, JEFFERSON COUNTY, COLORADO
SHEET 3 OF 3
4 HORIZONTAL LOTS - 10.1342 ACRES



COURSE	CENTRAL ANGLE	PIVOTAL POINTS	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
C1	54°21'50"	3.50' 3.57'	50.70' 50.72'	3.43'	
C2	24°42'10"	113.50' 50.00'	144.10' 57.2'	42.05'	
C3	20°52'41"	14.50' 8.00'	51.18' 18.1'	8.94'	
C4	40°38'43"	84.30' 50.94'	108.30' 54.1'	58.09'	
C5	132°22'17"	84.50' 11.82'	102.38' 07.2'	18.78'	
C6	42°08'54"	163.50' 122.53'	208.22' 50.1'	118.68'	
C7	42°38'58"	132.40' 80.38'	168.22' 50.1'	103.88'	
C8	20°14'04"	84.30' 50.00'	108.22' 11.1'	38.93'	
C9	20°14'35"	84.30' 29.80'	108.22' 50.1'	28.70'	

COURSE	BEARING	LENGTH
L1	S87°21'50"W	44.96'
L2	S00°20'24"E	108.32'
L3	S89°39'58"W	51.00'
L4	S00°20'24"E	10.00'
L5	S89°39'58"W	20.00'
L6	S00°20'24"E	10.00'
L7	S89°39'58"W	88.00'
L8	N00°20'24"W	10.00'
L9	S89°39'58"W	80.00'
L10	N00°20'24"W	10.00'
L11	S89°39'58"W	30.00'
L12	N00°20'24"W	10.00'
L13	S89°39'58"W	30.00'
L14	N00°20'24"W	10.00'
L15	S89°39'58"W	30.00'
L16	S00°20'23"E	21.44'



LEGEND
 • SET 5/8" DIA. PIN & YELLOW PLASTIC CAP L.S. NO. 27808 (UNLESS NOTED OTHERWISE)

POINT OF COMMENCEMENT
 AT CORNER OF SECTION 12, T.25S., R.60W., OF THE 6TH P.M. AT THE INTERSECTION OF THE WEST 37TH AVENUE AND THE WEST 38TH AVENUE (SEE SHEET 1 OF THIS PLAT)

ENGINEERED BY
 Engineering Service Company
 2000 West 10th Avenue, Suite 100
 Arvada, Colorado 80002
 (303) 426-1111

SOUTH LINE OF THE SE 1/4 OF SECTION 12, T.25S., R.60W., OF THE 6TH P.M. (FROM OF RECORD)
 S08°51'07"W 2830.00'

3 1/4 CORNER OF SECTION 12, T.25S., R.60W., OF THE 6TH P.M. (FROM OF RECORD)
 (72.60' S. 1.71' W. CITY OF ARVADA (UNLESS CAP & ANGLE BOX))



MINOR PLAT RALSTON BUSINESS PARK SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF PAGES 7, 10, 11, 12, 13, 14 AND 17, LANDSCAPE GARDENS
SITUATED IN THE SE 1/4 OF SECTION 12, T. 23 N., R. 10 W., OF THE 6TH P.M.
CITY OF ANVAD, WASHINGTON COUNTY, COLORADO
4 HOMESIDE-VALLEY LOTS OF 3.14 ACRES

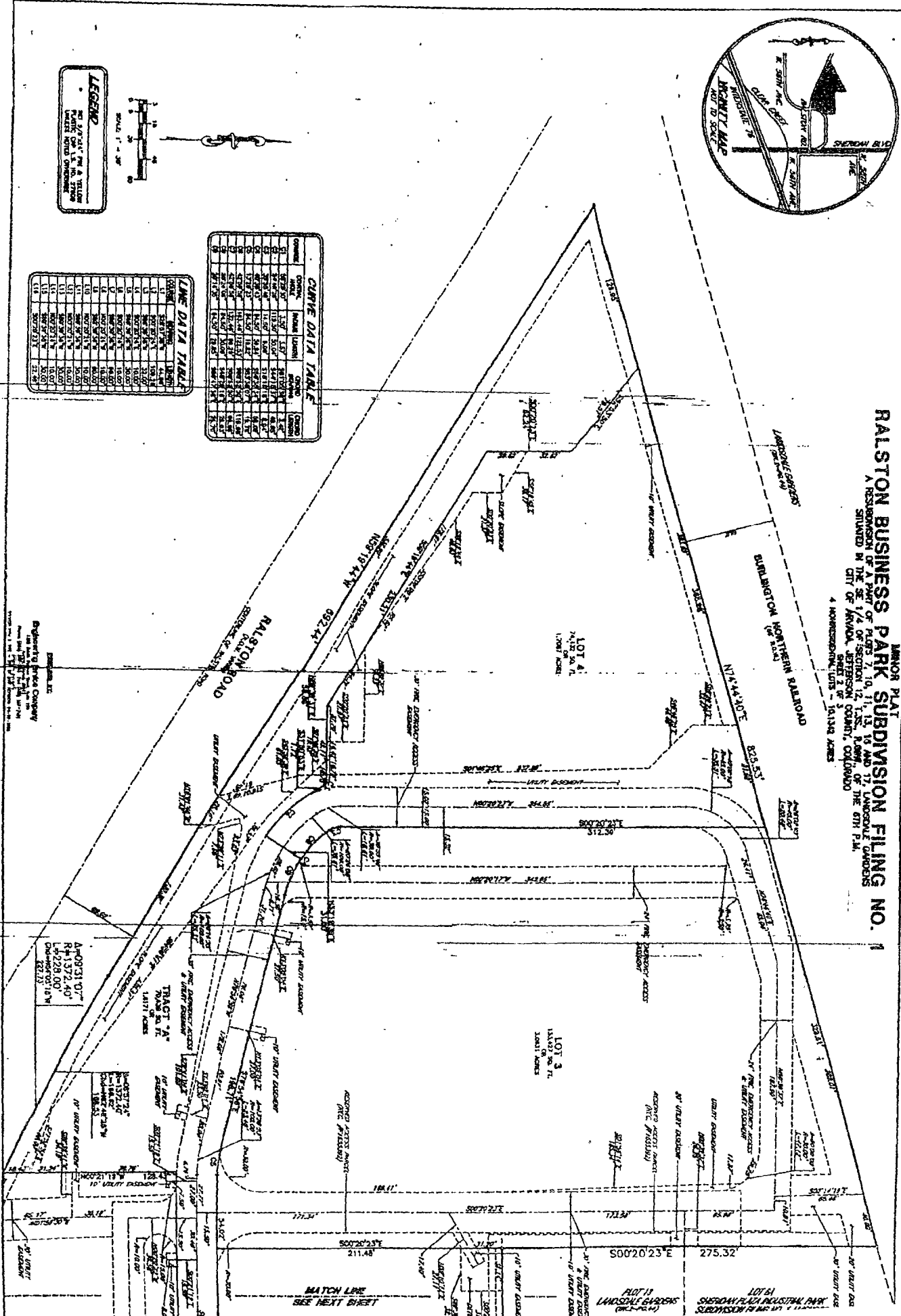
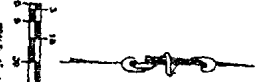
CURVE DATA TABLE

Station	Angle (Degrees)	Radius (Feet)	Chord (Feet)	Delta (Degrees)	Delta (Feet)
1+00.00	90.00	100.00	100.00	90.00	141.42
1+10.00	90.00	100.00	100.00	90.00	141.42
1+20.00	90.00	100.00	100.00	90.00	141.42
1+30.00	90.00	100.00	100.00	90.00	141.42
1+40.00	90.00	100.00	100.00	90.00	141.42
1+50.00	90.00	100.00	100.00	90.00	141.42
1+60.00	90.00	100.00	100.00	90.00	141.42
1+70.00	90.00	100.00	100.00	90.00	141.42
1+80.00	90.00	100.00	100.00	90.00	141.42
1+90.00	90.00	100.00	100.00	90.00	141.42
2+00.00	90.00	100.00	100.00	90.00	141.42
2+10.00	90.00	100.00	100.00	90.00	141.42
2+20.00	90.00	100.00	100.00	90.00	141.42
2+30.00	90.00	100.00	100.00	90.00	141.42
2+40.00	90.00	100.00	100.00	90.00	141.42
2+50.00	90.00	100.00	100.00	90.00	141.42
2+60.00	90.00	100.00	100.00	90.00	141.42
2+70.00	90.00	100.00	100.00	90.00	141.42
2+80.00	90.00	100.00	100.00	90.00	141.42
2+90.00	90.00	100.00	100.00	90.00	141.42
3+00.00	90.00	100.00	100.00	90.00	141.42

LINE DATA TABLE

Station	Distance (Feet)	Bearing
1+00.00	100.00	N 00° 00' 00" E
1+10.00	100.00	N 00° 00' 00" E
1+20.00	100.00	N 00° 00' 00" E
1+30.00	100.00	N 00° 00' 00" E
1+40.00	100.00	N 00° 00' 00" E
1+50.00	100.00	N 00° 00' 00" E
1+60.00	100.00	N 00° 00' 00" E
1+70.00	100.00	N 00° 00' 00" E
1+80.00	100.00	N 00° 00' 00" E
1+90.00	100.00	N 00° 00' 00" E
2+00.00	100.00	N 00° 00' 00" E
2+10.00	100.00	N 00° 00' 00" E
2+20.00	100.00	N 00° 00' 00" E
2+30.00	100.00	N 00° 00' 00" E
2+40.00	100.00	N 00° 00' 00" E
2+50.00	100.00	N 00° 00' 00" E
2+60.00	100.00	N 00° 00' 00" E
2+70.00	100.00	N 00° 00' 00" E
2+80.00	100.00	N 00° 00' 00" E
2+90.00	100.00	N 00° 00' 00" E
3+00.00	100.00	N 00° 00' 00" E

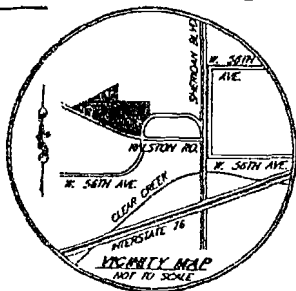
LEGEND
 - - - - - PROPERTY LINE
 - - - - - EASEMENT
 - - - - - RIGHT-OF-WAY
 - - - - - EASEMENT
 - - - - - EASEMENT



Engineered by
 RALSTON PARK COMPANY
 1000 10th St. N.
 Anvado, Colorado 80001

APR 31 07
 RA 1572.40
 RA 228.00
 RA 228.00

MATCH LINE
 SEE NEXT SHEET



LOT	SQUARE FEET	ACRES
1	72,378	1.6662
2	90,540	2.0792
3	155,427	3.5831
4	74,432	1.7087
TRACT "A"	70,438	1.6171
TOTAL	441,444	10.1342

MINOR PLAT
RALSTON BUSINESS PARK SUBDIVISION FILING NO. 1

A RESUBMISSION OF A PART OF PLOTS 7, 10, 11, 13, 16 AND 17, LANDSDALE GARDENS
 SITUATED IN THE SE 1/4 OF SECTION 12, T.3S., R.89W., OF THE 6TH P.M.
 CITY OF ARVADA, JEFFERSON COUNTY, COLORADO
 SHEET 1 OF 3
 4 NON-RESIDENTIAL LOTS - 10.1342 ACRES

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED BEING THE OWNERS OF A PART OF PLOTS 7, 10, 11, 13, 16, 17 AND THE 20 FOOT RESERVED STRIP ADJOINING PLOTS 10 AND 11, LANDSDALE GARDENS, SITUATE IN THE SE 1/4 OF SECTION 12, T.3S., R.89W., OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SE 1/4 OF SAID SECTION 12; THENCE S89°27'07" ALONG THE SOUTH LINE OF SAID SE 1/4 OF SAID SECTION 12, A DISTANCE OF 730.58 FEET; THENCE N07°08'53"W A DISTANCE OF 246.09 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED RECORDED APRIL 28, 1989 IN BOOK 2099 AT PAGE 128, JEFFERSON COUNTY, COLORADO RECORDS; THENCE N00°20'23"W, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 407.74 FEET TO THE POINT OF BEGINNING WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEST 56TH AVENUE AS DEPICTED ON THE CITY OF ARVADA RIGHT-OF-WAY PARCEL MAP FOR PROJECT 90-51-22 PREPARED BY COTENDEAL ENGINEERING, INC. AND DATED SEPTEMBER 04, 1993 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS S31°38'50"W A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°44'50", A RADIUS OF 238.00 FEET AND AN ARC LENGTH OF 211.07 FEET TO A POINT OF TANGENT ON THE WESTERLY RIGHT-OF-WAY LINE FOR SAID WEST 56TH AVENUE; THENCE S06°11'25"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE CHAMFERED RIGHT-OF-WAY RETURN WITH THE NORTHERLY RIGHT-OF-WAY LINE OF RALSTON ROAD AS DEPICTED ON SAID RIGHT-OF-WAY PARCEL MAP; THENCE S55°06'09"W, ALONG SAID CHAMFERED RIGHT-OF-WAY RETURN, A DISTANCE OF 71.78 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS N41°16'01"W, A DISTANCE OF 254.18 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°33'41", A RADIUS OF 1380.89 FEET AND AN ARC LENGTH OF 234.54 FEET TO A POINT OF NON-TANGENT; (2) N02°20'23"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 8.13 FEET TO A POINT OF NON-TANGENT CURVE; (3) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS N44°05'18"W A DISTANCE OF 227.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°31'07", A RADIUS OF 1372.40 FEET AND AN ARC LENGTH OF 228.00 FEET TO A POINT OF TANGENT; AND (4) N52°19'44"W, ALONG SAID TANGENT, A DISTANCE OF 692.44 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE FOR THE BOUNDARION NORTHERN RAILROAD (FORMERLY THE GAS MAINROAD); THENCE N74°44'40"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 825.53 FEET TO THE NORTHWEST CORNER OF LOT 8A, SHERIDAN PLAZA INDUSTRIAL PARK SUBDIVISION FILING NO. 1 AMENDED; THENCE S00°20'23"E, ALONG THE WEST LINE OF SAID LOT 8A AND CONTINUING ALONG SAID WEST LINE EXTENDED SOUTHERLY, A DISTANCE OF 275.32 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 2099 AT PAGE 128, JEFFERSON COUNTY, COLORADO RECORDS; THENCE N89°48'51"E, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 412.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°20'23"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 237.78 FEET TO THE POINT OF BEGINNING CONTAINING 441,448 SQUARE FEET (10.1342 ACRES) MORE OR LESS.

HAVE Laid Out, Platted and Subdivided the above described land into lots and a tract as shown on this plat under the name and style of RALSTON BUSINESS PARK SUBDIVISION FILING NO. 1, and by these presents do dedicate to the city of Arvada in fee simple the street and public ways shown on this plat, and grants to the city of Arvada such easements as are created hereby and depicted on, by note, referenced herein, along with the right to install, maintain, and operate water transmission lines, service lines, and appurtenances, other utility lines and easements, and necessary to provide such utility, cable television, and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places as shown on the plat.

OWNERS:

BUSINESS PARK ASSOCIATES, LLC, A COLORADO LIMITED-LIABILITY COMPANY

John S. Souham
 JOHN SOUHAM, GENERAL MANAGER

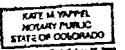
NOTARIAL:

STATE OF Colorado }
 COUNTY OF Jefferson }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April, 2003 A.D. BY JOHN SOUHAM AS GENERAL MANAGER OF BUSINESS PARK ASSOCIATES, LLC AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

Kate M. Vappell
 NOTARY PUBLIC



MY COMMISSION EXPIRES June 28, 2006

AND

ENTERPRISE EQUITY CORPORATION, A COLORADO CORPORATION

John S. Souham
 JOHN SOUHAM, PRESIDENT

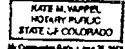
NOTARIAL:

STATE OF Colorado }
 COUNTY OF Jefferson }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April, 2003 A.D. BY JOHN SOUHAM AS PRESIDENT OF ENTERPRISE EQUITY CORPORATION AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

Kate M. Vappell
 NOTARY PUBLIC



MY COMMISSION EXPIRES June 28, 2006

NONHOLDER CERTIFICATE:

I, JOHN S. SOUHAM, HOLDER OF A RECORD LIEN DO HEREBY CONSENT TO THE DESIGNATIONS AND USES FOR THE LANDS SHOWN ON THE PLAT AND SUBORDINATE MY LIEN INTERESTS TO THE PUBLIC WAYS AND PUBLIC EASEMENTS DEDICATED THEREON.

John S. Souham
 NONHOLDER - JOHN S. SOUHAM

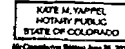
NOTARIAL:

STATE OF Colorado }
 COUNTY OF Jefferson }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April, 2003 A.D. BY JOHN S. SOUHAM, AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL:

Kate M. Vappell
 NOTARY PUBLIC



MY COMMISSION EXPIRES June 28, 2006

NONHOLDER CERTIFICATE:

I, RONALD D. VOGEL, HOLDER OF A RECORD LIEN DO HEREBY CONSENT TO THE DESIGNATIONS AND USES FOR THE LANDS SHOWN ON THE PLAT AND DO SUBORDINATE MY LIEN INTERESTS TO THE PUBLIC WAYS AND PUBLIC EASEMENTS DEDICATED THEREON.

Ronald D. Vogel
 NONHOLDER - RONALD D. VOGEL

NOTARIAL:

STATE OF Colorado }
 COUNTY OF Jefferson }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April, 2003 A.D. BY RONALD D. VOGEL, AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL:

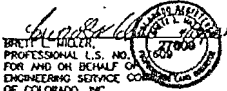
Kate M. Vappell
 NOTARY PUBLIC



MY COMMISSION EXPIRES June 28, 2006

SURVEYOR'S CERTIFICATE:

I, BRITT L. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF RALSTON BUSINESS PARK SUBDIVISION FILING NO. 1 WAS COMPLETED BY ME OR UNDER MY SUPERVISION AND CHECKING AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.



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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY CORNERS A CLASS TWO(2) VIOLATOR PURSUANT TO STATE STATUTE 18-6-508, OF THE COLORADO REVISED STATUTE.

GENERAL NOTES:

BEARINGS USED ON THIS PLAT ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE 1/4 OF SECTION 12, T.3S., R.89W., OF THE 6TH P.M. BEARS S83°51'07"W BOUNDARY AND RESTORED BY THE MONUMENTS SHOWN HEREON.

TRACT "A" IS FOR ACCESS AND DRAINAGE PURPOSES. RALSTON BUSINESS PARK ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, SHALL MAINTAIN THIS TRACT, IN NO EVENT SHALL THE CITY OF ARVADA BE RESPONSIBLE FOR MAINTENANCE OF TRACT "A"

DATE OF SURVEYS: NOVEMBER 10, 1999 & FEBRUARY 2, 2001

TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED OR PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRICAL, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENT AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

TITLE COMPANY CERTIFICATE:

I, *Paul L. Hahn*, TITLE EXAMINER FOR FIRST AMERICAN HERITAGE TITLE COMPANY, A COLORADO CORPORATION DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT DEEDS OF TRUST HELD BY JOHN S. SOUHAM AND RONALD D. VOGEL, PRINCIPALS OF THE DEDICATORS.

SIGNED AND DATED THIS 18th DAY OF April, 2003.

Paul L. Hahn
 TITLE EXAMINER
 FIRST AMERICAN HERITAGE TITLE COMPANY

APPROVAL CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY OF ARVADA, COLORADO THIS 27th DAY OF April, 2003 A.D.

Mike S. ...
 COMMUNITY DEVELOPMENT DIRECTOR

ATTEST: *[Signature]*
 CITY CLERK

RECORDER'S CERTIFICATE:

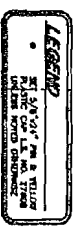
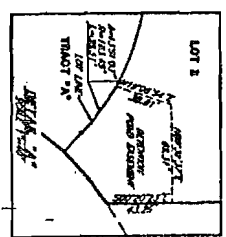
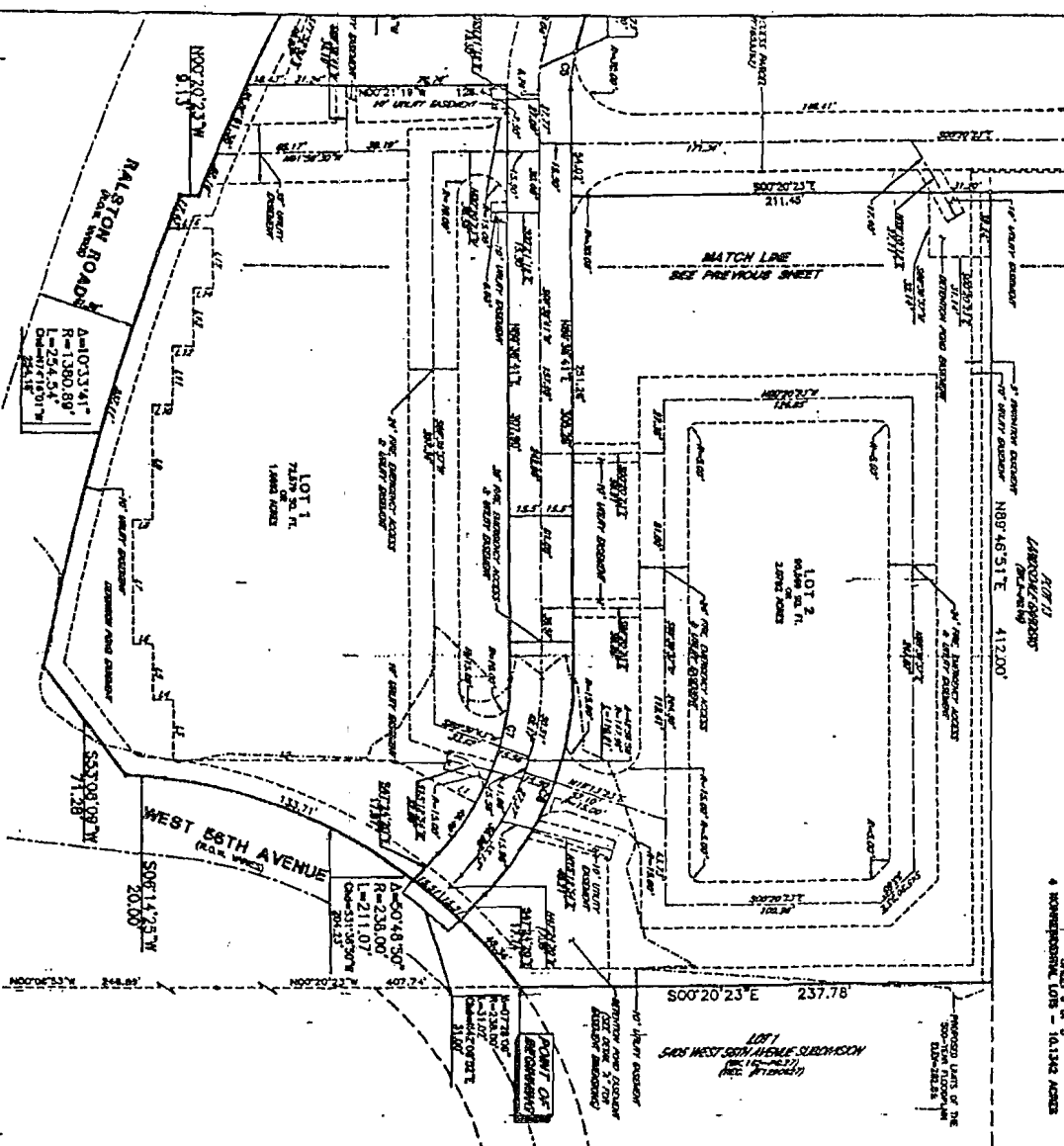
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AT 10:25 O'CLOCK P.M. THIS 26th DAY OF April, 2003 A.D. AS

RECEPTION NO. 11111111

CLERK AND RECORDER *[Signature]*

(Certification provided by telephone from clerk and recorder - 03/26/03)

MINOR PLAT
RALSTON BUSINESS PARK SUBDIVISION FILING NO. 1
 A RESUBDIVISION OF A PART OF PLOTS 7, 10, 11, 12, 13, 16 AND 17, LANSKOPF GARDENS
 SITUATED IN THE SE 1/4 OF SECTION 12, T.35S., R.09W., OF THE 6TH P.M.
 CITY OF ANVRA, WYOMING TERRITORY COUNTY, COLORADO
 4 NON-ADJACENT LOTS - 10.1242 ACRES

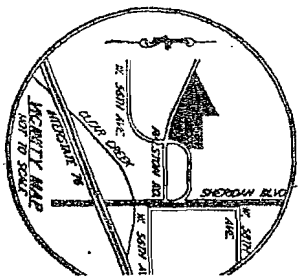


LINE DATA TABLE

CHORD	BEARING	LENGTH
L1	S87°27'37\"	44.81
L2	S00°20'23\"	100.38
L3	S00°20'23\"	32.01
L4	S00°20'23\"	30.00
L5	S00°20'23\"	10.00
L6	S00°20'23\"	10.00
L7	S00°20'23\"	10.00
L8	S00°20'23\"	10.00
L9	S00°20'23\"	10.00
L10	S00°20'23\"	10.00
L11	S00°20'23\"	10.00
L12	S00°20'23\"	10.00
L13	S00°20'23\"	10.00
L14	S00°20'23\"	10.00
L15	S00°20'23\"	10.00
L16	S00°20'23\"	10.00
L17	S00°20'23\"	10.00
L18	S00°20'23\"	10.00
L19	S00°20'23\"	10.00
L20	S00°20'23\"	10.00
L21	S00°20'23\"	10.00
L22	S00°20'23\"	10.00
L23	S00°20'23\"	10.00
L24	S00°20'23\"	10.00
L25	S00°20'23\"	10.00
L26	S00°20'23\"	10.00
L27	S00°20'23\"	10.00
L28	S00°20'23\"	10.00
L29	S00°20'23\"	10.00
L30	S00°20'23\"	10.00
L31	S00°20'23\"	10.00
L32	S00°20'23\"	10.00
L33	S00°20'23\"	10.00
L34	S00°20'23\"	10.00
L35	S00°20'23\"	10.00
L36	S00°20'23\"	10.00
L37	S00°20'23\"	10.00
L38	S00°20'23\"	10.00
L39	S00°20'23\"	10.00
L40	S00°20'23\"	10.00
L41	S00°20'23\"	10.00
L42	S00°20'23\"	10.00
L43	S00°20'23\"	10.00
L44	S00°20'23\"	10.00
L45	S00°20'23\"	10.00
L46	S00°20'23\"	10.00
L47	S00°20'23\"	10.00
L48	S00°20'23\"	10.00
L49	S00°20'23\"	10.00
L50	S00°20'23\"	10.00
L51	S00°20'23\"	10.00
L52	S00°20'23\"	10.00
L53	S00°20'23\"	10.00
L54	S00°20'23\"	10.00
L55	S00°20'23\"	10.00
L56	S00°20'23\"	10.00
L57	S00°20'23\"	10.00
L58	S00°20'23\"	10.00
L59	S00°20'23\"	10.00
L60	S00°20'23\"	10.00
L61	S00°20'23\"	10.00
L62	S00°20'23\"	10.00
L63	S00°20'23\"	10.00
L64	S00°20'23\"	10.00
L65	S00°20'23\"	10.00
L66	S00°20'23\"	10.00
L67	S00°20'23\"	10.00
L68	S00°20'23\"	10.00
L69	S00°20'23\"	10.00
L70	S00°20'23\"	10.00
L71	S00°20'23\"	10.00
L72	S00°20'23\"	10.00
L73	S00°20'23\"	10.00
L74	S00°20'23\"	10.00
L75	S00°20'23\"	10.00
L76	S00°20'23\"	10.00
L77	S00°20'23\"	10.00
L78	S00°20'23\"	10.00
L79	S00°20'23\"	10.00
L80	S00°20'23\"	10.00
L81	S00°20'23\"	10.00
L82	S00°20'23\"	10.00
L83	S00°20'23\"	10.00
L84	S00°20'23\"	10.00
L85	S00°20'23\"	10.00
L86	S00°20'23\"	10.00
L87	S00°20'23\"	10.00
L88	S00°20'23\"	10.00
L89	S00°20'23\"	10.00
L90	S00°20'23\"	10.00
L91	S00°20'23\"	10.00
L92	S00°20'23\"	10.00
L93	S00°20'23\"	10.00
L94	S00°20'23\"	10.00
L95	S00°20'23\"	10.00
L96	S00°20'23\"	10.00
L97	S00°20'23\"	10.00
L98	S00°20'23\"	10.00
L99	S00°20'23\"	10.00
L100	S00°20'23\"	10.00

CURVE DATA TABLE

CHORD	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C1	S87°27'37\"	44.81	S87°27'37\"	44.81
C2	S00°20'23\"	100.38	S00°20'23\"	100.38
C3	S00°20'23\"	32.01	S00°20'23\"	32.01
C4	S00°20'23\"	30.00	S00°20'23\"	30.00
C5	S00°20'23\"	10.00	S00°20'23\"	10.00
C6	S00°20'23\"	10.00	S00°20'23\"	10.00
C7	S00°20'23\"	10.00	S00°20'23\"	10.00
C8	S00°20'23\"	10.00	S00°20'23\"	10.00
C9	S00°20'23\"	10.00	S00°20'23\"	10.00
C10	S00°20'23\"	10.00	S00°20'23\"	10.00
C11	S00°20'23\"	10.00	S00°20'23\"	10.00
C12	S00°20'23\"	10.00	S00°20'23\"	10.00
C13	S00°20'23\"	10.00	S00°20'23\"	10.00
C14	S00°20'23\"	10.00	S00°20'23\"	10.00
C15	S00°20'23\"	10.00	S00°20'23\"	10.00
C16	S00°20'23\"	10.00	S00°20'23\"	10.00
C17	S00°20'23\"	10.00	S00°20'23\"	10.00
C18	S00°20'23\"	10.00	S00°20'23\"	10.00
C19	S00°20'23\"	10.00	S00°20'23\"	10.00
C20	S00°20'23\"	10.00	S00°20'23\"	10.00
C21	S00°20'23\"	10.00	S00°20'23\"	10.00
C22	S00°20'23\"	10.00	S00°20'23\"	10.00
C23	S00°20'23\"	10.00	S00°20'23\"	10.00
C24	S00°20'23\"	10.00	S00°20'23\"	10.00
C25	S00°20'23\"	10.00	S00°20'23\"	10.00
C26	S00°20'23\"	10.00	S00°20'23\"	10.00
C27	S00°20'23\"	10.00	S00°20'23\"	10.00
C28	S00°20'23\"	10.00	S00°20'23\"	10.00
C29	S00°20'23\"	10.00	S00°20'23\"	10.00
C30	S00°20'23\"	10.00	S00°20'23\"	10.00
C31	S00°20'23\"	10.00	S00°20'23\"	10.00
C32	S00°20'23\"	10.00	S00°20'23\"	10.00
C33	S00°20'23\"	10.00	S00°20'23\"	10.00
C34	S00°20'23\"	10.00	S00°20'23\"	10.00
C35	S00°20'23\"	10.00	S00°20'23\"	10.00
C36	S00°20'23\"	10.00	S00°20'23\"	10.00
C37	S00°20'23\"	10.00	S00°20'23\"	10.00
C38	S00°20'23\"	10.00	S00°20'23\"	10.00
C39	S00°20'23\"	10.00	S00°20'23\"	10.00
C40	S00°20'23\"	10.00	S00°20'23\"	10.00
C41	S00°20'23\"	10.00	S00°20'23\"	10.00
C42	S00°20'23\"	10.00	S00°20'23\"	10.00
C43	S00°20'23\"	10.00	S00°20'23\"	10.00
C44	S00°20'23\"	10.00	S00°20'23\"	10.00
C45	S00°20'23\"	10.00	S00°20'23\"	10.00
C46	S00°20'23\"	10.00	S00°20'23\"	10.00
C47	S00°20'23\"	10.00	S00°20'23\"	10.00
C48	S00°20'23\"	10.00	S00°20'23\"	10.00
C49	S00°20'23\"	10.00	S00°20'23\"	10.00
C50	S00°20'23\"	10.00	S00°20'23\"	10.00
C51	S00°20'23\"	10.00	S00°20'23\"	10.00
C52	S00°20'23\"	10.00	S00°20'23\"	10.00
C53	S00°20'23\"	10.00	S00°20'23\"	10.00
C54	S00°20'23\"	10.00	S00°20'23\"	10.00
C55	S00°20'23\"	10.00	S00°20'23\"	10.00
C56	S00°20'23\"	10.00	S00°20'23\"	10.00
C57	S00°20'23\"	10.00	S00°20'23\"	10.00
C58	S00°20'23\"	10.00	S00°20'23\"	10.00
C59	S00°20'23\"	10.00	S00°20'23\"	10.00
C60	S00°20'23\"	10.00	S00°20'23\"	10.00
C61	S00°20'23\"	10.00	S00°20'23\"	10.00
C62	S00°20'23\"	10.00	S00°20'23\"	10.00
C63	S00°20'23\"	10.00	S00°20'23\"	10.00
C64	S00°20'23\"	10.00	S00°20'23\"	10.00
C65	S00°20'23\"	10.00	S00°20'23\"	10.00
C66	S00°20'23\"	10.00	S00°20'23\"	10.00
C67	S00°20'23\"	10.00	S00°20'23\"	10.00
C68	S00°20'23\"	10.00	S00°20'23\"	10.00
C69	S00°20'23\"	10.00	S00°20'23\"	10.00
C70	S00°20'23\"	10.00	S00°20'23\"	10.00
C71	S00°20'23\"	10.00	S00°20'23\"	10.00
C72	S00°20'23\"	10.00	S00°20'23\"	10.00
C73	S00°20'23\"	10.00	S00°20'23\"	10.00
C74	S00°20'23\"	10.00	S00°20'23\"	10.00
C75	S00°20'23\"	10.00	S00°20'23\"	10.00
C76	S00°20'23\"	10.00	S00°20'23\"	10.00
C77	S00°20'23\"	10.00	S00°20'23\"	10.00
C78	S00°20'23\"	10.00	S00°20'23\"	10.00
C79	S00°20'23\"	10.00	S00°20'23\"	10.00
C80	S00°20'23\"	10.00	S00°20'23\"	10.00
C81	S00°20'23\"	10.00	S00°20'23\"	10.00
C82	S00°20'23\"	10.00	S00°20'23\"	10.00
C83	S00°20'23\"	10.00	S00°20'23\"	10.00
C84	S00°20'23\"	10.00	S00°20'23\"	10.00
C85	S00°20'23\"	10.00	S00°20'23\"	10.00
C86	S00°20'23\"	10.00	S00°20'23\"	10.00
C87	S00°20'23\"	10.00	S00°20'23\"	10.00
C88	S00°20'23\"	10.00	S00°20'23\"	10.00
C89	S00°20'23\"	10.00	S00°20'23\"	10.00
C90	S00°20'23\"	10.00	S00°20'23\"	10.00
C91	S00°20'23\"	10.00	S00°20'23\"	10.00
C92	S00°20'23\"	10.00	S00°20'23\"	10.00
C93	S00°20'23\"	10.00	S00°20'23\"	10.00
C94	S00°20'23\"	10.00	S00°20'23\"	10.00
C95	S00°20'23\"	10.00	S00°20'23\"	10.00
C96	S00°20'23\"	10.00	S00°20'23\"	10.00
C97	S00°20'23\"	10.00	S00°20'23\"	10.00
C98	S00°20'23\"	10.00	S00°20'23\"	10.00
C99	S00°20'23\"	10.00	S00°20'23\"	10.00
C100	S00°20'23\"	10.00	S00°20'23\"	10.00



ENGINEER'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the owner of the same.

DATE: 10/15/2011
 TIME: 10:00 AM

Professional Engineer
 License No. 123456789

