

# MERIDIAN OFFICE PARK, FILING NO. 1, 33 RD AMENDMENT

A REPLAT OF MERIDIAN OFFICE PARK FILING NO.1, SECOND AMENDMENT, BLOCK 5 (EXCEPT LOT 1,  
MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 1, SECOND AMENDMENT)

BEING A PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 6 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS  
STATE OF COLORADO

15.47 ACRES, 4 NONRESIDENTIAL LOTS  
PLANNING AREA 'A'  
SB07-087

### LEGAL DESCRIPTION:

A PORTION OF BLOCK 5, MERIDIAN OFFICE PARK FILING NO. 1, SECOND AMENDMENT, AS PER THE PLAT RECORDED JULY 26, 1984 AT RECEPTION NO. 332446, IN PLAT BOOK M, AT PAGE 31, EXCEPT THAT PORTION THEREOF REPLATED AS LOT 1, A REPLAT OF BLOCK 5, LOT 1, OF MERIDIAN OFFICE PARK, FILING NO. 1, SECOND AMENDMENT, AS PER THE PLAT RECORDED JUNE 18, 1985 AT RECEPTION NO. 355637 IN MAP BOOK M, AT PAGE 47, COUNTY OF DOUGLAS, STATE OF COLORADO.

### DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MERIDIAN OFFICE PARK, FILING NO. 1, 33RD AMENDMENT. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. BLANKET DRAINAGE & BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO DOUGLAS COUNTY FOR PUBLIC USES AND PURPOSES.

DOUGLAS COUNTY, COLORADO

OWNER: SHEA MAROON V, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SHEA PROPERTIES MANAGEMENT COMPANY INC., A DELAWARE CORPORATION  
ITS MANAGER

BY: [Signature]  
ASSISTANT SECRETARY

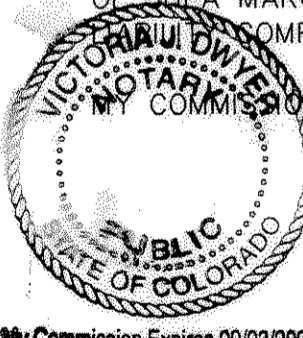
BY: [Signature]  
ASSISTANT SECRETARY

STATE OF COLORADO

COUNTY OF WYOMING

ACKNOWLEDGED BEFORE ME THIS 24 DAY OF June, 2008

BY [Signature] AND [Signature]  
EACH AS AN ASSISTANT SECRETARY OF SHEA PROPERTIES MANAGEMENT COMPANY INC. AS MANAGER OF SHEA MAROON V, LLC, A COLORADO LIMITED LIABILITY COMPANY.

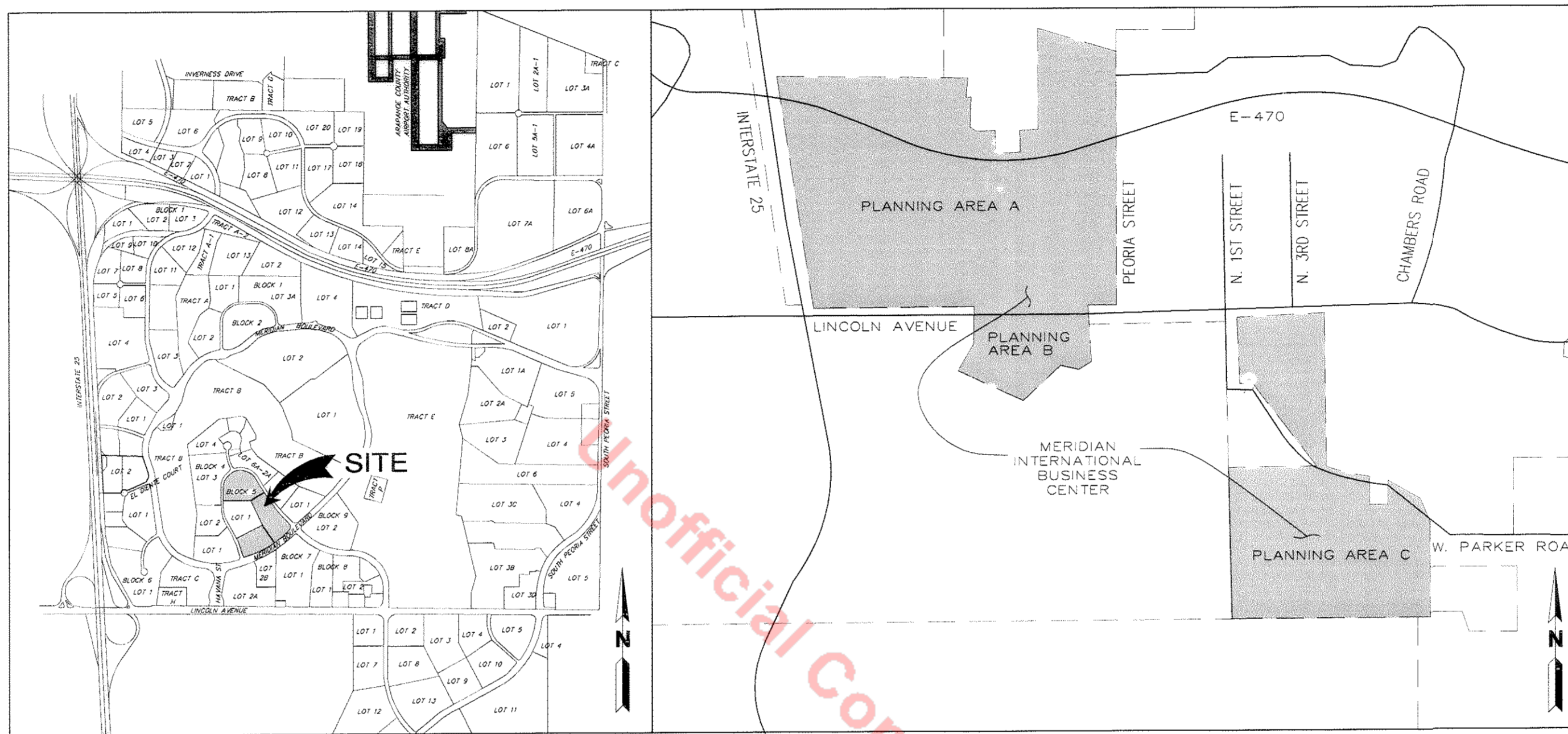


[Signature]  
NOTARY PUBLIC

### TITLE VERIFICATION:

I, JOHN F. FORHAN, AN ATTORNEY AT LAW, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE INSURANCE COMMITMENT NO. ST-4210726-36-ACS DATED MAY 16, 2008 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND COPIES OF THE RECORDED INSTRUMENTS REFERENCED IN THAT COMMITMENT. IN MY OPINION TITLE TO THE LAND PLATTED HEREIN IS IN THE DEDICATOR'S, SUBJECT TO EASEMENTS OF RECORD, TAXES FOR THE CURRENT YEAR, EASEMENTS SHOWN ON THIS PLAT, OIL, GAS, MINERAL AND WATER RESERVATIONS OF RECORD, AND ALL OTHER MATTERS SHOWN ON THE TITLE INSURANCE COMMITMENT REFERENCED ABOVE.

DATE: 6/24/08 [Signature] 9271  
ATTORNEY AT LAW REGISTRATION NO.



VICINITY MAP  
NTS

PLANNING AREA  
NTS

### NOTES:

- 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.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080049 0065C DATED SEPTEMBER 30, 1987, THE SUBJECT PROPERTY FALLS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- IN ACCORDANCE WITH SECTION 1907 OF CENTENNIAL AIRPORT REVIEW AREA OVERLAY DISTRICT OF THE DOUGLAS COUNTY ZONING RESOLUTION, AN AVIGATION EASEMENT HAS BEEN RECORDED ON DECEMBER 1, 1999 WITH THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE IN BOOK 1783 AT PAGE 799.
- OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS REPLAT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, MARTIN/MARTIN, RELIED UPON COMMITMENT FOR TITLE I INSURANCE OPDER NO. ABC70185139-2 ISSUED BY LAND TITLE GUARANTEE CO., DATED AUGUST 1, 2007.
- BASIS OF BEARINGS: BEARINGS ARE BASED OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 12, T6S, R67W, 6PM AS BEARING N00°00'38"E.
- THE PROPERTY IS WITHIN AN AREA OF OF RESTRICTED AIR SPACE ACCORDING TO A CENTENNIAL AIRPORT MAP TITLED "AIRPORT AIRSPACE DRAWING (FAR PART 77 SURFACES)" DATED DECEMBER 12, 1996 AS PREPARED BY ISBILL ASSOCIATES, INC. THIS MAP INDICATES THAT THE PROPERTY IS SUBJECT TO AN ELEVATION RESTRICTION OF 6033. FURTHER RESEARCH WILL BE REQUIRED TO DETERMINE THE FULL IMPACT OF THESE RESTRICTIONS.
- BLOCK 5, MERIDIAN OFFICE PARK FILING NO.1, SECOND AMENDMENT EXCEPT THAT PORTION EXPRESSED AS LOT 1, A REPLAT OF BLOCK 5, LOT 1 OF MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 1, SECOND AMENDMENT, IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION #332446 WITH ADDENDUM AT RECEPTION #355637.
- BLANKET DRAINAGE & BLANKET ACCESS EASEMENTS ACROSS LOTS 1, 2, 3 & 4 SHALL BE OWNED AND MAINTAINED BE THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF LOTS 1, 2, 3 & 4.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED TO DOUGLAS COUNTY ACROSS LOTS 1, 2, 3 & 4, MERIDIAN OFFICE PARK, FILING NO. 1, 33RD AMENDMENT. FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES") IN THE EVENT THAT SHEA COLORADO, L.L.C., ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.

### SURVEYING CERTIFICATE:

I, RICHARD A. NOBBE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 1, 2007, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 23<sup>RD</sup> DAY OF JUNE, 2008.

RICHARD A NOBBE PLS # 23899



### BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 24<sup>TH</sup> DAY OF July, 2008, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF THE BLANKET DRAINAGE AND BLANKET ACCESS EASEMENTS ARE HEREBY ACCEPTED.

BLOCK 5, MERIDIAN OFFICE PARK, FILING #1 IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #355637.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

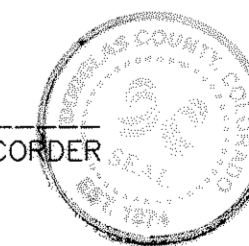
[Signature]  
CHAIR, DOUGLAS COUNTY BOARD OF COMMISSIONERS

### CLERK AND RECORDER:

STATE OF COLORADO  
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 30<sup>TH</sup> DAY OF JUNE, 2008, A.D., AT 8:37 (A.M.) P.M., AND WAS RECORDED AT RECEPTION NUMBER 3008045658.

[Signature]  
DOUGLAS COUNTY CLERK AND RECORDER



JUNE 18, 2008  
JUNE 09, 2008  
JANUARY 15, 2008  
SEPTEMBER 26, 2007  
AUGUST 1, 2007

APPLICANT / DEVELOPER  
SHEA PROPERTIES  
MERIDIAN INTERNATIONAL BUSINESS CENTER  
5750 DTC PARKWAY, SUITE 200  
GREENWOOD VILLAGE, CO. 80111

MARTIN / MARTIN  
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
P.O. BOX 151500  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028

MERIDIAN OFFICE PARK,  
FILING NO. 1, 33RD AMENDMENT  
SHEET 1 OF 2

Location: G:\JANSEN\1938\COZ\MERIDIAN\_BLDG\_NO\_1\_(MAROON\_V)\Plot...  
Job Number: 19700.C-01  
Sheet Number: 1 OF 2  
Project Manager: D. JANSEN  
Drawn By: DELANCE  
Designed By:  
X References:  
Plot Date: 06/23/08  
Tab Name: Cover  
Model Space  
Paper Space  
Plan view(s): PLAN  
Other View:  
Dwg. Name: PLAT-cover.dwg

FINAL PLAT

Unofficial Copy

# MERIDIAN OFFICE PARK, FILING NO. 1, 33 RD AMENDMENT

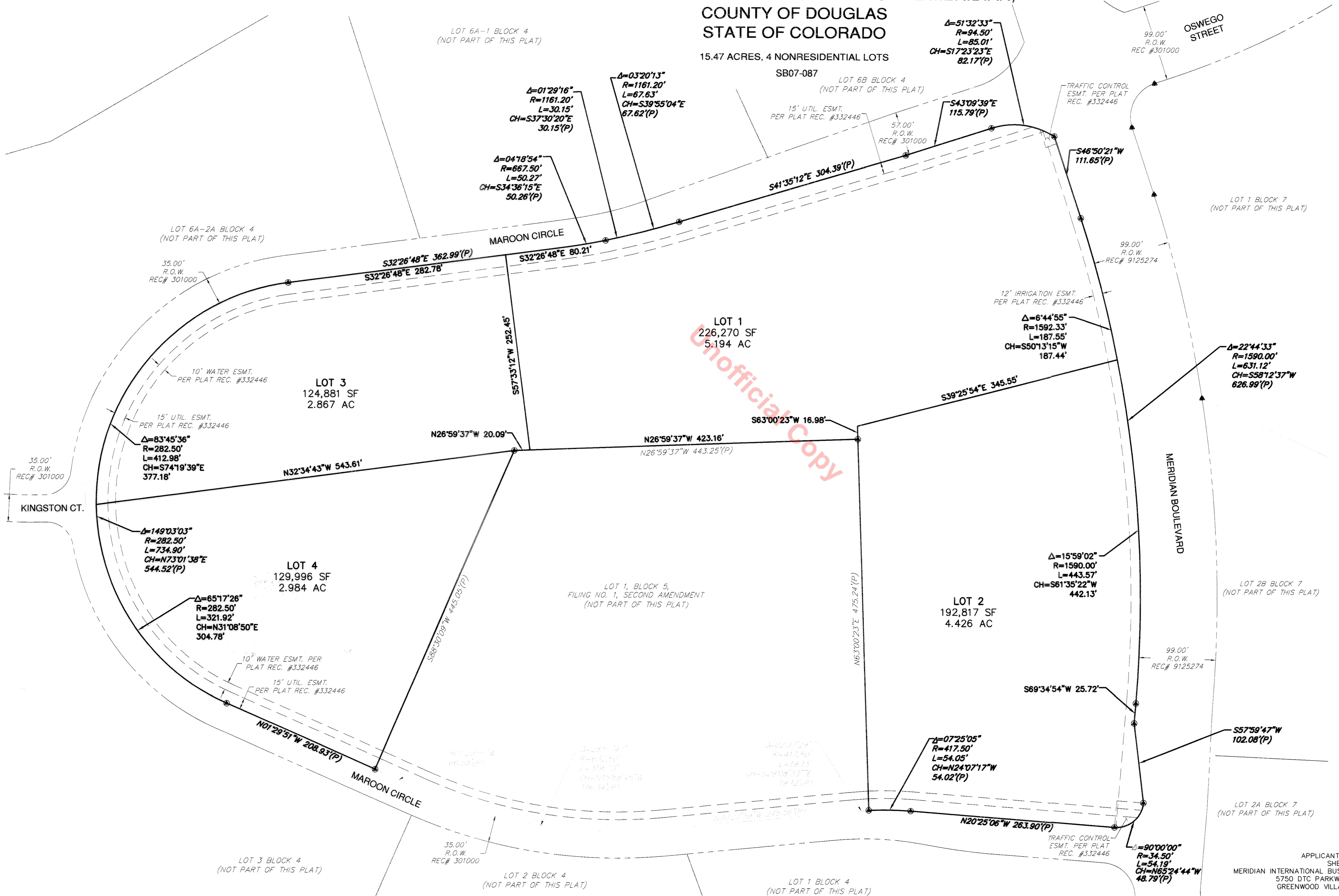
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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STATE OF COLORADO

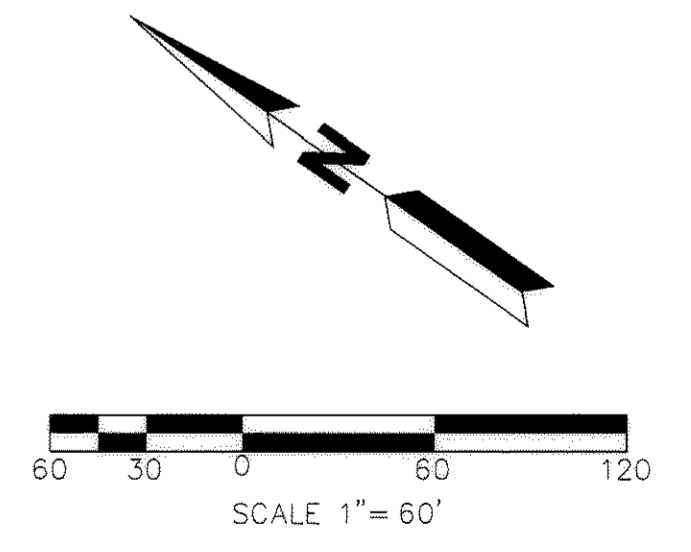
15.47 ACRES, 4 NONRESIDENTIAL LOTS

## LEGEND

- PROPOSED PROPERTY LINE
- - - - - EXISTING PROPERTY LINE & R.O.W.
- - - - - EXISTING EASEMENT
- FND. #5 REBAR W/ CAP PLS# 23899
- ⊙ SET #5 REBAR W/ CAP PLS# 23899
- PROPERTY CORNER
- ◆ SECTION CORNER



Unofficial Copy



Job Number: 1936-03-03 Sheet Number: 2 of 2  
 Location: G:\JANSEN\1936\ALCOZ\MERIDIAN BLVD. NO. 1 (MARGOK 5)\Plot1  
 Project Manager: [Blank] Drawn By: [Blank]  
 Project Manager: [Blank] Designed By: [Blank]  
 X References: [Blank]  
 Plot Date: 06/23/08 SILLERY  
 Tab Name: [Blank]  
 Model Space: [Blank] Profile View(s): [Blank]  
 Paper Space: [Blank] PLAN  
 Other View: [Blank]  
 Dwg. Name: [Blank]

JUNE 18, 2008  
 JUNE 09, 2008  
 JANUARY 15, 2008  
 SEPTEMBER 26, 2007  
 AUGUST 01, 2007

APPLICANT / DEVELOPER  
 SHEA PROPERTIES  
 MERIDIAN INTERNATIONAL BUSINESS CENTER  
 5750 DTC PARKWAY, SUITE 200  
 GREENWOOD VILLAGE, CO. 80111

MERIDIAN OFFICE PARK,  
 FILING NO. 1, 33RD AMENDMENT  
 SHEET 2 OF 2

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS

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 P.O. BOX 151500  
 LAKEWOOD, CO 80215  
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