

DEED INSTRUMENT NO. 2006-007919.4
 COUNTY OF JOHNSTOWN, COLORADO
 2006-007919.4
 2006-007919.4

SECOND AMENDMENT TO 2534

BEING A LOT LINE ADJUSTMENT BETWEEN LOTS 3 & 4, BLOCK 2, 2534,
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 15,
 TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT 2534 RETAIL PHASE I, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, BLOCK 2, OF 2534, A SUBDIVISION OF THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.

SAID PARCEL CONTAINS 2.623 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY ON RECORD OR EXISTING, AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHT-OF-WAYS AND EASEMENTS, AS SHOWN ON THIS MAP; AND DO HEREBY DESIGNATE AND DEDICATE (1) ALL SUCH RIGHT-OF-WAYS AND EASEMENTS, OTHER THAN UTILITY EASEMENTS AND PRIVATE EASEMENTS, TO AND FOR PUBLIC USE, EXCEPT WHERE INDICATED OTHERWISE ON THIS MAP; AND (2) ALL SUCH UTILITY EASEMENTS TO AND FOR THE PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY, IRRIGATION AND DRAINAGE FACILITIES; AND DO HEREBY DESIGNATE THE SAME AS "SECOND AMENDMENT TO 2534".

2534 RETAIL PHASE I, LLC.

BY: CHRISLAND INVESTMENTS, LLC, MANAGER
 BY: CHRISLAND, INC., MANAGER

Nicholas M. Christensen
 NICHOLAS M. CHRISTENSEN, PRESIDENT

ACKNOWLEDGMENTS:

STATE OF Colorado
 COUNTY OF Larimer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2006, BY NICHOLAS M. CHRISTENSEN, AS PRESIDENT OF CHRISLAND INC., AS MANAGER OF CHRISLAND INVESTMENTS, LLC AS MANAGER OF 2534 RETAIL PHASE I, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

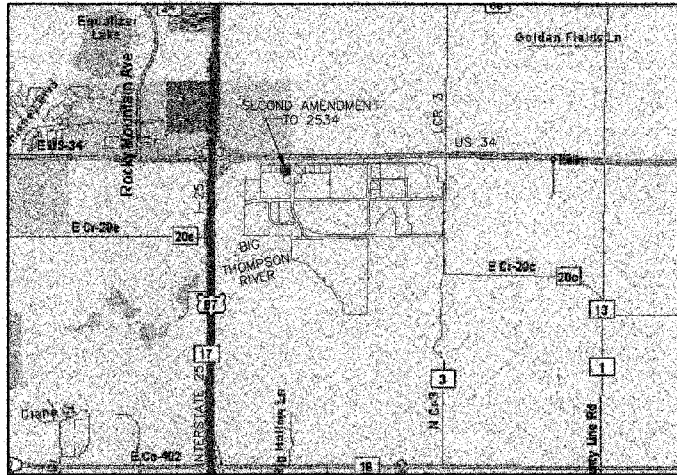
BY: *[Signature]* MY COMMISSION EXPIRES 11-11
 NOTARY PUBLIC



TITLE NOTES:

THE FOLLOWING ITEMS REFER TO EXCEPTIONS SHOWN ON SCHEDULE B - SECTION 2 OF FIRST AMERICAN HERITAGE TITLE COMPANY'S COMMITMENT NO. 812-H0120299-910-FTO.

- (1)-(6) NOT PLOTTABLE.
- (7) RESERVATION OF COAL IS NOT PLOTTABLE.
- (8) FARMERS IRRIGATING CANAL HAS BEEN RELOCATED ACROSS THE SUBJECT PROPERTY PURSUANT TO THE AGREEMENT CITED IN EXCEPTION 16. SAID CANAL HAS BEEN PLACED UNDERGROUND AND IS SUBJECT TO ALL TERMS AND CONDITIONS OF SAID AGREEMENT AND THE SUBSEQUENT EASEMENT. NO DITCH LATERALS WERE VISIBLE CROSSING THE SUBJECT PROPERTY. THE PRIVATE ROAD HAS BEEN SUPPLEMENTED BY A PUBLIC RIGHT OF WAY (THOMPSON PARKWAY) DEDICATED AND BUILT OVER SAID ALIGNMENT.
- (9) PER THE PLAT OF FRANK M.L.D. NO. EX-0638:
 - (A) THE SUBJECT PROPERTY IS NO LONGER RESTRICTED BY NOTES 3 AND 4 AS SHOWN ON THE PLAT OF FRANK M.L.D. NO. 96-EX0088 SINCE THE PROPERTY HAS BEEN REPLATED IN THE TOWN OF JOHNSTOWN AS 2534, RECORDED AT RECEPTION NO. 20060048616, DATED 06/15/2006.
 - (B) THE FARMERS DITCH CENTERLINE SHOWN ON SAID PLAT HAS BEEN REVISED AND RELOCATED PER AGREEMENT DATED IN EXCEPTION 16 AND EASEMENT CITED IN EXCEPTION 7.
 - (C) THE ADDITIONAL RIGHT OF WAY BELONGED TO THE FRANK M.L.D. IS NOT PART OF THE PLAT OF 2534 AND DOES NOT FALL WITHIN THE SUBJECT PROPERTY.
 - (D) THE EXISTING WAPA TRANSMISSION LINE EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY.
- (10) PLEASE REFER TO SAID LAND SURVEY PLAT.
- (11) THE SUBJECT PROPERTY HAS BEEN ANNEXED TO THE TOWN OF JOHNSTOWN AND IS SUBJECT TO THE ANNEXATION AGREEMENT, RESOLUTIONS, AND OTHER REGULATIONS.
- (12) THE SUBJECT PROPERTY HAS BEEN ZONED PUD-MU, PLANNED UNIT DEVELOPMENT, MIXED USE AND IS SUBJECT TO THE RESTRICTIONS OF SAID ZONING CLASSIFICATION.
- (13) THE SUBJECT PROPERTY IS SUBJECT TO AN ANNEXATION AGREEMENT. PLEASE REFER TO SAID DOCUMENT FOR FURTHER INFORMATION.
- (14) THE SUBJECT PROPERTY IS LOCATED WITHIN THE THOMPSON CROSSING METROPOLITAN DISTRICT.
- (15) NOT PLOTTABLE.



VICINITY MAP
 SCALE: 1" = 2000'

TITLE NOTES CONTINUED:

- (16) NOT PLOTTABLE. FARMERS IRRIGATING CANAL HAS BEEN RELOCATED ACROSS THE SUBJECT PROPERTY PURSUANT TO THIS AGREEMENT. SAID CANAL HAS BEEN PLACED UNDERGROUND AND IS SUBJECT TO ALL TERMS AND CONDITIONS OF SAID AGREEMENT.
- (17) SAID FARMER'S DITCH EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY.
- (18) NOT PLOTTABLE.
- (19) PLEASE REFER TO THE PLAT OF 2534 FOR FURTHER INFORMATION.
 - (A) PLEASE REFER TO SAID PLAT.
 - (B) ALL EASEMENTS SHOWN ON SAID PLAT HAVE BEEN SHOWN HEREON.
 - (C) ACCESS IS RESTRICTED ALONG THOMPSON PARKWAY. ACCESS TO THOMPSON PARKWAY IS VIA THE 30' ACCESS AND UTILITY EASEMENT SHOWN HEREON.
 - (D) THE FARMERS DITCH HAS BEEN RELOCATED, THE OLD EASEMENT HAS BEEN RELEASED AND THE EASEMENT HAS BEEN REDEDICATED AND DOES NOT CROSS THE SUBJECT PROPERTY.
- (20) NOT PLOTTABLE. THE SUBJECT PROPERTY IS WITHIN THE 2534 MASTER ASSOCIATION AND IS SUBJECT TO ITS COVENANTS.
- (21, 22, 23) NOT PLOTTABLE.
- (24) NOT PLOTTABLE. SAID DOCUMENT PROVIDES FOR MUTUAL ACCESS AND PARKING ACROSS LOTS 1-6, BLOCK 2 AND LOTS 1-8, BLOCK 3. PLEASE REFER TO SAID DOCUMENT FOR FURTHER INFORMATION.
- (25) SAID EASEMENT IS SHOWN HEREON.
- (26) SAID EASEMENT IS SHOWN HEREON.

GENERAL NOTES:

1. BASIS OF BEARINGS: ASSUMED NORTH 69°30'41" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, SAID LINE BEING MONUMENTED AT THE NORTHEAST CORNER BY A 2" ALUMINUM CAP, ILLINOIS AND AT THE NORTH QUARTER CORNER BY 3" ALUMINUM CAP, LS 30125 IN MONUMENT BOX.
2. FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NO. 812-H0120299-910-FTO, DATED MAY 24, 2006, WAS ENTIRELY RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD.

SURVEYOR'S CERTIFICATE:

I, LAINÉ A. LANDAU, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE SECOND AMENDMENT TO 2534 WAS MADE BY ME OR UNDER MY SUPERVISION.

DATED THIS 15th DAY OF September, 2006.

Lainé A. Landau
 LAINÉ A. LANDAU
 P.L.S. 31158
 FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

NOTICE:
 ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SAID DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING APPROVAL

APPROVED THIS 15th DAY OF September, 2006.

[Signature]
 TOWN PLANNER

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE TOWN OF JOHNSTOWN AND THAT THE MAYOR OF THE TOWN OF JOHNSTOWN ACCEPTS ALL EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USE FOR ALL PURPOSES INDICATED HEREON.

[Signature]
 DATE
 ATTEST (TOWN CLERK)

SECOND AMENDMENT TO 2534
 LOTS 3 & 4, BLOCK 2, 2534
 JOHNSTOWN, COLORADO

NOLTE
 BEYOND ENGINEERING
 801 SHOP PARK DRIVE, SUITE 400, JOHNSTOWN, COLORADO 80438
 PH: 970.438.1234 FAX: 970.438.1235

SHEET NUMBER	1
TOTAL SHEETS	2
SCALE:	
VERTICAL:	1" = 40'
HORIZONTAL:	1" = 40'
DATE	
PROJECT NUMBER	
DATE SUBMITTED:	09/16/06

PREPARED FOR: 2534 RETAIL PHASE I, LLC

T-315 1/12

SECOND AMENDMENT TO 2534
REPLAT OF LOTS 3 & 4, BLOCK 2, 2534
JOHNSTOWN, COLORADO

PREPARED FOR: 2534 RETAIL PHASE I LLC

DATE SUBMITTED: 09/16/08

NOTE
BEYOND ENGINEERING

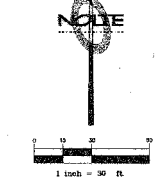
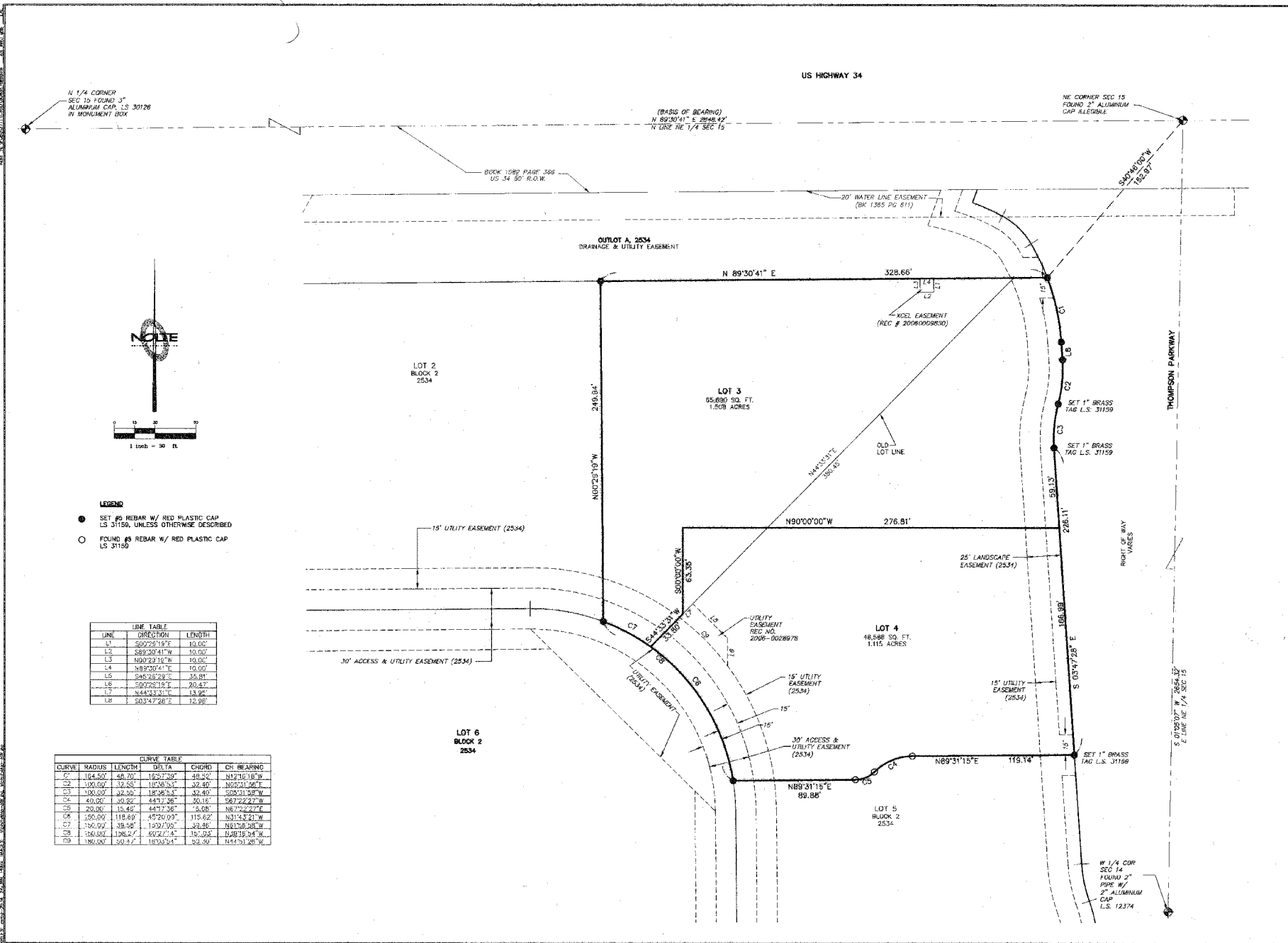
801 SHAW POINT DRIVE, SUITE A, FORT COLLINS, CO. 80504
 (970) 226-1100
 WWW.BEYONDENGINEERING.COM

SHEET NUMBER
2
 OF 2 SHEETS

SCALE
 VERTICAL: 1" = 4'
 HORIZONTAL: 1" = 30'

28 W. 28th
 FCB0127H

CAUTION
 This plan shows existing easements, which will not be relinquished. The owner of the easement is responsible for the maintenance of the easement. This plan is not to be construed as a warranty of performance. Your work must be approved by the engineer of these plans.



- LEGEND**
- SET #6 REBAR W/ RED PLASTIC CAP LS 31159, UNLESS OTHERWISE DESCRIBED
 - FOUND #6 REBAR W/ RED PLASTIC CAP LS 31159

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S00°22'19"E	10.60'
L2	S89°30'41"W	10.60'
L3	N00°23'16"W	19.00'
L4	S89°30'41"E	10.60'
L5	S45°38'29"E	26.81'
L6	S00°22'19"E	20.42'
L7	N44°42'31"E	13.92'
L8	S03°47'28"E	12.28'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	104.80'	48.70'	163°7'39"	49.20'	N12°16'16"W
C2	100.00'	32.55'	102°36'51"	32.40'	N06°31'56"E
C3	108.00'	34.36'	103°36'51"	34.40'	S08°31'56"W
C4	40.00'	19.95'	44°17'36"	30.16'	S67°22'27"W
C5	20.00'	15.46'	44°17'36"	5.08'	N67°22'27"E
C6	180.00'	119.89'	45°20'09"	115.62'	S21°42'21"W
C7	180.00'	131.56'	120°17'06"	31.86'	N11°30'28"E
C8	180.00'	126.27'	60°27'44"	15.05'	S48°19'34"W
C9	180.00'	150.47'	180°33'14"	93.90'	N44°31'28"W