

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9

A RESUBDIVISION OF LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
 RANGE 69 WEST OF THE 6TH P.M.,
 TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

Certificate of Ownership

KNOW ALL MEN BY THESE PRESENTS THAT CP VU SUPERIOR, LLC BEING THE OWNER(S) OF CERTAIN LAND IN BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 2020, UNDER RECEPTION NO. 03768227, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T15 N1716 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°42'37" EAST, A DISTANCE OF 2,635.65 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

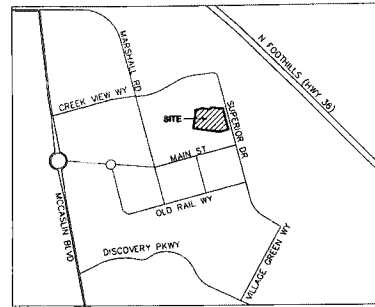
COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 19; THENCE SOUTH 73°41'56" EAST, A DISTANCE OF 1,432.92 FEET TO THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6; AND THE POINT OF BEGINNING;
 THENCE NORTH 74°56'24" EAST, A DISTANCE OF 61.53 FEET;
 THENCE SOUTH 81°41'02" EAST, A DISTANCE OF 74.45 FEET;
 THENCE NORTH 08°11'43" EAST, A DISTANCE OF 18.64 FEET;
 THENCE SOUTH 81°47'07" EAST, A DISTANCE OF 90.03 FEET;
 THENCE NORTH 74°56'26" EAST, A DISTANCE OF 14.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUPERIOR DRIVE;
 THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 15°03'34" EAST, A DISTANCE OF 156.82 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LOT LINE OF PARCEL K, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6;
 THENCE ALONG SAID LOT LINE SOUTH 74°06'24" WEST, A DISTANCE OF 80.27 FEET;
 THENCE NORTH 81°44'28" WEST, A DISTANCE OF 226.87 FEET;
 THENCE NORTH 08°19'07" EAST, A DISTANCE OF 137.23 FEET;
 THENCE NORTH 15°03'30" WEST, A DISTANCE OF 19.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IN TOTAL CONTAINS 49,601 SQ. FT. OR 1.14 ACRES, MORE OR LESS.
 HAVE BY THESE PRESENTS Laid out, Plotted and subdivided the same into lots, as shown on this plat, under the name and style of SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9.

CP VU SUPERIOR, LLC
 EXECUTED THIS 7th DAY OF April, 2026
 BY: CP INVESTMENT VI REIT 4,
 ITS MANAGING MEMBER
 BY: Phillip Owens
 NAME: Phillip Owens TITLE: CEO

Notarial Certificate

STATE OF CA
 COUNTY OF San Francisco
 FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April, 2026 by Phillip Owens.
 MY COMMISSION EXPIRES Jan 24, 2030
Rachel Wagner (SEAL)
 NOTARY PUBLIC



Vicinity Map
 SCALE: 1" = 1,000'

Notes

- LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER A827088029, DATED JANUARY 29, 2025 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF S00°42'37"E ALONG A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T15 N1716 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-408 WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE, OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATE OF FIELDWORK: JUNE 23, 2025
- THE INTENT OF THIS PLAT IS TO SUBDIVIDE LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6 INTO THREE INDIVIDUAL LOTS AS SHOWN HEREON.



Owner's Estoppel Certificate

WE, CP VU SUPERIOR, LLC, THE OWNER(S) OF THE PROPERTY INCLUDED IN THE SUBDIVISION, CERTIFY THAT THIS FINAL PLAT AND SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION HERewith IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

EXECUTED THIS 7th DATE OF April, 2026

OWNERS: CP VU SUPERIOR, LLC

Lender's Consent & Subordination

THE UNDERSIGNED, A 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.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: [Signature]

NAME: Brian Stafford TITLE: Executive Director

ACKNOWLEDGEMENT

STATE OF CA

COUNTY OF San Francisco

ACKNOWLEDGED BEFORE ME THIS 7th DATE OF April, 2026

BY: Brian Stafford AS Executive Director

OF WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Jan 24, 2030

Rachel Wagner (SEAL)
 NOTARY PUBLIC

Manager's Certificate

APPROVED BY THE MANAGER OF THE TOWN OF SUPERIOR, STATE OF COLORADO.
 WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 6th DATE OF April, 2026

ATTEST: [Signature]
 MANAGER

Town Clerk Certificate

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE TOWN MANAGER ON THIS 6th DAY OF April, 2026 AND WAS FILED IN MY OFFICE ON THE 6th DAY OF April, 2026 AT 1:42 O'CLOCK P.M.

TOWN CLERK: [Signature]

Recordation Certificate

STATE OF COLORADO }
 COUNTY OF BOULDER }
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT _____ M., ON THE _____ DAY OF _____ IN BOOK _____ PAGE _____ MAP _____ RECEPTION NO. _____ FEES \$ _____

COUNTY CLERK AND RECORDER CLERK AND RECORDER
 DEPUTY BY:

Surveyor's Statement

I, DAVID A. WILSON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC. THAT THE SURVEY REPRESENTED BY THIS DRAWING WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON 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.

DAVID A. WILSON COLORADO P.L.S. #38280
 FLATIRONS, INC.

Digitally signed by David Wilson
 DN: cn=David Wilson, o=Flatirons Inc., ou=Flatirons, email=David.Wilson@flatirons.com, c=US
 Date: 2026.03.16 14:32:25 -0600

DATE	
REVISION	
LOT NUMBER	

SUPERIOR TOWN CENTER FILING 1B
 REPLAT NO. 9

Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 7000 S. BOULDERWAY,
 SUITE 200
 LONGMONT, CO 80501
 (303) 776-1131
 (303) 776-0001
 (303) 776-0002



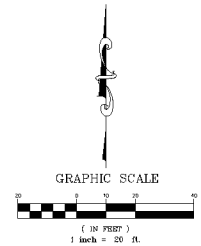
JOB NUMBER
 25-82104
 DATE
 07-18-2025
 DRAWN BY
 L. THERNJACK
 CHECKED BY
 JS. 7/1/27

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9

A RESUBDIVISION OF LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

DATE	REVISION
07/12/2018	1
	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12



SUPERIOR TOWN CENTER FILING 1B
REPLAT NO. 9

Flatirons, Inc.
Land Surveying Services
www.flatironsurvey.com
3050 N. BROADWAY,
BOULDER, CO 80501
(303) 776-1133
FAX: (303) 443-7001

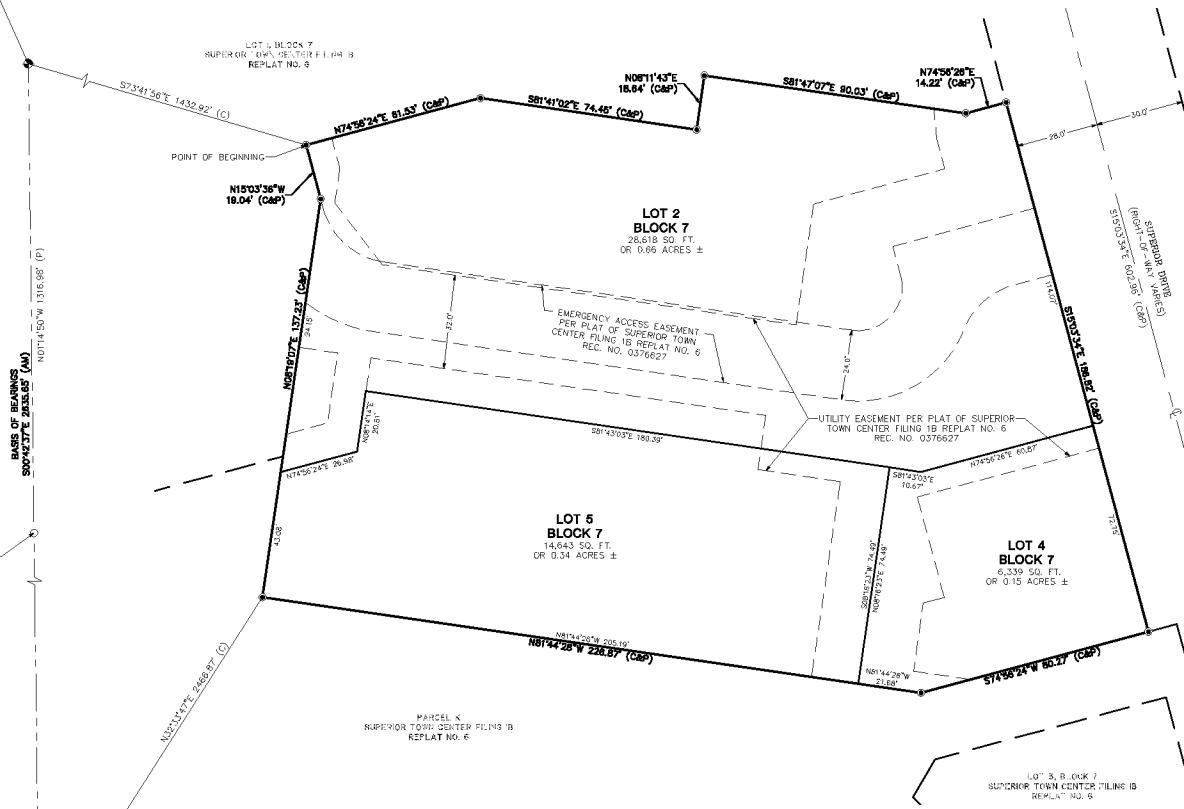


JOB NUMBER:
25-82,104
DATE:
07-18-2018
DRAWN BY:
L. THORNOCK
CHECKED BY:
JS/BO/JZG

SHEET 2 OF 2

POINT OF COMMENCEMENT
NORTH SIXTEENTH CORNER OF
SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.
FOUND 2.5" ALUMINUM ROCK CAP STAMPED
"T15 N1/16 R70W S24 R69W S19 PLS
29761" IN CONCRETE PER MONUMENT
RECORD DATED MAY 19, 2004

LOT 2 BLOCK 7
SUPERIOR TOWN CENTER FILING 1B
REPLAT NO. 9



HISTORIC LOCATION OF WEST QUARTER CORNER
OF SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.
NOT RECOVERED AS PART OF THIS PLAT
DUE TO LOCATION OF NEWLY BUILT RESIDENCE

SOUTH SIXTEENTH CORNER OF
SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.
FOUND 2.5" ALUMINUM CAP STAMPED
"MELVIN SURVEYING PLS 22576" ON
#5 REBAR PER MONUMENT RECORD
DATED JUNE 22, 2017

Boundary Closure Report

COURSE: S15°03'34"E	LENGTH: 186.82'
COURSE: S74°56'24"W	LENGTH: 80.27'
COURSE: N0°14'28"W	LENGTH: 226.87'
COURSE: N08°19'07"E	LENGTH: 137.23'
COURSE: N15°03'36"W	LENGTH: 19.04'
COURSE: N74°26'24"E	LENGTH: 61.63'
COURSE: S81°41'02"E	LENGTH: 74.48'
COURSE: N08°11'43"E	LENGTH: 18.64'
COURSE: S81°47'07"E	LENGTH: 90.03'
COURSE: N74°56'20"E	LENGTH: 14.22'

AREA: 48 801 SQ. FT.
ERROR CLOSURE: 0.00
ERROR NORTH: 0.001 EAST: -0.005
PRECISION: 1: 909100000

Legend

⊕	FOUND ALIQUOT MONUMENT AS DESCRIBED	—	CENTERLINE
●	FOUND 1.25" ORANGE PLASTIC CAP STAMPED "LS 38495" ON #5 REBAR	---	SUBDIVISION BOUNDARY
○	SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38280"	---	LOT LINE
(AM)	AS MEASURED AT TIME OF SURVEY	---	ADJACENT PROPERTY LINE
(C)	CALCULATED POSITION FROM RECORD AND AS MEASURED INFORMATION	---	RIGHT-OF-WAY CENTERLINE
(P)	AS PER THE PLAT OF SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6	---	EASEMENT LINE

2018/07/18 09:05:05 1167235.DWG PLOT 2 OF 2 11/17/2018 11:25:32 2018 29