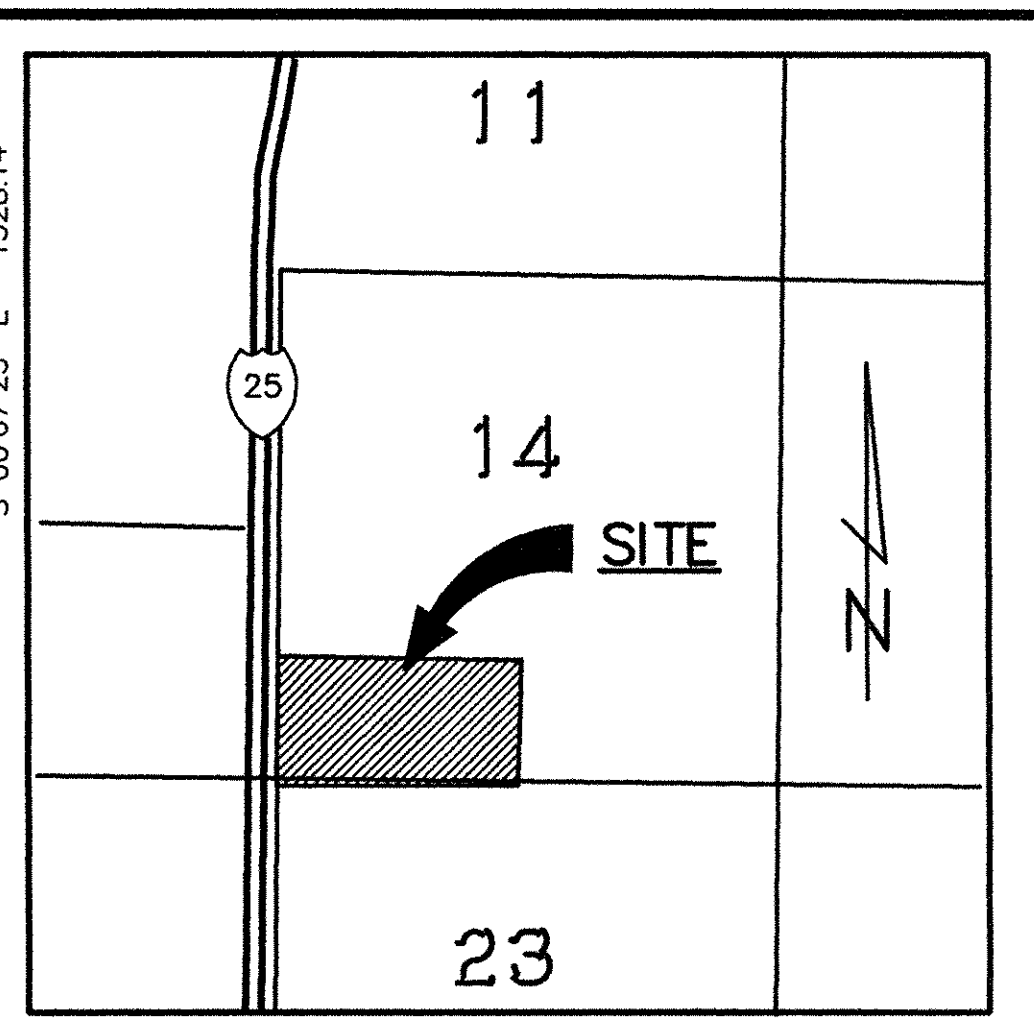
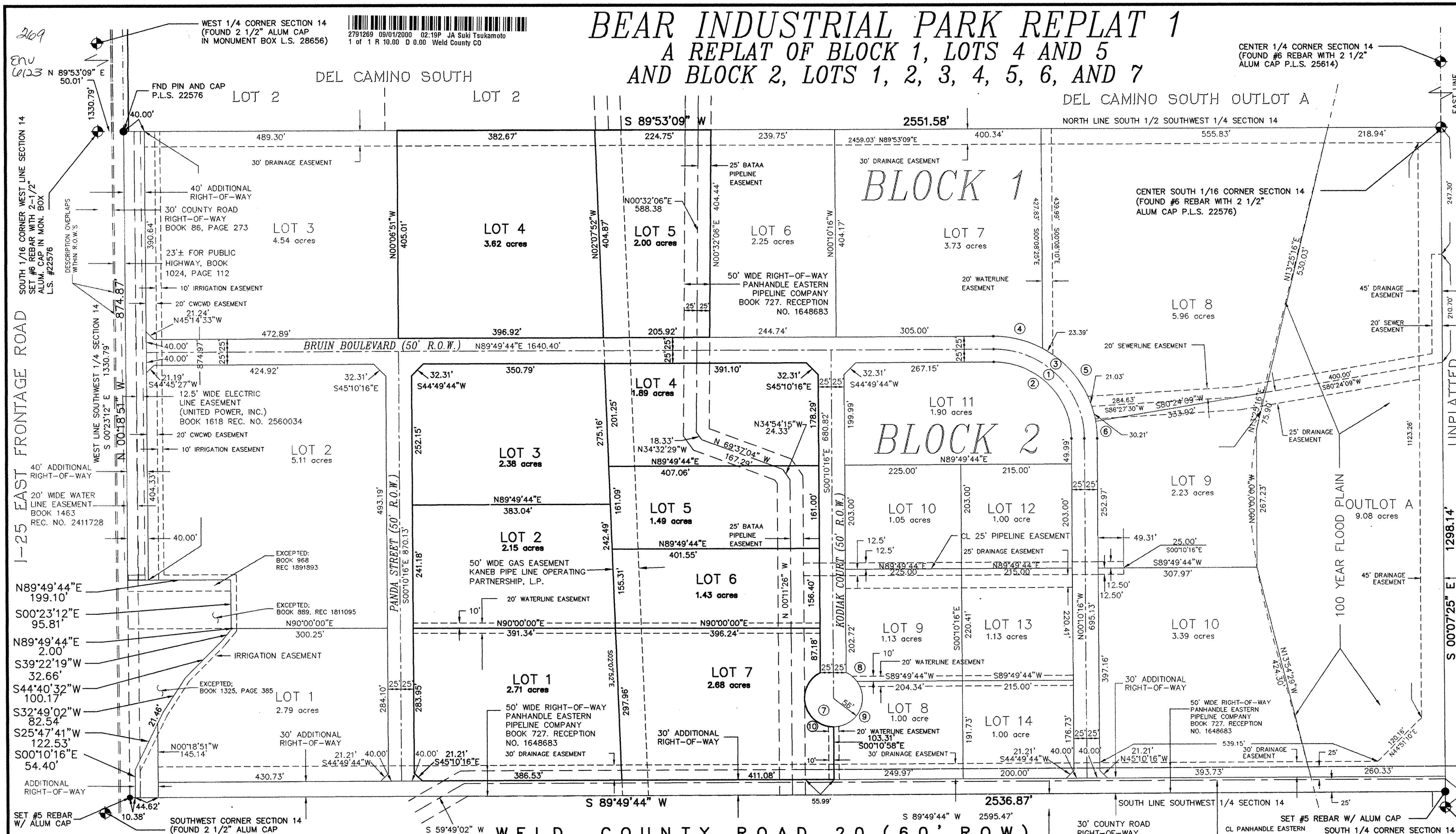




SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF "BEAR INDUSTRIAL PARK, REPLAT 1" WAS MADE BY ME (OR UNDER MY DIRECT SUPERVISION) AND THAT THE ACCOMPANYING PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

I, ATTEST THE ABOVE ON THIS 22nd DAY OF AUGUST 2000

CHARLES R. MELVIN, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 22576

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ M., ON THE _____ DAY OF _____ A.D., 20____, IN THE BOOK _____, PAGE _____, MAP _____, RECEPTION _____.

COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THIS 24th DAY OF AUG A.D., 2000

Edward J. Tagliente
MAYOR

ATTEST:
TOWN CLERK

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS THAT HIRSCHFELD FAMILY PARTNERSHIP LTD., BEING THE OWNERS, AND FIRST NATIONAL BANK OF LONGMONT, BEING THE MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BLOCK 1, LOTS 4 AND 5 AND BLOCK 2 LOTS 1, 2, 3, 4, 5, 6, AND 7 OF BEAR INDUSTRIAL PARK

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "BEAR INDUSTRIAL PARK REPLAT 1", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND OTHER PUBLIC RIGHTS-OF-WAY FOR THE PURPOSE SHOWN HEREON.

EXECUTED THIS 23rd DAY OF Aug A.D., 2000

HIRSCHFELD FAMILY PARTNERSHIP LTD.
BY Lawrence Hirschfeld G.P.
LAWRENCE HIRSCHFELD, GENERAL PARTNER
12971 NORTH 87TH, LONGMONT, CO. 80501

STATE OF COLORADO
COUNTY OF Weld

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY LAWRENCE HIRSCHFELD, GENERAL PARTNER THIS 23rd DAY OF August, A.D., 2000. MY COMMISSION EXPIRES 5-26-2003

NOTARY PUBLIC
WITNESS MY HAND AND SEAL
Bonnie Rose Stevens

EXECUTED THIS 23rd DAY OF Aug A.D., 2000

FIRST NATIONAL BANK OF LONGMONT, MORTGAGEE OR LIEN HOLDER
BY Gordon T. Hills
(NAME AND TITLE)
401 MAIN STREET, LONGMONT, CO. 80501

STATE OF COLORADO
COUNTY OF Weld

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Gordon T. Hills, VP DULY AUTHORIZED REPRESENTATIVE OF THE FIRST NATIONAL BANK OF LONGMONT THIS 23rd DAY OF August, A.D., 2000. MY COMMISSION EXPIRES 5-26-2003

NOTARY PUBLIC
WITNESS MY HAND AND SEAL
Bonnie Rose Stevens

EXECUTED THIS 23rd DAY OF August A.D., 2000

ABS CONCRETE, INC.
BY Albino Bustillos President
(NAME AND TITLE)
1935 BLUE MOUNTAIN ROAD, LONGMONT, CO. 80504

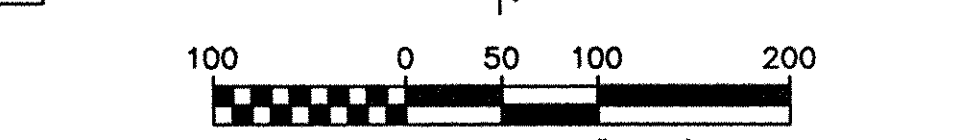
STATE OF COLORADO
COUNTY OF Weld

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Albino Bustillos DULY AUTHORIZED REPRESENTATIVE OF THE FIRST NATIONAL BANK OF LONGMONT THIS 23rd DAY OF August, A.D., 2000. MY COMMISSION EXPIRES 8-5-2002

NOTARY PUBLIC
WITNESS MY HAND AND SEAL
Lawrence Hirschfeld

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	175.00'	274.89'	175.00'	247.49'	S 45°10'16" E	90°00'00"
2	150.00'	235.62'	150.00'	212.13'	S 45°10'16" E	90°00'00"
3	200.00'	314.16'	200.00'	282.84'	S 45°10'16" E	90°00'00"
4	200.00'	99.11'	50.60'	98.10'	S 75°58'27" E	28°23'37"
5	200.00'	181.55'	97.57'	175.38'	S 35°46'22" E	52°00'33"
6	200.00'	33.50'	16.79'	33.46'	S 04°58'10" E	09°35'49"
7	56.00'	300.03'	27.94'	50.00'	N 89°49'44" E	306°58'14"
8	56.00'	27.47'	14.02'	27.19'	S 49°36'16" E	28°06'14"
9	56.00'	122.53'	108.43'	99.51'	S 27°07'57" W	125°22'11"
10	56.00'	150.03'	237.80'	109.02'	N 13°26'03" W	153°29'49"

CURVE DATA



MELVIN SURVEYING
4755 SHUUP PLACE
BOULDER, COLORADO 80303
1-303-499-2175

BEAR INDUSTRIAL PARK
REPLAT OF BLOCK 1, LOTS 4 AND 5
AND BLOCK 2 LOTS 1, 2, 3, 4, 5, 6, AND 7

JOB NO	DATE	CAD NO	SHEET NO
255-1	06/30/00	2551REPLAT	1 OF 1