

FORT COLLINS COLORADOAN

STATE OF COLORADO)
) ss. AFFIDAVIT OF PUBLICATION
COUNTY OF LARIMER)

Robin K. Hause, being duly sworn, deposes and says that said is the legal clerk of the Fort Collins Coloradoan; that the same is a daily newspaper of general circulation and printed and published in the City of Fort Collins, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper for

1 consecutive days;

that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the first publication of said notice was contained in the issue of said newspaper on the

30th day of July, A.D. 1996;

that the last publication thereof was contained in the issue of said newspaper on the

30th day of July, A.D. 1996;

that said Fort Collins Coloradoan has been published continuously and uninterruptedly during the period of at least six months next prior to the first publication of said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

NOTICE OF APPROVAL
NOTICE IS hereby given that, on June 24, 1996, the City of Fort Collins created a Vested Property Right upon the following described land:

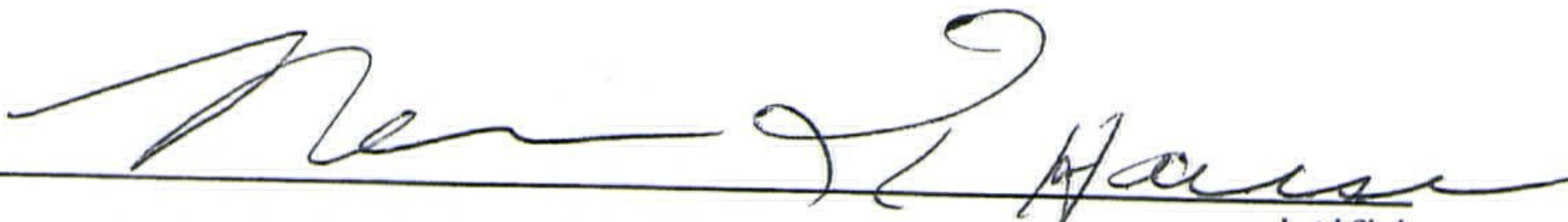
GENERAL DESCRIPTION:
1435 South College Avenue PUD, #13-96, requesting a change to the existing 1,500 sq. ft. residence to commercial office use; located on the northwest corner of Prospect Road and West of College Avenue.

LEGAL DESCRIPTION:
Lot 9, Block 1, G.F. Wards Subdivision, City of Fort Collins, County of Larimer, State of Colorado.

Dated this 16th day of July, A.D. 1996.

Robert Blanchard, AICP
Director of Current Planning

Fort Collins Coloradoan 445286
July 30, 1996

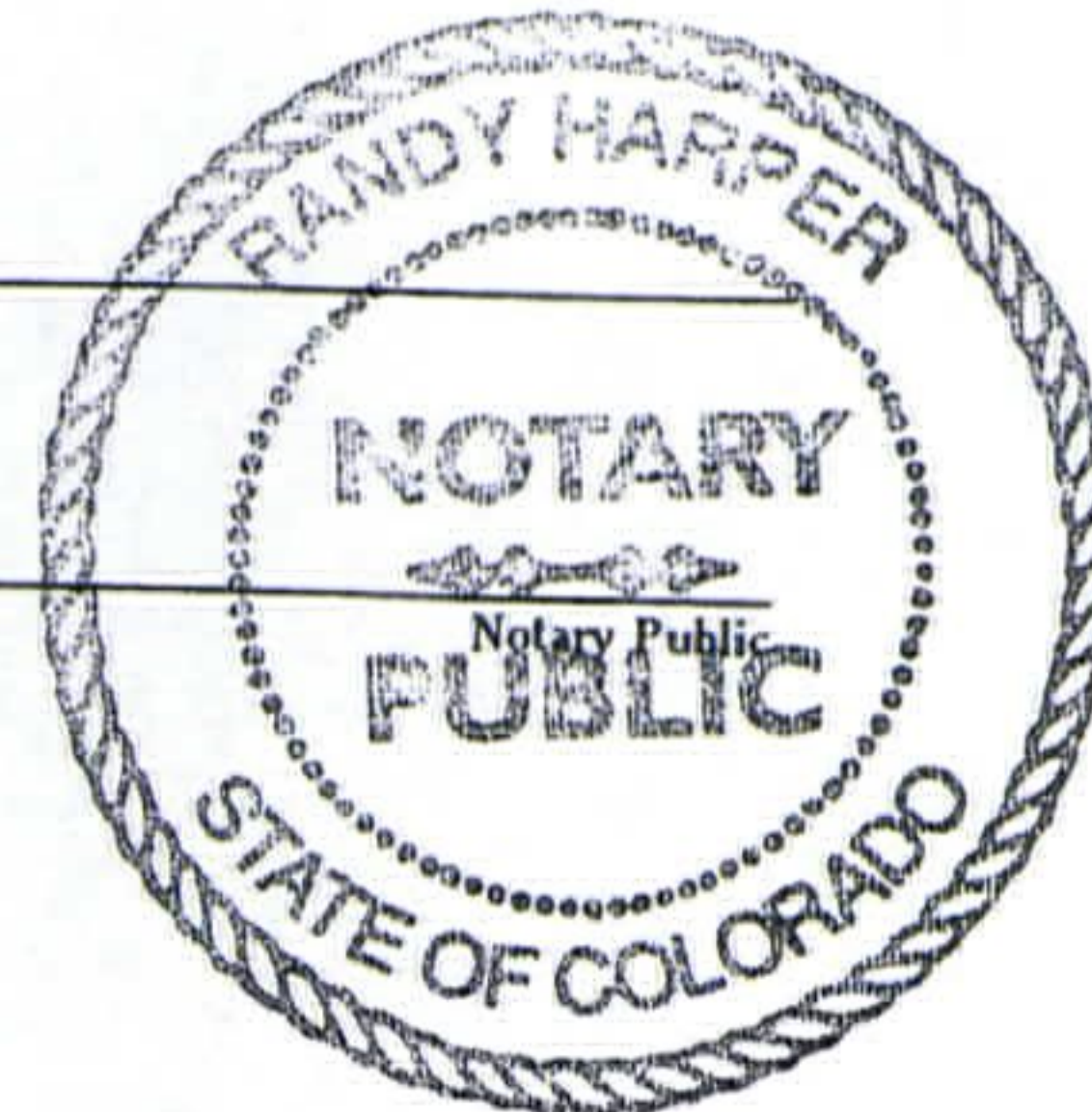

Legal Clerk

Subscribed and sworn to before me, within the County of Larimer, State of Colorado this

8th day of August, A.D. 1996.

My commission expires My Commission Expires 1/24/99





Delivered to:

City of Fort Collins
Planning Department
P.O. Box 580
Fort Collins, CO 80522-0580

Legal No. 445286