

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

28th day of May, A.D. 1996;

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

28th day of May, 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 October 9, 1995, the City of Fort Collins created a Vested Property right upon the following described land:

GENERAL DESCRIPTION:
 AA Car Wash and R&F Auto Sales and Repair, V-L Site Plan, #28-95, consisting of a conversion of a carwash bay to an auto repair bay for the purpose of making automobile repairs, located at 835 Riverside.

LEGAL DESCRIPTION:
 A Tract of land located in the Northeast Quarter of Section 13, Township 7 north, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado.

Dated this 13th day of May, A.D. 1996.
 Robert E. Blanchard, AICP
 Director of Current Planning

Fort Collins Coloradoan 421802
 May 28, 1995

[Signature of Robin K. Hause]

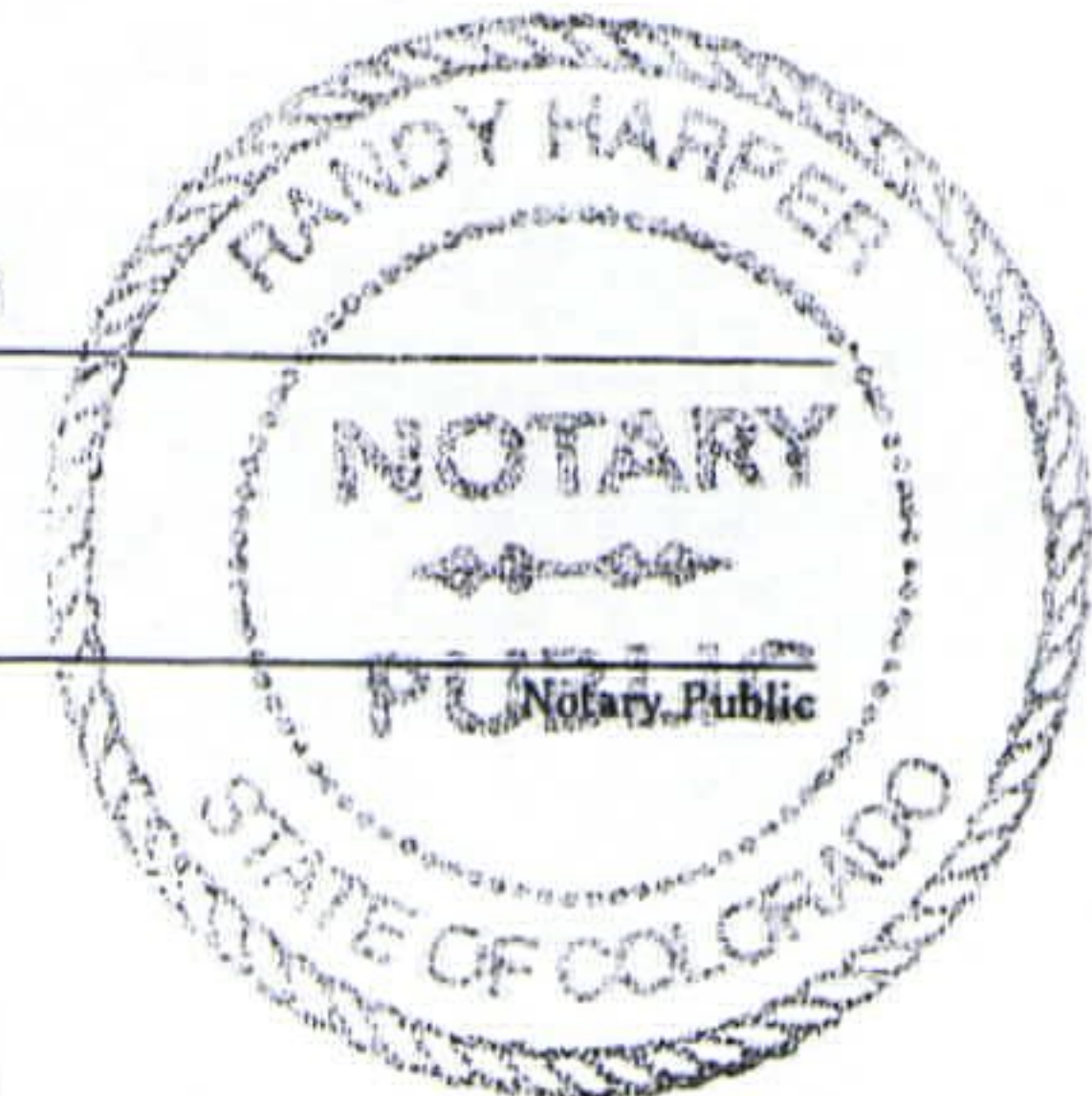
Legal Clerk

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

30th day of May, A.D. 1996.

My commission expires My Commission Expires 1/24/99

[Signature of Randy Harper]



Delivered to:

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

Legal No.