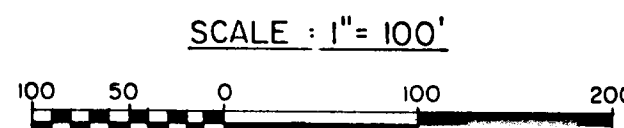
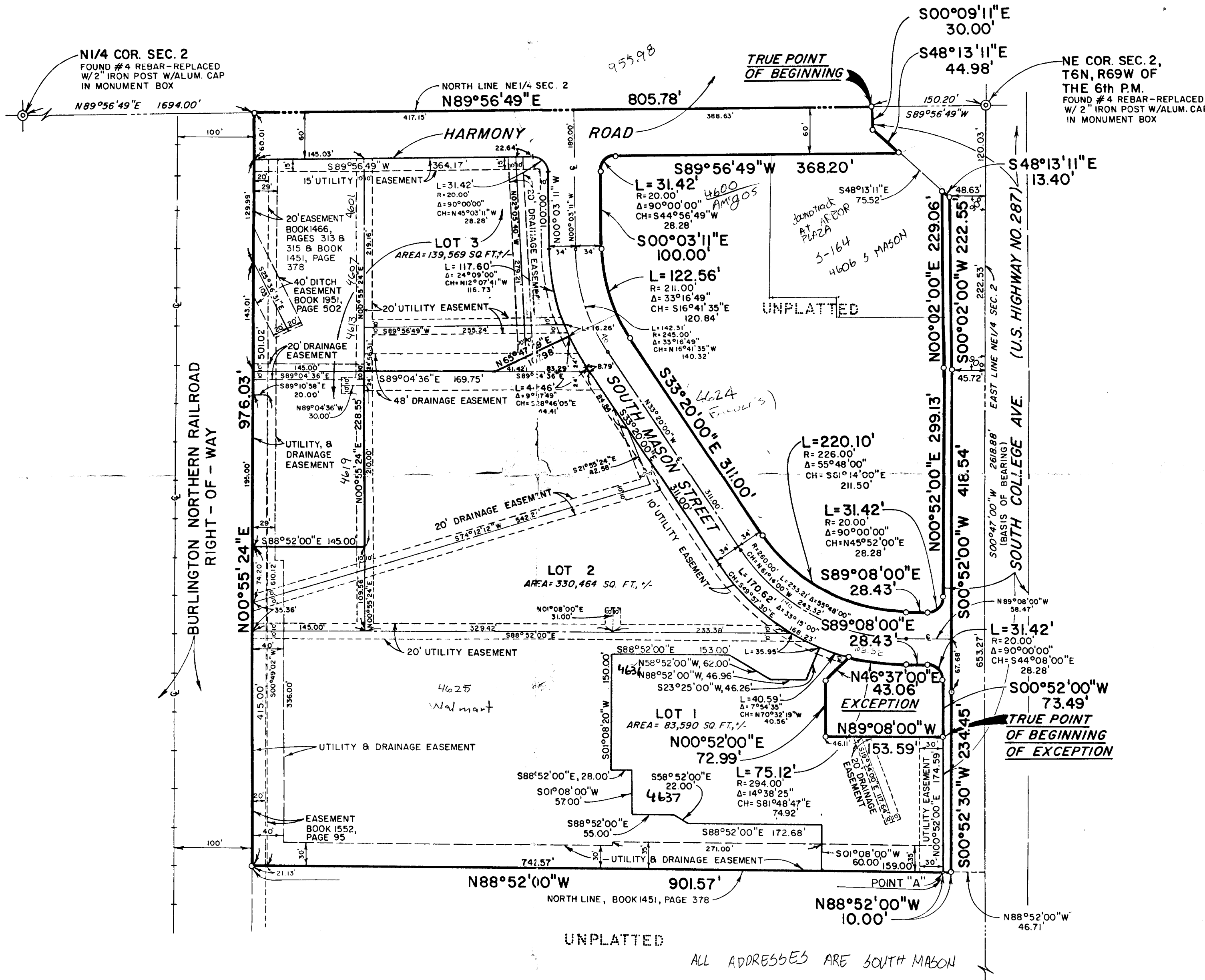


ARBOR PLAZA P.U.D.

LOCATED IN A PORTION OF THE NE1/4 OF SECTION 2, T6N, R69W OF THE
6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
AREA = 15.408 ACRES, MORE OR LESS.



ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE
BEST QUALITY IMAGE POSSIBLE
TAKEN FROM VERY POOR QUALITY
ORIGINALS



DEDICATION

KNOW ALL MAN BY THESE PRESENTS:
THAT THE UNDERSIGNED, ARBOR PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN LARIMER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "ARBOR PLAZA P.U.D.", A SUBDIVISION IN THE NE1/4 OF SECTION 2, T6N, R69W OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, FROM WHICH THE E1/4 CORNER OF SAID SECTION 2 BEARS S00°47'00"W, (BASIS OF BEARING) THENCE S89°56'49"W, 150.20 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 2 TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287 (COLLEGE AVENUE) AND THE TRUE POINT OF BEGINNING;

THENCE S00°09'11"E, 30.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S48°13'11"E, 44.98 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S89°56'49"W, 368.20 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE S00°03'11"E, 100.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE S00°02'00"W, 222.55 FEET TO A POINT OF CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S44°56'49"W, 28.28 FEET;

THENCE S00°03'11"E, 100.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE S00°02'00"W, 222.55 FEET TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 33°16'49" AND BEING SUBTENDED BY A CHORD THAT BEARS S16°41'35"E, 120.84 FEET;

THENCE S33°20'00"E, 311.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE S00°02'00"W, 222.55 FEET TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 33°16'49" AND BEING SUBTENDED BY A CHORD THAT BEARS S16°41'35"E, 120.84 FEET;

THENCE S00°02'00"W, 222.55 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE S00°02'00"W, 222.55 FEET TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S44°56'49"W, 28.28 FEET;

THENCE S00°02'00"W, 222.55 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE S48°13'11"E, 13.40 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S00°02'00"W, 222.55 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;

THENCE S00°52'00"W, 418.54 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S00°52'30"W, 234.45 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 TO THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO THE Poudre VALLEY RURAL ELECTRIC ASSOCIATION, INC. AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1451 AT PAGE 378 OF THE RECORDS OF LARIMER COUNTY, COLORADO;

THENCE N88°52'00"W, 10.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1451 AT PAGE 378 TO A POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE CONTINUING N88°52'00"W, 901.57 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1451 AT PAGE 378 TO THE EAST RIGHT-OF-WAY LINE OF THAT BURLINGTON NORTHERN RAILROAD (FORMERLY COLORADO AND SOUTHERN RAILROAD);

THENCE N00°55'24"E, 976.03 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 2;
THENCE N89°56'49"E, 805.78 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 2 TO THE TRUE POINT OF BEGINNING.

EXCEPT
A TRACT OF LAND LOCATED IN THE NE1/4 OF SAID SECTION 2 DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "A", THENCE N00°52'00"E, 174.59 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N89°08'00"W, 153.59 FEET;
THENCE N00°52'00"E, 72.99 FEET;
THENCE N46°37'00"E, 43.06 FEET;

THENCE EASTERLY, 75.12 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF 14°38'25" AND BEING SUBTENDED BY A CHORD THAT BEARS S81°48'42"E, 74.92 FEET;
THENCE S89°08'00"E, 28.43 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 31.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S44°08'00"E, 28.28 FEET;
THENCE S00°52'00"W, 73.49 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION (CONTINUED)

HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO BE KNOWN AS "ARBOR PLAZA P.U.D.", A PLANNED UNIT DEVELOPMENT, AND DOES HEREBY DEDICATE AND CONVEY TO THE CITY FORT COLLINS FOR THE PUBLIC USE, FOREVER HEREAFTER THE EASEMENTS AND RIGHTS-OF-WAY AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

IN WITNESS WHEREOF, ARBOR PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP, BY GARY C. KLEIN AS GENERAL PARTNER HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 23rd DAY OF January 1988.

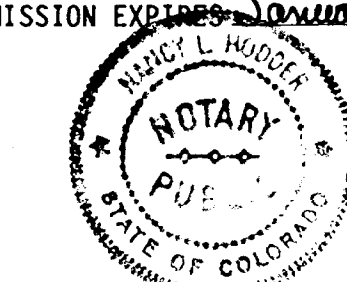
ARBOR PROPERTIES, LTD.
A COLORADO LIMITED PARTNERSHIP

BY: Gary C. Klein
GARY C. KLEIN
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF COLORADO)ss
COUNTY OF Boulder)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January 1988 BY GARY C. KLEIN AS GENERAL PARTNER OF ARBOR PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES January 25, 1989



Nancy L. Hodder
NOTARY PUBLIC
1700 38th St., Boulder, CO
ADDRESS

CITY ENGINEER CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO, ON THE _____ DAY OF _____ A.D., 1988.

Michael R. Hovsig
Asst. CITY ENGINEER

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, THIS 27 DAY OF JANUARY A.D., 1988.

[Signature]
SECRETARY

SURVEYOR'S CERTIFICATE

I, RICHARD G. SETTERGREN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY ON THE BOUNDARY OF "ARBOR PLAZA P.U.D." WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY. THE BEARINGS ON THE ACCOMPANYING PLAT ARE REFERRED TO THE EAST LINE OF THE NE1/4 OF SECTION 2, T6N, R69W OF THE 6TH P.M. AS BEARING S00°47'00"W. A #4 REBAR WITH AN ALUMINUM CAP MARKED "D.B. & CO. L.S. 17664" WAS SET AT EACH EXTERIOR BOUNDARY CORNER UNLESS NOTED OTHERWISE. THIS BOUNDARY SURVEY COMPLIES IN ALL RESPECTS WITH TITLE 38 OF THE COLORADO REVISED STATUTES, 1973.

[Signature]
RICHARD G. SETTERGREN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 17664

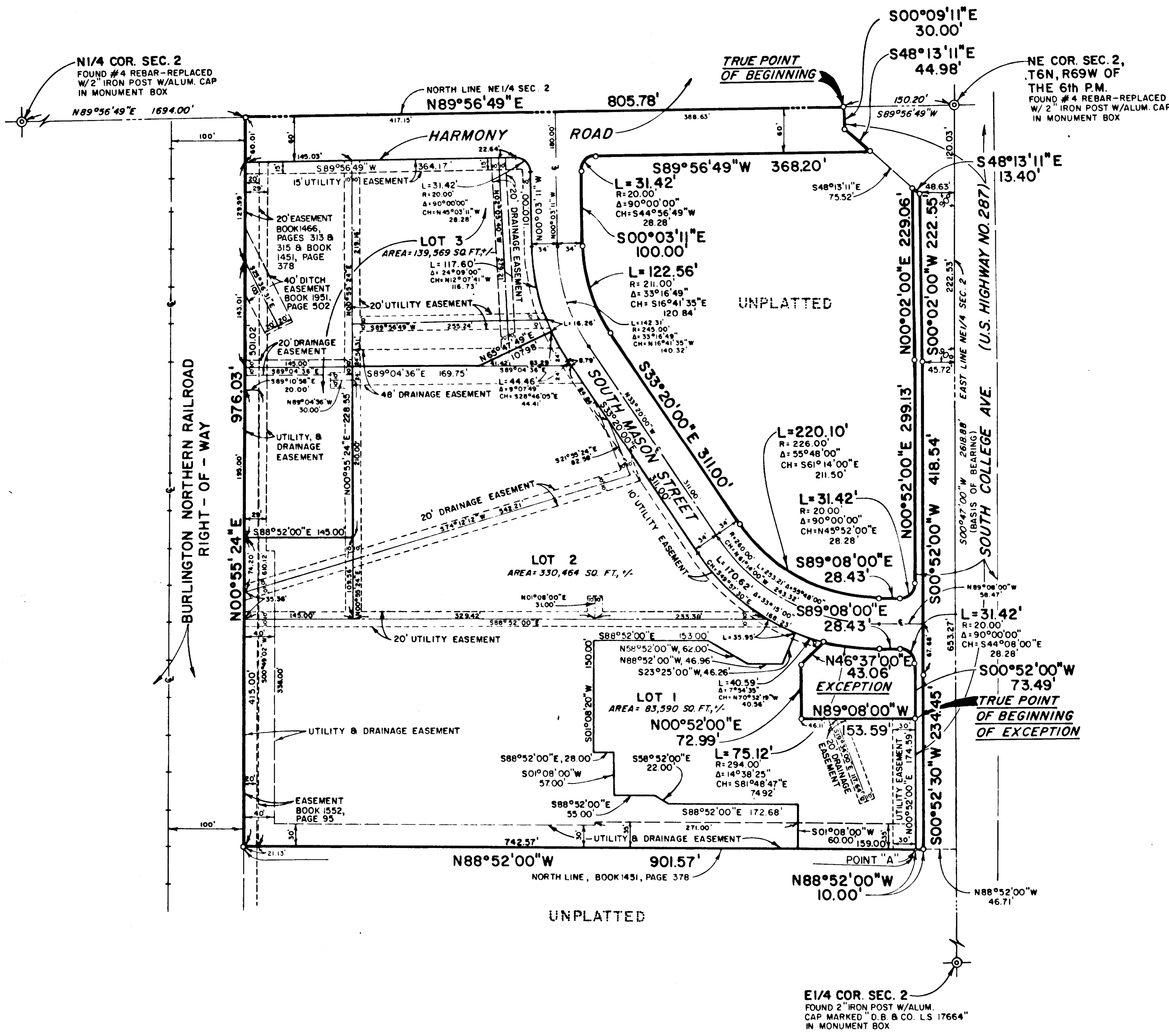
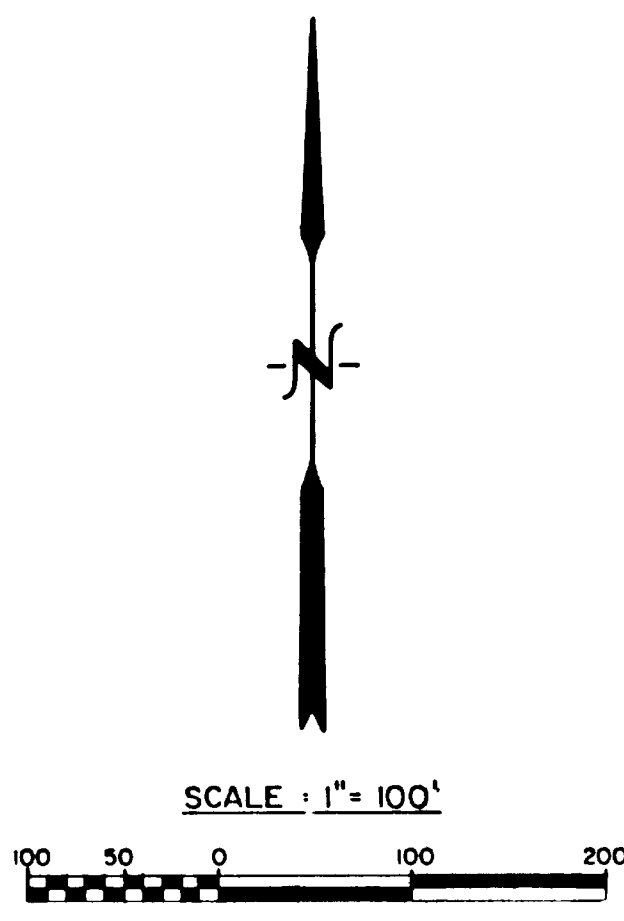
ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 19th DAY OF JANUARY, 1988, I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE AS SHOWN HEREON AS OF SAID DATE.

ADDRESS: 1001 17th Street
DENVER CO 80202
REGISTRATION NO. 2029

ARBOR PLAZA P.U.D.

LOCATED IN A PORTION OF THE NE1/4 OF SECTION 2, T6N, R69W OF THE
6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
AREA = 15.408 ACRES, MORE OR LESS.



Minor Amendment approved
to allow change of use
for Lot 3 from
Theater/Office to
Classroom/Office
ER: 4/25/01
TED SHEPARD

DEDICATION

KNOW ALL MAN BY THESE PRESENTS:
THAT THE UNDERSIGNED, ARBOR PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN LARIMER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "ARBOR PLAZA P.U.D.", A SUBDIVISION IN THE NE1/4 OF SECTION 2, T6N, R69W OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, FROM WHICH THE E1/4 CORNER OF SAID SECTION 2 BEARS S00°47'00"W, (BASIS OF BEARING) THENCE S89°56'49"W, 150.20 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 2 TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287 (COLLEGE AVENUE) AND THE TRUE POINT OF BEGINNING;
THENCE S00°09'11"E, 30.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S48°13'11"E, 44.98 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S89°56'49"W, 368.20 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHWESTERLY, 31.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S44°56'49"W, 28.28 FEET;
THENCE S00°03'11"E, 100.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHEASTERLY, 122.56 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 211.00 FEET, A CENTRAL ANGLE OF 33°16'49" AND BEING SUBTENDED BY A CHORD THAT BEARS S16°41'35"E, 120.84 FEET;
THENCE S33°20'00"E, 311.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHEASTERLY, 220.10 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 55°48'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S61°14'00"E, 211.50 FEET;
THENCE S89°08'00"E, 28.43 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE NORTHEASTERLY, 31.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N45°52'00"E, 28.28 FEET;
THENCE N00°02'00"E, 229.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S48°13'11"E, 13.40 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S00°02'00"W, 222.55 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S00°52'00"W, 418.54 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;
THENCE S00°52'30"W, 234.45 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 TO THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO THE Poudre Valley Rural Electric Association, Inc. as described in Warranty Deed recorded in Book 1451 at Page 378 of the Records of Larimer County, Colorado;

THENCE N88°52'00"W, 10.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1451 AT PAGE 378 TO A POINT HERINAFTER REFERRED TO AS POINT "A";
THENCE CONTINUING N88°52'00"W, 901.57 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1451 AT PAGE 378 TO THE EAST RIGHT-OF-WAY LINE OF THAT BURLINGTON NORTHERN RAILROAD (FORMERLY COLORADO AND SOUTHERN RAILROAD);
THENCE N00°55'24"E, 976.03 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 2;
THENCE N89°56'49"E, 805.78 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 2 TO THE TRUE POINT OF BEGINNING.

EXCEPT
A TRACT OF LAND LOCATED IN THE NE1/4 OF SAID SECTION 2 DESCRIBED AS FOLLOWS:
COMMENCING AT SAID POINT "A", THENCE N00°52'00"E, 174.59 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N89°08'00"W, 153.59 FEET;
THENCE N00°52'00"E, 72.99 FEET;
THENCE N46°37'00"E, 43.06 FEET;
THENCE EASTERLY, 75.12 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF 14°38'25" AND BEING SUBTENDED BY A CHORD THAT BEARS S81°48'47"E, 74.92 FEET;
THENCE S89°08'00"E, 28.43 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, 31.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S44°08'00"E, 28.28 FEET;
THENCE S00°52'00"W, 73.49 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION (CONTINUED)

HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO BE KNOWN AS "ARBOR PLAZA P.U.D.", A PLANNED UNIT DEVELOPMENT, AND DOES HEREBY DEDICATE AND CONVEY TO THE CITY FORT COLLINS FOR THE PUBLIC USE, FOREVER HEREAFTER THE EASEMENTS AND RIGHTS-OF-WAY AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

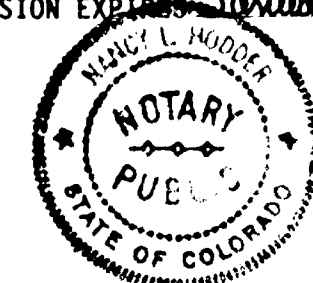
IN WITNESS WHEREOF, ARBOR PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP, BY GARY C. KLEIN AS GENERAL PARTNER HAS CAUSED ITS NAME TO BE HERETO SUBSCRIBED THIS 23rd DAY OF January 1986.

ARBOR PROPERTIES, LTD.
A COLORADO LIMITED PARTNERSHIP

BY: Gary C. Klein
GARY C. KLEIN
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF COLORADO)ss
COUNTY OF Boulder)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January 1986 BY GARY C. KLEIN AS GENERAL PARTNER OF ARBOR PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES January 25, 1989
Nancy L. Hodder
NOTARY PUBLIC
1700 38th St. Boulder, CO
ADDRESS

CITY ENGINEER CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO, ON THE _____ DAY OF _____ A.D., 1986.
Michael R. Rensig
Asst. CITY ENGINEER

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, THIS 27 DAY OF JANUARY _____ A.D., 1986.

SECRETARY

[Signature]
SECRETARY

SURVEYOR'S CERTIFICATE

I, RICHARD G. SETTERGREN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY ON THE BOUNDARY OF "ARBOR PLAZA P.U.D." WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY. THE BEARINGS ON THE ACCOMPANYING PLAT ARE REFERRED TO THE EAST LINE OF THE NE1/4 OF SECTION 2, T6N, R69W OF THE 6TH P.M. AS BEARING S00°47'00"W. A #4 REBAR WITH AN ALUMINUM CAP MARKED "D.B. & CO. L.S. 17664" WAS SET AT EACH EXTERIOR BOUNDARY CORNER UNLESS NOTED OTHERWISE. THIS BOUNDARY SURVEY COMPLIES IN ALL RESPECTS WITH TITLE 38 OF THE COLORADO REVISED STATUTES, 1973.

Richard G. Settgren
RICHARD G. SETTERGREN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 17664

ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 19th DAY OF JANUARY, 1986 I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE AS SHOWN HEREON AS OF SAID DATE.

ADDRESS: 1200 21st St. Suite 200
DENVER, CO 80202
REGISTRATION NO. 2262