

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land to-wit; a part of Tracts 1,2,3,4 and 5 of the REPLAT OF TRACTS A,B,L,M and N of SOUTHMOOR VILLAGE, FIFTH FILING; Tracts C,P,Q,R and S of SOUTHMOOR VILLAGE FIFTH FILING; a part of vacated FOOTHILLS PARKWAY; a part of vacated frontage road; Lot 1 and a part of Lot 3 of the STRACHAN SUBDIVISION, THIRD FILING; and a part of vacated EAST MONROE DRIVE, all in the Southwest 1/4 of Section 25, Township 7 North, Range 69 West of the Sixth P.M., City of FORT COLLINS, County of LARIMER, State of COLORADO, which, considering the West line of said Southwest 1/4 as bearing S 00°00'45"E and with all bearings contained herein relative thereto, begins at the Southwest corner of said Tract C which bears S00°00'45"E 1521.10 feet, and again N 89°45'30"E 303.18 feet, from the West 1/4 Corner of said Section 25, and runs thence N 01°57'00"W 81.00 feet; thence N 18°13'00"W 165.96 feet; thence N 28°49'00"W 130.26 feet; thence N 48°42'30"W 93.28 feet; thence S 89°35'15"W 50.00 feet; thence N 00°24'45"W 106.14 feet; thence N00°00'45"W 55.05 feet; thence N 89°59'15"E 208.71 feet; thence N 00°00'45"W 158.71 feet; thence N 89°59'15"E 29.29 feet; thence along the arc of a 359.23 foot radius curve to the left a distance of 285.93 feet, the long chord of which bears N 67°11'08"E 278.44 feet; thence N 44°23'E 577.96 feet; thence along the arc of a 75.79 foot radius curve to the left a distance of 59.00 feet, the long chord of which bears N 22°05'E 57.52 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 24.02 feet, the long chord of which bears S 46°05'30"E 21.53 feet; thence along the arc of a 360.77 foot radius curve to the right a distance of 11.02 feet, the long chord of which bears N 88°54'30"E 11.02 feet; thence N 89°47'E 173.52 feet; thence N 00°13'W 230.13 feet; thence N 89°47'08"E 996.09 feet; thence along the arc of a 1319.21 foot radius curve to the right a distance of 387.20 feet, the long chord of which bears S 08°11'30"W 385.82 feet; thence S 16°36'W 575.14 feet; thence along the arc of a 1114.57 foot radius curve to the left a distance of 327.62 feet, the long chord of which bears S 08°10'45"W 326.46 feet; thence S 00°14'30"E 170.00 feet; thence S 05°57'09"E 110.54 feet; thence S 00°14'30"E 451.00 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet, the long chord of which bears N 45°14'30"W 21.21 feet; thence S 89°45'30"W 214.00 feet; thence along the arc of a 398.41 foot radius curve to the right a distance of 312.91 feet, the long chord of which bears N 67°44'30"W 304.93 feet; thence N 45°14'30"W 129.24 feet; thence along the arc of a 351.34 foot radius curve to the left a distance of 275.94 feet, the long chord of which bears N 67°44'30"W 268.90 feet; thence S 89°45'30"W 199.36 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet, the long chord of which bears S 44°45'30"W 21.21 feet; thence N 00°14'30"W 95.00 feet; thence S 89°45'30"W 93.16 feet; thence along the arc of a 301.32 foot radius curve to the left a distance of 199.89 feet, the long chord of which bears S 70°45'15"W 196.24 feet; thence S 51°45'W 53.00 feet; thence N 00°14'30"W 97.00 feet; thence along the arc of a 140.00 foot radius curve to the left a distance of 61.50 feet, the long chord of which bears N 12°49'33"W 61.00 feet; thence S 89°45'30"W 225.25 feet to the point of beginning, containing 2,598,033 square feet, have caused the same to be surveyed and subdivided into tracts as shown on this plat to be known as THE FOOTHILLS FASHION MALL EXPANSION and is subject to all easements and rights-of-way now on record or existing or indicated on this plat and do hereby dedicate and convey to the City of Fort Collins, forever hereafter the easements as are laid out and designated on this plat, provided however that acceptance by the City of this dedication of easements does not impose on the City a duty to maintain the easements so dedicated.

PLAT OF THE FOOTHILLS FASHION MALL EXPANSION BEING A REPLAT OF SOUTHMOOR VILLAGE, FIFTH FILING; A PART OF THE STRACHAN SUBDIVISION, THIRD FILING; A PART OF EAST MONROE DRIVE; AND A PART OF FOOTHILLS PARKWAY, SITUATE IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

CONNECTICUT GENERAL LIFE INSURANCE COMPANY BY Lynn F. Riedel ATTEST Lynn F. Riedel STATE OF CONNECTICUT } SS COUNTY OF } The foregoing instrument was acknowledged before me on this day of A.D., 1988 by William J. Grady, as Vice-President of CIGNA Investments, Inc., as authorized agent for Connecticut General Life Insurance Company.

NOTARY PUBLIC My notarial commission expires FIRST INTERSTATE MORTGAGE COMPANY OF ILLINOIS BY ATTEST STATE OF ILLINOIS } SS COUNTY OF COOK } The foregoing instrument was acknowledged before me on this 10th day of MARCH A.D., 1988 by Philip J. Keel, VP & John L. Tobja, Assistant Secretary

NOTARY PUBLIC My notarial commission expires FINANCIAL PLAZA, LTD., A COLORADO LIMITED PARTNERSHIP BY E.E. Mitchell & Co. ATTEST A.E. March, Jr. STATE OF COLORADO } SS COUNTY OF LARIMER } The foregoing instrument was acknowledged before me on this 2nd day of May A.D., 1988 by EUGENE E. MITCHELL as PRESIDENT and by A.E. MARCH, JR., as ASSISTANT SECRETARY of E.E. MITCHELL & CO. the GENERAL PARTNER of FINANCIAL PLAZA, LTD.

NOTARY PUBLIC My notarial commission expires SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION BY Ronald B. Ruth ATTEST Ronald B. Ruth STATE OF ILLINOIS } SS COUNTY OF COOK } The foregoing instrument was acknowledged before me on this 13th day of July A.D., 1988 by Ronald B. Ruth

NOTARY PUBLIC My notarial commission expires WORLD SAVINGS AND LOAN ASSOCIATION A FEDERAL SAVINGS AND LOAN ASSOCIATION BY Richard J. Piscina ATTEST Ronald Mucovich STATE OF CALIFORNIA } SS COUNTY OF FRANCO } The foregoing instrument was acknowledged before me on this 29th day of JUNE A.D., 1988 by Richard J. Piscina, Vice-President and Ronald Mucovich, Assistant Secretary

NOTARY PUBLIC My notarial commission expires COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION BY Charles Whitfield ATTEST STATE OF Colorado } SS COUNTY OF Larimer } The foregoing instrument was acknowledged before me on this 24th day of February A.D., 1988 by Charles Whitfield as Vice President of Commercial Federal Savings and Loan Association

NOTARY PUBLIC My notarial commission expires PRINCIPAL MUTUAL LIFE INSURANCE COMPANY BY Ronald B. Franklin ATTEST Ronald B. Franklin STATE OF Iowa } SS COUNTY OF POLK } The foregoing instrument was acknowledged before me on this 9th day of September A.D., 1988 by R. L. Scott and Ronald B. Franklin

NOTARY PUBLIC My notarial commission expires J.C. PENNEY PROPERTIES, INC A DELAWARE CORPORATION BY Robert J. Keller ATTEST Constance Whelan STATE OF TEXAS } SS COUNTY OF DALLAS } The foregoing instrument was acknowledged before me on this 16th day of August A.D., 1988 by ROBERT J. KELLER, VICE-PRESIDENT of J.C. PENNEY PROPERTIES, INC.

NOTARY PUBLIC My notarial commission expires WESTCOR LIMITED PARTNERSHIP AN ARIZONA LIMITED PARTNERSHIP BY Edwin C. Lynch ATTEST STATE OF ARIZONA } SS COUNTY OF Maricopa } The foregoing instrument was acknowledged before me on this 14th day of February A.D., 1988, by GERALD R. HAXTON as PRESIDENT and TRACY HOZIE as ASSISTANT SECRETARY for EVERITT ENTERPRISES INC., GENERAL PARTNER.

NOTARY PUBLIC My notarial commission expires ARENA ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP BY E.E. Mitchell & Co. ATTEST A.E. March, Jr. STATE OF COLORADO } SS COUNTY OF LARIMER } The foregoing instrument was acknowledged before me on this 2nd day of May A.D., 1988 by EUGENE E. MITCHELL as PRESIDENT and A.E. MARCH, JR., as ASSISTANT SECRETARY of E.E. MITCHELL & CO. the GENERAL PARTNER of ARENA ASSOCIATES, LTD.

NOTARY PUBLIC My notarial commission expires MAY PROPERTIES 1976, INC., A DELAWARE CORPORATION BY Dean Wolfe ATTEST STATE OF DELAWARE } SS COUNTY OF St. Louis } The foregoing instrument was acknowledged before me on this 3rd day of SEPTEMBER A.D., 1988 by

NOTARY PUBLIC My notarial commission expires MERVYN'S, A CALIFORNIA CORPORATION BY Chris Peck ATTEST STATE OF CALIFORNIA } SS COUNTY OF ALAMEDA } The foregoing instrument was acknowledged before me on this 6th day of July A.D., 1988 by CHRIS PECK, VICE PRESIDENT OF MERVYN'S, A CALIFORNIA CORPORATION

NOTARY PUBLIC My notarial commission expires THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION BY ATTEST STATE OF NEW YORK } SS COUNTY OF } The foregoing instrument was acknowledged before me on this 3rd day of SEPTEMBER A.D., 1988 by

NOTARY PUBLIC My notarial commission expires EVERWEST, A GENERAL PARTNERSHIP BY EVERITT ENTERPRISES, INC., A COLORADO CORPORATION ATTEST STATE OF COLORADO } SS COUNTY OF LARIMER } The foregoing instrument was acknowledged before me on this 14th day of February A.D., 1988, by GERALD R. HAXTON as PRESIDENT and TRACY HOZIE as ASSISTANT SECRETARY for EVERITT ENTERPRISES INC., GENERAL PARTNER.

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NOTARY PUBLIC My notarial commission expires J.C. PENNEY PROPERTIES, INC A DELAWARE CORPORATION BY Robert J. Keller ATTEST Constance Whelan STATE OF TEXAS } SS COUNTY OF DALLAS } The foregoing instrument was acknowledged before me on this 16th day of August A.D., 1988 by ROBERT J. KELLER, VICE-PRESIDENT of J.C. PENNEY PROPERTIES, INC.

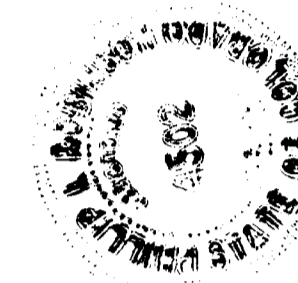
PLAT OF THE FOOTHILLS FASHION MALL EXPANSION

BEING A REPLAT OF A PART OF SOUTHMOOR VILLAGE, FIFTH FILING; A PART OF THE STRACHAN SUBDIVISION, THIRD FILING; A PART OF EAST MONROE DRIVE; AND A PART OF FOOTHILLS PARKWAY, SITUATE IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a Professional Engineer and Land Surveyor, duly registered in the State of Colorado, do hereby certify that this plat of THE FOOTHILLS FASHION MALL EXPANSION truly and correctly represents the results of a survey made by me or under my direct supervision.

Phillip I. Robinson
PHILLIP I. ROBINSON
P.E. & L.S. REGISTRATION No. 4502



APPROVAL:

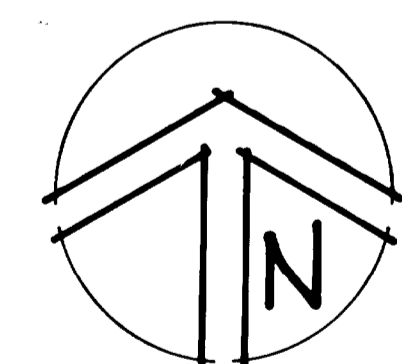
Approved by the City Engineer of the City of Fort Collins, Colorado on this 7th day of September A.D., 1988.

Samuel Smith
CITY ENGINEER

APPROVAL:

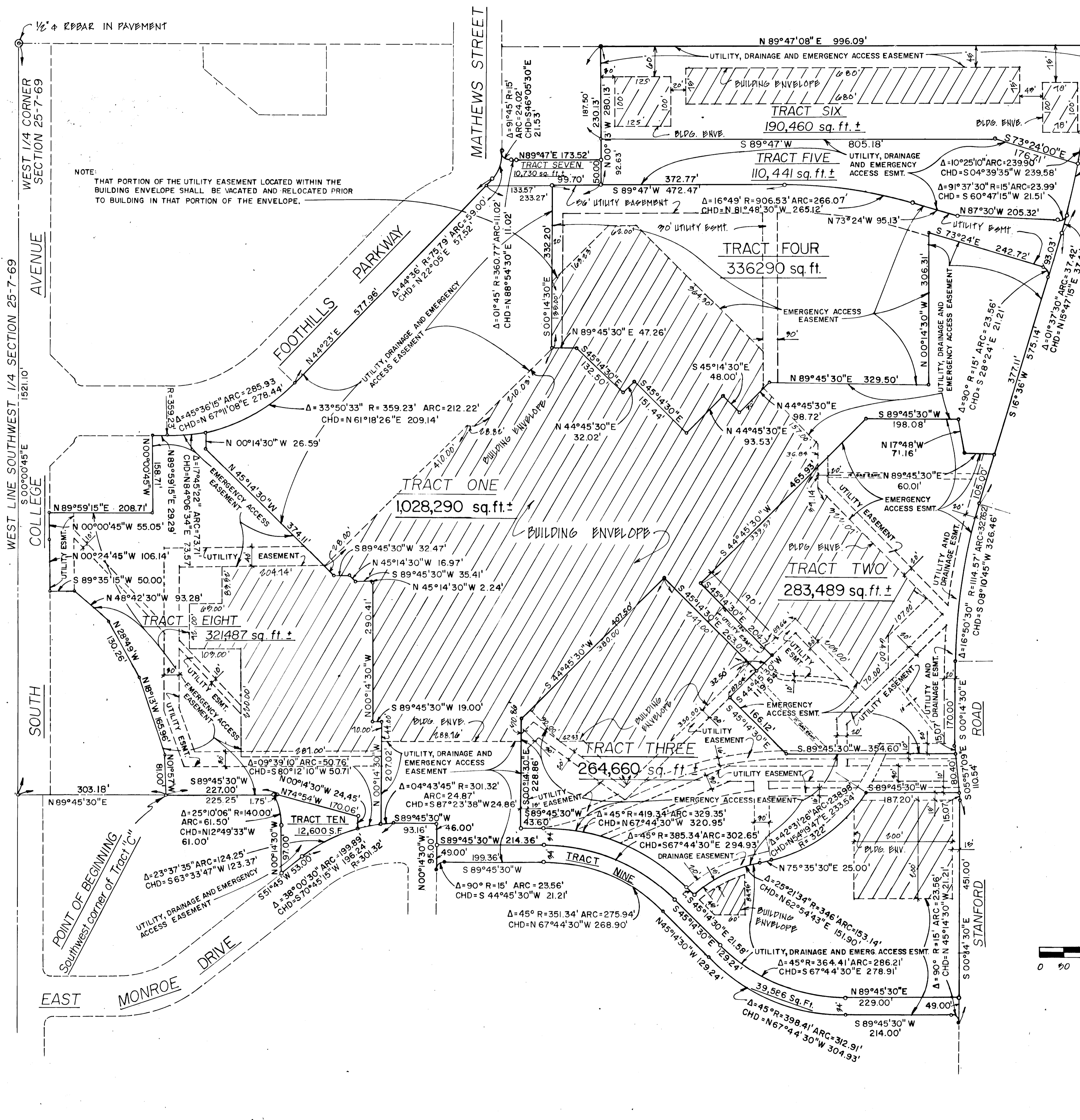
Approved by the Planning and Zoning board of the City of Fort Collins, Colorado on this 27th day of July A.D., 1988.

Thomas Keller
SECRETARY OF PLANNING AND ZONING BOARD



DATE: JUNE 8, 1981

SCALE: 1" = 100 FT.



NOTE: THAT PORTION OF THE UTILITY EASEMENT LOCATED WITHIN THE BUILDING ENVELOPE SHALL BE VACATED AND RELOCATED PRIOR TO BUILDING IN THAT PORTION OF THE ENVELOPE.

WEST LINE SOUTHWEST 1/4 SECTION 25-7-69
COLLEGE AVENUE
1521.10'

SOUTH

EAST MONROE DRIVE