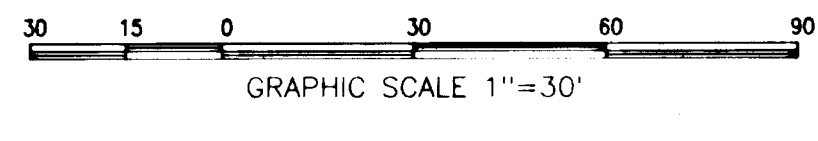
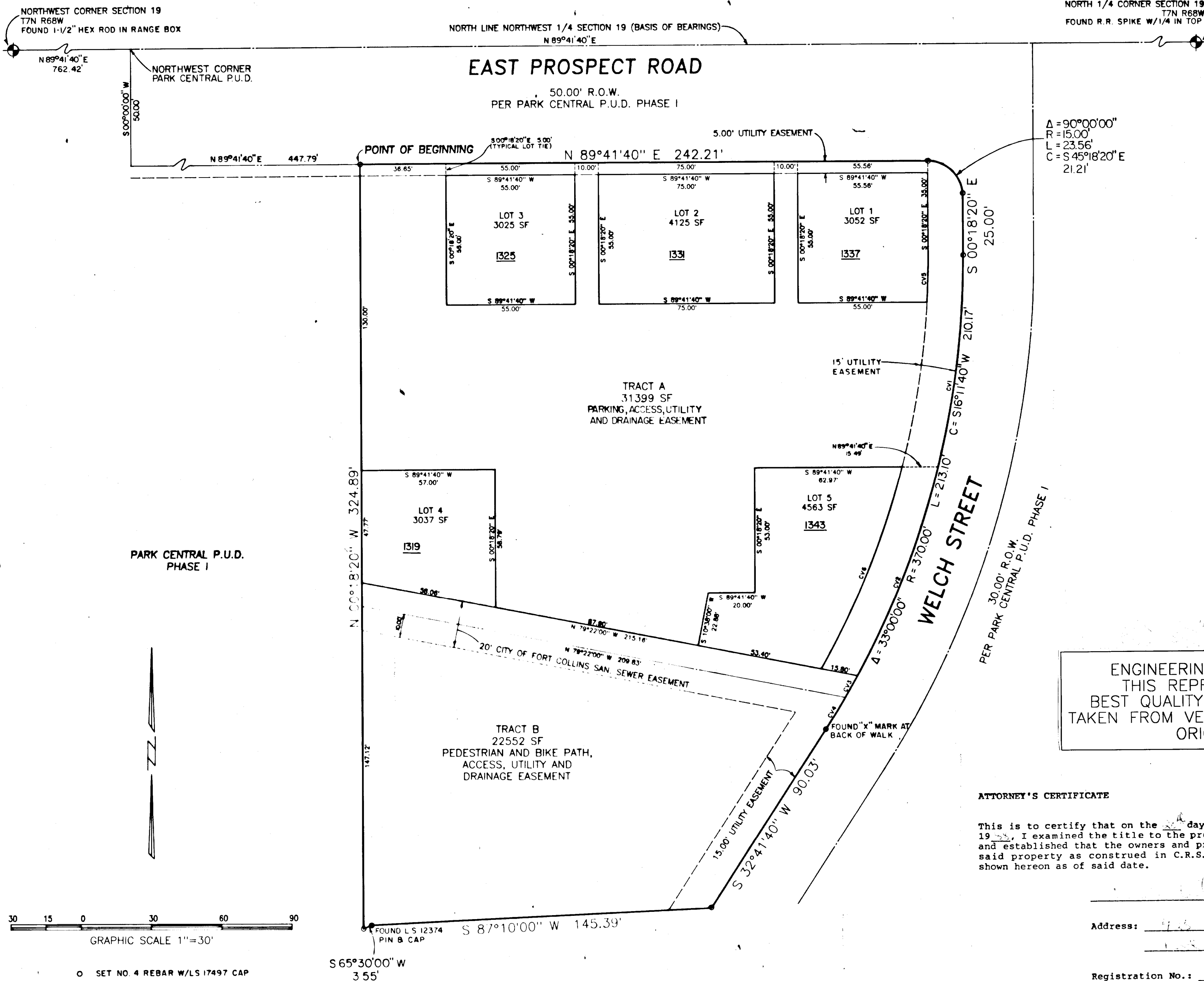


PLAT OF FORT COLLINS CLUB OFFICE PARK AT PARK CENTRAL P.U.D.

BEING A REPLAT OF A PORTION OF TRACT "A" AND TRACT "C" OF THE PLAT OF PARK CENTRAL, A PLANNED UNIT DEVELOPMENT, PHASE I LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 19 TOWNSHIP 7 NORTH RANGE 68 WEST OF THE SIXTH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



- SET NO. 4 REBAR W/L 17497 CAP
- FOUND EXISTING MONUMENTATION

CURVE NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
CV1	14°04'41"	370.00	80.91	S 08°44'01" W	80.88
CV2	14°47'02"	370.00	95.47	S 21°09'52" W	85.51
CV3	01°38'07"	370.00	10.58	S 08°22'28" W	10.58
CV4	02°30'10"	370.00	16.18	S 31°28'35" W	16.18
CV5	03°13'47"	370.00	20.21	S 01°18'33" W	20.01
CV6	14°57'38"	355.00	82.70	S 21°51'39" W	82.43

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

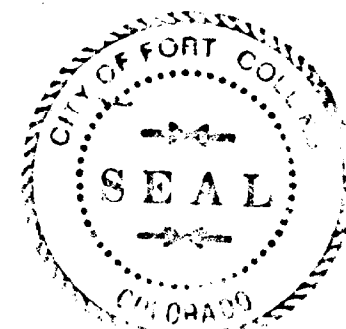
ATTORNEY'S CERTIFICATE

This is to certify that on the 19 day of May, 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: 4894 1/2 Welch Street, #110
Registration No.: 17497

CITY ENGINEERING

Approved by the City Engineer of the City of Fort Collins, Colorado, on the 23 day of June, A.D., 1988.



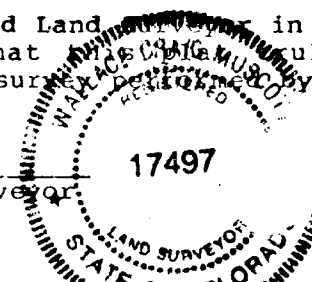
PLANNING AND ZONING BOARD

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on the 23 day of May, A.D., 1988.

Secretary of Planning and Zoning Board
City Clerk

SURVEYOR'S STATEMENT

I, Wallace C. Muscott, a duly registered Land Surveyor in the State of Colorado, do hereby represent that I have personally and correctly represents the results of a survey made by me or under my direction.
Wallace C. Muscott
Wallace C. Muscott, Registered Land Surveyor
Colorado Registration No.: 17497



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF PROTECTIVE COVENANTS

Know all men by these presents: that the undersigned, being the owner(s) and proprietors of the following described land, to-wit:

A tract of land located in the Northwest quarter of Section 19, Township 7 North, Range 68 West, of the 6th P.M. of Larimer County, Colorado, being a portion of Tracts "A" and "C" of the Plat of Park Central, a Planned Unit Development Phase I, according to the recorded plat thereof more particularly described as follows:

Considering the North line of the said Northwest quarter of Section 19 as bearing North 89°41'40" East and with all bearing contained herein relative thereto:

Commencing at the Northwest corner of the said Section 19 thence along the said North line of the Northwest quarter, North 89°41'40" East 762.42 feet to the Northwest corner of the said Plat of Park Central P.U.D. Phase I; thence along the West boundary of the said plat, South 00°00'00" West 50.00 feet to the South right-of-way of East Prospect Road, as shown on the said plat; thence along the said South right-of-way, North 89°41'40" East, 242.21 feet; thence along a curve to right having a delta of 90°00'00", a radius of 15.00 feet, an arc of 23.56 feet and a long chord which bears South 45°18'20" East, 21.21 feet; to the westerly right-of-way line of Welch Street as shown on the said plat; thence along the said westerly right-of-way the following three (3) courses and distances: (1) South 00°18'20" East, 25.00 feet; (2) along a curve to the right having a delta of 33°00'00", a radius of 370.00 feet, an arc of 213.10 feet and a long chord which bears South 16°11'40" West 210.17 feet; (3) South 32°41'40" West, 90.03 feet; thence departing said westerly right-of-way line and along the southerly line of said Tract "C" South 87°10'10" West, 145.39 feet; thence continuing along the said southerly line of Tract "C", South 65°30'00" West, 3.55 feet; thence departing the said southerly line, North 00°18'20" West, 324.89 feet to the POINT OF BEGINNING.

Containing 1.6472 acres or 71753 square feet more or less have caused the same to be surveyed and subdivided into lots, tracts, and streets as shown on this plat to be known as Fort Collins Club Office Park and is subject to all easements and rights-of-way now on record or existing or indicated on this plat and does hereby dedicate and convey to and for public use, forever hereafter, the streets and easements as laid out and designated on this plat, provided however, that: (1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the streets so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain the streets so dedicated until such time as the streets are inspected and accepted by the City Engineer.

Witness our hands and seals this 19 day of MAY, A.D., 1988.

OWNERS/LIENHOLDERS:
EDORA PARK OFFICE PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP

By: Monte Huber, General Partner
By: Michael S. Smith, General Partner

UNITED BANK OF FORT COLLINS, N.A.

By: Paul Hutt, Vice President

State of Colorado) ss:
County of Larimer)

The foregoing instrument was acknowledged before me this 20 day of May, A.D., 1988 by Paul Hutt as Vice President

My notarial commission expires: June 16, 1991
Paul Huber
Notary Public

State of Colorado) ss:
County of Larimer)

The foregoing instrument was acknowledged before me this 19 day of MAY, A.D., 1988 by Monte Huber as General Partner

My notarial commission expires: 9-13-89
Bruney F. Wheeler
Notary Public
5991 YALE CIRCLE
DENVER, CO 80222

State of Colorado) ss:
County of Larimer)

The foregoing instrument was acknowledged before me this 19 day of MAY, A.D., 1988 by Michael S. Smith as General Partner

My notarial commission expires: 9-13-89
Bruney F. Wheeler
Notary Public
5991 YALE CIRCLE
DENVER, CO 80222

RO-OP X, FCC, LTD., A Colorado Limited Partnership

By: Robert A. Koebel, General Partner

State of Colorado) ss:
County of Larimer)

The foregoing instrument was acknowledged before me this 19 day of MAY, A.D., 1988 by Robert A. Koebel as General Partner

My notarial commission expires: 9-13-89
Bruney F. Wheeler
Notary Public
5991 YALE CIRCLE
DENVER, CO 80222