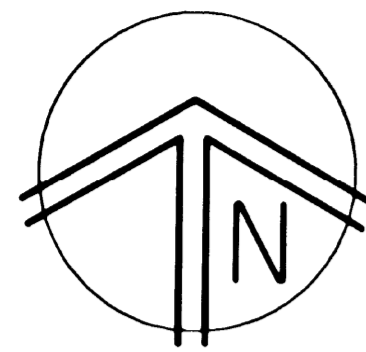


A REPLAT OF LOTS 6 & 7, COLLINDALE BUSINESS PARK, THIRD FILING

SITUATE IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



SCALE: 1"= 40'
0 40 80 120
GRAPHIC SCALE - FEET

LOT 5-A OF REPLAT OF LOT 5
COLLINDALE BUSINESS PARK,
THIRD FILING

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the developer and/or owner has executed certain documents pertaining to this development which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants which run with the land. The said documents may include, without limitation, the development agreement, site and landscape covenants, final site plan, final landscape plan, and architectural elevations, which documents are on file in the office of the clerk of the City of Fort Collins and should be closely examined by all persons interested in purchasing any portion of the development site.

STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land, to-wit: Lots 6 and 7, Collindale Business Park, Third Filing, City of Fort Collins, County of Larimer, State of Colorado. The above described land contains 2.3444 acres, more or less. The undersigned have caused the above described land to be surveyed and subdivided into a lot as shown on this plat to be known as the REPLAT OF LOTS 6 & 7, COLLINDALE BUSINESS PARK, THIRD FILING, subject to all easements and rights-of-way now of record or existing or indicated on this plat. All easements shown on the plat of Collindale Business Park, Third Filing and not shown hereon are hereby vacated.

CERTIFICATE OF DEDICATION:

The undersigned does hereby dedicate and convey to the City of Fort Collins, Colorado, for public use forever, 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 easements 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. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

MAINTENANCE GUARANTEE:

The undersigned hereby warrants and guarantees to the City of Fort Collins, for a period of two (2) years from the date of completion and acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this plat. This warranty and guarantee is made in accordance with the City of Fort Collins Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department. The undersigned shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The undersigned shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the undersigned fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the undersigned. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the undersigned.

REPAIR GUARANTEE:

In consideration of the approval of this final plat and other valuable consideration, the undersigned does hereby agree to hold the City of Fort Collins, Colorado, harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements constructed under the authority of this plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the owner furthermore commits to make necessary repairs to said public improvements, to include without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling, trenches, fills or excavations. Further, the undersigned warrants that he/she owns fee simple title to the property shown hereon and agrees that the City of Fort Collins shall not be liable to the undersigned or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat. The obligations of the undersigned pursuant to the "maintenance guarantee" and "repair guarantee" provisions set forth above may not be assigned or transferred to any other person or entity unless the warranted improvements are completed by, and a letter of acceptance of the warranted improvements is received from the City by, such other person or entity.

WITNESS our hands and seals this 21st day of MARCH A.D., 2000.

K. BILL TILEY AND THE ESTATE OF MAE A. TILEY

BY: K. Bill Tiley
K. BILL TILEY

BY: K. Bill Tiley
K. BILL TILEY, Personal Representative

State of Colorado) SS
County of Larimer)

The foregoing dedication was acknowledged before me this 21st day of March A.D., 2000 by K. Bill Tiley and by K. Bill Tiley as Personal Representative of the Estate of Mae A. Tiley.

Elizabeth Moore
NOTARY PUBLIC

My notarial commission expires 3/12/2002

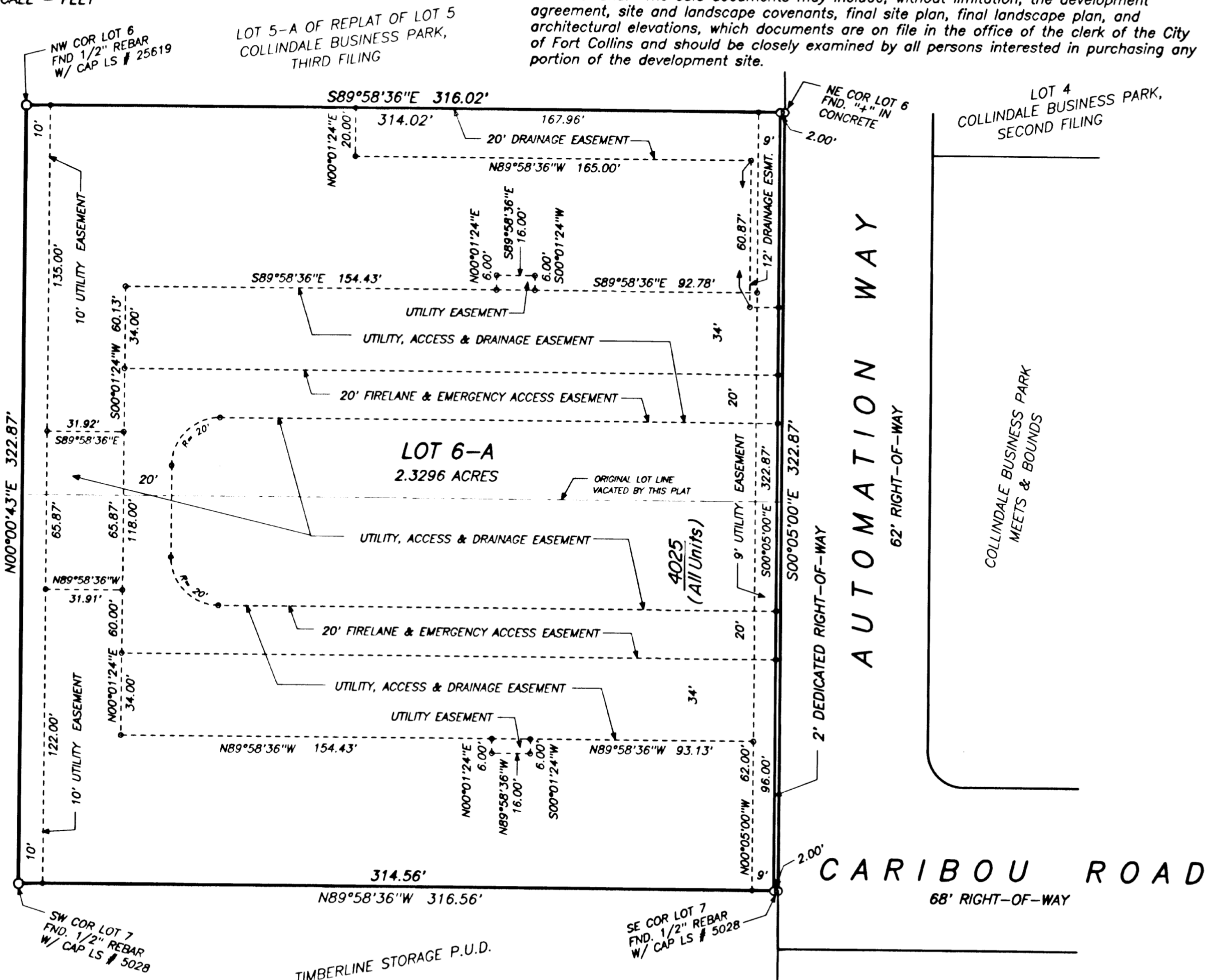
ATTORNEY'S CERTIFICATE:

I hereby certify that this subdivision plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This certification is based upon an examination of the records of the Clerk and Recorder of Larimer County, Colorado as of the 21st day of March A.D., 2000 and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(c)(3)(f) of the Land Use Code.

Dave Wells
ATTORNEY

Registration No. 0475 Address: 425 W. Mulberry, #112
Ft. Collins, CO 80521

UNION PACIFIC RAILROAD
150' RIGHT-OF-WAY



SURVEYOR'S CERTIFICATE:

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this REPLAT OF LOTS 6 & 7, COLLINDALE BUSINESS PARK, THIRD FILING truly and correctly represents the results of a survey made by me or under my direct supervision.

Richard A. Rutherford
RICHARD A. RUTHERFORD
Colorado Registered P.E. & L.S. No. 5028



APPROVED AS TO FORM:

By the City Engineer of the City of Fort Collins, Colorado this 27th day of March A.D., 2000.

Carly Nair
CITY ENGINEER

APPROVED:

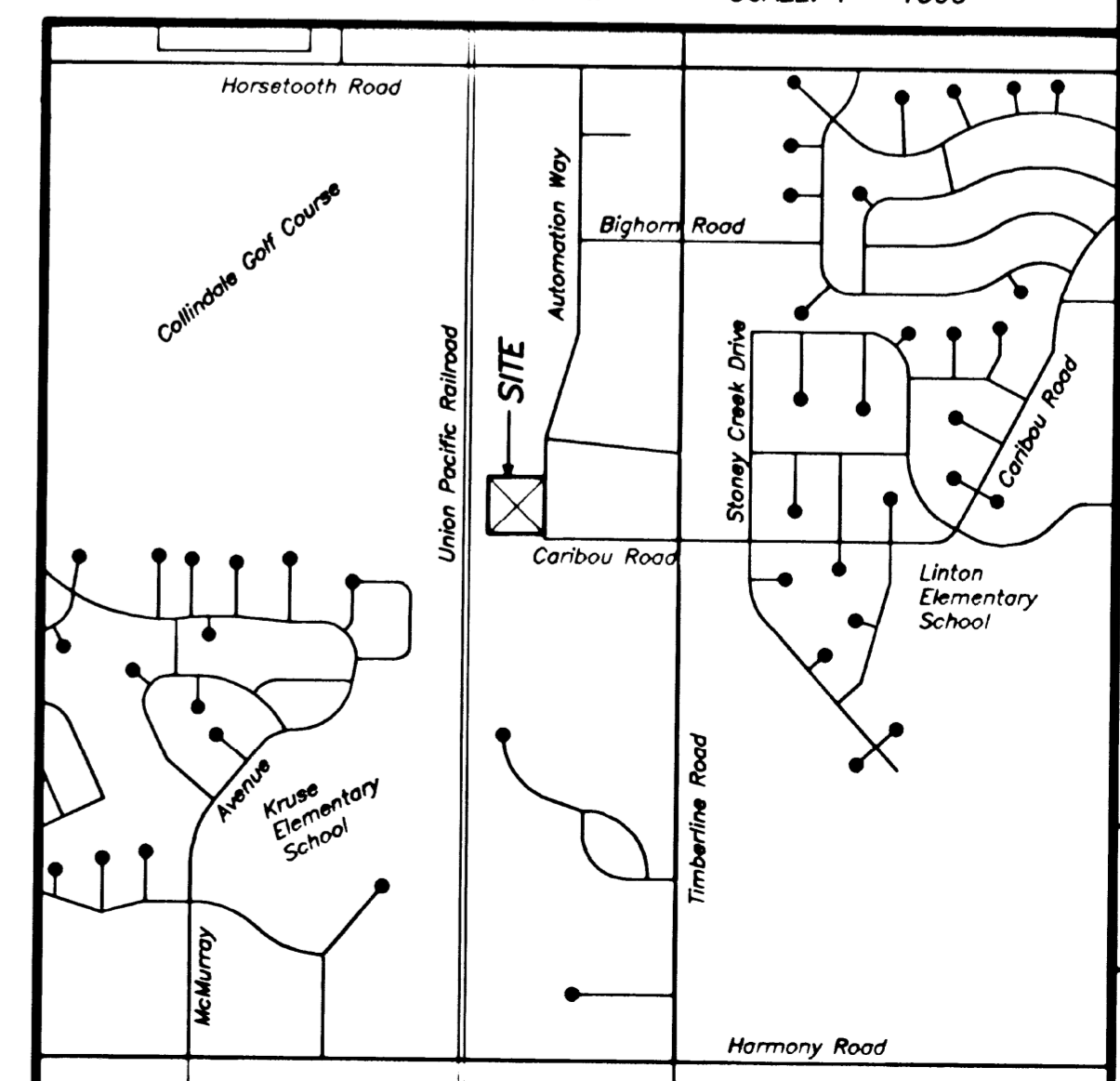
By the Director of Planning of the City of Fort Collins, Colorado this 25th day of March A.D., 2000.

Robert Blanchard
DIRECTOR OF PLANNING

VICINITY MAP



SCALE: 1"= 1000'



STEWART & ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS

103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (970)482-9331

CLIENT: CHAPTER 7 OWNERSHIP GROUP, INC.

PROJECT: LOTS 6 & 7 COLLINDALE BUSINESS PARK, THIRD FILING, FORT COLLINS, COLORADO

UNIT: SUBDIVISION PLAT

JOB NUMBER: 1647017.000
DATE: 02/21/00
SHEET NUMBER: OF

REVISIONS
APPROVED FOR CONSTRUCTION: