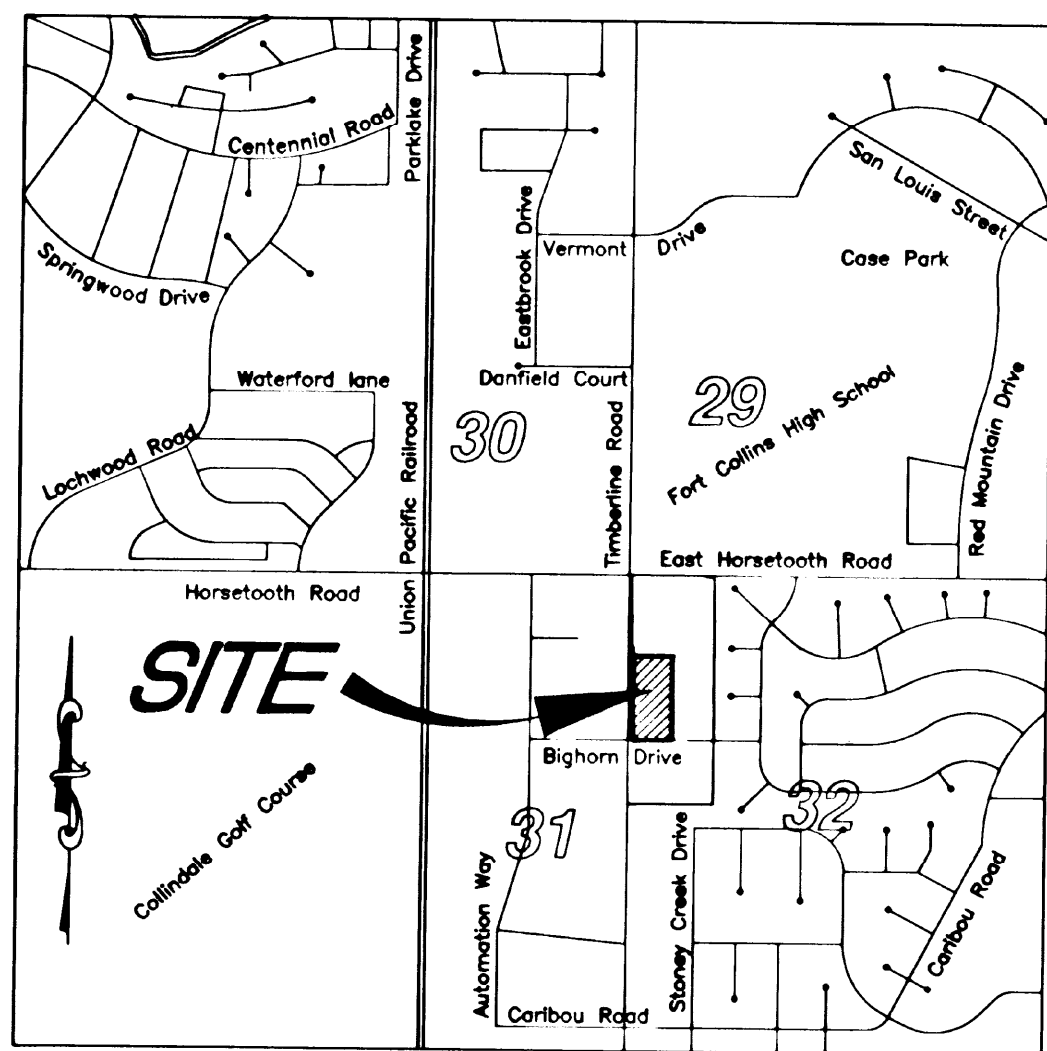


PLAT OF
FOX MEADOWS BUSINESS PARK NO. 2
 A REPLAT OF A PORTION OF TRACT A "FOX MEADOWS BUSINESS PARK", RECORDED AT RECEPTION NO. 89053333
 ALSO BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH,
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
 1" = 1000'

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO-WIT:

A PARCEL OF LAND LOCATED IN TRACT A, "FOX MEADOWS BUSINESS PARK," A PLAT RECORDED AT RECEPTION NO. 89053333, IN THE OFFICE OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO, ALSO BEING A PART OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE SOUTH LINES OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 062°24'24", A RADIUS OF 1148.78 FEET, AN ARC LENGTH OF 128.45 FEET, AND WHOSE CHORD BEARS S86°36'12"W, A DISTANCE OF 128.39 FEET;

THENCE CONTINUING ALONG THE SOUTH AND WEST LINES OF SAID TRACT A, THE FOLLOWING FIVE (5) COURSES:

1. CONTINUING S89°48'24"W, A DISTANCE OF 200.00 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.56 FEET;
3. N00°11'36"W, A DISTANCE OF 118.50 FEET;
4. N03°37'15"E, A DISTANCE OF 112.75 FEET;
5. N00°11'36"W, A DISTANCE OF 198.11 FEET;

THENCE N89°48'24"E, A DISTANCE OF 207.50 FEET; THENCE S00°11'36"E, A DISTANCE OF 444.11 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS A GROSS AREA OF 2.147 ACRES, MORE OR LESS.

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS "FOX MEADOWS BUSINESS PARK NO. 2", SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

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 STREETS SO DEDICATED UNTIL SUCH TIME AS THE STREETS ARE INSPECTED AND ACCEPTED BY 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 OR DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DITCHES, 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 28th DAY OF February, A.D., 2000.

BY: FOX MEADOWS II, L.L.P., A COLORADO LIMITED LIABILITY COMPANY

K. Bill Tiley
 K. BILL TILEY, MANAGING PARTNER

Gene R. Spencer
 GENE R. SPENCER, PARTNER

STATE OF COLORADO)

COUNTY OF Larimer) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February, A.D., 2000 BY K. BILL TILEY AS MANAGING PARTNER AND GENE R. SPENCER AS PARTNER OF FOX MEADOWS II, L.L.P., A COLORADO LIMITED LIABILITY COMPANY.

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF February, A.D., 2000.

MY COMMISSION EXPIRES May 28, 2001

Janet A. Caldwell
 JANET A. CALDWELL
 1405 S. College Avenue
 Fort Collins, CO 80524
 CITY, STATE, ZIP CODE

BY: CITY OF FORT COLLINS

N.A.
 CITY MANAGER

N.A.
 CITY CLERK

NOTICE OF OTHER DOCUMENTS

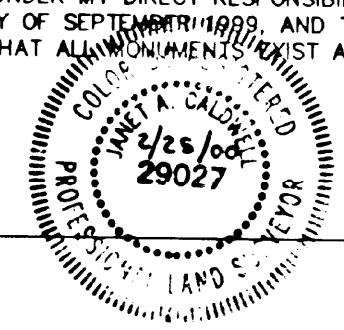
ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT. THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE 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.

SURVEYOR'S CERTIFICATE

I, JANET A. CALDWELL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION OF FOX MEADOWS BUSINESS PARK NO. 2 WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING ON OR ABOUT THE 22ND DAY OF SEPTEMBER, 1999, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY AND THAT ALL NECESSARY INSTRUMENTS AS SHOWN HEREON.

Janet A. Caldwell

JANET A. CALDWELL
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 29027
 FOR AND ON BEHALF OF THE LUND PARTNERSHIP, INC.



CITY OF FORT COLLINS APPROVED:

BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO THIS 18th DAY OF July, A.D. 2000 1999
Shirley E. Blanchard
 SECRETARY OF PLANNING AND ZONING BOARD

APPROVED AS TO FORM:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS 28th DAY OF March, A.D. 2000.

Cam McNeil
 CITY ENGINEER

ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO §2.3(C)(3)(a) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATURES 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 February, A.D. 2000 AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY §2.3(C)(f) OF THE LAND USE CODE.

ATTORNEY *[Signature]* REGISTRATION NO. 9482

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF LARIMER)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2000.
 WITNESS MY HAND AND SEAL.
 MY NOTARIAL COMMISSION EXPIRES _____

COUNTY CLERK AND RECORDER

NOTES

1. NO TITLE SEARCH WAS MADE BY ME TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL RECORD INFORMATION WAS BASED ON NORTH AMERICAN TITLE COMPANY FILE NO. FTC 109397, EFFECTIVE DATE FEBRUARY 03, 2000.
2. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR LEGAL ENTITIES WITHOUT THE WRITTEN CERTIFICATION (OR RE-CERTIFICATION) EXPRESSLY NAMING SAID PERSON(S) OR LEGAL ENTITIES.
3. THOSE UTILITY EASEMENTS RECORDED AT RECEPTION NO. 89053333 AND SPECIFICALLY SHOWN HEREON ARE HEREBY VACATED WITHIN THE BOUNDARIES OF THIS PLAT BY THE RECORDING OF THIS PLAT.
4. BLANKET ACCESS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON LIE OUTSIDE OF ALL BUILDING ENVELOPES.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE
LUND PARTNERSHIP, INC.
 12265 W. BAYAUD AVE., SUITE 130
 LAKEWOOD, COLORADO 80228
 303 989-1461
 JOB NO. 314-0101 FEBRUARY 23, 2000

A PLAT OF FOX MEADOWS BUSINESS PARK NO. 2

A REPLAT OF A PORTION OF TRACT A "FOX MEADOWS BUSINESS PARK", RECORDED AT RECEPTION NO. 89053333
ALSO BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SECTION 29
T.7N., R. 68W.

NORTH ONE-QUARTER CORNER
SEC. 32, T.7N., R.68W., 6TH P.M.
FND. 3" ALUM. CAP
IN CONCRETE, STAMPED:
"LARIMER COUNTY 1/4 CORNER
L.S. 20123 R.A. BRADSHAW"

NORTHWEST CORNER
SEC. 32, T.7N., R.68W., 6TH P.M.
FND. 3" ALUM. CAP
IN RANGE BOX, FLUSH WITH CONC.
STAMPED: "T7N R68W S30/S29 S31/S32
LS 17662 1996"

UNPLATTED
SECTION 31
T.7N., R. 68W.

NOTES

- ALL BEARINGS AND DISTANCES SHOWN ARE RECORD FROM "FOX MEADOWS BUSINESS PARK," RECEPTION NO. 89053333 OR AN UNRECORDED ALTA SURVEY BY STEWART AND ASSOC. STAMPED 9/23/98.
- THOSE UTILITY EASEMENTS RECORDED AT RECEPTION NO. 89053333 AND SPECIFICALLY SHOWN HEREON ARE HEREBY VACATED WITHIN THE BOUNDARIES OF THIS PLAT BY THE RECORDING OF THIS PLAT.
- BLANKET ACCESS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON LIE OUTSIDE OF ALL BUILDING ENVELOPES.

CARRIAGE WASH P.U.D.
REC. NO. 89062765
LARIMER COUNTY RECORDS

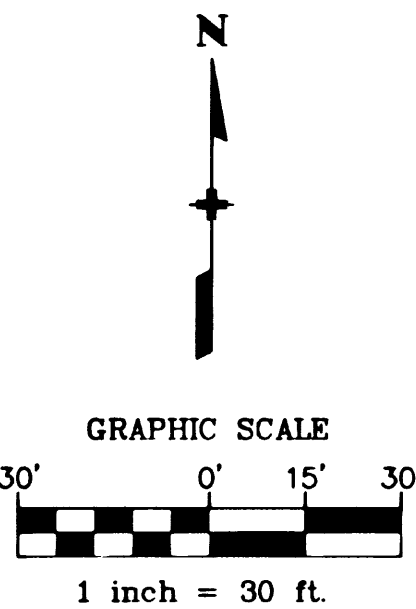
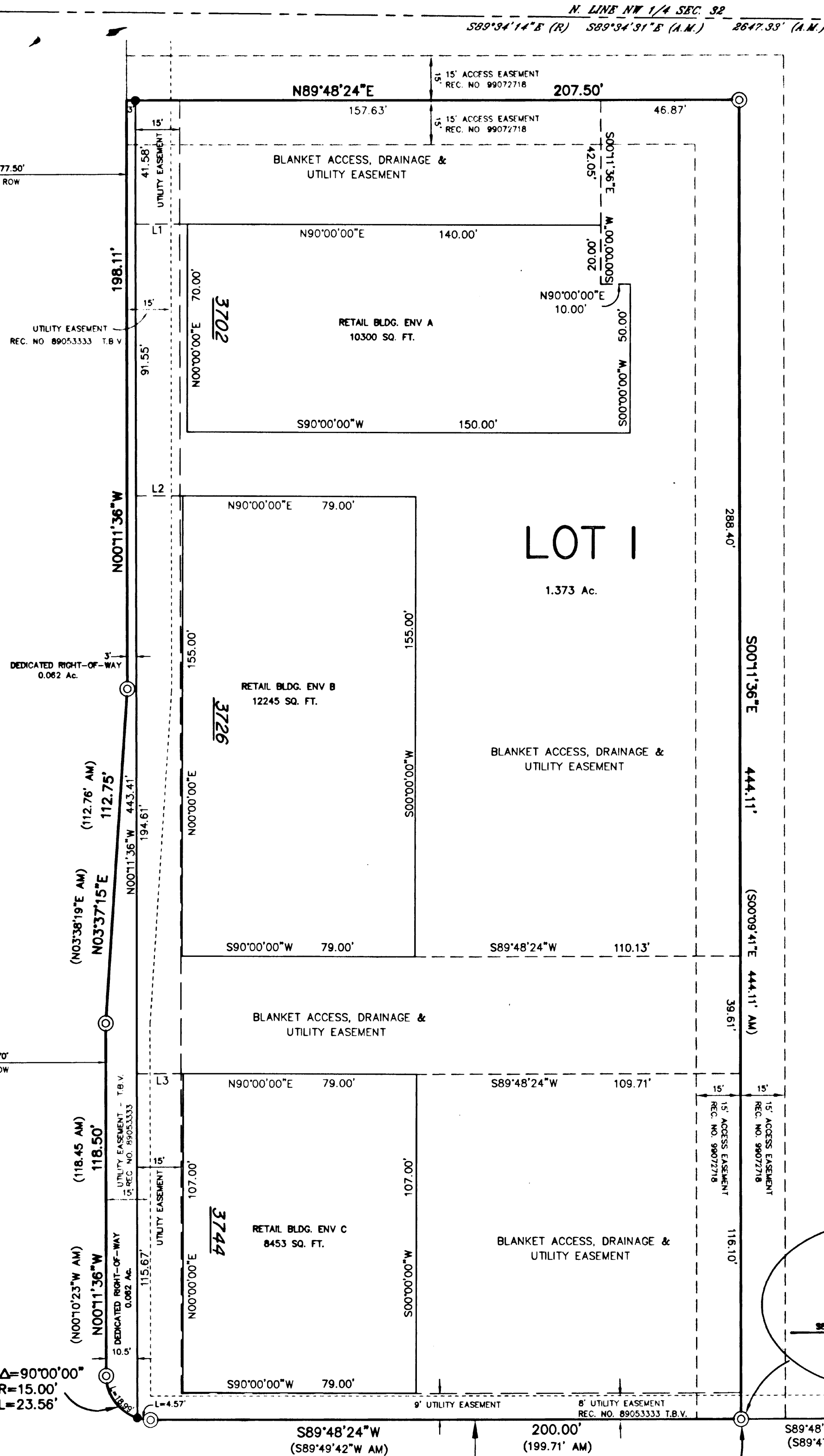
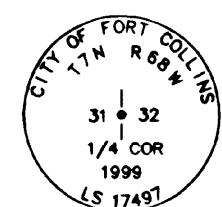
TIMBERLINE ROAD

LOT 1

LEGEND

- DENOTES SET 30" NO.5 REBAR WITH PLASTIC CAP STAMPED "LPI PLS 29027" AT ALL POINTS ON PLAT BOUNDARY, UNLESS OTHERWISE NOTED.
- ⊙ DENOTES FOUND REBAR WITH CAP STAMPED "STEWART AND ASSOC. LS 5028"
- ◆ DENOTES FOUND LAND CORNER (AS SHOWN).
- (AM) DENOTES BEARINGS AND DISTANCES MEASURED BETWEEN FOUND MONUMENTS.
- (R) DENOTES DISTANCES AND BEARINGS AS SHOWN ON "FOX MEADOWS BUSINESS PARK," RECEPTION NO. 89053333 OR AN UNRECORDED ALTA SURVEY BY STEWART AND ASSOC. STAMPED 9/23/98.
- (NR) DENOTES NON-RADIAL LINE.
- T.B.V. DENOTES "TO BE VACATED".

WEST ONE-QUARTER CORNER
SEC. 32, T.7N., R.68W., 6TH P.M.
FND. 3" ALUM. CAP, IN RANGE BOX
0.30' BELOW ASPHALT
STAMPED AS SHOWN



COURSE DATA

LINE	BEARING	DISTANCE
L1	N89°48'24"E	17.63'
L2	N89°48'24"E	15.89'
L3	N89°48'24"E	15.79'

FOX MEADOWS SUBDIVISION
REC. NO. 329502
LARIMER COUNTY RECORDS

ACREAGE SUMMARY

LOT 1	1.373 Ac.
BLDG. ENVELOPES	0.712 Ac.
ROW DEDICATION	0.062 Ac.
TOTAL	2.147 Ac.

TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT
SE CORNER OF TRACT A
"FOX MEADOWS BUSINESS PARK"

BIGHORN DRIVE

FOX MEADOWS BUSINESS PARK
RECPT. NO. 89053333
LARIMER COUNTY RECORDS

VACANT
E-EMPLOYMENT ZONE

THE LUND PARTNERSHIP, INC.

12265 W. BAYAUD AVE., SUITE 130
LAKEWOOD, COLORADO 80228
303 989-1461
JOB NO. 314-0101

SHEET 2 OF 2