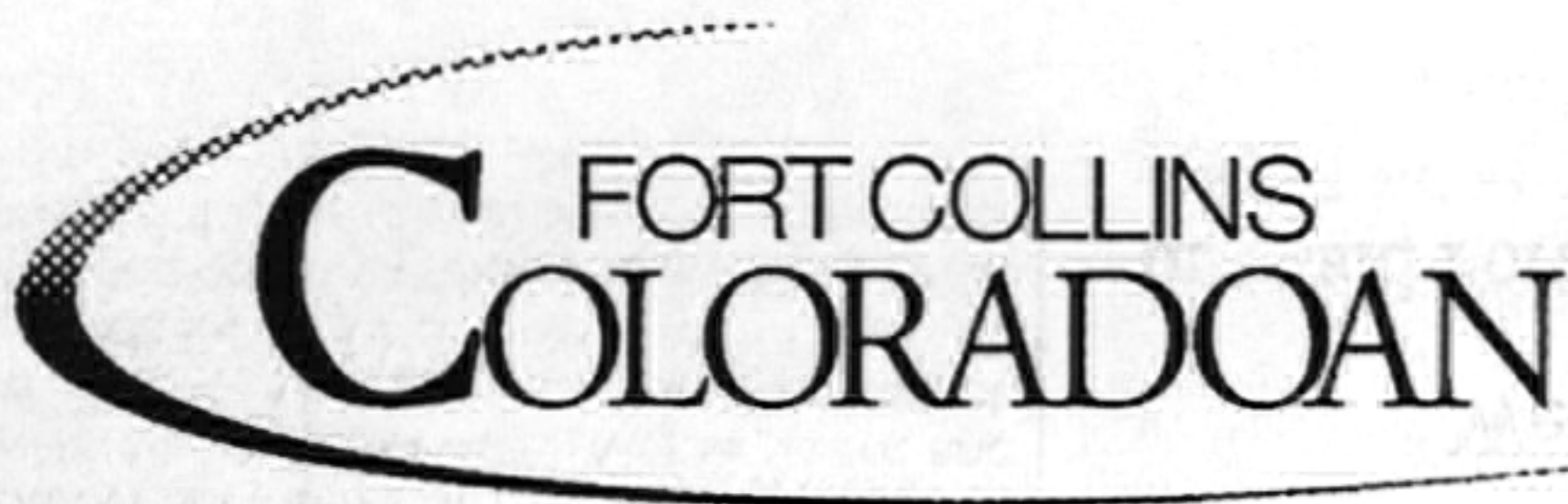


Account #: 003425



Invoice Text NOTICE OF APPROVAL NOTICE is hereby gi

STATE OF COLORADO )
) ss: AFFIDAVIT OF PUBLICATION
COUNTY OF LARIMER )

Andrew Troncoso, being duly sworn, deposes and says that said is the legal clerk of the Fort Collins Coloradoan; that the same is a daily newspaper of general circulation and printed and published in the City of Fort Collins, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper for

1 Day;

that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the first publication of said notice was contained in the issue of said newspaper on

Wednesday, November 24, 201

that the last publication thereof was contained in the issue of said newspaper on

Wednesday, November 24, 201

that said Fort Collins Coloradoan has been published continuously and uninterrupted during the period of at least six months next prior to the first publication of said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

[Handwritten signature]

Legal Clerk

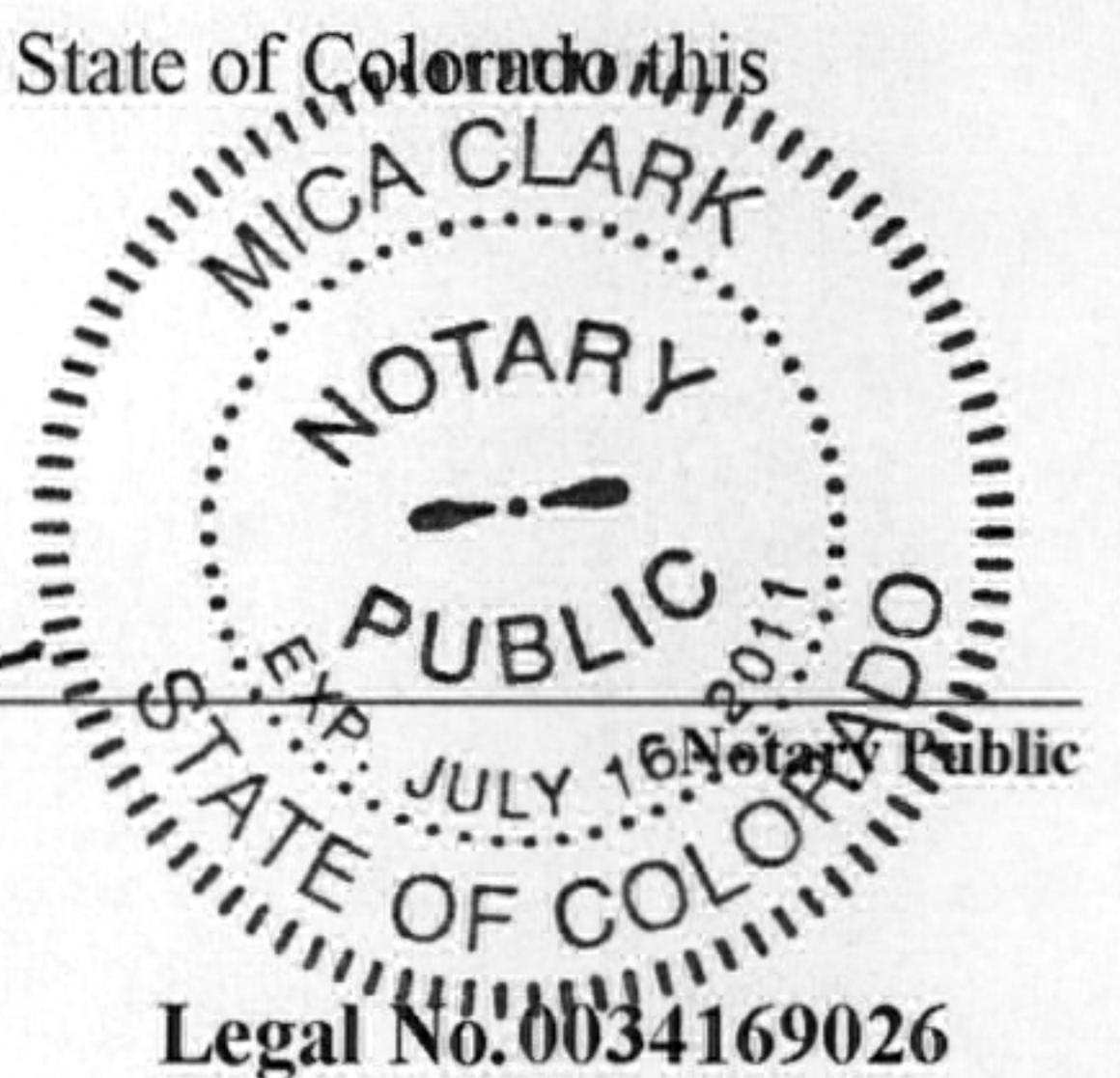
Subscribed and sworn to before me, within the County of Larimer, State of Colorado this

Wednesday, November 24, 2011

My Commission expires January 16, 2011

July

Mica Clark



NOTICE OF APPROVAL
NOTICE is hereby given that on November 16, 2010, the City of Fort Collins created a Vested Property Right upon the following described land:
GENERAL DESCRIPTION:
Penny Flats Subdivision, First Replat, File #21-10/A. This is a request to further subdivide existing Lot One, which presently contains 38,024 square feet, into three lots. One lot would be for the existing building and contain 16,987 square feet. The other two lots would be north of the existing building and contain 10,675 square feet and 10,362 square feet respectively. These lots are currently vacant. The parcel is located at the northwest corner of North Mason Street and Maple Street and zoned Downtown, Civic Center Sub-District. This application is for a replat only. There are no changes to the residential dwelling units, commercial floor area, utilities, easements, or street improvements as established on the existing approved Site Plan as recorded at the City of Fort Collins.
LEGAL DESCRIPTION:
PENNY FLATS SUBDIVISION FIRST REPLAT LOT 1, PENNY FLATS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
34169026
Ft. Collins Coloradoan
November 24, 2010

Delivered to:
CITY OF FC-PLANNING-LEGAL ADS,
PO BOX 580
FORT COLLINS, CO 80522-0580

Affidavit Prepared
Wednesday, November 24,
7:58 am