

RCPTN # 99037004 04/30/99 08:02:00 # PAGES - 2 FEE - \$11.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

MEMORANDUM OF AGREEMENT AND NOTICE

This Memorandum of Agreement and Notice is made and entered into this 14 day of APRIL, 1999 by and between the City of Fort Collins, Colorado, a municipal corporation, hereinafter referred to as the "City", and hereinafter referred to as the "Developer", and Larry Howell, hereinafter referred to as the "Owner".

The Owner has executed certain documents pertaining to a development which has been approved by the City, which development was named and is known as The Howell Building. The said documents 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 include, without limitation, those listed below and 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. The said documents include the following:

- Development Agreement (and the documents referenced therein) dated: Utility Plans dated: 4/8/99
- Site and Landscape Covenants dated: N/A
- Final Site Plan dated:
- Final Subdivision Plat dated: N/A
- Final Landscape Plan dated:
- Architectural Elevations dated:
- Other:

The development site is more particularly described as follows:

814-816 S. College Avenue, being the South 30 feet of Lot 4 and North 20 feet of Lot 5, Block 128, located in Northwest Quarter of Section 13, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado.

✓ CITY OF FORT COLLINS

04 / 2

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement and noticed the day and year first above written .

Attest:

CITY OF FORT COLLINS, COLORADO

Karla H. Kuajcek
City Clerk

By: J. F. Tridwell
City Manager

Approved as to Form:

[Signature]
Deputy City Attorney

OWNER
By: [Signature]
Larry Howell

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

This Memorandum and Agreement and Notice was subscribed and sworn to before me this 14th day of April, 1999, by Larry Howell, as the Owner.

My commission expires: 6-2-02

[Signature]
Notary Public

NOTARY PUBLIC
DARIN TORRES
STATE OF COLORADO
My Commission Expires 6-02-02