

LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

Multiple parcels of land, being inclusive of those parcels described in Reception No. 20080019961, Reception No. 20080019963, Reception No. 20080019964, Reception No. 20050074931, Reception No. 2002015252, Reception No. 2001045692, and Reception No. 20080015743, all the aforesaid deeds being of the Records of Larimer County and all parcels being situate in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Thirty-six (36), Township Eight North (T.8N.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, the multiple parcels being described as a whole as follows:

COMMENCING at the Southwest Corner of said Section 36 and assuming the West line of the SW1/4 of said Section 36 to bear North 00°41'23" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, with all bearings herein relative thereto;

THENCE South 89°34'58" East along the South line of the SW1/4 of said Section 36 a distance of 275.00 feet to the East line of that parcel of land described in a deed recorded February 9, 1976 at Book 1684, Page 920 of the Records of Larimer County;
 THENCE North 00°41'23" East along said East line a distance of 40.00 feet to the North line of that parcel of land described in a deed recorded March 29, 1965 at Book 1285, Page 275 of the Records of Larimer County, and to the **POINT OF BEGINNING**;

THENCE North 00°41'23" East along a line parallel with and 275.00 feet Easterly of, as measured at a right angle to the West Line of the SW1/4 of said Section 36 a distance of 141.97 feet to the Northeast corner of the Perez Minor Subdivision, recorded October 1, 1992 as Reception Number 19920060475 of the Records of Larimer County;
 THENCE North 89°34'37" West along the North line of said Perez Minor Subdivision a distance of 235.00 feet to the Easterly Right of Way (ROW) line of North College Avenue, said line being 40.00 feet Easterly of, as measured at a right angle to the West line of the SW1/4 of said Section 36;

THENCE North 00°41'23" East along said Easterly ROW line a distance of 691.87 feet to the South line of that parcel of land referred to as "Grape Street" and conveyed to the City of Fort Collins in a deed recorded June 12, 1961 in Book 1143, Page 185 of the Records of Larimer County;
 THENCE South 89°23'30" East along the South line of said parcel of land referred to as "Grape Street" a distance of 548.77 feet to the Southeast corner thereof;

THENCE North 45°25'43" West along the Easterly line of said parcel of land referred to as "Grape Street" a distance of 28.81 feet to the Southeast corner of that parcel of land conveyed in a deed recorded December 15, 1955 in Book 1008, Page 476 of the Records of Larimer County;

THENCE North 44°17'14" West along the Northeasterly line of said parcel conveyed in a deed recorded December 15, 1955 in Book 1008, Page 476 and the Northwesterly prolongation thereof a distance of 332.23 feet;
 THENCE North 89°23'30" West a distance of 43.50 feet;

THENCE South 50°20'01" West a distance of 297.55 feet to the Northerly line of that parcel of land initially described in a deed recorded November 27, 1945 in Book 800, Page 4 of the Records of Larimer County;

THENCE North 89°23'30" West along said Northerly line a distance of 7.93 feet to the Easterly line of that parcel of land conveyed to the Department of Highways in a deed recorded April 9, 1955 in Book 991, Page 32 of the Records of Larimer County;

THENCE North 00°41'23" East along said Easterly line a distance of 44.52 feet to the Northeasterly corner of said parcel described in Book 991, Page 32;

THENCE South 62°41'23" West along the Northerly line of said parcel a distance of 16.99 feet to the Easterly Right of Way (ROW) line of North College Avenue, said line being 40.00 feet Easterly of, as measured at a right angle to the West line of the SW1/4 of said Section 36;

THENCE North 00°41'23" East along said Easterly ROW line a distance of 23.26 feet to the centerline of the Larimer and Weld Irrigation Company Canal;

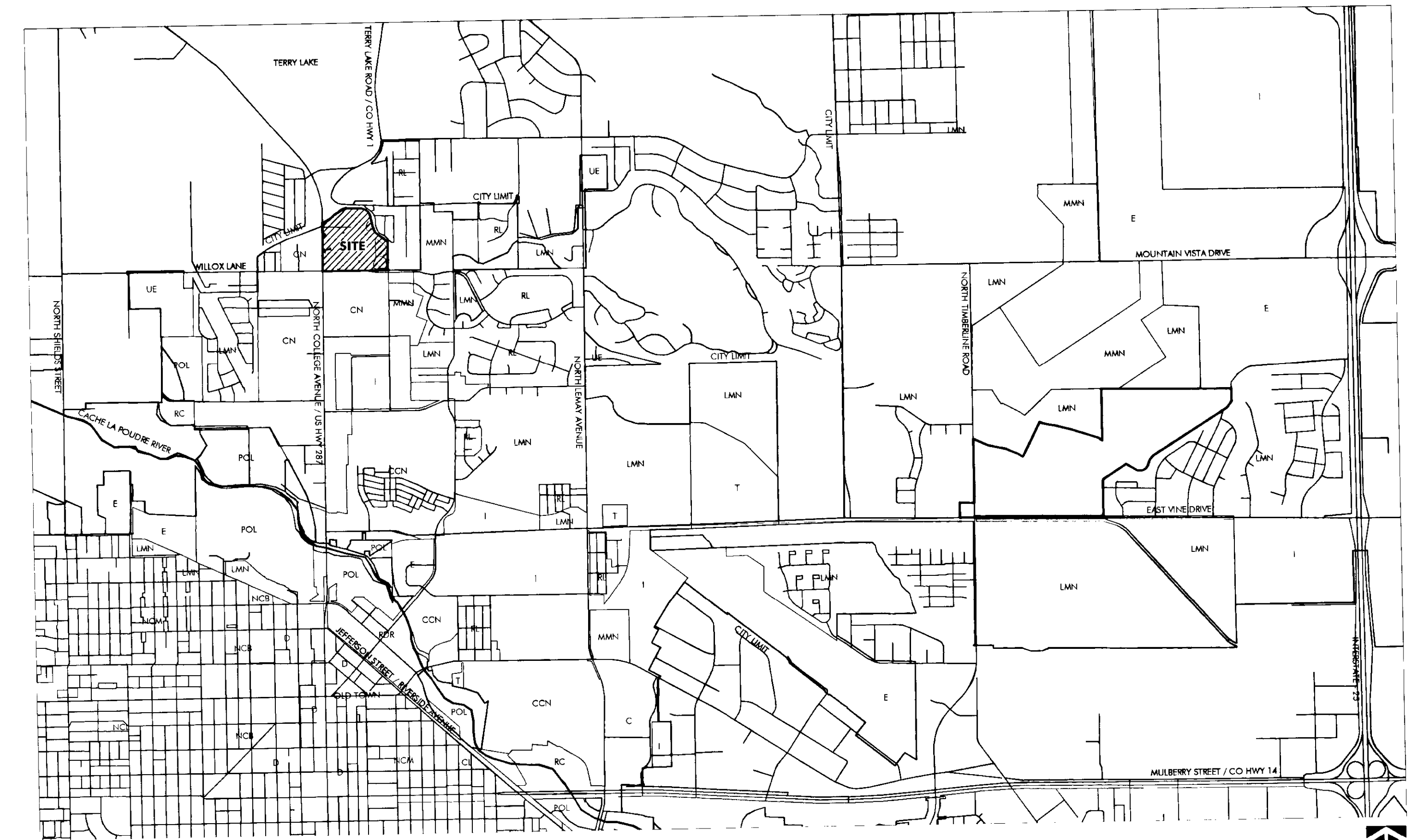
The next Sixteen (16) courses are along the centerline of the Larimer and Weld Irrigation Company Canal:

- THENCE North 51°28'20" East a distance of 206.67 feet;
- THENCE North 47°54'03" East a distance of 101.85 feet;
- THENCE North 55°52'37" East a distance of 108.17 feet;
- THENCE North 71°24'28" East a distance of 111.66 feet;
- THENCE South 88°09'20" East a distance of 167.14 feet;
- THENCE South 84°09'59" East a distance of 103.56 feet;
- THENCE South 69°59'36" East a distance of 103.68 feet;
- THENCE South 52°08'26" East a distance of 161.52 feet;
- THENCE South 25°22'25" East a distance of 86.05 feet;
- THENCE South 11°53'51" East a distance of 200.95 feet;
- THENCE South 16°57'50" East a distance of 50.04 feet;
- THENCE South 27°50'58" East a distance of 55.11 feet;
- THENCE South 40°05'17" East a distance of 66.06 feet;
- THENCE South 51°09'51" East a distance of 96.97 feet;
- THENCE South 50°53'15" East a distance of 102.91 feet;

THENCE South 46°38'51" East a distance of 41.41 feet to the East line of the SW1/4 of the SW1/4 of said Section 36;
 THENCE South 00°27'48" West along the East line of the SW1/4 of the SW1/4 of said Section 36 a distance of 533.09 feet to the North line of that parcel of land described in a deed recorded March 29, 1965 at Book 1285, Page 275 of the Records of Larimer County;
 THENCE North 89°34'58" West along the North line of that parcel of land described in a deed recorded March 29, 1965 at Book 1285, Page 275 a distance of 1046.57 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the East 4.50 feet of the SW1/4 of the SW1/4 of said Section 36 lying Southerly of the centerline of the Larimer and Weld Irrigation Company Canal and Northerly of the North line of that parcel of land described in a deed recorded March 29, 1965 at Book 1285, Page 275 of the Records of Larimer County

Said parcel contains 1,230,094 sq. ft. or 28.239 acres, more or less (), and is subject to any rights of way or other easements of record or as now existing on said described parcel of land.



VICINITY MAP

NOT TO SCALE

LAND USE TABLE

EXISTING ZONING	CCN		
PROPOSED USES:	1ST FILING	WETLANDS/OPEN SPACE	
	2ND FILING	COMMERCIAL	
MAXIMUM BUILDING HEIGHT		2 STORIES	
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LAND USE DATA: (1ST FILING)	10.88 AC	473,935 SF	38.46%
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LAND USE DATA: (2ND FILING)	17.41 AC	758,557 SF	61.54%
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LAND USE DATA: (1ST FILING & 2ND FILING)			
GROSS SITE AREA	28.29 AC	1,232,492 SF	100%

NOTE:

1. COMMERCIAL USES INCLUDE: ANCHOR SUPERMARKET, STANDARD & DRIVE-IN RESTAURANTS, DRIVE-THRUS, BANKS, GASOLINE STATION AND SMALL RETAIL.

SHEET INDEX

COVER SHEET	1
OVERALL DEVELOPMENT PLAN	2

OWNERSHIP CERTIFICATION

OWNERS:
 1908 NORTH COLLEGE, LLC.
 WITNESS OUR HANDS AND SEALS THIS 8th DAY OF May, 2009.

BY: Eric Holsapple ERIC HOLSAPPLE, MGR.
 BY: Blaine Rappe BLAINE RAPPE, MGR.

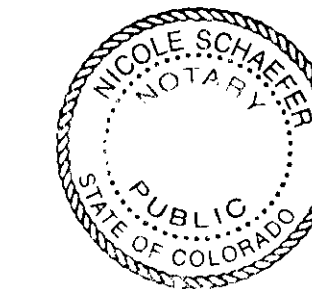
AS: AUTHORIZED AGENT

STATE OF Colorado)
 COUNTY OF Larimer)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th
 DAY OF May, 2009 BY Eric Holsapple, Mgr.
Blaine Rappe, Mgr.

WITNESS MY HAND AND OFFICIAL SEAL

MY NOTORIAL COMMISSION EXPIRES

Nicole Schaefer
 NOTARY PUBLIC



PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 11th DAY OF May, A.D., 2009.

[Signature]
 SECRETARY OF THE PLANNING AND ZONING BOARD

OVERALL DEVELOPMENT PLAN

NORTH COLLEGE MARKETPLACE

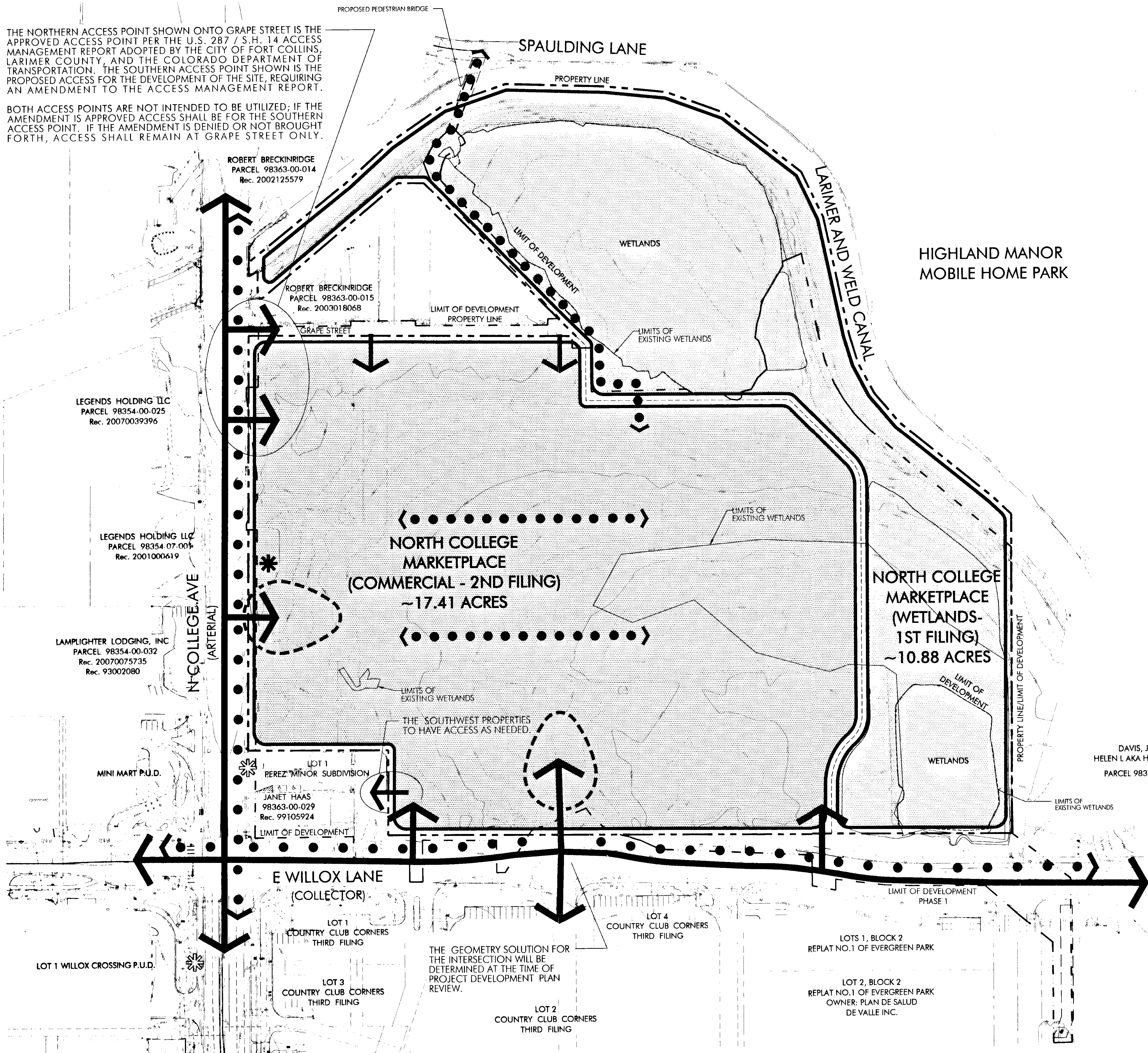
NORTH COLLEGE AND WILLOX LANE
 FORT COLLINS, COLORADO

BHA DESIGN, INC. • 1603 OAKRIDGE DRIVE bha FT. COLLINS, CO 80525 • TEL: (970) 223-7577

SHEET 1 OF 2
 JANUARY 15, 2009
 REV. APRIL 15, 2009

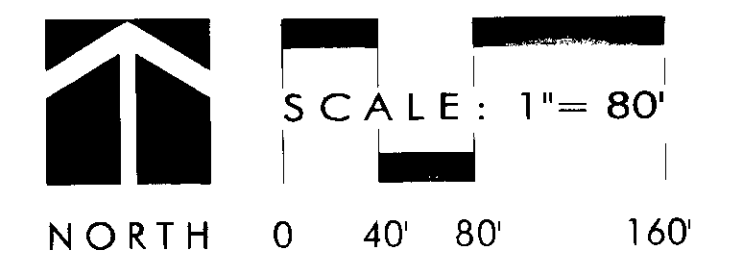
THE NORTHERN ACCESS POINT SHOWN ONTO GRAPE STREET IS THE APPROVED ACCESS POINT PER THE U.S. 287 / S.H. 14 ACCESS MANAGEMENT REPORT ADOPTED BY THE CITY OF FORT COLLINS, LARIMER COUNTY, AND THE COLORADO DEPARTMENT OF TRANSPORTATION. THE SOUTHERN ACCESS POINT SHOWN IS THE PROPOSED ACCESS FOR THE DEVELOPMENT OF THE SITE, REQUIRING AN AMENDMENT TO THE ACCESS MANAGEMENT REPORT.

BOTH ACCESS POINTS ARE NOT INTENDED TO BE UTILIZED; IF THE AMENDMENT IS APPROVED ACCESS SHALL BE FOR THE SOUTHERN ACCESS POINT. IF THE AMENDMENT IS DENIED OR NOT BROUGHT FORTH, ACCESS SHALL REMAIN AT GRAPE STREET ONLY.



LEGEND

- PUBLIC STREETS
- PROPERTY LINE
- PED/BICYCLE ROUTES
- WETLAND BOUNDARY
- EXISTING/PROPOSED TRANSIT STOPS
- LIMITS OF DEVELOPMENT
- ENHANCED GATEWAY FEATURE (LANDSCAPE/HARDSCAPE)



OVERALL DEVELOPMENT PLAN
NORTH COLLEGE MARKETPLACE
 NORTH COLLEGE AND WILLOX LANE
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SHEET 2 OF 2
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