

LEGAL DESCRIPTION

A parcel of land located in Section Twenty-one (21), and Section Twenty-two (22), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 21 and assuming the North line of the NE1/4 of said Section 21 to bear North 88°38'29" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2642.40 feet, with all bearings herein relative thereto;

THENCE North 88°38'29" West a distance of 1241.97 feet; THENCE South 01°21'31" West a distance of 30.00 feet to the POINT OF BEGINNING, said point being the Northeast corner of that Permanent Easement granted to the State Department of Highways as recorded June 13, 1988 as Reception No. 88026808 of the Records of Larimer County (Perm. Easement, Rec. 88026808);

THENCE South 44°05'25" West along the Southeasterly line of said Perm. Easement, Rec. 88026808 a distance of 37.44 feet to the Southerly line of that parcel of land described in a Quitclaim Deed recorded June 5, 2006 as Reception No. 2006-0041498 of the Records of Larimer County;

THENCE South 88°38'29" East along said Southerly line and the Easterly prolongation thereof, a distance of 345.55 feet to the Westerly line of that parcel of land described within Exhibit "A" on Page 5 of that Warranty Deed recorded October 2, 1979 as Book 1992, Page 280 of the Records of Larimer County;

THENCE South 61°58'19" East along said Westerly line a distance of 35.56 feet to the Northerly line of said parcel described within Book 1992, Page 280;

THENCE North 89°50'02" East along said Northerly line a distance of 13.83 feet to the Westerly line of that parcel of land described within that Special Warranty Deed recorded January 16, 1964 as Book 1234, Page 241 of the Records of Larimer County;

THENCE South 64°2'59" East along said Westerly line a distance of 4.65 feet to the Southerly line of that parcel of land described within said Book 1234, Page 241, said Southerly line being parallel with and 75.00 feet Southerly of, as measured at a right angle to the North line of the NE1/4 of said Section 21;

THENCE South 88°38'29" East along said Southerly line a distance of 300.00 feet to the Westerly Right of Way line of Interstate Highway No. 1-25; The following Nine (9) courses and distances are along the Westerly Right of Way lines of Interstate Highway No. 1-25:

THENCE South 50°23'59" East a distance of 72.51 feet; THENCE South 18°02'31" East a distance of 798.28 feet; THENCE South 06°22'28" East a distance of 704.20 feet; THENCE South 00°05'56" East a distance of 53.90 feet to the beginning point of a non-tangent curve;

THENCE along the arc of a curve non-tangent to the aforesaid course and concave to the East, a distance of 1324.50 feet, said curve has a Radius of 11583.00 feet, a Delta of 06°33'06" and is subtended by a Chord bearing South 03°24'23" East a distance of 1323.78 feet to the end point of said curve; THENCE South 05°48'32" West along a line non-tangent to the aforesaid curve a distance of 417.50 feet to the beginning point of a non-tangent curve;

THENCE along the arc of a curve non-tangent to the aforesaid course and concave to the East, a distance of 611.57 feet, said curve has a Radius of 11680.00 feet, a Delta of 03°00'00" and is subtended by a Chord bearing South 10°09'58" East a distance of 611.50 feet to the end point of said curve; THENCE South 25°42'58" East along a line non-tangent to the aforesaid curve a distance of 425.50 feet;

THENCE South 12°55'58" East a distance of 968.64 feet to the South line of the SW1/4 of said Section 22;

THENCE South 89°32'29" West along the South line of the SW1/4 of said Section 22 a distance of 344.34 feet to the Southeast corner of said Section 21; THENCE North 89°01'48" West along the South line of the SE1/4 of said Section 22 a distance of 713.93 feet;

The next Fifteen (15) courses and distances are intended to be parallel with and 20 feet Westerly of the centerline of an existing access road: THENCE North 30°07'30" West a distance of 653.11 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northeast a distance of 204.33 feet, said curve has a Radius of 424.29 feet, a Delta of 27°35'32" and is subtended by a Chord bearing North 16°19'44" West a distance of 202.36 feet to a Point of Tangency (PT);

THENCE North 02°31'58" West a distance of 432.64 feet; THENCE North 00°56'51" West a distance of 512.69 feet; THENCE North 22°22'44" West a distance of 121.69 feet; THENCE North 03°04'28" West a distance of 129.58 feet to a PC;

THENCE along the arc of a curve concave to the Southwest a distance of 117.58 feet, said curve has a Radius of 157.27 feet, a Delta of 42°50'08" and is subtended by a Chord bearing North 24°29'32" West a distance of 114.86 feet to a PT;

THENCE North 45°54'36" West a distance of 71.28 feet to a PC; THENCE along the arc of a curve concave to the Northeast a distance of 174.92 feet, said curve has a Radius of 330.34 feet, a Delta of 30°41'12" and is subtended by a Chord bearing North 30°34'00" West a distance of 174.82 feet to a PT;

THENCE North 15°13'24" West a distance of 100.27 feet to a PC; THENCE along the arc of a curve concave to the Southwest a distance of 104.04 feet, said curve has a Radius of 289.75 feet, a Delta of 20°34'23" and is subtended by a Chord bearing North 25°30'36" West a distance of 103.48 feet to a PT;

THENCE North 35°47'47" West a distance of 144.89 feet to a PC; THENCE along the arc of a curve concave to the Northeast a distance of 236.55 feet, said curve has a Radius of 364.63 feet, a Delta of 37°10'11" and is subtended by a Chord bearing North 17°12'42" West a distance of 232.42 feet to a PT;

THENCE North 01°22'24" East a distance of 921.36 feet to a PC; THENCE along the arc of a curve concave to the Southeast a distance of 211.43 feet, said curve has a Radius of 707.08 feet, a Delta of 17°07'56" and is subtended by a Chord bearing North 09°56'22" East a distance of 210.64 feet to the end point of said curve;

THENCE North 89°40'07" East along a line non-tangent to the aforesaid curve a distance of 6.45 feet to the Southerly prolongation of the Westerly line of said Perm. Easement, Rec. 88026808;

THENCE North 17°24'16" East along said Southerly prolongation and also along the Westerly line of said Perm. Easement, Rec. 88026808 a distance of 673.89 feet to a PC; The following Five (5) courses are also along the Westerly and Northerly lines of that Permanent Easement granted to the State Department of Highways as recorded June 13, 1988 as Reception No. 88026808 of the Records of Larimer County;

THENCE along the arc of a curve concave to the Southwest a distance of 372.90 feet, said curve has a Radius of 532.96 feet, a Delta of 40°05'20" and is subtended by a Chord bearing North 02°38'24" West a distance of 365.34 feet to a PT;

THENCE North 22°41'04" West a distance of 110.41 feet to a PC; THENCE along the arc of a curve concave to the Northeast a distance of 167.14 feet, said curve has a Radius of 612.96 feet, a Delta of 15°37'22" and is subtended by a Chord bearing North 14°52'23" West a distance of 166.52 feet to the end point of said curve;

THENCE North 45°28'31" West along a line non-tangent to the aforesaid curve a distance of 146.18 feet to a line being 30.00 feet Southerly, as measured at a right angle, of the North line of the NE1/4 of said Section 21;

THENCE South 88°38'29" East along a line parallel with and 30.00 feet Southerly of, as measured at a right angle to the North line of the NE1/4 of said Section 21 a distance of 280.00 feet to the POINT OF BEGINNING.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

COLORADO STATE UNIVERSITY RESEARCH FOUNDATION, A COLORADO NON-PROFIT CORPORATION

BY: *Kathleen Henry* DATE: 4-25-08

STATE OF COLORADO)) S.S. COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF April, A.D., 2008 BY Kathleen Henry

SUBSCRIBED AND SWORN BEFORE ME THIS 25th DAY OF April, A.D., 2008

MY NOTARIAL COMMISSION EXPIRES July 2, 2009

Cindy J. Pederson Notary Public 001 S. Howes Fort Collins, Co 80521



PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 29th DAY OF April, A.D., 2008

Samuel Flynn SECRETARY OF THE PLANNING AND ZONING BOARD



ATTORNEYS CERTIFICATION

ATTORNEYS CERTIFICATION: I HEREBY CERTIFY THAT THIS OVERALL DEVELOPMENT PLAN HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2(C)(3)(a) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS OVERALL DEVELOPMENT PLAN 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 THE EXAMINATION OF THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE OVERALL DEVELOPMENT PLAN AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2(C)(3)(f) OF THE LAND USE CODE.

David J. Wood 4-28-07 ATTORNEY ADDRESS: 303 West Hampden, Ft. Collins, CO 80526 REGISTRATION NO. 2019

LAND USE TABLE

Table with 3 columns: PARCEL, PROPOSED ZONING, APPROXIMATE ACREAGE. Row I: E, 25 ac. Row II: E, 117.447 ac. TOTAL: 142.447 ac.

LAND USE NOTE: Parcel II is subject to the following restrictions: The total area for the remainder of Parcel II that is developed or improved for other than "outdoor spaces," as defined below shall not exceed seventy-one (71) acres. "Outdoor spaces" shall be defined to include landscaped or park areas, native vegetation areas, water features, paths, or trails, but no other paved or surfaced areas.

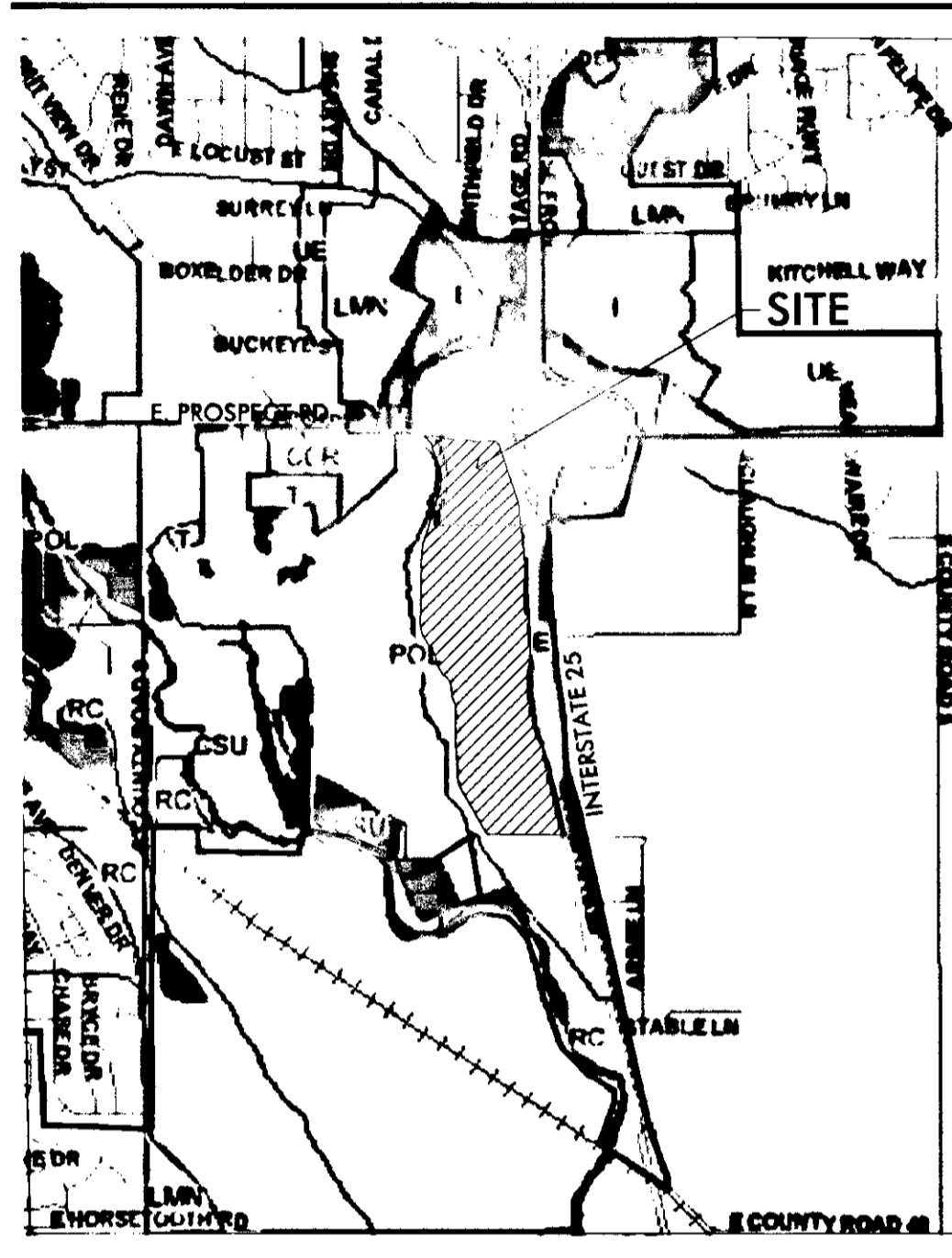
GENERAL NOTES:

- 1. ANY CHANGE IN THE LOCATION OF ACCESS POINTS WITH PDP SUBMITTALS NEEDS TO COMPLY WITH THE CITY OF FORT COLLINS LAND USE CODE
2. STREET IMPROVEMENTS WILL BE SUBJECT TO THE DESIGN STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR THE PROJECT DEVELOPMENT PLANS.
3. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY Poudre FIRE AUTHORITY STANDARDS.
4. ALL ACCESS POINTS ALONG THE FRONTAGE ROAD MUST BE APPROVED BY THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT).
5. THE PEDESTRIAN CIRCULATION ROUTES SHOWN ARE NOT TO PRECLUDE A STREET THROUGH THE DEVELOPMENT. PEDESTRIAN ROUTE LOCATION IS CONCEPTUAL AND ITS FINAL ALIGNMENT WILL BE DETERMINED WITH FUTURE DEVELOPMENT APPLICATIONS.

SHEET INDEX

- SHEET 1 COVER SHEET
SHEET 2 OVERALL DEVELOPMENT PLAN
SHEET 3 OVERALL DRAINAGE & UTILITY PLAN

VICINITY MAP

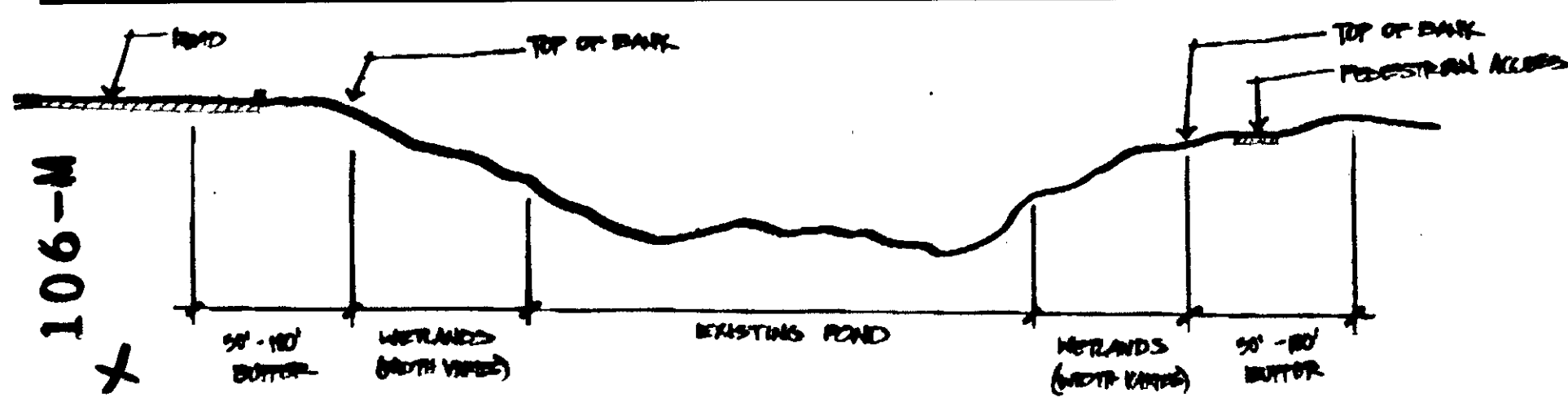


COVER SHEET

CSURF RESEARCH CAMPUS OVERALL DEVELOPMENT PLAN FORT COLLINS, COLORADO

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

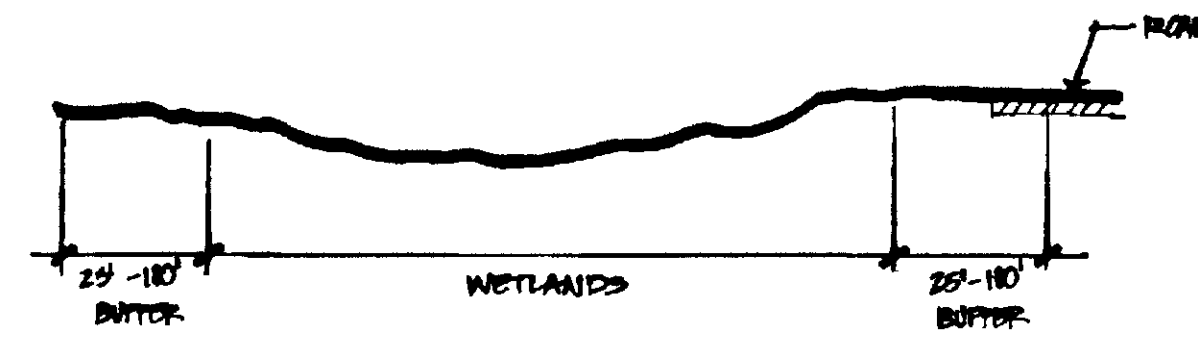
SHEET 1 OF 3 OCTOBER 17, 2007 REVISED: NOVEMBER 19, 2007



NOTES: 1. THE SIZE OF THE BUFFER SHALL BE DETERMINED BY THE QUALITY OF THE WETLANDS AND THE VALUE OF THE HABITAT.
2. WHERE DEVELOPMENT INFRINGES THE NATURAL RESOURCE BUFFERS, MITIGATION SHALL OCCUR IN ANOTHER AREA.

NOT TO SCALE

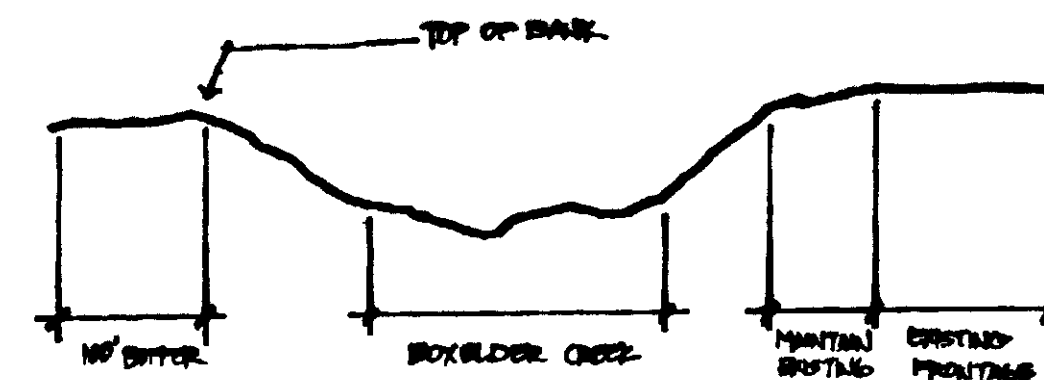
EXISTING POND SECTION



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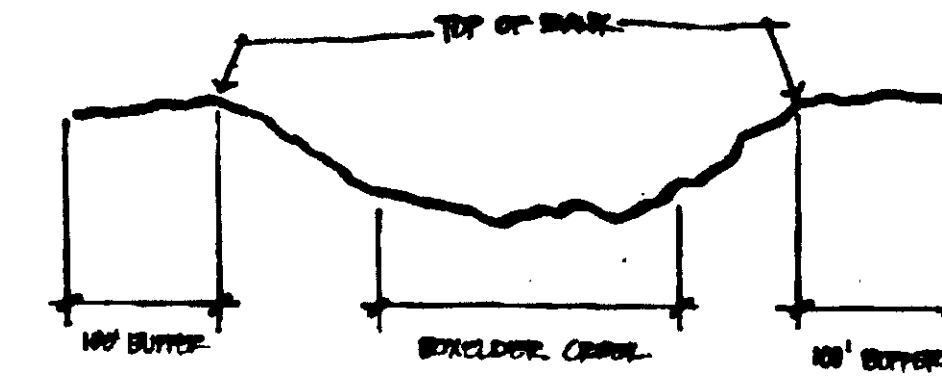
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EXISTING WETLAND SECTION



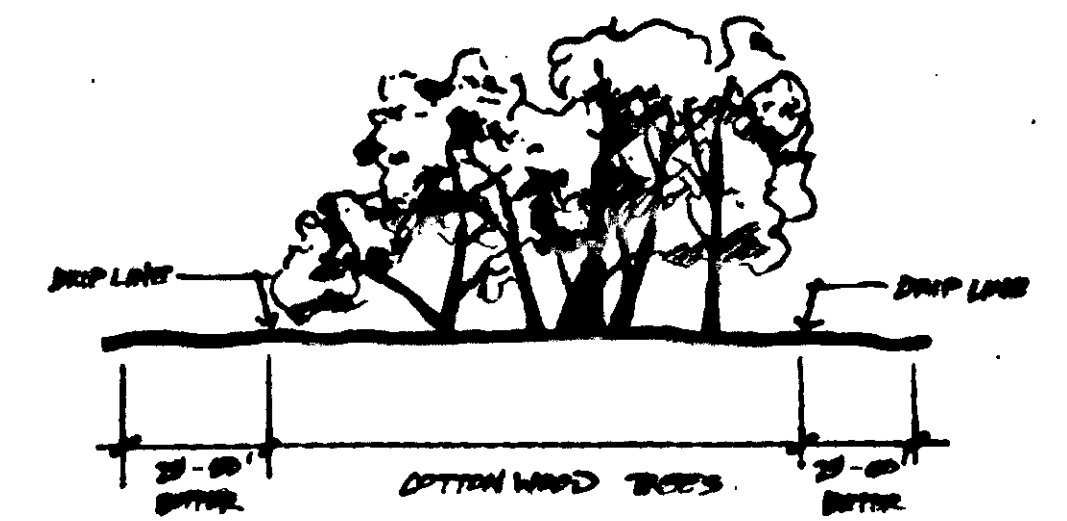
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BOXELDER CREEK SECTION I



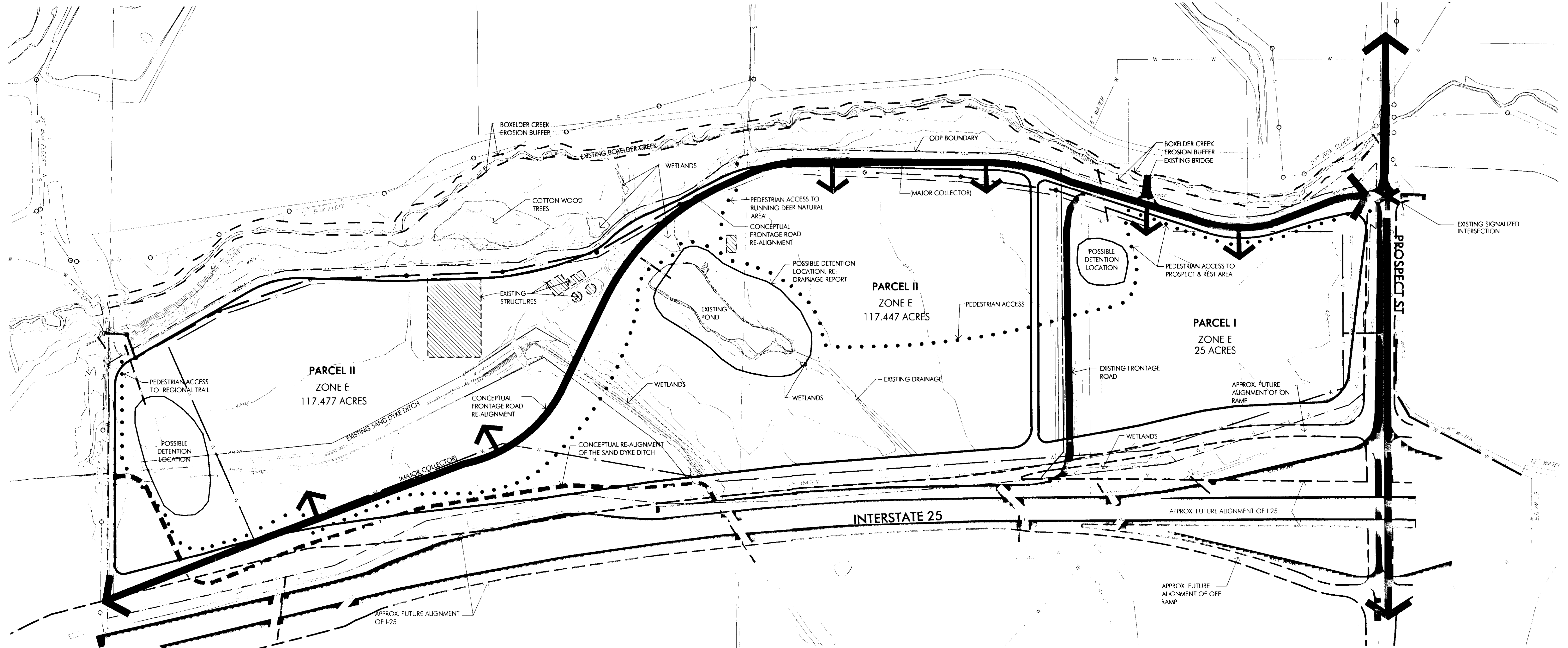
NOT TO SCALE

BOXELDER CREEK SECTION II



NOT TO SCALE

EXISTING COTTONWOOD TREE SECTION



ODP PLAN



ZONE E USES

THIS DISTRICT IS INTENDED TO PROVIDE LOCATIONS FOR PRIMARY USES SUCH AS LIGHT INDUSTRIAL, RESEARCH AND DEVELOPMENT ACTIVITIES, AND OFFICES AND INSTITUTIONS. SECONDARY USES THAT COMPLIMENT OR SUPPORT THE PRIMARY USES CAN INCLUDE HOTELS, RESTAURANTS, CONVENIENCE SHOPPING, CHILD CARE AND HOUSING.

NOTES

OF THE 117.447 ACRES IN PARCEL II, ONLY 71 ACRES SHALL BE HARD SURFACE, PER THE AGREEMENT BETWEEN CSURF AND THE CITY OF FORT COLLINS.

WATER WILL BE PROVIDED BY ELCO
SEWER WILL BE PROVIDED BY BOXELDER SANITATION
POWER WILL BE PROVIDED BY THE CITY OF FORT COLLINS
GAS WILL BE PROVIDED BY EXCEL ENERGY

OVERALL DEVELOPMENT PLAN

CSURF RESEARCH CAMPUS
OVERALL DEVELOPMENT PLAN
FORT COLLINS, COLORADO

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SHEET 2 OF 3
OCTOBER 17, 2007
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