

PARCEL C

SITE AREA
 Gross 132,600 SF 3.04 AC
 Net 111,000 SF 2.55 AC

PROPOSED USE

ALT	DESCRIPTION	MAXIMUM GROSS FLOOR AREA
1	Residential (condominium or apts.)	25 Net Units/AC
2	Retail	35,000 SF

Estimated Open Space 20-30%
 Maximum Building Height 40 Feet
 Construction schedule 1985 - 1990

PARCEL D

SITE AREA
 Gross 142,300 SF 3.27 AC
 Net 133,900 SF 3.07 AC

PROPOSED USE

ALT	DESCRIPTION	MAXIMUM GROSS FLOOR AREA
1	Retail	40,000 SF
2	Office	50,000 SF

Estimated Open Space 20-30%
 Maximum Building Height 40 Feet
 Construction schedule 1985 - 1990

PARCEL E

SITE AREA
 Gross 130,400 SF 2.99 AC
 Net 97,200 SF 2.33 AC

PROPOSED USE

ALT	DESCRIPTION	MAXIMUM GROSS FLOOR AREA
1	Retail	20,000 SF
2	Restaurant	10,000 SF
3	Theater	17,000 SF-1,100 Seats
4	Office	30,000 SF

Estimated Open Space 20-30%
 Maximum Building Height 40 Feet
 Construction schedule 1985 - 1990

PARCEL A

SITE AREA
 Gross 411,200 SF 9.44 AC
 Net 337,000 SF 7.74 AC

PROPOSED USE

DESCRIPTION	MAXIMUM GROSS FLOOR AREA
Grocery Store	40,000 SF
Retail	36,000 SF
Restaurant	8,000 SF

Estimated Open Space 20-30%
 Maximum Building Height 40 Feet
 Construction schedule: Spring 1986 - 1988

PARCEL B

SITE AREA
 Gross 99,100 SF 2.28 AC
 Net 64,400 SF 1.48 AC

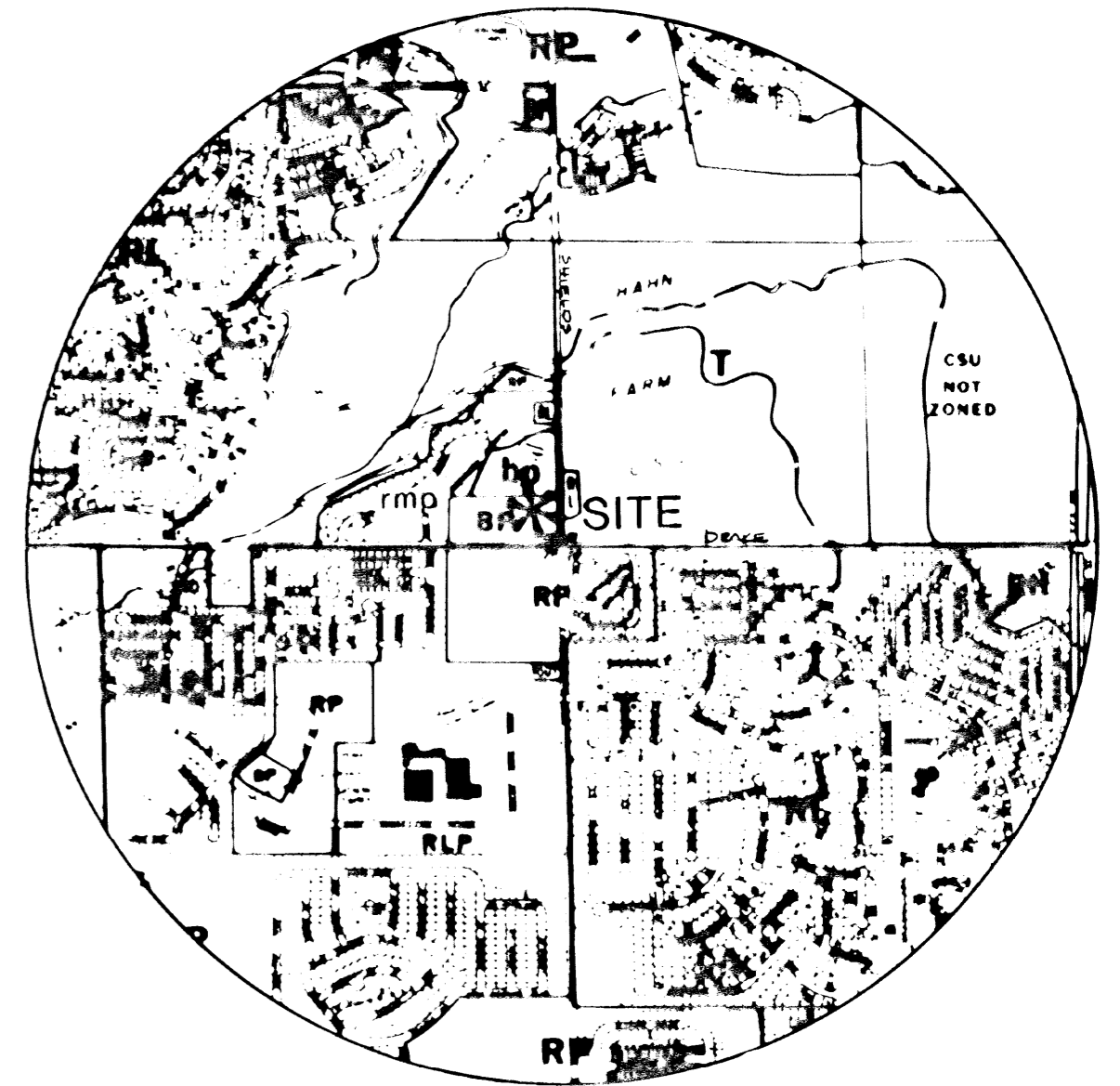
PROPOSED USE

ALT	DESCRIPTION	MAXIMUM GROSS FLOOR AREA
1	Office	20,300 SF
2	Retail	15,300 SF
3	Restaurant	9,300 SF

Estimated Open Space 20-30%
 Maximum Building Height 40 Feet
 Construction schedule: 1986 - 1990

ATTORNEY'S CERTIFICATE

This is to certify that on the _____ day of _____ 1984
 I examined the title to the property as described hereon and established
 that the owners and proprietors of record of the said property as construed
 in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.



Address: _____
 Registration No. _____

Approved by the Planning and Zoning Board of the
 City of Fort Collins, Colorado, on this _____ day
 of _____, A.D. 1984
 Secretary of Planning and Zoning Board

The undersigned, being the lawful owners of the property
 described in this site plan, do hereby certify that they
 accept the conditions and restrictions set forth on said
 site plan.

SLAWSON INVESTMENT CORPORATION
 BY: *[Signature]* (s/signed)
 ROBERT CLEMENTS - PRESIDENT OF SLAWSON INVESTMENT CORP.

RAINTREE ASSOCIATES, A PARTNERSHIP
 BY: *[Signature]* (s/signed)
 MIKE K. MURPHY - PRESIDENT OF RAIN TREE ASSOCIATES

LEGAL DESCRIPTION

PARCEL A, C, D & E

A portion of the Southeast Quarter of Section 22, Township 7 North,
 Range 69 West of the 6th Principal Meridian, City of Fort Collins,
 Larimer County, Colorado, being described as follows: Beginning at the
 Southeast Corner of said Southeast Quarter of said Section 22, from which
 the Southwest Corner of said Southeast Quarter bears North 30°00'00"
 West, 2548.38 Feet; thence northerly along the westerly line of said
 Southeast Quarter North 0°22'00" West, 50.00 Feet; thence North
 90°00'00" West, 40.00 Feet to the Northeast Corner of the intersection
 of Shields Street and Drake Road and the True Point of Beginning of this
 description; thence westerly along the northerly right-of-way line of
 Drake Road North 90°00'00" West, 930.30 Feet to the westerly line of
 Raintree P.U.D.; thence northerly along said westerly line North
 0°00'00" East, 385.00 Feet; thence South 90°00'00" East, 927.66 Feet to
 the westerly right-of-way line of Shields Street; thence southerly along
 said westerly right-of-way line South 0°22'00" East, 382.02 Feet to the
 point of beginning of this description. The above described tract contains
 9.14 acres.

PARCELS C, D & E

Tract J of Raintree Planned Unit Development located in the Southeast
 Quarter of Section 22, Township 7 North, Range 69 West of the 6th principal
 Meridian, City of Fort Collins, Larimer County, Colorado. The
 above described tract contains 9.44 acres.

VICINITY MAP

NOTES

LAND AREA ESTIMATES ARE APPROXIMATIONS. GROSS AREA IS CALCULATED TO
 THE CENTERLINE OF SURROUNDING STREETS. NET AREA IS CALCULATED LESS THE
 STREET RIGHTS-OF-WAY.

MAXIMUM GROSS FLOOR AREAS ARE GIVEN FOR INDIVIDUAL LAND USES. MAXIMUM
 GROSS FLOOR AREAS FOR COMBINED LAND USES WILL BE BASED ON TOTAL PARKING
 PROVIDED FOR EACH LAND PARCEL.

PARKING REQUIREMENTS WILL BE SUBJECT TO REVIEW BASED ON LAND USE AND
 EMPLOYMENT.

ALL DRAWINGS NOTED HEREWITH ARE INTENDED TO BE SCHEMATIC AND ARE NOT
 CONSTRUCTION DOCUMENTS. LEGAL DESCRIPTIONS AND DIMENSIONS ARE TO BE
 EXECUTED BY A REGISTERED SURVEYOR. DO NOT SCALE DRAWINGS.

ALL PUBLIC STREETS AND PRIVATE DRIVEWAYS SHALL MEET THE CITY'S
 ENGINEERING REQUIREMENTS.

FUTURE MEDIAN DESIGN FOR DRAKE ROAD & SHIELDS STREET TO MEET STATE AND
 CITY HIGHWAY ENGINEERING REQUIREMENTS.

LEGEND

- SIGNALIZED INTERSECTION - EXISTING OR FUTURE FULL MOVEMENT INTERSECTION
- BICYCLE LANE
- PEDESTRIAN CIRCULATION ROUTE - APPROXIMATE LOCATION
- GENERAL SHEET/PLANAR DRAINAGE - PROPOSED CONDITIONS
- EXISTING CONTOURS AND ELEVATIONS
- EXISTING ZONING CLASSIFICATION

LANDUSE DATA

SITE AREA
 Gross 915,600 SF 21.0 AC
 Net 743,500 SF 17.1 AC

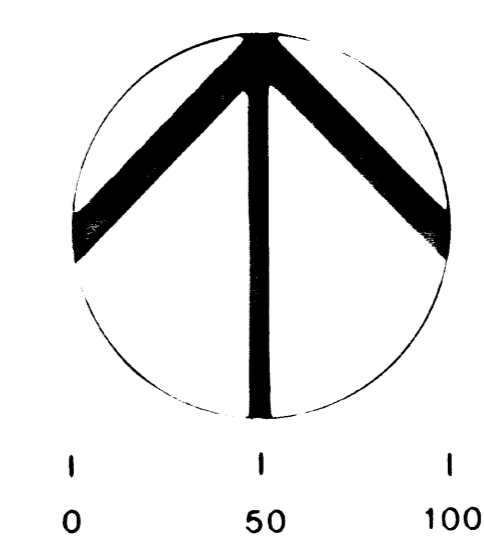
Maximum Gross Floor Area 219,000 SF

Proposed Uses: Office, Retail, Grocery Store, Restaurant
 Residential, & Theatre

Estimated Open Space 20-30%
 Maximum Building Height 40 Feet
 (Max. Building Height For Parcel C - 60 Feet)

ZVFK
 ARCHITECTS & PLANNERS
 PROJECT # 37400
 218 WEST MAIN ST.
 FORT COLLINS, COLORADO
 80521 443-8105

MASTER PLAN
RAINTREE



SUBMITTED _____ JANUARY 5, 1984
 REVISED _____
 FEBRUARY 13, 1984 TO
 FEBRUARY 7, 1984 TO
 MARCH 9, 1984 TO
 MARCH 20, 1984 TO