

PLANNING AND ZONING CERTIFICATION
 Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 21st day of NOVEMBER, A.D. 1988.
[Signature]
 Secretary of Planning and Zoning Board

OWNER CERTIFICATION
 The undersigned, being the lawful owner(s) of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.
[Signature]
 Harold Fisher
 Harold Fisher Trust

ATTORNEY CERTIFICATION
 This is to certify that on the 21st day of Sept, 1988, 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.
[Signature]
 120 S.H. 70th St (Address)
 Fort Collins, CO 80521
 6586 (Registration Number)

The proposed land uses and densities shown on this plan are estimates of development potential. Approval of this Master Plan by the City does not constitute final approval of these land uses, design, or densities. Rather, any future land uses must be approved according to the procedures, processes, and criteria of the Planned Unit Development development regulations and other relevant City policies and standards.

LAND USE DATA

TOTAL LAND AREA... 19.13 acres (833,300 s.f.)

Coverage	Approximate Area	% Gross Area
Buildings	48,000	5.76
Parking/Drives	105,000	12.60
Open Space	641,300	76.96
Roads	39,000	4.68

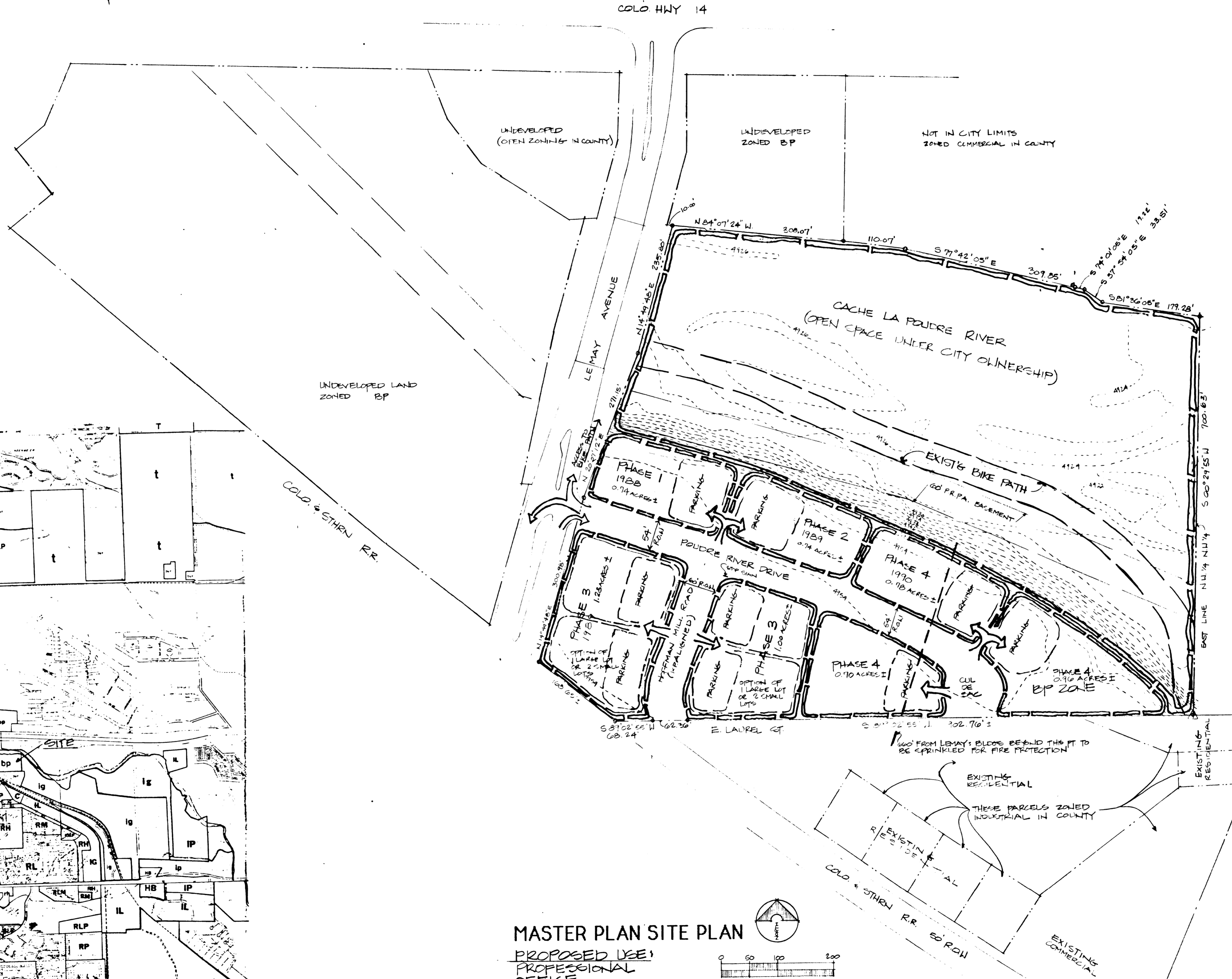
Maximum Building Height..... 40 feet
 Approximate # Employees..... 180

LAND USE DATA
 EXISTING ZONING: BP-PLANNED BUSINESS

LEGAL DESCRIPTION

A tract of land situate in the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 7 North, Range 68 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which considering the West line of the Northwest 1/4 of said Section 18 as bearing S 00° 22' 55" W and with all bearings contained herein relative thereto is contained within the boundary lines which begin at the point of intersection of the Northernly line of the Burlington Northern Railroad and the Easterly line of Lemay Avenue which bears S 00° 22' 55" W 1320.02 feet, and again N 89° 02' 55" E 5.01 feet, and again N 14° 49' 48" E 145.87 feet, and again S 52° 38' 25" E 54.13 feet; from the Northwest corner of said Section 18 and run thence along the Easterly line of Lemay Avenue N 14° 49' 48" E 300.98 feet, and again N 20° 07' 12" E 271.15 feet, and again N 14° 49' 48" E 235.80 feet; thence S 84° 07' 24" E 418.14 feet; thence S 77° 42' 05" E 309.85 feet; thence S 74° 01' 05" E 19.22 feet; thence S 57° 54' 05" E 33.51 feet; thence S 81° 36' 05" E 179.28 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 18; thence along said East line S 00° 29' 55" W 700.63 feet to the Southeast corner of the Northwest 1/4 of the said Northwest 1/4; thence S 89° 02' 55" W 1033.36 feet along the South line of the Northwest 1/4 of the said Northwest 1/4 to a point on the Northeastly line of the Burlington Northern Railroad; thence along the said Northeastly line N 52° 38' 25" W 168.65 feet to the point of beginning, containing a gross area of 19.7021 acres more or less; EXCEPTING therefrom tracts of land for the Poudre Trail as described in Book 2012 at Page 398 and in Book 2074 at Page 197 together with that tract of land described in Book 2074 at Page 199 of the Larimer County Clerk and Recorder's Office.

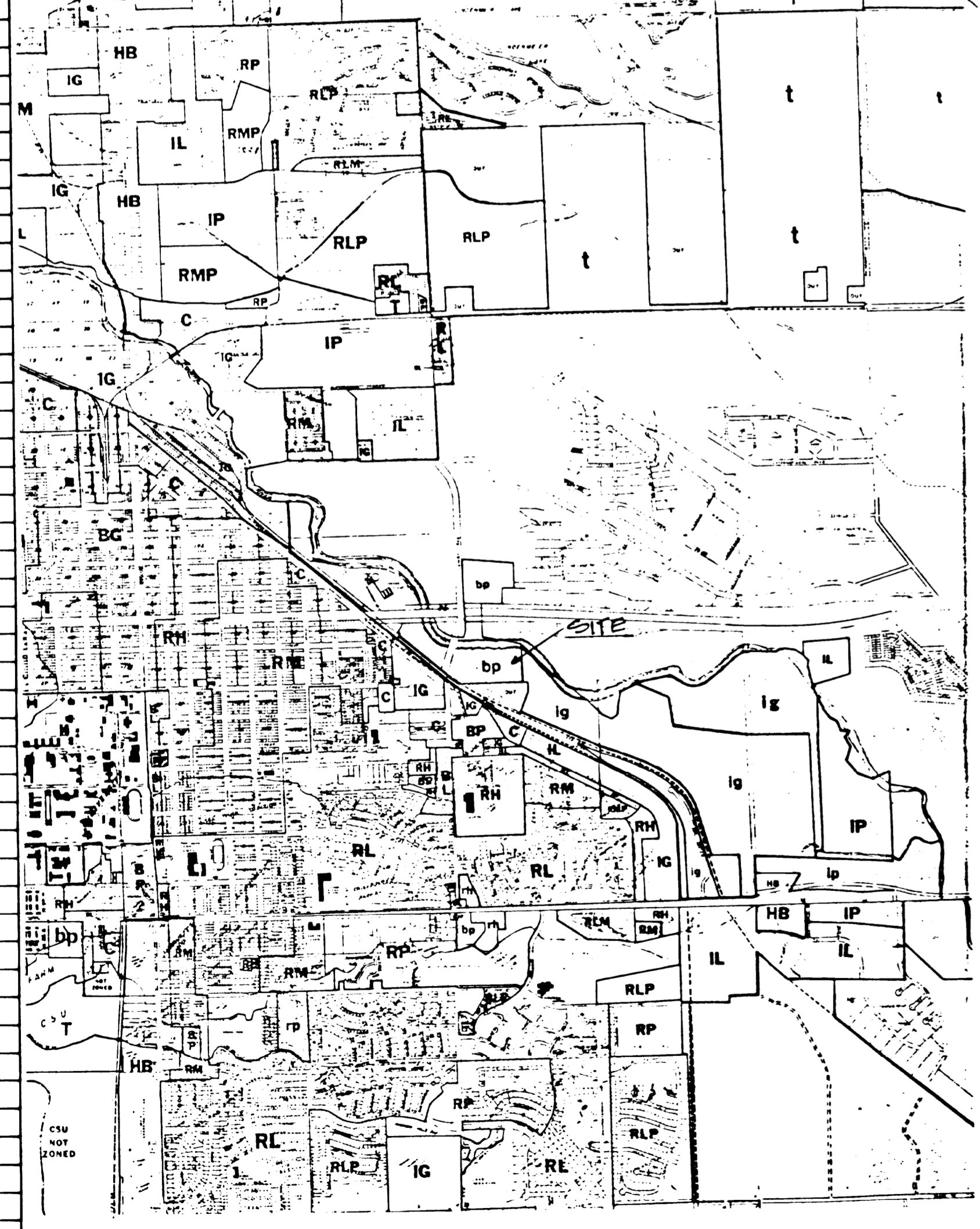
LEGAL DESCRIPTION
 Poudre River Business Park
 MASTER PLAN



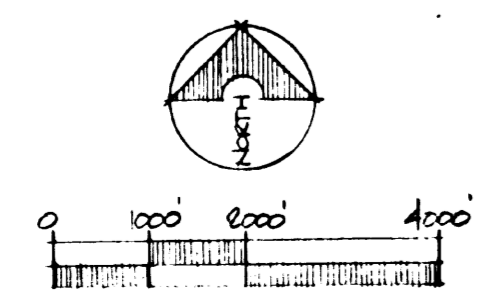
MASTER PLAN SITE PLAN

PROPOSED USE:
 PROFESSIONAL
 OFFICE
 BUILDINGS

- NOTE:**
- ANY BUILDINGS LOCATED MORE THAN 600' FROM LEMAY AVE. SHALL BE SPRINKLERED FOR FIRE PROTECTION.
 - ARCHITECTURAL CHARACTER: MASONRY EXTERIOR WITH POSSIBILITY OF MILDRED AMOUNTS OF WOOD SIDING. HAROLD FISHER AND DRS. LYNN AND HENRY WILL BE THE ARCHITECTURAL CONTROL COMMITTEE. PROTECTIVE COVENANTS WILL BE DRAWN UP A COPY OF WHICH WILL BE DELIVERED TO THE CITY PLANNING OFFICE FOR REVIEW PRIOR TO FINAL RECORDING.



VICINITY MAP



PROJECT: Poudre River Business Park
 PROJECT NO.: 05120
 DRAWN BY: HCL
 CHECKED BY: JAC
 DATE: 11-22-88
 REVISIONS: 1/1-88
 TITLE: MASTER PLAN
 CHAPTER: PART: SHEET NO.:
 ARCHITECTURE PLUS, PC 318 EAST MAIN ST. FORT COLLINS, COLORADO
 FISHER REAL ESTATE FOR FORT COLLINS
 420 E MULBERRY COLORADO
 8221-689/306 82508-00
 BUNNING 44.12.12.53826