

LEGAL DESCRIPTION

A parcel of land being part of the Northeast Quarter (NE1/4) of Section Six (6), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

BEGINNING at the North Quarter Corner of said Section 6 and assuming the North line of the Northwest Quarter (NW1/4) of said Section 6 as bearing North 89°38'57" West (Rec. North 89°37'23" West) a distance of 2542.26 feet, with all other bearings contained herein relative thereto. From said point the South Quarter Corner of said Section 6 bears South 00°22'38" East a distance of 5248.83 feet;

THENCE South 00°22'38" East along the West line of said NE1/4 a distance of 942.00 feet (Rec. South 00°21'27" East, 942.44 feet); THENCE North 89°38'33" East a distance of 67.68 feet (Rec. 68.00 feet) to the Easterly Right-Of-Way (ROW) line of Mc Murray Avenue. Said point being the Southwest Corner of Oakridge Business Park Eleventh Filing (OBPEF) as recorded January 17, 1989 as Reception Number 89002471 of the records of the Larimer County Clerk and Recorder (LCCR). Said point being the TRUE POINT OF BEGINNING;

THENCE continuing North 89°38'33" East along the South line of said OBPEF and its Easterly extension a distance of 406.00 feet to the Northwest Corner of Oakridge Business Park 23rd Filing (OBP23F) as recorded March 18, 1997 as Reception Number 97016464 of the records of the LCCR;

THENCE South 00°21'27" East along the West line of said OBP23F a distance of 183.00 feet to the Northeast Corner of Oakridge Business Park 18th Filing (OBP18F) as recorded May 2, 1995 as Reception Number 95024360 of the records of the LCCR; THENCE South 89°38'33" West along the North line of said OBP18F a distance of 406.00 feet to the Northwest Corner of said OBP18F. Said point also being on the Easterly ROW line of said Mc Murray Avenue;

THENCE North 00°21'27" West along said Easterly ROW line a distance of 183.00 feet to the TRUE POINT OF BEGINNING.

Said described parcel of land contains 1.706 Acres, more or less (±) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

ALSO

A parcel of land being part of Lot One (1), Oakridge Business Park Eleventh Filing (OBPEF) as recorded January 17, 1989 as Reception Number 89002471 of the records of the Larimer County Clerk and Recorder (LCCR) and being part of the Northeast Quarter (NE1/4) of Section Six (6), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

BEGINNING at the North Quarter Corner of said Section 6 and assuming the North line of the Northwest Quarter (NW1/4) of said Section 6 as bearing North 89°38'57" West (Rec. North 89°37'23" West) a distance of 2542.26 feet, with all other bearings contained herein relative thereto. From said point the South Quarter Corner of said Section 6 bears South 00°22'38" East a distance of 5248.83 feet;

THENCE South 00°22'38" East along the West line of said NE1/4 a distance of 942.00 feet (Rec. South 00°21'27" East, 942.44 feet); THENCE North 89°38'33" East a distance of 67.68 feet (Rec. 68.00 feet) to the Easterly Right-Of-Way (ROW) line of Mc Murray Avenue. Said point being the Southwest Corner of said OBPEF; THENCE continuing North 89°38'33" East along the South line of said OBPEF a distance of 181.90 feet to the TRUE POINT OF BEGINNING;

THENCE North 00°21'27" West a distance of 209.06 feet; THENCE North 89°38'33" East a distance of 189.38 feet; THENCE South 00°21'27" East a distance of 209.06 feet to the South line of said OBPEF;

THENCE South 89°38'33" West along said South line a distance of 189.38 feet to the TRUE POINT OF BEGINNING.

Said described parcel of land contains 0.909 Acres, more or less (±) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

ALSO

A parcel of land being part of Lots One (1) and Two (2) of the Northeast Quarter (NE1/4) of Section Six (6), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

BEGINNING at the North Quarter Corner of said Section 6 and assuming the North line of the Northwest Quarter (NW1/4) of said Section 6 as bearing North 89°35'07" West (Rec. North 89°37'23" West) a distance of 2542.26 feet with all other bearings contained herein relative thereto. From said point the South Quarter Corner of said Section 6 bears South 00°18'52" East (Rec. South 00°21'27" East) a distance of 5248.83 feet;

THENCE South 31°23'33" East a distance of 1355.25 feet (Platted: South 31°25'35" East, 1355.36 feet) to the Northwest Corner of Lot One (1), Oakridge Business Park Twenty-second Filing (OBP22F) as recorded December 3, 1996 as Reception Number 96085931 of the records of the Larimer County Clerk and Recorder (LCCR). Said point being on the Easterly Right-Of-Way (ROW) line of Innovation Drive and being a Point On a Curve (POC). The aforesaid line being non-tangent to said curve; THENCE along the Westerly line of said Lot 1, also being the Easterly ROW line of said Innovation Drive and being along the Arc of a curve which is concave to the West a distance of 249.19 feet, whose Radius is 679.61 feet, whose Delta is 21°00'31", and whose Long Chord bears South 35°02'35" West a distance of 247.80 feet to the Southwest Corner of said Lot 1. Said point being the TRUE POINT OF BEGINNING;

Thence along the Southerly line of said Lot 1 by the following Two (2) courses and distances: THENCE South 60°38'57" East a distance of 195.47 feet; THENCE South 75°29'22" East a distance of 273.83 feet to the Southeast Corner of said Lot 1. Said point being on the Westerly Row line of the Union Pacific Railroad ROW; THENCE South 14°30'38" West along a line being the Southerly extension of the East line of said Lot 1, also being the Westerly ROW line of said UPRR a distance of 611.87 feet to the Northeast Corner of Oakridge Village P.U.D., Seventh Filing (OVPUD7F); THENCE North 75°29'22" West along the Northerly line of said OVPUD7F a distance of 419.19 feet to the Southeast Corner of Oakridge Business Park Twenty-fourth Filing (OBP24F); THENCE North 16°06'35" West along the East line of said OBP24F a distance of 510.74 feet to the Northeast Corner of said OBP24F. Said point being on the Easterly ROW line of said Innovation Drive and being a POC. The aforesaid line being non-tangent to said curve; THENCE along said Easterly ROW line and being along the Arc of a curve which is concave to the Northwest a distance of 313.18 feet, whose Radius is 679.61 feet, whose Delta is 26°24'12", and whose Long Chord bears North 58°44'52" East a distance of 310.42 feet to the TRUE POINT OF BEGINNING.

Said described parcel of land contains 346,259 Square Feet (±) (7.949 Acres, more or less (±)) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

ALSO

A tract of land located in the North Half of Section 6, Township 6 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest Quarter of said Section 6 as bearing South 89°37'23" East, and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 6: thence South 89°37'23" East, 1277.00 feet; thence, South 00°22'37" West, 131.00 feet; thence, South 05°07'23" East, 69.68 feet; thence, South 10°37'23" East, 150.00 feet; thence, South 02°04'40" West, 609.39 feet; thence, South 75°13'18" East, 40.00 feet; thence, South 16°21'08" West, 44.50 feet to the most Northerly corner of Lot 1, Oak Ridge Business Park Second Filing, said corner being the POINT OF BEGINNING; thence along the East right-of-way of Wheaton Drive along a curve concave to the West having a central angle of 03°08'53", a radius of 810.00 feet and the chord of which bears North 16°21'09" East, 44.50 feet; thence along the arc of said curve 44.50 feet; to a point on a curve concave to the West, having a central angle of 13°32'21", a radius of 1425.88 feet and the chord of which bears North 08°00'31" East, 336.16 feet; thence along the arc of said curve 336.94 feet to the Southwest corner of OAKRIDGE BUSINESS PARK 26th FILING; thence along the South and East line of said OAKRIDGE BUSINESS PARK 26th FILING; South 89°17'34" East, 352.06 feet; thence, North 00°42'26" East, 222.29 feet to a point on the South Right-of-Way line of Oak Ridge Drive, said point also being a point on a non-tangent curve concave to the South, having a central angle of 05°26'55", a radius of 712.00 feet and the chord of which bears North 87°39'09" East, 67.68 feet; thence along the arc of said curve and said South line, 67.71 feet; thence, South 89°37'23" East, 110.44 feet to a point on a curve concave to the Southwest having a central angle of 38°13'01", a radius of 382.00 feet and the chord of which bears South 70°30'52" East, 250.10 feet; thence along the arc of said curve 254.80 feet; thence, South 51°24'21" East, 113.02 feet to a point on a curve concave to the Northeast having a central angle of 38°57'09", a radius of 278.00 feet and the chord of which bears South 70°52'54" East, 165.38 feet; thence along the arc of said curve 189.00 feet; thence, North 89°38'33" East, 110.75 feet; thence, South 00°21'27" East, 300.39 feet; thence, North 89°38'33" East, 30.00 feet to a point on the west right-of-way of McMurray Drive; thence along said right-of-way of McMurray Drive, South 00°21'27" East, 668.63 feet to a point on a curve concave to the West, having a central angle of 38°57'27", a radius of 576.00 feet and the chord of which bears South 19°07'17" West, 384.14 feet; thence, along the arc of said curve 391.64 feet; thence, South 38°36'00" West, 38.19 feet; thence departing said right-of-way, North 48°30'00" West, 910.00 feet to the most easterly corner of Oak Ridge Business Park Second Filing; thence along the North-easterly lines of said Oak Ridge Business Park Second Filing, North 42°45'00" West, 476.57 feet; thence, North 72°04'25" West, 87.82 feet to the Point of Beginning.

The above described tract of land contains 27.414 acres more or less and is subject to all easements and rights-of-way now on record or existing.

ALSO

A tract of land located in the North Half of Section 6, Township 6 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northwest Quarter of said Section 6 as bearing South 89°37'23" East, and with all bearings contained herein relative thereto:

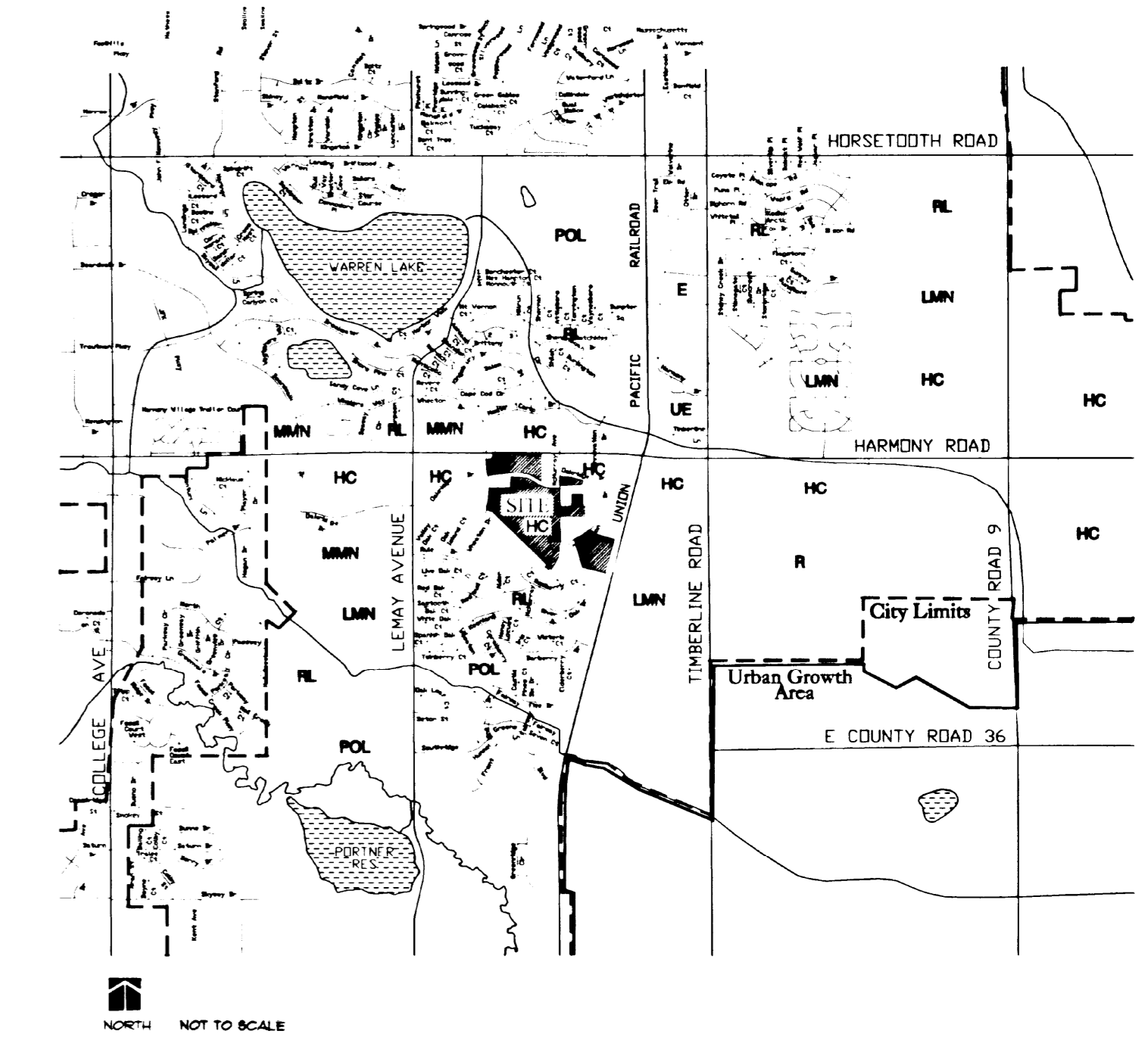
Commencing at the Northwest corner of said Section 6: thence South 89°37'23" East, 1277.00 feet; thence, South 00°22'37" West, 131.00 feet; thence, South 05°07'23" East, 69.68 feet; thence, South 10°37'23" East, 150.00 feet; thence, South 02°04'40" West, 609.39 feet; thence, South 75°13'18" East, 40.00 feet; thence, South 16°21'08" West, 44.50 feet to the most Northerly corner of Lot 1, Oak Ridge Business Park Second Filing, thence along the East right-of-way of Wheaton Drive along a curve concave to the West having a central angle of 03°08'53", a radius of 810.00 feet and the chord of which bears North 16°21'09" East, 44.50 feet; thence along the arc of said curve 44.50 feet; to a point on a curve concave to the West, having a central angle of 20°02'12", a radius of 1425.88 feet and the chord of which bears North 04°45'36" East, 496.10 feet; thence along the arc of said curve 498.64 feet to a point on a curve concave to the Southeast having a central angle of 95°38'07", a radius of 15.00 feet and the chord of which bears North 42°33'34" East, 22.23 feet; thence, along the arc of said curve 25.04 feet to a point on a non-tangent line; thence along said line, North 00°22'37" East, 68.00 feet to the POINT OF BEGINNING; thence, North 89°37'23" West, 13.08 feet to a point on a curve concave to the Northeast having a central angle of 80°25'57", a radius of 15.00 feet and the chord of which bears North 49°24'24" West, 19.37 feet; thence along the arc of said curve 21.06 feet to a point on a curve concave to the West having a central angle of 01°25'57", a radius of 1425.88 feet and the chord of which bears North 09°54'24" West, 35.65 feet; thence along the arc of said curve 35.65 feet; thence, North 10°37'24" West, 150.03 feet to a point on a curve concave to the East having a central angle of 11°00'00", a radius of 323.49 feet and the chord of which bears North 05°07'23" West, 62.01 feet; thence along the arc of said curve 62.11 feet; thence, North 00°22'37" East, 16.38 feet; thence departing said East right-of-way line of Wheaton Drive, South 89°37'23" East, 43.91 feet; thence, North 45°22'30" East, 57.99 feet; thence, North 01°37'00" East, 47.62 feet to the South right-of-way line of Harmony Road; thence along said South right-of-way line, South 89°37'22" East, 796.37 feet; thence departing said South right-of-way line, South 00°21'27" East, 333.99 feet; thence, South 89°37'23" East, 29.97 feet; thence, South 00°21'27" East, 105.74 feet to a point on the North right-of-way line of Oak Ridge Drive; thence along said North line, North 51°24'21" West, 54.21 feet to a point on a curve concave to the Southwest having a central angle of 38°13'01", a radius of 458.00 feet and the chord of which bears North 70°30'52" West, 299.86 feet; thence along the arc of said curve 305.49 feet; thence, North 89°37'23" West, 136.79 feet to a point on a curve concave to the Southwest having a central angle of 09°47'01", a radius of 790.00 feet and the chord of which bears South 85°28'37" West, 134.73 feet; thence, along the arc of said curve 134.90 feet; thence, South 80°36'32" West, 146.72 feet to a point on a curve concave to the North having a central angle of 09°46'05" a radius of 597.50 feet and the chord of which bears South 85°29'34" West, 101.74; thence, North 89°37'23" West, 6.18 feet; thence, South 00°22'37" West, 8.50 feet to the Point of Beginning.

The above described tract of land contains 6.559 acres more or less and is subject to all easements and rights-of-way now on record or existing.

ALSO

Lot 2, OAKRIDGE BUSINESS PARK 11th FILING containing 1.225 acres more or less.

VICINITY MAP



NOT TO SCALE

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.

BY: ALEC BURLIEIGH, VICE PRESIDENT
EASTRICH NO. 52 CORPORATION
A COMMONWEALTH OF MASSACHUSETTS

BY: Alec Burlleigh 9-15-00
Commonwealth of Massachusetts DATE

STATE OF MASSACHUSETTS)
COUNTY OF SUFFOLK) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF September, A.D. 2000 BY

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF September, A.D. 2000.

MY NOTORIAL COMMISSION EXPIRES: DEBRA A. McNEILL, Notary Public, My Commission Expires July 17, 2011.

Debra A. McNeill
NOTARY PUBLIC
25 Cabot Street
Everett, MA 02145
CITY, STATE, ZIP CODE

PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 7th DAY OF September, A.D. 2000.

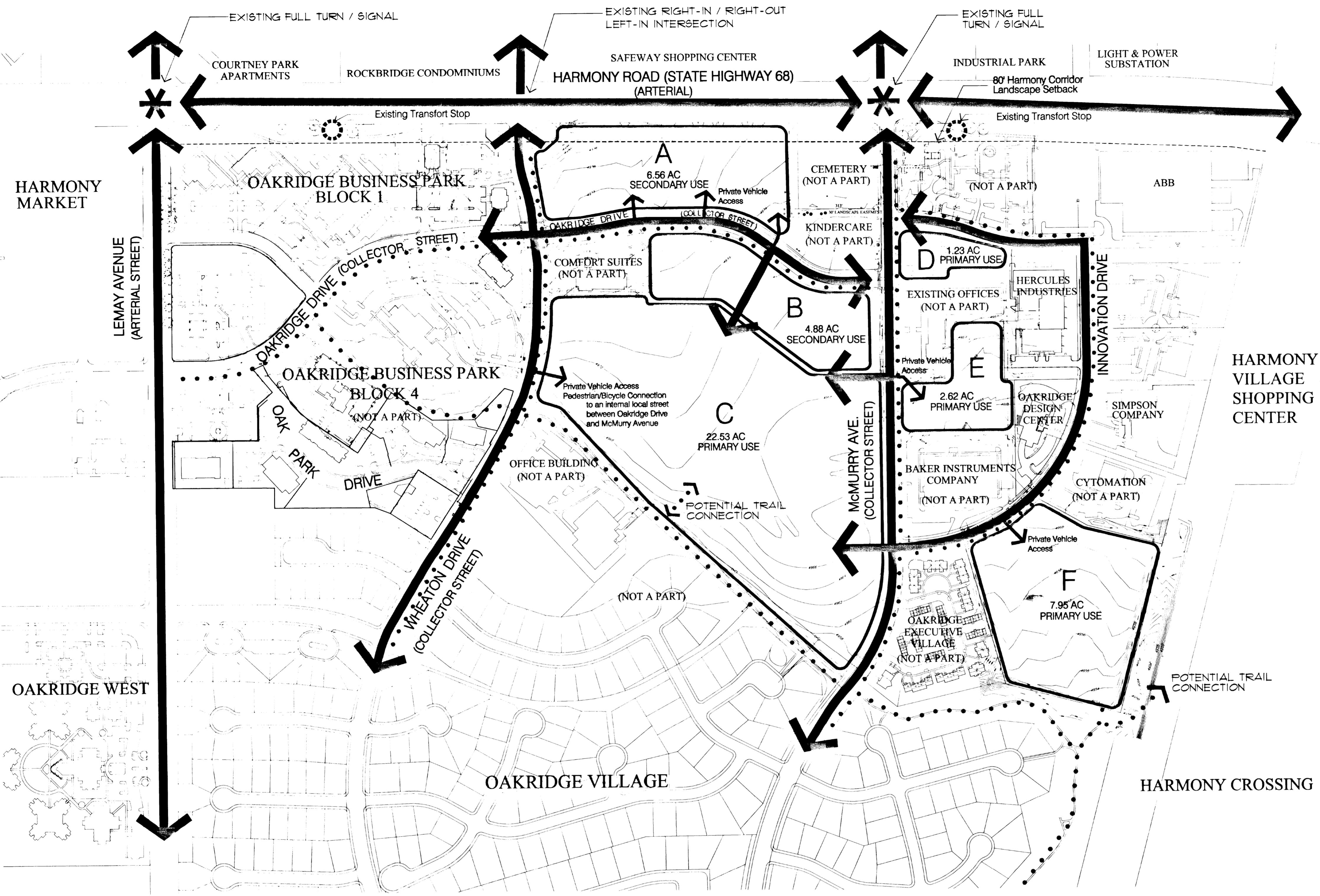
Lawrence E. Brown
SECRETARY OF THE PLANNING AND ZONING BOARD

OVERALL DEVELOPMENT PLAN

**OAKRIDGE BUSINESS PARK
OVERALL DEVELOPMENT PLAN
FORT COLLINS, COLORADO**

BHA DESIGN, INC. • 4803 INNOVATION DR. **bha** design FT. COLLINS, CO 80526 • TEL: (970) 223-7577

SHEET 1 OF 2
APRIL 25, 2000
REVISED: JULY 19, 2000
REVISED: AUGUST 22, 2000



LAND USE TABLE

PARCEL	PROPOSED USES	ACREAGE	PERCENTAGE
A	Secondary	6.56 ac.	14.3%
B	Secondary	4.88 ac.	10.6%
C	Primary	22.53 ac.	49.2%
D	Primary	1.23 ac.	2.7%
E	Primary	2.62 ac.	5.7%
F	Primary	7.95	17.4%
TOTALS		45.11 ac.	100%

PRIMARY USES

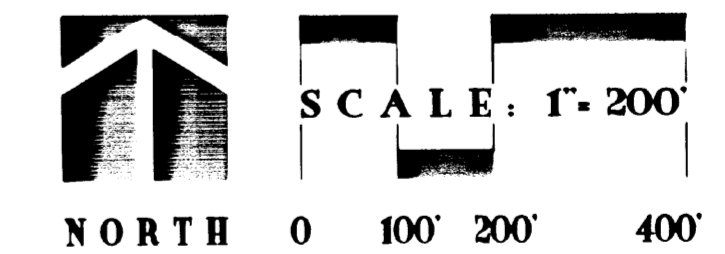
PRIMARY USES INCLUDE RESEARCH FACILITIES, TESTING LABORATORIES, OFFICES AND OTHER FACILITIES FOR RESEARCH AND DEVELOPMENT, INDUSTRIAL USES, HOSPITALS, CLINICS, NURSING AND PERSONAL CARE FACILITIES, REGIONAL, VOCATIONAL, BUSINESS OR PRIVATE SCHOOLS AND UNIVERSITIES, FINANCE, INSURANCE, AND REAL ESTATE SERVICES, PROFESSIONAL OFFICES, AND OTHER USES OF SIMILAR CHARACTER, AS DETERMINED BY THE PLANNING AND ZONING BOARD.

SECONDARY USES

SECONDARY USES INCLUDE HOTELS / MOTELS, STANDARD RESTAURANTS, NEIGHBORHOOD CONVENIENCE SHOPPING CENTERS, CHILD CARE CENTERS, ATHLETIC CLUBS, AND PUBLIC AND COMMUNITY FACILITIES.

LEGEND

- Pedestrian / Bicycle Circulation



OVERALL DEVELOPMENT PLAN

OAKRIDGE BUSINESS PARK
OVERALL DEVELOPMENT PLAN
FORT COLLINS, COLORADO

BHA DESIGN, INC. • 4803 INNOVATION DR. **bha** design FT. COLLINS, CO 80525 • TEL: (970) 223-7577

SHEET 2 OF 2
APRIL 25, 2000
REVISED: JULY 19, 2000
REVISED: AUGUST 22, 2000