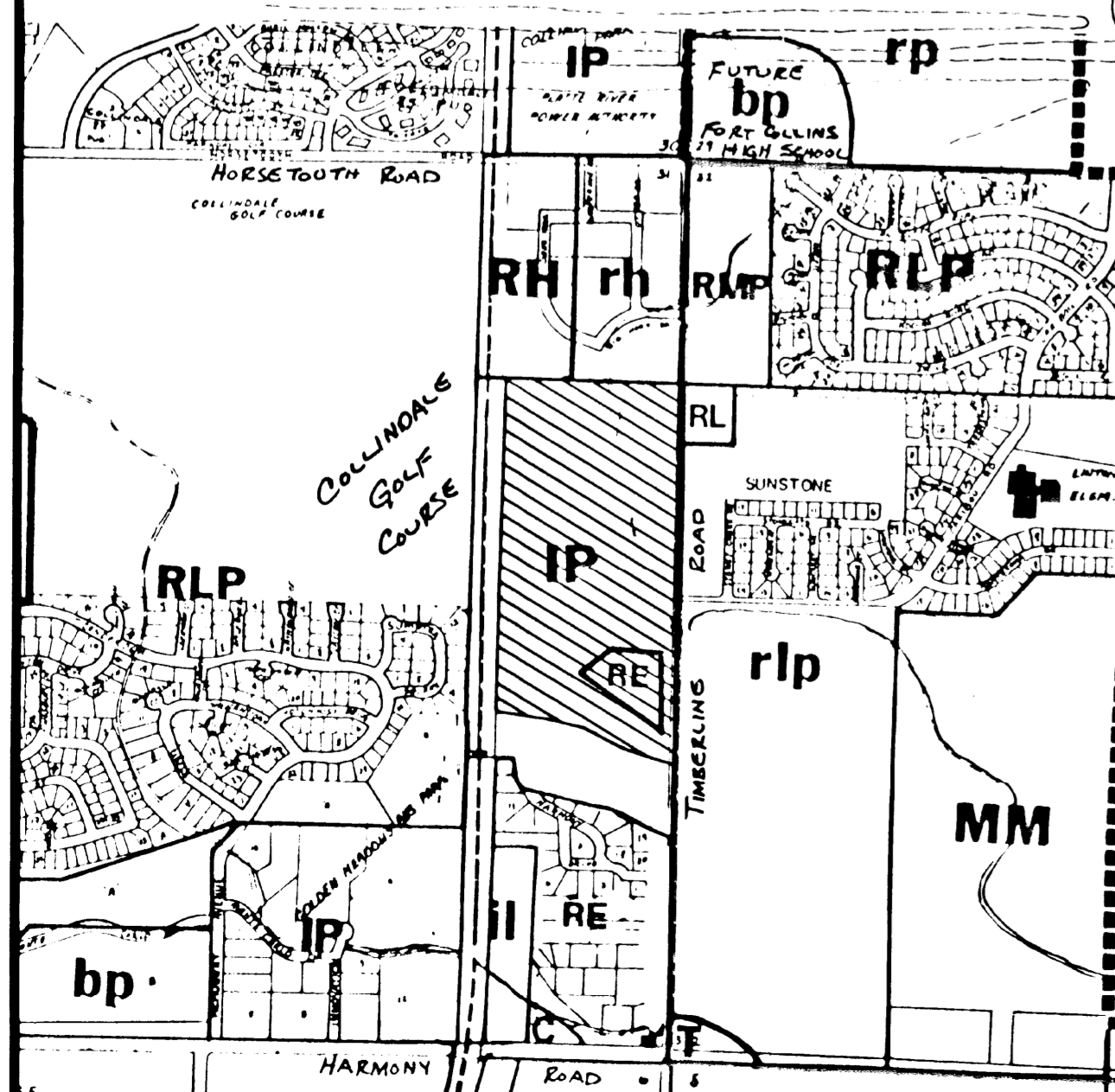
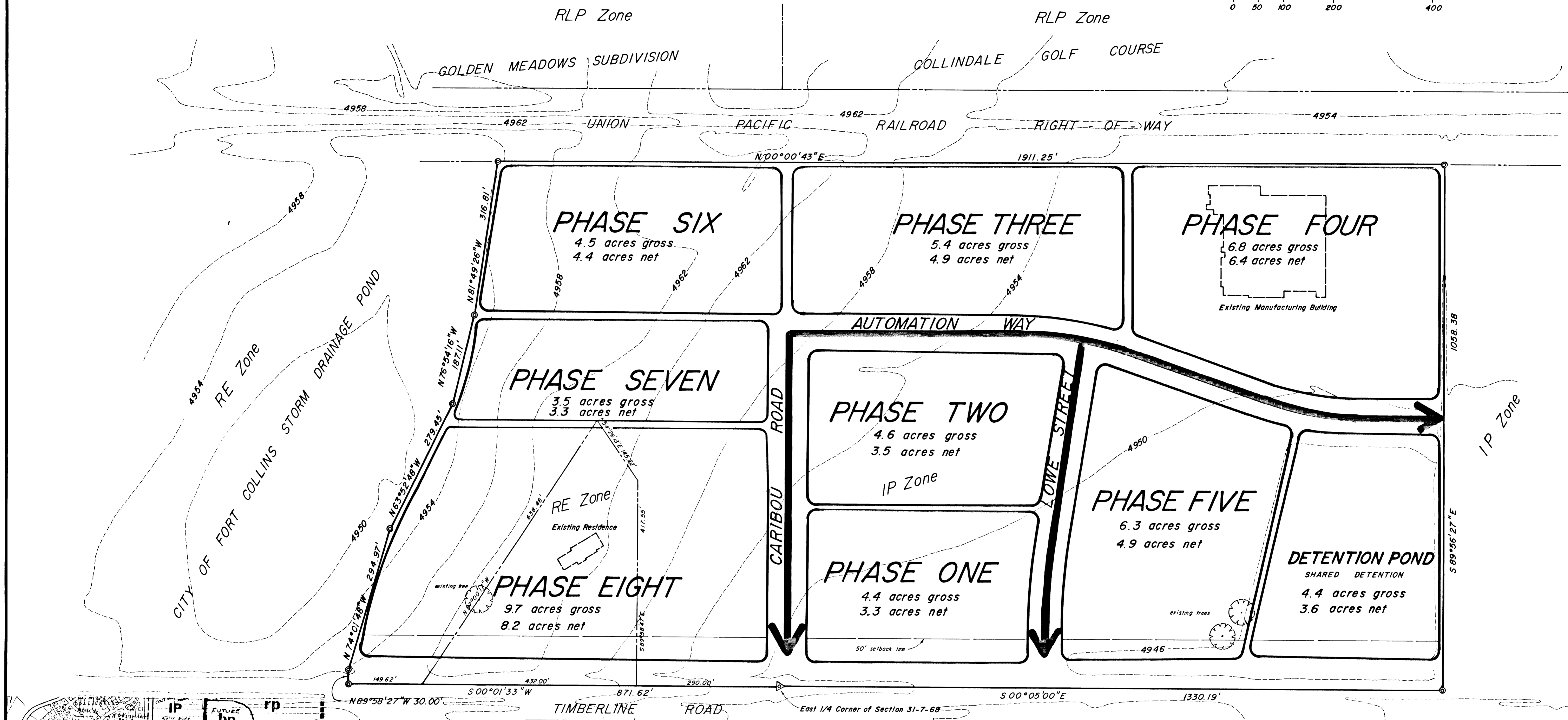
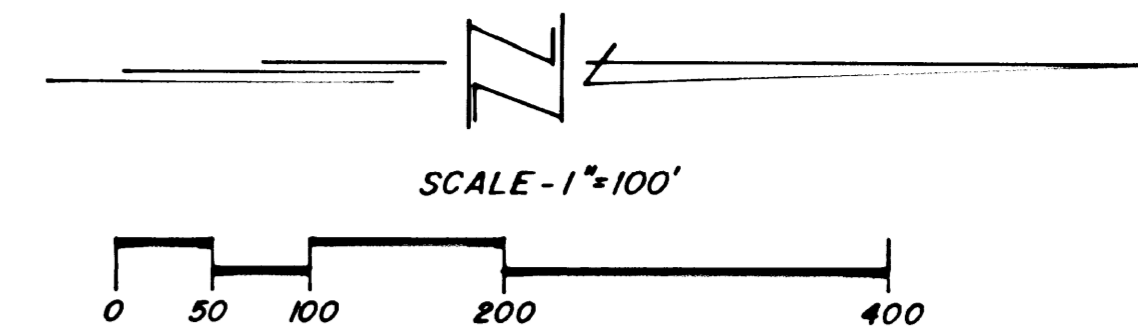


AMENDED OVERALL DEVELOPMENT PLAN OF COLLINDALE BUSINESS PARK



LEGAL DESCRIPTION

A tract of land situate in the East 1/4 of Section 31, Township 7 North, Range 68 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the East line of the Northeast 1/4 of said Section 31 as bearing S 00° 05' 00" E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the East 1/4 Corner of said Section 31, and run thence along the East line of the Southeast 1/4 of said Section 31, S 00° 01' 33" W 871.62 feet; thence N 89° 58' 27" W 30.00 feet; thence N 74° 01' 48" W 294.97 feet; thence N 63° 52' 48" W 279.45 feet; thence N 76° 54' 16" W 187.11 feet; thence N 81° 49' 26" W 316.81 feet to the East right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, N 00° 00' 43" E 1911.25 feet; thence S 89° 56' 27" E 1058.38 feet to a point on the East line of the Northeast 1/4 of said Section 31; thence along said East line, S 00° 05' 00" E 1330.19 feet to the point of beginning, containing 49.6202 acres, more or less, and being subject to all easements and rights-of-way now in place or of record.

PLANNING AND ZONING CERTIFICATION
Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 26th day of April, 1993.

[Signature]
Secretary of Planning and Zoning Board

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

Signed *J. Thomas Chandler* Date MAY 3, 1993
 Signed *Bill Tiley* Date MAY 3, 1993
 Signed *John W. ...* Date MAY 3, 1993
 Signed *Don K. ...* Date MAY 3, 1993
 Signed _____ Date _____
 Signed _____ Date _____

SITE DATA:

Existing Zoning ——— IP and RE

Maximum Building Height ——— 40 feet

Total Maximum Floor Area ——— 656,304 square feet

ANTICIPATED LAND USES:

Office ——— 50 %

Manufacturing ——— 25 %

Warehousing ——— 25 %

All Anticipated Land Uses will be available for all phases.

NO.	DATE	BY	REMARKS

STEWART & ASSOCIATES
Consulting Engineers and Surveyors

103 S. MELDRUM STREET, FORT COLLINS, CO 80521 (303) 482-9331

ENGINEER DESIGNED CHECKED DATE: _____
 DRAWN BY: J.S.R. CHECKED SURVEY: _____
 P.I.R. DATE: 2/22/93 DATE: _____

SCALE: 1"=100'

APPROVED FOR CONSTRUCTION:

CLIENT: TOM CHANDLER

PROJECT: COLLINDALE BUSINESS PARK

UNIT: OVERALL DEVELOPMENT PLAN

JOB NUMBERS: JMS&A

CLIENT

SHEET NUMBER: ONE OF ONE