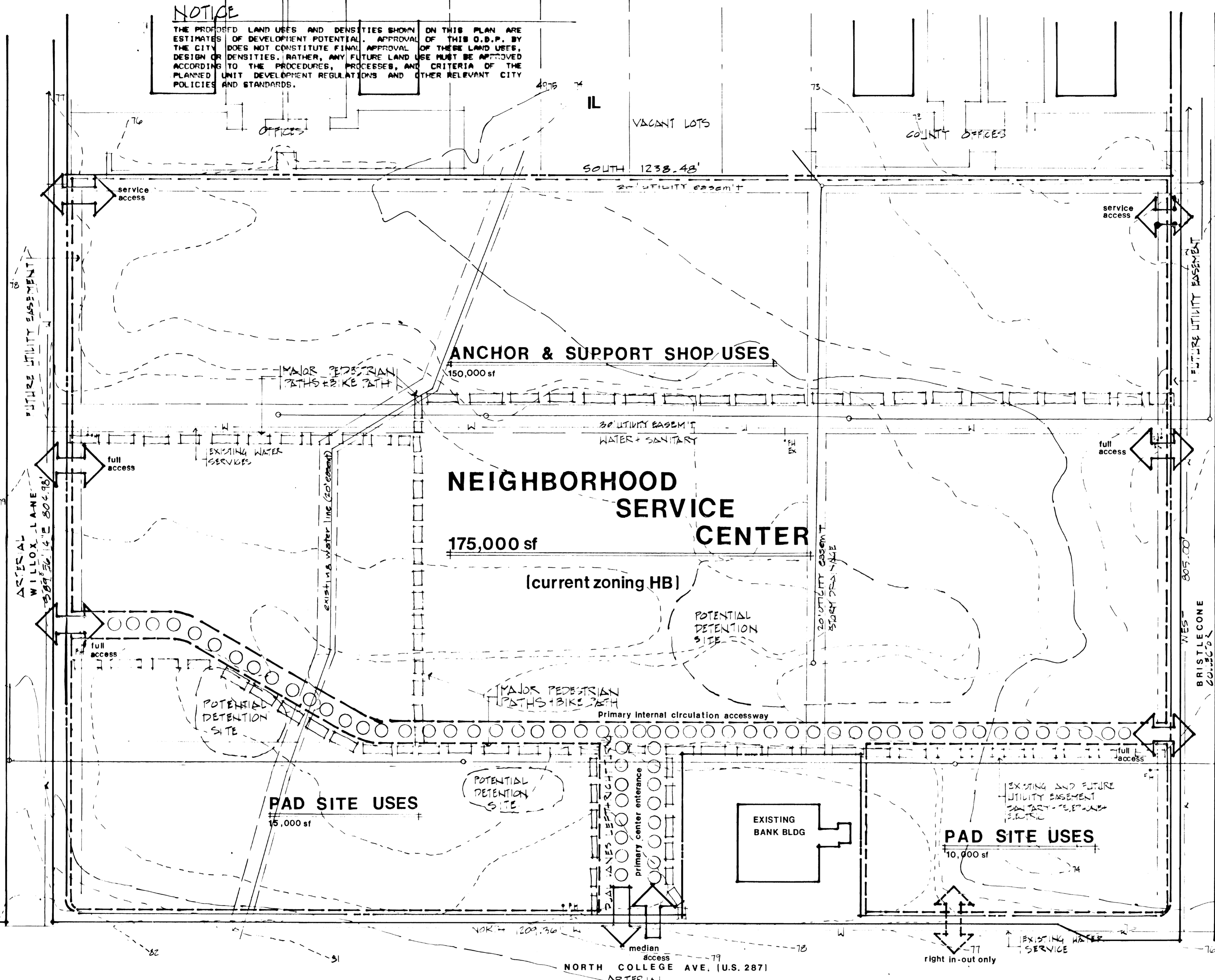


THE UNDERSIGNED, BEING THE LANDHOLDERS AND PROPRIETORS OF THE PROPERTY DESCRIBED ON THIS SITE PLAN, DO HEREBY CERTIFY THAT THEY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN

BY: *[Signature]*
 TITLE: *[Title]*
 DATE: 7/13/92
 MAYFLOWER CAPITOL COMPANY

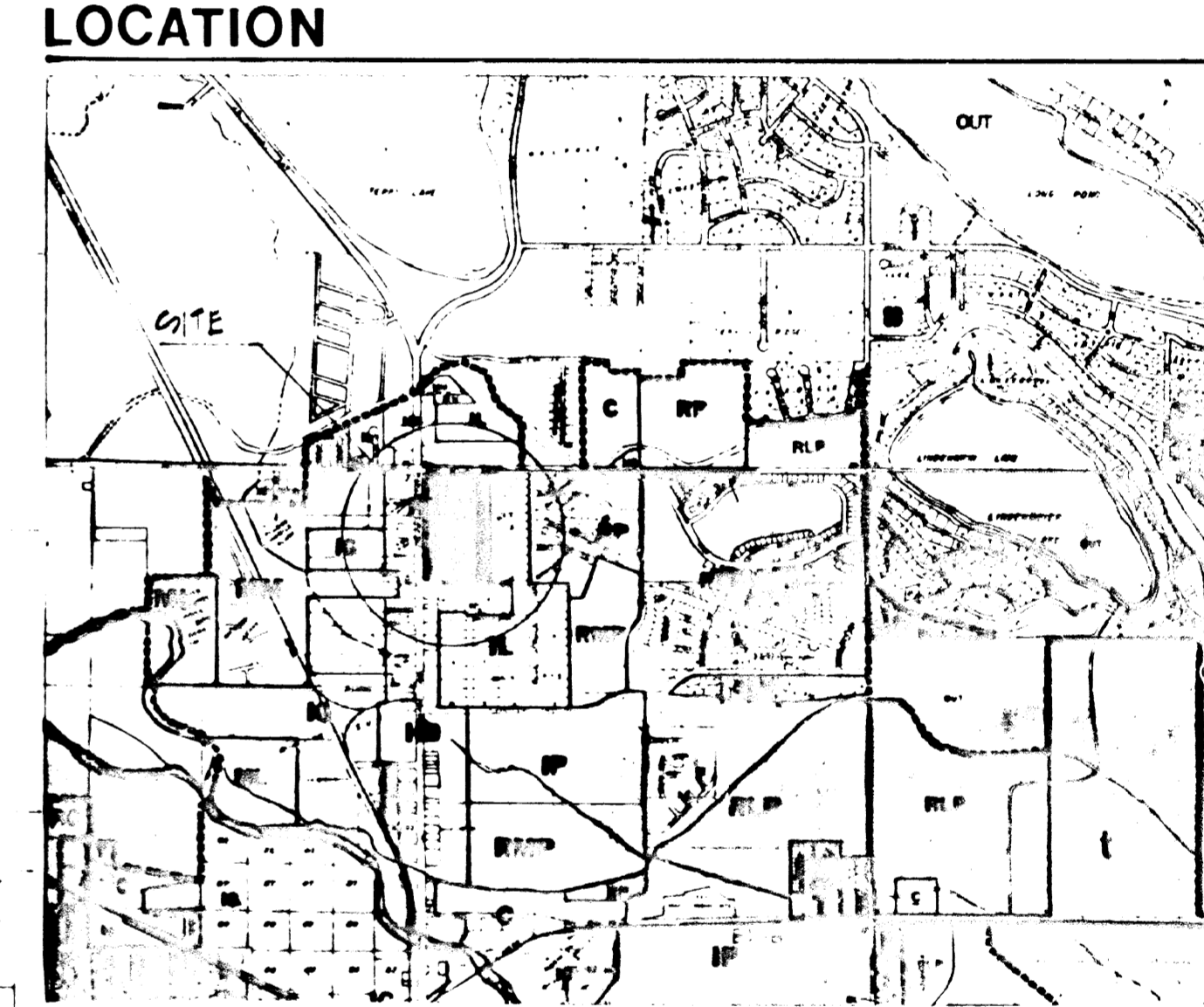
BY: *[Signature]*
 TITLE: *[Title]*
 DATE: 9-4-92
 INCH COLONY BANK

NOTICE
 THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS O.S.P. BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DENSITIES, RATHER, ANY FUTURE LAND USE MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES, AND CRITERIA OF THE PLANNED UNIT DEVELOPMENT REGULATIONS AND OTHER RELEVANT CITY POLICIES AND STANDARDS.



LEGAL
 REPLAT NO. 1 OF EVERGREEN PARK, in the City of Fort Collins, County of Larimer, State of Colorado, EXCEPT that portion of Block 1, REPLAT NO. 1 OF EVERGREEN PARK, in the City of Fort Collins, according to the recorded Plat thereof, more particularly described as follows:
 BEGINNING at the point of tangent of a curve having a central angle of 90°00'00" and a radius of 15.00 feet, said point being 15.00 feet North of the intersection of the East right of way line of North College Avenue and the North right of way line of Brattlestone Drive;
 thence along the East right of way line of North College Avenue north 331.215 feet to the TRUE POINT OF BEGINNING;
 thence continuing North 200.00 feet;
 thence East 174.00 feet;
 thence South 200.00 feet;
 thence West 15.00 feet more or less to the TRUE POINT OF BEGINNING AND THAT:

- this survey was made on the ground according to the field notes set forth with all exterior corners and boundary lines monumented, and is true, correct and accurate as to the boundaries and areas of the subject property and the location of buildings and improvements thereon, if any;
- this survey shows the location of all rights of way, easements, and other similar matters of record as to the subject property, and, in the case of recorded easements, that they are located per the legal description in the recorded easements;
- there are no encroachments either way across the boundary lines of the subject property except as shown on this survey;
- ingress and egress to the property for vehicles are provided by North College Avenue, Willow Lane, and Brattlestone Drive, the same being dedicated public rights of way;
- the location of the improvements on the subject property is in accordance with all applicable laws regulating the location of improvements on the subject property, all applicable laws containing minimum setback provisions, and covenants and restrictions of record, if any;
- the subject property does not serve any adjoining property for drainage, egress and ingress or any other purpose except that property described above as an EXCEPTION;
- the subject property contains 22.4961 acres, more or less.



LAND USAGE
 OVERALL DEVELOPMENT PLAN
 LAND AREA: 22.496 ACRES
 INTENDED BUILDING SQUARE FOOTAGE:

ANCHOR AND SUPPORT USES:	150,000 SF
PAD SITE USES:	25,000 SF
TOTAL	175,000 SF

INTENDED USES: ALL USES THAT MAY BE APPROVED THROUGH THE P.U.D. PROCESS, INCLUDING USES STATED FOR THE NEIGHBORHOOD CENTER CRITERIA AND USES STATED FOR THE AUTO-RELATED ROAD SIDE COMMERCIAL CRITERIA SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

- ANCHOR AND SUPPORT USES:**
- SUPERMARKET GROCERY STORE
 - DISCOUNT RETAIL CENTERS
 - SERVICE ORIENTED AND RETAIL SHOPS
 - DRUG STORES
 - ENTERTAINMENT CENTERS SUCH AS MOVIE THEATRES, BOWLING, ETC.
 - HARDWARE AND HOME CENTERS
- PAD SITE USES:**
- OFFICES
 - SIT-DOWN RESTAURANTS
 - FAST FOOD RESTAURANTS WITH DRIVE THRU
 - CONVENIENCE STORES WITH GAS SERVICE
 - AUTO SERVICE SHOPS AND CAR WASH

THE DEVELOPMENT IS INTENDED TO BE MIXED-USE AND WITH JOINT PARKING.

Country Club Corners OVERALL DEVELOPMENT PLAN

sheet 1

GETTOW HATTMAN
 ARCHITECTS/PLANNERS
 CONSTRUCTION MANAGEMENT

- NOTES**
- Larger buildings in the center will be protected by automatic sprinkler systems.
 - City, County, and Federal Regulations controlling hazardous materials will be met by the impacting land use.
 - Maximum height of structures within the ODP will be 40.0 feet.
 - Architectural character of the center is to consist of a light earth tone stucco for the main body of the buildings. This is to be accented by bands and areas of feature tile work dependent on the scale of the buildings.

OWNER'S 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 SITE PLAN.
 OWNER: *[Signature]* (SIGNED) 7-25-92 (DATE)
 PROPRIETOR: *[Signature]* (SIGNED) (DATE)

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 23rd DAY OF September, 1992.



Attorney's Certificate
 This is to certify that on the 4 day of September, A.D. 1992, I examined the records of the Office of the Clerk and Recorder of Larimer County, Colorado and established that the owners, lienholders and proprietors of record of the proposed Country Club Corners PUD are as shown hereon as of this date.
[Signature] #13173