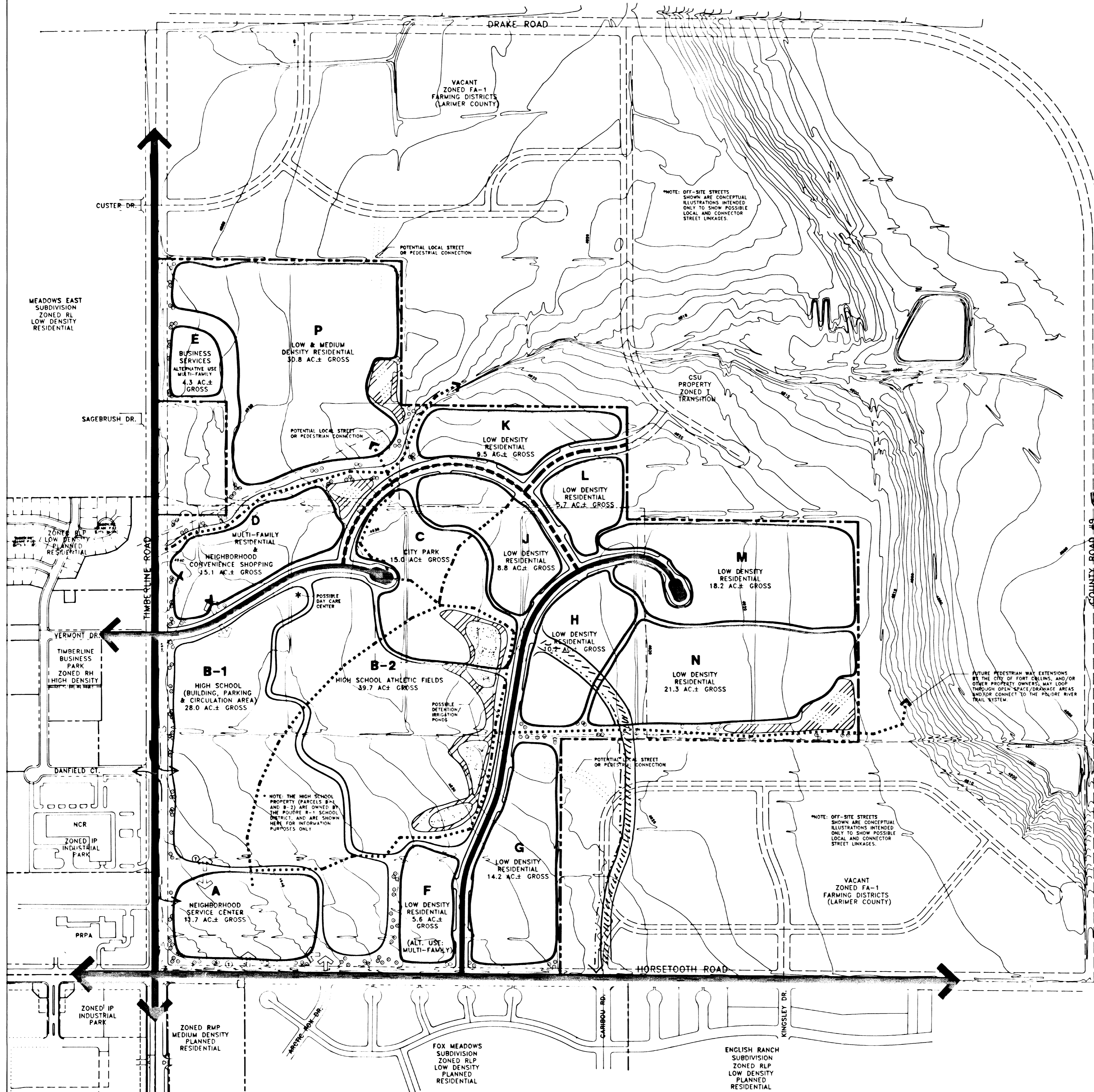
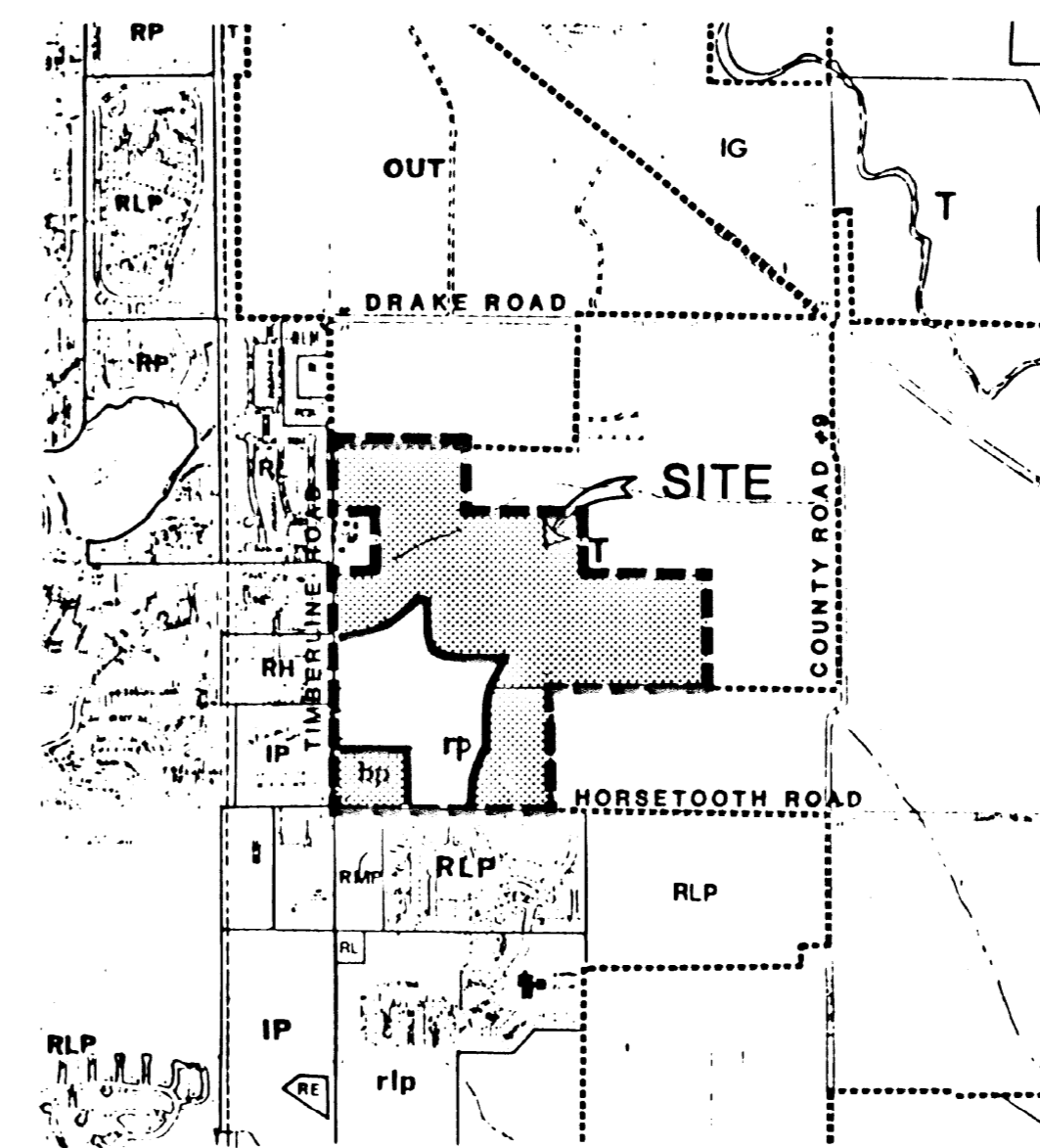


ADMIN. CHANGE 1000' STREET ALIGNMENTS (AT REQUEST OF CITY) APPROVED 6/14/92 -TED SHERMAN



VICINITY MAP



LEGAL DESCRIPTION

A tract of land located in the W 1/4 and SE 1/4 of Section 29, T7N, R68W of the 6th P.M., in Larimer County, Colorado, being more particularly described as follows:

Considering the west line of the NW 1/4 of said Section 29 as bearing, N 00°04'32" W, and with all bearings contained herein relative thereto.

Commencing at the W 1/4 corner of said Section 29; thence, along said west line, N 00°04'32" W, a distance of 530.00 feet to the Point of Beginning; thence, continuing along said west line, N 00°04'32" W, a distance of 793.00 feet; thence, leaving said west line, S 89°25'18" E, a distance of 1380.61 feet; thence, S 00°09'08" W, a distance of 800.00 feet; thence, S 89°25'18" E, a distance of 1266.09 feet to a point on the north-south quarter line of said Section 29; thence, along said quarter line, S 00°07'31" E, a distance of 622.98 feet; thence, leaving said quarter line, S 89°25'18" E, a distance of 1299.89 feet; thence, S 00°07'31" E, a distance of 1328.61 feet to a point on the south line of the N 1/2 of the SE 1/4 of said Section 29; thence, along said south line, N 89°25'18" W, a distance of 1668.80 feet; thence, S 00°13'21" W, a distance of 1328.61 feet to the south line of the SW 1/4 of said Section 29; thence, along said South line N 89°32'37" W, a distance of 2266.45 feet to the SW corner of said Section 29; thence, along the west line of the SW 1/4 of said Section 29, N 00°02'57" W, a distance of 2562.13 feet; thence, leaving said west line, S 89°25'18" E, a distance of 400.00 feet; thence, N 00°02'57" W, a distance of 630.00 feet; thence, N 89°25'18" W, a distance of 400.24 feet to the Point of Beginning.

EXCEPT:

A tract of land situated in the Southwest 1/4 of Section 29, Township 7 North, Range 68 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, which considering the West line of the said Southwest 1/4 as bearing N 00° 07' 57" W and with all bearings contained herein relative thereto as contained within the boundary lines which bear at a point on the said West line which bears N 00° 07' 57" W 569.71 feet from the Southwest corner of said Section 29 and run thence 00° 02' 57" W 1325.92 feet along the said West line; thence N 89° 56' 30" E 52.79 feet; thence along the arc of a 610.00 foot radius curve to the left a distance of 330.73 feet; the long chord of which bears N 14° 24' 33" E 326.70 feet; thence N 58° 52' 36" E 391.59 feet; thence along the arc of a 610.00 foot radius curve to the right a distance of 481.94 feet; the long chord of which bears N 81° 30' 36" E 469.50 feet; thence S 69° 50' 40" E 67.88 feet; thence S 00° 02' 22" W 341.51 feet; thence S 47° 57' 30" E 214.96 feet; thence S 89° 57' 30" E 659.31 feet; thence S 09° 26' 21" W 816.82 feet; thence along the arc of a 610.00 foot radius curve to the right a distance of 351.60 feet; the long chord of which bears S 16° 33' 32" W 351.21 feet; thence S 23° 40' 43" W 238.54 feet; thence along the arc of a 610.00 foot radius curve to the left a distance of 31.22 feet; the long chord of which bears S 27° 12' 44" W 31.22 feet; thence N 12° 28' 30" W 238.54 feet; thence S 20° 48' 05" W 171.85 feet; thence S 00° 06' 55" W 584.92 feet to a point on the South line of the said Southwest 1/4; thence N 89° 32' 37" W 480.00 feet along the said South line; thence N 00° 27' 27" E 575.58 feet; thence S 89° 02' 02" W 883.86 feet to the point of beginning, containing 87,635) acres, more or less and being subject to a right-of-way over the West 30.00 feet thereof for Timberline Road and to a right-of-way over the South 30.00 feet thereof for East Horsetooth Road and to utility easements described in Book 2011 at Page 199 and Book 2013 at Page 213 of the Records of the Larimer County Clerk and Recorder's Office.

Contains 170.4 acres more or less. Subject to easements, restrictions and reservations of record, if any.

Description was prepared from H&I description dated 8/15/83 and Book 2281, Page 1964, Larimer County Records.

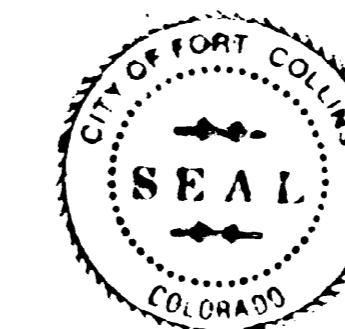
SIGNATURE BLOCK

This is to certify that, as of the 13 day of APRIL 1992, the undersigned parties are sole owners of record of the real property described in the above site plan as constituted in C.R.S. 31-23-11, and consent to the development of said property as shown according to said plan.

Gerald P. Lee, Timberline Partnership, Ltd., 4875 Pearl East Circle, Suite 300, Boulder, CO 80501

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on the 27th day of APRIL, A.D. 1992.

Tommie W. Weido, Secretary of the Planning and Zoning Board



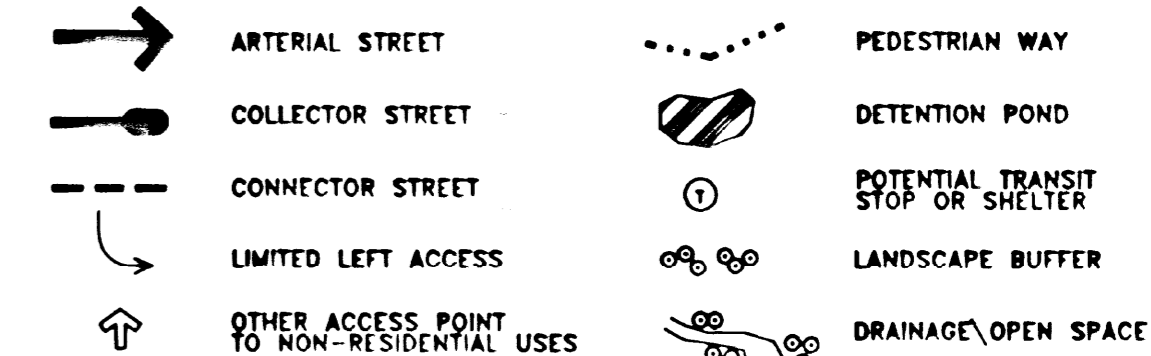
GENERAL NOTES

- 1. Pinecone PUD is proposed to be a mixed use development providing residential, educational, neighborhood service and convenience retail, business service, office, human service, and recreational uses. The land use shown on this overall development plan is a best estimate of development potential at this time. As changes occur in the market place, as required public improvements are defined, and as development of the project continues, additional changes to the land use program may be requested.
2. All public streets will be designed to meet or exceed City standards, unless variances are granted to allow a reduction in City standards.
3. Applicable common open space areas (not including public parks, high school athletic fields and open spaces, and City maintained drainage/retention areas) are to be maintained by owners, associations, or other appropriate entity determined at the time of approval of adjacent development.
4. Low Density Residential Uses, churches, schools, and public or private community services, including day care centers, are to be allowed as alternative land uses in all parcels. Multi-Family Residential uses may be integrated into parcels zoned for non-residential uses.
5. The proposed land uses and densities shown on this plan are estimates of development potential. Except uses by right in the RZ zone, approval of this overall development plan by the city does not constitute final approval of these land uses, design or densities. Rather, any further land uses must be approved according to the procedures, processes and criteria of the planned unit development regulations, rezoning or other relevant city policies and standards.
6. Building heights will typically be 40' maximum unless a variance is granted by the Planning and Zoning Board. A 60' or lower is anticipated to be a part of the proposed high school.
7. An integrated bike and pedestrian system for the Pinecone community, including safe, direct, pedestrian and bicycle access from residential to shopping areas and the high school is a key planning objective of this ODP.

LAND USE BREAKDOWN

Table with columns: PARCEL, LAND USE, GROSS AREA, DWELLING UNITS, DENSITY, FLOOR AREA. Lists parcels A through P with their respective details.

LEGEND



Cityscape urban design, inc. 3030 south college ave., suite 200 fort collins, colorado 80525 (303)226-4074

PINECONE PUD

OVERALL DEVELOPMENT PLAN ACAD FILE: 1011M1 PROJECT NO. 1011 SCALE: 1"=300'

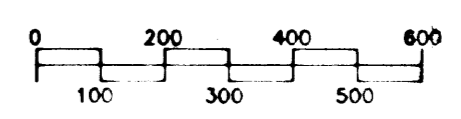
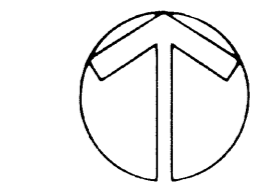


Table for REVISIONS with columns: DATE, DESCRIPTION, BY. Includes revision 1 on 3-30-92 for CITY COMMENTS by CS.

DATE OF PREPARATION: 03-02-92 SHEET NO. 1 OF 1