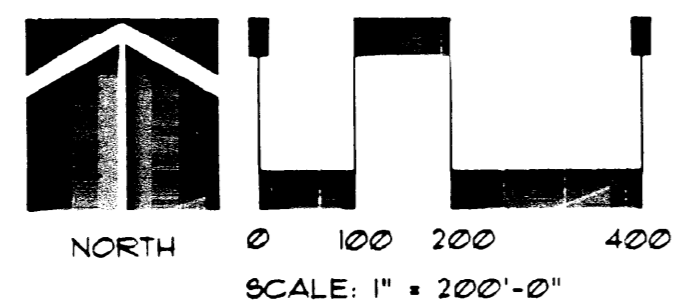
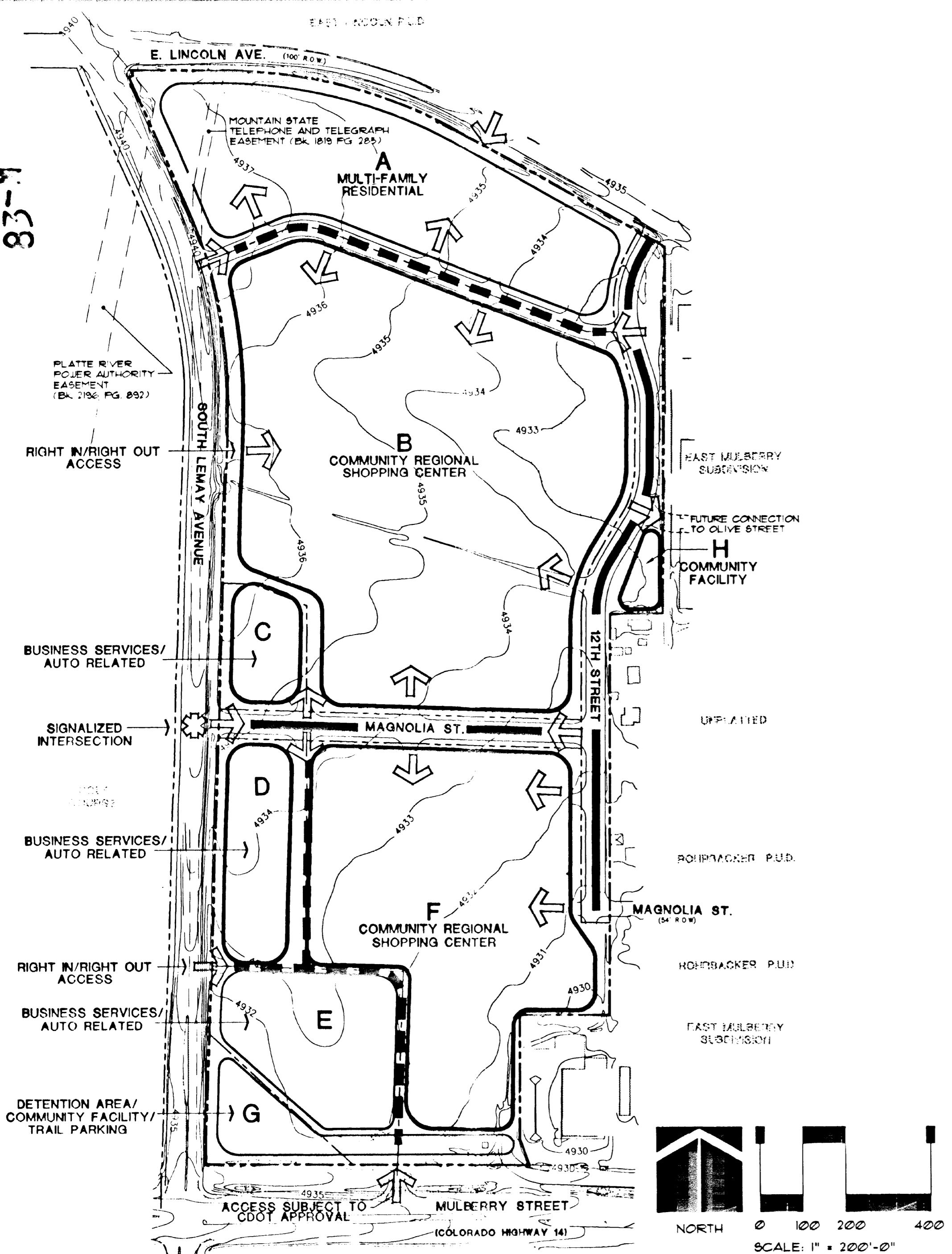


83-M



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER AS BEARING NORTH 89 DEGREES 23 MINUTES EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT THE INTERSECTION OF THE NORTH LINE OF COLORADO HIGHWAY 14 AND THE EASTERLY LINE OF LEMAY AVENUE WHICH BEARS NORTH 00 DEGREES 43 MINUTES EAST 75.00 FEET AND AGAIN SOUTH 89 DEGREES 38 MINUTES EAST 327.31 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7 AND RUN THENCE ALONG THE EASTERLY LINE OF LEMAY AVENUE, NORTH 01 DEGREES 56 MINUTES 06 SECONDS EAST 1742.58 FEET AND AGAIN ALONG THE ARC OF A 1030.93 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 462.40 FEET, THE LONG CHORD OF WHICH BEARS NORTH 10 DEGREES 54 MINUTES 51 SECONDS WEST 458.53 FEET AND AGAIN NORTH 23 DEGREES 45 MINUTES 49 SECONDS WEST 333.38 FEET AND AGAIN NORTH 66 DEGREES 14 MINUTES 11 SECONDS EAST 10.00 FEET AND AGAIN NORTH 23 DEGREES 12 MINUTES 23 SECONDS WEST 119.91 FEET TO A POINT ON THE SOUTHERLY LINE OF LINCOLN AVENUE; THENCE ALONG THE SAID SOUTHERLY LINE, SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST 215.93 FEET AND AGAIN ALONG THE ARC OF A 1106.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 552.40 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 75 DEGREES 08 MINUTES EAST 546.67 FEET AND AGAIN SOUTH 60 DEGREES 49 MINUTES 30 SECONDS EAST 572.42 FEET TO THE NORTHWEST CORNER OF EAST MULBERRY SUBDIVISION; THENCE SOUTH 00 DEGREES 38 MINUTES WEST 833.90 FEET ALONG THE WEST LINE OF EAST MULBERRY SUBDIVISION; THENCE SOUTH 89 DEGREES 23 MINUTES WEST 140.12 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES WEST 921.52 FEET; THENCE NORTH 89 DEGREES 38 MINUTES WEST 205.58 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES WEST 285.34 FEET; THENCE SOUTH 19 DEGREES 55 MINUTES 17 SECONDS EAST 6.414 FEET TO A POINT ON THE NORTH LINE OF COLORADO HIGHWAY NO. 14 AND A POINT ON A NONTANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, ALONG THE SAID NORTH LINE, WITH A RADIUS OF 11590.48 FEET AND AN ARC LENGTH OF 96.72 THROUGH A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 41 SECONDS AND A CHORD BEARING OF NORTH 89 DEGREES 23 MINUTES 39 SECONDS WEST, A DISTANCE OF 96.72 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 01 SECONDS WEST, ALONG THE SAID NORTH LINE, A DISTANCE OF 645.85 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART LYING IN THAT PARCEL DESCRIBED IN INSTRUMENT RECORDED MAY 19, 1989 AT RECEPTION NO. 89022270.

GENERAL NOTES

- GENERAL NOTES
- MULBERRY AND LEMAY CROSSINGS PUD IS PROPOSED TO BE DEVELOPED AS A MIXED USE DEVELOPMENT PROVIDING RESIDENTIAL, RETAIL AND PUBLIC USES. THE LAND USE MIX REPRESENTED 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 ALTERATIONS TO LAND USE PROGRAM MAY BE REQUESTED.
  - COMMON ELEMENTS ARE TO BE MAINTAINED BY AN OWNER'S ASSOCIATION OR OTHER APPROPRIATE ENTITY DETERMINED AT THE TIME OF FINAL APPROVAL OF EACH PARCEL.
  - TYPICAL OPEN SPACE IN INDIVIDUAL PARCELS IS ESTIMATED TO AVERAGE 20%.
  - MAXIMUM HEIGHT OF ALL STRUCTURES IS NOT TO EXCEED 40', AS PER CITY CODE.
  - EXACT LOCATION AND DESIGN OF ANY PROPOSED STRUCTURES OVER 40' IN HEIGHT WILL BE CONSIDERED AT THE TIME OF SPECIFIC DEVELOPMENT PLAN REVIEW.
  - CHURCHES, SCHOOLS, AND PUBLIC OR PRIVATE COMMUNITY SERVICES, INCLUDING DAY CARE CENTERS, AND MULTI-FAMILY RESIDENTIAL USES ARE TO BE ALLOWED AS ALTERNATIVE LAND USES IN ALL PARCELS.
  - EXISTING ZONING IS PLANNED BUSINESS WITH A PUD, CONDITION.
  - THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. 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 AND OTHER RELEVANT CITY POLICIES AND STANDARDS.
  - DEVELOPMENT OF EACH LOT MAY BE ACCOMPLISHED THROUGH THE PROVISIONS OF THE FORT COLLINS LAND DEVELOPMENT GUIDANCE SYSTEM (LDGS), OR OTHER APPLICABLE REGULATIONS.
  - STORM DRAINAGE MANAGEMENT IS INTENDED TO BE ACCOMPLISHED ON A "REGIONAL" BASIS. THE "REGIONAL" POND WILL BE LOCATED IN THE SOUTHWEST PORTION OF THE PARCEL AND IS SUBJECT TO REVIEW BY THE STORM WATER UTILITY.
  - WATER AND SANITARY SEWER IS TO BE PROVIDED THROUGH THE EXISTING MAINLINES OR THE EXTENSION THEREOF SUCH THAT THEY ARE ADJACENT TO THE PARCEL.
  - GROSS AREA OF THE OFFICIAL DEVELOPMENT PLAN IS 5151 ACRES +/-.
  - FIRE HYDRANTS TO BE PROVIDED AS REQUIRED BY FOUDDRE FIRE AUTHORITY STANDARDS.
  - STREET IMPROVEMENTS WILL BE SUBJECT TO THE DESIGN STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR THE PRELIMINARY DEVELOPMENT PLAN(S).
  - LOCATION OF ACCESS POINTS ON LEMAY AVENUE, LINCOLN AVENUE, MULBERRY STREET, MAGNOLIA STREET AND 12TH STREET MAY CHANGE WITH SUBMITTAL/REVIEW OF THE PRELIMINARY DEVELOPMENT PLAN(S).

ESTIMATED LAND USE BREAKDOWN

PARCEL	POSSIBLE LAND USE	GROSS AREA	MAXIMUM FLOOR AREA	FLOOR AREA RATIO
A	MULTI-FAMILY/RESIDENTIAL	8.5 AC +/-	168 DWELLING UNITS	19.7 DWELLING UNITS/ACRE
B	COMMUNITY REGIONAL SHOPPING CENTER	19.3 AC +/-	213,800 SF.	1:4 +/-
C	BUSINESS SERVICES/AUTO RELATED	1.3 AC +/-	9,200 SF.	1:6 +/-
D	BUSINESS SERVICES/AUTO RELATED	2.4 AC +/-	17,600 SF.	1:6 +/-
E	BUSINESS SERVICES/AUTO RELATED	3.3 AC +/-	13,400 SF.	1:10 +/-
F	COMMUNITY REGIONAL SHOPPING CENTER	11.2 AC +/-	123,500 SF.	1:4 +/-
G	DETENTION AREA/COMMUNITY FACILITY/TRAIL PARKING	1.2 AC +/-	NA	NA
H	COMMUNITY FACILITY	0.4 AC +/-	5,000 SF.	1:3 +/-
	PUBLIC STREET DEDICATION	4.0 AC +/-	NA	NA
TOTALS		51.5 AC +/-		

SIGNATURE BLOCK

THIS IS TO CERTIFY THAT, AS OF THE 24th DAY OF MARCH, 1997, THE UNDERSIGNED PARTIES ARE SOLE OWNERS OF RECORD OF THE REAL PROPERTY DESCRIBED IN THE ABOVE SITE PLAN AS CONSTRUCTED IN G.R.S. 31-23-11, AND CONSENT TO THE DEVELOPMENT OF SAID PROPERTY AS SHOWN ACCORDING TO SAID PLAN.

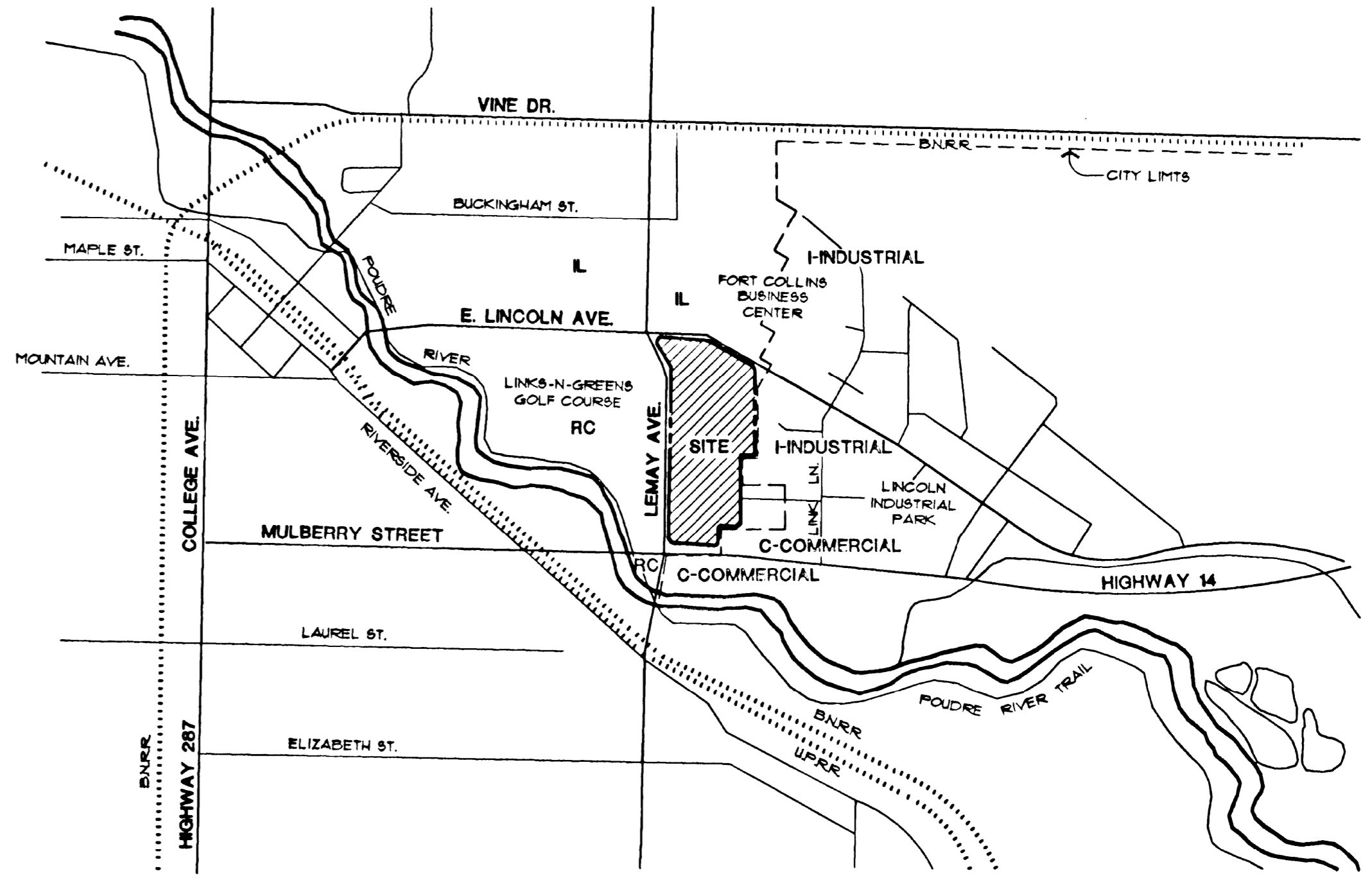
SPRINGER-FISHER, INC.  
A COLORADO CORPORATION  
CARE OF:  
NORTHWEST BANK  
3900 JFK BOULEVARD  
FORT COLLINS, CO 80525  
ATTN: DAVID HILL

*Harold S. Fisher*  
HAROLD S. FISHER

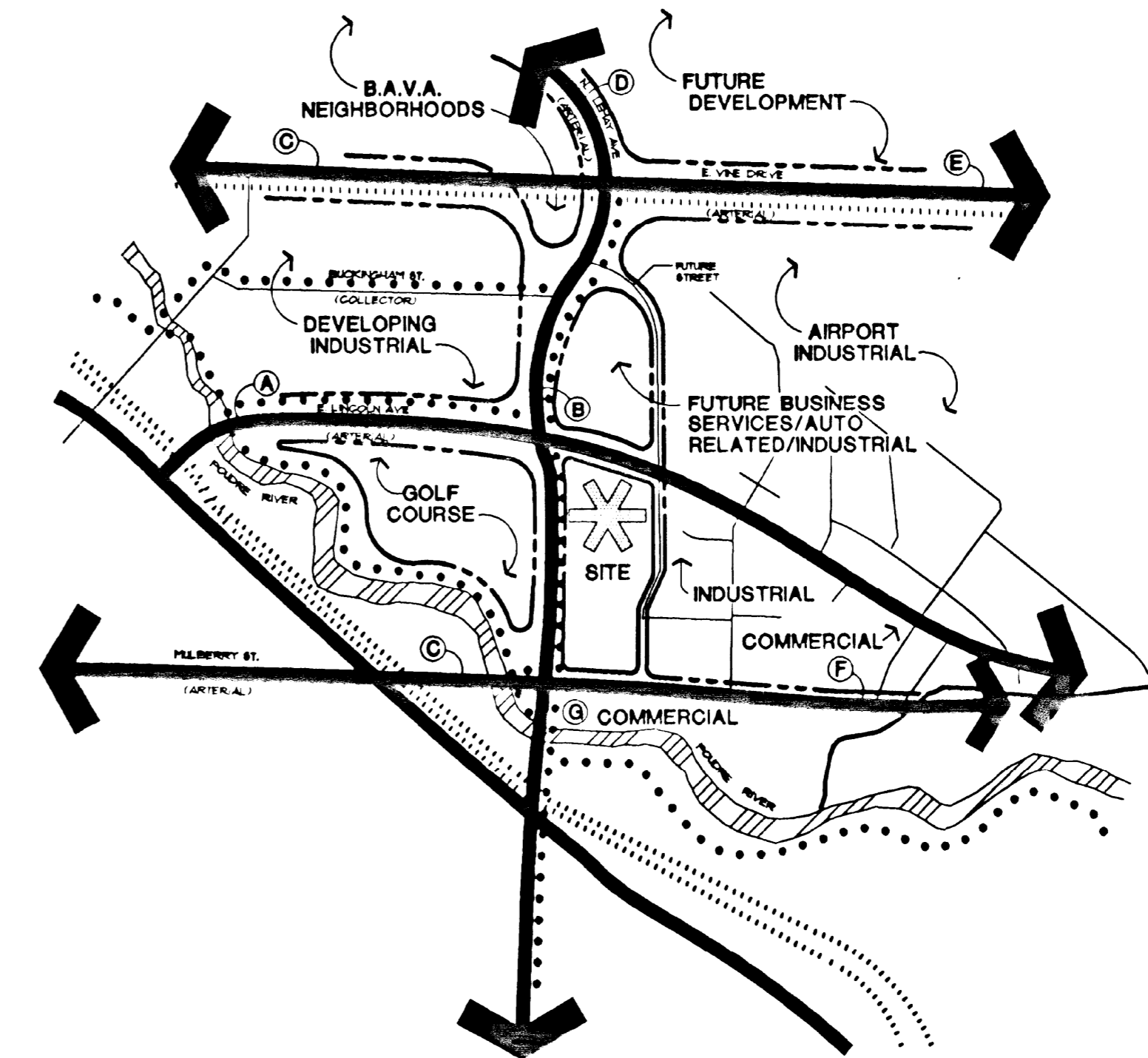
SUBSCRIBED AND SWORN TO ME BEFORE THIS 31st DAY OF JULY, 1997.  
BY: *Harold S. Fisher*  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC *Virginia J. Deines*  
MY COMMISSION EXPIRES June 20, 1998

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 24th DAY OF March, A.D. 1997.  
*White E. Blomberg*  
SECRETARY OF THE PLANNING BOARD

VICINITY MAP



CONTEXT DIAGRAM



TRANSPORTATION LINKS:

- A ACCESS TO DOWNTOWN, FOUDDRE RIVER
- B ACCESS TO MIXED USE AREA BETWEEN VINE DR. AND LINCOLN AVE.
- C ACCESS TO DOWNTOWN, NORTH COLLEGE AVE.
- D ACCESS TO NE. NEIGHBORHOODS
- E ACCESS TO I-25, ANHEUSER BUSCH
- F ACCESS TO I-25
- G ACCESS TO FOUDDRE RIVER, SE. FT. COLLINS
- ..... BIKE TRAIL/LANE
- |||||| RAILROAD

MULBERRY AND LEMAY CROSSINGS

OVERALL DEVELOPMENT PLAN

1/3

**GOLDBERG**  
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1120 Lincoln St. #1101  
Denver, Co 80203  
(303) 759-8000

CLC Associates, Inc.  
Planning/Engineering/Architecture  
Landscape Architecture/Land Surveying

8480 E. Orchard Road Suite 2000 Englewood, Colorado 80111 (303) 770-5600 FAX (303) 770-2349

JOB NO. 95040  
DATE: 12/23/96  
REV: 02/03/97  
REV: 02/14/97