

LEGAL DESCRIPTIONS

EXISTING BREWERY
A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH ONE-QUARTER BY A 3 1/8" BRASS CAP STAMPED "NORTH ONE-QUARTER S1, S12, T7N, R69W" AND THE CENTER NORTH ONE-SIXTEENTH CORNER BY A 2 1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "1995, T7N, R69W, N1/16, S12, PL 5/8", WITH A LINE BETWEEN BEARING S00°19'33"W, ACCORDING TO THE PLAT OF NEW BELGIUM BREWERY.

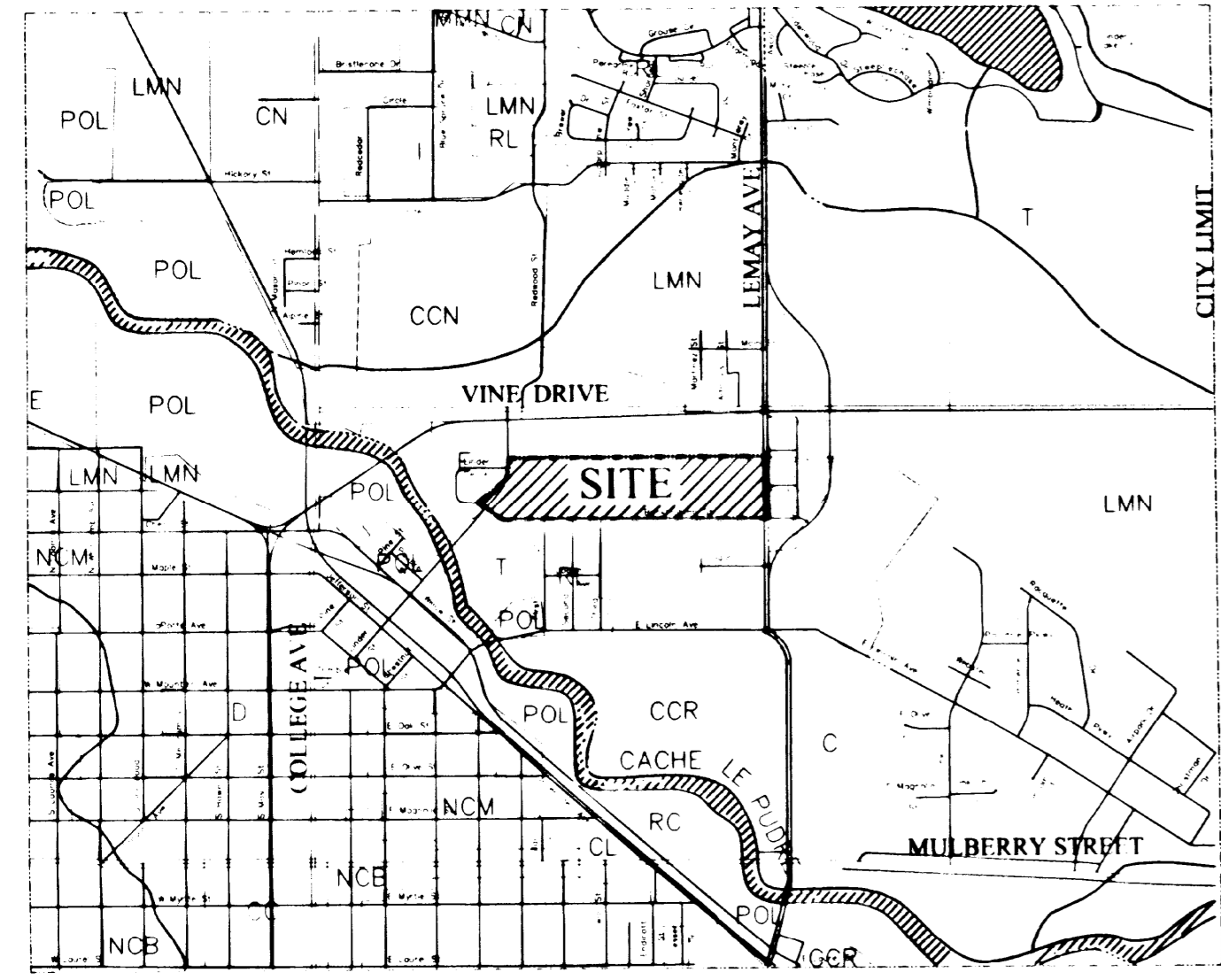
PARCEL 1
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PARCEL 2
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OWNERSHIP CERTIFICATION

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: *R. M. ...* CEO 27 June 01
STATE OF COLORADO)
COUNTY OF LARIMER) ss.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF JUNE, AD. 2001, BY
SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF June AD. 2001.
MY NOTARIAL COMMISSION EXPIRES 11/6/09
Pauline ...
PUBLIC
232 Lyons
Fort Collins, CO 80521
CITY, STATE, ZIP CODE

VICINITY MAP



PARCEL 3
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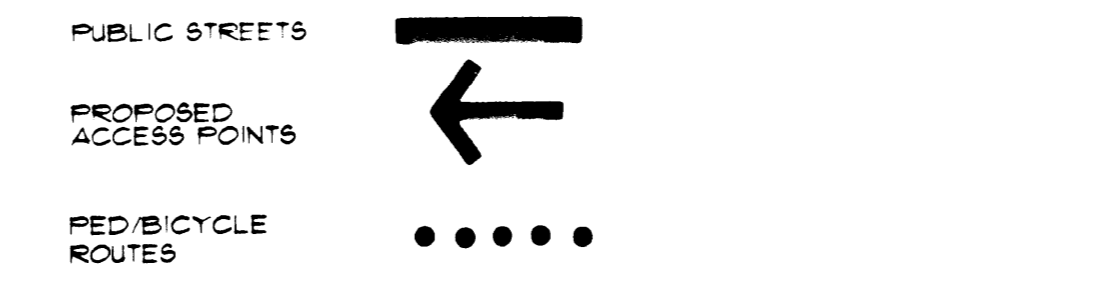
LAND USE DATA

1. WHERE APPLICABLE, BUFFER YARDS ALONG THE SOUTH AND EAST WILL CONFORM WITH THE STANDARDS OF ARTICLE FOUR OF THE LAND USE CODE.
2. WHERE APPLICABLE, BUFFERS WILL BE MAINTAINED AROUND AREAS DETERMINED AS NATURAL FEATURES. SUCH BUFFERS HAVE BEEN SHOWN ON THE ODP PLAN AS ROUGH ESTIMATES. ULTIMATE DETERMINATION OF THE BUFFER REQUIREMENTS TO BE MADE IN ACCORDANCE WITH THE STANDARDS OF SECTION 3.4.1(E).

LAND USE DATA

EXISTING ZONING	I-INDUSTRIAL
MAXIMUM BUILDING HEIGHT	4 STORIES
OPEN SPACE	N/A
PUBLIC USE AREAS	N/A

LEGEND



PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 21st DAY OF JUNE, AD. 2001.
...
SECRETARY OF THE PLANNING AND ZONING BOARD

OVERALL DEVELOPMENT PLAN

NEW BELGIUM BREWERY
FORT COLLINS, COLORADO
BHA DESIGN, INC. • 4803 INNOVATION DR. FT. COLLINS CO 80521 • TEL: (970) 223-7577
bha design
SHEET 1 OF 1
SEPTEMBER 12, 2000
REVISED MAY 18, 2001