



City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6515
fcgov.com/cityclerk

To Whom It May Concern:

You are receiving this **Notice of Public Hearing** because you are:

- An owner of property within the Fort Collins Midtown Urban Renewal Area; or
- A resident within the Fort Collins Midtown Urban Renewal Area; or
- An owner of a business concern within the Fort Collins Midtown Urban Renewal Area.

This Notice is to inform you of a public hearing to be conducted by the Fort Collins City Council on Tuesday, December 1, 2015, regarding a substantial modification to the existing Midtown Urban Renewal Plan. Materials related to this hearing are available on the Urban Renewal Authority website at <http://www.renewfortcollins.com>. Please call the Urban Renewal Authority at 970-416-2231 (TDD 970-224-6001) if you have questions regarding the subject matter of the hearing.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by and before the City Council of the City of Fort Collins, Colorado, in City Council chambers at 300 LaPorte Avenue, Fort Collins, Colorado, 80521, at the hour of 6:00 P.M. Mountain Standard Time, or such later time as the matter may come on for hearing, on Tuesday, December 1, 2015.

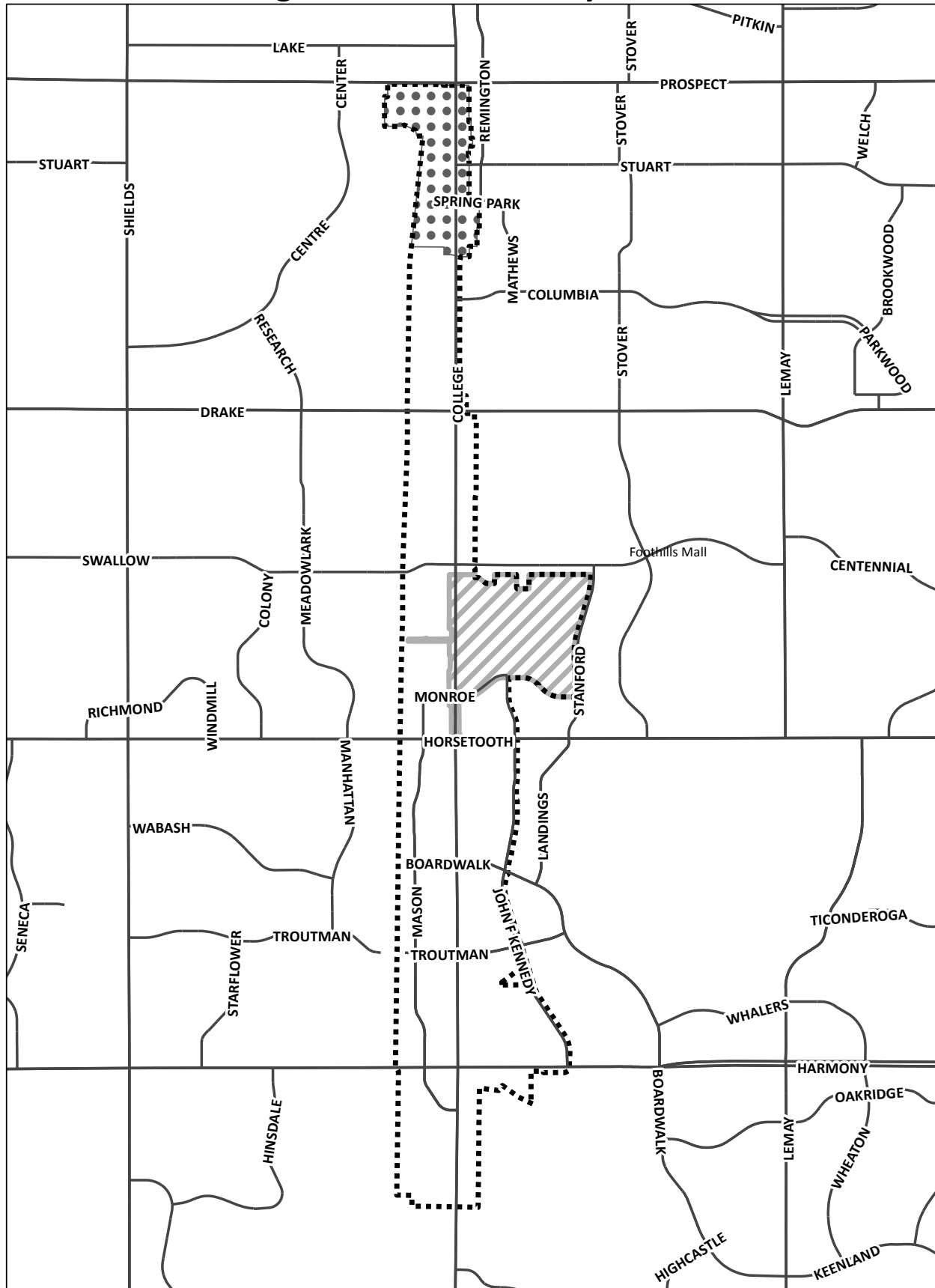
The purpose of the hearing is to consider two modifications to the Midtown Urban Renewal Plan (Midtown Plan). The current area of the Midtown Plan constitutes approximately 658.5 acres, as depicted on the map attached as Exhibit "A" and legally described in attached Exhibit "B" (Midtown Plan Area). The first modification, if approved, will exclude approximately 490.7 acres of land from the Midtown Plan Area, as depicted on the map attached as Exhibit "C" and legally described in attached Exhibit "D". This will result in approximately 167.8 acres remaining in the Midtown Plan Area, as depicted on the map attached as Exhibit "C" and legally described in attached Exhibit "E". The second modification, if approved, will amend the written Midtown Plan to clarify that the Plan identifies and authorizes only one "urban renewal project," as this term is defined and used in the Urban Renewal Law (C.R.S. Section 31-25-101, et seq.). Additional information on both of these proposed changes can be found at the Urban Renewal Authority website at <http://www.renewfortcollins.com>.

Any person or organization desiring to be heard will be afforded an opportunity to be heard at such hearing. The City will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call the City Clerk's Office at 970-221-6515 (TDD 970-224-6001) for assistance with details regarding the hearing procedure. Please call the Urban Renewal Authority at 970-416-2231 (TDD 970-224-6001) with questions regarding the subject matter of the hearing.



Wanda K. Winklemann
Wanda K. Winklemann, City Clerk

Notice of Public Hearing mailed on October 30, 2015

Fort Collins Urban Renewal Authority Existing Plan Area Boundary - Midtown



Legend

-  Foothills Mall Boundary
-  Prospect South Boundary

-  Streets
-  Midtown Urban Renewal Plan Area (the "Plan Area")



DESCRIPTION OF THE MIDTOWN URBAN RENEWAL PLAN AREA

A tract of land located in Sections 23, 24, 25, 26, 35 and 36 of Township 7 North, Range 69 West and in Sections 1 and 2 of Township 6 North, Range 69 West, all of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, contained within the following described area;

Beginning at the center of South College Avenue with its intersection with the easterly extension of the southerly right of way of Prospect Road, the TRUE POINT OF BEGINNING of this description; THENCE westerly along the said extended line and along the said southerly right of way to the west line of the plat of "Griffin Plaza Subdivision"; THENCE southerly, westerly and southerly along the said west line to the southerly line of the said plat of "Griffin Plaza Subdivision"; THENCE easterly and southerly along the said southerly line to the westerly right of way of the BNSF Railway; THENCE easterly and radially to the said right of way to the easterly right of way of the BNSF Railway; THENCE southerly along the said easterly right of way to the east west centerline of the said Section 26; THENCE easterly along the said east west centerline and returning to the said easterly right of way of the BNSF Railway; THENCE continuing southerly along the said easterly right of way to the south line of the said Section 26; THENCE westerly along the said south line and returning to the said easterly right of way of the BNSF Railway; THENCE continuing southerly along the said easterly right of way to the north line of the said Section 2; THENCE easterly along the said north line and returning to the said easterly right of way of the BNSF Railway; THENCE continuing southerly along the said easterly right of way to the north line of the plat of "George T. Sanders Co. P.U.D."; THENCE easterly along the said north line to the westerly right of way of Fossil Boulevard; THENCE southerly along the said westerly right of way to the westerly extension of the southerly right of way of West Fairway Lane; THENCE easterly along the said extended line and along the said southerly right of way, its easterly extension and along the southerly right of way of Fairway Lane to the southerly extension of the east line of the plat of "Replat Of A Part Of Fairway Estates"; THENCE northerly along the said extended line and along the said east line of the "Replat Of A Part Of Fairway Estates", along the east line of the plat of "Replat Of A Part Of Lot 7, Lot 8, Lot 9, And A Part Of Lot 10 Of the Replat Of A Part Of Fairway Estates" and continuing along the east line of the said plat of "Replat Of A Part Of Fairway Estates" and its northerly extension to the southwest corner of that certain tract of land as described in a Warranty Deed Recorded April 2, 2002 at Reception No. 2002038320 records of the Clerk and Recorder of the said Larimer County; THENCE easterly along the southerly line of the said tract described at Reception No. 2002038320 to the southwest corner of the plat of "Fort Collins Supportive Housing Subdivision"; THENCE easterly along the southerly line of the said plat to the southeast corner of the said "Fort Collins Supportive Housing Subdivision"; THENCE northerly along the easterly line of the said plat to the southerly right of way of East Harmony Road; THENCE easterly along the said southerly right of way and its easterly extension to the easterly right of way of Hogan Drive; THENCE northerly to the intersection of the northerly right of way of East Harmony Road with the easterly right of way of John F. Kennedy Parkway; THENCE northerly along the said easterly right of way of John F. Kennedy Parkway and along the easterly right of way's extension through

intersecting side streets through the East Horsetooth Road right of way, to the southerly line of Tract Nine as shown on the plat of "The Foothills Fashion Mall Expansion"; THENCE easterly along the southerly line of the said Tract Nine to the westerly right of way of Stanford Road; THENCE northerly along the said westerly right of way to the northerly line of the plat of "The Foothills Fashion Mall Foley's Expansion"; THENCE westerly along the said northerly line to the easterly line of Tract K of the plat of "Southmoor Village Fifth Filing"; THENCE southerly along the said easterly line of Tract K to the southerly line of the said Tract K; THENCE westerly along the said southerly line to the westerly line of the said Tract K; THENCE northerly along the said westerly line to the northerly line of the said plat of "Southmoor Village Fifth Filing"; THENCE westerly along the said northerly line to the easterly line of Tract H of the said plat of "Southmoor Village Fifth Filing"; THENCE southerly along the said easterly line to the southerly line of the said Tract H; THENCE westerly along the southerly line of the said Tract H to the southerly right of way of Remington Street as shown on the plat of "A Replat Of Tracts F, G, And J, And Vacated Service Road, Southmoor Village Fifth Filing"; THENCE westerly along the said southerly right of way to the westerly right of way of the said Remington Street; THENCE northerly along the said westerly right of way and along the westerly right of way's extension through intersecting side streets, to the northerly right of way of Harvard Avenue; THENCE easterly along the said northerly right of way to the easterly line of Lot 13 of the plat of "Plat Of Thunderbird Estates Seventh Filing"; THENCE northerly along the easterly line of Lot 13 and its northerly extension to the easterly line of the plat of "Thunderbird Estates Sixth Filing"; THENCE northerly along the said easterly line to the southerly line of Lot 3 of the said plat of "Thunderbird Estates Sixth Filing"; THENCE westerly along the said southerly line to the westerly line of the said Lot 3; THENCE northerly along the said westerly line to the southerly right of way of Drake Road; THENCE westerly along the said southerly right of way to the southerly extension of the easterly line of Lot 1 of the Plat of "The Resubdivision of Tract A, South College Heights Fourth Subdivision"; Thence northerly along the said southerly extension and along the said easterly line of Lot 1, to the southerly right of way of Princeton Avenue; Thence westerly along the said southerly right of way to the easterly right of way of South College Avenue; THENCE northerly along the said easterly right of way and along the easterly right of way's extension through intersecting side streets, to the northerly right of way of Rutgers Avenue; THENCE easterly along the said northerly right of way to the easterly line of the "Rutgers Building Condominiums"; THENCE northerly along the said easterly line to the southerly line of the plat of "Raising Cane's"; THENCE easterly along the said southerly line to the easterly line of the said plat of "Raising Cane's"; THENCE northerly along the said easterly line to the southerly line of the plat of "A Replat of A Part of Tract 1, Replat of Block 2 and Lots 1 to 7 Inclusive of Block 1 of the St. Vrain Subdivision"; THENCE easterly along the said southerly line to the westerly right of way of Remington Street; THENCE northerly along the said westerly right of way to the southerly right of way of Spring Park Drive; THENCE westerly along the said southerly right of way to the southerly extension of the easterly line of the plat of "Human Bean At Spring Creek"; THENCE northerly along the said extended line and along the said easterly line and along the easterly lines of Lots 1 through 7 of the plat of "Moran's Subdivision" to the southerly right of way of East Stuart Street; THENCE northerly to the northerly right of way of East Stuart Street and to the easterly line of the West 180 feet of

Lot 5 of the plat of "Maynard Subdivision"; THENCE northerly along the said easterly line to the northerly line of the said Lot 5; THENCE westerly along the said northerly line to the easterly line of Lot 2 of the plat of "A Replat of Maynard Subdivision Being a Resubdivision of the West 350 Feet of Lots 3 & 4 of Maynard Subdivision"; THENCE northerly along the said easterly line and along the easterly line of Lot 1 of the said plat of "A Replat of Maynard Subdivision Being a Resubdivision of the West 350 Feet of Lots 3 & 4 of Maynard Subdivision" to the northerly line of the said plat of "A Replat of Maynard Subdivision Being a Resubdivision of the West 350 Feet of Lots 3 & 4 of Maynard Subdivision"; THENCE easterly along the said northerly line to the easterly line of the west 240 feet of Lot 2 of the said plat of "Maynard Subdivision"; THENCE northerly along the said easterly line and its northerly extension to the southerly line of the northerly 232 feet of the said plat of "Maynard Subdivision"; THENCE westerly along the said southerly line to the easterly line of the westerly 213 feet of Lots 14 and 1 of the said plat of "Maynard Subdivision"; THENCE northerly along the said easterly line and its northerly extension to the northerly right of way of Parker Street; THENCE westerly along the said northerly right of way to the easterly right of way of the north-south alley through Block 1 of the plat of "I.C. Bradley's Addition To The City Of Fort Collins"; THENCE northerly along the said easterly alley right of way to the southerly right of way of East Prospect Road; THENCE westerly along the said southerly right of way to the POINT OF BEGINNING.

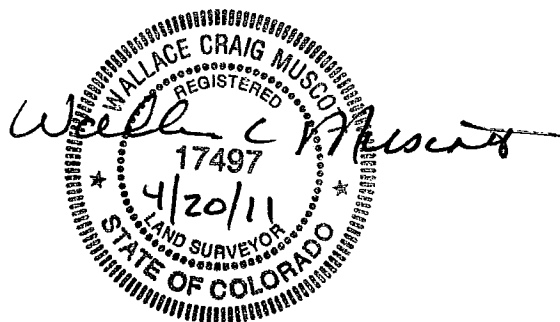
Excepting there from all of the plat of "Amended Final Plat of Parkway Townhomes P.U.D."

All Plats referred to in the above described description are Plats of record with the Clerk and Recorder of Larimer County.

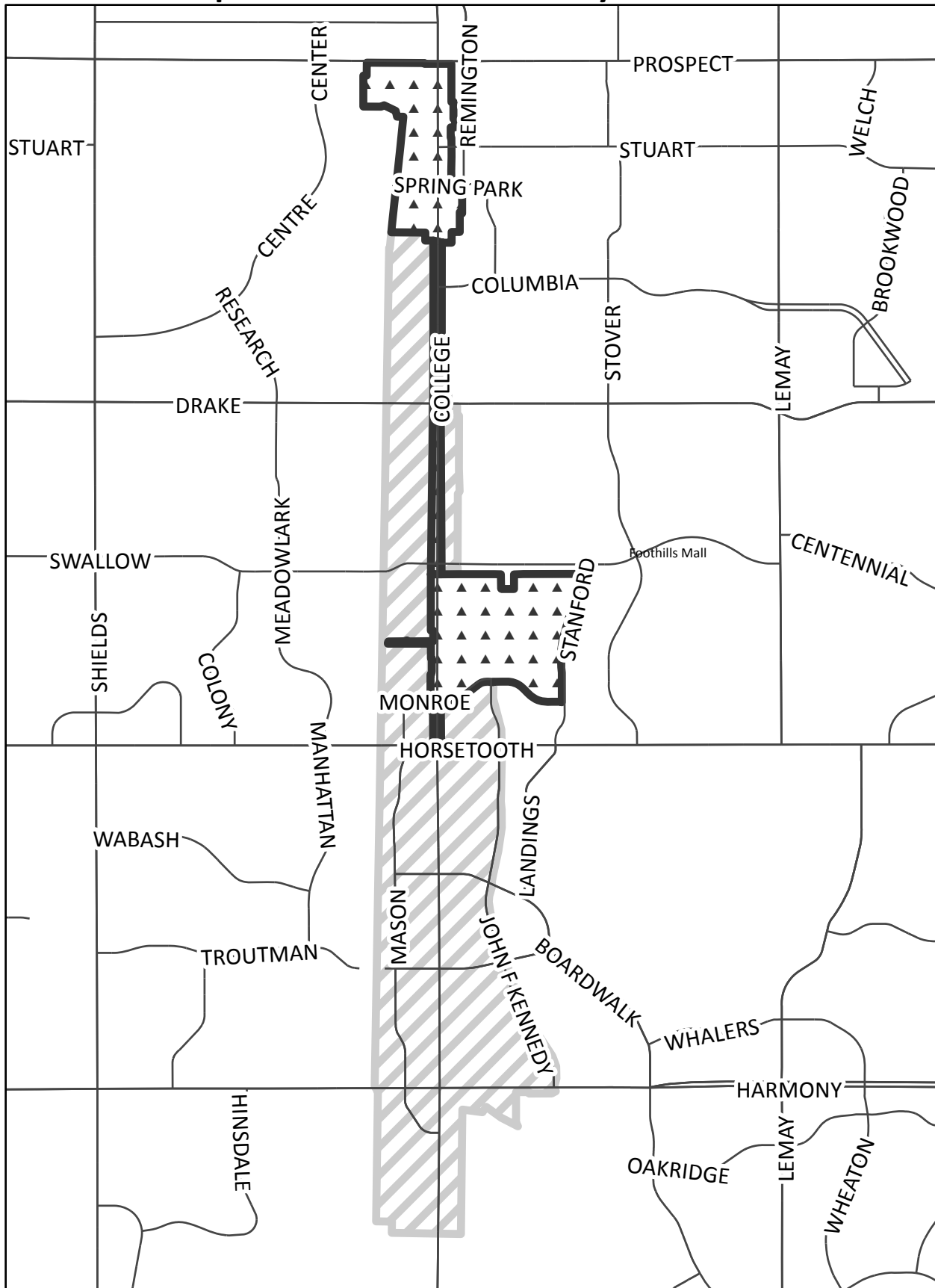
I hear by state that the above description was prepared by me and is true and correct to the best of my professional knowledge belief and opinion. The above described tract is based upon previously recorded plats and deeds and not upon an actual field survey.

Wallace C. Muscott
Colorado P.L.S. 17497
PO Box 580
Fort Collins, CO 80525

April 20, 2011



Fort Collins Urban Renewal Authority Proposed Plan Area Boundary - Midtown



Legend



New Plan Area



Excluded Area

 Streets



**DESCRIPTION OF THE AREA PROPOSED TO BE EXCLUDED FROM
MIDTOWN URBAN RENEWAL PLAN AREA**

A TRACT OF LAND LOCATED IN SECTIONS 23, 24, 25, 26, 35 AND 36 OF TOWNSHIP 7 NORTH, RANGE 69 WEST AND IN SECTIONS 1 AND 2 OF TOWNSHIP 6 NORTH, RANGE 69 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, CONTAINED WITHIN THE FOLLOWING DESCRIBED AREA;

BEGINNING AT THE CENTER OF SOUTH COLLEGE AVENUE WITH ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF PROSPECT ROAD, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WESTERLY ALONG THE SAID EXTENDED LINE AND ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE WEST LINE OF THE PLAT OF "GRIFFIN PLAZA SUBDIVISION"; THENCE SOUTHERLY, WESTERLY AND SOUTHERLY ALONG THE SAID WEST LINE TO THE SOUTHERLY LINE OF THE SAID PLAT OF "GRIFFIN PLAZA SUBDIVISION"; THENCE EASTERLY AND SOUTHERLY ALONG THE SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE EASTERLY AND RADIALLY TO THE SAID RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY TO THE EAST WEST CENTERLINE OF THE SAID SECTION 26; THENCE EASTERLY ALONG THE SAID EAST WEST CENTERLINE AND RETURNING TO THE SAID EASTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE CONTINUING SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY TO THE SOUTH LINE OF THE SAID SECTION 26; THENCE WESTERLY ALONG THE SAID SOUTH LINE AND RETURNING TO THE SAID EASTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE CONTINUING SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY TO THE NORTH LINE OF THE SAID SECTION 2; THENCE EASTERLY ALONG THE SAID NORTH LINE AND RETURNING TO THE SAID EASTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE CONTINUING SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY TO THE NORTH LINE OF THE PLAT OF "GEORGE T. SANDERS CO. P.U.D."; THENCE EASTERLY ALONG THE SAID NORTH LINE TO THE WESTERLY RIGHT OF WAY OF FOSSIL BOULEVARD; THENCE SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF WEST FAIRWAY LANE; THENCE EASTERLY ALONG THE SAID EXTENDED LINE AND ALONG THE SAID SOUTHERLY RIGHT OF WAY, ITS EASTERLY EXTENSION AND ALONG THE SOUTHERLY RIGHT OF WAY OF FAIRWAY LANE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PLAT OF "REPLAT OF A PART OF FAIRWAY ESTATES"; THENCE NORTHERLY ALONG THE SAID EXTENDED LINE AND ALONG THE SAID EAST LINE OF THE "REPLAT OF A PART OF FAIRWAY ESTATES", ALONG THE EAST LINE OF THE PLAT OF "REPLAT OF A PART OF LOT 7, LOT 8, LOT 9, AND A PART OF LOT 10 OF THE REPLAT OF A PART OF FAIRWAY ESTATES" AND CONTINUING ALONG THE EAST LINE OF THE SAID PLAT OF "REPLAT OF A PART OF FAIRWAY ESTATES" AND ITS NORTHERLY EXTENSION TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED RECORDED APRIL 2, 2002 AT RECEPTION NO. 2002038320 RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE SAID TRACT DESCRIBED AT RECEPTION NO. 2002038320 TO THE SOUTHWEST CORNER OF THE PLAT OF "FORT COLLINS SUPPORTIVE HOUSING SUBDIVISION"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE SAID PLAT TO THE SOUTHEAST CORNER OF THE SAID "FORT COLLINS SUPPORTIVE HOUSING SUBDIVISION"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE SAID PLAT TO THE SOUTHERLY RIGHT OF WAY OF EAST HARMONY ROAD; THENCE EASTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY AND ITS EASTERLY EXTENSION TO THE EASTERLY RIGHT OF WAY OF HOGAN DRIVE; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF EAST HARMONY ROAD WITH THE EASTERLY RIGHT OF WAY OF JOHN F. KENNEDY PARKWAY; THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY OF JOHN F. KENNEDY PARKWAY AND ALONG THE EASTERLY RIGHT OF WAY'S EXTENSION THROUGH INTERSECTING SIDE STREETS THROUGH THE EAST HORSETOOTH ROAD RIGHT OF WAY, TO THE SOUTHERLY LINE OF TRACT NINE AS SHOWN ON THE PLAT OF "THE FOOTHILLS FASHION MALL EXPANSION"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE SAID TRACT NINE TO THE WESTERLY RIGHT OF WAY OF STANFORD ROAD; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY TO

THE NORTHERLY LINE OF THE PLAT OF "THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION"; THENCE WESTERLY ALONG THE SAID NORTHERLY LINE TO THE EASTERLY LINE OF TRACT K OF THE PLAT OF "SOUTHMOOR VILLAGE FIFTH FILING"; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE OF TRACT K TO THE SOUTHERLY LINE OF THE SAID TRACT K; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE TO THE WESTERLY LINE OF THE SAID TRACT K; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE TO THE NORTHERLY LINE OF THE SAID PLAT OF "SOUTHMOOR VILLAGE FIFTH FILING"; THENCE WESTERLY ALONG THE SAID NORTHERLY LINE TO THE EASTERLY LINE OF TRACT H OF THE SAID PLAT OF "SOUTHMOOR VILLAGE FIFTH FILING"; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE TO THE SOUTHERLY LINE OF THE SAID TRACT H; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE SAID TRACT H TO THE SOUTHERLY RIGHT OF WAY OF REMINGTON STREET AS SHOWN ON THE PLAT OF "A REPLAT OF TRACTS F, G, AND J, AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE FIFTH FILING"; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE WESTERLY RIGHT OF WAY OF THE SAID REMINGTON STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY AND ALONG THE WESTERLY RIGHT OF WAY'S EXTENSION THROUGH INTERSECTING SIDE STREETS, TO THE NORTHERLY RIGHT OF WAY OF HARVARD AVENUE; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY TO THE EASTERLY LINE OF LOT 13 OF THE PLAT OF "PLAT OF THUNDERBIRD ESTATES SEVENTH FILING"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 13 AND ITS NORTHERLY EXTENSION TO THE EASTERLY LINE OF THE PLAT OF "THUNDERBIRD ESTATES SIXTH FILING"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE SOUTHERLY LINE OF LOT 3 OF THE SAID PLAT OF "THUNDERBIRD ESTATES SIXTH FILING"; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE TO THE WESTERLY LINE OF THE SAID LOT 3; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE TO THE SOUTHERLY RIGHT OF WAY OF DRAKE ROAD; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1 OF THE PLAT OF "THE RESUBDIVISION OF TRACT A, SOUTH COLLEGE HEIGHTS FOURTH SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID SOUTHERLY EXTENSION AND ALONG THE SAID EASTERLY LINE OF LOT 1, TO THE SOUTHERLY RIGHT OF WAY OF PRINCETON AVENUE; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE; THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY AND ALONG THE EASTERLY RIGHT OF WAY'S EXTENSION THROUGH INTERSECTING SIDE STREETS, TO THE NORTHERLY RIGHT OF WAY OF RUTGERS AVENUE; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY TO THE EASTERLY LINE OF THE "RUTGERS BUILDING CONDOMINIUMS"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE SOUTHERLY LINE OF THE PLAT OF "RAISING CANE'S"; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE SAID PLAT OF "RAISING CANE'S"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE SOUTHERLY LINE OF THE PLAT OF "A REPLAT OF A PART OF TRACT 1, REPLAT OF BLOCK 2 AND LOTS 1 TO 7 INCLUSIVE OF BLOCK 1 OF THE ST. VRAIN SUBDIVISION"; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY OF REMINGTON STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF SPRING PARK DRIVE; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE PLAT OF "HUMAN BEAN AT SPRING CREEK"; THENCE NORTHERLY ALONG THE SAID EXTENDED LINE AND ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINES OF LOTS 1 THROUGH 7 OF THE PLAT OF "MORAN'S SUBDIVISION" TO THE SOUTHERLY RIGHT OF WAY OF EAST STUART STREET; THENCE NORTHERLY TO THE NORTHERLY RIGHT OF WAY OF EAST STUART STREET AND TO THE EASTERLY LINE OF THE WEST 180 FEET OF LOT 5 OF THE PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE NORTHERLY LINE OF THE SAID LOT 5; THENCE WESTERLY ALONG THE SAID NORTHERLY LINE TO THE EASTERLY LINE OF LOT 2 OF THE PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LOT 1 OF THE SAID PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD SUBDIVISION" TO THE NORTHERLY LINE OF THE SAID PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD

SUBDIVISION"; THENCE EASTERLY ALONG THE SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE WEST 240 FEET OF LOT 2 OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ITS NORTHERLY EXTENSION TO THE SOUTHERLY LINE OF THE NORTHERLY 232 FEET OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE WESTERLY 213 FEET OF LOTS 14 AND 1 OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ITS NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY OF PARKER STREET; THENCE WESTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF THE NORTH-SOUTH ALLEY THROUGH BLOCK 1 OF THE PLAT OF "I.C. BRADLEY'S ADDITION TO THE CITY OF FORT COLLINS"; THENCE NORTHERLY ALONG THE SAID EASTERLY ALLEY RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF EAST PROSPECT ROAD; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE PLAT OF "AMENDED FINAL PLAT OF PARKWAY TOWNHOMES P.U.D."

AND EXCEPTING THEREFROM THE FOLLOWING THREE TRACTS OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 (PROSPECT SOUTH TIF DISTRICT):

BEGINNING AT THE CENTER OF SOUTH COLLEGE AVENUE WITH ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF PROSPECT ROAD, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WESTERLY ALONG THE SAID EXTENDED LINE AND ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE WEST LINE OF THE PLAT OF "GRIFFIN PLAZA SUBDIVISION"; THENCE SOUTHERLY, WESTERLY AND SOUTHERLY ALONG THE SAID WEST LINE TO THE SOUTHERLY LINE OF THE SAID PLAT OF "GRIFFIN PLAZA SUBDIVISION"; THENCE EASTERLY AND SOUTHERLY ALONG THE SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE EASTERLY AND RADially TO THE SAID RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY TO THE NORTHERLY LINE OF THE PLAT OF "WHOLE FOODS CENTER"; THENCE EASTERLY ALONG THE SAID NORTHERLY LINE TO THE WESTERLY LINE OF TRACT "E" OF THE PLAT OF "UNIVERSITY SHOPPING CENTER"; THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE SAID TRACT "E"; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE, SAID POINT HEREINAFTER TO BE REFERRED TO AS POINT "A"; THENCE EASTERLY TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE WITH THE NORTHERLY RIGHT OF WAY OF RUTGERS AVENUE; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY TO THE EASTERLY LINE OF THE "RUTGERS BUILDING CONDOMINIUMS"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE SOUTHERLY LINE OF THE PLAT OF "RAISING CANE'S"; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE SAID PLAT OF "RAISING CANE'S"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE SOUTHERLY LINE OF THE PLAT OF "A REPLAT OF A PART OF TRACT 1, REPLAT OF BLOCK 2 AND LOTS 1 TO 7 INCLUSIVE OF BLOCK 1 OF THE ST. VRAIN SUBDIVISION"; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY OF REMINGTON STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF SPRING PARK DRIVE; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE PLAT OF "HUMAN BEAN AT SPRING CREEK"; THENCE NORTHERLY ALONG THE SAID EXTENDED LINE AND ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINES OF LOTS 1 THROUGH 7 OF THE PLAT OF "MORAN'S SUBDIVISION" TO THE SOUTHERLY RIGHT OF WAY OF EAST STUART STREET; THENCE NORTHERLY TO THE NORTHERLY RIGHT OF WAY OF EAST STUART STREET AND TO THE EASTERLY LINE OF THE WEST 180 FEET OF LOT 5 OF THE PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE

NORTHERLY LINE OF THE SAID LOT 5; THENCE WESTERLY ALONG THE SAID NORTHERLY LINE TO THE EASTERLY LINE OF LOT 2 OF THE PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LOT 1 OF THE SAID PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD SUBDIVISION" TO THE NORTHERLY LINE OF THE SAID PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD SUBDIVISION"; THENCE EASTERLY ALONG THE SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE WEST 240 FEET OF LOT 2 OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ITS NORTHERLY EXTENSION TO THE SOUTHERLY LINE OF THE NORTHERLY 232 FEET OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE WESTERLY 213 FEET OF LOTS 14 AND 1 OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ITS NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY OF PARKER STREET; THENCE WESTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF THE NORTH-SOUTH ALLEY THROUGH BLOCK 1 OF THE PLAT OF "I.C. BRADLEY'S ADDITION TO THE CITY OF FORT COLLINS"; THENCE NORTHERLY ALONG THE SAID EASTERLY ALLEY RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF EAST PROSPECT ROAD; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

TRACT 2 (COLLEGE AVENUE RIGHT OF WAY):

BEGINNING AT THE AFOREMENTIONED POINT "A", BEING THE INTERSECTION OF TRACT E, UNIVERSITY SHOPPING CENTER WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF TRACT 1 DESCRIBED ABOVE TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE FRONTAGE ROAD (KANE CONCOURSE AS SO DESIGNATED ON SOUTH COLLEGE HEIGHTS FIFTH SUBDIVISION) WITH THE NORTHERLY RIGHT OF WAY OF RUTGERS AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY, TO THE SOUTH RIGHT OF WAY LINE OF PRINCETON ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND AGAIN ALONG THE EASTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE TO THE NORTH RIGHT OF WAY LINE OF EAST DRAKE ROAD; THENCE SOUTHERLY TO THE SOUTH RIGHT OF WAY LINE OF EAST DRAKE ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE TO THE NORTH LINE OF THE ACCESS ROAD DEDICATED ON THUNDERBIRD ESTATES SIXTH SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ACCESS ROAD TO THE EAST LINE OF SAID ACCESS ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF THE ACCESS ROAD DEDICATED ON THUNDERBIRD ESTATES SIXTH, SEVENTH AND NINTH SUBDIVISIONS TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SWALLOW ROAD; THENCE WESTERLY AND SOUTHERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SWALLOW ROAD AND THE EAST RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 1 OF THE "REPLAT OF TRACTS F, G, AND J, AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE, FIFTH FILING"; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE TO THE WEST QUARTER CORNER OF SAID SECTION 25, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY OF TRACT 3 DESCRIBED BELOW; THENCE 100.00 FEET WESTERLY, CONTINUING ALONG SAID NORTHERLY BOUNDARY OF TRACT 3, TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD OF SOUTH COLLEGE AVENUE; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE AS DEDICATED BY PLAT OR DEED AS FRONTAGE ROAD, OR AS DEDICATED AS STATE HIGHWAY RIGHT OF WAY WHERE NO ADDITIONAL FRONTAGE ROAD RIGHT OF WAY EXISTS, TO THE SOUTH RIGHT OF WAY LINE OF DRAKE ROAD; THENCE NORTHERLY TO THE NORTH RIGHT OF WAY LINE OF DRAKE ROAD; THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE TO THE POINT OF BEGINNING.

TRACT 3 (FOOTHILLS TIF DISTRICT):

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE NORTHERLY BOUNDARY OF LOT 1 OF THE "REPLAT OF TRACTS F, G, AND J, AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE, FIFTH FILING" AND THE WESTERLY EXTENSION THEREOF, N89°52'45"E, A DISTANCE OF 314.48 FEET TO A POINT ON THE WESTERLY RIGHT OF

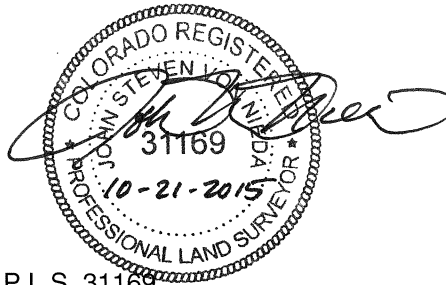
WAY LINE OF REMINGTON STREET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES: 1) ALONG THE WESTERLY RIGHT OF WAY LINE OF REMINGTON STREET, S00°05'37"W, A DISTANCE OF 50.00 FEET; 2) ALONG THE SOUTHERLY RIGHT OF WAY LINE OF REMINGTON STREET, N89°52'45"E, A DISTANCE OF 60.00 FEET; 3) S51°41'04"E, A DISTANCE OF 145.40 FEET; 4) S89°35'23"E, A DISTANCE OF 138.50 FEET; 5) N00°05'37"E, A DISTANCE OF 141.63 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY AND ITS EASTERLY EXTENSION, N89°52'45"E, A DISTANCE OF 357.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MATHEWS STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT K, SOUTHMOOR VILLAGE, FIFTH FILING; THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARIES OF SAID TRACT K THE FOLLOWING FIVE (5) COURSES: 1) ALONG SAID EASTERLY RIGHT OF WAY LINE OF MATHEWS STREET, S00°14'56"E, A DISTANCE OF 215.33 FEET; 2) 23.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 91°36'53", AND A CHORD WHICH BEARS S46°03'22"E A DISTANCE OF 21.51 FEET; 3) 11.02 FEET ALONG THE ARC OF A REVERSE CURVE, HAVING A RADIUS OF 360.77 FEET, A CENTRAL ANGLE OF 01°45'00", AND A CHORD WHICH BEARS N89°00'07"E A DISTANCE OF 11.02 FEET; 4) N89°52'37"E, A DISTANCE OF 173.52 FEET; 5) N00°07'23"W, A DISTANCE OF 230.12 FEET TO THE NORTHWEST CORNER OF TRACT B OF THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION; THENCE ALONG THE NORTHERLY BOUNDARY OF TRACTS B AND A OF SAID FOOTHILLS FASHION MALL FOLEY'S EXPANSION, N89°52'46"E, A DISTANCE OF 996.10 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STANFORD ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) ALONG THE EASTERLY BOUNDARY OF TRACT B OF SAID FOOTHILLS FASHION MALL FOLEY'S EXPANSION, 387.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,319.30 FEET, A CENTRAL ANGLE OF 16°48'53", AND A CHORD WHICH BEARS S08°17'12"W A DISTANCE OF 385.79 FEET; 2) CONTINUING ALONG SAID EASTERLY BOUNDARY, S16°41'39"W, A DISTANCE OF 93.03 FEET; 3) ALONG THE EASTERLY BOUNDARY OF THE FOOTHILLS FASHION MALL EXPANSION, S16°41'36"W, A DISTANCE OF 482.09 FEET; 4) CONTINUING ALONG SAID EASTERLY BOUNDARY, 327.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,114.57 FEET, A CENTRAL ANGLE OF 16°50'30", AND A CHORD WHICH BEARS S08°16'21"W A DISTANCE OF 326.44 FEET; 5) CONTINUING ALONG SAID EASTERLY BOUNDARY, S00°08'53"E, A DISTANCE OF 170.00 FEET; 6) CONTINUING ALONG SAID EASTERLY BOUNDARY, S05°51'32"E, A DISTANCE OF 110.54 FEET; 7) CONTINUING ALONG SAID EASTERLY BOUNDARY AND ITS SOUTHERLY EXTENSION, S00°08'53"E, A DISTANCE OF 451.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 30, 2012 AT RECEPTION NO. 20120076539 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE TRACTS DESCRIBED IN THE DEEDS RECORDED AT RECEPTION NO. 20120076539, RECEPTION NO. 20050022855, AND RECEPTION NO. 2001099396, THE FOLLOWING SEVEN (7) COURSES: 1) 23.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N45°08'53"W A DISTANCE OF 21.21 FEET; 2) S89°51'07"W, A DISTANCE OF 214.00 FEET; 3) 312.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 398.41 FEET, A CENTRAL ANGLE OF 44°59'59", AND A CHORD WHICH BEARS N67°38'53"W A DISTANCE OF 304.93 FEET; 4) N45°08'54"W, A DISTANCE OF 129.24 FEET; 5) 275.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 351.34 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD WHICH BEARS N67°38'54"W A DISTANCE OF 268.90 FEET; 6) S89°51'06"W, A DISTANCE OF 199.36 FEET; 7) 23.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S44°51'06"W A DISTANCE OF 21.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JOHN F. KENNEDY PARKWAY; THENCE S89°51'06"W, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JOHN F. KENNEDY PARKWAY; THENCE 23.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N45°08'54"W A DISTANCE OF 21.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF

WAY LINE OF EAST MONROE DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) $S89^{\circ}51'06''W$, A DISTANCE OF 12.16 FEET; 2) 146.82 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 221.32 FEET, A CENTRAL ANGLE OF $38^{\circ}00'29''$, AND A CHORD WHICH BEARS $S70^{\circ}50'52''W$ A DISTANCE OF 144.14 FEET; 3) $S51^{\circ}50'37''W$, A DISTANCE OF 327.70 FEET; 4) 179.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 273.41 FEET, A CENTRAL ANGLE OF $37^{\circ}32'46''$, AND A CHORD WHICH BEARS $S70^{\circ}37'00''W$ A DISTANCE OF 175.98 FEET; 5) $S89^{\circ}23'22''W$, A DISTANCE OF 138.44 FEET; THENCE 23.56 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'00''$, AND A CHORD WHICH BEARS $S44^{\circ}23'23''W$ A DISTANCE OF 21.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) ALONG THE WESTERLY BOUNDARY OF STRACHAN SUBDIVISION, SECOND FILING, $S00^{\circ}19'07''E$, A DISTANCE OF 576.93 FEET; 2) CONTINUING ALONG SAID WESTERLY BOUNDARY, $S45^{\circ}28'37''E$, A DISTANCE OF 44.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HORSETOOTH ROAD AS SHOWN ON THE PLAT OF SAID STRACHAN SUBDIVISION, SECOND FILING; THENCE $S03^{\circ}26'10''W$, A DISTANCE OF 105.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HORSETOOTH ROAD AS SHOWN ON THE FIRST REPLAT OF 1ST CHOICE BANK OF FORT COLLINS; THENCE $N88^{\circ}14'59''W$, A DISTANCE OF 154.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HORSETOOTH ROAD AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE AS SHOWN ON THE REPLAT OF LOTS 1, 2, 3 & 4 – CREGER PLAZA SUBDIVISION; THENCE $N00^{\circ}32'51''W$, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE AS SHOWN ON THE PLAT OF MATTERHORN P.U.D.; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE THE FOLLOWING TEN (10) COURSES: 1) ALONG THE EASTERLY BOUNDARY OF LOT 1, MATTERHORN P.U.D., $N44^{\circ}33'53''E$, A DISTANCE OF 9.22 FEET; 2) ALONG THE EASTERLY BOUNDARY OF LOTS 1 AND 2, MATTERHORN P.U.D., $N00^{\circ}19'07''W$, A DISTANCE OF 503.93 FEET; 3) ALONG THE NORTHERLY BOUNDARY OF LOT 2, MATTERHORN P.U.D., $S53^{\circ}56'23''W$, A DISTANCE OF 44.81 FEET; 4) ALONG THE EASTERLY BOUNDARY OF LOTS 2, 3, 4, 5 AND 11 OF SOUTH MESA SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF, $N00^{\circ}19'07''W$, A DISTANCE OF 561.00 FEET; 5) $N89^{\circ}51'53''E$, A DISTANCE OF 10.71 FEET; 6) $N09^{\circ}43'23''E$, A DISTANCE OF 22.91 FEET; 7) 29.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 167.50 FEET, A CENTRAL ANGLE OF $10^{\circ}02'32''$, AND A CHORD WHICH BEARS $N04^{\circ}42'09''E$ A DISTANCE OF 29.32 FEET; 8) $N00^{\circ}19'07''W$, A DISTANCE OF 198.22 FEET; 9) $S89^{\circ}58'15''W$, A DISTANCE OF 7.27 FEET TO THE SOUTHEAST CORNER OF LOT B, VILLA P.U.D.; 10) ALONG THE EASTERLY BOUNDARY OF SAID LOT B, $N00^{\circ}19'07''W$, A DISTANCE OF 226.70 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT A, RICHIE'S EXPRESS CARWASH SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY OF TRACT A, AND ALONG THE SOUTHERLY BOUNDARY OF TRACT A, MOURNING SUBDIVISION, $N89^{\circ}59'07''W$, A DISTANCE OF 665.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MCCLELLAND DRIVE AS SHOWN ON THE PLAT OF SAID MOURNING SUBDIVISION; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, $N00^{\circ}39'53''E$, A DISTANCE OF 20.17 FEET; THENCE 23.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF $89^{\circ}21'00''$, AND A CHORD WHICH BEARS $N45^{\circ}20'23''E$ A DISTANCE OF 21.09 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST FOOTHILLS PARKWAY AS SHOWN ON SAID MOURNING SUBDIVISION PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, $S89^{\circ}59'07''E$, A DISTANCE OF 213.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 69.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF $24^{\circ}44'46''$, AND A CHORD WHICH BEARS $N77^{\circ}38'30''E$ A DISTANCE OF 68.57 FEET TO THE WESTERLY BOUNDARY OF LOT 1, RICHIE'S EXPRESS CARWASH SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY, $S00^{\circ}04'53''W$, A DISTANCE OF 14.69 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, $S89^{\circ}59'07''E$, A DISTANCE OF 407.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE THE FOLLOWING FOUR (4)

COURSES: 1) ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, N00°19'07"W, A DISTANCE OF 78.17 FEET; 2) CONTINUING ALONG SAID EASTERLY BOUNDARY, N00°04'53"E, A DISTANCE OF 86.83 FEET; 3) ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, N89°59'07"W, A DISTANCE OF 37.50 FEET TO THE SOUTHEAST CORNER OF LOT 3, MOURNING SUBDIVISION; 4) N00°04'53"E, A DISTANCE OF 870.84 FEET (BEING THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE AS SHOWN ON THE MOURNING SUBDIVISION, THE POUVRE VALLEY MOTORS SUBDIVISION, AND THE REPLAT OF THE SWALLOW SUBDIVISION); THENCE S89°57'07"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ALL PLATS REFERRED TO IN THE ABOVE DESCRIPTIONS ARE PLATS OF RECORD WITH THE CLERK AND RECORDER OF LARIMER COUNTY

I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF, AND OPINION. THE ABOVE DESCRIBED TRACT IS BASED UPON PREVIOUSLY RECORDED PLATS AND DEEDS AND NOT UPON AN ACTUAL FIELD SURVEY.



JOHN STEVEN VON NIEDA, COLORADO P.L.S. 31169
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS
P.O. BOX 580, FORT COLLINS, CO 80522

DESCRIPTION OF THE PROPOSED REVISED MIDTOWN URBAN RENEWAL PLAN AREA

THREE TRACTS OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 (PROSPECT SOUTH TIF DISTRICT):

BEGINNING AT THE CENTER OF SOUTH COLLEGE AVENUE WITH ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF PROSPECT ROAD, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WESTERLY ALONG THE SAID EXTENDED LINE AND ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE WEST LINE OF THE PLAT OF "GRIFFIN PLAZA SUBDIVISION"; THENCE SOUTHERLY, WESTERLY AND SOUTHERLY ALONG THE SAID WEST LINE TO THE SOUTHERLY LINE OF THE SAID PLAT OF "GRIFFIN PLAZA SUBDIVISION"; THENCE EASTERLY AND SOUTHERLY ALONG THE SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE EASTERLY AND RADIALLY TO THE SAID RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF THE BNSF RAILWAY; THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY TO THE NORTHERLY LINE OF THE PLAT OF "WHOLE FOODS CENTER"; THENCE EASTERLY ALONG THE SAID NORTHERLY LINE TO THE WESTERLY LINE OF TRACT "E" OF THE PLAT OF "UNIVERSITY SHOPPING CENTER"; THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE SAID TRACT "E"; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE, SAID POINT HEREINAFTER TO BE REFERRED TO AS POINT "A"; THENCE EASTERLY TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE WITH THE NORTHERLY RIGHT OF WAY OF RUTGERS AVENUE; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY TO THE EASTERLY LINE OF THE "RUTGERS BUILDING CONDOMINIUMS"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE SOUTHERLY LINE OF THE PLAT OF "RAISING CANE'S"; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE SAID PLAT OF "RAISING CANE'S"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE SOUTHERLY LINE OF THE PLAT OF "A REPLAT OF A PART OF TRACT 1, REPLAT OF BLOCK 2 AND LOTS 1 TO 7 INCLUSIVE OF BLOCK 1 OF THE ST. VRAIN SUBDIVISION"; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY OF REMINGTON STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF SPRING PARK DRIVE; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE PLAT OF "HUMAN BEAN AT SPRING CREEK"; THENCE NORTHERLY ALONG THE SAID EXTENDED LINE AND ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINES OF LOTS 1 THROUGH 7 OF THE PLAT OF "MORAN'S SUBDIVISION" TO THE SOUTHERLY RIGHT OF WAY OF EAST STUART STREET; THENCE NORTHERLY TO THE NORTHERLY RIGHT OF WAY OF EAST STUART STREET AND TO THE EASTERLY LINE OF THE WEST 180 FEET OF LOT 5 OF THE PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE TO THE NORTHERLY LINE OF THE SAID LOT 5; THENCE WESTERLY ALONG THE SAID NORTHERLY LINE TO THE EASTERLY LINE OF LOT 2 OF THE PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LOT 1 OF THE SAID PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD SUBDIVISION" TO THE NORTHERLY LINE OF THE SAID PLAT OF "A REPLAT OF MAYNARD SUBDIVISION BEING A RESUBDIVISION OF THE WEST 350 FEET OF LOTS 3 & 4 OF MAYNARD SUBDIVISION"; THENCE EASTERLY ALONG THE SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE WEST 240 FEET OF LOT 2 OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ITS NORTHERLY EXTENSION TO THE SOUTHERLY LINE OF THE NORTHERLY 232 FEET OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE WESTERLY 213 FEET OF LOTS 14 AND 1 OF THE SAID PLAT OF "MAYNARD SUBDIVISION"; THENCE NORTHERLY ALONG THE SAID EASTERLY LINE AND ITS NORTHERLY EXTENSION TO THE NORTHERLY RIGHT OF WAY OF PARKER STREET; THENCE WESTERLY ALONG THE SAID

NORTHERLY RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF THE NORTH-SOUTH ALLEY THROUGH BLOCK 1 OF THE PLAT OF "I.C. BRADLEY'S ADDITION TO THE CITY OF FORT COLLINS"; THENCE NORTHERLY ALONG THE SAID EASTERLY ALLEY RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF EAST PROSPECT ROAD; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

TRACT 2 (COLLEGE AVENUE RIGHT OF WAY):

BEGINNING AT THE AFOREMENTIONED POINT "A", BEING THE INTERSECTION OF TRACT E, UNIVERSITY SHOPPING CENTER WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF TRACT 1 DESCRIBED ABOVE TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE FRONTAGE ROAD (KANE CONCOURSE AS SO DESIGNATED ON SOUTH COLLEGE HEIGHTS FIFTH SUBDIVISION) WITH THE NORTHERLY RIGHT OF WAY OF RUTGERS AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY, TO THE SOUTH RIGHT OF WAY LINE OF PRINCETON ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND AGAIN ALONG THE EASTERLY RIGHT OF WAY OF SOUTH COLLEGE AVENUE TO THE NORTH RIGHT OF WAY LINE OF EAST DRAKE ROAD; THENCE SOUTHERLY TO THE SOUTH RIGHT OF WAY LINE OF EAST DRAKE ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE TO THE NORTH LINE OF THE ACCESS ROAD DEDICATED ON THUNDERBIRD ESTATES SIXTH SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ACCESS ROAD TO THE EAST LINE OF SAID ACCESS ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF THE ACCESS ROAD DEDICATED ON THUNDERBIRD ESTATES SIXTH, SEVENTH AND NINTH SUBDIVISIONS TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SWALLOW ROAD; THENCE WESTERLY AND SOUTHERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SWALLOW ROAD AND THE EAST RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 1 OF THE "REPLAT OF TRACTS F, G, AND J, AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE, FIFTH FILING"; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE TO THE WEST QUARTER CORNER OF SAID SECTION 25, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY OF TRACT 3 DESCRIBED BELOW; THENCE 100.00 FEET WESTERLY, CONTINUING ALONG SAID NORTHERLY BOUNDARY OF TRACT 3, TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD OF SOUTH COLLEGE AVENUE; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE AS DEDICATED BY PLAT OR DEED AS FRONTAGE ROAD, OR AS DEDICATED AS STATE HIGHWAY RIGHT OF WAY WHERE NO ADDITIONAL FRONTAGE ROAD RIGHT OF WAY EXISTS, TO THE SOUTH RIGHT OF WAY LINE OF DRAKE ROAD; THENCE NORTHERLY TO THE NORTH RIGHT OF WAY LINE OF DRAKE ROAD; THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE TO THE POINT OF BEGINNING.

TRACT 3 (FOOTHILLS TIF DISTRICT):

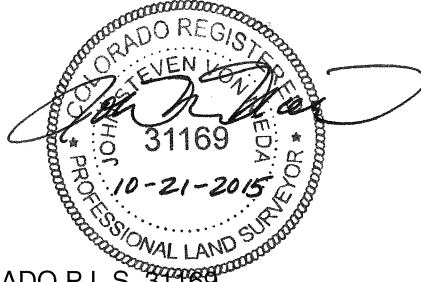
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE NORTHERLY BOUNDARY OF LOT 1 OF THE "REPLAT OF TRACTS F, G, AND J, AND VACATED SERVICE ROAD, SOUTHMOOR VILLAGE, FIFTH FILING" AND THE WESTERLY EXTENSION THEREOF, N89°52'45"E, A DISTANCE OF 314.48 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REMINGTON STREET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES: 1) ALONG THE WESTERLY RIGHT OF WAY LINE OF REMINGTON STREET, S00°05'37"W, A DISTANCE OF 50.00 FEET; 2) ALONG THE SOUTHERLY RIGHT OF WAY LINE OF REMINGTON STREET, N89°52'45"E, A DISTANCE OF 60.00 FEET; 3) S51°41'04"E, A DISTANCE OF 145.40 FEET; 4) S89°35'23"E, A DISTANCE OF 138.50 FEET; 5) N00°05'37"E, A DISTANCE OF 141.63 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY AND ITS EASTERLY EXTENSION, N89°52'45"E, A DISTANCE OF 357.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MATHEWS STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT K, SOUTHMOOR VILLAGE, FIFTH FILING; THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARIES OF SAID TRACT K THE FOLLOWING FIVE (5) COURSES: 1) ALONG SAID EASTERLY RIGHT OF WAY LINE OF MATHEWS STREET, S00°14'56"E, A DISTANCE OF 215.33 FEET; 2) 23.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF

91°36'53", AND A CHORD WHICH BEARS S46°03'22"E A DISTANCE OF 21.51 FEET; 3) 11.02 FEET ALONG THE ARC OF A REVERSE CURVE, HAVING A RADIUS OF 360.77 FEET, A CENTRAL ANGLE OF 01°45'00", AND A CHORD WHICH BEARS N89°00'07"E A DISTANCE OF 11.02 FEET; 4) N89°52'37"E, A DISTANCE OF 173.52 FEET; 5) N00°07'23"W, A DISTANCE OF 230.12 FEET TO THE NORTHWEST CORNER OF TRACT B OF THE FOOTHILLS FASHION MALL FOLEY'S EXPANSION; THENCE ALONG THE NORTHERLY BOUNDARY OF TRACTS B AND A OF SAID FOOTHILLS FASHION MALL FOLEY'S EXPANSION, N89°52'46"E, A DISTANCE OF 996.10 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STANFORD ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) ALONG THE EASTERLY BOUNDARY OF TRACT B OF SAID FOOTHILLS FASHION MALL FOLEY'S EXPANSION, 387.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,319.30 FEET, A CENTRAL ANGLE OF 16°48'53", AND A CHORD WHICH BEARS S08°17'12"W A DISTANCE OF 385.79 FEET; 2) CONTINUING ALONG SAID EASTERLY BOUNDARY, S16°41'39"W, A DISTANCE OF 93.03 FEET; 3) ALONG THE EASTERLY BOUNDARY OF THE FOOTHILLS FASHION MALL EXPANSION, S16°41'36"W, A DISTANCE OF 482.09 FEET; 4) CONTINUING ALONG SAID EASTERLY BOUNDARY, 327.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,114.57 FEET, A CENTRAL ANGLE OF 16°50'30", AND A CHORD WHICH BEARS S08°16'21"W A DISTANCE OF 326.44 FEET; 5) CONTINUING ALONG SAID EASTERLY BOUNDARY, S00°08'53"E, A DISTANCE OF 170.00 FEET; 6) CONTINUING ALONG SAID EASTERLY BOUNDARY, S05°51'32"E, A DISTANCE OF 110.54 FEET; 7) CONTINUING ALONG SAID EASTERLY BOUNDARY AND ITS SOUTHERLY EXTENSION, S00°08'53"E, A DISTANCE OF 451.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 30, 2012 AT RECEPTION NO. 20120076539 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE TRACTS DESCRIBED IN THE DEEDS RECORDED AT RECEPTION NO. 20120076539, RECEPTION NO. 20050022855, AND RECEPTION NO. 2001099396, THE FOLLOWING SEVEN (7) COURSES: 1) 23.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N45°08'53"W A DISTANCE OF 21.21 FEET; 2) S89°51'07"W, A DISTANCE OF 214.00 FEET; 3) 312.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 398.41 FEET, A CENTRAL ANGLE OF 44°59'59", AND A CHORD WHICH BEARS N67°38'53"W A DISTANCE OF 304.93 FEET; 4) N45°08'54"W, A DISTANCE OF 129.24 FEET; 5) 275.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 351.34 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD WHICH BEARS N67°38'54"W A DISTANCE OF 268.90 FEET; 6) S89°51'06"W, A DISTANCE OF 199.36 FEET; 7) 23.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S44°51'06"W A DISTANCE OF 21.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JOHN F. KENNEDY PARKWAY; THENCE S89°51'06"W, A DISTANCE OF 66.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JOHN F. KENNEDY PARKWAY; THENCE 23.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N45°08'54"W A DISTANCE OF 21.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST MONROE DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) S89°51'06"W, A DISTANCE OF 12.16 FEET; 2) 146.82 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 221.32 FEET, A CENTRAL ANGLE OF 38°00'29", AND A CHORD WHICH BEARS S70°50'52"W A DISTANCE OF 144.14 FEET; 3) S51°50'37"W, A DISTANCE OF 327.70 FEET; 4) 179.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 273.41 FEET, A CENTRAL ANGLE OF 37°32'46", AND A CHORD WHICH BEARS S70°37'00"W A DISTANCE OF 175.98 FEET; 5) S89°23'22"W, A DISTANCE OF 138.44 FEET; THENCE 23.56 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S44°23'23"W A DISTANCE OF 21.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) ALONG THE WESTERLY BOUNDARY OF STRACHAN SUBDIVISION, SECOND FILING, S00°19'07"E, A DISTANCE OF 576.93 FEET; 2) CONTINUING

ALONG SAID WESTERLY BOUNDARY, S45°28'37"E, A DISTANCE OF 44.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HORSETOOTH ROAD AS SHOWN ON THE PLAT OF SAID STRACHAN SUBDIVISION, SECOND FILING; THENCE S03°26'10"W, A DISTANCE OF 105.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HORSETOOTH ROAD AS SHOWN ON THE FIRST REPLAT OF 1ST CHOICE BANK OF FORT COLLINS; THENCE N88°14'59"W, A DISTANCE OF 154.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HORSETOOTH ROAD AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE AS SHOWN ON THE REPLAT OF LOTS 1, 2, 3 & 4 – CREGER PLAZA SUBDIVISION; THENCE N00°32'51"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE AS SHOWN ON THE PLAT OF MATTERHORN P.U.D.; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE THE FOLLOWING TEN (10) COURSES: 1) ALONG THE EASTERLY BOUNDARY OF LOT 1, MATTERHORN P.U.D., N44°33'53"E, A DISTANCE OF 9.22 FEET; 2) ALONG THE EASTERLY BOUNDARY OF LOTS 1 AND 2, MATTERHORN P.U.D., N00°19'07"W, A DISTANCE OF 503.93 FEET; 3) ALONG THE NORTHERLY BOUNDARY OF LOT 2, MATTERHORN P.U.D., S53°56'23"W, A DISTANCE OF 44.81 FEET; 4) ALONG THE EASTERLY BOUNDARY OF LOTS 2, 3, 4, 5 AND 11 OF SOUTH MESA SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF, N00°19'07"W, A DISTANCE OF 561.00 FEET; 5) N89°51'53"E, A DISTANCE OF 10.71 FEET; 6) N09°43'23"E, A DISTANCE OF 22.91 FEET; 7) 29.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 167.50 FEET, A CENTRAL ANGLE OF 10°02'32", AND A CHORD WHICH BEARS N04°42'09"E A DISTANCE OF 29.32 FEET; 8) N00°19'07"W, A DISTANCE OF 198.22 FEET; 9) S89°58'15"W, A DISTANCE OF 7.27 FEET TO THE SOUTHEAST CORNER OF LOT B, VILLA P.U.D.; 10) ALONG THE EASTERLY BOUNDARY OF SAID LOT B, N00°19'07"W, A DISTANCE OF 226.70 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT A, RICHIE'S EXPRESS CARWASH SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY OF TRACT A, AND ALONG THE SOUTHERLY BOUNDARY OF TRACT A, MOURNING SUBDIVISION, N89°59'07"W, A DISTANCE OF 665.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MCCLELLAND DRIVE AS SHOWN ON THE PLAT OF SAID MOURNING SUBDIVISION; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N00°39'53"E, A DISTANCE OF 20.17 FEET; THENCE 23.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°21'00", AND A CHORD WHICH BEARS N45°20'23"E A DISTANCE OF 21.09 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST FOOTHILLS PARKWAY AS SHOWN ON SAID MOURNING SUBDIVISION PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S89°59'07"E, A DISTANCE OF 213.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 69.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 24°44'46", AND A CHORD WHICH BEARS N77°38'30"E A DISTANCE OF 68.57 FEET TO THE WESTERLY BOUNDARY OF LOT 1, RICHIE'S EXPRESS CARWASH SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY, S00°04'53"W, A DISTANCE OF 14.69 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, S89°59'07"E, A DISTANCE OF 407.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE THE FOLLOWING FOUR (4) COURSES: 1) ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, N00°19'07"W, A DISTANCE OF 78.17 FEET; 2) CONTINUING ALONG SAID EASTERLY BOUNDARY, N00°04'53"E, A DISTANCE OF 86.83 FEET; 3) ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, N89°59'07"W, A DISTANCE OF 37.50 FEET TO THE SOUTHEAST CORNER OF LOT 3, MOURNING SUBDIVISION; 4) N00°04'53"E, A DISTANCE OF 870.84 FEET (BEING THE WESTERLY RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE AS SHOWN ON THE MOURNING SUBDIVISION, THE POUDDRE VALLEY MOTORS SUBDIVISION, AND THE REPLAT OF THE SWALLOW SUBDIVISION); THENCE S89°57'07"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ALL PLATS REFERRED TO IN THE ABOVE TRACT DESCRIPTIONS ARE PLATS OF RECORD WITH THE CLERK AND RECORDER OF LARIMER COUNTY

I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF, AND OPINION. THE ABOVE DESCRIBED TRACT IS BASED UPON PREVIOUSLY RECORDED PLATS AND DEEDS AND NOT UPON AN ACTUAL FIELD SURVEY.



JOHN STEVEN VON NIEDA, COLORADO P.L.S. 31169
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS
P.O. BOX 580, FORT COLLINS, CO 80522