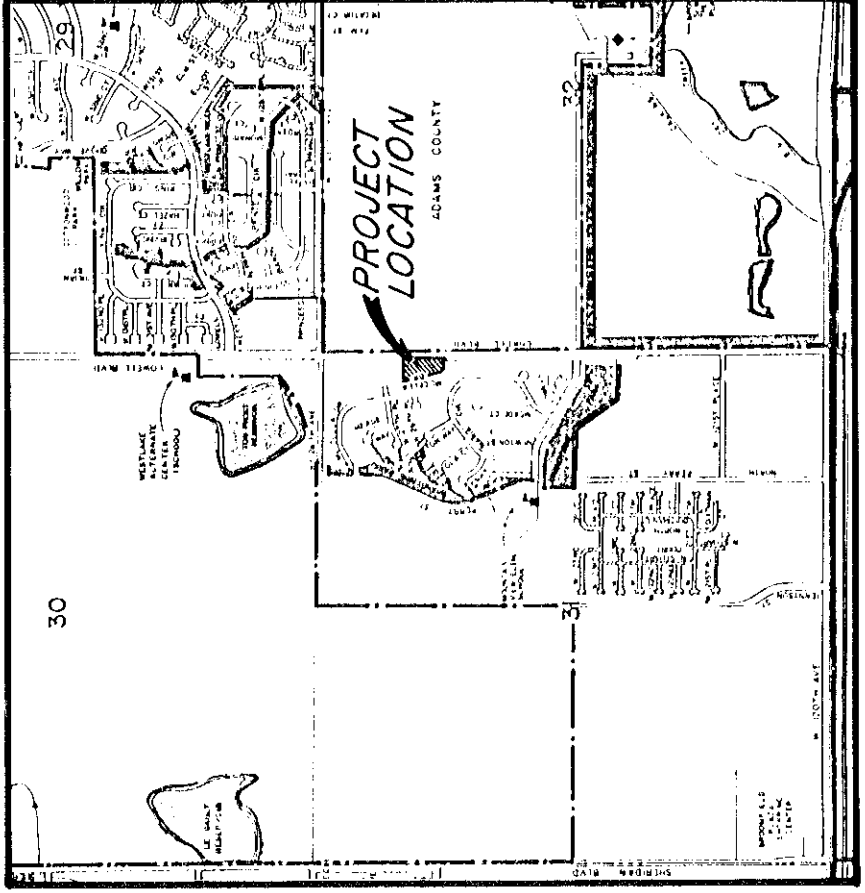


FISKE FAMILY FARM P.U.D. AND SITE DEVELOPMENT PLAN

SHEET 1 OF 2



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION:

A PART OF LAND BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOKFIELD, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CORNER OF SAID SECTION 31, HENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 31 BEARS SOUTH 00°21'40" EAST A DISTANCE OF 2,643.69 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION. A DISTANCE OF 890.30 FEET ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 890.30 FEET; THENCE SOUTH 69°38'20" WEST A DISTANCE OF 36.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AND THE TRUE POINT OF BEGINNING.

THENCE SOUTH 69°38'20" WEST A DISTANCE OF 255.55 FEET TO THE EASTERLY BOUNDARY OF BRADYWINE SUBDIVISION FILING NO. 1, HEREIN RECORDED; THENCE SOUTH 00°21'40" EAST A DISTANCE OF 431.88 FEET TO THE WESTERLY BOUNDARY OF SAID BRADYWINE SUBDIVISION FILING NO. 1, A PLAT RECORDED AT REGISTRATION NUMBER 6193603 OF SAID ADAMS COUNTY RECORDS; THENCE SOUTH 69°57'22" EAST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 189.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD; THENCE NORTH 00°21'40" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 431.88 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.212 ACRES.

OWNER, NAME AND ADDRESS:

HERBERT EARL FISKE
P.O. BOX 997
BRANDYWINE, COLORADO 80020

SUBDIVIDER NAME AND ADDRESS:

HERBERT EARL FISKE
P.O. BOX 997
BRANDYWINE, COLORADO 80020

SURVEYOR NAME AND ADDRESS:

ROCKY MOUNTAIN CONSULTANTS, INC.
801 EAST PRENTICE AVENUE, SUITE 101
ENGLEWOOD, COLORADO 80111

DATE OF PREPARATION:

OCTOBER 21, 1988

OVERALL DESIGN CONCEPT AND PROJECT INTENT

THE OVERALL DESIGN CONCEPT IS TO PROVIDE A SITE SUITABLE FOR A MIXED USE PROJECT. PERMITTED USES INCLUDE AGRICULTURAL, RESIDENTIAL, MECHANICAL STORAGE, AND MECHANICAL STORAGE. THE EXISTING STEEL FRAME STRUCTURES WILL REMAIN ON THE SITE. THE STEEL BUILDING WILL BE PERMITTED TO REMAIN ON THE SITE FOR A PERIOD NOT TO EXCEED TWO YEARS FROM THE DATE OF CITY COUNCIL APPROVAL. AT THIS TIME, THE BUILDING AND FOUNDATION WILL BE REMOVED AND THE PROPERTY WILL REVERT TO AGRICULTURAL USES. THE EXISTING AGRICULTURAL, RESIDENTIAL AND MECHANICAL STORAGE USES WILL BE PERMITTED TO CONTINUE. THE RESEARCH AND DEVELOPMENT/MECHANICAL STORAGE USES WILL CONFINED TO THE DUST, FUMES, ODORS, VIBRATION, AND LIGHTS, GLARE AND VIBRATIONS TO THE STRUCTURE. THE ROOF OF THE PROPOSED STEEL BUILDING WILL BE PAINTED WITH A FLAT FINISH TO REDUCE GLARE TO THE ADJACENT RESIDENTIAL PROPERTIES. THIS FINISH WILL BE MAINTAINED FOR AS LONG AS THE BUILDING REMAINS ON SITE.

LAND USE REQUIREMENTS

LOT 1: GROSS ACRES = 2.212 ACRES

OVERALL SITE DATA

1. GROSS ACRES 2.212 = 96,355 S.F.
2. FLOOR AREA RATIO BLDG./SITE AREA = 0.1093
3. BUILDING COVERAGE 10,530 S.F. 11%
4. PARKING AND DRIVES (5 BUILDINGS) 19,360 S.F. 20%
5. OPEN SPACE 64,455 S.F. 69%

RESIDENTIAL SITE DATA

1. GROSS ACRES 0.734 = 31,973 S.F.
2. FLOOR AREA RATIO BLDG./SITE AREA = 0.0938
3. BUILDING COVERAGE 3,000 S.F. 9%
4. PARKING AND DRIVES (1 BUILDING) 5,750 S.F. 21%
5. OPEN SPACE 22,223 S.F. 70%

SETBACKS

PRINCIPAL: FRONT 40'
SIDE 10'
REAR 5'

ACCESSORY: FRONT 40'
SIDE 10'
REAR 5'

MAXIMUM HEIGHT OF BUILDINGS

25 FEET

USE

AGRICULTURAL, RESIDENTIAL, AND RESEARCH & DEVELOPMENT/MECHANICAL STORAGE.

OTHER

LIGHTING, SIGNAGE AND SITE REQUIREMENTS NOT ADDRESSED IN THIS DOCUMENT SHALL REFER TO THE EQUIVALENT ZONING DISTRICT REQUIREMENTS AS OUTLINED IN THE BROOKFIELD MUNICIPAL CODE TO THE OWNER AGRES THAT; PRIOR TO THE APPROVAL OF A PID PLAN, SITE DEVELOPMENT PLAN OR FINAL PLAT FOR USES OTHER THAN PERMITTED BY THIS DOCUMENT, THE OWNER WILL DEDICATE THE NECESSARY RIGHT-OF-WAY FOR LOWELL BOULEVARD AND INSTALL A SIDEWALK IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

PREPARED BY:

ROCKY MOUNTAIN CONSULTANTS, INC.
801 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-6000 DATE: 10-88 JOB NO: 7-1172-001-00

LIST OF DEVIATIONS

1. THE GRAVEL DRIVEWAY WILL REMAIN AS IT PRESENTLY EXISTS.
2. PARKING SPACES ON SITE ARE NOT DELINEATED.

APPROVALS:

PLANNING COMMISSION CERTIFICATE:

THIS P.U.D. AND SITE DEVELOPMENT PLAN IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOKFIELD, COLORADO THIS 1ST DAY OF November 1988.

Helen Hoff
CITY CLERK

CITY COUNCIL CERTIFICATE:

THIS P.U.D. AND SITE DEVELOPMENT PLAN IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOKFIELD, COLORADO THIS 5th DAY OF November, 1988.

Charles J. Schatz
CITY CLERK

RECORDING INFORMATION

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:45 O'CLOCK P.M. THIS 25 DAY OF October, A.D., 1988, AND IS DULY RECORDED IN PLAN, P.U.D. # 118 Rec. # 570522

FILE NO. _____ FLIM PATD. _____

BY: *William L. Schatz*
RECORDER

BY: *James J. Parnes*

FILE NO. _____ FLIM PATD. _____

BY: _____

FILE NO. _____ FLIM PATD. _____

BY: _____

FILE NO. _____ FLIM PATD. _____

BY: _____

FILE NO. _____ FLIM PATD. _____

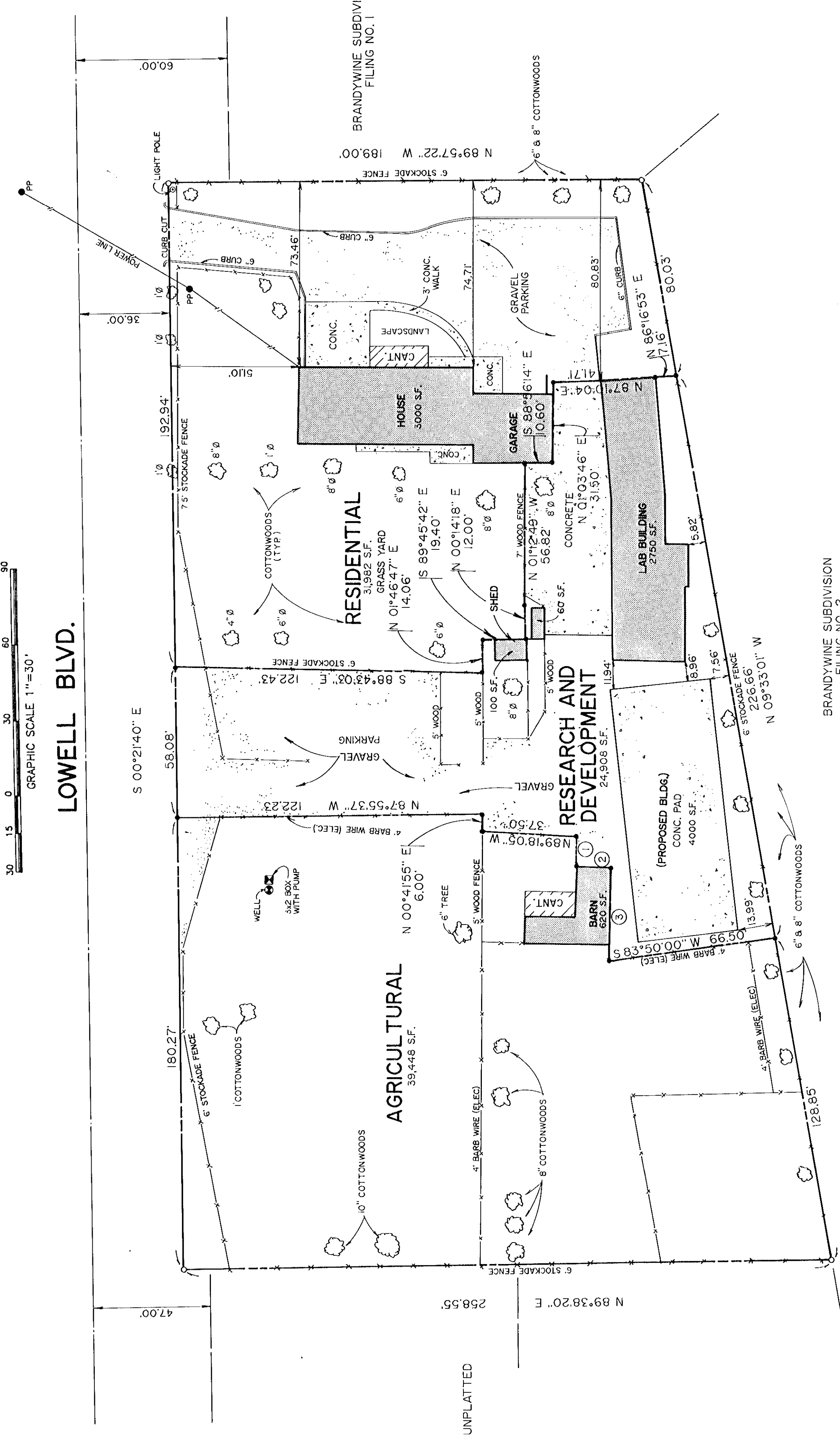
BY: _____

FILE NO. _____ FLIM PATD. _____

BY: _____

FISKE FAMILY FARM P.U.D. AND SITE DEVELOPMENT PLAN

SHEET 2 OF 2



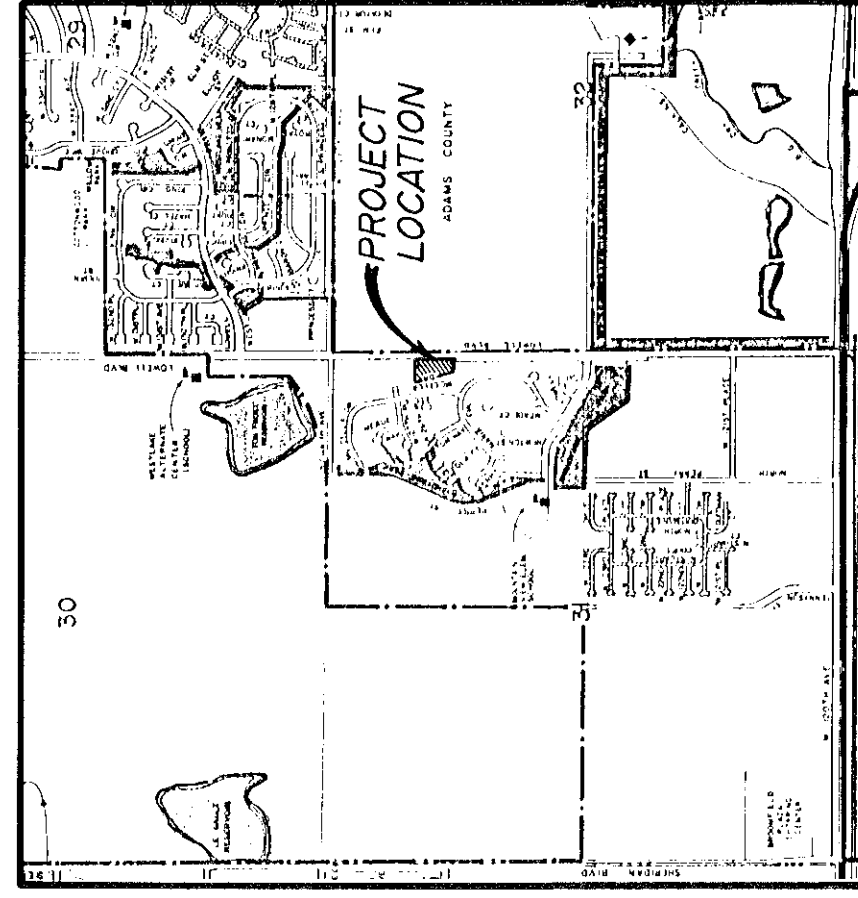
- BEARINGS**
- ① N 00°41'55" E 11.40'
 - ② N 89°18'05" W 13.20'
 - ③ N 00°41'55" E 36.28'

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS, INC.
801 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-6000 DATE: 10-88 JOB NO: 7-1172-001-00

FISKE FAMILY FARM

A PORTION OF THE NE 1/4 OF NE 1/4 OF SEC. 31, T 1 S, R 68 W OF THE 6th P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP
SCALE: 1" = 2000'

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OF ALL OF THE HEREON SHOWN REAL PROPERTY DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

CONSENT TO SUBDIVIDE; HOME SAVINGS OF AMERICA

BY: _____ BY: _____
STATE OF COLORADO }
COUNTY OF }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, 1988, BY
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON OCTOBER 20, 1988.



- NOTES:
1. BASIS OF BEARING IS SOUTH 00°21'40" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
 2. *INDICATES SET 30" LONG NO. 5 REBAR WITH PLASTIC CAP MARKED R.L.S. 9329 EXCEPT AS NOTED. AS PER PLAT OF BRANDYWINE SUBDIVISION FILING NO. 1

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8201 E. PRENTICE AVE., ENGLEWOOD, CO. 80111
741-6600 DATE: 10-26-88 JOB NO: 71-1172-001-00

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A TRACT OF LAND BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 31 BEARS SOUTH 00°21'40" EAST A DISTANCE OF 2,643.69 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 00°21'40" EAST ALONG THE EAST LINE OF SAID SECTION 31 ONE-QUARTER A DISTANCE OF 890.30 FEET; THENCE SOUTH 89°38'20" WEST A DISTANCE OF 36.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°38'20" WEST A DISTANCE OF 260.66 FEET TO THE EASTERLY BOUNDARY OF BRANDYWINE SUBDIVISION FILING NO. 8193003, A PLAT RECORDED AT RECEPTION NUMBER 667264 OF THE ADAMS COUNTY RECORDS; THENCE SOUTH 09°33'01" EAST ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 435.54 FEET TO THE NORTHERLY BOUNDARY OF BRANDYWINE SUBDIVISION FILING NO. 1, A PLAT RECORDED AT RECEPTION NUMBER 6193003 OF SAID ADAMS COUNTY RECORDS; THENCE SOUTH 89°57'22" EAST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 189.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD; THENCE NORTH 00°21'40" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 431.28 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.212 ACRES.

THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREE TO HOLD HARMLESS THE CITY OF BROOMFIELD, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF BROOMFIELD.

OWNER: HERBERT EARL FISKE

BY: _____ BY: _____
STATE OF COLORADO }
COUNTY OF }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, 1988, BY HERBERT EARL FISKE.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

NOTARY PUBLIC

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND IS ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 25 DAY OF November, 1988.

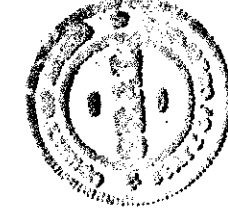
MAYOR: _____ DATE November 5, 1988
CITY CLERK: _____ DATE November 5, 1988

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND IS ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 25 DAY OF November, 1988.

PLANNING COMMISSION:
CHAIRMAN: _____ DATE November 1, 1988
SECRETARY: _____ DATE November 1, 1988

CLERK AND RECORDER'S CERTIFICATE
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AT 1:45 O'CLOCK P.M., THIS 25 DAY OF November, 1988, FILE 16 Map 869
RECEPTION NO. B905322 BOOK NO. _____ PAGE NO. _____

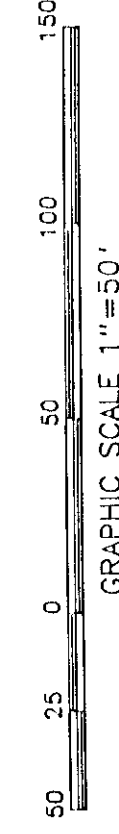
CLERK AND RECORDER: _____ DEPUTY



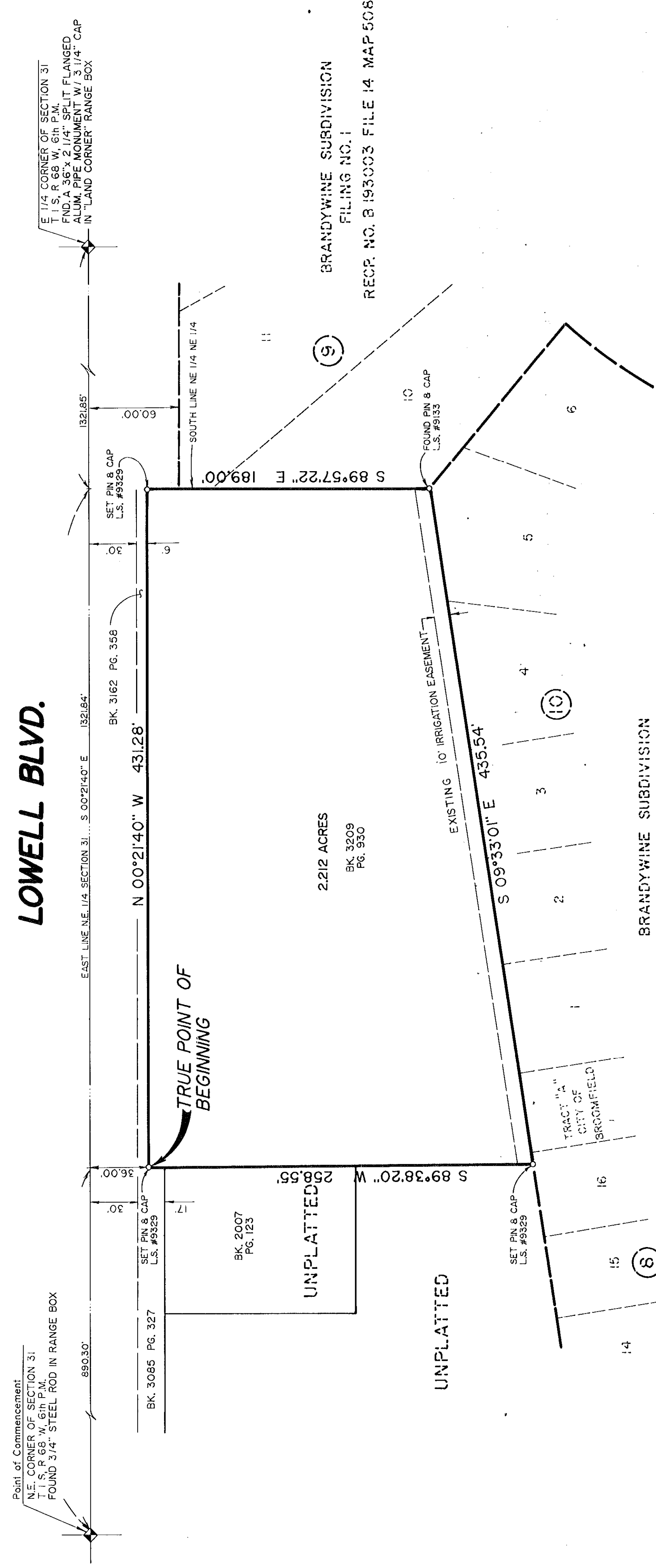
FISKE FAMILY FARM

A PORTION OF THE NE 1/4 OF NE 1/4 OF SEC. 31, T 1 S, R 68 W OF THE 6th P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



LOWELL BLVD.



BRANDYWINE SUBDIVISION
FILING NO. 2
REC. NO. 81617646 FILE 16 MAP 372

BRANDYWINE SUBDIVISION
FILING NO. 1
REC. NO. 8193003 FILE 14 MAP 808

IN ACCORDANCE WITH CRS 13-80-105.3

NOTICE: According to Colorado law you must complete a legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8201 E. PRENTICE AVE., ENGLEWOOD, CO. 80111
741-6600 DATE: 10-26-88 JOB NO: 71-1172-001-00