

DEED OF DEDICATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Oakridge Innovation, LLC, a Colorado limited liability company, and 4862 Innovation, LLC, a Colorado limited liability company (collectively, "Grantor"), being the owners of certain real property in Larimer County, Colorado legally described as follows:

CONDOMINIUM UNIT 1, BUILDING 3, AMENDED OAKRIDGE BUSINESS PARK COMMERCIAL CONDOMINIUM, ACCORDING TO THE CONDOMINIUM MAP OF SECOND AMENDED OAKRIDGE BUSINESS PARK COMMERCIAL CONDOMINIUM RECORDED FEBRUARY 25, 2020 AT RECEPTION NO. 20200012856, AND AS DEFINED BY THE CONDOMINIUM DECLARATIONS OF OAKRIDGE BUSINESS PARK COMMERCIAL CONDOMINIUM RECORDED SEPTEMBER 18, 2019 AT RECEPTION NO. 20190056364, FIRST AMENDMENT TO DECLARATION FOR OAKRIDGE BUSINESS PARK COMMERCIAL CONDOMINIUM AND CONDOMINIUM MAP RECORDED DECEMBER 24, 2019 AT RECEPTION NO. 20190082050, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

in the Larimer County Records, in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby dedicate, transfer, and convey to the City of Fort Collins, Colorado, a Municipal Corporation ("City"), whose mailing address for purposes of this deed is P.O. Box 580, Fort Collins, CO 80522, for public use forever a permanent easement for emergency access in the City of Fort Collins, County of Larimer, State of Colorado, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Easement").

The City's rights under the Easement include the right of emergency vehicles and personnel to access the Easement; the right to designate the Easement as a fire lane with the enforcement of provisions required through said designation of a fire lane; and the right to cite, ticket, and/or tow vehicles and/or remove obstructions within the Easement that prevent and/or restrict the maintaining of emergency access. Grantor reserves the right to use the Easement for purposes that do not interfere with the full enjoyment of the rights hereby granted.

The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easement, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easement, or of improvements in the Easement that are not owned by the City. Grantor will maintain the surface of the Easement in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Grantor will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or any other obstruction that would negatively impact the ability of emergency vehicles and personnel to utilize the Easement as intended, designed and approved. In the event such obstacles are installed in the Easement, the

City has the right to require the Grantor to remove such obstacles from the Easement. If Grantor does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Grantor the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Deed inure to the benefit of the City's agents, licensees, permittees and assigns.

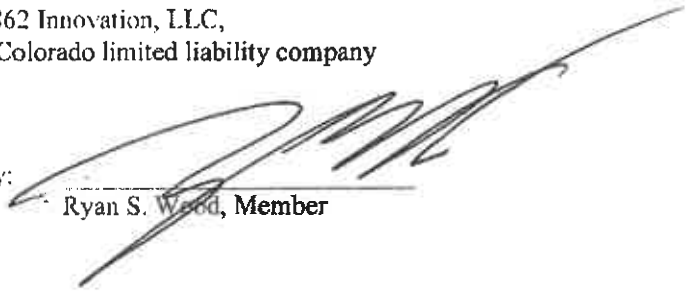
Witness our hands and seals this ____ day of February, 2020.

[SIGNATURES ON FOLLOWING PAGES]

GRANTOR:

4862 Innovation, LLC,
a Colorado limited liability company

By:


Ryan S. Wood, Member

OWNER OF CONDOMINIUM UNIT 1, BUILDING 3, AMENDED OAKRIDGE BUSINESS
PARK COMMERCIAL CONDOMINIUM, CITY OF FORT COLLINS, COUNTY OF
LARIMER, STATE OF COLORADO

State of COLORADO)
) ss
County of LARIMER)

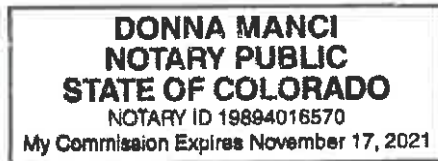
The foregoing instrument was acknowledged before me this 27 day of February 2020, by
Ryan S. Wood, as Member of 4862 Innovation, LLC, a Colorado limited liability company.

Witness my hand and official seal.



Notary Public

My commission expires: 11-17-21



This Deed of Dedication is accepted by the Director of Planning, Development, and Transportation Service Unit pursuant to Section 2.1.5 of the Land Use Code of the City of Fort Collins this _____ day of _____, 2020.

City Engineer

Name: _____

As delegee for the Director of Planning,
Development, and Transportation Service Unit

ATTEST:

City Clerk

CONSENT AND APPROVAL BY LIENHOLDER

The undersigned, being the owner of a deed of trust or mortgage encumbering the property within the Easement, hereby approves, ratifies, confirms and consents to and subordinates its lien to the foregoing Deed of Dedication of Easement.

Dated this 19th day of February, 2020.

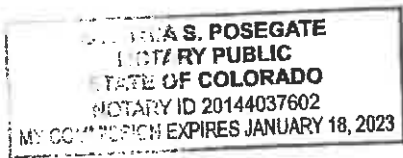
FIRST NATIONAL BANK

By: *Mark Thibout*
Name: Mark Thibout
Title: Vice President
Address: 205 W Oak St.
Fort Collins CO 80521

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this on February 19, 2020,
by Mark Thibout [name] as Vice President [title]
of FIRST NATIONAL BANK.

Witness my hand and official seal.



Cynthia S. Posegate
Notary Public
My commission expires: 1-18-2023

ATTORNEY'S CERTIFICATION

I hereby certify that the forgoing Deed has been duly executed as required pursuant to Section 2.2.3 (C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Deed on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon an examination of the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the deed and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.



Attorney: Jeffrey J. Johnson
Address: 323 S. College Avenue, Suite 1
Fort Collins CO 80524
Registration No. 19821
Date: February 25, 2020

EXHIBIT A
PROPERTY DESCRIPTION
EMERGENCY ACCESS EASEMENT

Being part of Lot 1, Block 1 Oakridge Business Park 32nd Filing as recorded September 19, 2000 as Reception No. 2000064545 of the Records of Larimer County, located in the Northeast Quarter (NE1/4) of Section Six (6), Township Six North (T.6N.), Range Sixty-Eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Lot 1, Block 1 and assuming the West line of said Lot 1 as bearing South 16°06'35" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 510.75 feet with all other bearings contained herein relative thereto:

THENCE along the arc of a curve concave to the Northwest a distance of 37.07 feet, said curve has a Radius of 679.61 feet, a Delta of 03°07'32" and is subtended by a Chord bearing North 70°23'13" East a distance of 37.07 feet to the **POINT OF BEGINNING**;

THENCE continuing along the arc of a curve concave to the Northwest a distance of 28.17 feet, said curve has a Radius of 679.61 feet, a Delta of 02°22'30" and is subtended by a Chord bearing North 67°38'13" East a distance of 28.17 feet to a line non-tangent to this curve;

THENCE South 16°06'35" East a distance of 258.88 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northeast a distance of 45.33 feet, said curve has a Radius of 25.00 feet, a Delta of 103°53'17" and is subtended by a Chord bearing South 68°03'13" East a distance of 39.37 feet to a point hereon referred to as **POINT "A"** said point being a Point of Tangency (PT);

THENCE North 60°00'08" East a distance of 141.51 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northwest a distance of 23.56 feet, said curve has a Radius of 15.00 feet, a Delta of 90°00'11" and is subtended by a Chord bearing North 15°00'03" East a distance of 21.21 feet to a Point of Tangency (PT);

THENCE North 30°00'03" West a distance of 252.38 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Southwest a distance of 12.54 feet, said curve has a Radius of 20.00 feet, a Delta of 35°54'53" and is subtended by a Chord bearing North 47°57'12" West a distance of 12.33 feet to a curve non-radial to this curve;

THENCE along the arc of a curve concave to the Northwest a distance of 34.03 feet, said curve has a Radius of 679.61 feet, a Delta of 02°52'07" and is subtended by a Chord bearing North 55°19'09" East a distance of 34.02 feet to a curve non-radial to this curve;

THENCE along the arc of a curve concave to the Southeast a distance of 9.27 feet, said curve has a Radius of 20.00 feet, a Delta of 26°32'50" and is subtended by a Chord bearing South 16°43'21" East a distance of 9.18 feet to a Point of Tangency (PT);

THENCE South 29°59'30" East a distance of 257.95 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northwest a distance of 23.56 feet, said curve has a Radius of 15.00 feet, a Delta of 90°00'22" and is subtended by a Chord bearing South 74°59'41" East a distance of 21.21 feet to a Point of Tangency (PT);

THENCE North 60°00'08" East a distance of 190.64 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Southwest a distance of 206.59 feet, said curve has a Radius of 88.00 feet, a Delta of 134°30'30" and is subtended by a Chord bearing South 52°44'37" East a distance of 162.31 feet to a Point of Tangency (PT);

THENCE South 14°30'38" West a distance of 151.55 feet;

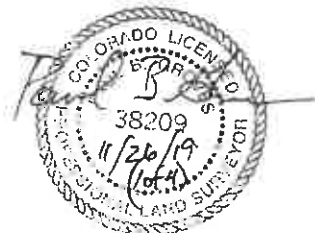
THENCE South 17°05'30" West a distance of 33.26 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northwest a distance of 396.67 feet, said curve has a Radius of 260.00 feet, a Delta of 87°24'47" and is subtended by a Chord bearing North 60°47'54" East a distance of 359.30 feet to a Point of Tangency (PT);

THENCE North 75°29'43" West a distance of 2.12 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northeast a distance of 184.49 feet, said curve has a Radius of 178.00 feet, a Delta of 59°23'04" and is subtended by a Chord bearing North 45°48'11" West a distance of 176.34 feet to a Point of Tangency (PT);

THENCE North 16°06'39" West a distance of 402.06 feet to the **POINT OF BEGINNING**;



Excepting therefrom;

Commencing at the aforementioned **POINT "A"**;

THENCE South 14°53'27" West a distance of 39.53 feet to the **POINT OF BEGINNING**;

THENCE North 60°00'01" East a distance of 418.01 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Southwest a distance of 140.86 feet, said curve has a Radius of 60.00 feet, a Delta of 134°30'37" and is subtended by a Chord bearing South 52°44'41" East a distance of 110.67 feet to a Point of Tangency (PT);

THENCE South 14°30'38" West a distance of 150.93 feet;

THENCE South 17°05'30" West a distance of 32.63 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northwest a distance of 353.95 feet, said curve has a Radius of 232.00 feet, a Delta of 87°24'47" and is subtended by a Chord bearing South 60°47'54" West a distance of 320.61 feet to a Point of Tangency (PT);

THENCE North 75°29'43" West a distance of 2.13 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Northeast a distance of 155.47 feet, said curve has a Radius of 150.00 feet, a Delta of 59°23'13" and is subtended by a Chord bearing North 45°48'06" West a distance of 148.61 feet to a Point of Tangency (PT);

THENCE North 16°06'30" West a distance of 74.50 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the Southeast a distance of 18.60 feet, said curve has a Radius of 14.00 feet, a Delta of 76°06'30" and is subtended by a Chord bearing North 21°56'45" East a distance of 17.26 feet to the **POINT OF BEGINNING**;

Said described parcel of land contains 56,774 Square Feet or 1.303 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Paul B. Groves, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Paul B. Groves - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

LINE TABLE

LINE	BEARING	LENGTH
L1	S14°30'38"W	151.55'
L2	S17°05'30"W	33.26'
L3	N75°29'43"W	2.12'
L4	S14°53'27"W	39.53'
L5	S14°30'38"W	150.93'
L6	S17°05'30"W	32.63'
L7	N75°29'43"W	2.13'
L8	N16°06'30"W	74.50'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	37.07'	679.61'	3°07'32"	37.07'	N70°23'13"E
C2	28.17'	679.61'	2°22'30"	28.17'	N67°38'12"E
C3	45.33'	25.00'	103°53'17"	39.37'	S68°03'13"E
C4	23.56'	15.00'	90°00'11"	21.21'	N15°00'03"E
C5	12.54'	20.00'	35°54'53"	12.33'	N47°57'12"W
C6	34.03'	679.61'	2°52'07"	34.02'	N55°19'09"E
C7	9.27'	20.00'	26°32'50"	9.18'	S16°43'21"E
C8	23.56'	15.00'	90°00'22"	21.21'	S74°59'41"E
C9	206.59'	88.00'	134°30'30"	162.31'	S52°44'37"E
C10	396.67'	260.00'	87°24'47"	359.30'	N60°47'54"E
C11	184.49'	178.00'	59°23'04"	176.34'	N45°48'11"W
C12	140.86'	60.00'	134°30'37"	110.67'	S52°44'41"E
C13	353.95'	232.00'	87°24'47"	320.61'	S60°47'54"W
C14	155.47'	150.00'	59°23'13"	148.61'	N45°48'06"W
C15	18.60'	14.00'	76°06'30"	17.26'	N21°56'45"E



Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

NOTE: This exhibit drawing is not intended to be a monumented land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

NOTICE: According to Colorado law you must commence any 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. (13-80-105 C.R.S. 2012)

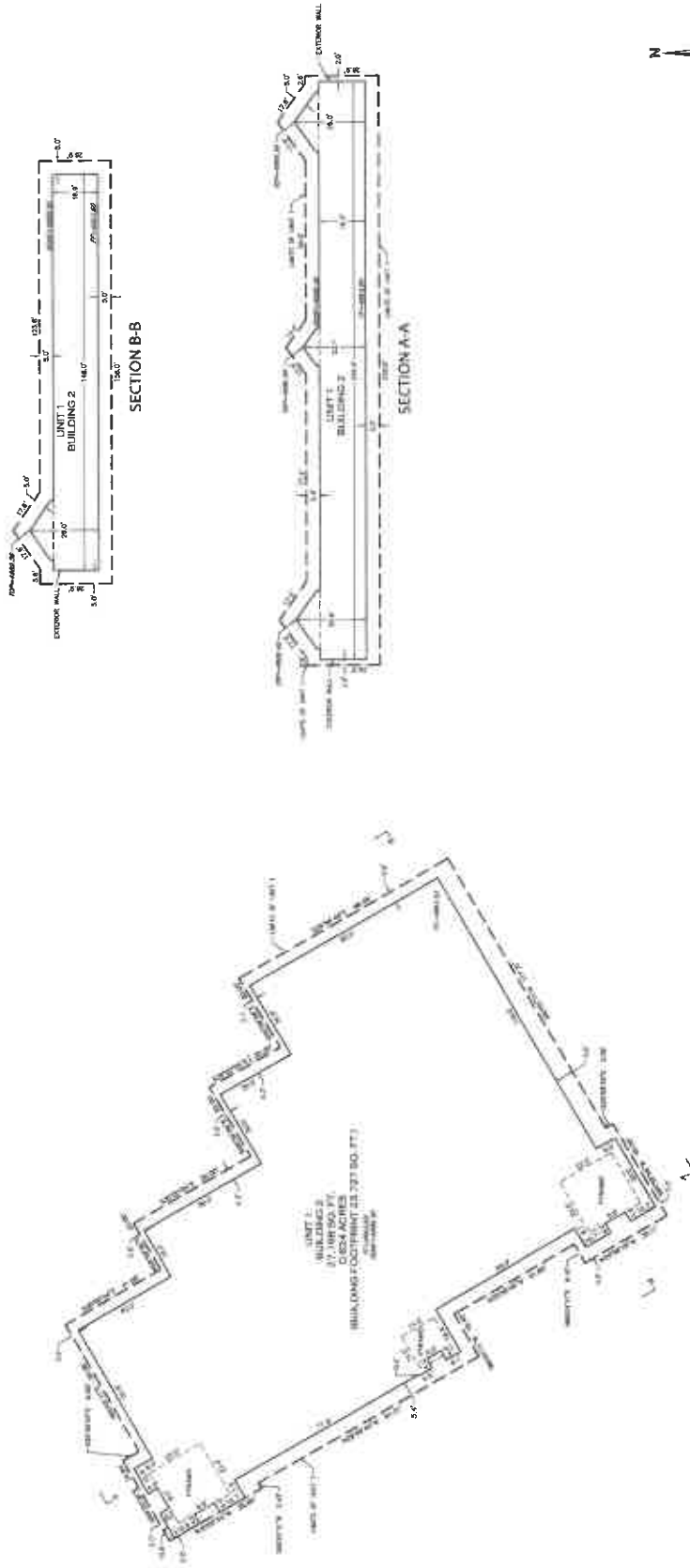


KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
email: contact@KingSurveyors.com

PROJECT NO: 20190778
DATE: 11/25/2019
CLIENT: Peak Companies
DWG: 20190778 exh 1
DRAWN: DS CHECKED: PBG

SECOND AMENDED OAKRIDGE BUSINESS PARK COMMERCIAL CONDOMINIUM



LEGEND

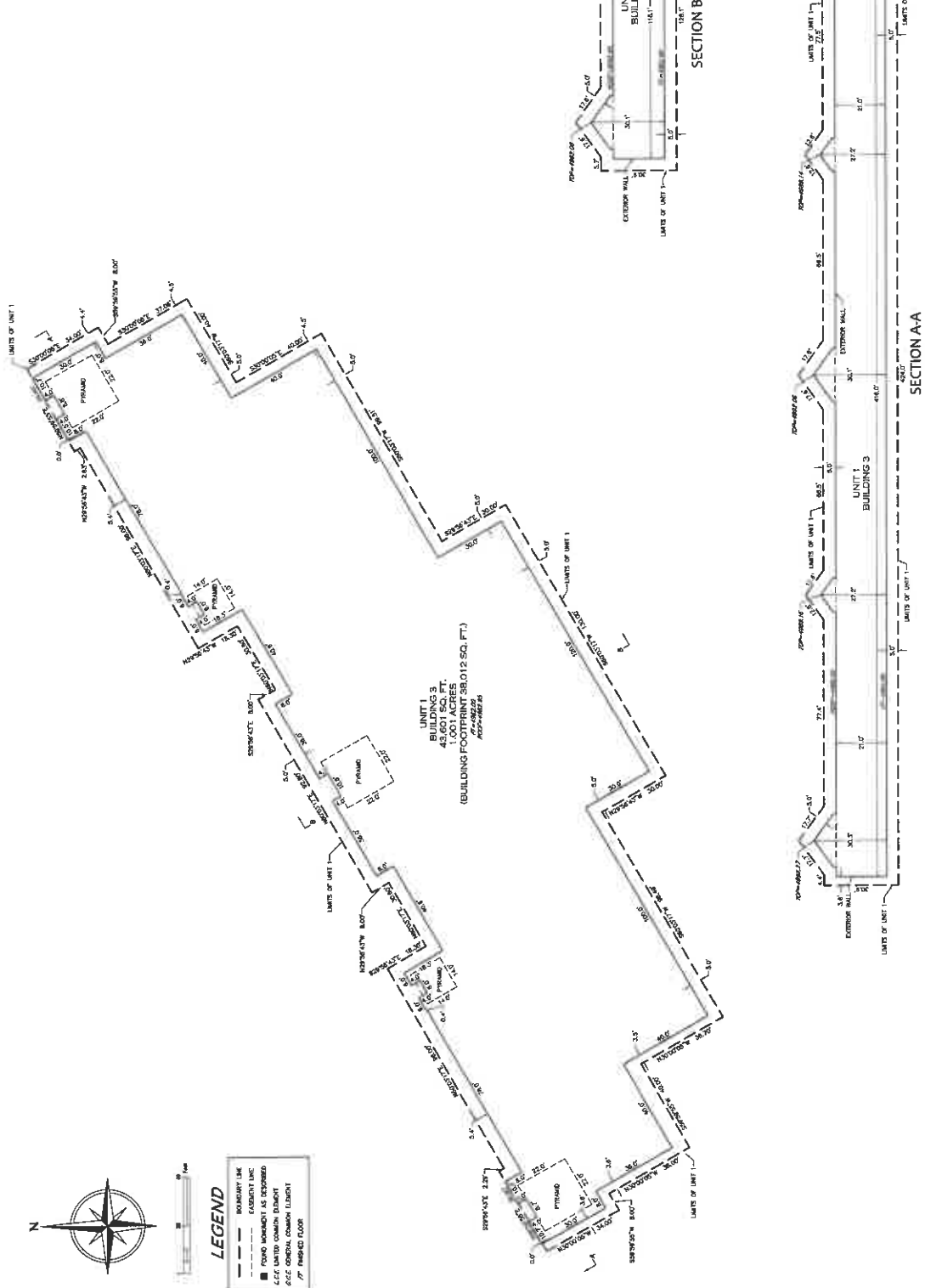
- BOUNDARY LINE
- - - - COMMON UNIT LINE
- - - - COMMON ELEMENT AS DESIGNATED
- 2.0 FT. LIMITED COMMON ELEMENT
- 6.0 FT. COMMON ELEMENT
- 12.0 FT. COMMON ELEMENT



NOTICE
 According to Connecticut law, no person can receive or hold a license based upon any action taken in this state which expires more than two years after the date of the expiration of the license. It is the policy of the State of Connecticut that any action based upon any action based upon any action taken in this state which expires more than two years after the date of the expiration of the license. (1) 60-130 C.S.R.S. 2012

		PROJECT NO: 209030 PROJECT NAME: INNOVATION CONDO	
DATE: 2-14-2020 DRAWN BY: SPJ	CLIENT: WYACB FILE NAME: 209030	REVISIONS	
CHECKED BY: SPJ	SCALE: 1" = 20'	DATE:	3

SECOND AMENDED OAKRIDGE BUSINESS PARK COMMERCIAL CONDOMINIUM



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- FOUNDATION AS EXISTING
- UNIT COMMON ELEMENT
- GENERAL COMMON ELEMENT
- FINISHED FLOOR

UNIT 1
BUILDING 3
49,601 SQ. FT.
1.001 ACRES
AS SHOWN ON
AS-20-087-04



Project No. 20-087-04
Colorado Professional Land Surveyor 13324P

NOTICE
According to Colorado law, your professional seal and signature are required on all drawings which show your name. You may not use your seal and signature on any drawing which is not your own work. The seal and signature are required on all drawings which show your name. The seal and signature are required on all drawings which show your name.



PROJECT NO.	PROJECT NAME	INNOVATION CORP	REVISIONS
20-087-04	UNIT 1 BUILDING 3		
DATE	CLIENT	FILE NAME	
2-14-2020	WAMAC	2009030	
DRAWN BY	FILE NAME		
SP			
CHECKED BY	SCALE		
SP	1" = 20'		

DATE: