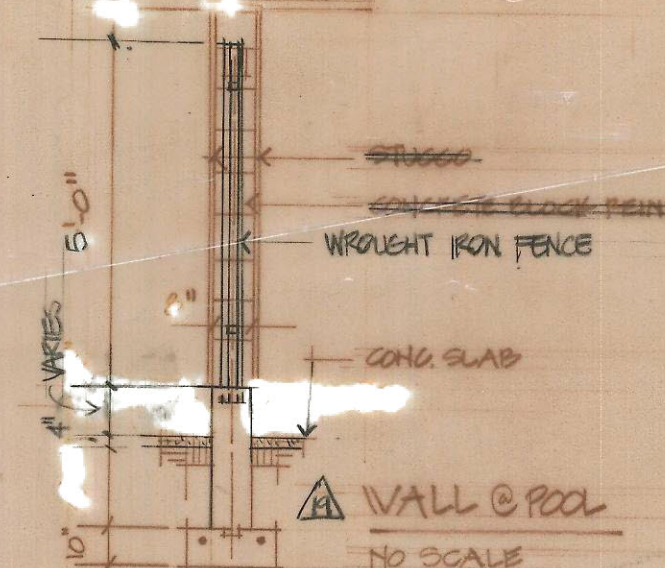
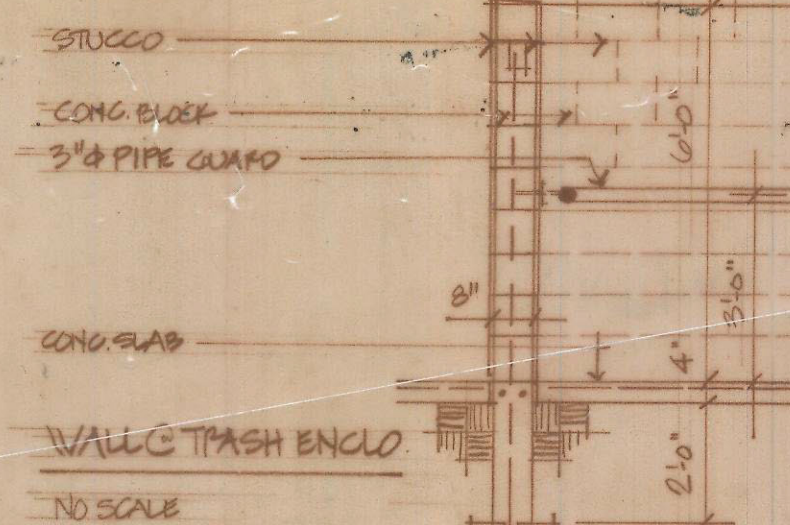




Proposed Internally Illuminated Linear Building Letters w/ 4'-0" Monogram
North, South, West (70.6 sq. feet) x 3 = 211.84
MA - 3/2/09

RESEARCH PLAZA
SUBDIVISION FILING NO. 1
LOT 1 BLOCK 1
ZONED M-1 CONDITIONAL



PLANNED BUILDING GROUP

HOTEL FACILITY FOR: HAMPTON INN

SOUTHEAST AURORA HOTEL VENTURE
DEVELOPER

EAST FLORIDA AVENUE AND SOUTH ABILENE STREET

AURORA

COLORADO

ALL SPECIAL PLANS REGISTERED AND RECORDED-HEREUNDER SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSURANCE AND VALIDITY OF ALL BUILDING PERMITS AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE AND OPERATION OF ALL LAND AND STRUCTURES INCLUDED WITHIN SUCH PLANS TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.

IN WITNESS WHEREOF SOUTHEAST AUKROA
HOTEL VENTURE HAS CAUSED THERE PRESENTS TO BE
EXECUTED THIS 23RD DAY OF MAY AD 1984

BY: Robert A. Allen
GENERAL PARTNER.

NOTARIAL:

STATE OF COLORADO)
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
DAY OF MAY AD 1984 BY: Robert A. ALTER 23rd.

WITNESS MY HAND AND OFFICIAL SEAL

Carolyn Dand Aug. 11, 1985
NOTARY PUBLIC MY COMMISSION EXPIRES NOTARY SEAL

CITY OF AURORA APPROVALS

CITY ATTORNEY Robert M. Ryan DATE 6-18-84

PLANNING DIRECTOR Harrell L. Foe DATE June 8, 1988
PLANNING COMMISSION 164 DATE 5-23-86

PLANNING COMMISSION James C. [Signature] DATE 5-23-77
CHAIRMAN
SEAL: COLLEGE [Signature] 6-20-81

CITY COUNCIL James Taylor DATE 8-20-84
MAYOR
Tom Lawrence 131-81

ATTEST *[Signature]* DATE *6-21-04*
ACTING CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COUNTY,
COLORADO AT _____ O'CLOCK _____ M., THIS _____ DAY OF
AD. _____

CLERK AND RECORDER:

LEGAL DESCRIPTION
RESEARCH PLAZA SUBDIVISION PLING NO. 1 BLOCK 1 LOT 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF LOT 1, BLOCK 1, R & B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4),
OF SAID SECTION 19; THENCE S89° 49'59" E, ALONG THE NORTH LINE
OF SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 30.00 FEET; THENCE S
00° 14'50" E, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST
QUARTER (SW 1/4), A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE EXTENDED; THENCE S 89°
49'59" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 8.00
FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ARLENE
STREET EXTENDED; THENCE S 00° 14'50" E, ALONG SAID EAST
RIGHT-OF-WAY LINE, A DISTANCE OF 274.94 FEET TO THE TRUE POINT OF
BEGINNING;

THENCE N 89° 45' 15" E, A DISTANCE OF 399.99 FEET; THENCE N 00° 14' 50" W, A DISTANCE OF 245.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE; THENCE 89° 49' 59" W ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 374.82 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 151° 15' 15" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 39.45 FEET TO A POINT OF TANGENCY SAID POINT BEING 100.00 FEET RIGHT-OF-WAY OF SOUTH ABILENE STREET; THENCE CONTINUING S 00° 14' 50" E, A DISTANCE OF 222.76 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINING 98,459.41 SF (2.260 AC) MORE OR LESS

BASIS OF BEARING: WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF
 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST, COUNTY OF ARAPAHOE,
 STATE OF COLORADO, BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST
 CORNER OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 19, TOWNSHIP 4
 SOUTH, RANGE 66 WEST, AS SHOWN ON THE PLAT FOR (R & B CORPORATE
 PARK - AURORA SUBDIVISION FILING NO. 1).
 BEARING OF SAID LINE = N 00°4'50" W.

Parade
roofline HAMPTON IN PBS

84-6029

84-1438



INTERGROUP

**2696 SOUTH
COLORADO
BOULEVARD
SUITE 304

DENVER
COLORADO
80222

303 758 8877**

ARCHITECT

HAMPTON INN HOTEL
EAST FLORIDA AVENUE AND SOUTH ABILENE STREET
AURORA COLORADO

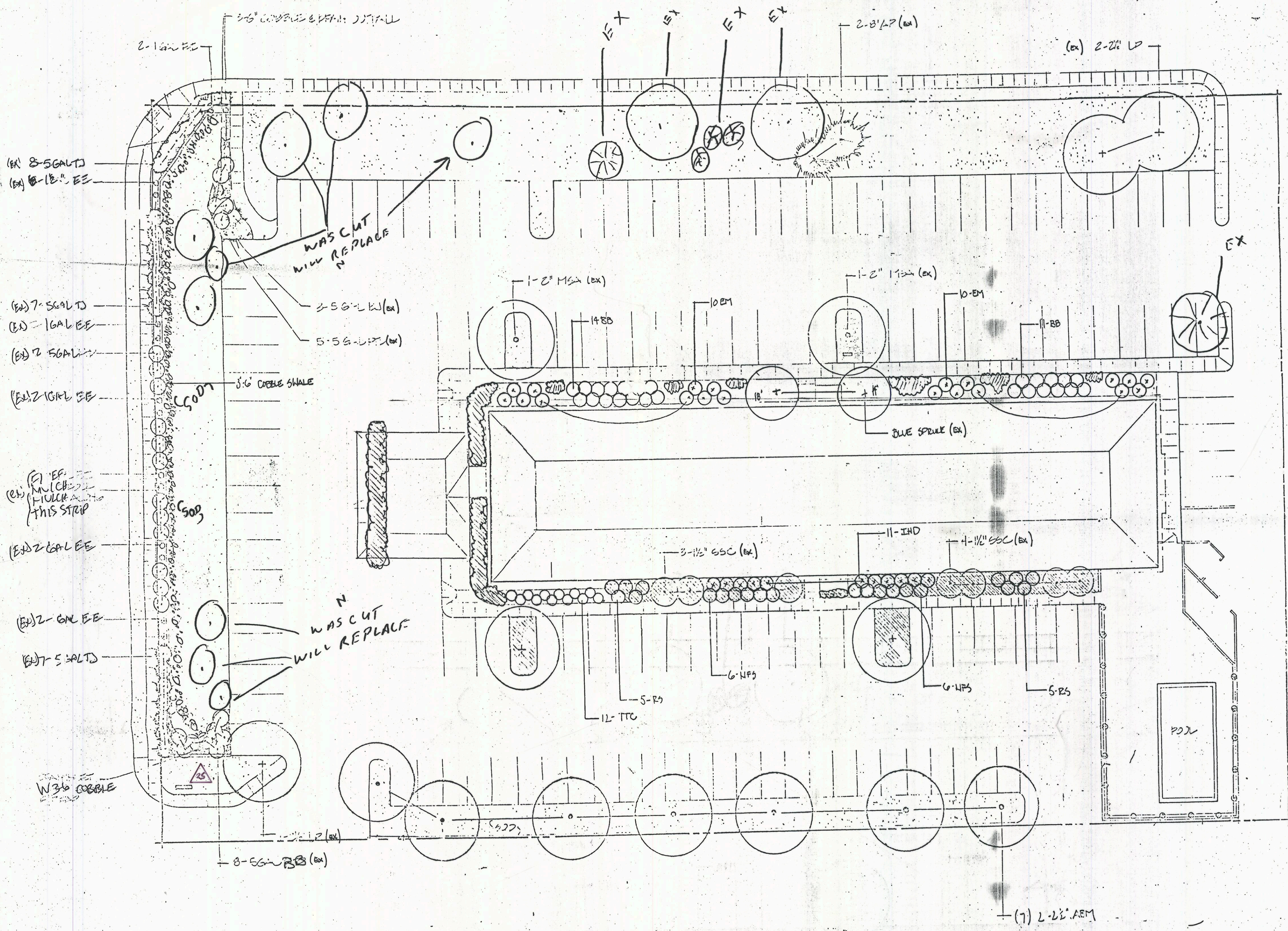
5.4.84	AS PER COMMENTS
5.14.84	AS PER COMMENTS
5.21.84	AS PER COMMENTS

4-11-84 SERIAL

SITE PLAN

P. B. G.

84-6029-1



Plant Schedule

7	ABM	2"-2 1/2"	Autumn Blaze Maple
25	BB	#5	Burning Bush
20	EM	#5	Euonymus Manhattan
12	TTC	#5	Tom Thumb Cotoneaster
10	RS	#5	Russian Sage
12	NFS	#5	Neon Flash Spirea
11	IHD	#5	Ivory Halo Dogwood
186	Perennials	#1	Assorted
120	Ornamental Grasses	#1	Assorted

We will be placing an additional 6" (caliper) for the trees that were cut down. THE 6" CALIPER INCHES WILL BE 8' TALL PINO PINE

GENERAL NOTES

1. PLANTED AREAS SHALL HAVE WELL-DEGRADED COMPOSTS APPLIED AT A RATE OF 3 CY PER 100 SF AND FILED TO A DEPTH OF 6". THE AREAS SHALL BE LEVELLED AND GRADED TO AN ACCEPTABLE FINISH GRADE. ALL DEBRIS AND ROCK NOT PASSING THROUGH A #10 SHALL BE REMOVED.
2. SOD SHALL BE A HIGH-QUALITY BLUE GRASS BLEND, FREE FROM WEEDS. SOD SHALL BE PROTECTED FROM DRYING OUT.
3. PLANT MATERIAL STANDARDS SHALL COMPLY WITH CURRENT AMT STANDARDS. PLANTS SHALL NOT EXCEED 60% GROWN. ALL TREES SHALL HAVE WELL-DEVELOPED TOPS WITH FEASIBLE STAMPS. WELL-DEVELOPED SINGLE LEADERS.
4. ALL SHRUB AREAS TO BE MULCHED WITH 3" OF 1/2"-3" RUBBER MULCH OVER A WEED BARRIER OF 6 MIL BLACK PLASTIC. ALL GROUND COVER AREAS TO BE MULCHED WITH 3" WOOD PINE FEEJINGS. GROUND AREAS WITH STEEL EDGING AS DRAWN ON PLAN.
5. ALL PLANTED AREAS TO HAVE IRRIGATION SYSTEM WITH AUTOMATIC CONTROLS.
6. ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF FINAL ACCEPTANCE.

HAMPTON INN

EAST FLORIDA AVENUE AND
SOUTH ABILENE STREET

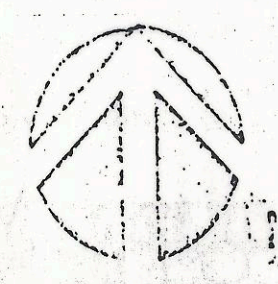
AURORA, COLORADO

LANDSCAPE SITE PLAN

NEW PLAN 6/15/2007
ALSO SEE PAPER FILE

DATE: 9-12-84

SHEET L-1



NORTH SCALE 1"=20'-0"

Hampton Inn

84-6029