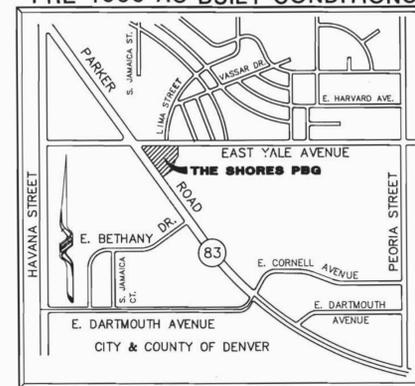


SITE PLAN AMENDMENT
SHEET 2 OF 3
P.L.C. 1995 AS BUILT CONDITIONS EXHIBIT C



VICINITY MAP NO SCALE

SITE PLAN

SCALE: 1" = 30'

PROPERTY DESCRIPTIONS

FORMER LOT 1, BLOCK THE SHORES - FILING NO. 6
REPLATTED LOTS 1 TO 4 INCLUSIVE, BLOCK 1 INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

LOT AREAS
LOT 1: 41,599 S.F. (0.96 ACRES) LOT 2: 41,205 S.F. (0.94 ACRES)
LOT 3: 24,120 S.F. (0.55 ACRES) LOT 4: 54,992 S.F. (1.26 ACRES)

CITY OF AURORA APPROVALS:
Planning Director: *James M. Botka*
Date: *7/20/95*

SOUND ON WHEELS CONDITIONAL NOTES

- The building shall be improved with a new shingled roof and shall be painted and color trimmed similar to other buildings on the site.
- The hours of operation shall be from 9:00 A.M. to 6:00 P.M. on Mondays through Saturdays and shall be closed on Sundays.
- The City of Aurora Noise Ordinance shall be complied with; sound emissions generated by operations shall be kept to a reasonable minimum.
- The service bay garage doors shall be located on the South elevation of the building and shall remain closed except for ingress and egress to and from the service bays.
- The grounds and landscape areas shall be maintained and kept clean and free of refuse.
- Area lighting shall be downcast. No area, sign or other lighting shall be directed towards the adjacent Shores residential subdivision.
- Sound On Wheels employees shall be instructed not to drive vehicles through E. Stridger or L. Shores residential subdivisions when road testing equipment.
- After-hours work, which may be required of owners or employees, shall be kept to a minimum and shall not have a negative impact on the adjacent residential neighborhoods. The owner shall hold meetings, as may become necessary, with the adjacent homeowners' association to resolve problems which may occur as a result of after-hours activities.
- All service and installation work, except for over-sized vehicles, shall be performed inside the building with bay doors closed.

PZC - 9.23.2020: 50' Unipole Cell Facility with ground mounted equipment
See Sheets 12-19 for detail

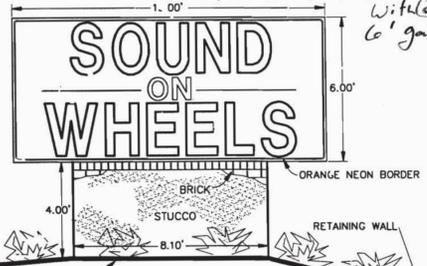
LOT 1: PARKING CALCULATIONS

	Present - Restaurant	New - Retail
Parking Required	40 (Per The Shores PGG)	21*
Parking Provided	113 spaces	52
H.C. Parking Provided	57	2
* (3350 SF (GFA) @ 1 SP/200 SF) + (2 SP/Service Bay x 2) = 21 LOTS 1-4		
PARKING REQUIRED	141 spaces	
PARKING PROVIDED	133 spaces	131
	+ 8 spaces	
	+ 9 spaces waived	
	+ 1 space	

* Parking Waiver from Sound on Wheels' reduced PC waiver of 45 spaces to 9 spaces

AMENDMENTS

- REVISED SHORES PBG SITE PLAN TO REFLECT AS BUILT CONDITIONS AS OF MAY 16, 1995.
- REVISED SITE PLAN FOR LOT 4 REDEVELOPMENT; RE: SHEET 2 OF 2 P.L.C. 1995
- 7/21/95 INSTALL 2 OVERHEAD GARAGE DOORS ON SOUTH ELEVATION PER CONDITIONS PRIOR TO C.O., SEE FILE # 45/95
- ADDED NEW RETAINING/CURB WALLS
- REVISED PARKING LAYOUT (REMOVED 4 SPACES)
- REVISED ACCESS DRIVE TO C.D.O.T. REQUIREMENTS
- RETAINING WALL
- LANDSCAPE TO C.O.A. STANDARDS
- MODIFIED CURBS TO CLEAR FIRE LANES
- ADDED CONDITIONAL NOTES

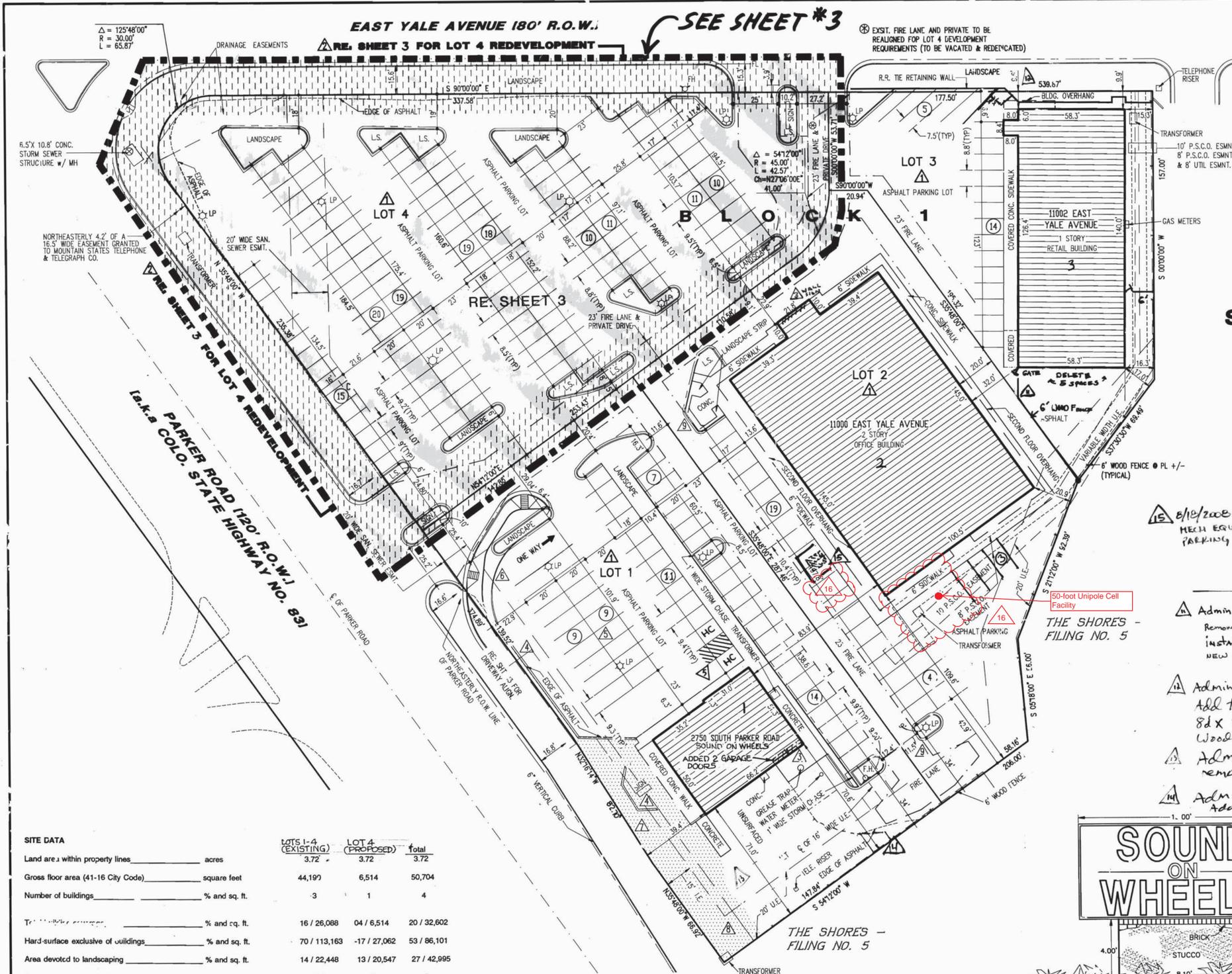
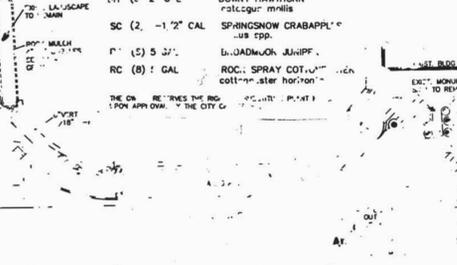


SOUND ON WHEELS SIGN DETAIL

PURPLE, TEAL & YELLOW LETTERS ON WHITE BACKGROUND
TOTAL AREA = 78 SQUARE FEET (EACH SIDE)

SUGGESTED PLANTING MATERIALS LEGEND

- DN (2" C/L) DOWNY HAWTHORN rotoclear mnlis
- SC (2' - 1.75" CAL) SPRINGSNOW CRABAPPLE us spp.
- LS (5) 3 GAL. L. OADMONON JUNIPER
- RC (8) 1 GAL. ROC. SPRAY COT. with cotton-aster horizon



AMENDMENT TO SHORES PBG SITE PLAN

ADA ACCESS NOTE

The 'accessible route of travel' shall connect the exterior operable doors and exits with a 6" of grade with 1/4" accessible parking spaces and the public way. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be painted with white stripes. The 'accessible route of travel' must comply with U.B.C. Chapter 21, Appendix A and A.N.S.I. 117.1.

COLORADO DEPARTMENT OF TRANSPORTATION NOTE

The 'int access agreement' for Lot 1 through 3 within the INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 will necessitate any development in the SHORES PBG to obtain a State Highway Access Permit from the Colorado Department of Transportation.

NOTES

- Cross access on, over and through Lots 1 through 4, Block 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 is provided for by the official plat of said subdivision as recorded in the Clerk and Recorder's Office of Aurora, Colorado.
- Cross parking, on, over and through Lots 1 through 4, Block 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 is provided for by the official plat of said subdivision as recorded in the Clerk and Recorder's Office of Aurora, Colorado.

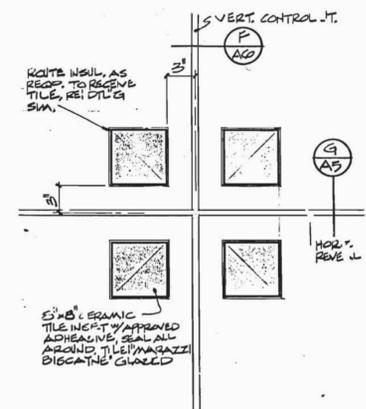
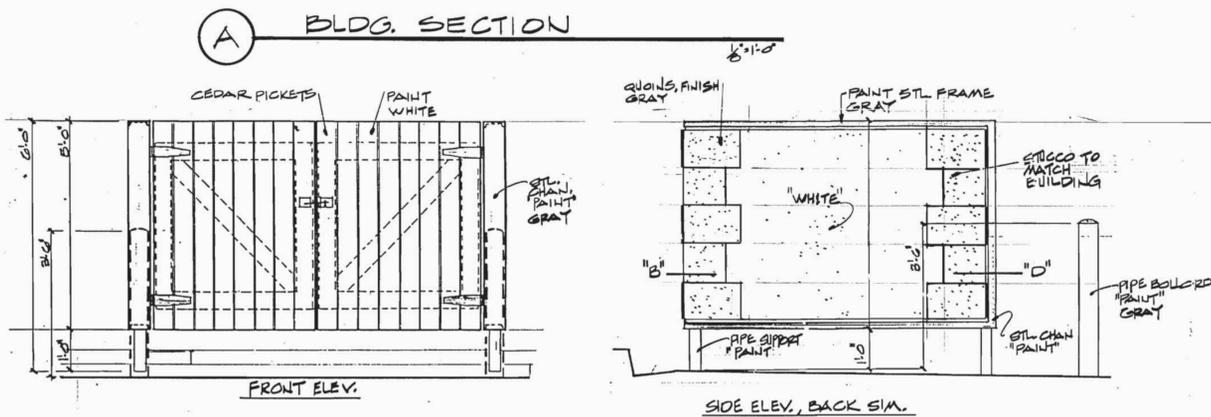
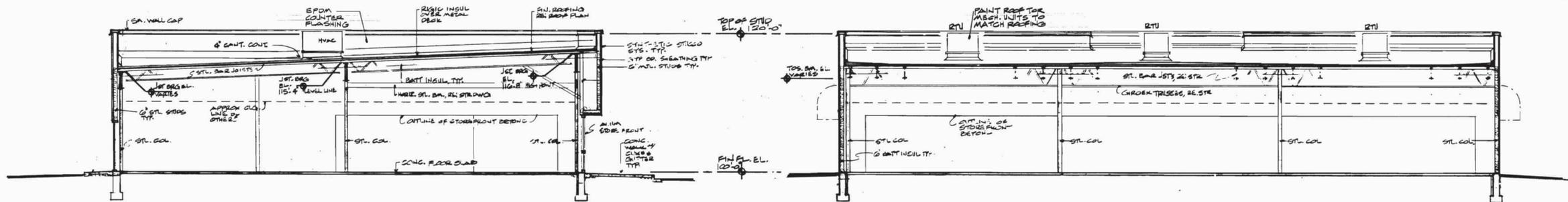
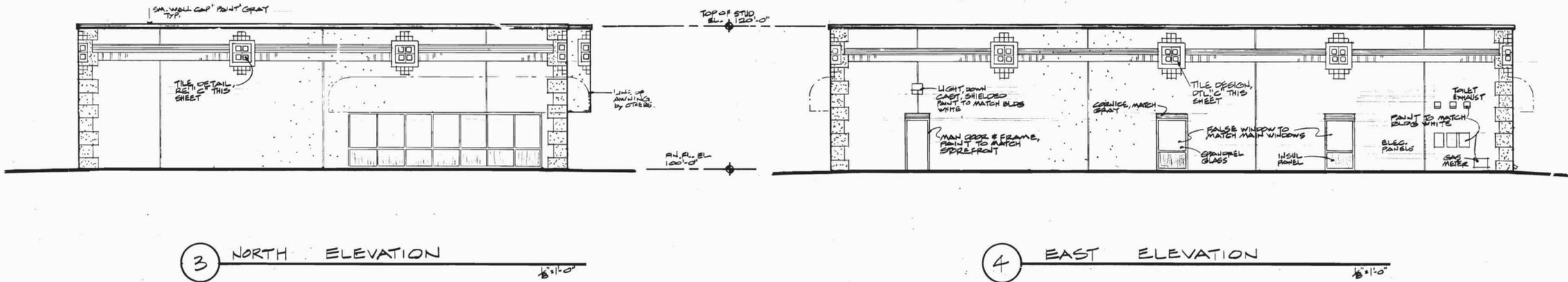
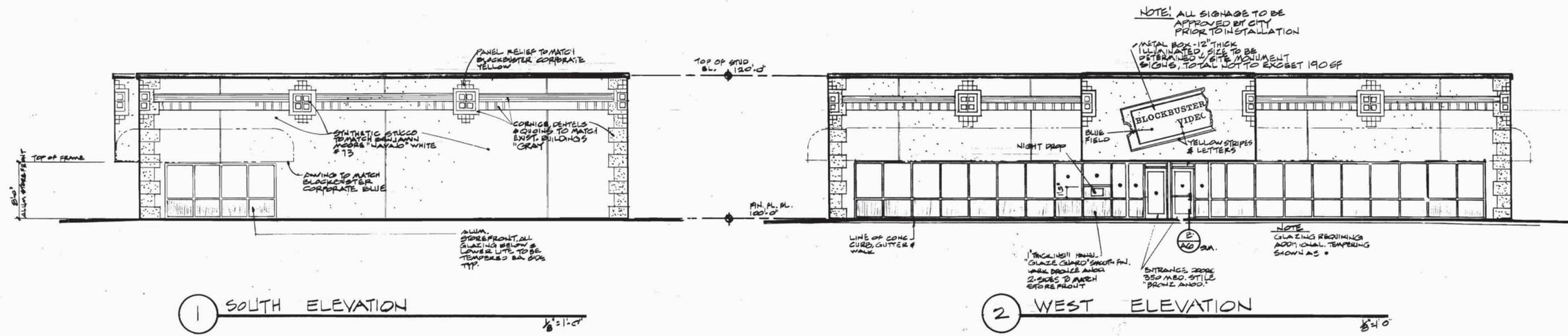
SITE DATA

	LOTS 1-4 (EXISTING)	LOT 4 (PROPOSED)	Total
Land area within property lines	3.72	3.72	3.72
Gross floor area (41-16 City Code)	44,199	6,514	50,704
Number of buildings	3	1	4
Total building coverage	16 / 26,088	04 / 6,514	20 / 32,602
Hard-surface exclusive of buildings	70 / 113,163	17 / 27,062	53 / 86,101
Area devoted to landscaping	14 / 22,448	13 / 20,547	27 / 42,995
Present zoning classification	B-1	B-1	B-1
Proposed uses		Video Store	
Permitted maximum sign area		190	
Type of sign (Freestanding, wall, etc.)		Wall & Ground	
Number of stories	1 and 2	2	
Maximum height of buildings	40'	20'	40'
Loading spaces provided		1	
Parking spaces provided - Includes 2 handicap Spaces (No compact)	235 297	41 (-133)	44 (+46)
Parking spaces required	57	33	133
Handicap spaces required		2	2

ROBINSON/DALTON CONSULTING, INC.
ENGINEERING • SURVEYING • PLANNING
3001 SOUTH JAMAICA COURT • SUITE 100 • AURORA, COLORADO 80014
PHONE: (303) 52-4823 FAX: (303) 52-4827

ADM. AMENDS: 10-4-95, 1-23-97, 2-17-00, 5-11-00, 5-31-00

SOUND ON WHEELS AT THE SHORES 73-6005-8



5 DUMPSTER "TRASH" ENCLOSURE
NO SCALE

C TILE DETAIL
1/8" = 1'-0"

HANS KAHN ASSOCIATES, INC., ARCHITECTS
2140 SOUTH IVANHOE STREET, SUITE #206
DENVER, COLORADO 80222-5748
(303) 759-9311 [OFFICE] (303) 759-9886 [FAX]

BLOCKBUSTER VIDEO
EAST YALE AVE. AND SOUTH PARKER ROAD
INTERSECTION, DENVER
SUBDIVISION FILING NO. 1
AURORA, COLORADO

DATE CONTRACTED:
DATE PRINTED: 3-29-95
PRINTED FOR DEV. SUB:
REV. 5-5-95, SUB #2
5-15-95, SUB #D
DRAWN BY: COLACITO
CHECKED BY: COLACITO
COMM # 94117
SHEET # E-1

AMENDED LANDSCAPE PLAN

PROPERTY DESCRIPTION
 LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 EXHIBIT C

PLANT MATERIALS

ITEM	SIZE
PINION PINE (PINUS EDULIS)	6-8'
AUSTRIAN PINE (PINUS NIGRA)	6-8'
HONEYLOCUST (GLEDTISIA TRIACANTHOS 'SHADEMASTER')	2.5" CAL
MARSHALL'S SEEDLESS ASH (FRAXINUS PENNSYLVANICA 'MARSHALL'S')	3" CAL
SPRING SNOW CRAB. (MALUS 'SPRING SNOW')	2" CAL
GOLDCOAST PFITZER (JUNIPEROUS PFITZERANA 'GOLD COAST')	5 GAL
GOLD TIP JUNIPER ('JUNIPEROUS CHINESSIS PFITZER 'GOLD TIP')	5 GAL
BLUE RUG JUNIPER (JUNIPERUS HORIZONTALIS 'WILTONI')	5 GAL
BROADMOOR JUNIPER (JUNIPEROUS SABINA 'BROADMOOR')	5 GAL
ANTHONY WATERER SPIREA (SPIREA BUMALDA 'ANTHONY WATERER')	5 GAL
PEKING COTONEASTER (COTONEASTER ACUTIFOLIA)	5 GAL
BLUEMIST SPIREA (CARYOPTERIS INCANA 'BLUEMIST')	5 GAL
LUPINES-MIXED (POLYPHYLLUS 'RUSSELL'S HYBRID')	5 GAL
50/50 MIX - CREEPING PHLOX - BUGEL AJUGA	QUANTITY NECESSARY TO COVER AREA INDICATED
SOD	
BARK CHIP MULCH	2"-3" DEEP - SQFT
COBBEL MULCH	4" - 6" Ø SQFT
METAL EDGING	4" - 6" Ø SQFT

GENERAL NOTES

- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- LANDSCAPE MAINTENANCE FOR BLOCK ONE (1), LOT FOUR (4) SHALL BE PERFORMED AT A LEVEL OR IN EXCESS OF THAT DESCRIBED WITHIN THE DECLARATION OF COVENANTS FOR PARKING AND MAINTENANCE OF THE INTERNATIONAL/SHORES CENTER SUBDIVISION AGREEMENT TO INCLUDE ANY AMENDMENTS, INCLUSIONS OR EXCLUSIONS THAT MAY BE ADMINISTERED TO THE DOCUMENT.

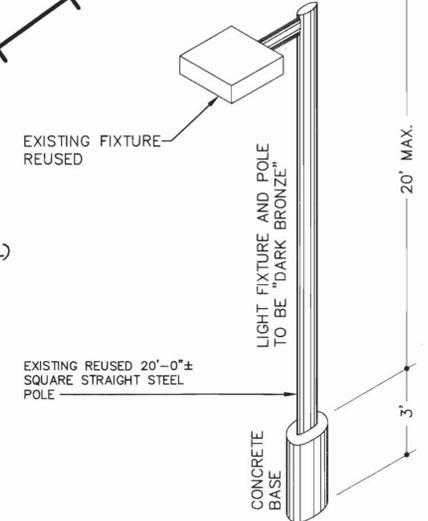
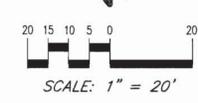
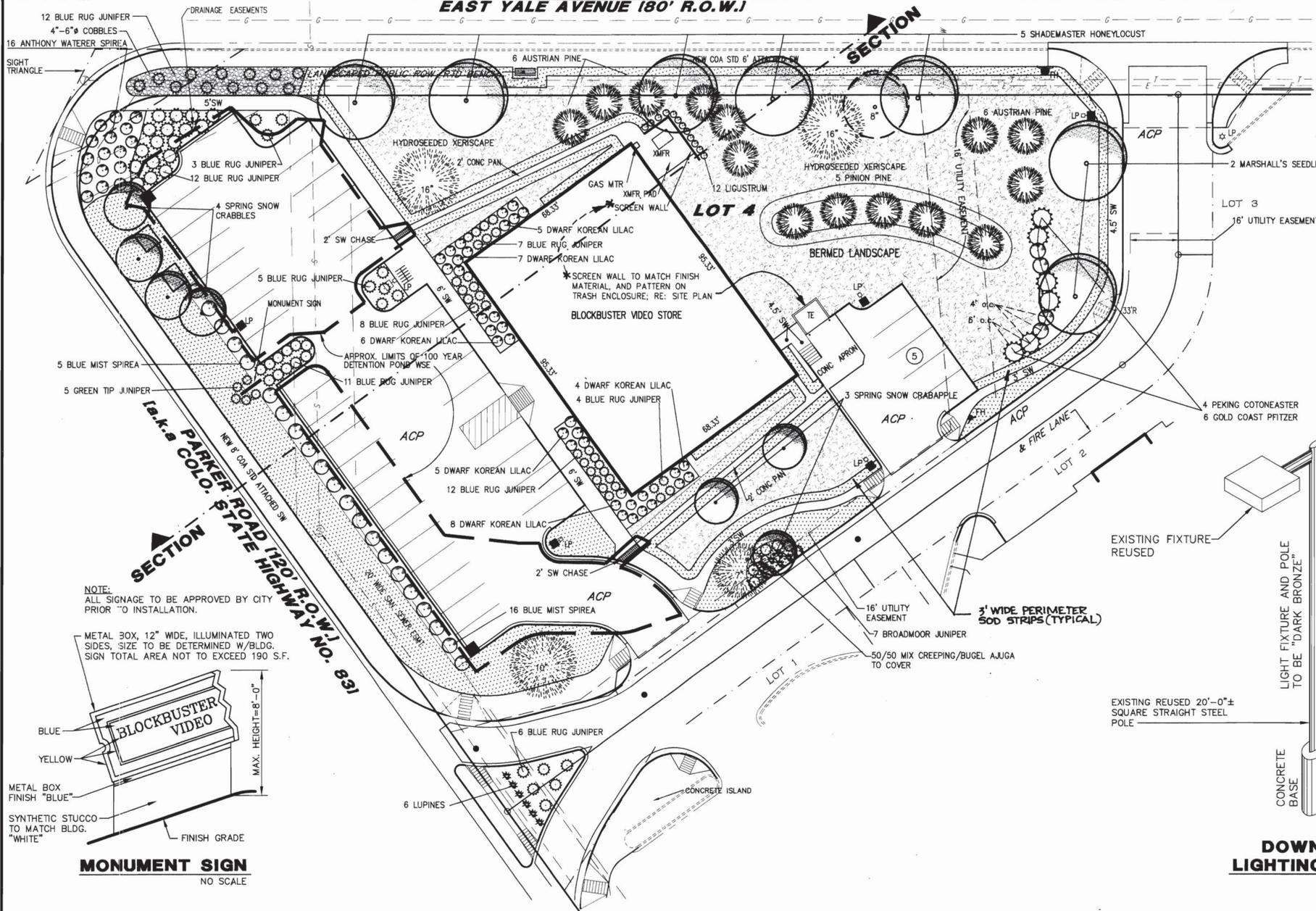
LANDSCAPE NOTES

- SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING. BEAMS ARE TO BE OF UNIFORM GRADE THROUGHOUT AND TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. SLOPES NOT TO EXCEED ONE FOOT RISE TO THREE FOOT RUN.
- ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE USDA STANDARDS, AN STANDARDIZED SPECIFICATIONS, 1973. MATERIAL TO BE INSPECTED BY LA ON SITE AT TIME OF PLANTING.
- ALL AREAS TO BE SOODED OR USED FOR FLOWER BEDS SHALL RECEIVE SOIL PREPARATION WITH AN APPLICATION OF 3 CUBIC YARDS OF NATIVE PEAT PER 1,000 MIXTURE OF PEAT AND EXISTING SOIL AT A RATIO OF 1:1.
- SOD IS TO BE XERISCAPE BLEND (IF POSSIBLE) OF TALL FESCUE, SMOOTH BROME AND BLUEGRASS MIX. HYBRID SEEDING MIX PER ITEM 4a. AMOUNTS AS NECESSARY FOR STABLE GROWTH @ 5 TO 5 WEEKS AFTER INSTALLATION. IRRIGATION SCHEDULE SHALL BE STRICTLY MAINTAINED. ADDITIONAL SEEDING @ 5TH WEEK @ LOW GROWTH AREAS.
- BARK CHIP MULCH IS TO BE CLEAN 3/4" WOOD CHIP MULCH SPREAD TO DEPTH OF 3" OVER WEED BARRIER FABRIC IN ALL PLANTING BEDS. SOLID PLASTIC WEED BARRIER WILL NOT BE ACCEPTED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- METAL EDGER IS TO BE UTILIZED AS NECESSARY TO SEPARATE LAWN AND PLANTER BEDS.
- IRRIGATION SYSTEM IS TO BE AUTOMATIC. IRRIGATION SYSTEM IS TO BE OR TORO, RAINBIRD, BUCKNER OR EQUAL. IRRIGATION SYSTEM DESIGN IS TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE ENGINEERING DRAWINGS FOR TAP AND BACK FLOW PREVENTER LOCATION.
- THE DEVELOPER AND SUBSEQUENT OWNER(S) SHALL MAINTAIN ALL PRIVATE PROPERTY AND ANY ADJACENT CITY ROW, UP TO STREET EDGE AS SHOWN ON THIS PLAN AND DESCRIBED IN MAINTENANCE AGREEMENT FOR THE SHORES/INTERNATIONAL CENTER AGREEMENT.

MITIGATION SCHEDULE

ITEM	QUANTITY	NAME	CAL. SIZE	REPLACEMENT:
S	1	PONDEROSA PINE (PINUS PONDEROSA)	8"	1 1/2" HIGH TYPE 7" FOR EACH 1" OF LOST CAL.
S	1	PONDEROSA PINE (PINUS PONDEROSA)	16"	1 1/2" HIGH TYPE 7" FOR EACH 3" OF LOST CAL.
S	1	PONDEROSA	12"	1 1/2" HIGH TYPE 7" FOR EACH 3" OF LOST CAL.
TOTAL			36"	4 - TYPE "E" 8 - TYPE "F"

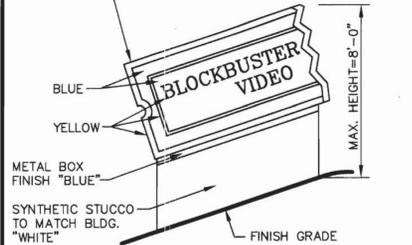
- PARKING LOT LANDSCAPE CALCULATIONS
 WEST PARKING LOT @ PARKER ROAD 11,084 GROSS SF
 X 5% = 554 SF PARKING LANDSCAPING REQUIRED.
 727 SF PARKING LANDSCAPING PROVIDED.
- LANDSCAPE COVERAGE SUMMARY OF AREA MATERIALS
 FOR ENTIRE LOT & SITE
 SOD 7,038
 SEED 10,863 SF
 BARK MULCH 9,643 SF



DOWNCAST LIGHTING DETAIL

NOTE:
 ALL SIGNAGE TO BE APPROVED BY CITY PRIOR TO INSTALLATION.

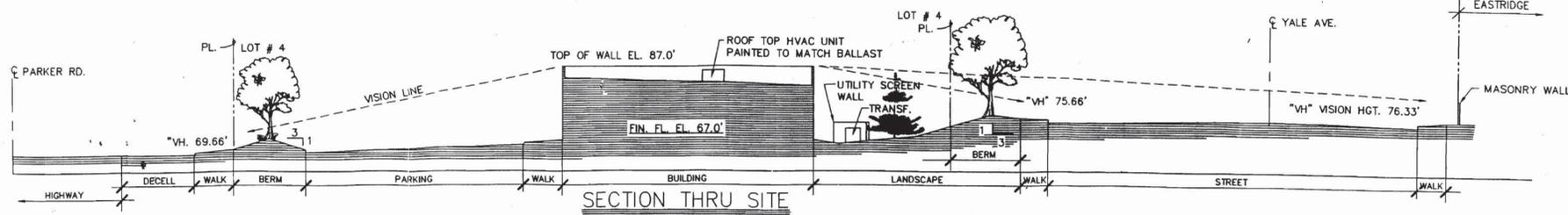
METAL 30X, 12" WIDE, ILLUMINATED TWO SIDES, SIZE TO BE DETERMINED W/BLDG. SIGN TOTAL AREA NOT TO EXCEED 190 S.F.



MONUMENT SIGN
 NO SCALE

LEGEND

- BLUEGRASS BLEND SOD
- 4"-6" DIAMETER ROCK MULCH OVER GEOTECH FABRIC
- NATIVE GRASS BLEND, SEEDED
 RE: NOTE 4b.
- DECIDUOUS TREE AS SPECIFIED
- EVERGREEN TREE AS SPECIFIED
- EXIST. EVERGREEN TREE AS SPECIFIED CALIPER AS SHOWN
- EXIST. DECIDUOUS TREE AS SPECIFIED CALIPER AS SHOWN
- DECIDUOUS SHRUB AS SPECIFIED
- EVERGREEN SHRUB AS SPECIFIED



SECTION THRU SITE

PREPARED BY:

ROBINSON/DALTON CONSULTING, INC.
 ENGINEERING • SURVEYING • PLANNING
 3001 SOUTH JAMARCA COURT • SUITE 100 • AURORA, COLORADO 80014
 PHONE: (303)752-4623 FACSIMILE: (303)752-4627
 L OF 1A

BLOCKBUSTER VIDEO SITE PLAN

EXISTING UNDERGROUND UTILITIES (Y/P)

THE SHORES - PLANNED BUILDING GROUP

LOT 4 - SITE PLAN AMENDMENT

SHOT 3 OF 4

EXHIBIT C

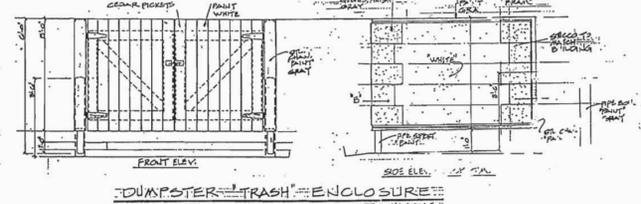
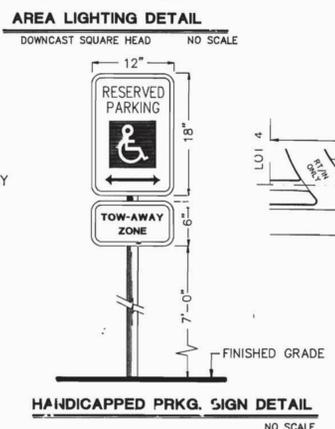
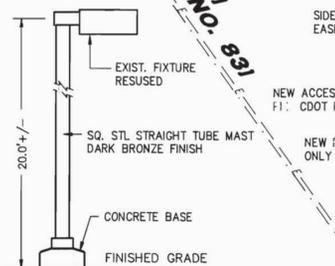
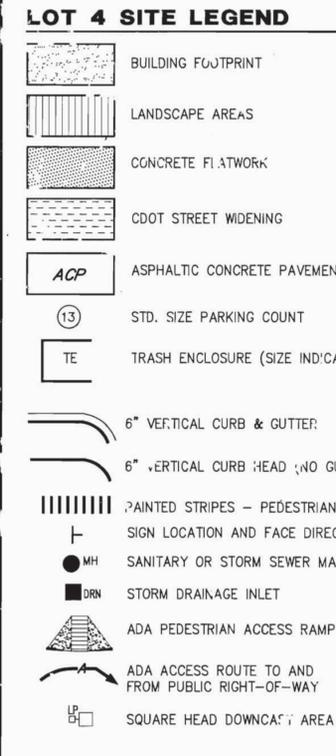
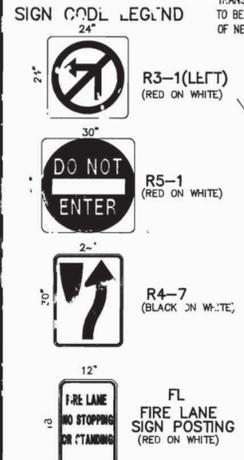
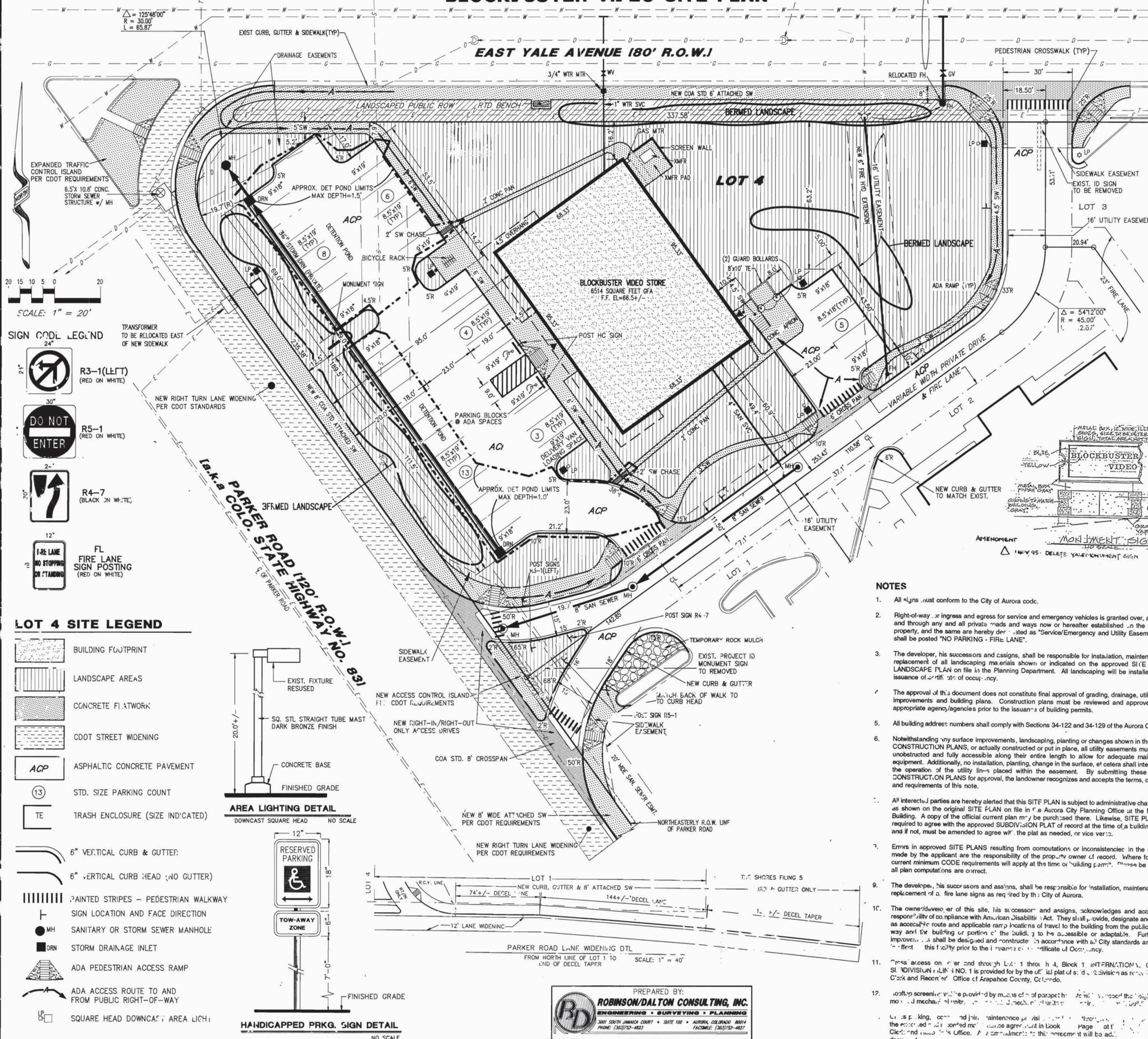
PROPERTY DESCRIPTION
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

LOT 4 SITE DATA

	Existing	Proposed	Total
Land area within property lines _____ acres	1.26	1.26	1.26
Gross floor area (41-16 City Code) _____ square feet	0	6,514	6,514
Number of buildings _____ % and sq. ft.	1	1	1
Total building coverage _____ % and sq. ft.	0	12 / 6,514	12 / 6,514
Hard-surface exclusive of buildings _____ % and sq. ft.	0	42 / 23,183	42 / 23,183
Area devoted to landscaping _____ % and sq. ft.	11 / 4,784	46 / 25,295	46 / 25,295
Prevent zoning classification _____	B-1	B-1	No Change
Proposed uses _____	Parking	Video Store	-----
Permitted maximum sign area _____ square feet	-----	190	190
Type of sign (Freestanding, wall, etc.) _____ Wall and monument	-----	ONE Wall & Ground	ONE Wall & Ground
Number of stories _____	-----	1	1
Maximum height of buildings _____	0	20'	20'
Loading spaces provided _____	0	1	1
Parking spaces provided - Includes 2 handicap Spaces (No compact) _____	0	41	41
Parking spaces required _____	-----	33	33
Handicap spaces required _____	-----	2	2

ADA ACCESS NOTE

The "accessible route of travel" shall connect the exterior operable doors and exits within 6" of grade with the accessible parking spaces and the public way. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be painted with white stripes. The "accessible route of travel" must comply with U.B.C. Chapter 31, Appendix and A.N.S.I. 117.1.



NOTES

- All signs must conform to the City of Aurora code.
- Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established in the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "NO PARKING - FIRE LANE".
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved SITE PLAN or LANDSCAPE PLAN on file in the Planning Department. All landscaping will be installed prior to issuance of the Certificate of Occupancy.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency/agencies prior to the issuance of building permits.
- All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in the SITE or CONSTRUCTION PLANS, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, or other shall interfere with the operation of the utility lines placed within the easement. By submitting these SITE or CONSTRUCTION PLANS for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- All interested parties are hereby alerted that this SITE PLAN is subject to administrative changes and as shown on the original SITE PLAN on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, SITE PLANS are required to agree with the approved SUBDIVISION PLAT of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- Errors in approved SITE PLANS resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum CODE requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of a fire lane sign as required by the City of Aurora.
- The owner/developer of this site, his successors and assigns, acknowledges and accepts the responsibility of compliance with American Disabilities Act. They shall provide, designate and identify an accessible route and applicable ramp locations of travel to the building from the public right-of-way and the building or portion of the building to be accessible or adaptable. Further, the improvements shall be designed and constructed in accordance with ADA standards and shall be certified in this capacity prior to the issuance of Certificate of Occupancy.
- Access on and through Lot 1 through Lot 4, Block 1, INTERNATIONAL CENTER, SUBDIVISION FILING NO. 1 is provided for by the official plat of subdivision as recorded in the Clerk and Recorder's Office of Arapahoe County, Colorado.
- Grading screening will be provided by means of parapet walls to screen the height of all mechanical units, air conditioning units, and other utility equipment.
- Landscaping, maintenance and other improvements shall be installed in accordance with the approved SITE PLAN and shall be certified in this capacity prior to the issuance of Certificate of Occupancy.

CITY OF AURORA APPROVALS

City Attorney: B. R. Ryan Date: 7-27-95
 Planning Director: James M. Bullen Date: 7-20-95
 Planning Commission: [Signature] Date: 6/14/95
 City Council: [Signature] Date: 7-27-95
 Attest: [Signature] Date: 7-28-95

RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the County Clerk and Recorder of Arapahoe County at _____ M. on the _____ day of _____, A.D. 19____, in Book _____ at Page _____, Map _____ Reception No. _____

County Clerk and Recorder _____ Deputy _____

SITE PLAN and any amendments hereto upon approval by the City of Aurora and recording, shall be binding upon the applicant and his successors and assigns. This PLAN shall limit and control the validity of all building permits, and shall restrict and limit the construction location, use, occupancy and operation of all land and structures within this PLAN to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this PLAN may be permitted only upon approval of the City of Aurora.

In witness whereof, _____ has caused these presents to be executed this 12TH Day of JULY, A.D. 1995.

NOTARIAL

STATE OF COLORADO)
 COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 12TH day of JULY, 1995, by SHARON FRED an officer of BOMASADA INVESTMENT GROUP II, a Texas Limited Liability Corporation.

Notary Public: [Signature] ADDRESS: 100 Dayton St. B317 Aurora, Co 80010
 My Commission Expires May 5, 1999

PREPARED BY:
ROBINSON/DALTON CONSULTING, INC.
 ENGINEERING • SURVEYING • PLANNING
 3001 SOUTH JAMARCA COURT • SUITE 100 • AURORA, COLORADO 80014
 PHONE: (303)752-4823 FAX: (303)752-4827

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEVELOPER: DIBA, LLC
ATTN: MEHRAN DIBA
2159 S. PARKER ROAD
DENVER, COLORADO 80231
PHONE: (303) 995-7096

ARCHITECT: HANS KAHN ASSOCIATES
ATTN: HANS KAHN
2140 S. IVANHOE STREET, SUITE 206
DENVER, COLORADO 80222
PHONE: (303) 759-9311

ENGINEER: ENGINEERING SERVICE COMPANY
ATTN: DAVID R. ADDOR, PE
1300 S. POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1393

SURVEYOR: ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM, PLS
1300 S. POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1393

SHEET INDEX

COVER SHEET.....	S1
SITE PLAN NOTES.....	S2
SITE PLAN.....	S3
SHRUB/LANDSCAPE PLAN.....	L1
TREE PRESERVATION.....	L2
ELEVATIONS.....	A1

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 54,922 SQUARE FEET OR 1.2624 ACRES

GROSS FLOOR AREA EXISTING: 6,514 SQUARE FEET

GROSS FLOOR AREA PROPOSED: 8,964 SQUARE FEET

NUMBER OF BUILDINGS: 1

NUMBER OF STORIES: 1

MAXIMUM HEIGHT OF BUILDING: 50 FEET

PROVIDED HEIGHT OF BUILDING: 20 FEET

2006 IBC OCCUPANCY CLASSIFICATION (M), TYPE (V-B)

TOTAL BUILDING COVERAGE: 8,964 SQUARE FEET OR 16.3%

HARD SURFACE AREA: 25,808 SQUARE FEET OR 47.0%

LANDSCAPE AREA: 20,150 SQUARE FEET OR 36.7%

EXISTING ZONING CLASSIFICATION: B-1

PARKING SPACES REQUIRED: 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA (GFA)
(8,964/250) = 36 STANDARD PARKING SPACES REQUIRED
HANDICAP: 2 STANDARD & 1 VAN ACCESSIBLE SPACE REQUIRED
1 LOADING SPACE REQUIRED

PARKING SPACES PROVIDED: 45 EXISTING STALLS
2 HANDICAP STALLS (1 VAN ACCESSIBLE)
1 LOADING
3 BICYCLE PARKING

SIGNAGE:
TYPE: WALL MOUNTED

ALLOWABLE AREA: 2 SQUARE FOOT PER FOOT OF BUILDING FRONTAGE

PROVIDED: 95x2= 190 SQ. FT.
Comply with Article 16

BENCHMARK:

CITY OF AURORA #4S6735NW002
3" DIAM. BRASS CAP ATOP THE NELY EDGE OF A LARGE CONC. STORM
INLET STRU. BEING ADJ. TO THE NELY SIDE OF S. PARKER RD., SD.
STRUCTURE OPPOSITE THE NORTH MOST PAVILION TOWER BLDG.- MON.
ALSO BEING NELY & ADJACENT TO METAL INLET 17.9 FT. FM. PARKER F.L.
ELEVATION: 5557.083 FEET (NAVD 1988 DATUM)

LEGAL DESCRIPTION:

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SIGNATURE BLOCK:

SITE ADDRESS: 2720 SOUTH PARKER ROAD

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS, AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY, AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS, AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Mehran Diba
HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 3rd DAY OF September, 2008 A.D.

BY: Mehran Diba
MEHRAN DIBA AS OWNER
print name print title

NOTARIAL:

STATE OF Colorado
COUNTY OF Arapahoe) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 3rd DAY OF September, 2008 A.D.
BY Mehran Diba, AS owner
OF Diba, LLC

WITNESS MY HAND AND OFFICIAL SEAL: Bob A. Mjive
MY COMMISSION EXPIRES: 11-09-2011
ADDRESS: 1300 S. Potomac St. #126
Aurora, Co 80012

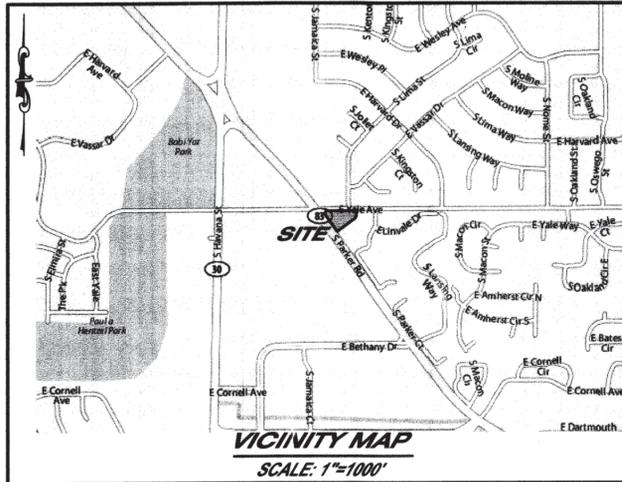
CITY OF AURORA APPROVALS:

CITY ATTORNEY: Bob Rogers DATE: September 9, 2008
PLANNING DIRECTOR: Phil Watter DATE: 9/8/2008
PLANNING COMMISSION: HJ DATE: 4/9/2008
CHAIRPERSON
CITY COUNCIL: Charles J. Bauer DATE: 9/9/08
MAYOR
ATTEST: Debra Johnson DATE: 9/9/08
CITY CLERK
DATABASE APPROVAL DATE: 6/2/08

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
ADAMS COUNTY, COLORADO AT O'CLOCK M.
THIS DAY OF , 20 A.D. IN
BOOK AT PAGE RECEPTION NO.

CLERK AND RECORDER:
DEPUTY:



AMENDMENTS:

- △ Mylar Change 12-12-08
Revise sign area calculation. Note signs per Article 16.
- △ MA 1913-6005-17 6-19-13 WIDEN ENTRANCE TO PARKING LOT
AND REVISE THE LANDSCAPE PLAN TO ADD 1 PARKING SPACES



Date:	By:
02/01/2008	JDP
03/14/2008	JDP
06/27/2008	JDP
07/17/2008	DRA
07/29/2008	DRA
09/03/2008	DRA

No.:	Description:
1	CITY COMMENTS
2	CITY COMMENTS
3	CITY COMMENTS & CLIENT CHANGES
4	CITY COMMENTS & CLIENT CHANGES
5	CITY COMMENTS & CLIENT CHANGES
6	CITY COMMENTS - SUBMIT MYLARS

No.:	Description:
1	CITY COMMENTS
2	CITY COMMENTS
3	CITY COMMENTS & CLIENT CHANGES
4	CITY COMMENTS & CLIENT CHANGES
5	CITY COMMENTS & CLIENT CHANGES
6	CITY COMMENTS - SUBMIT MYLARS

ENGINEERING SERVICE COMPANY
ENGINEERING SERVICE COMPANY
1300 South Potomac Street, Suite 126, Aurora, Colorado 80012
Phone: (303) 995-7096
www.esigningservice.com

COVER SHEET
ARASH GROCERY SITE PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Prepared for:
DIBA, LLC
2159 SOUTH PARKER ROAD
DENVER, CO 80231
PHONE: (303) 995-7096
ATTN: MEHRAN DIBA

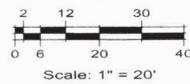
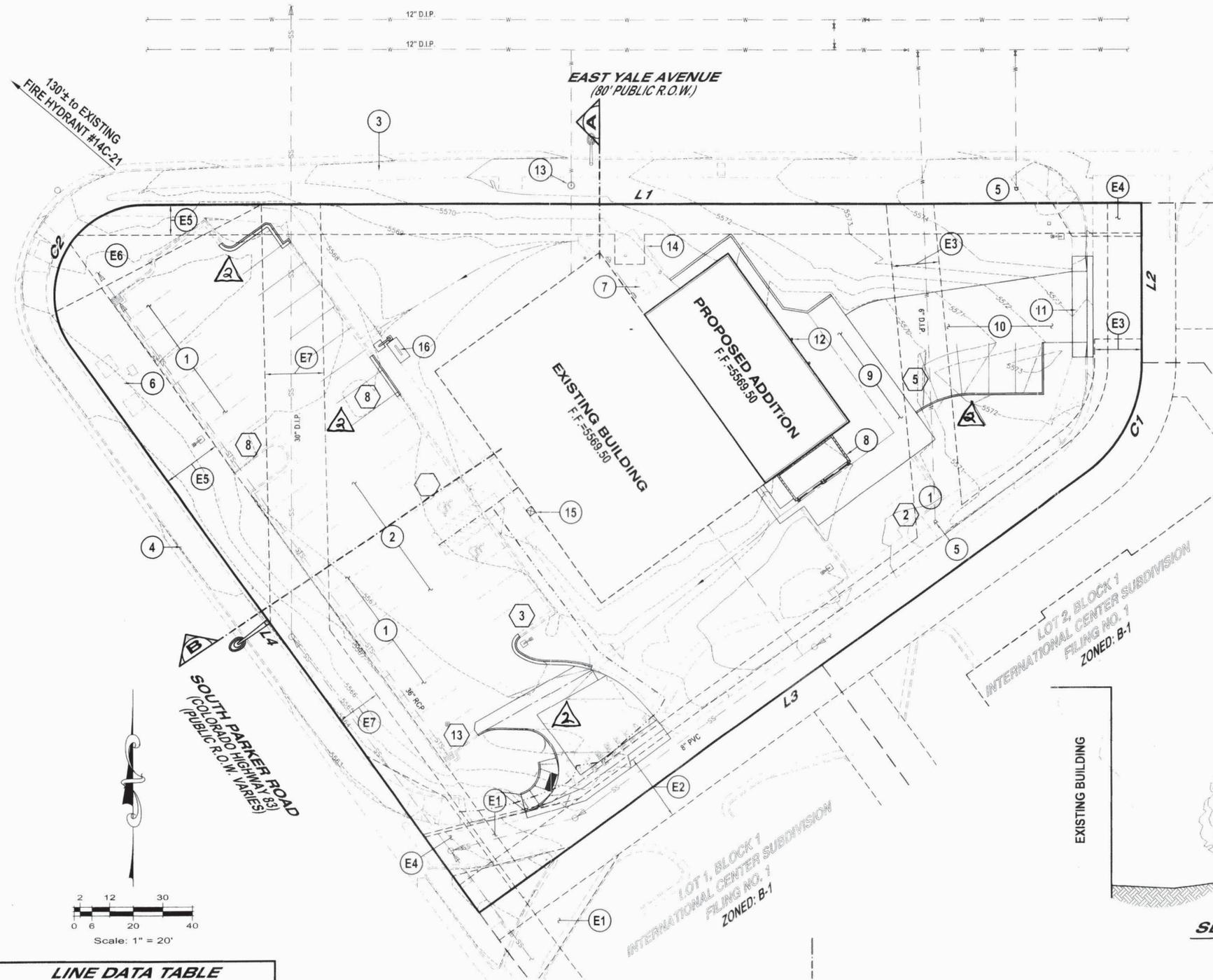
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Drawn by: Date:
Checked by: 11/23/2007
Scale: Horiz: Vert:
Sheet No:

S1

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EXHIBIT C



COURSE	BEARING	LENGTH
L1	N90°00'00"E	337.58'
L2	S00°00'00"W	53.71'
L3	S54°12'00"W	253.43'
L4	N35°48'00"W	235.38'

COURSE	DELTA	RADIUS	LENGTH
C1	54°12'00"	45.00'	42.57'
C2	125°48'00"	30.00'	65.87'

—SS—	EXIST. SANITARY SEWER LINE
—STS—	EXIST. STORM SEWER LINE
—W—	EXIST. WATER LINE
○	EXIST. NUMBER OF PARKING STALLS
△	EXIST. FIRE HYDRANT
○	EXIST. MANHOLE
×	EXIST. WATER VALVE

SCHEDULE:

- ① EXISTING PARKING TO REMAIN
- ② EXISTING ASPHALT PAVEMENT TO REMAIN
- ③ EXISTING 5' ATTACHED WALK TO REMAIN
- ④ EXISTING 8' ATTACHED WALK TO REMAIN
- ⑤ EXISTING FIRE HYDRANT
- ⑥ EXISTING ELECTRICAL TRANSFORMERS AND VAULTS TO REMAIN
- ⑦ EXISTING TRANSFORMER TO REMAIN
- ⑧ PROPOSED TRASH ENCLOSURE (RE: DETAIL)
- ⑨ PROPOSED CONCRETE STAGING AREA
- ⑩ PROPOSED CONCRETE DRIVE ④
- ⑪ PROPOSED CURB CUT
- ⑫ PROPOSED BOLLARD, TYP. (RE: DETAIL)
- ⑬ EXISTING 3/4" WATER METER
- ⑭ EXISTING WOOD SCREEN FENCE
- ⑮ PROPOSED KNOX BOX
- ⑯ PROPOSED BIKE RACK (RE: DETAIL)

EASEMENT SCHEDULE:

- E1 EXISTING FIRE LANE EASEMENT (PLAT)
- E2 EXISTING 23' FIRE LANE & PRIVATE ACCESS EASEMENT (BK.24-PG.85)
- E3 EXISTING 16' UTILITY EASEMENT (BK.8059-PG.295)
- E4 EXISTING SIDEWALK EASEMENT (BK.8059-PG.290)
- E5 EXISTING UTILITY EASEMENT (BK.8117-PG.791) (PRIVATE)
- E6 EXISTING DRAINAGE EASEMENT (BK.24-PG.85)
- E7 EXISTING 20' SEWER EASEMENT (BK.4117-PG.653)

SECTION "A"
SCALE: 1"=6'

SECTION "B"
SCALE: 1"=6'



No.	Description	Date	By
1	CITY COMMENTS	02/01/2008	JDP
2	CITY COMMENTS	03/14/2008	JDP
3	CITY COMMENTS	05/27/2008	JDP
4	CITY COMMENTS & CLIENT CHANGES	07/17/2008	DRA
5	CITY COMMENTS & CLIENT CHANGES	07/29/2008	DRA
6	CITY COMMENTS / SUBMIT MYLARS	08/03/2008	DRA

ENGINEERING SERVICE COMPANY
DIBA, LLC
2155 65th Street, Suite 100
Denver, Colorado 80231
Phone: (303) 995-7096
www.dibainc.com

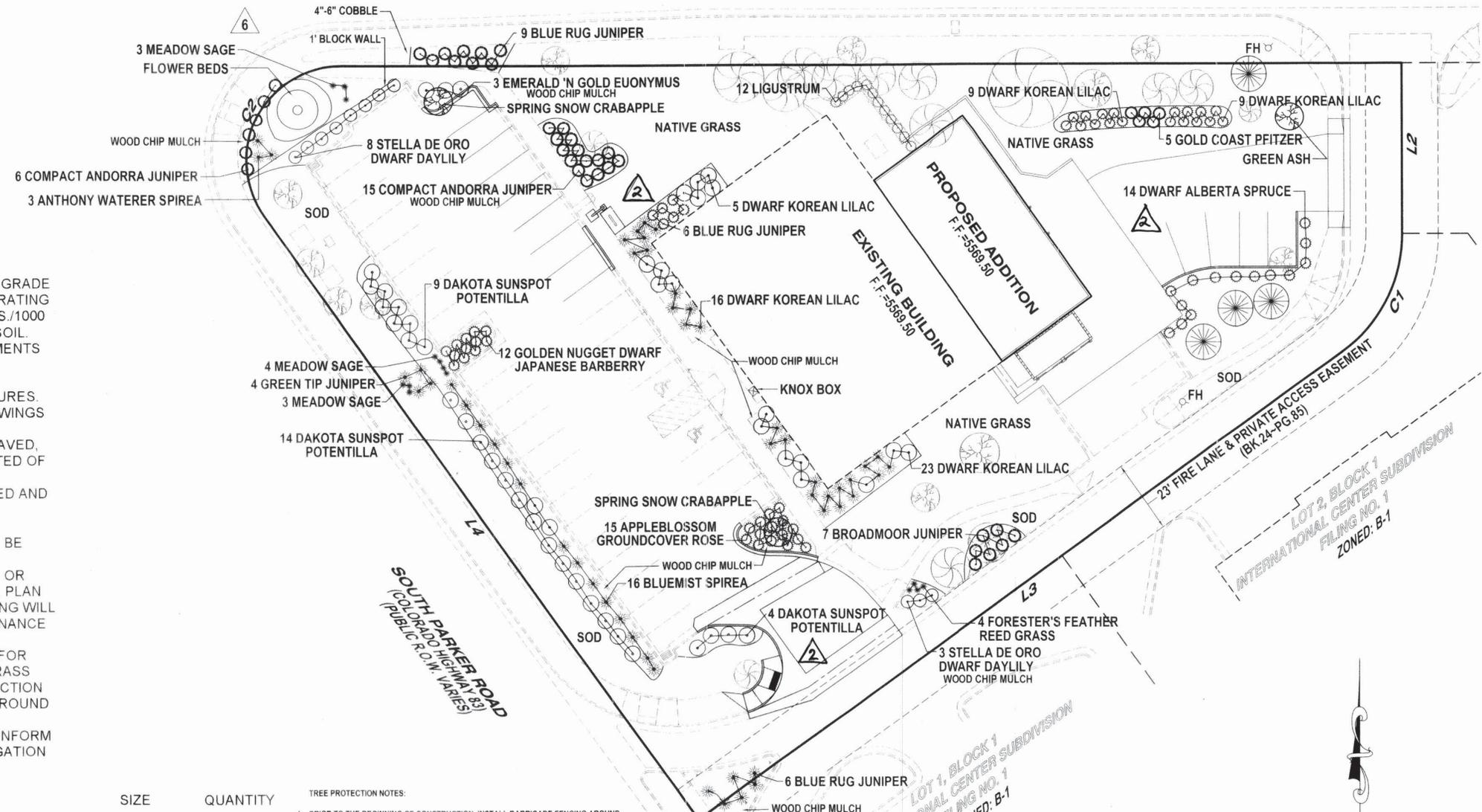
SITE PLAN
ARASH GROCERY SITE PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Designed by:	Drawer No:
DRA	E-667
Drawn by:	Date:
JDP	11/23/2007
Checked by:	Scale:
DRA	Horz: 1"=20'
	Vert: N/A

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EAST YALE AVENUE
(80' PUBLIC R.O.W.)



CITY OF AURORA REQUIRED NOTES:

- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- .10'). AREAS SHALL BE TILED TO A 6" DEPTH INCORPORATING 4 CU. YDS./1000 SF OF PURE ORGANIC MATTER AND 10 LBS./1000 SF OF TRIPLE SUPER PHOSPHATE UNIFORMLY INTO THE SOIL. SEE THE FINAL LANDSCAPE PLAN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR ADDITIONAL PREPARATION INFORMATION.
- PROPOSED LIGHTING SHALL BE BUILDING MOUNTED FIXTURES. SEE THE ENGINEERING AND ARCHITECTURAL PLANS DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
- PARKING AREAS AND DRIVE AISLES SHALL BE ASPHALT PAVED, CURBS, GUTTERS AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE PAVING.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSGTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS. SHALL BE RESPONSIBLE FOR INSTALLATION, MIANTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE LAN RPIOR TO ISSNANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, TESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

ITEM	SIZE	QUANTITY
SPRING SNOW CRABAPPLE (Malus 'spring snow')	2" B&B	2
DWARF ALBERTA SPRUCE (Picea glauca 'Conica')	5 gal.	14
GOLDCOAST PFITZER (Juniperus pfitzerana 'Gold Coast')	5 gal.	5
BLUE RUG JUNIPER (Juniperus horizontalis 'Wiltoni')	5 gal.	21
BROADMOOR JUNIPER (Juniperus Sabina 'Broadmoor')	5 gal.	7
GREEN TIP JUNIPER (Juniperus chinensis pfitzer 'Green Tip')	5 gal.	4
COMPACT ANDORRA JUNIPER (Juniperus horizontalis 'Plumosa Compacta')	5 gal.	22
DWARF KOREAN LILAC (Syringa meyeri 'Palibin')	5 gal.	62
EMERALD 'N' GOLD EUONYMUS (Euonymus fortunei 'Emerald 'n Gold')	5 gal.	3
BLUEMIST SPIREA (Caryopteris incana 'Bluemist')	5 gal.	16
ANTHONY WATERER SPIREA (Spirea bumalda 'Anthony Waterer')	5 gal.	4
GOLDEN NUGGET DWARF JAPANESE BARBERRY	5 gal.	20
DAKOTA SUNSPOT POTENTILLA (Potentilla frucosa 'fargo')	2 gal.	23
STELLA DE ORO DWARF DAYLILY (Hemerocallis x 'Stella de Oro')	2 gal.	12
LIGUSTRUM	5 gal.	12
APPLEBLOSSOM GROUNDCOVER ROSE (Rosa x 'Noamel')	2 gal.	25
MEADOW SAGE (Salvia nemorosa)	1 gal.	20
FOERSTER'S FEATHER REED GRASS (Calamagrostis x acutiflora)	2 gal.	4

- TREE PROTECTION NOTES:**
- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.
 - FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
 - CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
 - DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OF AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
 - LEMB DAMAGE IS PROHIBITED. UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION, PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGES BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF OCCURENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
 - CONCRETE TRUCK WASHOUT AREA SHALL BE DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONE OF TREES.
 - TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

- LIFE SAFETY NOTES:**
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
 - A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
 - LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N90°00'00"E	337.58'
L2	S00°00'00"W	53.71'
L3	S54°12'00"W	253.43'
L4	N35°48'00"W	235.38'

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH
C1	54°12'00"	45.00'	42.57'
C2	125°48'00"	30.00'	65.87'

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
WWW.UCC.ORG

CALL TO MAKE SURE YOU KNOW WHERE YOU ARE DIGGING BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description	Date	By
1	CITY COMMENTS	02/01/2008	JDP
2	CITY COMMENTS	03/14/2008	JDP
3	CITY COMMENTS	05/27/2008	JDP
4	CITY COMMENTS & CLIENT CHANGES	07/17/2008	DRA
5	CITY COMMENTS & CLIENT CHANGES	07/29/2008	DRA
6	CITY COMMENTS / SUBMIT MYLARS	09/03/2008	DRA

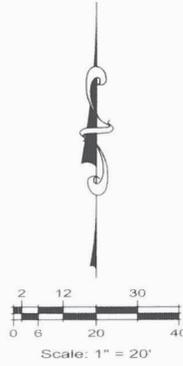
ENGINEERING SERVICE COMPANY
ENGINEERS & ARCHITECTS
1300 South International Street, Suite 126, Aurora, Colorado 80012
Office: (303) 748-7481
www.eservicecompany.com

SHRUB/LANDSCAPE PLAN
ARASH GROCERY SITE PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Designed by: DRA
Drawn by: E-667
Checked by: JDP
Scale: 11/23/2007
Horz.: 1"=20'
Vert.: N/A
Sheet No.: L1

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

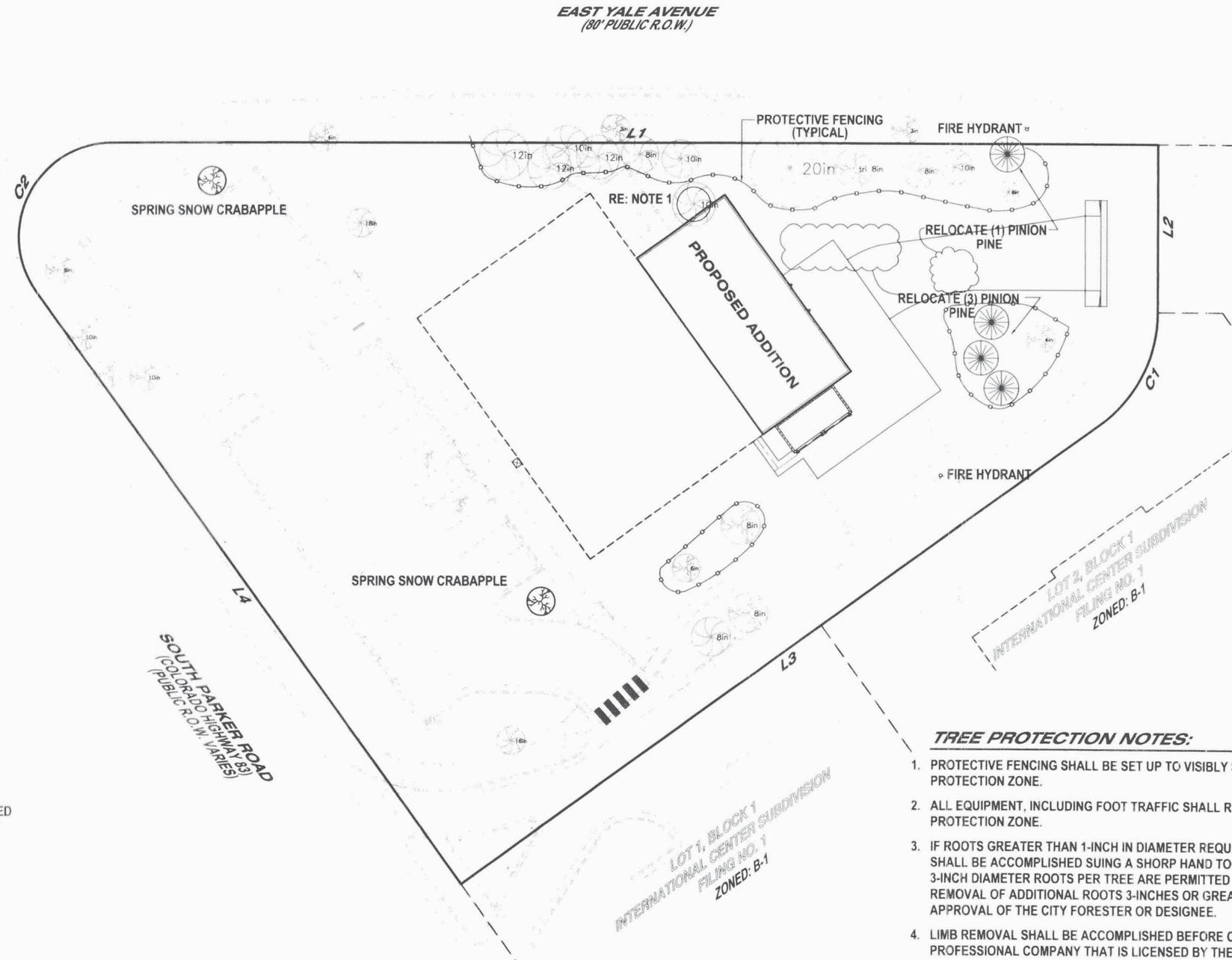
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C2	125°48'00"	30.00'	65.87'

	EXIST. DECIDUOUS TREE DIAMETER OF TRUNK
	EXIST. EVERGREEN TREE DIAMETER OF TRUNK



FIRE DEPARTMENT NOTES:

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

TREE PERSERVATION PLAN NOTES:

- THE PONDEROSA PINE WILL REQUIRE SPECIAL PROTECTION DURING CONSTRUCTION. IF THIS TREE IS DAMAGED OR DOES NOT SURVIVE, THE FULL MITIGATION VALUE WILL BE ASSESSED. THE TREE WILL BE EVALUATED FOR ONE FULL YEAR TO DETERMINE IF IT SURVIVES THE IMPACT OF CONSTRUCTION.
- ALL FOUR OF THE EXISTING PINION PINES WILL BE RELOCATED ON SITE.
- THE NEW SPRING SNOW CRAB TREE ALONG S. PARKER ROAD IS SHOWN TO RESTORE THE TOTAL NUMBER SHOWN ON THE ORIGINAL PLAN.
- TWO NEW SPRING SNOW CRAB TREES ARE ADDED TO THE PARKING LOT TO REFLECT CURRENT COA STANDARDS.
- THE ONE ASH TREE TO BE REMOVED FOR THE NEW DRIVE IS TOO SMALL FOR MITIGATION.

CALIPER INCHES REMOVED PER FORESTRY MEMO	CALIPER INCHES REQUIRED PER C.O.A. LANDSCAPE STANDARDS	CALIPER INCHES PROVIDED AS MITIGATION
19	7	0

TREE PROTECTION NOTES:

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
- LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW NOT OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITH THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN THE TREE PRESERVATION POLICY. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

BEFORE YOU DIG
CALL FOR A NOTIFICATION
CENTER OF ARAPAHOE COUNTY
1-800-922-1987
WWW.JANGC.ORG

No.	Date	By	Description
1	02/01/2008	JDP	CITY COMMENTS
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3	05/27/2008	JDP	CITY COMMENTS
4	07/17/2008	DRA	CITY COMMENTS & CLIENT CHANGES
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6	09/03/2008	DRA	CITY COMMENTS / SUBMITTAL

ENGINEERING SERVICE COMPANY
ENGINEERING SERVICE COMPANY
1300 South Parkway Street, Suite 126, Aurora, Colorado 80012
PHONE: (303) 998-7096
WWW.ENGINEERSERVICECOMPANY.COM

TREE PRESERVATION PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Designed by: DRA
Drawn by: DRA
Checked by: JDP
Sheet No: L2

Drawer No: E-667
Date: 11/23/2007
Scale: Horiz 1"=20'
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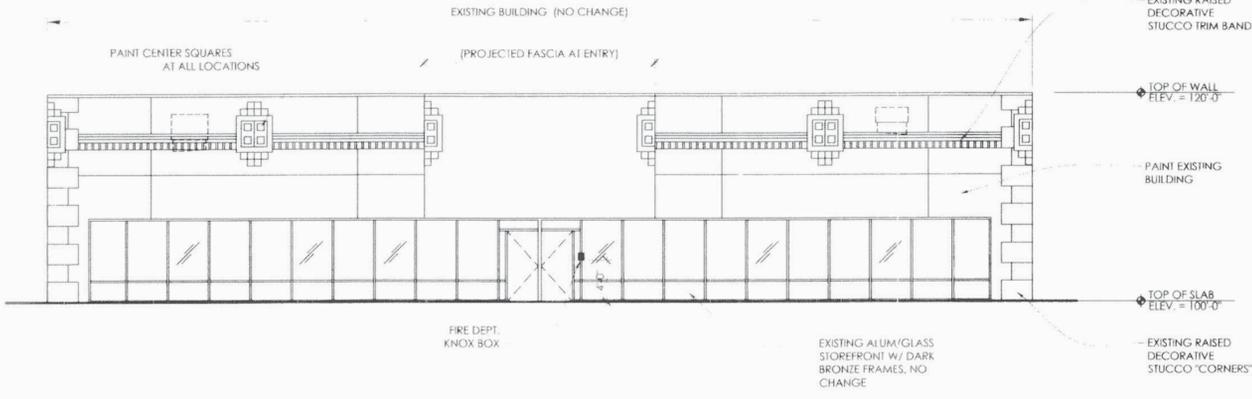
THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
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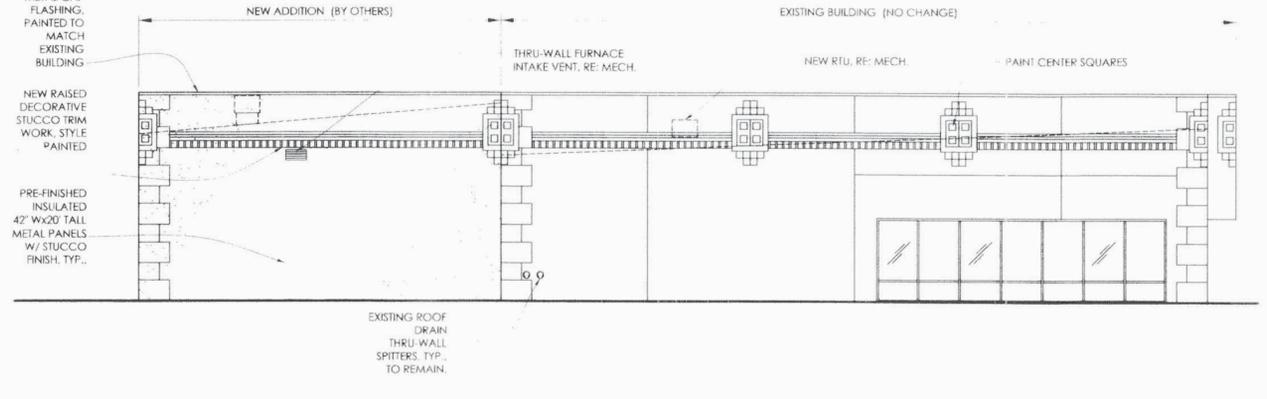
EXHIBIT C

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
WWW.UCCO.ORG

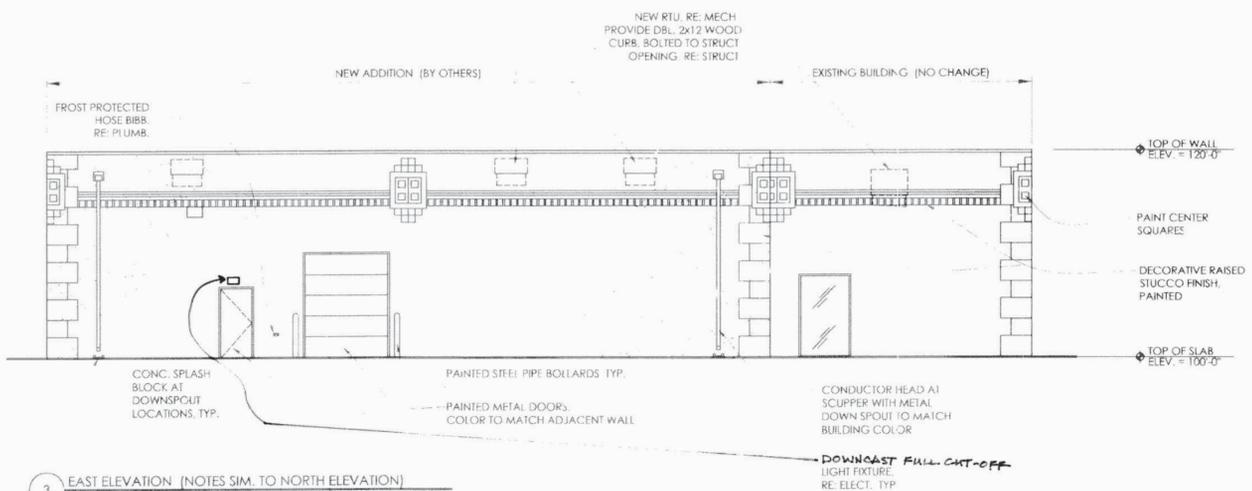
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG. GRADE, OR EXCAVATE FOR THE
MANAGING OF UNDERGROUND UTILITIES.



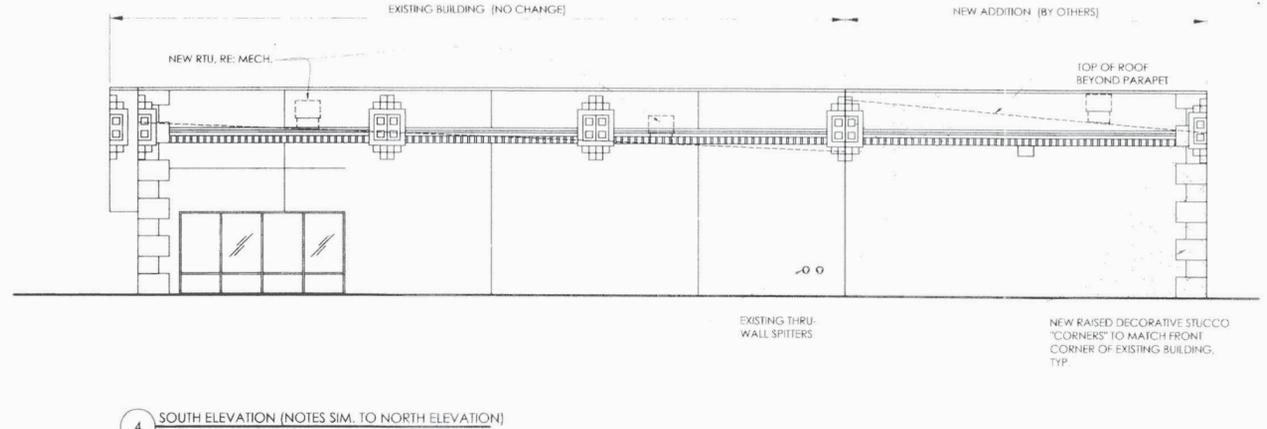
1 WEST ELEVATION (FRONT AT SOUTH PARKER ROAD)
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION (NOTES SIM. TO NORTH ELEVATION)
1/8" = 1'-0"



4 SOUTH ELEVATION (NOTES SIM. TO NORTH ELEVATION)
1/8" = 1'-0"

HANS KAHN ASSOCIATES,
INC., ARCHITECTS
2140 SOUTH VAUGHN STREET, SUITE #202
DENVER, COLORADO 80222
PHONE: 303.752.2929
FAX: 303.752.2955

ELEVATIONS
ARASH GROCERY SITE PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DIBA, LLC
2159 SOUTH PARKER ROAD
DENVER, COLORADO 80231
PHONE: (303) 995-7096
ATTN: MERRAN DIBA

Designed by: [Signature]
Drawn by: GS
Date: 1-6-07
Checked by: RS
Scale: 0.3/1.3/2008
Sheet No.: GS

A-1



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION
SITE NAME

DEN KENTON - ALT 2

11000 E. YALE
AURORA, CO 80014

CONSULTANT



SITE NAME: **DEN KENTON - ALT 2**

PROJECT NEW BUILD - ZONING DRAWINGS

SITE ADDRESS: 11000 E. YALE
AURORA, CO 80014

PHOTOSIMULATION



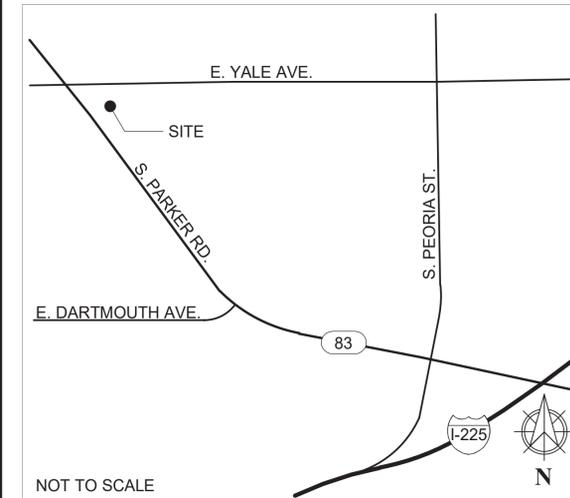
PROJECT DESCRIPTION

- NEW 50'H VERIZON WIRELESS MONOPOLE WITH (6) ANTENNAS & EQUIPMENT CONCEALED WITHIN
- (2) NEW EQUIPMENT CABINETS AND EQUIPMENT WITHIN NEW FENCED AREA
- NEW ELECTRICAL & FIBER SERVICE

PROJECT TEAM

OWNER 11000 DONG SIK KIM LLC DAVID 11000 E. YALE AURORA, CO 80014 PHONE: 303.520.7867	CLIENT VERIZON WIRELESS MIKE HICKEY CONSTRUCTION ENGINEER 3131 S. VAUGHN WAY SUITE 550 AURORA CO. 80014 PHONE: 951.413.9704	RF ENGINEER VERIZON WIRELESS LORENA OBLITAS 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 817.301.6367	SITE ACQUISITIONIST KAPPA CONSULTING, LLC BECKY SISKOWSKI 25671 COUNTY ROAD 15-1/2 JOHNSTOWN, CO 80534 CELL: 858.243.2900	ARCHITECT CSAi SEAN PENDLETON, NCARB 5935 S. ZANG STREET SUITE 280 LITTLETON, CO 80127 CELL: 303.519.4707 OFFICE: 303.932.9974	SURVEYOR RLF CONSULTING, LLC 1214 N. STADEM DR TEMPE, AZ 85281 PHONE: 480.445.9189
---	---	--	---	--	---

VICINITY MAP



DIRECTIONS

- FROM DENVER
- I-25 S (5.3 MILES)
 - EXIT 203 TO EVANS AVE (0.3 MILES)
 - LEFT ON E EVANS AVE (1.7 MILES)
 - CONTINUE ON E ILIFF AVE (1.8 MILES)
 - RIGHT ON S PARKER RD (0.7 MILES)
 - LEFT ON E YALE AVE (0.1 MILES)
 - TAKE FIRST RIGHT (148 FEET)
 - SITE WILL BE ON THE LEFT

PROJECT DATA

JURISDICTION	AURORA
APN	1973-35-2-40-002
ZONING DESIGNATION	MU-C
<u>NEW CONSTRUCTION</u>	
OCCUPANCY GROUP	U
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	N/A
NO. STORIES	N/A

GOVERNING CODES:
2015 IBC, 2015 IFC, 2015 IMC, 2015 IECC, 2017 NEC

A.D.A. COMPLIANCE
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY
LS2	TOPOGRAPHIC SURVEY
LS3	TOPOGRAPHIC SURVEY
A1.0	SITE PLAN
A2.0	ENLARGED SITE PLAN
A2.1	ENLARGED ANTENNA PLANS
A3.0	ELEVATIONS

A	09/13/18	CONCEPT	MAD
B	10/24/18	ZD REVIEW	MAD
C	08/06/20	CITY COMMENTS	MAD

1st REVIEW NAC 2nd REVIEW SGP



5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**NOT FOR
CONSTRUCTION**

TITLE SHEET

T1.0

BBURRH HYBRID & COAX CABLES
 MW/FIBER EQ. FIBER
 OV/PELEC. EQ. POWER/GROUNDING
 ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT
 LEASE AREA EXISTING EASEMENT
 ANTENNAS PENETRATIONS



APN: 1973-35-2-40-002
 LOT 2
 ZONING: COMMERCIAL

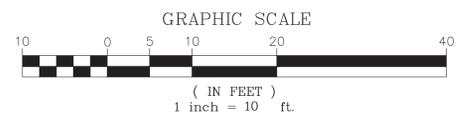
APN: 1973-35-2-40-003
 ZONING: COMMERCIAL

CENTER OF GEODETIC COORDINATES
 LAT. = 39° 39' 59.94" NORTH
 39.666650 NORTH
 LON. = 104° 51' 36.43" WEST
 104.860121 WEST
 ELEV. @ GROUND = 5572

LINE	LENGTH	BEARING
L1	10.84	N89° 26' 45"E
L2	77.14	S0° 00' 00"E
L3	135.88	S55° 00' 00"W
L4	144.00	S35° 00' 00"E
L5	8.90	N54° 41' 25"E
L6	3.51	N54° 41' 26"E
L7	9.00	S35° 54' 53"E
L8	14.50	N54° 41' 44"E
L9	9.00	N35° 55' 41"W
L10	5.02	N49° 35' 31"E
L11	15.74	S35° 32' 35"E
L12	47.30	S55° 13' 07"W
L13	174.19	N34° 59' 58"W
L14	143.20	N55° 00' 00"E

LINE	LENGTH	BEARING
L15	69.06	N0° 00' 00"E
L16	4.61	N89° 26' 45"E
L17	3.51	N54° 41' 26"E
L18	8.57	S35° 54' 53"E
L19	3.45	S54° 31' 51"W
L20	33.65	S36° 21' 25"E
L21	2.50	N55° 13' 07"E
L22	33.25	N36° 01' 03"W
L23	9.79	N54° 41' 44"E
L24	33.34	S36° 22' 27"E
L25	43.19	N55° 13' 07"E
L26	28.50	S36° 21' 54"E
L27	53.20	S55° 13' 07"W
L28	18.33	N36° 21' 32"W

LINE	LENGTH	BEARING
L29	2.50	S53° 38' 45"W
L30	87.97	S36° 21' 15"E
L31	9.99	S53° 28' 30"W
L32	140.66	N36° 21' 32"W
L33	10.00	N54° 44' 56"E
L34	14.50	N54° 41' 53"E
L35	9.00	S35° 55' 41"E
L35	14.46	S80° 06' 35"E
L36	14.50	S54° 41' 44"W
L37	9.00	N35° 54' 53"W
L38	32.93	N55° 13' 07"E
L39	8.16	S36° 33' 15"E
L40	32.96	S55° 13' 07"W
L41	8.16	N36° 21' 32"W



LEGEND

- ⊠ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊠ AIR CONDITIONING UNIT
- ⊠ ELECTRIC METER
- ⊠ ELECTRIC EQUIPMENT
- ⊠ ELECTRICAL TRANSFORMER
- ⊠ FIBER PULLBOX
- ⊠ FIBER VAULT
- ⊠ TELEPHONE PEDESTAL
- ⊠ LIGHT POST
- ⊠ GAS METER
- ⊠ FIRE DEPT. CONNECTION
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ WATER METER
- ⊠ SANITARY SEWER MANHOLE
- ⊠ SANITARY SEWER CLEANOUT
- ⊠ DECIDUOUS TREE
- ⊠ SIGN
- ⊠ BOLLARD/POST
- BREAKLINE
- ⊠ SPOT ELEVATION
- ⊠ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- EASEMENT LINE
- ⊠ WOOD OR IRON FENCE
- U/G ELECTRIC LINE
- U/G FIBER OPTIC LINE
- U/G GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- APN ASSESSORS PARCEL NUMBER
- BLDG BUILDING
- BLOH BUILDING OVERHANG
- CS CONCRETE SURFACE
- DW DRIVEWAY
- NG NATURAL GRADE
- PV ASPHALT
- SI SIGN
- SL STREET LIGHT
- SW SIDEWALK
- RW RIGHT OF WAY
- TBC TOP OF CURB
- WDF WOOD FENCE

EXHIBIT C

3131 S. VAUGHN WAY, SUITE 550
 AURORA, CO 80014



FIELD BY:	JWS
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
7	08/06/20	REVISION
6	08/03/20	REVISION
5	01/03/19	TITLE REVIEWS
4	11/17/18	REVISION
3	11/13/18	REVISION
2	08/30/18	FINAL
1	08/30/18	PRELIMINARY
NO.	DATE	DESCRIPTION

LAND SURVEY • MAPPING SOLUTIONS
 124 N. STADIUM DR. • TEMPE AZ 85288
 WWW.RLFCONSULTING.COM • 480-445-9199



REUSE OF DOCUMENT
 THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
15010024

SITE NAME:
DEN KENTON

SITE ADDRESS:
 11000 E YALE AVENUE
 AURORA, CO 80014

SHEET TITLE:
SURVEY DETAIL

SHEET NO.
LS-2

REVISION:

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE CO., ORDER NO.: 5509-3111563 EFFECTIVE DATE: 08/02/2018, COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO.: H0550455-043-DF2-DMT EFFECTIVE DATE: 12-20-18, COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO.: H0550456-043-DF2-DMT EFFECTIVE DATE: 12-20-18, AND COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO.: H0550457-043-DF2-DMT EFFECTIVE DATE: 12-20-18.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

LOT 2, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO. **(COMMITMENT NO. 5509-3111563)**

LOT 1, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO. **(COMMITMENT NO. H0550455-043-DF2-DMT)**

LOT 3, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO. **(COMMITMENT NO. H0550456-043-DF2-DMT)**

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 1: **(COMMITMENT NO. H0550457-043-DF2-DMT)**
 LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: **(COMMITMENT NO. H0550457-043-DF2-DMT)**
 AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE PUBLIC RIGHTS-OF-WAY OVER, ON, THROUGH AND ACROSS THAT STRIP OF LAND DESIGNATED AS 23 FOOT FIRE LANE AND PRIVATE DRIVE ON THE PLAT OF INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 FILED APRIL 5, 1995, IN PLAT BOOK 120 AT PAGE 7 AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 9, 1996 AT RECEPTION NO. A6003360, OF THE RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SCHEDULE B EXCEPTIONS (COMMITMENT NO. 5509-3111563)

- UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 13, 1974, IN BOOK 2274 AT PAGE 659.
- UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED AUGUST 2, 1974, IN BOOK 2263 AT PAGE 36.
- EASEMENTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS ON THE RECORDED PLAT OF THE SHORES-FILING NO. 6 RECORDED JULY 5, 1973 IN MAP BOOK 24 PAGE 85.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 RECORDED APRIL 5, 1995 UNDER RECEPTION NO. 32335.

ITEMS 1-10, 13-14, 16-19 AND 21-23 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

SCHEDULE B EXCEPTIONS (COMMITMENT H0550455-043-DF2-DMT)

- NOTES, EASEMENTS AND ANY OTHER MATTERS AS SHOWN OR SET FORTH ON THE PLAT OF THE SHORES - FILING NO. 6 RECORDED JULY 5, 1973 IN PLAT BOOK 24 AT PAGE 85.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
 PURPOSE: UTILITY LINES
 RECORDING DATE: AUGUST 2, 1974
 RECORDING NO: BOOK 2263 AT PAGE 36
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
 PURPOSE: UTILITY LINES
 RECORDING DATE: SEPTEMBER 13, 1974
 RECORDING NO: BOOK 2274 AT PAGE 659
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AS SET FORTH BELOW:
 RECORDING DATE: MARCH 23, 1984
 RECORDING NO.: BOOK 4117 AT PAGE 653
- NOTES, EASEMENTS, AND ANY OTHER MATTERS AS SHOWN OR SET FORTH ON THE PLAT OF INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, RECORDED APRIL 5, 1995 IN PLAT BOOK 120 AT PAGE 7. AFFIDAVIT OF CORRECTION RECORDED JANUARY 9, 1996 AT RECEPTION NO. A6003360.

ITEMS 1, 3 THRU 5, 8, 10, 11, AND 13 THRU 17 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

SCHEDULE B EXCEPTIONS (COMMITMENT H0550456-043-DF2-DMT)

- NOTES, EASEMENTS AND ANY OTHER MATTERS AS SHOWN OR SET FORTH ON THE PLAT OF THE SHORES - FILING NO. 6 RECORDED JULY 5, 1973 IN PLAT BOOK 24 AT PAGE 85.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
 PURPOSE: UTILITY LINES
 RECORDING DATE: AUGUST 2, 1974
 RECORDING NO: BOOK 2263 AT PAGE 36
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
 PURPOSE: UTILITY LINES
 RECORDING DATE: SEPTEMBER 13, 1974
 RECORDING NO: BOOK 2274 AT PAGE 659
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AS SET FORTH BELOW:
 RECORDING DATE: MARCH 23, 1984
 RECORDING NO.: BOOK 4117 AT PAGE 653
- NOTES, EASEMENTS, AND ANY OTHER MATTERS AS SHOWN OR SET FORTH ON THE PLAT OF INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, RECORDED APRIL 5, 1995 IN PLAT BOOK 120 AT PAGE 7. AFFIDAVIT OF CORRECTION RECORDED JANUARY 9, 1996 AT RECEPTION NO. A6003360.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF AURORA, COLORADO
 PURPOSE: UTILITY
 RECORDING DATE: APRIL 2, 2015
 RECORDING NO: D5032334

ITEMS 1, 2, 4 THRU 6, 10, 12 THRU 14, AND 16 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

SCHEDULE B EXCEPTIONS (COMMITMENT H0550456-043-DF2-DMT)

- NOTES, EASEMENTS AND ANY OTHER MATTERS AS SHOWN OR SET FORTH ON THE PLAT OF THE SHORES - FILING NO. 6 RECORDED JULY 5, 1973 IN PLAT BOOK 24 AT PAGE 85.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
 PURPOSE: UTILITY LINES
 RECORDING DATE: AUGUST 2, 1974
 RECORDING NO: BOOK 2263 AT PAGE 36
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
 PURPOSE: UTILITY LINES
 RECORDING DATE: SEPTEMBER 13, 1974
 RECORDING NO: BOOK 2274 AT PAGE 659
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AS SET FORTH BELOW:
 RECORDING DATE: MARCH 23, 1984
 RECORDING NO.: BOOK 4117 AT PAGE 653
- NOTES, EASEMENTS, AND ANY OTHER MATTERS AS SHOWN OR SET FORTH ON THE PLAT OF INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, RECORDED APRIL 5, 1995 IN PLAT BOOK 120 AT PAGE 7, AND AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 9, 1996 AT RECEPTION NO. A6003360.
 NOTE: QUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED AUGUST 8, 1995 IN BOOK 8059 AT PAGE 298.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: CITY OF AURORA
 PURPOSE: SIDEWALK
 RECORDING DATE: AUGUST 8, 1995
 RECORDING NO: BOOK 8059 AT PAGE 290
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: CITY OF AURORA
 PURPOSE: UTILITIES
 RECORDING DATE: AUGUST 8, 1995
 RECORDING NO: BOOK 8059 AT PAGE 295
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 IN FAVOR OF: PUBLIC SERVICE COMPANY OF COLORADO
 PURPOSE: UTILITIES
 RECORDING DATE: SEPTEMBER 25, 1995
 RECORDING NO: BOOK 8117 AT PAGE 791

ITEMS 1 THRU 8, 10 THRU 12, 15, 17, 21, AND 23 THRU 29 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

VERIZON WIRELESS ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 1 THRU 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°26'45" EAST ALONG THE NORTH LINE OF LOT 3, 10.64 FEET; THENCE SOUTH 00°00'00" WEST, 77.14 FEET; THENCE SOUTH 55°00'00" WEST, 135.88 FEET; THENCE SOUTH 35°00'00" EAST, 144.00 FEET; THENCE NORTH 54°41'25" EAST, 8.90 FEET; THENCE NORTH 54°41'25" EAST, 3.51 FEET; THENCE SOUTH 35°54'53" EAST, 9.00 FEET; THENCE NORTH 54°41'44" EAST, 14.50 FEET; THENCE NORTH 35°55'41" WEST, 9.00 FEET; THENCE NORTH 49°35'31" EAST, 5.02 FEET; THENCE SOUTH 35°32'35" EAST, 15.74 FEET; THENCE SOUTH 55°13'07" WEST, 47.30 FEET; THENCE NORTH 34°59'58" WEST, 174.19 FEET; THENCE NORTH 55°00'00" EAST, 143.20 FEET; THENCE NORTH 00°00'00" WEST, 69.06 FEET TO THE NORTH LINE OF LOT 4; THENCE NORTH 89°26'45" EAST ALONG SAID NORTH LINE, 4.61 FEET TO THE POINT OF BEGINNING.

VERIZON WIRELESS LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 2, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS FOLLOWS:
 A PORTION OF LOTS 1 THRU 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°26'45" EAST ALONG THE NORTH LINE OF LOT 3, 10.64 FEET; THENCE SOUTH 00°00'00" WEST, 77.14 FEET; THENCE SOUTH 55°00'00" WEST, 135.88 FEET; THENCE SOUTH 35°00'00" EAST, 144.00 FEET; THENCE NORTH 54°41'25" EAST, 8.90 FEET; THENCE NORTH 54°41'25" EAST, 3.51 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 54°41'53" EAST, 14.50 FEET; THENCE SOUTH 35°55'41" EAST, 9.00 FEET; THENCE SOUTH 54°41'44" WEST, 14.50 FEET; THENCE NORTH 35°54'53" WEST, 9.00 FEET TO THE POINT OF BEGINNING.

VERIZON WIRELESS UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 2, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°26'45" EAST ALONG THE NORTH LINE OF LOT 3, 10.64 FEET; THENCE SOUTH 00°00'00" WEST, 77.14 FEET; THENCE SOUTH 55°00'00" WEST, 135.88 FEET; THENCE SOUTH 35°00'00" EAST, 144.00 FEET; THENCE NORTH 54°41'25" EAST, 8.90 FEET TO THE POINT OF BEGINNING

THENCE NORTH 54°41'26" EAST, 3.51 FEET; THENCE SOUTH 35°54'53" EAST, 8.57 FEET; THENCE SOUTH 54°31'51" WEST, 3.45 FEET; THENCE SOUTH 36°21'25" EAST, 33.65 FEET; THENCE NORTH 55°13'07" EAST, 2.50 FEET TO A POINT HEREIN KNOWN AS POINT "A"; THENCE NORTH 36°01'03" WEST, 33.25 FEET; THENCE NORTH 54°41'44" EAST, 9.79 FEET; THENCE SOUTH 36°22'27" EAST, 33.34 FEET; THENCE NORTH 55°13'07" EAST, 43.19 FEET; THENCE SOUTH 36°21'54" EAST, 28.50 FEET; THENCE SOUTH 55°13'07" WEST, 53.20 FEET; THENCE NORTH 36°21'32" WEST, 18.33 FEET; THENCE SOUTH 53°38'45" WEST, 2.50 FEET; THENCE SOUTH 36°21'15" EAST, 87.97 FEET; THENCE SOUTH 53°28'30" WEST, 9.99 FEET; THENCE NORTH 36°21'32" WEST, 140.66 FEET; THENCE NORTH 54°44'56" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL;

COMMENCING AT SAID POINT "A"; THENCE SOUTH 80°06'35" EAST, 14.46 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 55°13'07" EAST, 32.93 FEET; THENCE SOUTH 36°33'15" EAST, 8.16 FEET; THENCE SOUTH 55°13'07" WEST, 32.96 FEET; THENCE NORTH 36°21'32" WEST, 8.16 FEET TO THE POINT OF BEGINNING.



FIELD BY:	JWS
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
7	08/06/20	REVISION
6	08/03/20	REVISION
5	01/03/19	TITLE REVIEWS
4	11/17/18	REVISION
3	11/13/18	REVISION
2	08/30/18	FINAL
1	08/30/18	PRELIMINARY
NO.	DATE	DESCRIPTION



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PROJECT No.
15010024

SITE NAME:
DEN KENTON

SITE ADDRESS:
 11000 E YALE AVENUE
 AURORA, CO 80014

SHEET TITLE:
TITLE INFO & LEGALS

SHEET NO. LS-3	REVISION:
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VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION
SITE NAME

DEN KENTON - ALT 2

11000 E. YALE
AURORA, CO 80014

CONSULTANT

A	09/13/18	CONCEPT	MAD
B	10/24/18	ZD REVIEW	MAD
C	08/06/20	CITY COMMENTS	MAD

1st REVIEW NAC 2nd REVIEW SGP

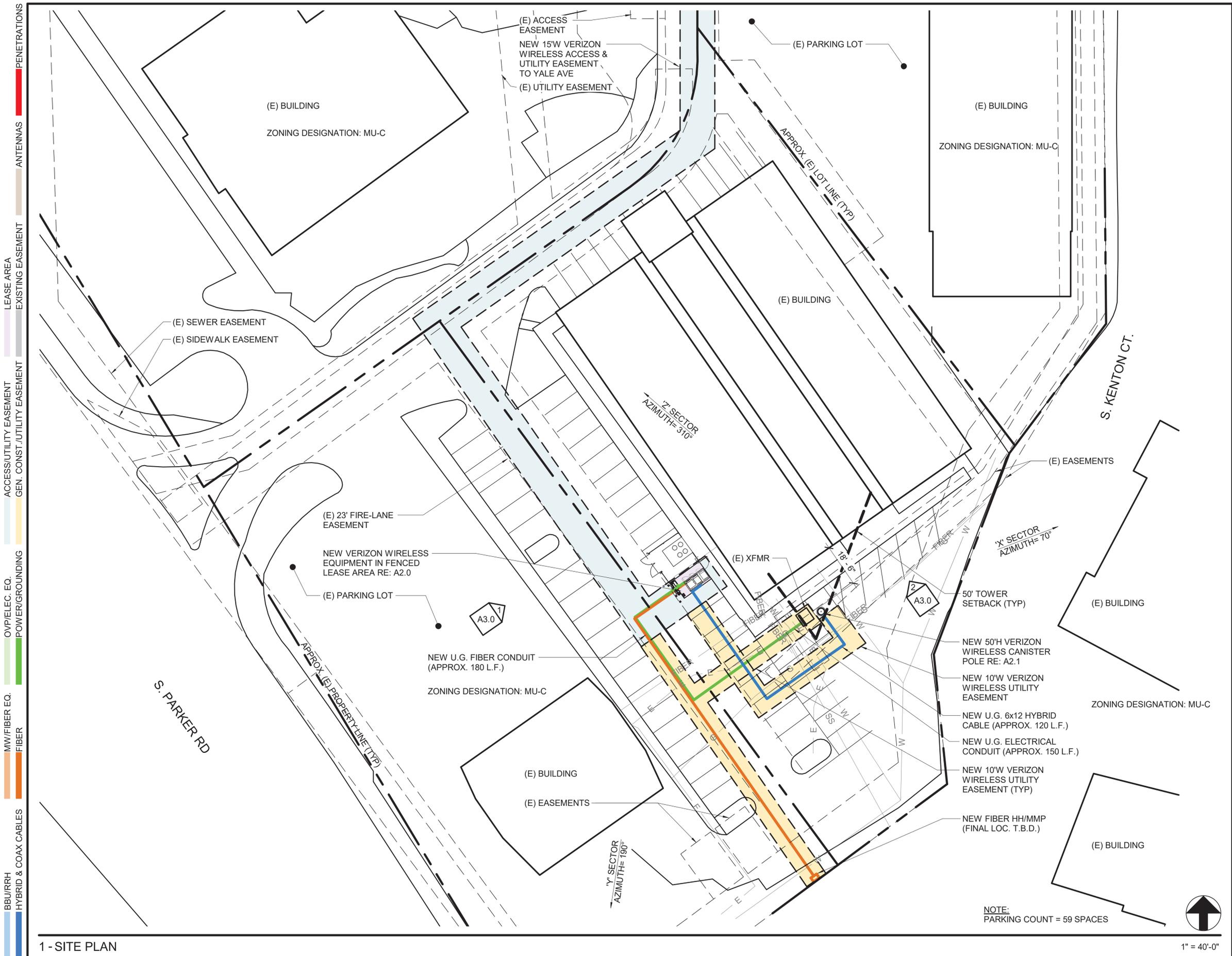


5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**NOT FOR
CONSTRUCTION**

SITE PLAN

A1.0



1 - SITE PLAN

1" = 40'-0"



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION
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11000 E. YALE
AURORA, CO 80014

CONSULTANT

A	09/13/18	CONCEPT	MAD
B	10/24/18	ZD REVIEW	MAD
C	08/06/20	CITY COMMENTS	MAD

1st REVIEW NAC 2nd REVIEW SGP



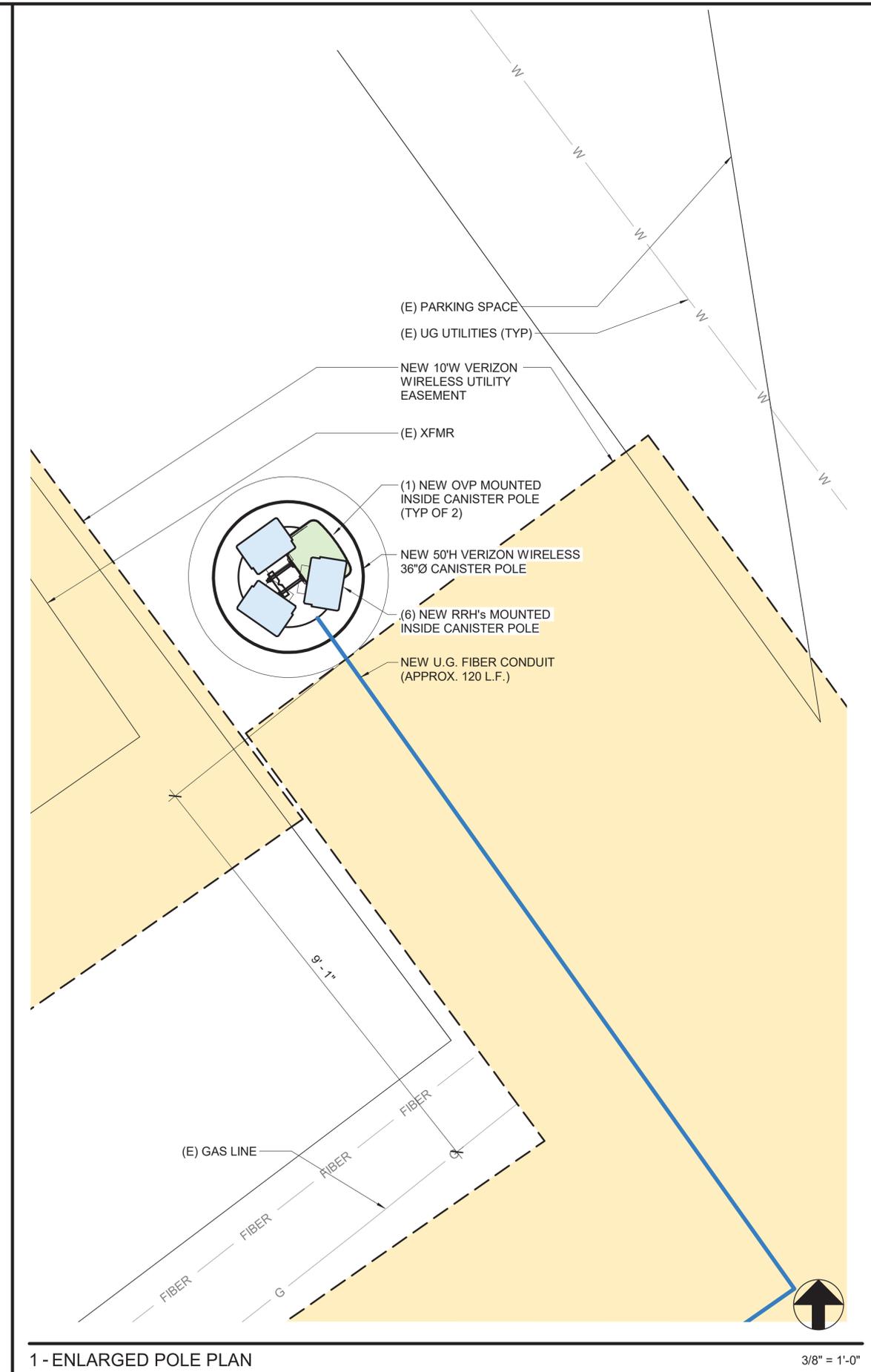
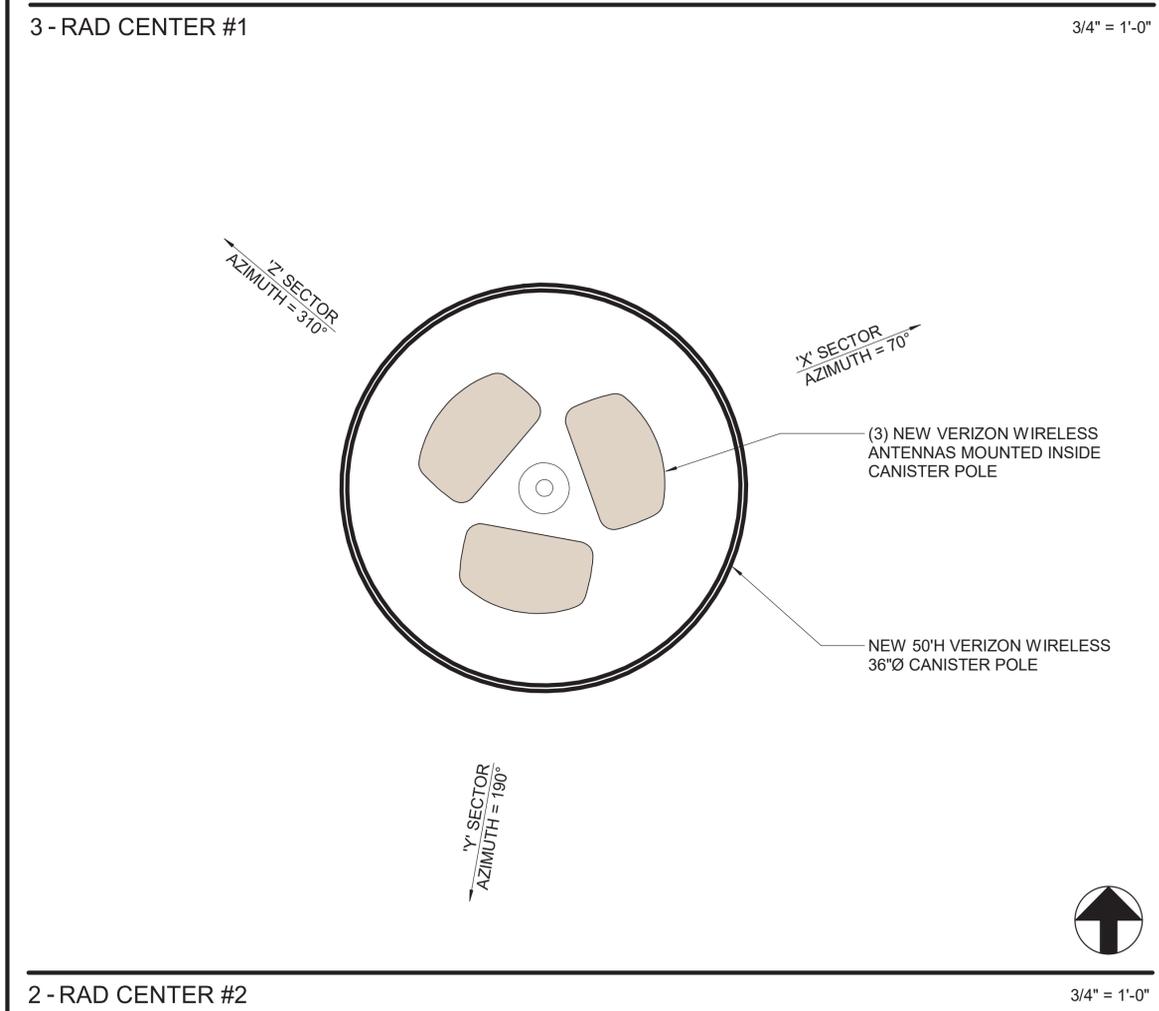
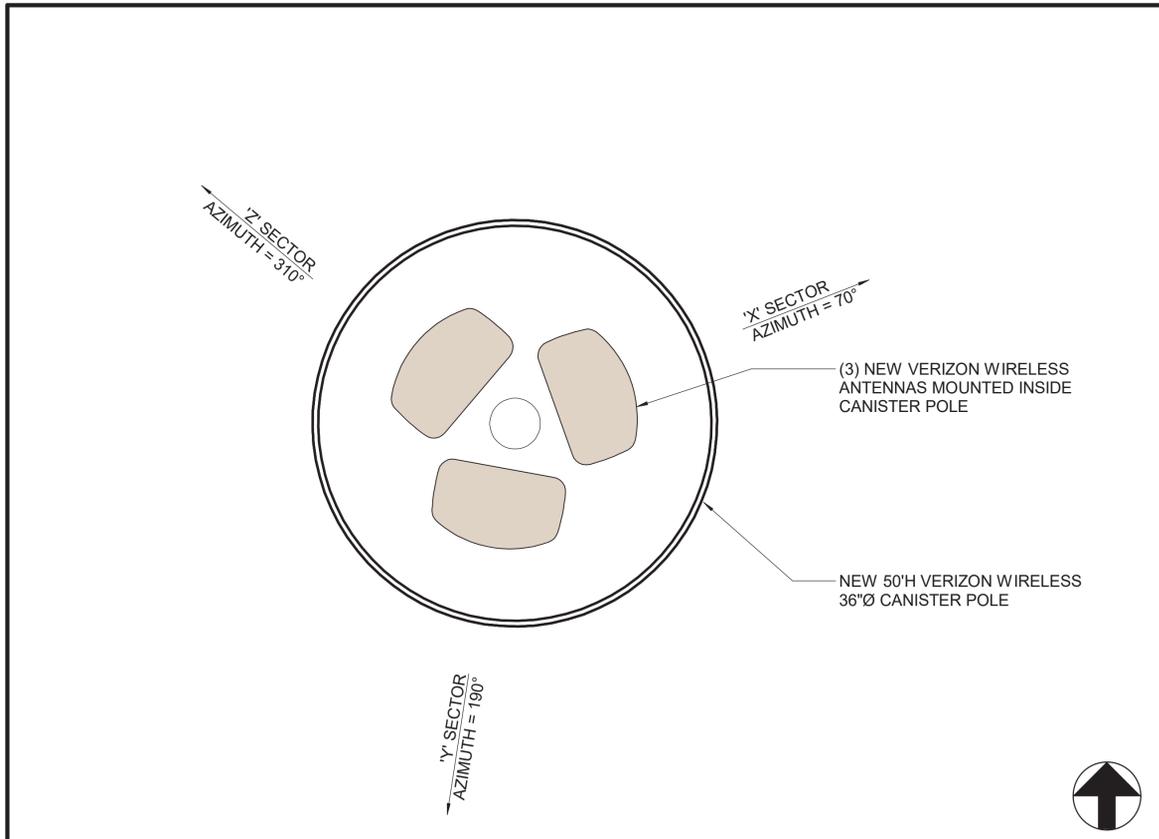
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**NOT FOR
CONSTRUCTION**

ENLARGED ANTENNA
PLANS

A2.1

- BBURRH HYBRID & COAX CABLES
- MW/FIBER EQ.
- OV/VELEC. EQ.
- ACCESS/UTILITY EASEMENT
- LEASE AREA
- ANTENNAS
- PENETRATIONS
- FIBER
- POWER/GROUNDING
- GEN. CONST./UTILITY EASEMENT
- EXISTING EASEMENT





VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION
SITE NAME

DEN KENTON - ALT 2

11000 E. YALE
AURORA, CO 80014

CONSULTANT

A	09/13/18	CONCEPT	MAD
B	10/24/18	ZD REVIEW	MAD
C	08/06/20	CITY COMMENTS	MAD

1st REVIEW NAC 2nd REVIEW SGP



5935 SOUTH ZANG STREET, SUITE 280
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**NOT FOR
CONSTRUCTION**

ELEVATIONS

A3.0

PENETRATIONS
 ANTENNAS
 LEASE AREA
 EXISTING EASEMENT
 ACCESS/UTILITY EASEMENT
 GEN. CONST./UTILITY EASEMENT
 OVP/ELEC. EQ.
 POWER/GROUNDING
 MW/FIBER EQ.
 FIBER
 BB/URRH
 HYBRID & COAX CABLES

