

AURORA PLAZA

SITE PLAN

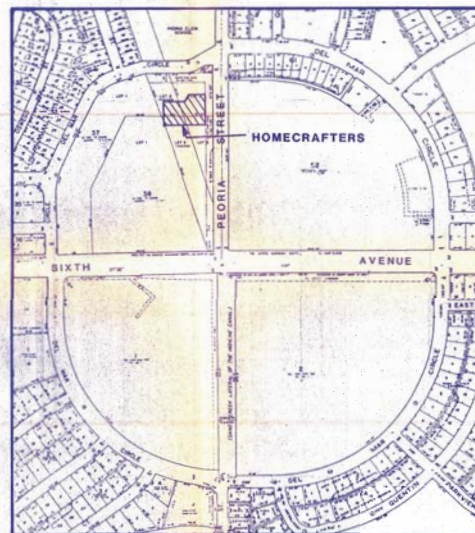
NOTES

- This survey does not propose to identify the ownership of the correct position of the three (3) streets except as indicated on recorded plats on file in the office of the Clerk and Recorder of Arapahoe County (Burns Aurora Fifth Filing - Book 11 Page 58 and First Addition to Burns Aurora Fifth Filing - Book 11, Page 31).
- That all boundary corners were re-established from local existing monumentation accepted along rights-of-way of Del Mar Court and Paris Street. The Southeast corner and East One-Quarter corner were both accepted in place and verified to local control.
- This survey does not constitute a title search to determine ownership, easements of record, therefore, easements are not shown.
- No title commitment was provided to me, therefore ownership identification is limited to the Plat in Book 11 at Page 31.
- That the area of the existing building is 49,207 square feet, that the addition totals 15,864 square feet, yielding a total building area of 65,071 square feet.
- Using a ratio of one parking stall per every 200 square feet of building will require 326 parking stalls.
- The Western limits of the structure were field determined to the face of the "sheet-rock" as in place on May 8, 1984.
- All proposed building dimensions were obtained from a document provided to me by Futura Engineering Inc. of Aurora, Colorado. Said document identified as:

First & Mezzanine Floor Plan and General Notes
Aurora Plaza Remodeling
Space B1 Home Crafters Center, Inc.
BAI Last Revision 4-24-84 No. 1
of

Sidney B. Morris & Associates
Chicago, Illinois 60610
(312) 236-5135

MA 2.22.21 - MINOR AMENDMENT TO THE PARKING AND LANDSCAPING ON THE SOUTHEAST CORNER OF THE BUILDING AND THE SIDEWALK ON THE EAST SIDE OF THE BUILDING.



VICINITY MAP

LEGAL DESCRIPTION

A parcel of land being a portion of Lot 1 through Lot 3 of Block 37 and Lot 1 through Lot 3 of Block 38 of FIRST ADDITION TO BURNS AURORA, FIFTH FILING as recorded in Plat Book 11 at Page 31 in the Records of the Office of the Clerk and Recorder of Arapahoe County being in the Southeast One-Quarter of Section 2, Township 4 South, Range 67 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, further described as follows:

Commencing at the Southwest corner of said Section 2; thence Northerly along the East line of said Southeast One-Quarter, a distance of 1870.88 feet said point being the Point of Beginning; thence departing said East line on an angle to the left of 90°00'00", a distance of 42.00 feet to a point on the West line of that parcel described in Book 168 at Page 441 of said Arapahoe County Records, said point being on the Northerly line of Lot 3, Block 37 of the above plat; thence continuing along said last course, perpendicular to the East line of said Southeast One-Quarter, a distance of 17.25 feet; thence departing said last course on an angle to the left of 29°32'15", a distance of 46.37 feet to a point of curve; thence along said arc to the right having a radius of 153.80 feet, a central angle of 29°32'15", an arc distance of 94.75 feet to a point of tangent; thence along said tangent, parallel to the Northerly line of Lot 3 and Lot 1 of Block 37 of the above plat, a distance of 151.23 feet to the point of intersection of the Northerly line of Lot 2, Block 37 of the above plat and the Westerly wall line produced Northerly; thence along said Westerly line on an angle to the left of 91°14'01", a distance of 392.48 feet to a point 41.00 feet Southerly of the South face of the existing building; thence departing said Southerly building extension on an angle to the right of 89°00'00", a distance of 10.00 feet; thence on an angle to the left of 88°45'00", along a line 105.76 feet West of and parallel with the East line of the Southeast One-Quarter of said Section 2; a distance of 517.00 feet; thence on an angle to the left of 90°00'00", a distance of 118.50 feet; thence on an angle to the left of 90°00'00", a distance of 110.00 feet; thence on an angle to the right of 90°00'00", a distance of 199.76 feet to a point 41.00 feet West of an measured at right angles from the East line of said Southeast One-Quarter, said point being on the West line of that parcel described in Book 168 at Page 441 of said Arapahoe County Records; thence continuing along said West line on an angle to the left of 90°00'00", a distance of 841.40 feet to the Point of Beginning.

Said parcel containing 268,380 square feet or 6.181 acres more or less.

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance 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 where of Melvin Simon & Associates, Inc. has caused these presents to be executed this 28th day of August, AD 1984.

By: *[Signature]* Attorney in fact for the Corporation

NOTARIAL

State of Colorado
County of Arapahoe

The foregoing instrument was acknowledged before me this 28th day of August, AD 1984, by Cary L. Calder, Attorney in fact for the Corporation.

Witness my hand and official seal
Notary Public
Date: 8-24-84

My commission expires 12-31-1988
Business Address: 2025 S. Aurora Blvd. #100
Aurora, CO, 80014

CITY OF AURORA APPROVALS

City Attorney: *NA* Date: *NA*
Planning Director: *Donnell, The* Date: *Aug 30, 1984*
Planning Commission: *NA* Date: *NA*
City Council: *NA* Date: *NA*
Attest: *NA* City Clerk Date: *NA*

RECORDER'S CERTIFICATE

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at *NA* o'clock *PM*, this *NA* day of *NA*, 19*84*.

Clerk and Recorder: *NA* Deputy: *NA*

Sheet Index

- 1 of 5 Cover Sheet
- 2 of 5 Site Plan
- 3 of 5 Landscape Plan
- 4 of 5 Redline Amendment
- 5 of 5 Building Elevations

Site Data

Land area within property lines: 6.161 ac.
Gross floor area (41-16 City Code): 65,207 sq. ft.
Number of buildings: ONE (65,207 sq. ft.)
Total Building Coverage: 65,207 sq. ft.
Hard-surface area (exclusive of building): 203,173 sq. ft.
Area devoted to landscaping within site: 10,006 sq. ft.
Present zoning clarification: B-1
Proposed uses: COMMERCIAL - GYM
Sign area: 512 sq. ft.
Type of Sign (free standing, wall, etc.): WALL MOUNTED
Number of stories: ONE
Maximum height of buildings: 25 ft.
Loading spaces provided: 3
Parking spaces required: 326
Parking spaces provided: 435

PARKING REQUIREMENTS

Existing Shops	120,000 sq. ft. - 200 = 601 required
Homecrafters (existing area)	49,207 sq. ft. - 200 = 246 required
Homecrafters (addition)	15,864 sq. ft. - 200 = 80 required
Total Parking Required	927
Parking Provided	1008
Extra Parking	81
Compacts	61 = 0.601
Handicap	12 = 0.124

GENERAL NOTES

- Legal Description and notes prepared by Benchmark Engineers, Ltd.
- Prepared under the supervision of Richard T. Standish, Colorado P.E. No. 13016.

PREPARED FOR:

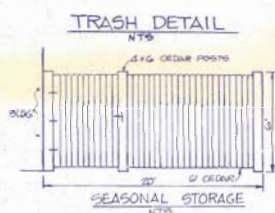
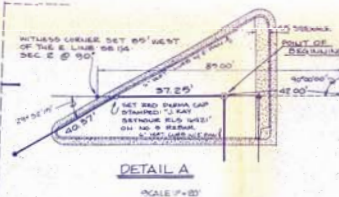
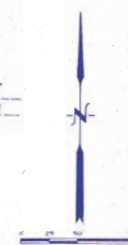
SUN BUILDING CO.
P.O. BOX 4565
BIRMINGHAM, ALABAMA 35206

PREPARED BY:

Futura Engineering Inc.
1801 E. Sahara Drive - Suite 400
Aurora, Colorado 80014 - (303) 731-4540

AURORA PLAZA SITE PLAN

ADM ADMT 10-10-16
PILON SIGN FOR SITE AS PER
ORIGINAL PBG 8/84



- NOTES:**
1. All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described herein.
 2. Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane".
 3. 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.
 4. All roof vents and mechanical units are existing and no additional roof vents or mechanical units are to be added. All roof vents shall be painted to be compatible with exterior finishes of the building.
 5. Trash area to be 10' X 20' and screened by 6' cedar fence.
 6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all fire land signs as required by the City of Aurora. Such signs shall conform to Section 14-29 of the Aurora City Code.
 7. No additional sewer or water required. All utilities are in existing buildings and are more than adequate to accommodate new addition. There are no additional bathrooms to be added.
 8. Spot Elevations obtained from drawing furnished by Melvin Simon and Associates, Inc., Indianapolis, Indiana.
 9. Parking lot surface to be repaired where necessary.
 10. East wall to be protected from traffic with a 4' sidewalk and a 4' strip of landscaping.
 11. Existing parking lot lights are downcast lighting.
 12. All utility meters are existing and are located inside the building.
 13. Wall mounted sign allowance is based on City of Aurora Code, Section 41-08.
Sixth Avenue sign
Peoria Street
240 sq. ft.
92 sq. ft.
332 sq. ft.

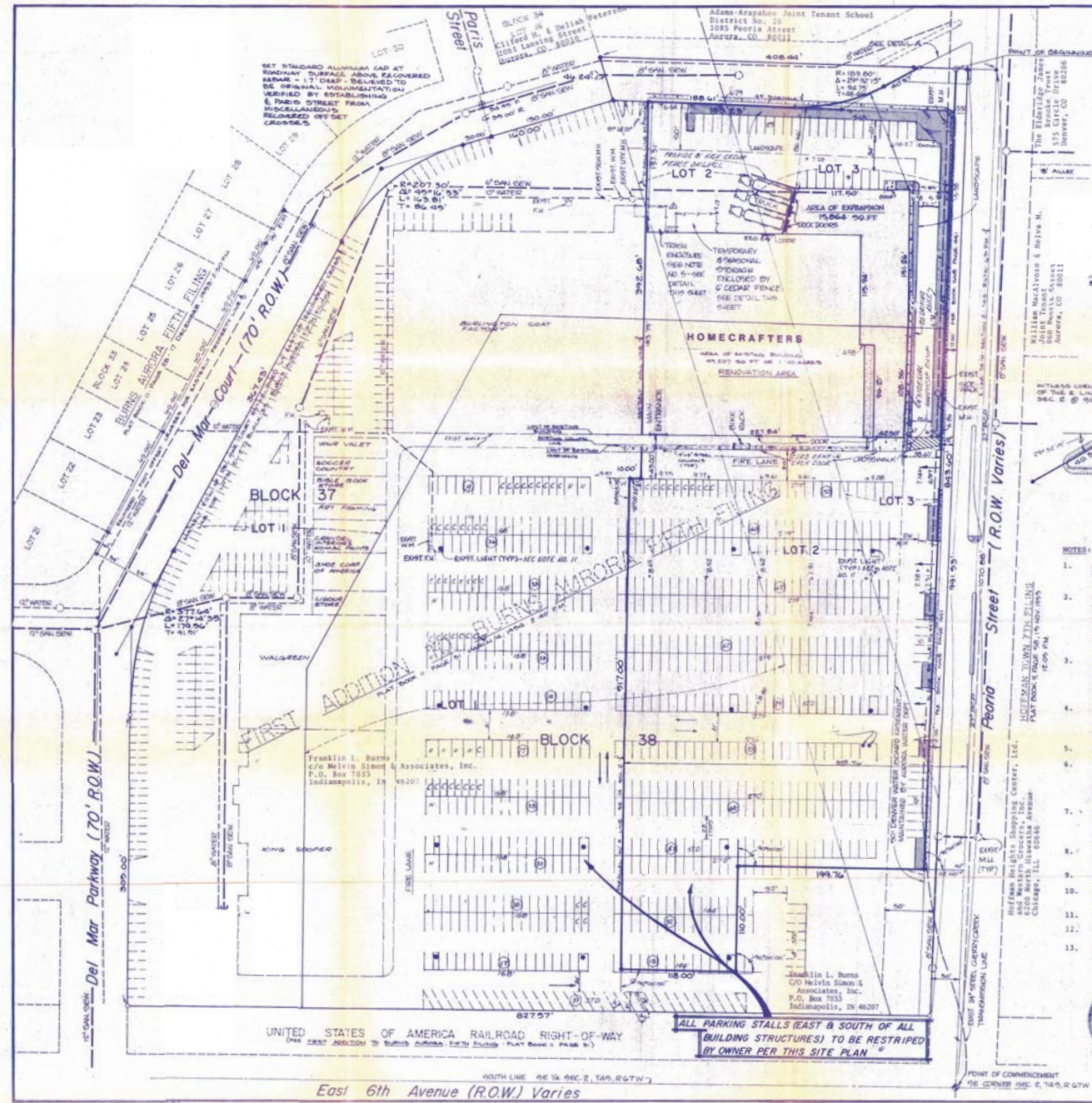


LEGEND

- 1. TOTAL SQUARE FEET PARKING SPACES PER PARKING BAY
- 2. SIGN POST 5' X 5' X 8'
- 3. SCHEDULED PARKING AREA

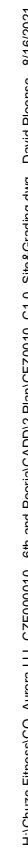
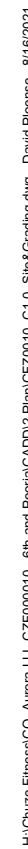
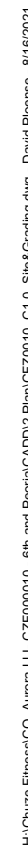
PLAZA SIGN

SIGN TO BE REMOVED OR REPLACED TO MEET C.A. STANDARDS



East 6th Avenue (R.O.W.) Varies

AURORA PLAZA 04-10-16

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CHUZE FITNESS LANDLORD IMPROVEMENTS

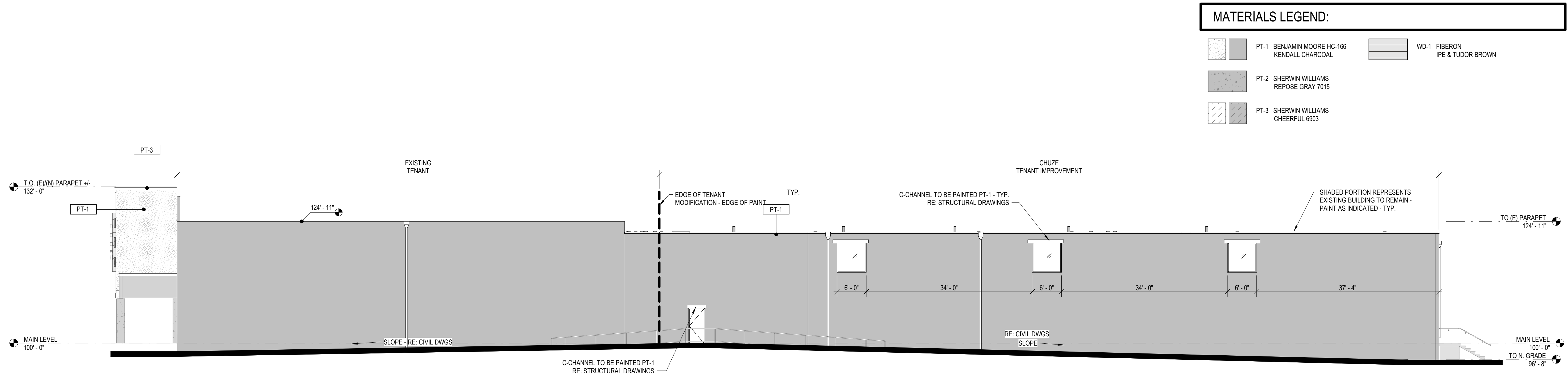
BRIXMOR PROPERTY GROUP

773 PEORIA ST
AURORA, COLORADO 80011

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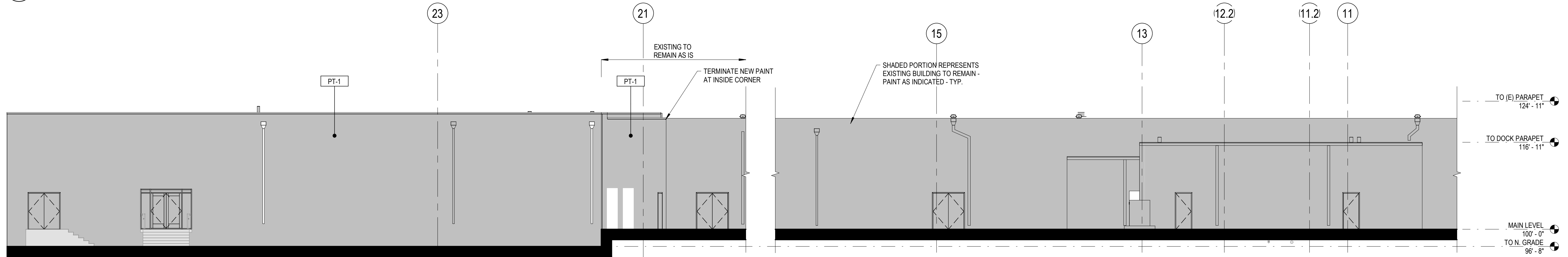
Project No:	CZF0000010
Drawn By:	YA
Checked By:	RS

EXTERIOR ELEVATIONS

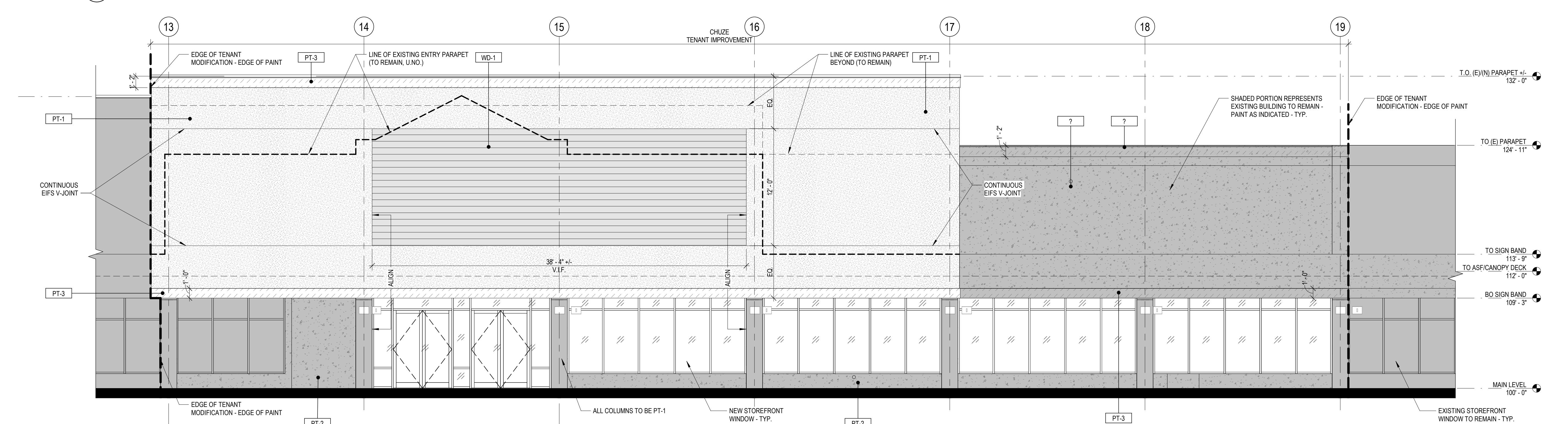


3 EAST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



2 NORTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



1 ENLARGED SOUTH FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"