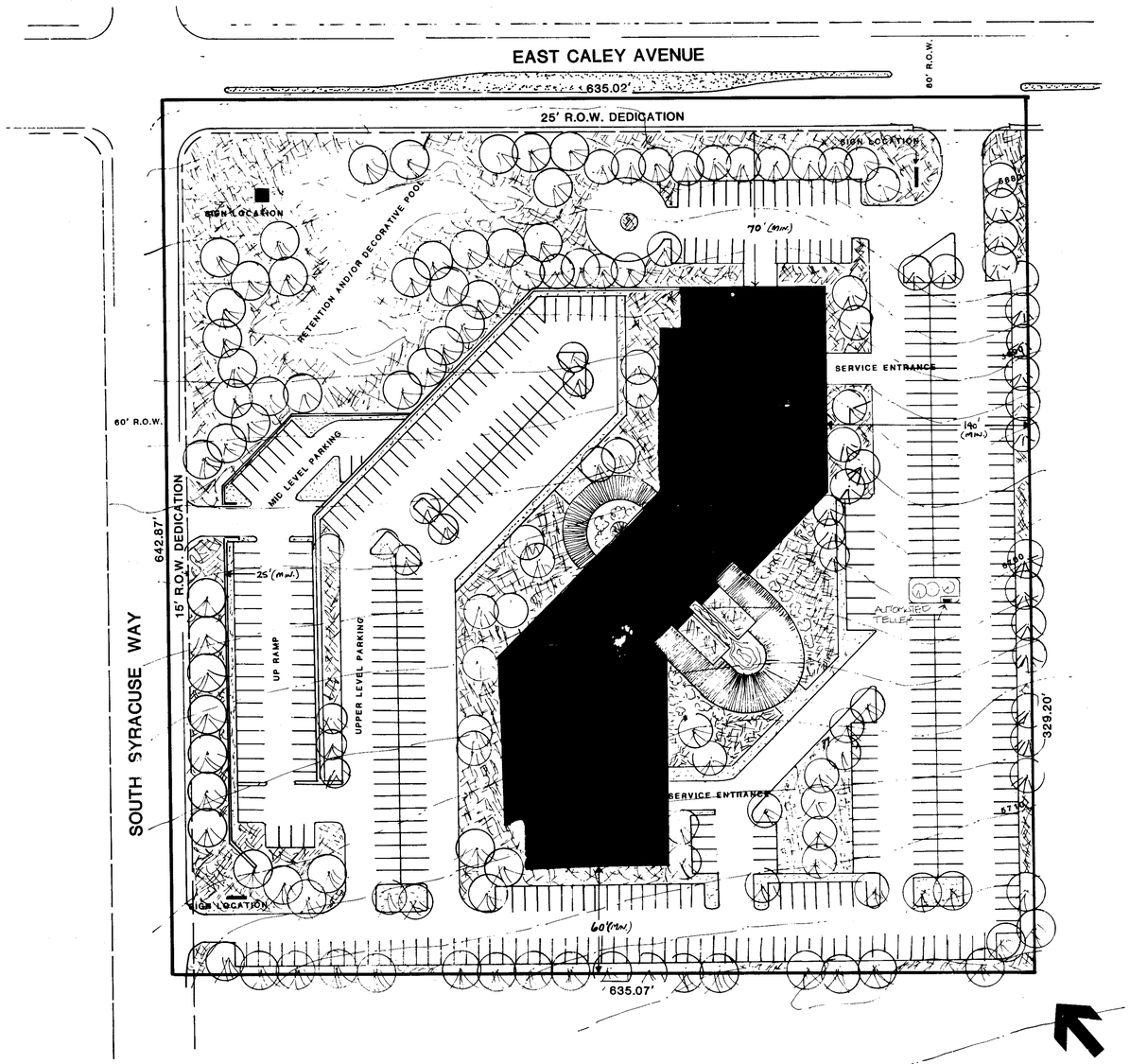
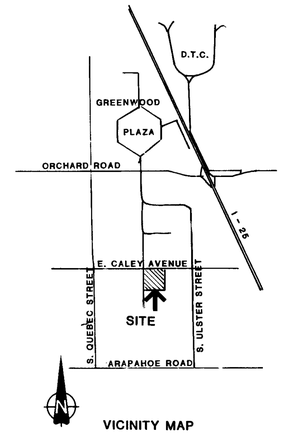
The owners developer(s), and/or subdivider(s) "and their respective successors and assigns" of the project known as Linclay Office Park agree to the following:

1. The said development is within the Greenwood South Metropolitan District for the purpose of participation in the construction of East Caley Avenue and South Ulster Street and the construction of water and sewer lines to serve the area.
2. To cooperate with other property owners on an equitable basis in the construction of the Yosemite Street overpass of I-25, improvements to the Arapahoe Road/I-25 Interchange and improvements to Arapahoe Road between I-25 and South Quebec Street including widening, median islands and signalization unless such improvements are included in a Special Improvement District construction program in which this property is included.



View line of Architectural rendering.



VICINITY MAP

LAND USE ANALYSIS:

LAND USE:	SQUARE FEET	ACRES	% OF AREA
BUILDING FOOTPRINT:	45,600 S.F.	1.04	11.6 %
FOOTPRINT OF PARKING AREA (INCLUDING SURFACE OF PARKING STRUCTURE):	189,500 S.F.	4.35	48.3 %
OPEN SPACE (INCLUDING OPEN SPACE IN RIGHT OF WAY):	157,200 S.F.	3.62	40.1 %
NET BUILDING SITE:	392,300 S.F.	9.03	100 %

MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING PERMITTED: 320,000

GROSS BUILDING SITE FROM LEGAL DESCRIPTION: 408,400 S.F. 9.37 ACRES

GROSS MAXIMUM F.A.R. PERMITTED: .78

ZONING APPROVED BY THIS PLAN: B-1 (ADMINISTRATIVE AND PROFESSIONAL OFFICES).

PERFORMANCE STANDARDS

USE STANDARDS: Linclay Office Plaza will consist of administrative and professional offices in conformance with the Arapahoe County Zoning Resolution for B-1 zoning (administrative and professional offices) as defined in Chapter II, Article "O" of the said resolution. If day care activities are provided, they will be included as an accessory use within and associated with the primary use building. Limited convenience businesses and services will be permitted as an accessory use to the primary office use. Such uses shall be for the convenience of office tenants. Such businesses and services shall not advertise to the general public or have any exterior signage. Uses permitted as accessory uses are as follows, but not limited to: barber and beauty shops, print shops, tobacco shops, newsstands, travel agencies.

MAXIMUM BUILDING HEIGHT: The maximum building height permitted shall be 88 feet to the top of the parapet wall and a maximum of 100 feet to the top of the mechanical penthouse(s). The mechanical penthouse(s) will not exceed five (5%) percent of the area of the building roof. The maximum building height shall not exceed 5,808 feet above sea level in elevation.

BUILDING SETBACKS: The graphic portion of this Plan indicates the location of the proposed office building to be built at Linclay Office Plaza.

PARKING: 1,064 parking spaces are indicated on the graphic plan for Linclay Office Plaza which equates to one space for each 300 square feet of gross building area or one space for each 270 square feet of net leasable space. 289 surface parking spaces are provided. The remaining parking is included on and within the three tiered parking structure indicated on the Plan. The sixty one parking spaces along the south boundary may be eliminated or held as additional landscaped space for future parking expansion. If the sixty one spaces were landbanked, the total parking provided would be 1,003 spaces which equates to one space for each 319 square feet of gross building area or one space for each 287 square feet of net leasable space.

SCREENING OF MECHANICAL EQUIPMENT: Mechanical equipment shall be screened from normal view with appropriate fencing or shrubs. Solid waste collection shall be from internal trash collectors at the indicated service entrances.

FENCING: If fencing is used to screen ground mounted mechanical equipment (telephone terminal boxes and/or power transformers, such fencing shall not exceed six (6') feet in height and shall be of a material and design which is compatible with the primary use building.

LIGHTING: Lighting will be provided in parking areas as required where normal building entry lights provide insufficient lighting for parking or security. Building security lighting shall be of low intensity and downward directed.

SIGNAGE: A total of three signs will be permitted at Linclay Office Plaza. One double faced, lighted sign will be permitted at each entry point as indicated on the graphic portion of this plan. These signs shall not exceed eight (8') feet in height or fifty (50) square feet per face. One lighted, double faced sign will be permitted as indicated on the plan at the intersection of East Caley Avenue and South Syracuse Street. This sign shall not exceed eight (8') feet in height or sixty four (64) square feet per face. Sign permits will be required for all signs. All sign lighting will be low intensity lighting to minimize glare.

ENTRY POINTS: Entry points are indicated on the plan, and have been coordinated with the Greenwood South Metropolitan District who will be responsible for street development.

RIGHT OF WAY DEDICATION: Additional right of way will be dedicated as indicated herein to provide for one half of an eighty foot right of way on East Caley Avenue and for one half of a sixty foot right of way on South Syracuse Street. Linclay Office Plaza is included within the boundaries of the Greenwood South Metropolitan District which District will be responsible for the development of the indicated abutting streets. Signed quit claim deeds have been provided to the District for the requested right of way.

ARCHITECTURAL INTENT: The proposed architectural design for the Linclay Office Plaza shall be as indicated on sheet (2) of this plan. The basic structure of the building and parking building will be made of concrete in muted colors. The entry plazas which are indicated on the plan may vary somewhat in design as final building design progresses. Similarly, the building location may vary by a few feet from the position indicated herein, however the basic design concepts indicated herein will not vary significantly from those indicated in this plan.

OPEN SPACE AND LANDSCAPING REQUIREMENTS: Minimum open space to be provided in Linclay Office Park is thirty eight (38%) of the site. Landscaped areas will be sprinklered. Lawn grasses selected will be a combination of draught resistant blue grasses and/or native grasses. Trees and shrubs will be selected for their disease and draught resistant qualities. Plant material locations shown herein are schematic and intended to represent the areas where trees and shrubs will be located. Trees and shrubs are shown on the plan for screening and aesthetic interest along the building and parking structure.

STORM DRAINAGE RETENTION: Storm drainage shall be retained on site to permit release at historic levels. Storm run off will primarily be released into the existing storm drain line on East Caley Avenue which was provided by the Greenwood South Metropolitan District for that purpose. The pond shown herein on the graphic portion of this plan shall be used for drainage retention and may also be enhanced for use as a landscaping detail.

BILLBOARDS: No billboards will be permitted in Linclay Office Plaza.

AVIGATION EASEMENT: An avigation easement will be provided at the time of platting.

PEDESTRIAN EASEMENT: A fifteen foot easement will be provided at the time of platting along East Caley Avenue and along South Syracuse Street for use as a utility and pedestrian easement.

MINIMUM SETBACKS: Minimum setbacks for the office building are as follows:

From East Property Line:	140 Feet
From South Property Line:	60 Feet
From East Caley Avenue:	70 Feet
From South Syracuse Street:	220 Feet
Minimum setback of parking structure:	
From South Syracuse Street:	30 Feet
From East Caley Avenue:	70 Feet

TRASH SERVICE AREAS: Trash service areas will be lcoated within the office structure on the east side of the building in the areas noted on the Plan as "Service Entrances".

THE LAND USE ANALYSIS IS BASED UPON PLANIMETER READINGS. ACTUAL LAND USE AREAS MAY VARY SLIGHTLY FROM THOSE INDICATED HEREIN.

N

50 0 50 100
scale 1"=50 feet

ADMINISTRATIVE AMENDMENT TO PERMIT AN AUTOMATIC BANKING MACHINE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO,

THIS 16TH DAY OF SEPTEMBER, A.D., 1985.

ATTEST: Catherine E. Smith
Deputy County Clerk

Chairman

LEGAL DESCRIPTION: Tract 3B, Clark Colony, a Subdivision of Section 21, Township 5 South, Range 67 West of the 6th P.M., County of Arapahoe, State of Colorado.

DEVELOPER

Linclay Corporation
1030 Woodcrest Terrace Drive
St. Louis, Missouri 63141
314-851-1200

ARCHITECTURAL ASSOCIATE

Robert T. Boland, Inc.
1215 Fern Ridge Parkway Suite 105
St. Louis, Missouri 63141
314-878-9205

ENGINEERING ASSOCIATE

Merrick and Company
10855 East Bethany Drive
Aurora, Colorado 80014
303-751-0741

DATE: DECEMBER 14, 1981

REV. NO.	DATE	REV. NO.	DATE
A	2-5-82		
B	8-6-85		

SHEET 1 OF 1 JOB NO. 8150

LINCLAY OFFICE PLAZA

1st ADMINISTRATIVE AMENDMENT TO THE

PRELIMINARY AND FINAL DEVELOPMENT PLAN

(FORMERLY A PORTION OF PEAKVIEW HEIGHTS)

A85-025

LINCLAY OFFICE PLAZA
A85-25