SECOND AMENDMENT to the PRELIMINARY DEVELOPEMENT PLAN of ARAPAHOE ROAD INDUSTRIAL PARK NO. 2

A PART OF THE NE 1/4 OF SECTION 30, T. 5 S., R. 66 W. OF THE 6TH P. M., COUNTY OF ARAPAHOE, STATE OF COLORADO.

A96-018

PERMITTED USES EXCEPT LOT 12

1. AS SET BY AN APPROVED PRELIMINARY PLAN (IF ANY); OTHERWISE.
2. LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL, TESTING, ETC.)
3. MANUFACTURE, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS.
4. WHOLESALE SALE OR STORAGE OF ANY COMMODITY COMPLYING WITH THE INTENT OF LIGHT INDUSTRIAL ZONING (I-1).
5. REPAIR, RENTAL, AND SERVICING OF ANY COMMODITY, THE MANUFACTURE, FABRICATION, PROCESSING, WAREHOUSING SALE OF WHICH IS PERMITTED IN THE DISTRICT.
6. OFFICE.
7. MINI-WAREHOUSE/SELF STORAGE.
8. DAY CARE CENTER.
9. USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY:
   A. ARE SIMILAR IN THE CHARACTER TO PERMITTED USES IN THIS DISTRICT, AND
   B. ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.
10. RETAIL SALES OF ANY COMMODITY MANUFACTURED, PROCESSED, FABRICATED AND/OR WAREHOUSED ON THE PREMISES.

DEVELOPMENT REQUIREMENTS APPROVED FOR LOTS 1-11

1. LOT COVERAGE:

BUILDING COVERAGE	30%
PARKING, LOADING AND STORAGE	50%
OPEN SPACE AND LANDSCAPE	20%

2. SETBACKS:

FROM ARAPAHOE ROAD & JORDAN ROAD	30'
FRONT	20'
SIDE	10'
REAR	20'

3. HEIGHT OF BUILDINGS: 35'

4. PARKING:

COMMERCIAL/OFFICE	3 SPACES/1,000 SQ. FT. OF FLOOR AREA
INDUSTRIAL	2 SPACES/1,000 SQ. FT. OF FLOOR AREA
WAREHOUSE	1 SPACE/1,000 SQ. FT. OF FLOOR AREA

5. ALL INTERIOR ROADWAYS SHALL BE PAVED WITH 36' OF ASPHALT.
6. ROADSIDE DITCHES ON THE INTERIOR ROADWAYS SHALL BE ON PRIVATE PROPERTY.
7. EACH INDIVIDUAL LOT SHALL SUBMIT AN APPROVED DRAINAGE STUDY FOR THAT LOT BEFORE ISSUANCE OF A BUILDING PERMIT IS MADE.
8. LOTS 10 AND 11 WILL BE ALLOWED ONE CURB CUT EACH. IF IT IS POSSIBLE FOR THE USER OF EACH OF THE LOTS TO COMBINE THE CURB CUT, THIS WILL BE ENCOURAGED.
9. THE EAST HALF OF JORDAN ROAD FROM ARAPAHOE ROAD TO THE SOUTHERN BOUNDARY OF THE PROPERTY SHALL BE PAVED TO A 26' CROSS-SECTION. IF LAND ADJACENT TO LOT 1 IS REZONED, THE COUNTY SHALL REQUIRE THE REIMBURSEMENT OF PRO-RATE SHARE OF THE EAST 26' COST OF SUCH PAVEMENT TO EAST ARAPAHOE INVESTORS.
10. LANDSCAPE BUFFER WILL BE PROVIDED ALONG ARAPAHOE ROAD ON LOTS 1, 2, AND 3. THE LANDSCAPE BUFFER WILL INCLUDE A MINIMUM 3 1/2 FOOT HIGH BERM WITH APPROPRIATE LANDSCAPING, AT LEAST 20' WIDE. LANDSCAPE PLANS WILL BE REQUIRED WITH THE FINAL DEVELOPMENT PLAN.
11. GENERAL LANDSCAPING WILL BE REQUIRED FOR THE DEVELOPMENT. LANDSCAPING REQUIREMENTS WILL BE SUBMITTED AT THE TIME OF FINAL DEVELOPMENT PLAN.
12. ARCHITECTURAL CONTROL WILL BE ESTABLISHED BY COVENANTS TO MAINTAIN GOOD DESIGN AS PART OF THE FINAL DEVELOPMENT PLAN.
13. A PLAN FOR SOIL AND EROSION CONTROL OF PROPERTY ADJOINING CHERRY CREEK WILL BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN.

PERMITTED USES: LOT 12

1. LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL, TESTING, ETC.).
2. MANUFACTURE, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS.
3. WHOLESALE SALE OR STORAGE OF ANY COMMODITY, COMPLYING WITH THE INTENT OF LIGHT INDUSTRIAL ZONING (I-1).
4. REPAIR, RENTAL, AND SERVICING OF ANY COMMODITY, THE MANUFACTURE, FABRICATION, PROCESSING, WAREHOUSING SALE OF WHICH IS PERMITTED IN THE DISTRICT.
5. OFFICE.
6. MINI-WAREHOUSE/SELF STORAGE.
7. DAY CARE CENTER.
8. USES NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY:
   A. ARE SIMILAR IN THE CHARACTER TO PERMITTED USES IN THIS DISTRICT, AND
   B. ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.
9. RETAIL SALES OF ANY COMMODITY MANUFACTURED, PROCESSED, FABRICATED AND/OR WAREHOUSED ON THE PREMISES.

NOTE: ONLY THOSE USES ALLOWED IN THE "F" ZONE DISTRICT SHALL BE PERMITTED WITHIN LOT 12 UNTIL SUCH TIME AS THE FLOODPLAIN MODIFICATION STUDY IS PREPARED FOR THE SITE AND IS ACCEPTED BY BOTH ARAPAHOE COUNTY AND THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, AND THE PHYSICAL IMPROVEMENTS RECOMMENDED BY SAID STUDY ARE CONSTRUCTED AND FOUND ACCEPTABLE BY BOTH AGENCIES.

ACCESSORY USES:
1. BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE.
2. RESIDENCE REQUIRED FOR CARETAKER OR NIGHT WATCHMAN EMPLOYED BY THE PREMISES.
3. MINIMUM LOT AREA:
   A. MINIMUM LOT AREA SHALL BE 3.47 ACRES.
4. MINIMUM SETBACKS:

A.	SETBACKS ALONG ARAPAHOE ROAD	30 FEET
B.	FRONT SETBACK	20 FEET
C.	SIDE SETBACK	10 FEET
D.	REAR SETBACK	20 FEET

5. DISTANCE BETWEEN STRUCTURES:
   A. WHERE TWO OR MORE STRUCTURES ARE PLACED ON A SINGLE LOT A MINIMUM DISTANCE OF 20 FEET SHALL BE MAINTAINED BETWEEN STRUCTURES.

A96-018

6. LAND COVERAGE:

A.	BUILDING MAXIMUM LOT COVERAGE NOT INCLUDING LOADING AND PARKING	35%
B.	MAXIMUM GROSS FLOOR AREA (LOT 12 ONLY)	75,790 SQ. FT.
C.	LOT COVERAGE FOR PARKING LOADING AND STORAGE	40%
D.	OPEN SPACE	25%

7. BUILDING HEIGHT — 35 FT.
8. FLOOR AREA RATIO — .50:1
9. PARKING REQUIREMENTS:
   A. ON-SITE PARKING SHALL BE PROVIDED FOR ALL PERMITTED USES IN AT LEAST THE FOLLOWING AMOUNT:

COMMERCIAL/OFFICE	3 SPACES/1,000 SQ. FT. OF FLOOR AREA
INDUSTRIAL	2 SPACES/1,000 SQ. FT. OF FLOOR AREA
WAREHOUSE	1 SPACE/1,000 SQ. FT. OF FLOOR AREA

   B. ALL SITE PARKING AREAS SHALL BE GRADED FOR PROPER DRAINAGE.
   C. SITE PARKING SHALL NOT BE ALLOWED IN THE ARAPAHOE ROAD SETBACK.
   D. NO ON STREET PARKING SHALL BE ALLOWED ON ARAPAHOE ROAD.
10. OUTDOOR STORAGE
   A. ALL RAW MATERIALS, FUELS, PRODUCTS, EQUIPMENT OR SUPPLIES

   STORED OUTSIDE OF A BUILDING SHALL BE VISUALLY SCREENED FROM ADJACENT PROPERTIES BY A SOLID FENCE, OR A WALL WITH APPROPRIATE LANDSCAPING, OR BY BERMS WITH LANDSCAPING, OR WITH ANY COMBINATION OF THE ABOVE.

   B. WASTE AND RUBBISH STORAGE FACILITIES SHALL BE LOCATED IN AN INCONSPICUOUS PART OF THE LOT AND SCREENED TO CONCEAL THE FACILITIES.
   C. ALL MATERIALS OR WASTES WHICH MIGHT CAUSE FUMES OR DUST, WHICH CONSTITUTE A FIRE HAZARD, OR WHICH MIGHT ATTRACT INSECTS OR RODENTS SHALL BE STORED OUTSIDE IN A CLOSED CONTAINER.
11. LANDSCAPING
   A. THE AREA LOCATED BETWEEN THE ARAPAHOE ROAD SETBACK AND THE CURB OR EDGE OF PAVEMENT SHALL BE USED ONLY FOR LANDSCAPING.
   B. A LANDSCAPING PLAN FOR THE SITE SHALL BE SUBMITTED TO THE COUNTY OF ARAPAHOE FOR THEIR APPROVAL.
12. SIGNS AND LIGHTING

   ALL SIGNAGE AND LIGHTING SHALL BE IN CONFORMANCE WITH THE ARAPAHOE COUNTY ZONING RESOLUTION AND DETAILED AT THE TIME OF FINAL DEVELOPMENT PLAN.
13. FENCES, WALLS AND RETAINING WALLS
   A. NO FENCES, WALLS OR RETAINING WALLS SHALL EXCEED EIGHT (8) FEET IN HEIGHT.
   B. NO FENCES, WALLS OR RETAINING WALLS SHALL OBSTRUCT PROPOSED DRAINAGE PATTERNS.
14. STREET STANDARD
   A. ARAPAHOE ROAD SHALL BE IMPROVED AS DIRECTED BY THE COLORADO DEPARTMENT OF HIGHWAYS AND APPROVED BY THE ARAPAHOE COUNTY TRANSPORTATION DEPARTMENT.
15. UTILITIES
   A. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE ARAPAHOE WATER AND SANITATION DISTRICT.
   B. ALL OTHER UTILITIES SHALL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANY.
16. DRAINAGE
   A. PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS ON THE SITE A DRAINAGE STUDY SHALL BE SUBMITTED TO THE ARAPAHOE COUNTY ENGINEERING DEPARTMENT ADDRESSING ALL THE ELEMENT CONTAINED WITHIN THE ARAPAHOE COUNTY DRAINAGE CRITERIA MANUAL, AND SHALL BE APPROVED BY THE ARAPAHOE COUNTY ENGINEERING DEPARTMENT.

OWNERS:

EAGLECREEK ASSOCIATES II, A CALIFORNIA GENERAL PARTNERSHIP

BY: ______________________
JAMES R. BLAIR, A GENERAL PARTNER

AND

EAGLECREEK ASSOCIATES III, A CALIFORNIA GENERAL PARTNERSHIP

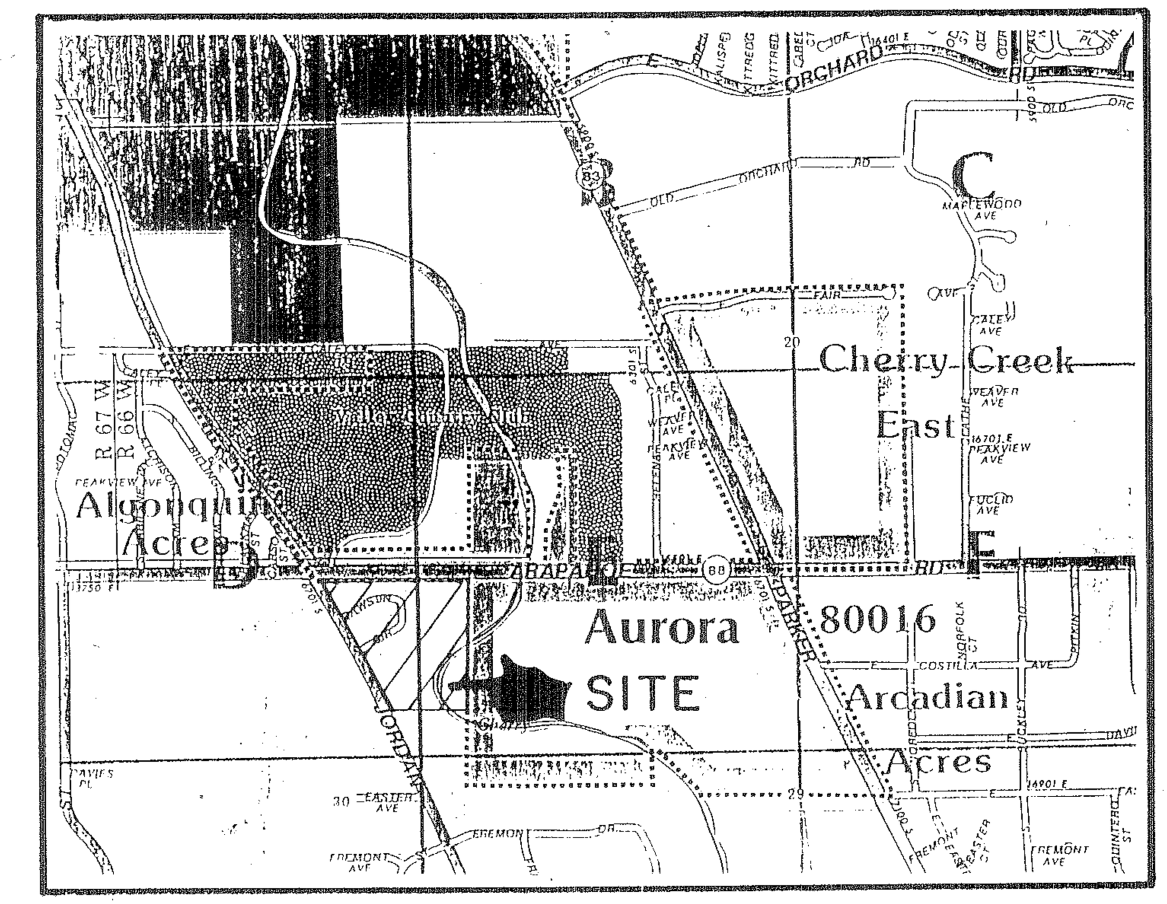
BY: ______________________
RONALD H. JOHNSON, A GENERAL PARTNER

COUNTY OF ARAPAHOE)
STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Oct, 1996, BY JAMES R. BLAIR, A GENERAL PARTNER OF EAGLECREEK ASSOCIATES II, A CALIFORNIA GENERAL PARTNERSHIP.

WITNESS MY HAND AND SEAL — Cheryl R. Knowles, NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/19/99 — 7208 S. Tucson Way, ADDRESS



N. T. S.

VICINITY MAP

COUNTY OF ARAPAHOE)
STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF October A.D., 1996, BY RONALD H. JOHNSON, GENERAL PARTNER OF EAGLECREEK ASSOCIATES III, A CALIFORNIA GENERAL PARTNERSHIP.

WITNESS MY HAND AND SEAL — Cheryl R. Knowles, NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/19/99 — 7208 S. Tucson Way, ADDRESS

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDER (S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS ARAPAHOE ROAD INDUSTRIAL PARK NO. 2 AMENDED, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

1. **AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS)**

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS:

a) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

b) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

c) TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

d) TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE ARAPAHOE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

AFTER FINAL DEVELOPMENT PLAN APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATION AND/OR CONDITION PRECEDENT WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL PUD AND FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATUTE.

2. **AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT)**

AN AVIATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PDP HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK __, PAGE __, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. 5375 406

THE LANDS CONTAINED WITHIN THIS PDP LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS PDP SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

3. **DRAINAGE MAINTENANCE** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO THE SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

4. **EMERGENCY ACCESS NOTE** EMERGENCY ACCESS IS GRANTED OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE, AND EMERGENCY VEHICLES

5. **LANDSCAPE MAINTENANCE** THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

6. **SIGHT TRIANGLE MAINTENANCE** THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

7. **DRAINAGE MASTER PLAN NOTE** THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
   A. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
   B. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
   C. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.3.2 OF THE ARAPAHOE DRAINAGE CRITERIA MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

COMPARISON CHARTS DEVELOPMENT DATA:	A96-018	A90-002
LAND USE	2ND AMENDED	1ST AMENDED
INDUSTRIAL SITES - 1	31.68 AC.	9.58 AC.
TRACT "A" - FLOODPLAIN	9.49 AC.	9.58 AC.
R.O.W.	2.70 AC.	2.70 AC.
TOTAL	43.87 AC.	43.96 AC.

AMENDMENT HISTORY

1. THIS SECOND AMENDMENT CORRECTS THE LEGAL DESCRIPTION PROVIDED IN THE FIRST AMENDED PDP CASE NO. A90-002
2. THE FIRST AMENDMENT TO CASE NO. A96-018. THE PRELIMINARY DEVELOPMENT PLAN FOR ARAPAHOE ROAD INDUSTRIAL PARK NO. 2 SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:
   REZONES LOT 12 FROM "F" TO I-1
   AN INCREASE IN THE NUMBER OF INDUSTRIAL ZONED LOTS FROM 11 TO 12 (I-1 ZONE) AND A DECREASE IN THE ACREAGE OF FLOOD PLAIN ZONED TRACT 'A' (F-ZONE)
3. THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN WAS APPROVED 5/7/79 CASE NO. Z79-4

BOARD OF COUNTY COMMISSIONER APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS 29TH DAY OF JULY A.D., 1996

CHAIRMAN: ______________________

ATTEST: ______________________

SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN OF ARAPAHOE ROAD INDUSTRIAL PARK NO. 2
JOB NO. 675.13
DATE: NOVEMBER 20, 1995 SHEET 1 OF 2

JR Engineering, Ltd.
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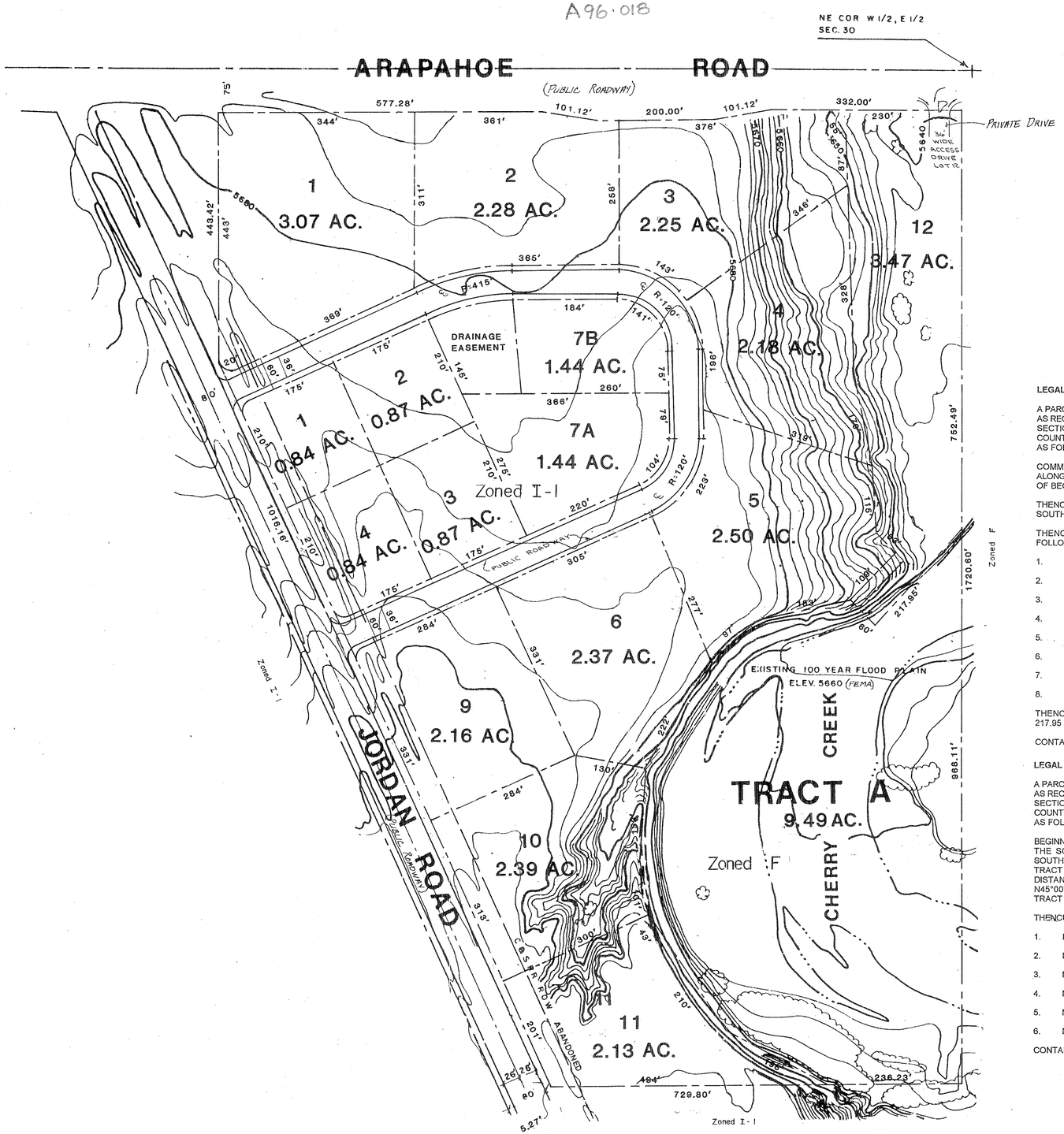
ENGINEERING/PLANNING/SURVEYING

SECOND AMENDMENT to the PRELIMINARY DEVELOPEMENT PLAN of ARAPAHOE ROAD INDUSTRIAL PARK NO. 2

A PART OF THE NORTH-EAST ONE-QUARTER SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6th P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

A96-018



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF ARAPAHOE ROAD INDUSTRIAL PARK AS RECORDED IN BOOK 44 AT PAGE 29, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE S00°12'27"W AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 30 A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST ARAPAHOE ROAD THE FOLLOWING FIVE (5) COURSES:

1. S89°57'00"E A DISTANCE OF 577.28 FEET;
2. S81°25'09"E A DISTANCE OF 101.12 FEET;
3. S89°57'00"E A DISTANCE OF 200.00 FEET;
4. N81°31'09"E A DISTANCE OF 101.12 FEET;
5. S89°57'00"E A DISTANCE OF 332.00 FEET;

THENCE S00°04'34"W A DISTANCE OF 1720.60 FEET; THENCE S89°53'10"W A DISTANCE OF 729.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD; THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. N24°10'41"W A DISTANCE OF 5.27 FEET;
2. N25°05'49"W A DISTANCE OF 383.19 FEET;
3. N24°03'00"W A DISTANCE OF 1016.16 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 30;

THENCE N00°12'27"E A DISTANCE OF 443.43 FEET AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 30 TO THE POINT OF BEGINNING.

CONTAINING 43.25 ACRES.

LEGAL DESCRIPTION - TRACT A

A PARCEL OF LAND BEING A PORTION OF TRACT "A", ARAPAHOE ROAD INDUSTRIAL PARK AS RECORDED IN BOOK 44 AT PAGE 29, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A", THENCE S00°04'34"W ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 752.49 FEET TO THE POINT OF BEGINNING;

THENCE S00°04'34"W ALONG SAID EASTERLY LINE, A DISTANCE OF 968.11 FEET TO THE SOUTHEAST CORNER OF TRACT "A";

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT "A", THE FOLLOWING EIGHT (8) COURSES:

1. S89°53'10"W A DISTANCE OF 236.23 FEET;
2. N60°45'00"W A DISTANCE OF 197.91 FEET;
3. N36°00'00"W A DISTANCE OF 210.00 FEET;
4. N15°00'00"W A DISTANCE OF 144.00 FEET;
5. N04°14'28"E A DISTANCE OF 153.40 FEET;
6. N31°00'0"E A DISTANCE OF 222.00 FEET;
7. N46°30'00"E A DISTANCE OF 97.00 FEET;
8. N77°00'00"E A DISTANCE OF 183.00 FEET;

THENCE S45°00'00"E A DISTANCE OF 60.00 FEET; THENCE N45°00'00"E A DISTANCE OF 217.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.49 ACRES.

LEGAL DESCRIPTION - LOT 12, I-1 ZONING

A PARCEL OF LAND BEING A PORTION OF TRACT "A", ARAPAHOE ROAD INDUSTRIAL PARK AS RECORDED IN BOOK 44 AT PAGE 29, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A", SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF EAST ARAPAHOE ROAD; THENCE S89°57'00"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 230.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE S00°04'34"W ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 752.49 FEET; THENCE S45°00'00"W A DISTANCE OF 217.95 FEET; THENCE N45°00'00"W A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A".

THENCE ALONG SAID WESTERLY LINE OF TRACT "A", THE FOLLOWING SIX (6) COURSES:

1. N45°00'00"E A DISTANCE OF 109.00 FEET;
2. N36°00'00"W A DISTANCE OF 53.00 FEET;
3. N01°00'00"W A DISTANCE OF 115.00 FEET;
4. N12°15'00"W A DISTANCE OF 170.00 FEET;
5. N02°00'00"W A DISTANCE OF 415.00 FEET;
6. N26°00'00"W A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.47 ACRES.

N

100' 50' 0 100' 200'

SCALE: 1"= 100'

SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN OF ARAPAHOE ROAD INDUSTRIAL PARK NO. 2
JOB NO. 675.13
DATE: MARCH 28, 1995 SHEET 2OF 2

JR Engineering, Ltd.
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ENGINEERING/PLANNING/SURVEYING

A96-018