

# FIFTH AMENDMENT TO THE ARAPAHOE AIRPORT CENTER PRELIMINARY DEVELOPMENT PLAN NE 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

AMENDMENT #5 (STREET)  
THIS FIFTH AMENDMENT TO THE PDP FOR ARAPAHOE AIRPORT CENTER SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED:

BUILDING SIGNAGE WILL BE ALLOWED FOR PARKGATE PLAZA (A PORTION OF BLOCK 1, A REPLAT OF ARAPAHOE AIRPORT CENTER JOINT VENTURE FILING 1, PLAT BOOK 50 AT PAGES 17 AND 18, ARAPAHOE COUNTY RECORDS, AND LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO) AND CONCORDE PLACE (LOT 2, BLOCK 3, ARAPAHOE AIRPORT CENTER JOINT VENTURE, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO). SIGNAGE SHALL BE SUBJECT TO THE CITY SIGN REGULATIONS (SECTION 1-3700 OF THE LAND DEVELOPMENT CODE, OR AS MAY BE AMENDED).

ALL OTHER ORIGINAL TERMS, CONDITIONS AND NOTES OF PRIOR PRELIMINARY DEVELOPMENT PLANS REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED.

THE PREVIOUSLY APPROVED AMENDMENTS RELATED TO THE PDP FOR ARAPAHOE AIRPORT CENTER ARE AS FOLLOWS:

ORIGINAL PDP, CASE NO. Z79-056:  
APPROVED MARCH 1980

FIRST AMENDMENT, CASE NO. Z81-027:  
REVISED STANDARDS FOR ENTIRE DEVELOPMENT:

- INCREASED MAXIMUM BUILDING HEIGHT FROM 50' TO 100'
- ADDED A REQUIREMENT FOR 25% UNOBSTRUCTED OPEN SPACE (APPLIES TO ENTIRE DEVELOPMENT).
- ADDED OVERALL MAXIMUM SQUARE FOOTAGE.
- SET F.A.R. AT 0.5 TO 1; NOT TO EXCEED 1 TO 1.
- ADDED OWNERS AGREEMENT NOTES.
- ADDED NOTES 9 AND 10.

SECOND AMENDMENT, CASE NO. Z97-018:

REVISED STANDARDS (BUILDING HEIGHT, LANDSCAPE, PARKING, AND USES) FOR CENTENNIAL AIRPORT CENTER (LOT 1C, BLOCK 3, AN ADMINISTRATIVE REPLAT OF LOT 1, BLOCK 3 ARAPAHOE AIRPORT CENTER JOINT VENTURE FILING NO. 4).

THIRD AMENDMENT:  
THERE IS NO THIRD AMENDMENT ASSOCIATED WITH THIS PRELIMINARY DEVELOPMENT PLAN.

FOURTH AMENDMENT, CASE NO. Z98-011:

REVISED STANDARDS (BUILDING HEIGHT, STORES, BUILDING COVERAGE, GROSS FLOOR AREA, PAVING COVERAGE, OPEN SPACE, PARKING, AND USES) FOR BRIARWOOD SELF STORAGE (LOT 1, ARAPAHOE AIRPORT CENTER JOINT VENTURE FILING NO. 18).

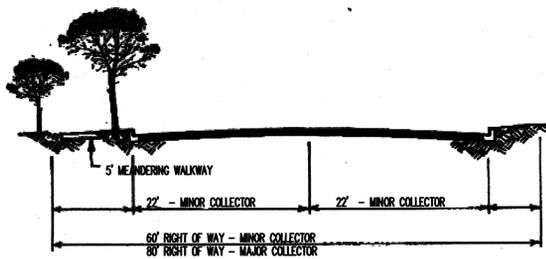
### LEGAL DESCRIPTION (PARKGATE PLAZA)

A PORTION OF BLOCK 1, A REPLAT OF ARAPAHOE AIRPORT CENTER JOINT VENTURE FILING 1, PLAT BOOK 50 AT PAGES 17 AND 18, ARAPAHOE COUNTY RECORDS, AND LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 1 THE FOLLOWING SIX (6) COURSES: (1) SOUTH 35°04' WEST, A DISTANCE OF 78.71 FEET; (2) SOUTH 21°00'5" EAST, A DISTANCE OF 235.00 FEET; (3) SOUTH 31°23'4" EAST, A DISTANCE OF 117.84 FEET; (4) SOUTH 19°43'35" WEST, A DISTANCE OF 123.00 FEET; (5) SOUTH 12°28'01" WEST, A DISTANCE OF 136.00 FEET; (6) SOUTH 35°57'44" EAST, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1, THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF EAST BRIARWOOD AVENUE ALSO BEING THE SOUTHERLY BOUNDARY OF SAID BLOCK 1, THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 6°39'14" WEST, HAVING A DELTA OF 740'28", A RADIUS OF 655.35 FEET, A DISTANCE OF 87.78 FEET TO A POINT OF COMPOUND CURVE; (2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°05'22", A RADIUS OF 1630.37 FEET, A DISTANCE OF 287.10 FEET TO A POINT OF COMPOUND CURVE; (3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 91°38'13", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.99 FEET TO A POINT TANGENT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH REVERE PARKWAY; THENCE NORTH 12°44'49" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, ALSO BEING THE WESTERLY BOUNDARY OF SAID BLOCK 1, A DISTANCE OF 56.76 FEET TO THE SOUTHERLY CORNER OF TRACT "C" AS PLATTED IN "A" REPLAT OF ARAPAHOE AIRPORT CENTER JOINT VENTURE FILING 1; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID TRACT "C", ALSO BEING THE WESTERLY BOUNDARY OF SAID BLOCK 1, THE FOLLOWING FIVE (5) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 52°14'43" EAST, HAVING A DELTA OF 34°59'32", A RADIUS OF 16.00 FEET, A DISTANCE OF 9.77 FEET TO A POINT OF REVERSE CURVE; (2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 60°00'00", A RADIUS OF 16.00 FEET, A DISTANCE OF 16.76 FEET TO A POINT OF TANGENCY; (3) NORTH 12°44'49" EAST, A DISTANCE OF 115.00 FEET TO A POINT OF CURVE; (4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 60°00'00", A RADIUS OF 16.00 FEET, A DISTANCE OF 16.76 FEET TO A POINT OF REVERSE CURVE; (5) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 34°59'32", A RADIUS OF 16.00 FEET, A DISTANCE OF 9.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH REVERE PARKWAY; THENCE NORTH 12°44'49" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, ALSO BEING THE WESTERLY BOUNDARY OF SAID BLOCK 1, A DISTANCE OF 169.99 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 12°32'17", A RADIUS OF 806.00 FEET, A DISTANCE OF 176.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°12'32" EAST A DISTANCE OF 91.57 FEET TO THE MOST SOUTHERLY CORNER OF THE ARAPAHOE ROAD RIGHT OF WAY, AS RECORDED IN BOOK 4229 AT PAGE 573, ARAPAHOE COUNTY RECORDS; THENCE NORTH 40°48'37" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 46.10 FEET; THENCE SOUTH 89°47'28" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ARAPAHOE ROAD A DISTANCE OF 194.62 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 5.0373 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION (CONCORDE PLACE)

LOT 2, BLOCK 3, ARAPAHOE AIRPORT CENTER JOINT VENTURE, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.



TYPICAL STREET SECTIONS

CASE # LU-0506-005

### STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PDP KNOWN AS ARAPAHOE AIRPORT CENTER, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

#### STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE CITY OF CENTENNIAL UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

#### 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 SAID BASINS. THE CITY OF CENTENNIAL SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

#### EMERGENCY ACCESS NOTE

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

#### LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL 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 THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

#### RIGHT OF WAY 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.

#### MAINTENANCE EASEMENT

(See Plans 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

#### DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE CITY OF CENTENNIAL REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. 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 CITY 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 CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. 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 CITY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

### SPECIFIC NOTES

#### AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS)

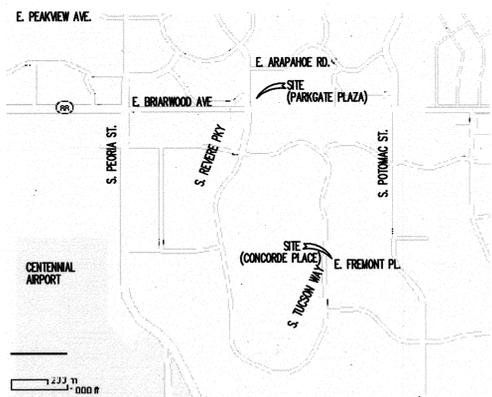
- TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE CITY OF CENTENNIAL CITY COUNCIL:
- 1) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
  - 2) 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 CITY COUNCIL.
  - 3) TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE CITY COUNCIL.
  - 4) TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE CITY COUNCIL.

#### AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PDP HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK 3311, PAGE 659, AND BOOK 3479, PAGE 462 OF THE RECORDS OF THE CITY OF CENTENNIAL CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS PDP ARE 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".



VICINITY MAP

LAND USE DATA	ACREAGE
TRACTS A-E	87.0
TRACTS F-K	301.93
STREETS	23.7
PEORIA DEDICATION	1.5
TOTAL ACREAGE	414.13 ACRES

#### ZONING CLASSIFICATION & PRINCIPAL PERMITTED USE:

L-1 - LAND USE ON TRACTS A THROUGH K SHALL BE FOR ALL PRINCIPAL PERMITTED USES AS SHOWN IN LIGHT INDUSTRIAL (I-1) ZONING REGULATIONS FOR ARAPAHOE COUNTY.

THE FOLLOWING LAND USE WILL BE PERMITTED IN TRACTS A, B, C, D & E.

- B-1 -
- A. GENERAL OFFICES AS FOLLOWS:
    1. ADMINISTRATIVE AND EXECUTIVE OFFICES
    2. CONSULTING SERVICE OFFICES (BUSINESS AND PROFESSIONAL)
    3. DESIGN PROFESSIONS (ARCHITECT, PLANNER, ETC.)
    4. FINANCIAL INSTITUTIONS
    5. MEDICAL, DENTAL, PHARMACY, AND VETERINARY OFFICES
    6. INSURANCE AND INVESTMENT OFFICES, ETC.
  - B. NURSERY SCHOOL
- B-3 -
1. AUTO SERVICE STATION
  2. GENERAL AND SPECIAL TRADE CONTRACTORS, INCLUDING BUT NOT NECESSARILY LIMITED TO: PLUMBING, HEATING, AND ELECTRICAL
  3. RESTAURANT
  4. INDOOR THEATRE
  5. SALES, SERVICE, SUPPLY, PARTS, AND DISTRIBUTION
  6. AUTO LEASING AND OTHER SIMILAR USES
- B-5 -
- A. COMMERCIAL RECREATION INCLUDING BUT NOT LIMITED TO:
    1. BOWLING ALLEY
    2. TENNIS CLUB
    3. SKATING RINK
    4. HEALTH CLUB
  - B. HOTEL OR MOTEL

THE FOLLOWING LAND USES WILL BE PERMITTED IN TRACTS E-L ONLY.

- B-4 -
1. BAKERY, CREAMERY, SOFT DRINK BOTTLING PLANT, DRY CLEANING AND DYING PLANT, OR LAUNDRY
  2. CABINET SHOP, ELECTRICAL SHOP, PLUMBING SHOP, HEATING SHOP, LITHOGRAPHIC AND/OR PRINTING SHOP, FURNITURE REUPHOLSTERING
  3. WHOLESALE BUSINESS, STORAGE OR WAREHOUSING

#### SETBACKS -

BUILDING SETBACKS IN ALL TRACTS SHALL BE AS FOLLOWS:

FRONT YARD	BUILDING SETBACK
FRONT YARD	25'
SIDE YARD	0
REAR YARD	10'

BUILDING AND PARKING SETBACKS SHALL BE 50' FROM ARAPAHOE ROAD & PEORIA STREET.

MAXIMUM BUILDING HEIGHT - 100'

MINIMUM DISTANCE BETWEEN STRUCTURES - 10'

#### OFFSTREET PARKING -

- OFFICE - 1/250 SQUARE FEET GROSS
  - WAREHOUSE - 1/1000 SQUARE FEET GROSS
  - LIGHT INDUSTRIAL - 1/600 SQUARE FEET GROSS
- ALL OTHER USES TO BE DETERMINED BY THE ARCHITECTURAL CONTROL COMMITTEE.

EXISTING ZONING - M-U PUD (MIXED-USE PLANNED UNIT DEVELOPMENT)

MAXIMUM BUILDING COVERAGE PER LOT - 40%  
25% UNOBSTRUCTED OPEN SPACE TO ENTIRE DEVELOPMENT.

#### CERTIFICATE OF OWNERSHIP

I, John W. Niemer, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS PARKGATE PLAZA, PORTIONS OF ARAPAHOE AIRPORT CENTER, CASE NO. LU-0506-005.

John W. Niemer, EVP, The Summit Group, Inc., Agent  
OWNER OF RECORD OR AUTHORIZED AGENT (EAGLECREAK ASSOCIATES IV, A COLORADO LIMITED PARTNERSHIP)

STATE OF Colorado  
S.S.  
COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 2005  
BY John W. Niemer, EVP, The Summit Group, Inc., Agent  
BY Ellie Mann AUTHORIZED SIGNATORY.

BY Ellie Mann WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

3333 S. Wadsworth - C-105 MY COMMISSION EXPIRES 3/31/08  
ADDRESS

Lakewood, Colorado 80227  
CITY STATE



MY COMMISSION EXPIRES 03/31/08

LANDSCAPING - EACH INDIVIDUAL LOT OWNER WILL BE REQUIRED TO LANDSCAPE A MINIMUM OF 15% OF THE LOT. THE LANDSCAPE PLAN SHALL BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE.

#### STREETS -

RIGHT-OF-WAY WIDTH - 60'  
FLOWLINE TO FLOWLINE - 44' WITH 6" VERTICAL CURB AND GUTTER, AND SIDEWALK. THE SIDEWALK SHALL BE A 5' CONCRETE MEANDERING ON ONE SIDE OF THE RIGHT-OF-WAY.

OVERALL MAXIMUM SQUARE FOOTAGE  
FILING 1 (40%) - 2.39 MILLION  
FILING 2 (40%) - 2.54 MILLION  
FILING 3 (70%) - 1.00 MILLION  
FILING 4 (72%) - 3.08 MILLION  
TOTAL - 9.01 MILLION

F.A.R. (FLOOR AREA RATIO) 0.5 TO 1 NOT TO EXCEED 1 TO 1

THE OWNERS OF THE PROJECT KNOWN AS ARAPAHOE AIRPORT CENTER JOINT VENTURE AGREE TO THE FOLLOWING:

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE IMPROVEMENTS TO ARAPAHOE ROAD, PEORIA STREET, AND THE CHERRY CREEK CROSSING, INCLUDING WEAVING, CHANNELIZATION, AND SIGNALIZATION
2. TO COOPERATE WITH OTHER OWNERS AND PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
3. 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.

AFTER FINAL DEVELOPMENT PLAN APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATION AND/OR CONDITION PRECEDENT WHICH OWNERS AGREE TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND FINAL PLAT.

THAT 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.

#### NOTES:

1. A FINAL DEVELOPMENT PLAN WILL BE PRESENTED TO ARAPAHOE COUNTY BY THE INDIVIDUAL LOT OWNER PRIOR TO BEGINNING OF CONSTRUCTION OF ANY STRUCTURE.
2. ADDITIONAL ROADS MAY BE REQUIRED TO BE CONSTRUCTED WITHIN EACH LAND USE AREA.

3. DISPLAY SIGNS SHALL BE APPROVED BY ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. (IN ACCORDANCE WITH SIGNAGE CODE AS PROVIDED BY DEVELOPER) THEY SHALL BE OF LOW PROFILE, MONUMENT BASE TYPE. SIGNAGE WILL NOT BE ALLOWED ON FACE OF BUILDING STRUCTURES EXCEPT AS SPECIFIED IN THIS PDP. SIGNAGE ON FACE OF BUILDING STRUCTURES WILL BE PERMITTED FOR PARKGATE PLAZA (A PORTION OF BLOCK 1, A REPLAT OF ARAPAHOE AIRPORT CENTER JOINT VENTURE FILING 1, PLAT BOOK 50 AT PAGES 17 AND 18, ARAPAHOE COUNTY RECORDS, AND LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO) AND CONCORDE PLACE (LOT 2, BLOCK 3, ARAPAHOE AIRPORT CENTER JOINT VENTURE, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO). BUILDING SIGNAGE SHALL BE SUBJECT TO THE CITY SIGN REGULATIONS (SECTION 1-3700 OF THE LAND DEVELOPMENT CODE, OR AS MAY BE AMENDED).

4. DEVELOPER WILL FILE RESTRICTIVE COVENANTS AND FORM ARCHITECTURAL COMMITTEE. THEY WILL APPROVE SITE PLANS, LANDSCAPING, PARKING, MAINTENANCE OF OPEN AREAS, SIGNAGE, ETC.
5. NO OUTSIDE STORAGE WILL BE ALLOWED IN TRACTS A-E, IN TRACTS F-K, ALL OUTSIDE STORAGE WILL BE VISUALLY SCREENED WITH OBLIQUE FENCING, BERNING, OR LANDSCAPING.
6. ALL OUTDOOR LIGHTING WILL BE DONE IN SUCH A MANNER IT WILL NOT ADVERSELY AFFECT ADJOINING PROPERTY OWNERS.
7. NO OUTSIDE STORAGE OR FENCING WILL BE ALLOWED WITHIN THE FLOOD PLAIN.
8. PEDESTRIAN CIRCULATION IS PROPOSED TO UTILIZE THE MEANDERING SIDEWALK. THE FLOOD PLAN COULD BE UTILIZED FOR PEDESTRIAN CIRCULATION, WITH COOPERATION OF INDIVIDUAL LOT OWNERS.
9. EACH LOT OWNER SHALL DETAIN STORM RUNOFF FROM HIS LOT. DETENTION SHALL BE OF ANY INCREASE OVER THE HISTORICAL RATE OF RUNOFF CALCULATED AT THE 100 YEAR INTERVAL. EACH LOT OWNER SHALL SUBMIT A DRAINAGE STUDY FOR HIS LOT TO THE ARAPAHOE COUNTY ENGINEERING DEPARTMENT TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. THIS PARCEL IS IN AN AREA OF HIGH SMELL POTENTIAL EXPANSIVE SOILS, TYPICAL TO THIS REGION. ALL STRUCTURES FOR HUMAN OCCUPANCY WILL BE DESIGNED BY QUALIFIED PROFESSIONALS TO REFLECT THESE CONDITIONS AS REQUIRED BY THE BUILDING DEPARTMENT.

#### CERTIFICATE OF OWNERSHIP

I, John W. Niemer, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS CONCORDE PLACE, PORTIONS OF ARAPAHOE AIRPORT CENTER, CASE NO. LU-0506-005.

John W. Niemer, EVP, The Summit Group, Inc., Agent  
OWNER OF RECORD OR AUTHORIZED AGENT (CONCORDE PLACE, A CALIFORNIA LIMITED PARTNERSHIP)

STATE OF Colorado  
S.S.  
COUNTY OF Jefferson

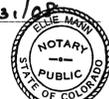
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BY John W. Niemer  
AS EVP of The Summit Group, Inc., Agent AUTHORIZED SIGNATORY.

BY Ellie Mann WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

3333 S. Wadsworth - C-105 MY COMMISSION EXPIRES 3/31/08  
ADDRESS

Lakewood, Colorado 80227  
CITY STATE



PLANNING AND ZONING COMMISSION RECOMMENDATION  
RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 14th DAY OF December, A.D. 2005

CHAIR: Joe Eckendorf

ATTES: Joe Eckendorf

CITY COUNCIL APPROVAL  
APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL, THIS 17th DAY OF Nov, A.D., 2005

MAYOR: David S. Jones

ATTES: David S. Jones

RECORDER'S CERTIFICATE  
THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 12:26 (A.M./P.M.) ON THE 3rd DAY OF Jan, A.D., 2006 IN BOOK 308, PAGE 1 & 2, MAP \_\_\_\_\_, RECEPTION NO. B 6000695

COUNTY CLERK AND RECORDER  
Nancy Doty  
BY Rita Shaw  
DEPUTY

NOT COMPARED

State of Colorado  
County of Arapahoe } s.s.  
An instrument of which this is a pur-  
ported duplicate was filed in my office  
this 3rd day of Jan, 2006  
Nancy Doty  
County Clerk

CS-6944



2000 WEST LITTLETON BOULEVARD  
LITTLETON, COLORADO 80120  
(303) 738-8877 FAX: (303) 738-2294

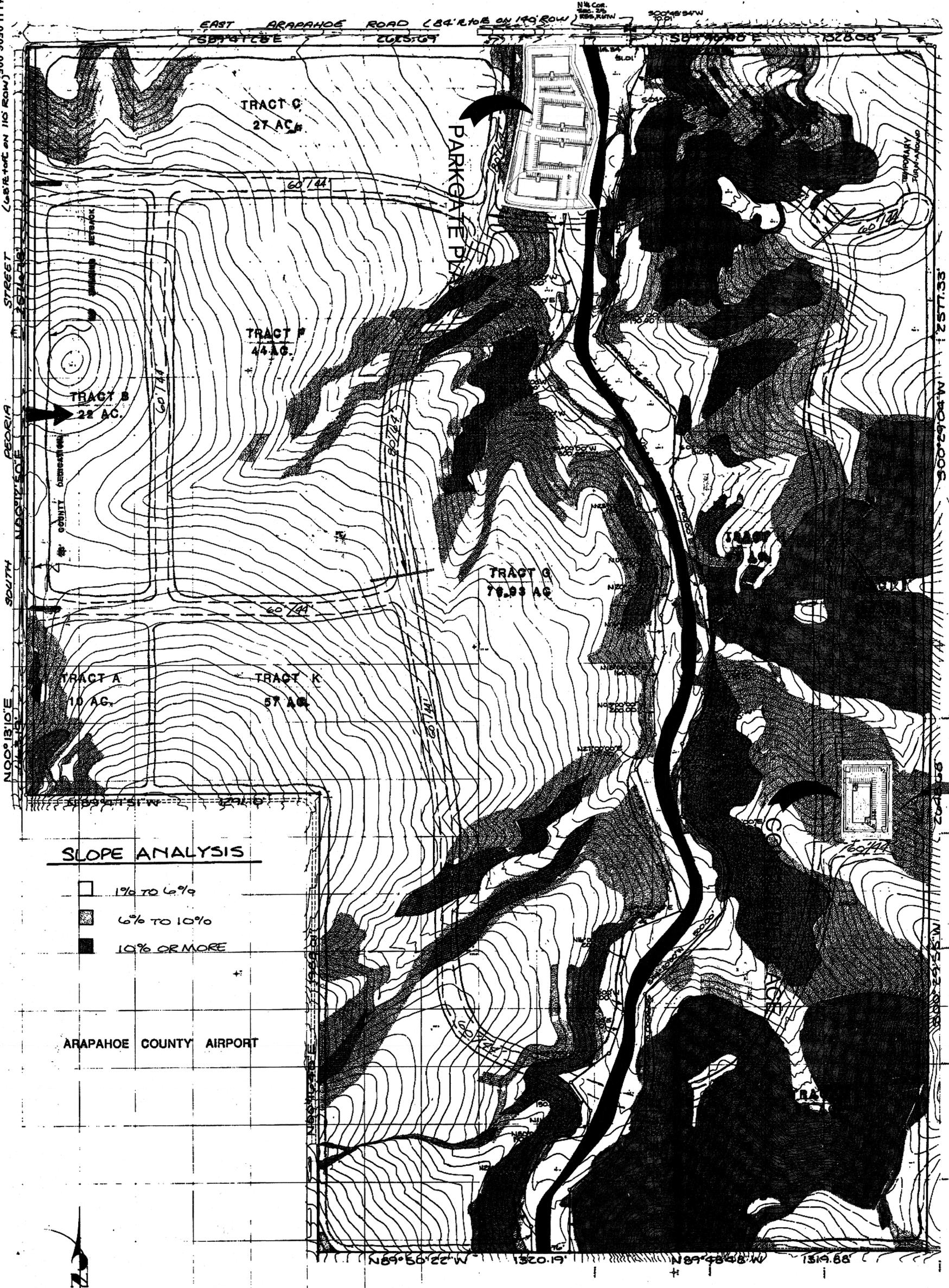
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# ARAPAHOE AIRPORT CENTER PRELIMINARY DEVELOPMENT PLAN

A-1

A-1

CASE # LU-0506-005 (ROW 311 ON 199 ROW)



**FIFTH AMENDMENT TO THE ARAPAHOE AIRPORT CENTER  
 PRELIMINARY DEVELOPMENT PLAN  
 NE 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN  
 CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO**

### SLOPE ANALYSIS

- 1% TO 6%
- 6% TO 10%
- 10% OR MORE

ARAPAHOE COUNTY AIRPORT

DATE	BY	REVISION
11-11-09	INTERGROUP	PRELIMINARY PLAN
11-11-09	INTERGROUP	FINAL PLAN

FIFTH AMENDMENT TO THE ARAPAHOE AIRPORT CENTER  
PRELIMINARY DEVELOPMENT PLAN

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**INTERGROUP**  
ARCHITECTURE  
PLANNING - INTERIOR DESIGN

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