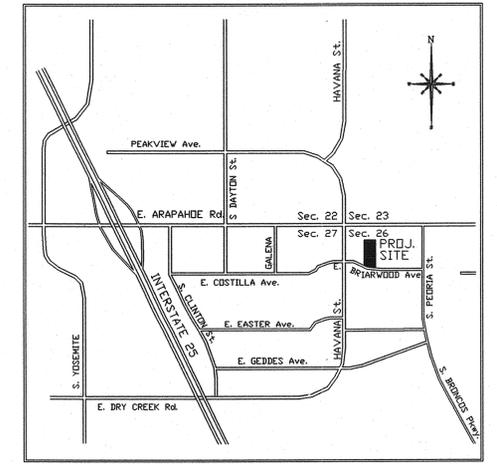


6TH AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN OF ARAPAHOE BUSINESS PARK FILING NO. 1, LOTS 5 AND 7, ARAPAHOE CORNERS SUBDIVISION FILING NO. 2

LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 26, T. 5 S., R. 67 W.
OF THE 6TH P.M., CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
1" = 3000'

AMENDMENT HISTORY

THE ZONING AND PRELIMINARY DEVELOPMENT PLAN FOR ARAPAHOE BUSINESS PARK, FILING NO. 1 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY ON MAY 4, 1981 (CASE NO. Z80-54), THE FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR ARAPAHOE BUSINESS PARK, FILING NO. 1, DESIGNATED "SOUTHSHORE", WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY ON AUGUST 9, 1991 (CASE NO. Z91-11). THE SECOND AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR ARAPAHOE BUSINESS PARK, FILING NO. 1, DESIGNATED "GLACIER PARK", WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY ON FEBRUARY 8, 1993 (CASE NO. Z92-008).

THE THIRD AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR ARAPAHOE BUSINESS PARK, FILING NO. 1, MODIFIED TRACT 'A' (FLOODPLAIN) AND IMMEDIATELY ADJACENT AREAS ON THE ARAPAHOE CORNERS TRACT TO REFLECT UPDATED ENGINEERING DESIGNS FOR THE DRAINAGE WAY WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY ON OCTOBER 17, 1994 (CASE NO. Z94-006).

THE FOURTH AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR ARAPAHOE BUSINESS PARK, FILING NO. 1, MODIFIES ONLY THE ALLOWED NUMBER OF GAS STATION SIGNS FOR LOT 4, ARAPAHOE CORNERS FILING NO. 2, WHERE A GAS STATION IS INTENDED AS THE PRINCIPAL USE AND CONVENIENCE STORE, CAR WASH, AND "FAST FOOD" DRIVE-THRU ARE CONSIDERED ACCESSORY USES. ALL SIGNAGE PROPOSED SHALL MEET THE ALLOWANCES OF THE COUNTY SIGN CODE SPECIFICALLY RELATED TO SIZE, SETBACK AND HEIGHT, UNLESS STATED OTHERWISE WITHIN THIS PLAN. THE FORTH AMENDMENT WAS ADMINISTRATIVELY APPROVED BY THE PLANNING DIRECTOR ON OCTOBER 8, 1997 (CASE NO. A97-037).

THE FIFTH AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR ARAPAHOE BUSINESS PARK, FILING NO. 1, ALLOWS THE USER OF LOT 4, ARAPAHOE CORNERS FILING NO. 2, THE ABILITY TO OPERATE UP TO 24 HOURS A DAY (GAS STATION WITH CONVENIENCE STORE, CAR WASH, AND "FAST FOOD" DRIVE-THRU). THE FIFTH AMENDMENT WAS ADMINISTRATIVELY APPROVED BY THE PLANNING DIRECTOR ON APRIL 10, 1998 (CASE NO. A98-006).

THIS SIXTH (6TH) AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR ARAPAHOE BUSINESS PARK, FILING NO. 1, ONLY MODIFIES THIS PDP WITH RESPECT TO LOTS 5 AND 7, ARAPAHOE CORNERS SUBDIVISION, FILING NO. 2, TO ALLOW FOR A 5 FOOT EASTERLY SETBACK FOR LOT 7, FROM THE WESTERLY LINE OF TRACT A, TO ALLOW ONE OFFSITE SIGN TO BE CONSTRUCTED, AND TO ALLOW LOTS 5 AND LOT 7 TO HAVE A COMBINED MINIMUM OPEN SPACE AREA OF NOT LESS THAN 20% OF THE TOTAL LOT NET AREAS IF DEVELOPED TOGETHER, AND TO BE EXEMPT FROM THE 1:1 SETBACK RATIO.

SITE SIZE: 7.285 ACRES
MAXIMUM PERMITTED F.A.R. (FLOOR AREA RATIO): 0.5
MAXIMUM PERMITTED DEVELOPMENT: 158,667 SF.
EXISTING ZONING: M.U. (MIXED USE) AND F (FLOODPLAIN).
ZONING APPROVED BY THIS PLAN: SAME M.U. AND F ZONING WITH A SLIGHT CHANGE IN M.U. AND F AREAS AS LISTED IN THE COMPARISON CHART SHOWN BELOW.

| COMPARISON CHART OF CHANGES | PDP 5TH AMENDMENT (CASE NO. A98-006) | PDP 6TH AMENDMENT (CASE NO. LU-0510-007) |
|---|---|---|
| EASTERLY BUILDING SETBACK FOR LOT 7 FROM THE WESTERLY LINE OF TRACT A | 10 FEET | 5 FEET |
| LOT 5 & LOT 7 OFFSITE SIGNAGE | N/A | (1) OFFSITE SIGN LOCATED ON SOUTHSIDE OF ARAPAHOE ROAD AND THE EAST SIDE OF SOUTH HAVANA STREET |
| MINIMUM OPEN SPACE FOR LOT 5 & LOT 7 | 20% (EACH) | 20% (COMBINED) |

THE OWNERS, DEVELOPERS AND / OR SUBDIVIDERS(S) OF THE PROPERTY INCLUDED IN THE SIXTH (6TH) AMENDED PRELIMINARY DEVELOPMENT PLAN OF ARAPAHOE BUSINESS PARK, FILING NO. 1, (KNOWN AS ARAPAHOE CORNERS), THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STANDARD NOTES

THE OWNERS(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS 6TH AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN OF ARAPAHOE BUSINESS PARK FILING NO. 1, LOTS 5 AND 7 OF ARAPAHOE CORNERS SUBDIVISION FILING NO. 2 AND 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 / 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.

CASE NO. LU-0510-007

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 OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(S), HOMEOWNERS 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.

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.

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:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- 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.
- 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.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(S), FUTURE PROPERTY OWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS I.E. CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAN / PLAN ARE NOT IN CONFORMANCE WITH CITY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE MAINTENANCE IS REQUESTED. THE OWNERS, DEVELOPERS, SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR THE FUTURE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

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:

- 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.
- TO COOPERATE WITH OTHER OWNERS OR 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.
- TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE CITY COUNCIL.
- 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)

A NAVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PRELIMINARY DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED, SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK 7064, PAGE 396, OF THE RECORDS OF THE CITY OF CENTENNIAL CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS PRELIMINARY DEVELOPMENT PLAN 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 PRELIMINARY DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

SUBDIVISION SIGNAGE CRITERIA

ARAPAHOE CORNERS FILING NO. 2 GUIDELINES
TWO FREESTANDING PROJECT IDENTIFICATION SIGNS AND ONE DIRECTORY SIGN SHALL BE PERMITTED, THE SIGN LOCATIONS FOR INDIVIDUAL LOTS SHALL BE DETERMINED AT THE TIME OF THEIR RESPECTIVE FINAL DEVELOPMENT PLAN. IT IS ANTICIPATED THAT THE PROJECT IDENTIFICATION SIGNAGE WILL BE LOCATED AT THE CORNER OF ARAPAHOE ROAD AND S. HAVANA STREET AND AT THE CORNER OF S. HAVANA STREET AND E. BRIARWOOD AVE. THE DIRECTORY SIGN SHALL BE LOCATED INTERNAL TO THE DEVELOPMENT. THE SIGN SIZES SHALL MEET THE CRITERIA OF THE CITY SIGN CODE EXCEPT THE MAXIMUM PROJECT IDENTIFICATION SIGN HEIGHT SHALL NOT EXCEED 12 FEET; 14 FEET FOR LOT 5 AND 7. THE FREESTANDING SIGNS MUST BE SETBACK A MINIMUM OF 10 FEET FROM PUBLIC RIGHT-OF-WAY. FREE STANDING SIGNS ARE PERMITTED FOR THE INDIVIDUAL USERS PROVIDED THEY ARE LOW PROFILE MONUMENT TYPE SIGNS. SIGNS ATTACHED TO ANY BUILDING SHALL NOT PROJECT PERPENDICULARLY MORE THAN 18 INCHES FROM THE BUILDING. ALL SIGNS SHALL BE INTERNALLY ILLUMINATED OR THE LIGHT SOURCE SHALL BE SHIELDED SO AS NOT TO CAUSE GLARE ONTO ADJACENT PROPERTIES. NO SIGNS ARE PERMITTED THAT HAVE MORE THAN TWO SIDES, ROTATE, OR FLASH. ALL INDIVIDUAL LOT SIGNS MUST BE PROPERLY MAINTAINED BY THEIR RESPECTIVE OWNERS; PROJECT SIGNS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

TRAFFIC REPORTS

TRAFFIC INFORMATION WILL BE REQUIRED WITH EACH FINAL DEVELOPMENT PLAN APPLICATION ANALYZING BACKGROUND TRAFFIC, SITE DEVELOPMENT TO DATE, SITE ACCESS AND OTHER FACTORS RELATING TO TRAFFIC IMPACTS AND CONDITIONS FOR PROPOSED USES AND DESIGNS.

DEVELOPMENT REQUIREMENTS

THE PROPOSED ZONE DISTRICTS FOR THE SITE ARE MU (MIXED USE) AND F (FLOODPLAIN). THE FOLLOWING USES ARE PERMITTED IN THEIR RESPECTIVE AREAS:

PERMITTED USES

FLOODPLAIN (TRACT A)
THE USES WHICH ARE PERMITTED IN THE F ZONING CLASSIFICATION AS DESCRIBED IN THE ARAPAHOE COUNTY ZONING RESOLUTION SHALL BE ALLOWED IN ALL BLOCKS.

LIGHT INDUSTRIAL (LT)
THE USES WHICH ARE PERMITTED IN THE I-1 ZONING CLASSIFICATION AS DESCRIBED IN THE ARAPAHOE COUNTY ZONING RESOLUTION SHALL BE ALLOWED IN BLOCKS 3 THROUGH 5, INCLUSIVE.

ADMINISTRATIVE AND PROFESSIONAL OFFICE (AP)
THE USES WHICH ARE PERMITTED IN THE B-1 ZONING CLASSIFICATION AS DESCRIBED IN THAT VERSION OF THE ARAPAHOE COUNTY ZONING RESOLUTION LAST REVISED NOVEMBER 23, 1993 SHALL BE ALLOWED IN BLOCKS 1, AND 3 THROUGH 7, INCLUSIVE.

THROUGHFARE BUSINESS (TB)
THE USES WHICH ARE PERMITTED IN THE B-5 ZONING CLASSIFICATION AS DESCRIBED IN THAT VERSION OF THE ARAPAHOE COUNTY ZONING RESOLUTION LAST REVISED NOVEMBER 23, 1993 SHALL BE ALLOWED IN BLOCKS 1, 2, 5, 6 AND 7.

PERMITTED ACCESSORY USES

- ALL ACCESSORY USES SHALL BE ONLY THOSE INCIDENTAL TO AND COMMONLY ASSOCIATED WITH THE PERMITTED USE.
- ACCESSORY USES SHALL ON BE THE SAME LOT AND OPERATED UNDER THE SAME OWNERSHIP AS THE PERMITTED USE.
- ACCESSORY USES SHALL NOT BE RESIDENTIAL IN NATURE EXCEPT FOR SLEEPING FACILITIES FOR A CARETAKER OR A NIGHT WATCHMAN ON THE PREMISES.
- NO ACCESSORY USE SHALL BE ENCLOSED IN A STRUCTURE WHICH HAS A FLOOR AREA GREATER THAN THE FLOOR AREA ENCLOSING A PERMITTED USE.

STREET STANDARDS

- ALL INTERNAL STREETS IN THE ARAPAHOE CORNERS TRACT WILL BE IMPROVED ACCORDING TO THE CITY STRUCTURAL SPECIFICATIONS AND WILL BE LOCATED ON PRIVATE ACCESS EASEMENTS, NOT RIGHT OF WAY DEDICATED TO THE CITY.
- FINAL ALIGNMENTS OF CURB CUTS TO INDIVIDUAL LOTS SHALL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN ON EACH RESPECTIVE LOT. FINAL ALIGNMENTS OF INTERNAL COLLECTOR STREETS SHALL BE DETERMINED AT THE TIME OF FINAL PLATTING.

PLANNING DESIGN STANDARDS

- FRONT SETBACK ALONG ARAPAHOE ROAD AND HAVANA STREET 35 FEET
- FRONT SETBACK ALONG E. BRIARWOOD AVENUE AND INTERNAL STREETS 25 FEET
- SIDE SETBACK 10 FEET
- REAR SETBACK 10 FEET
- EASTERLY SETBACK FOR LOT 7, ARAPAHOE CORNERS FILING NO. 2 FROM THE WESTERLY LINE OF TRACT A, ARAPAHOE CORNERS FILING NO. 2 5 FEET
- MINIMUM DISTANCE BETWEEN STRUCTURES ON SEPARATE LOTS 20 FEET
- MAXIMUM HEIGHT OF STRUCTURE 60 FEET
- BLOCKS 1 AND 7 80 FEET
- BLOCK 3 100 FEET
- BLOCKS 4, 5 AND 6 100 FEET
- SNOW STORAGE STRUCTURES LOCATED ON THE SOUTH SIDE OF STREETS OR HIGHWAYS MAY BE REQUIRED TO PROVIDE ADDITIONAL BUILDING SETBACKS, DEPENDING ON STRUCTURE HEIGHT, TO ALLOW NECESSARY SNOW AND ICE MELT FROM ADJACENT STREETS AND SIDEWALKS.
- ARCHITECTURAL CONTROL WILL BE ESTABLISHED BY RESTRICTIVE COVENANTS.
- ARCHITECTURAL RESTRICTIONS: A MAJORITY OF EACH BUILDINGS' EXTERIOR SHALL BE IN EARTH TONE-NEUTRAL COLORS AND UTILIZE LOW OR NON REFLECTING GLASS. THE ELEVATION OF EACH BUILDING SHALL BE IN KEEPING WITH THE ARCHITECTURAL FLAVOR REPRESENTED BY OTHER CONSTRUCTION IN CLOSE PROXIMITY ALONG ARAPAHOE ROAD AND HAVANA STREET.

BUILDING COVERAGE: 664,725 SQ.FT. (0.5 F.A.R.)
(ON AREAS EXCLUDING THE SOUTHSHORE, GLACIER PARK AND ARAPAHOE CORNERS PARCELS.)

- OFF STREET PARKING 3.0 SPACES / 1000 SQ.FT. GROSS FLOOR AREA
LIGHT INDUSTRIAL 4.0 SPACES / 1000 SQ.FT. GROSS FLOOR AREA
OFFICE 5.0 SPACES / 1000 SQ.FT. GROSS FLOOR AREA
RETAIL / RESTAURANT 6.0 SPACES / 1000 SQ.FT. GROSS FLOOR AREA
OFF STREET PARKING SHALL BE PROVIDED FOR ALL PERMITTED USES IN AT LEAST THE ABOVE AMOUNTS. PARKING FOR COMPACT CARS SHALL BE ALLOWED NOT TO EXCEED 20% OF THE TOTAL PARKING SPACES.

OPEN SPACE LANDSCAPING

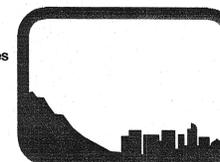
- A MINIMUM OF 20% OF EACH BUILDING LOT IS TO REMAIN IN OPEN SPACE.
- A COMBINED MINIMUM OF 20% OF OPEN SPACE IS REQUIRED FOR LOT 5 AND LOT 7 OF ARAPAHOE CORNERS FILING NO. 2.
- THERE SHALL BE A MINIMUM 10 FEET FOR PARKING LOTS ALONG THE MAJOR COLLECTOR ROADS WITH THE 10 FEET EASEMENT OFFSET REMAINING FOR PEDESTRIAN TRAILS AND LANDSCAPING.
- OPEN SPACE AREAS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- THE PROPERTY OWNERS ASSOCIATION SHALL LANDSCAPE AND MAINTAIN ALL COMMON GREEN AREAS AND ANY MEDIAN ISLANDS WITHIN THE INTERIOR ROAD R.O.W.'S.
- LANDSCAPE AND OPEN SPACE REQUIREMENTS AND DELINEATIONS WILL BE SUBMITTED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- LANDSCAPING SHALL BE SELECTED FOR ADAPTABILITY TO THE COLORADO CLIMATE AND DROUGHT RESISTANCE. ALL GRASSES OR SODDED AREAS INTENDED FOR USE AS "LAWN" AREAS (AS OPPOSED TO "NATURAL" AREAS CONTAINING BUFFALO GRASS, OR SIMILAR, IN THE DRAINAGE AREAS) SHALL BE SPRINKLER IRRIGATED.
- NOTE: OPEN SPACE SHALL BE A MINIMUM OF 20% FOR PARCELS WITH BUILDING OR STRUCTURE HEIGHTS EXCEEDING 45 FEET. THE FOREGOING BUILDING AND BLOCK COVERAGE PERCENTAGES SHALL APPLY TO EACH BLOCK AND/OR COMBINATION OF BLOCKS. EXCEPT FOR LOT 5 AND LOT 7, ARAPAHOE CORNERS FILING NO. 2, FOR BUILDINGS GREATER THAN 35 FEET IN HEIGHT THE SETBACK FROM ANY PROPERTY LINE SHALL BE 35 FEET PLUS AN ADDITIONAL FOOT FOR EACH FOOT OF BUILDING HEIGHT GREATER THAN 35 FEET. FOR LOTS 5 AND 7, ARAPAHOE CORNERS FILING NO. 2, FOR BUILDINGS GREATER THAN 35 FEET IN HEIGHT THE SETBACK FROM ANY PROPERTY LINE SHALL BE THE HEIGHT OF THE BUILDING.

HL HIGHLINE ENGINEERING &
SURVEYING COMPANY, INC.

ENGINEERING CONSULTANTS

12354 EAST CALEY AVENUE, SUITE 2A Tel. No. (303) 889-0044
CENTENNIAL, COLORADO 80111 Fax No. (303) 889-0012
HIGHLINE JOB NO: 272

Planning by:
Environmental Planning Associates
David L. Anderson
7950 S. Upham Street
Littleton, Colorado 80128
Ph. (303) 979-3283
Fx. (303) 979-0113



CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL, THIS 7 DAY
OF March A.D. 2008.

MAYOR: David L. Anderson

ATTEST: Victoria Turriola

PLANNING AND ZONING COMMISSION RECOMMENDATION

NOT RECOMMENDED / RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 21 DAY OF JUNE A.D. 2006.

CHAIR: Victoria Turriola

ATTEST: Victoria Turriola

CERTIFICATE OF OWNERSHIP

I, DAVID L. ANDERSON, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED AS LOTS 5 AND LOT 7 OF ARAPAHOE CORNERS FILING NO. 2, CASE NO. LU-0510-007.

David L. Anderson
DAVID L. ANDERSON

STATE OF COLORADO)

COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY
OF March 2008 BY DAVID L. ANDERSON.

BY Julia Segatto NOTARY PUBLIC
WITNESS MY HAND AND SEAL

12354 E. Caley Ave, #201 MY COMMISSION EXPIRES 9-5-2007
ADDRESS

Centennial, CO CO 80111
CITY STATE ZIP

RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 1:45 (PM) ON THE 20th DAY
OF April A.D. 2008 IN BOOK 339 PAGE 38-33
MAP RECEPTION NO. 82050313

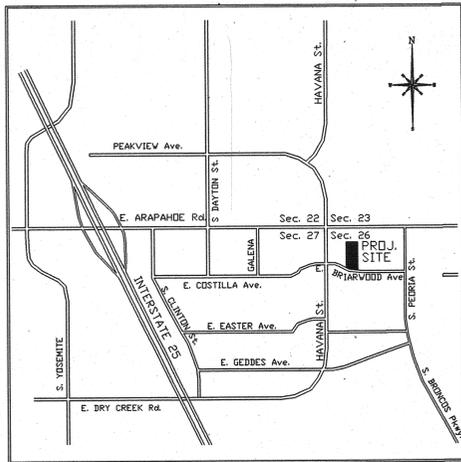
COUNTY CLERK AND RECORDER

Donna A. Dety
BY David Bruns DEPUTY

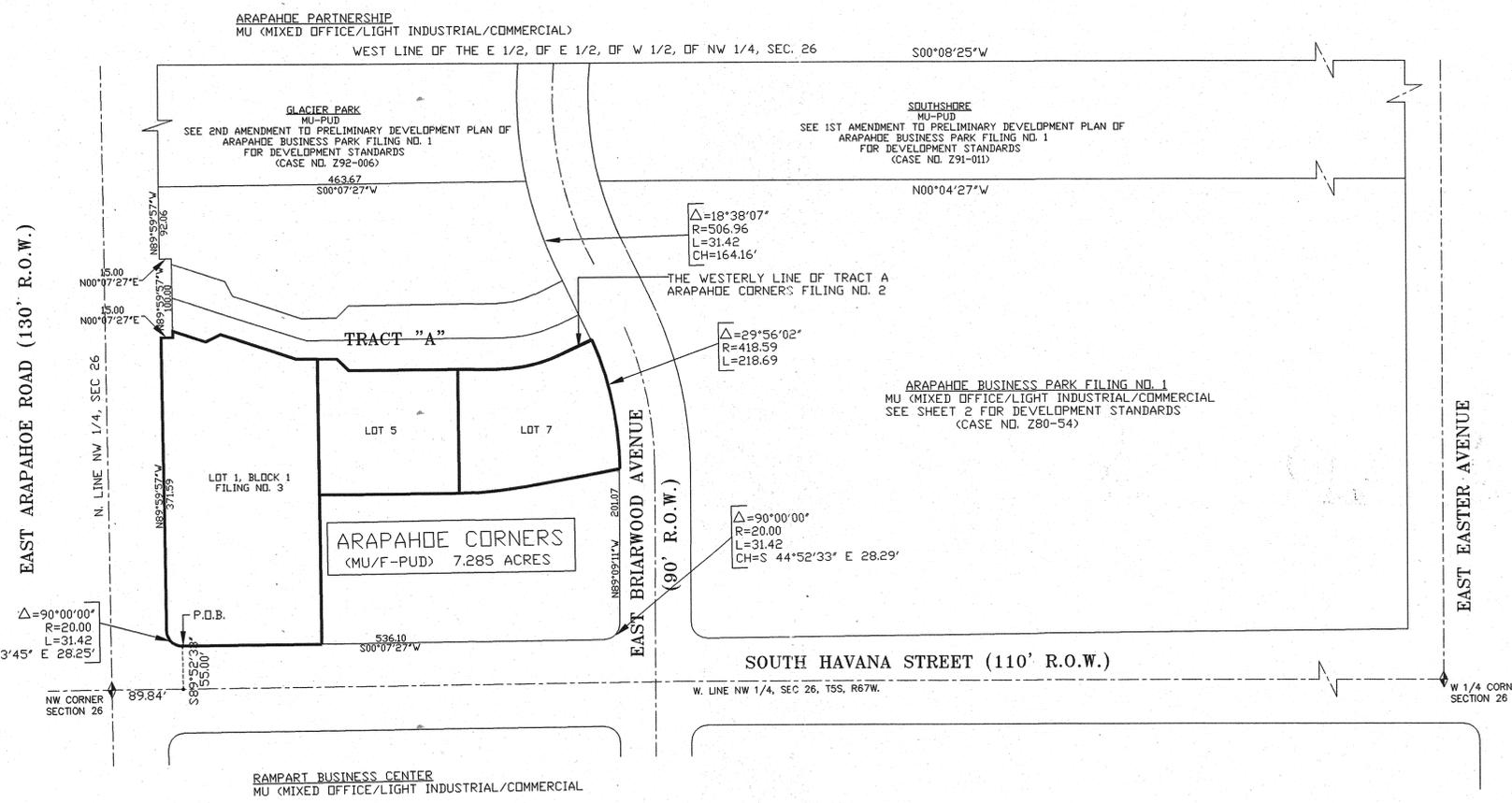
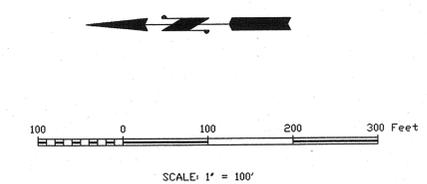
NOT COMPLETED
An instrument of which this is a pur-
ported duplicate was filed in my office
this 20th day of April 2008
David Bruns County Clerk

COVER SHEET
OCT 6, 2006
SHEET 1 OF 2

6TH AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN OF ARAPAHOE BUSINESS PARK FILING NO. 1, LOTS 5 AND 7, ARAPAHOE CORNERS SUBDIVISION FILING NO. 2



VICINITY MAP
1" = 3000'



LOT 1, BLOCK 7 (ZONED "MU")

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4), THENCE S 0°07'27" W AND ALONG THE WEST LINE OF SAID NW 1/4, 89.84 FEET; THENCE S 89°52'33" E AND PERPENDICULAR TO THE WEST LINE OF SAID NW 1/4, 55.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HAVANA STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHOE ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1. ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE EQUALS 89°52'36", RADIUS EQUALS 20.00 FEET AND WHOSE LONG CHORD BEARS N 45°03'45" E A DISTANCE OF 28.25 FEET, AN ARC DISTANCE OF 31.37 FEET; 2. S 89°59'57" E, A DISTANCE OF 15.00 FEET; 3. S 0°07'27" W, A DISTANCE OF 8.26 FEET; 4. S 89°59'57" E, A DISTANCE OF 43.39 FEET; 5. S 26°17'34" E, A DISTANCE OF 21.19 FEET; 6. S 18°42'26" W, A DISTANCE OF 99.45 FEET; 7. S 00°07'27" W, A DISTANCE OF 52.24 FEET; 8. S 45°07'27" W, A DISTANCE OF 21.21 FEET; 9. S 00°07'27" W, A DISTANCE OF 187.54 FEET; 10. ALONG A CURVE TO THE LEFT WHOSE CENTRAL ANGLE EQUALS 25°44'19", RADIUS EQUALS 190.00 FEET, WHOSE LONG CHORD MEASURES 84.64 FEET, AN ARC DISTANCE OF 85.35 FEET; 11. S 25°36'52" E, A DISTANCE OF 40.84 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BRIARWOOD AVENUE THE FOLLOWING THREE (3) COURSES: 1. ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE EQUALS 23°04'58", RADIUS EQUALS 418.59 FEET WHOSE LONG CHORD MEASURES A DISTANCE OF 167.50 FEET, AN ARC DISTANCE OF 168.64 FEET; 2. N 89°52'33" W, A DISTANCE OF 201.07 FEET; 3. ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE EQUALS 90°00'00", RADIUS EQUALS 20.00 FEET, AN ARC LENGTH OF 31.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HAVANA STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 0°07'27" E, A DISTANCE OF 536.10 FEET TO THE POINT OF BEGINNING, CONTAINING 4.793 ACRES, MORE OR LESS.

TRACT "A" (ZONED "FLOODPLAIN")

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4), THENCE S 0°07'27" W AND ALONG THE WEST LINE OF SAID NW 1/4, 89.84 FEET; THENCE S 89°52'33" E AND PERPENDICULAR TO THE WEST LINE OF SAID NW 1/4, 55.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HAVANA STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHOE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1. ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE EQUALS 89°52'36", RADIUS EQUALS 20.00 FEET AND WHOSE LONG CHORD BEARS N 45°03'45" E A DISTANCE OF 28.25 FEET, AN ARC DISTANCE OF 31.37 FEET; 2. S 89°59'57" E, A DISTANCE OF 371.59 FEET; 3. S 0°07'27" W, A DISTANCE OF 15.00 FEET; 4. S 89°59'57" E, A DISTANCE OF 8.26 FEET SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF TRACT 'A' FOR THE FOLLOWING EIGHT (8) COURSES: 1. S 18°42'26" W, A DISTANCE OF 43.39 FEET; 2. S 26°17'34" E, A DISTANCE OF 21.19 FEET; 3. S 18°42'26" W, A DISTANCE OF 99.45 FEET; 4. S 00°07'27" W, A DISTANCE OF 52.24 FEET; 5. S 45°07'27" W, A DISTANCE OF 21.21 FEET; 6. S 00°07'27" W, A DISTANCE OF 187.54 FEET; 7. ALONG A CURVE TO THE LEFT WHOSE CENTRAL ANGLE EQUALS 25°44'19", RADIUS EQUALS 190.00 FEET, AND WHOSE LONG CHORD MEASURES 84.64 FEET, AN ARC DISTANCE OF 85.35 FEET; 8. S 25°36'52" E, A DISTANCE OF 40.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRIARWOOD AVENUE; THENCE ALONG A CURVE TO THE LEFT WHOSE CENTRAL ANGLE EQUALS 6°51'04", RADIUS EQUALS 418.59 FEET, AND WHOSE LONG CHORD MEASURES 50.02 FEET AND HAS A BEARING OF N 75°09'26" E, AN ARC DISTANCE OF 50.05 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE EQUALS 3°23'32", RADIUS EQUALS 506.96', AND WHOSE LONG CHORD MEASURES 30.01 FEET AND HAS A BEARING OF S 69°30'29" W, AN ARC DISTANCE OF 30.01 FEET; THENCE ALONG THE EAST BOUNDARY OF TRACT 'A' FOR THE FOLLOWING EIGHT (8) COURSES: 1. N 25°36'52" W, A DISTANCE OF 38.85 FEET; 2. ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE EQUALS 25°44'19", RADIUS EQUALS 110.00 FEET, AND WHOSE LONG CHORD MEASURES 49.00 FEET, AN ARC DISTANCE OF 49.41 FEET; 3. N 00°07'27" E, A DISTANCE OF 187.54 FEET; 4. N 44°52'33" W, A DISTANCE OF 21.22 FEET; 5. N 00°07'27" E, A DISTANCE OF 44.03 FEET; 6. N 18°42'26" E, A DISTANCE OF 91.19 FEET; 7. N 63°42'26" E, A DISTANCE OF 21.23 FEET; 8. N 18°42'26" E, A DISTANCE OF 70.56 FEET; THENCE N 89°59'57" W ALONG THE SOUTHERLY RIGHT-OF-WAY OF ARAPAHOE ROAD FOR A DISTANCE OF 84.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.856 ACRES, MORE OR LESS.

LOT 1, BLOCK 1 (ZONED "MU")

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4), THENCE S 0°07'27" W AND ALONG THE WEST LINE OF SAID NW 1/4, 89.84 FEET; THENCE S 89°52'33" E AND PERPENDICULAR TO THE WEST LINE OF SAID NW 1/4, 55.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HAVANA STREET SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1. ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE EQUALS 89°52'36", RADIUS EQUALS 20.00 FEET, AND WHOSE LONG CHORD BEARS N 45°03'45" E A DISTANCE OF 28.25 FEET, AN ARC DISTANCE OF 31.37 FEET; 2. S 89°59'57" E, A DISTANCE OF 371.59 FEET; 3. S 0°07'27" W, A DISTANCE OF 15.00 FEET; 4. S 89°59'57" E, A DISTANCE OF 8.26 FEET SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1. S 89°59'57" E, A DISTANCE OF 7.26 FEET; 2. N 00°07'27" E, A DISTANCE OF 15.00 FEET; 3. S 89°59'57" E, A DISTANCE OF 92.05 FEET; THENCE S 0°07'27" W, A DISTANCE OF 463.67 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRIARWOOD AVENUE; THENCE ALONG A CURVE TO THE LEFT WHOSE CENTRAL ANGLE EQUALS 15°14'37", RADIUS EQUALS 506.96 FEET, AND WHOSE LONG CHORD MEASURES 134.48 FEET, AN ARC LENGTH OF 134.88 FEET; THENCE ALONG THE EAST BOUNDARY OF TRACT 'A' FOR THE FOLLOWING EIGHT (8) COURSES: 1. N 25°36'52" W, A DISTANCE OF 38.85 FEET; 2. ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE EQUALS 25°44'19", RADIUS EQUALS 110.00 FEET, LONG CHORD MEASURES 49.00 FEET, AN ARC LENGTH OF 49.41 FEET; 3. N 00°07'27" E, A DISTANCE OF 187.54 FEET; 4. N 44°52'33" W, A DISTANCE OF 21.22 FEET; 5. N 00°07'27" E, A DISTANCE OF 44.03 FEET; 6. N 18°42'26" E, A DISTANCE OF 91.19 FEET; 7. N 63°42'26" E, A DISTANCE OF 21.23 FEET; 8. N 18°42'26" E, A DISTANCE OF 70.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.636 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (FOR ARAPAHOE BUSINESS PARK FILING NO. 1 OVERALL):
A PARCEL OF LAND, BEING A PORTION OF THE NW 1/4 OF SECTION 26, T5S, R67W OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, CITY OF CENTENNIAL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID NW 1/4 OF SECTION 26, T5S, R67W OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, CITY OF CENTENNIAL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE S 00°04'27" W 2,580.99 FEET ALONG SAID WEST LINE OF THE NW 1/4 OF SECTION 26 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF SECTION 26;
THENCE N 89°54'16" E 965.22 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 OF SECTION 26 TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF EAST 1/2 OF THE WEST 1/2 OF SAID NW 1/4 OF SECTION 26;
THENCE N 00°08'25" E 2,580.27 FEET ALONG SAID WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 26 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARAPAHOE ROAD AS RECORDED IN BOOK 2399 AT PAGE 333 OF THE RECORDS OF SAID COUNTY OF ARAPAHOE, SAID POINT BEING 70.00 FEET SOUTH OF THE NORTH LINE OF SAID NW 1/4 OF SECTION 26;
THENCE S 89°56'49" W 441.79 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ARAPAHOE ROAD TO THE NORTHWEST CORNER OF A TRACT OF LAND AS RECORDED IN BOOK 2417 AT PAGE 284 OF THE RECORDS OF SAID COUNTY OF ARAPAHOE;
THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID TRACT FOR THIS AND THE NEXT TWO COURSES, S 00°04'27" W 15.00 FEET;
THENCE S 89°56'49" W 100.00 FEET;
THENCE N 00°04'27" E 15.00 FEET TO A POINT OF SAID SOUTH RIGHT OF WAY LINE OF ARAPAHOE ROAD;
THENCE S 89°56'49" W 446.40 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF ARAPAHOE ROAD TO THE POINT OF BEGINNING, CONTAINING 58.42 ACRES MORE OR LESS.

BASIS OF BEARING NOTE:
THE OVERALL BOUNDARY SURVEY ON THE ORIGINAL PDP OF ARAPAHOE BUSINESS PARK FILING NO. 1 (CASE Z80-54, APPROVED MAY 4, 1981) UTILIZED A BASIS OF BEARING OF S 00°04'27" W FOR THE WEST LINE OF SECTION 26. FOR CONSISTENCY WITH PRIOR PLANS THAT BEARING IS REFLECTED IN THE HEREIN LEGAL DESCRIPTION FOR THE OVERALL 58.42 ACRES WHICH ORIGINALLY COMPOSED THE ARAPAHOE BUSINESS PARK FILING NO. 1 PROPERTY IN 1981. ALL SUCH BEARINGS DETERMINED BY PRIOR WORK OF OTHERS ARE SHOWN HEREON IN PARENTHESES.
BASED ON UPDATED AND CURRENT BEST INFORMATION, THE WEST LINE OF SECTION 26 IS NOW DEEMED TO HAVE A BEARING OF S 00°07'27" W WHICH LINE IS MONUMENTED BY (1) A 3 INCH DIAMETER ALUMINUM CAP IN RANGE BOX, LOCATED IN THE INTERSECTION OF EAST ARAPAHOE ROAD AND SOUTH HAVANA STREET, AT THE NORTHWEST CORNER OF SECTION 26, T5S, R67W; STAMPED: "CHICHESTER LS 7735" AND (2) A 3 INCH DIAMETER ALUMINUM CAP IN A RANGE BOX, LOCATED IN THE INTERSECTION OF SOUTH HAVANA STREET AND EAST EASTER AVENUE, AT THE WEST QUARTER CORNER OF SECTION 26, T5S, R67W; STAMPED: "KMA LS 19003". (SURVEYOR CHICHESTER HAD A CONTRACT WITH THE COUNTY TO PERFORM CERTAIN SURVEYING WORK IN THIS AREA AND UTILIZED A GLOBAL POSITIONING SYSTEM (GPS) FOR SUCH WORK WHICH RESULTED IN IMPROVEMENTS IN ACCURACY AND CREATED THE 03' ADJUSTMENT.) THIS S 00°07'27" W BEARING IS THE BASIS FOR THE BOUNDARY SURVEY PERFORMED BY VANDYKE ENGINEERING ON THE ARAPAHOE CORNERS PARCEL (7.285 ACRES) AND ALL INTERNAL SURVEYING AND DESCRIPTIONS THEREIN.

LAND USE AREAS

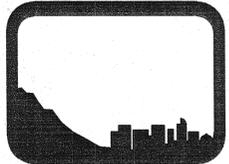
| SE | ACRES | PERCENT |
|---|-------|---------|
| AREAS WITHIN SOUTHSHORE, GLACIER PARK AND ARAPAHOE CORNERS PARCELS: | 27.90 | 47.7 |
| USEAGE BREAKDOWN IN ALL OTHER AREAS: | | |
| BLOCKS | 22.58 | 38.7 |
| R.O.W. (EXTERNAL) | 2.43 | 4.2 |
| R.O.W. (INTERNAL) | 2.19 | 3.7 |
| OPEN SPACE | 3.32 | 5.7 |
| TOTAL | 58.42 | 100.0 |

GENERAL NOTES:

- EXISTING ZONING IS M.U. PUD
- MEDIAN AREAS SHALL BE MAINTAINED BY THE DEVELOPER.
- APPROVAL OF THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN HAS BEEN GRANTED BY ARAPAHOE COUNTY AIRPORT AUTHORITY.

HIGHLINE ENGINEERING & SURVEYING COMPANY, INC.
ENGINEERING CONSULTANTS
12354 EAST CALEY AVENUE, SUITE 2A
CENTENNIAL, COLORADO 80111
HIGHLINE JOB NO: 272
Tel. No. (303) 889-0044
Fax. No. (303) 889-0012

Planning by:
Environmental Planning Associates
David L. Anderson
7950 S. Upham Street
Littleton, Colorado 80128
Ph. (303) 979-3283
Fx. (303) 979-0113



6TH AMENDMENT TO PDP TO ARAPAHOE BUSINESS PARK FILING NO. 1
LOTS 5 AND 7, ARAPAHOE CORNERS SUBDIVISION FILING NO. 2
ARAPAHOE CORNERS