

DRY CREEK COMMERCE CENTER

SECOND AMENDMENT TO THE GEDDES BUSINESS PARK PRELIMINARY DEVELOPMENT PLAN PART OF THE SE 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION
LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, BLOCK 1 AND TRACT A OF THE DRY CREEK COMMERCE CENTER; LOT 2, BLOCK 3 OF THE GEDDES BUSINESS PARK NO. 1; AND THAT PORTION DESCRIBED IN BOUNDARY AGREEMENT RECORDED UNDER RECEPTION NO. 8005167 COUNTY OF ARAPAHOE, STATE OF COLORADO CONTAINING 5.722 ACRES MORE OR LESS.

ZONING
MUPUD
ORIGINAL PRELIMINARY DEVELOPMENT PLAN Z-87-012
FIRST AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN Z96-011

STANDARD NOTES
THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS DRY CREEK COMMERCE CENTER, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), OWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN 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.

LANDSCAPE MAINTENANCE
THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), OWNER'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 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 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.

DRAINAGE MASTER PLAN NOTE
THE POLICY OF THE CITY 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 DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTLET 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 DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY 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 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 FINAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK 5227, PAGE 102, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

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

CASE NUMBER: LU-0609-003

ORIGINAL PRELIMINARY DEVELOPMENT PLAN PERMITTED USES: (PDP CASE NO. Z87-012)
1. ADMINISTRATIVE AND PROFESSIONAL OFFICES: INCLUDING GENERAL ADMINISTRATIVE AND EXECUTIVE OFFICES, CONSULTING SERVICE OFFICE (BUSINESS AND PROFESSIONAL), DESIGN PROFESSIONS, FINANCIAL INSTITUTIONS, MEDICAL AND DENTAL, INSURANCE AND INVESTMENT OFFICES, AND ANY OTHER OFFICE USES WHICH ARE, IN THE OPINION OF THE ZONING ADMINISTRATOR, SIMILAR IN CHARACTER TO THOSE USES LISTED ABOVE.

PERMITTED ACCESSORY USES WITHIN AND ASSOCIATED WITH A PRIMARY USE BUILDING FOR THE CONVENIENCE OF OFFICE TENANTS.

- A. DAY CARE CENTER (MAY BE OPEN TO THE GENERAL PUBLIC)
- B. LIMITED CONVENIENCE BUSINESS SUCH AS:
 - BARBER/BEAUTY SHOP
 - PRINT SHOP
 - TOBACCO SHOP
 - NEWS STAND
 - CAFETERIA/LUNCHEON FACILITIES
- C. DRIVE-THROUGH BANKING FACILITIES
- D. ATHLETIC CLUB (MAY BE OPEN TO THE GENERAL PUBLIC)

2. HOTEL: NOT TO EXCEED 200 GUEST ROOMS

PERMITTED ACCESSORY USES

- A. RESTAURANTS, BANQUET AND CONVENTION FACILITIES
- B. SPECIALTY SHOPS FOR HOTEL GUESTS
- C. ATHLETIC CLUB AND HEALTH FACILITIES (MAY BE OPEN TO THE GENERAL PUBLIC)
- D. OTHER SERVICES AND ACTIVITIES WHICH ARE NORMALLY ASSOCIATED WITH HOTEL OPERATIONS
- E. DAY CARE CENTER (MAY BE OPEN TO THE GENERAL PUBLIC)

3. LOUNGE, RESTAURANT, NIGHT CLUB OR EATING PLACE OFFERING LIVE ENTERTAINMENT, DANCING, OR THE SALE OF BEER OR ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES. NO DRIVE-THRU "FAST FOODS" WILL BE PERMITTED.

FIRST AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN PERMITTED USES: (1ST PDP AMENDMENT CASE NO. Z96-011)

1. OFFICE USES:
ADMINISTRATIVE AND PROFESSIONAL OFFICES: INCLUDING GENERAL ADMINISTRATIVE AND EXECUTIVE OFFICES, CONSULTING SERVICE OFFICE (BUSINESS AND PROFESSIONAL), DESIGN PROFESSIONS, FINANCIAL INSTITUTIONS, (INCLUDING DRIVE THRU FACILITIES), MEDICAL AND DENTAL, AND VETERINARY OFFICES, INSURANCE AND INVESTMENT OFFICES, PUBLIC OR PRIVATE MEETING HALL AND ANY OTHER USES WHICH ARE IN THE OPINION OF THE ZONING ADMINISTRATOR SIMILAR IN CHARACTER TO THOSE USES LISTED ABOVE, PERMITTED ACCESSORY USES WITHIN AND ASSOCIATED WITH A PRIMARY USE BUILDING FOR THE CONVENIENCE OF OFFICE TENANTS.

A. DAY CARE CENTER (MAY BE OPEN TO GENERAL PUBLIC)

B. LIMITED CONVENIENCE BUSINESS SUCH AS: BARBER/BEAUTY SHOP, PRINT SHOP, TOBACCO SHOP, NEWS STAND, CAFETERIA/ LUNCHEON FACILITIES,

C. ATHLETIC CLUB (MAY BE OPEN TO THE GENERAL PUBLIC)

2. MOTEL USES: TWO SEPARATE BUILDINGS NOT TO EXCEED 160 GUEST ROOMS IN TOTAL.

PERMITTED ACCESSORY USES WITHIN AND ASSOCIATED WITH A PRIMARY USE BUILDING FOR THE CONVENIENCE OF MOTEL GUESTS.

- A. RESTAURANTS, BANQUET AND CONVENTION FACILITIES
- B. SPECIALTY SHOPS FOR HOTEL GUESTS
- C. ATHLETIC CLUB AND HEALTH FACILITIES (MAY BE OPEN TO THE GENERAL PUBLIC)
- D. OTHER SERVICES AND ACTIVITIES WHICH ARE NORMALLY ASSOCIATED WITH HOTEL OPERATIONS
- E. DAY CARE CENTER (MAY BE OPEN TO THE GENERAL PUBLIC)

3. LIGHT INDUSTRIAL USES: LIGHT INDUSTRIAL USES—NO OUTDOOR STORAGE ALLOWED WITH ANY OF THE FOLLOWING USES:

- A. LABORATORIES (BASIC AND APPLIED RESEARCH, EXPERIMENTAL TESTING, ETC.)
- B. MANUFACTURE, FABRICATION, PROCESSING OR ASSEMBLING OF PRODUCTS
- C. WHOLESALE SALE OR STORAGE OF ANY COMMODITY COMPLYING WITH PERMITTED USES.
- D. SHOWROOM/WAREHOUSE
- E. MINI-WAREHOUSE, SELF STORAGE WITH ALL ENTRANCES TO THE INTERIOR
- F. RESTAURANT
- G. USE NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY:
 1. ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THE DISTRICT AND;
 2. ARE IN CONFORMANCE WITH THE INTENT OF THE DISTRICT
- H. ACCESSORY USES:
 1. BUILDING AN USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE
 2. RESIDENCE REQUIRED FOR CARETAKER OR NIGHT WATCHMAN EMPLOYED BY THE PREMISES

4. COMMERCIAL USES: NO COMMERCIAL OUTDOOR STORAGE ALLOWED WITH ANY OF THE FOLLOWING USES:

- A. APPLIANCE STORE
- B. BILLIARD PARLOR AND/OR POOL HALL
- C. BOWLING ALLEY, TENNIS CLUB, SKATING RINK, HEALTH CLUB, ETC.
- D. BEAUTY SALON SHOP
- E. GENERAL OR SPECIAL TRADE CONTRACTORS, INCLUDING BUT NOT LIMITED TO PLUMBING, HEATING, AND ELECTRICAL
- F. DRY CLEANING AND DYEING PLANT OR LAUNDRY (PERMITTING HOWEVER, A COLLECTION AND DISTRIBUTION STATION) FOR LAUNDRY OR CLEANING, SELF-SERVICE LAUNDRY
- G. DRY GOODS STORE
- H. FURNITURE STORE
- I. COMMERCIAL PARKING LOT FOR PASSENGER VEHICLES
- J. AUTOMOBILE PARKING LOT
- K. CONVENIENCE STORE WITH OR WITHOUT GAS PUMPS
- L. ANIMAL, HOSPITAL AND VETERINARY CLINIC
- M. BAKERY, CREAMERY, SOFT DRINK BOTTLING PLANT
- N. CABINET SHOP, ELECTRIC SHOP, PLUMBING SHOP, HEATING SHOP, LITHOGRAPHIC AND/OR PRINTING SHOP, FURNITURE REUPHOLSTERING
- O. LOUNGE, RESTAURANT NIGHT CLUB, OR EATING PLACE OFFERING LIVE ENTERTAINMENT, DANCING, AND THE SALE OF BEER OR ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES
- P. USE NOT SPECIFICALLY LISTED ABOVE MAY BE PERMITTED IF, IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY:
 1. ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THE DISTRICT AND;
 2. ARE IN CONFORMANCE WITH THE INTENT OF THE DISTRICT
- Q. ACCESSORY USES:
BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE

COMPARISON CHART

ZONING	PDP Z87-12	PDP 1ST AMENDMENT Z96-11	PDP 2ND AMENDMENT LU-0609-003
GROSS LAND AREA	9.81 ACRES GROSS 9.13 ACRES NET	9.32 ACRES/405,979 SF (GROSS LAND AREA)	5.722 ACRES/405,979 SF (LOT 1-5, BLOCK 1 & TRACT A OF THE DRY CREEK COMMERCE CENTER, LOT 2, BLOCK 3 OF THE GEDDES BUSINESS PARK NO. 1)
PERMITTED USES	2.33 AC-LOUNGE/ RESTAURANT 4.39 AC- HOTEL 2.41 AC- OFFICE	6.220 AC- OTHER PERMITTED USES 3.101 AC- MOTEL	LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 OF THE GEDDES BUSINESS PARK NO. 1 ARE NOT INCLUDED IN THIS PDP AMENDMENT
MAXIMUM BUILDING HEIGHT	35' LOUNGE/RESTAURANT 76' HOTEL 45' OFFICE	76' HOTEL 40' COMMERCIAL 40' LT INDUSTRIAL	
MAXIMUM FLOOR AREA RATIO (FAR) *FAR is calculated using Gross Floor Area	0.125:1 LOUNGE/RESTAURANT 0.607:1 HOTEL 0.50:1 OFFICE	0.74:1 HOTEL 0.50 OTHER PERMITTED USES	
MAXIMUM BUILDING COVERAGE (FOOTPRINT)		LAND USE DATA TABLE 20,000 SF: HOTEL 42,314 SF: OTHER TOTAL SITE BREAKDOWN 62,314 MAX/15.3%	
MAXIMUM GROSS FLOOR AREA (GFA)	12,000 SF-LOUNGE/RESTAURANT 116,000 SF-HOTEL 52,000 SF-OFFICE	LAND USE DATA TABLE 80,000 SF: HOTEL 126,943 SF: OTHER PERMITTED USES AMENDMENT NOTE: MAX GROSS FLOOR AREA INCREASED TO 206,934SF	
MAXIMUM PARKING COVERAGE	LOUNGE/RESTAURANT 10 SP/1000 GSF 120 MAX HOTEL 1SP/RM+1 SP/SHIFT EMPLY 225 MAX OFFICE 3.3 SP/1000 GSF 173 MAX	TOTAL SITE BREAKDOWN 218,795 SF MAX / 54.0%	
MINIMUM PARKING RATIO/SPACES	SHALL CONFORM TO THE ARAPAHOE COUNTY ZONING RESOLUTION AND WILL BE SHOWN AT THE TIME OF THE FINAL DEVELOPMENT PLAN	LIGHT INDUSTRIAL 1 SP/EMPLOYEE OFFICE/COMMERCIAL 3.3/1,000 GFA	
MINIMUM LANDSCAPED AREAS	0-35' 20% OPEN SPACE 35-50' 25% OPEN SPACE 50-76' 35% OPEN SPACE	TOTAL SITE BREAKDOWN 83,010 SF MIN / 20.4%	
MINIMUM BUILDING SETBACKS	E GEDDES AVE: 40' FRONT: 20' SIDE: 20' REAR: 20'	E GEDDES AVE: 30' FRONT: 20' SIDE: 20' REAR: 20'	
MINIMUM PARKING SETBACKS	E GEDDES AVE: 20' PDP BOUNDARY: 10'	E GEDDES AVE: 30' PDP BOUNDARY: 30' *EXISTING HOTELS DO NOT CONFORM TO 30' SETBACK REQUIREMENT.	PDP BOUNDARY: 10' (AS ILLUSTRATED ON SHEET 2)

SECOND AMENDMENT HISTORY NOTE:

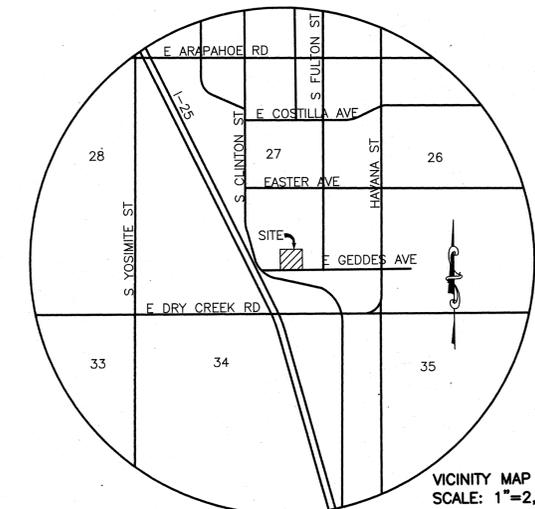
THE SECOND AMENDMENT PROPOSES THE FOLLOWING MODIFICATIONS TO THE FIRST AMENDMENTED PDP:

1. THE PDP BOUNDARY PARKING SETBACK INDICATED IN THE DEVELOPMENT STANDARDS COMPARISON CHART BE CHANGED FROM 30' TO 10' AS APPROVED IN THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN.

FIRST AMENDMENT HISTORY NOTE:

ORIGINAL PDP ON THE SITE (CASE NO. Z87-012) WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 7, 1987. THE FIRST AMENDED PDP (CASE NO. Z96-11) WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON DECEMBER 31, 1996. THE FIRST AMENDED PDP PROPOSED THE FOLLOWING MODIFICATIONS TO THE ORIGINAL PDP.

1. TO ADD COMMERCIAL/LIGHT INDUSTRIAL USES WHICH MAY INCLUDE ASSOCIATED WAREHOUSING TO THE PERMITTED USES. THE SPECIFIC USES ARE DEFINED HEREIN.
2. THE DEVELOPMENT DATA AND STANDARDS HAVE BEEN ADDED TO AND MODIFIED AS SHOWN HEREIN.
3. A NEW CONFIGURATION FOR THE LOCATION OF USES IS SHOWN HEREIN.
4. THE MAXIMUM BUILDING COVERAGE IS INCREASED TO 206,934 SQUARE FEET FROM 180,500 SQUARE FEET.
5. THE MAXIMUM NUMBER OF HOTEL/MOTEL ROOMS IS REDUCED FROM 200 ROOMS TO 120 ROOMS.
6. 30 FOOT PRIVATE ACCESSES ARE PROPOSED WHERE A 50 FOOT ACCESS WAS PREVIOUSLY SHOWN.
7. MINIMUM OPEN SPACE REQUIREMENTS HAVE BEEN CHANGED FROM 20% FOR BUILDING HEIGHTS OF 0' TO 35', 25% FOR BUILDING HEIGHTS 35' TO 50', AND 35% FOR BUILDING HEIGHTS OF 50' TO 70' ON THE PREVIOUS PDP (CASE NO. Z87-012) TO BE 20% MINIMUM OPENSPACE PER LOT BY THIS AMENDED PDP.
8. THE BUILDING SETBACK ALONG EAST GEDDES AVENUE HAS BEEN CHANGED FROM 40' TO 30'.
9. THE PLAN DEMONSTRATES PROPOSED SIGNAGE WHICH EXCEEDS THE COUNTY SIGN CODE IN ORDER TO PROVIDE AMPLE VISUAL OPPORTUNITY FROM I-25 PERTAINING TO THE MOTEL SITES.
10. TO CHANGE THE PDP NAME FROM "DRY CREEK INN TO GEDDES BUSINESS PARK".
11. TO PROVIDE A LIST OF ALL PERMITTED USES (SEE PROPOSED PERMITTED USES.)



CERTIFICATE OF OWNERSHIP

I, Paul H. Lundeen HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS DRY CREEK COMMERCE CENTER.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF Colorado s.s.
COUNTY OF El Paso s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF April, 2007 BY Paul Lundeen AS Manager OF Arkenstone LLC AN AUTHORIZED SIGNATORY, BY Costanza A. D'Attilio WITNESS MY HAND AND SEAL, NOTARY PUBLIC, ADDRESS 1430 Cipriani Loop MY COMMISSION EXPIRES 12-31-2007 CITY Monument STATE CO ZIP CODE 80132

PLANNING AND ZONING COMMISSION RECOMMENDATION

RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 14th DAY OF February, A.D., 2007.

CHAIR: [Signature]
ATTEST: William L. Ferrisola

CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL THIS 19th DAY OF March, A.D., 2007.

MAYOR: [Signature]
ATTEST: [Signature]

RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY

AT 2:37 (A.M./P.M.) ON THE 4th DAY OF June, A.D., 2007

IN BOOK 341, PAGE 49-50, MAP NOT COMPARED

RECEPTION NO. B7070712

COUNTY CLERK AND RECORDER

BY Nancy A. Doty COUNTY CLERK AND RECORDER
DEPUTY

PLAN LIST
COVER SHEET 1
SITE PLAN 2

DRY CREEK COMMERCE CENTER
2nd AMENDMENT TO GEDDES BUSINESS PARK PDP
COVER SHEET / SIGNATURE BLOCK

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www.landmarkeng.com

JOB NO. CC0071
5045-01-100

SCALE NTS

DATE JUNE 28, 2006

SHEET 1 SHEETS 2

