HOLLBERG BUSINESS PARK PRELIMINARY DEVELOPMENT PLAN

The Zoning approved herein by the Board of County Commissioners for this property is M.U. (P.U.D.). All stipulations, notes and special requirements of this plan shall be binding upon the owner(s), developer(s) and/or subdivider(s) of the property known as Hollberg Business Park, their heirs, successors in interest and/or assigns. In addition to other requirements for Final Development Plan approval, the following will be required:

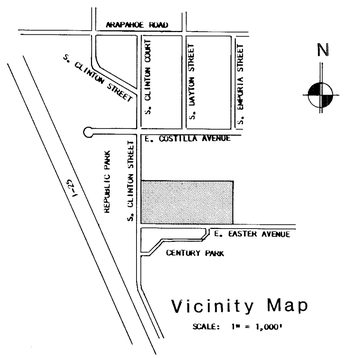
1. Include said development within a Special District for the purpose of participating in the construction of necessary off-site improvements at the time of approval of Final Development Plans.
2. Cooperate with other owners of other parcels and/or other special districts in off-site improvements as necessitated by development impacts as may be determined by the Board of County Commissioners.
3. Complete such other improvements to public roadways brought about or impacted by this development as may be determined by the Board of County Commissioners.
4. Participate and cooperate in any Transportation Management Program as specified in the Centennial 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 to which the owners agree in conjunction with aproval 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.

Approved by the Board of County Commissioners of Arapahoe County this 7TH day of JULY, _____, A.D.19 86

ATTEST: _____ County Clerk

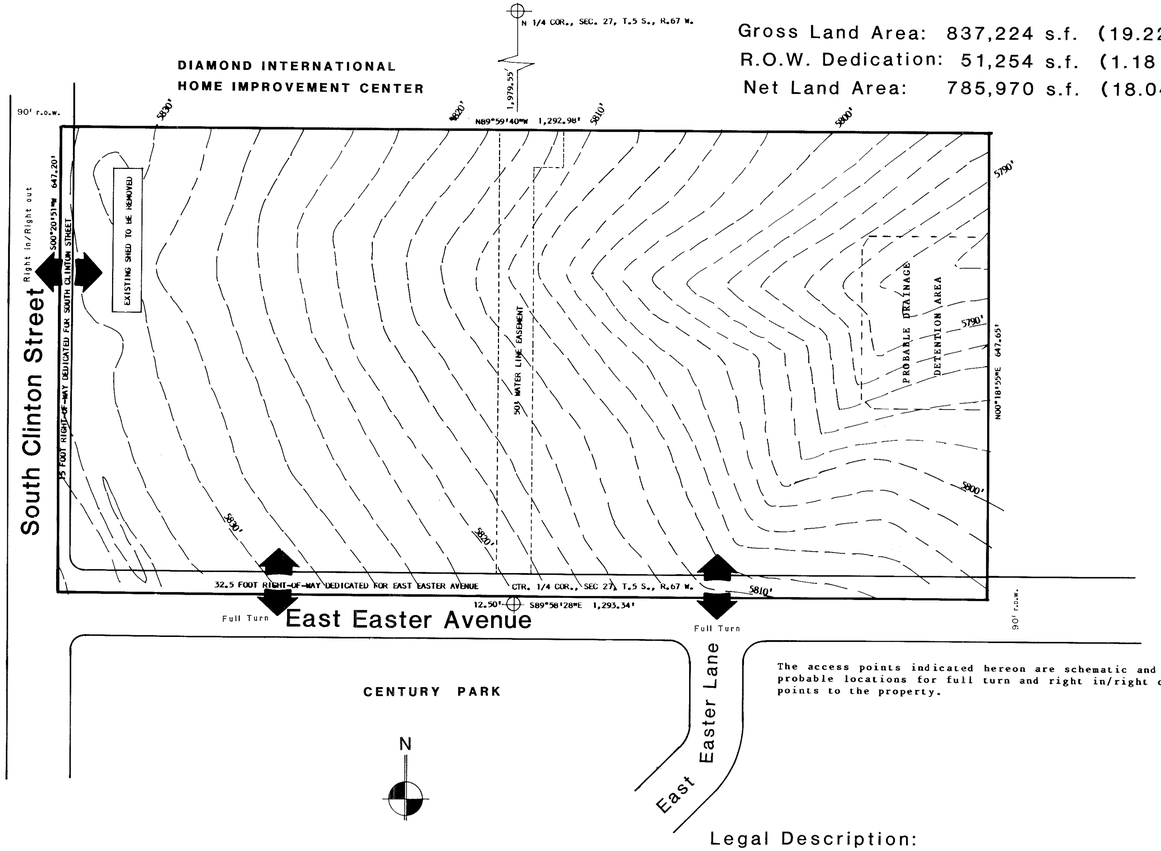
_____ Chairman



Vicinity Map

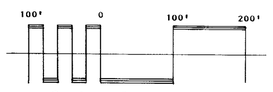
SCALE: 1" = 1,000'

Gross Land Area: 837,224 s.f. (19.22 acres)
R.O.W. Dedication: 51,254 s.f. (1.18 acres)
Net Land Area: 785,970 s.f. (18.04 acres)



The access points indicated hereon are schematic and represent probable locations for full turn and right in/right out access points to the property.

Owners:
Regina M. Hollberg,
Leo W. Hollberg,
Kurt F. Hollberg ,
John E. Hollberg,
P. O. Box 1217,
Englewood, Colorado 80110
758-9397



Scale: 1" 100'

Legal Description:

A parcel of land in the N 1/2 of Section 27, Township 5 South, Range 67 W of the 6th Principal Meridian in Arapahoe County, Colorado, more particularly described as follows: Beginning at the NE 1/4 of Section 27, thence S00°19'53"W along the west line of the NE 1/4 of Section 27 a distance of 1979.55 feet to the True Point of Beginning; thence N89°59'40"W a distance of 631.49 feet to a point on the easterly right-of-way line of South Clinton Street; thence S00°20'51"W along the easterly right-of-way line of South Clinton Street a distance of 647.20 feet to a point on the northerly right-of-way line of East Easter Avenue; thence S89°58'28"E along the northerly right-of-way line of East Easter Avenue a distance of 1293.34 feet; thence N00°18'55"E a distance of 647.65 feet; thence N89°59'40"W a distance of 661.49 feet to the True Point of Beginning, containing in all 19.220 acres, more or less. The aforementioned parcel has also been known as "Clark Colony, Section 27, Township 5 South, Range 67 West, Lots 28 and 29."

Bearings based on solar observations on a random line and tied to corner monuments by traverse.)

PERMITTED USES: Administrative, Professional and General Offices
Medical and Dental Offices and Clinics
Financial Institutions with Drive up and Electronic Transfer Facilities
Athletic and/or Health Clubs
Laboratory, Testing and Research Facilities entirely enclosed within a structure and not involved in any hazardous process or which emit noxious or toxic gases, waste products or odor.
Office Warehouse and/or Showroom Warehouse
Destination retail businesses (i.e. furniture sales store, appliance store or similar business, generally in a free standing store, to which a customer has a specific interest in going as opposed to convenience or impulse type business)
Wholesale Business including sales and storage of any non-hazardous or non-toxic commodity
Child Care Facilities
Hotel/Motel
Restaurants (with or without drive through facilties)
Mini-Storage facilities (Maximum of four acres in the easterly half of the property)

The existing warehouse building may be used until a Final Development Plan for that portion of the property is approved by Arapahoe County.

MAXIMUM BUILDING HEIGHT: 100 feet including screened mechanical penthouses. No portion of Hollberg Business Park is located within the Centennial Airport traffic pattern boundary.

AVIGATION EASEMENT: An Avigation and Hazard Easement affecting all property contained within this Preliminary Development Plan has been legally executed. Said easement document can be found in Book 4824, Pages 40-43, of the records of the Arapahoe County Clerk and Recorder.

The lands contained within this Preliminary Development Plan lie within the Centennial 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 the Influence Area.

All lands contained within this Preliminary Development Plan shall comply with F.A.A. Part 77, "Height and Obstruction Criteria".

MINIMUM BUILDING SETBACK REQUIREMENTS:

Maximum Building Height	Minimum Distance to Edge of R.O.W.	Minimum Distance Between Buildings
35'	25'	20'
50'	50'	20'
75'	75'	35'
100'	100'	50'

Minimum setback for surface parking from edge of R.O.W.: 10 feet
Minimum building setback from north and west external property lines: 25'
Minimum building setback from internal lot lines: 0'

MINIMUM SETBACKS FOR PARKING STRUCTURES:

Maximum Structure Height	Minimum Distance to Edge of R.O.W.
35'	25'
50'	50'

MULTIPLE BUILDINGS: More than one building will be permitted on a lot provided the building setback requirements stated hereinabove are met.

PARKING: A parking plan will be submitted with Final Development Plan(s). Such parking plans will be in accordance with approved parking standards.

MINIMUM OPEN SPACE REQUIREMENTS: Final development plans shall indicate unobstructed open space in conformance with the table below:

BUILDING HEIGHT	MINIMUM UNOBSTRUCTED OPEN SPACE
0 - 35 Feet	Twenty Five Percent (25%)
35+ - 85 Feet	Thirty Percent (30%)
85+ - 100 Feet	Thirty Five Percent (35%)

Common open areas may be included as unobstructed open space. If such areas are provided, Final Development Plans shall include landscaping plans for such areas. Landscape plans shall be provided with all Final Development Plan(s). Such landscape plans shall indicate general types of plant materials and their general location on the site. Plant materials selected shall be reviewed for their compatibility to the climate and their draught resistance. Landscaped areas shall be sprinklered. Internal building atria may account for a maximum of ten percent (10%) of the required square footage of open space. If a lot contains two or more buildings, the open space requirements for the higher building shall apply to the lot.

MAXIMUM BUILDING FOOTPRINT: Final Development Plans shall indicate maximum building footprints based upon the following ratios of building footprint to building height:

BUILDING HEIGHT	MAXIMUM BUILDING FOOTPRINT PER BUILDING SITE
0 - 35 Feet	Forty (40%) Percent Coverage
35+ - 55 Feet	Thirty five (35%) Percent Coverage
55+ - 85 Feet	Thirty (30%) Percent Coverage
85+ - 100 Feet	Twenty five (25%) Percent Coverage

FENCING: If fencing is used within the project, such fencing will be of a uniform design. Fencing plans will be shown with Final Development Plans.

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. Parking lot lighting standards and locations will be provided with Final Development Plans.

SIGNAGE: A signage plan shall be submitted for review and approval by the Board of County Commissioners with final development plan(s). Signs may be lighted, but such lighting shall be designed to minimize glare. Free standing signs shall not exceed six (6') feet in height or forty eight (48) square feet per face. The number and location of such signs shall be approved by the Board of County Commissioners at the time of Final Development Plan approval. Signs shall not interfere with vehicular line-ofsight triangles. Informational and directional signs will be permitted to provide non-advertising information for customers and tenants. Such signs shall have a maximum face size of ten (10) square feet and a maximum height of four feet. Wall and fascia signs shall not extend above the first floor level of the building to which it is attached.

ACCESS: Access points will be determined at the time of platting.

MAXIMUM PERMITTED DEVELOPMENT: 669,780 square feet (.8:1 F.A.R.)
EXISTING ZONING: A-2 (Agriculture)
COMPREHENSIVE PLAN FOR THIS AREA: Office/Light Industrial

NOTE: The subject property is included within the boundaries of the Interstate South Metropolitan District. The District is a member of J.S.P.I.A. and a participant in the construction of the Dry Creek/I-25 Interchange.

The legal description and survey data herein were provided by Alta Sierra Land Surveys, Inc., 2073 Downing Street, Denver, Colorado, 80205 (832-8883), Job No. 8404 dated 3/27/84

Zoning Case No. Z 86 - 5

HOLLBERG BUSINESS PARK PDP Z86-5

DATE July 7, 1986
REV. NO.

LANDAIDE, INC.
5655 SOUTH DELAWARE STREET
LITTLETON, COLORADO 80120
(303) 794-3972

HOLLBERG BUSINESS PARK
PRELIMINARY DEVELOPMENT PLAN

Z86-005

JOB NO. L8536

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