

STOCKADE SHOPS

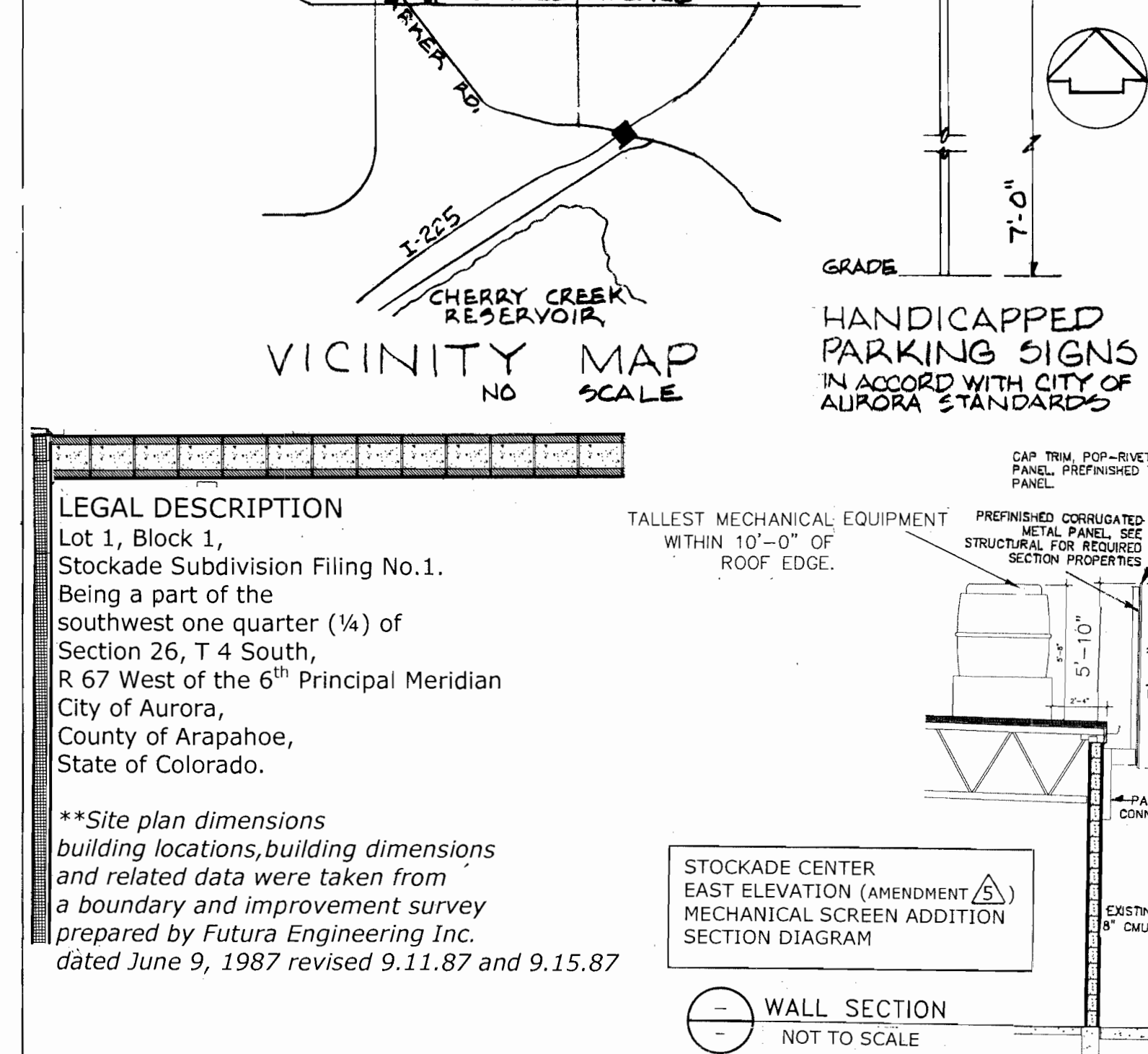
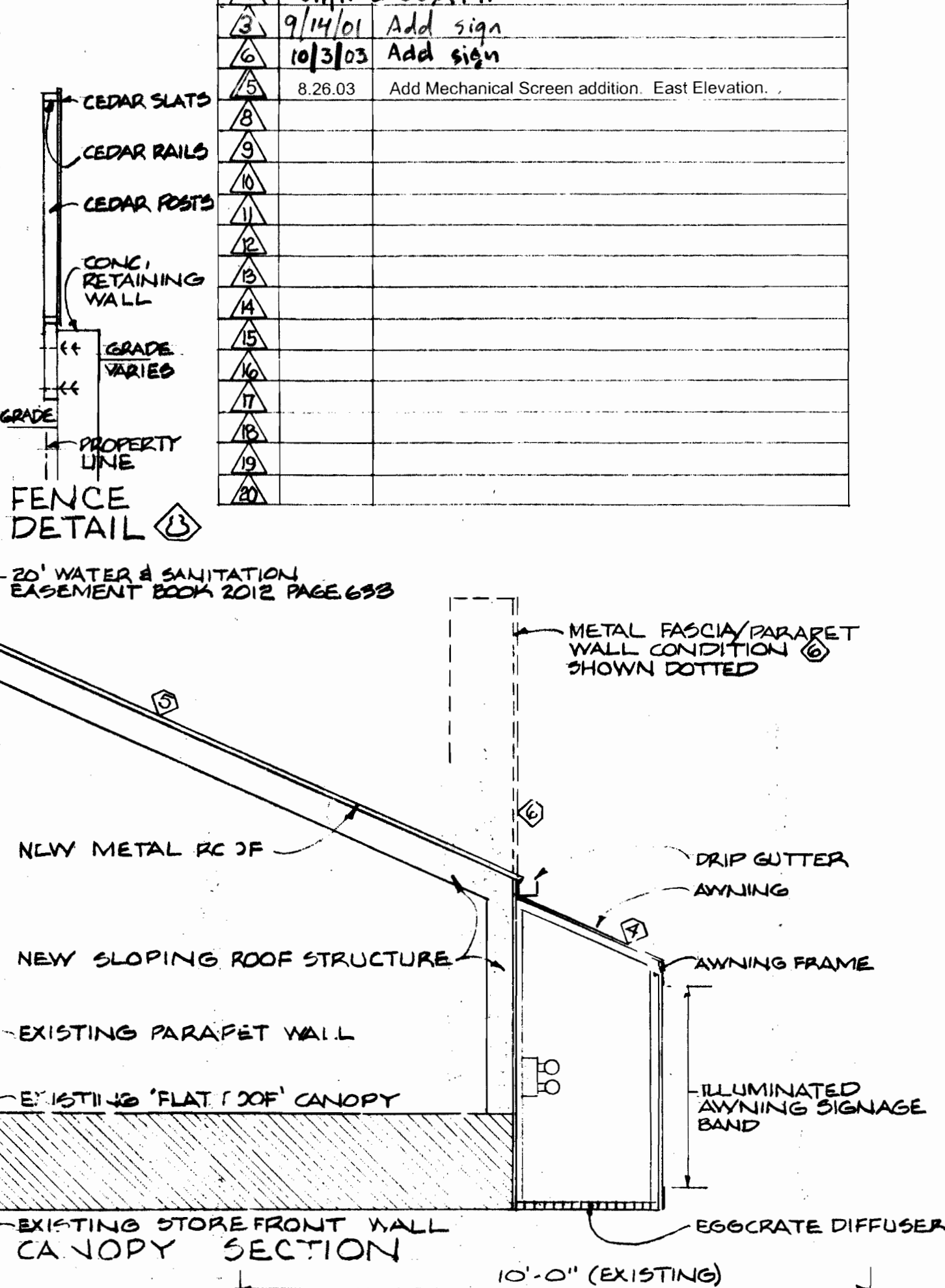
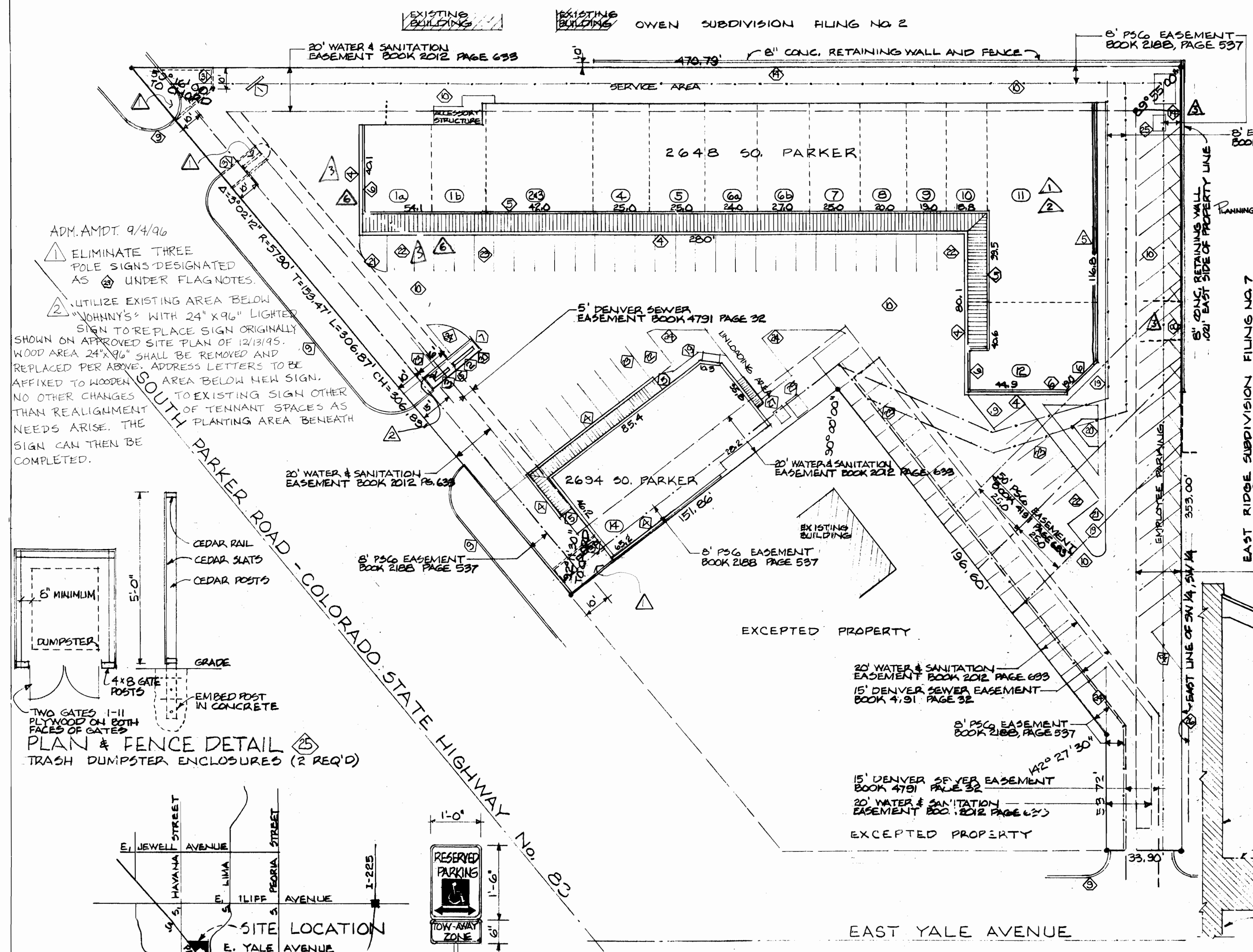
LOT 1, BLOCK 1, STOCKADE SUBDIVISION, FILING No. 1,
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO

| AMENDMENTS | | |
|------------|---------|---|
| MK | DATE | DESCRIPTION |
| 1 | 5/8/90 | Use approval for space 11 Southside Pharmacy for a dance floor |
| 2 | | Clarification for space 11 - hours of operation until 2:00 A.M. |
| 3 | 9/14/01 | Add sign |
| 4 | 10/3/03 | Add sign |
| 5 | 8.26.03 | Add Mechanical Screen addition - East Elevation. |

FLAGNOTES

- EXISTING FREE STANDING 'POLE' SIGN IS TO BE REMOVED.
- REMOVE EXISTING NON-CONFORMING JOINT IDENTIFICATION SIGN, MODIFY EXISTING SIGN AND SIGN STRUCTURE TO COMPLY WITH IDENTIFICATION SIGN ELEVATION SHOWN AND NOTED BELOW, 100 SQ. FT. EACH SIDE - 200 SQ. FT. TOTAL
- MODIFY EXISTING TENANT 11 SIGN TO CONFORM TO TENANT SIGN ELEVATION SHOWN AND NOTED BELOW.
- ADD NEW ILLUMINATED AWNING BAND WHERE INDICATED. AWNING BAND SHALL CONFORM TO SECTION SHOWN BELOW.
- CONSTRUCT NEW SLOPED METAL ROOF OVER EXISTING FLAT ROOF CANOPY, ROOF SHALL CONFORM TO SECTION SHOWN BELOW.
- CONSTRUCT NEW METAL FASCIA AS SHOWN IN SECTION BELOW.
- CONSTRUCT 'SIGN BASE' PLANTER BOX AS SHOWN BELOW.
- CONSTRUCT CEDAR FENCE ON EXISTING RETAINING WALL.
- EXISTING CURBS, GUTTERS, CURB CUTS, ETC. REMAIN AS IS.
- EXISTING ASPHALT PAVING REMAINS, REFURBISHED/RESTRIPED.
- CENTER IDENTIFICATION SIGNAGE 'STOCKADE' (WHITE ON BLUE).
- CENTER TENANT IDENTIFICATION SIGNAGE AND LEASING NO.
- NEW 'CUT-OUT' (PIN MOUNTED) ADDRESS SIGNAGE (TWO SIDES)
- EXISTING RETAINING WALL AND FENCE REMAIN.
- PLANTER, CONSTRUCTED OF LAMINATED R.S. CEDAR 2X4'S.
- SIGN BASE, CONSTRUCTED OF 1-11 PLYWOOD, STAINED, OVER EXISTING STRUCTURAL SUPPORTS.
- EXISTING, TWO FACE, BACK ILLUMINATED METAL CAN SIGNS SHALL BE REFURBISHED AND INSTALLED AT REDUCED HEIGHT. NON-CONFORMING PORTIONS OF EXISTING JOINT IDENTIFICATION SIGN WILL BE REMOVED.
- TENANT I.D. SIGNS AND DIVIDER STRIPS SHALL BE VINYL.
- EXISTING CONCRETE WALK REMAINS.
- EXISTING PSC TRANSFORMER/GAS METER AND ENCLOSURE REMAIN.
- MODIFY EXISTING CONC. WALK-RAMP FOR HANDICAPPED ACCESS.
- HANDICAPPED PARKING SPACE - 12' WIDE.
- PARKING SPACE - STRIPE @ 9'-0" X 18' LONG
- PARKING LOT AND TRAFFIC CONTROL STRIPING.
- TRASH CONTAINER LOCATION. ADD ENCLOSURE PER DETAIL.
- EXISTING FENCE REMAINS.
- EXISTING PSC TRANSFORMER REMAINS.
- EXISTING STORAGE SHED REMAINS.

- SIGN PLANTER BASE SHALL BE LANDSCAPED WITH COTONEASTER, HORIZONTALIS (ROCK SPRAY COTONEASTER)
- FUTURE LANDSCAPED PLANTER BASE FOR FREE STANDING TENANT IDENTIFICATION SIGNS (3 TENTIAL LOCATIONS) EACH ADDITIONAL TENANT SIGN WILL REQUIRE A REVOCABLE LICENSE SINCE EACH IS AN ENCROACHMENT OF AN EASEMENT.

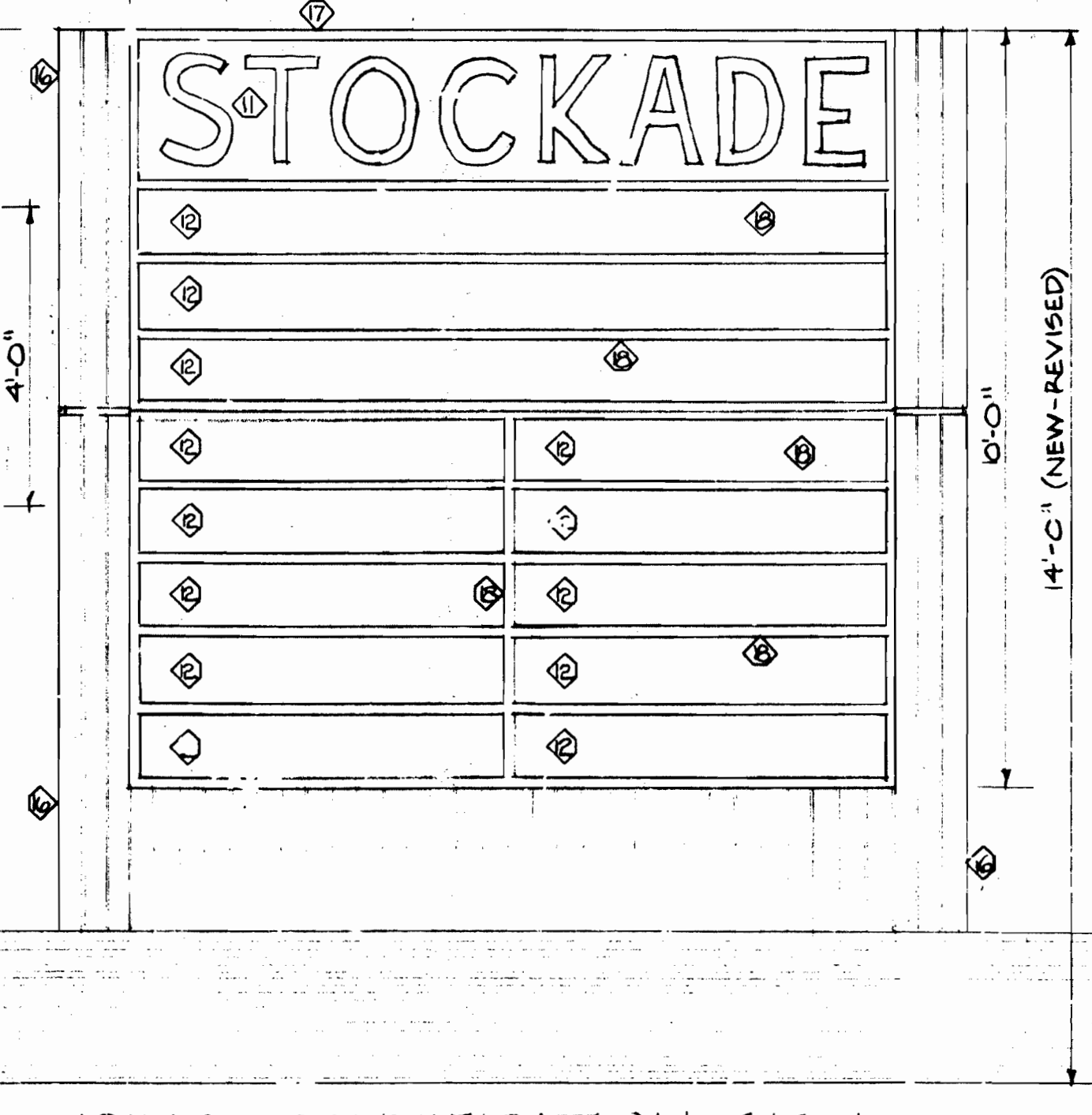
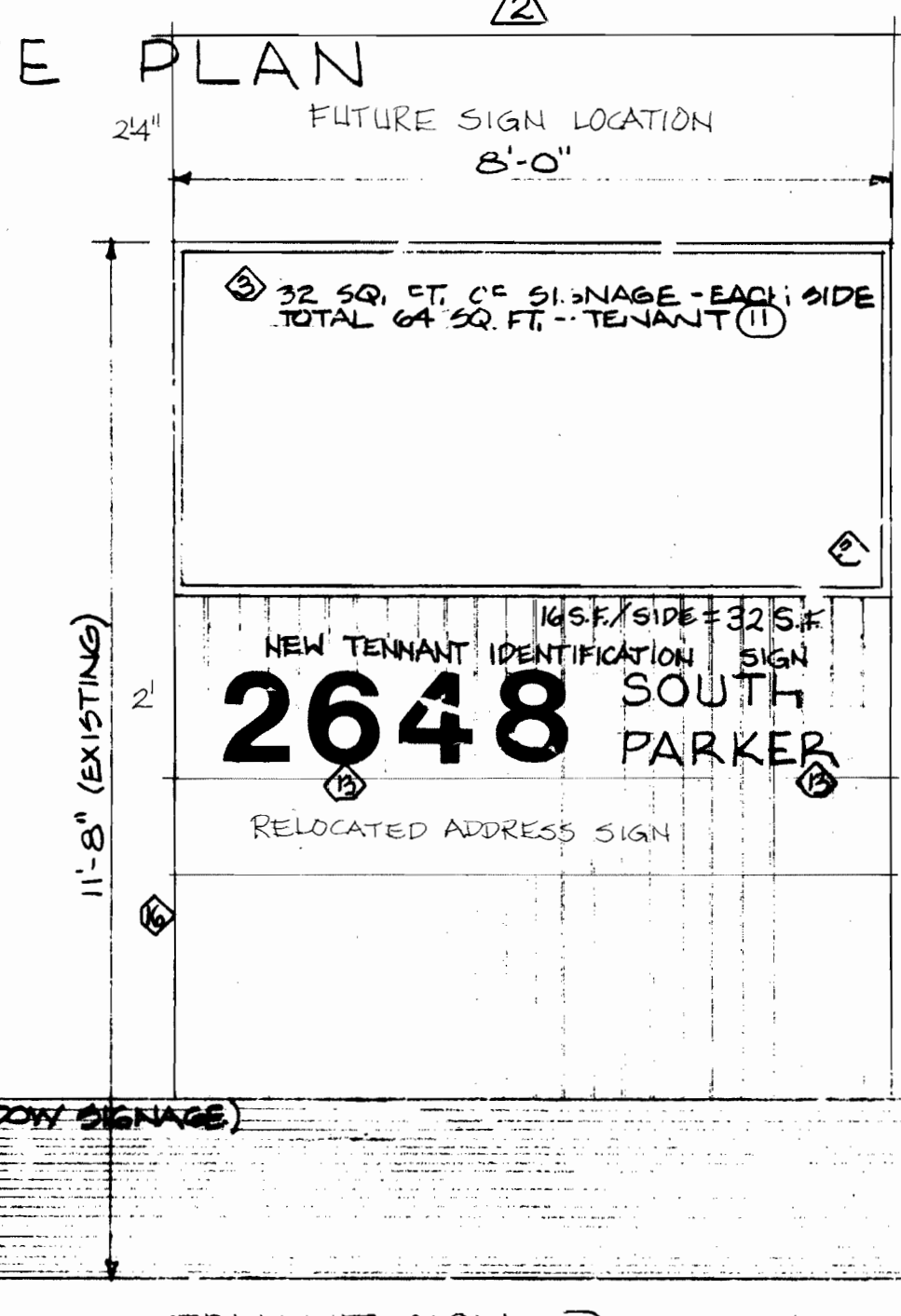


STOCKADE SHOPS SITE PLAN

SCALE 1" = 30'

| FASCIA SIGNAGE AREA & TOTAL SIGNAGE AREA | | | | |
|--|--------------------------|--------------------|----------------|-------------------------|
| SPACE | TENANT | FASCIA TO UTILIZED | FASCIA ALLOWED | TOTAL SIGNAGE ALLOWABLE |
| 1A | DUNKIN DONUTS | 14 | 19 | 80 |
| 1B | DUNKIN DONUTS | 14 | 12 | 80 |
| 2B | SAUKY NOODLE TOO | 35 | 35 | 84 |
| 4 | HAWAIIAN TANS | 18 | 19 | 80 |
| 5 | 9 TO 6 LOAN & JEWELRY | 17 | 18 | 80 |
| 6A | ABLE INSURANCE | 14 | 17 | 80 |
| 6B | VACANT | (22) | 22 | 80 |
| 7 | ADVANCE ELECTRONICS | 18 | 18 | 80 |
| 8 | BRITTANY LOCKS | 12 | 14 | 80 |
| 9 | VACANT | (13) | 13 | 80 |
| 10 | VACANT | (13) | 13 | 80 |
| 11 | JUST SOUTH SIDE PHARMACY | 16 + 64 | 80 | 80 |
| 12 | CLEANERS | 31 | 31 | 90 |
| 14 | LIQUOR | 62 | 65 | 170 |
| FASCIA SIGN AREA | | 363 | 316 | |

- THIS COLUMN REPRESENTS AREA OF FASCIA SIGNAGE CURRENTLY UTILIZED (DOES NOT INCLUDE PERMANENT WINDOW SIGNAGE)
- THIS COLUMN REPRESENTS AREA OF FASCIA SIGNAGE ALLOCATED TO TENANT BY SHOPPING CENTER OWNER/MANAGEMENT SIGNAGE CONTROL CRITERIA.
- THIS COLUMN REPRESENTS THE TOTAL AREA OF SIGNAGE AVAILABLE FOR EACH TENANT IN ACCORD WITH CITY OF AURORA SIGN CODE.
- 108 SQ. FT. IS TOTAL SIGN AREA ALLOWED (2X54) IF ONE TENANT OCCUPIES SPACES 1A & 1B



LAND AREA 84,130 SQ. FT.
GROSS FLOOR AREA 24,262 SQ. FT.
NUMBER OF BUILDINGS TWO
BUILDING COVERAGE 84,262 SQ. FT.
HARD SURFACE AREA EXISTING
OPEN SPACE AREA EXISTING
ZONING B-1
USE RETAIL SHOPS
JOINT IDENTIFICATION SIGN 200 SQ. FT. - 100 SQ. FT. FACE
TOTAL TENANT SIGNAGE 80 SQ. FT. / TENANT OR EXPRON. SE
NUMBER OF STORIES ONE
MAXIMUM BLDG HEIGHT 25 FT.
LOADING SPACES 25
PARKING SPACES 84
HANDICAPPED SPACES 4
4 PROVIDED - SPACES SHALL BE DESIGNATED WITH SIGNAGE SHOWN
SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA, SHALL BE BINDING UPON THE APPLICANTS THEREFOR, THEIR SUCCESSORS, AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, THE OWNER OF THE STOCKADE SHOPS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF DECEMBER 1995 A.D.

BY: *[Signature]*

CITY OF AURORA APPROVAL
PLANNING DIRECTOR *[Signature]* 12/13/95

DEVALD ROARK, ARCHITECT 321 DETROIT ST. DENVER, CO