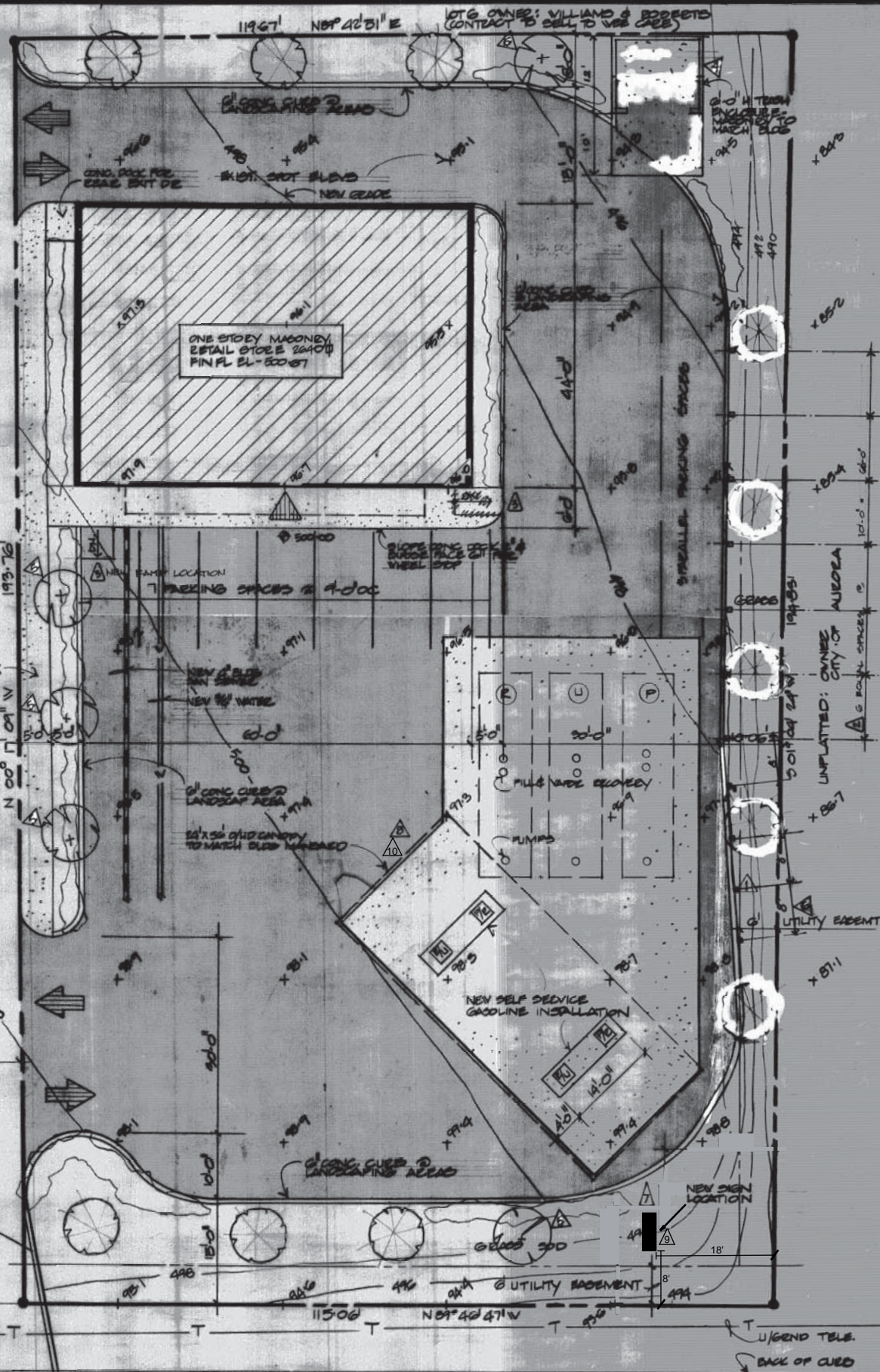


LOT 2, OWNER: WILLIAMS & ROBERTS INC. (CONTRACT TO SELL TO ANDCO)

10' W ACCESS EMERGENCY VEHICLE & UTILITY EASEMENT

LOT 5, OWNER: WILLIAMS & ROBERTS INC



MISSISSIPPI AVE
SITE PLAN

PLANNED BUILDING GROUP

7-ELEVEN - MISSISSIPPI AVE

Legal Description: SOUTHWEST 1/4 OF SECTION 17, T4S R64 W2E OF THE 6TH PM LOT 1 BLOCK 1 OF GRANADA PARK SUBDIVISION FILING NO 1 CITY OF AURORA, COLORADO

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof THE SOUTHLAND CORPORATION has caused these presents to be executed this 6th day of July AD 1982

By: [Signature] (Principals or Owners) Asst. Secretary Corporate Seal

NOTARIAL:
State of Colorado Denver) ss
County of Dallas)

The foregoing instrument was acknowledged before me this 6th day of July AD 1982 by David J. Halland, Assistant Secretary (Principals or Owners)

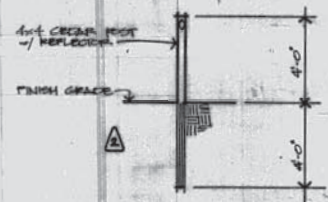
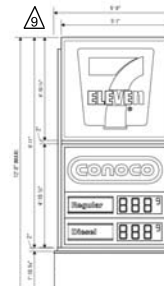
Witness my hand and official seal
[Signature] NOTARY PUBLIC ROBIN BRYANT, Notary Public
My commission expires as and for the State of Texas My Commission Expires May 2, 1988


CITY OF AURORA APPROVALS:
Planning Director: Barrell L. The Date: July 14, 1982

RECORDERS CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of Colorado at 6 o'clock M, This Day of AD 19
Clerk and Recorder: _____ Deputy

- ADMINISTRATIVE AMENDMENT, MARCH 1, 1983
REVISION: MOVED 6' VERTICAL CURBS 2'-0" EAST, EXISTING RADIUS REMAINS UNCHANGED
- ADMINISTRATIVE AMENDMENT, NOV. 22, 1983
REVISION: ADD CONC. PAVES w/ REFLECTORS ALONG EAST PROPERTY LINE. (MARKED TRUS. B)
- ADMINISTRATIVE AMENDMENT, NOV. 22, 1983
REVISION: RELOCATE HANDICAP RAMP
- ADM. AMDT. 5-31-84
RELOCATE TRASH ENCLOSURE TO REAR PROP. LINE. INSTALL CONC. PAD UTILIZING SAME MASONRY AS BUILDING
- RELOCATE HONEY LOCUST FROM EAST SIDE TO OTHER LOCATIONS AS SHOWN
- REDESIGN LANDSCAPING ON EAST PROP. LINE - ADDITIONAL 101 MINT JUNIPERS (5 GAL) STEPS UP HILL TO PARKING LOT. SEE LANDSCAPE PLAN
- ADM. AMDT. 10-31-91
Revise existing free-standing sign to include price panels. Max. height to remain at 10'.
- ADM. AMDT. 10-31-91
Revise design of gas canopy fascia to match 7-Eleven colors (Red, Green & White) with non-backlit panaflex material.

- Replace existing monument sign with new sign at 5'-1" x 9'-11" at 12' over all height. Location as shown.
 - Revise design of gas canopy fascia to match CONOCO colors at 40% or less of gas canopy surface per all elevations.
 - Per DESIGN STANDARDS FOR MOTOR VEHICLE FUEL DISPENSING STATIONS TABLE 2 - Sign Area and Height Maximums Allow a 25% bonus in sign area per #3 of this table. (See sign area chart below)
- Building Frontage @ 60 Linear Feet
60 Linear Feet x 2 = 120 sq/ft (Per Sign Code)
Incentive Bonus of 25% = 30 sq/ft
120 sq/ft + 30 sq/ft = 150 sq/ft of signage allowed





7-ELEVEN
A DIVISION OF
THE SOUTHLAND CORPORATION
8028 M. HASSELL
DALLAS, TEXAS

JOB NO.
1824-21493

LOCATION
MISSISSIPPI &
CHAMBERED
CITY

AURORA
COLORADO

DATE
6/9/82

PAGE 1 OF 1

DENVER CONSTRUCTION DIV.

7167 SO. ALTON WAY

ENGLEWOOD, COLORADO 80112

TELEPHONE 303-740-9333