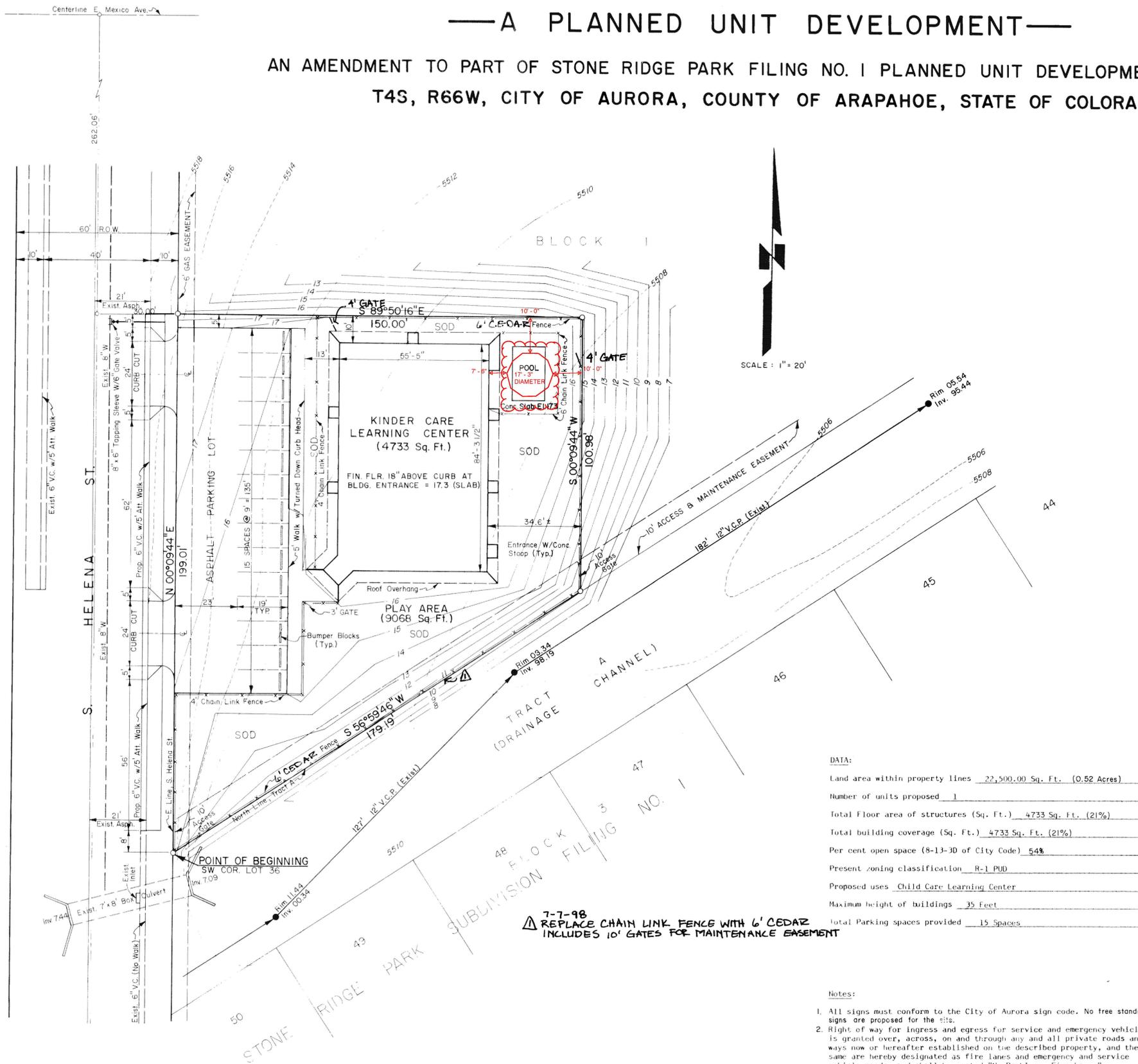


KINDER CARE

— A PLANNED UNIT DEVELOPMENT —

AN AMENDMENT TO PART OF STONE RIDGE PARK FILING NO. 1 PLANNED UNIT DEVELOPMENT, SEC. 20, T4S, R66W, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DATA:

Land area within property lines	22,500.00 Sq. Ft. (0.52 Acres)
Number of units proposed	1
Total Floor area of structures (Sq. Ft.)	4733 Sq. Ft. (21%)
Total building coverage (Sq. Ft.)	4733 Sq. Ft. (21%)
Per cent open space (8-13-30 of City Code)	54%
Present zoning classification	R-1 PUD
Proposed uses	Child Care Learning Center
Maximum height of buildings	35 Feet
Total Parking spaces provided	15 Spaces

- Notes:
- All signs must conform to the City of Aurora sign code. No free standing signs are proposed for the site.
 - Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."
 - The Developer, his successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved Site Plan or landscape plan on file in the Planning Department.
 - Roof top mechanical units will be screened on all sides. Screening material shall be opaque and of such a material and design to compliment the main structure.

KINDER CARE Planned Unit Development

Legal Description:
Lots 1 thru 5, inclusive, and part of Lots 6 and 36, Block 1, Stone Ridge Park Subdivision Filing No. 1, T4S, R66W, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:
Beginning at the Southwest corner of Lot 36, Block 1 of said Stone Ridge Park Subdivision Filing No. 1, said point being the intersection of the East line of S. Helena Street and the North line of Tract "A"; Thence N00°09'44" E along said east line of S. Helena Street 199.01 feet; Thence S89°50'16" E 150.00 feet; Thence S00°09'44" W 100.98 feet to the North line of said Tract "A"; Thence S56°59'46" W 179.19 feet along the North line of said Tract "A" to the Point of Beginning, containing 22,500.00 square feet, more or less, subject to all easements, roads and rights of way, existing or of record.

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 whereof Terry Hicks has caused these presents to be executed this 13th day of September AD 1978.
By: Terry Hicks

Notarial:
State of Colorado) ss
County of DENVER)

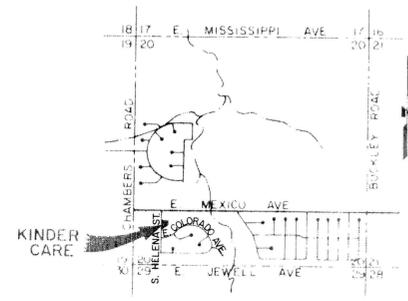
The foregoing instrument was acknowledged before me this 13th day of September AD 1978 by Terry Hicks

Witness my hand and official seal
Notary Seal
My commission expires 10/1/1980

City of Aurora Approver: [Signature] Date: 10/12/78
City Attorney: [Signature] Date: 9/22/78
Planning Director: [Signature] Date: 9/27/78
Planning Commission: [Signature] Date: 10/3/78
City Council: [Signature] Date: 10/4/78
Attest: [Signature] Date: 10/4/78

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at _____ o'clock _____ M. This _____ Day of _____ AD, 19____.

Clerk and Recorder: _____ Deputy: _____



American Investments Inc.
KINDER CARE 78-4020-1

