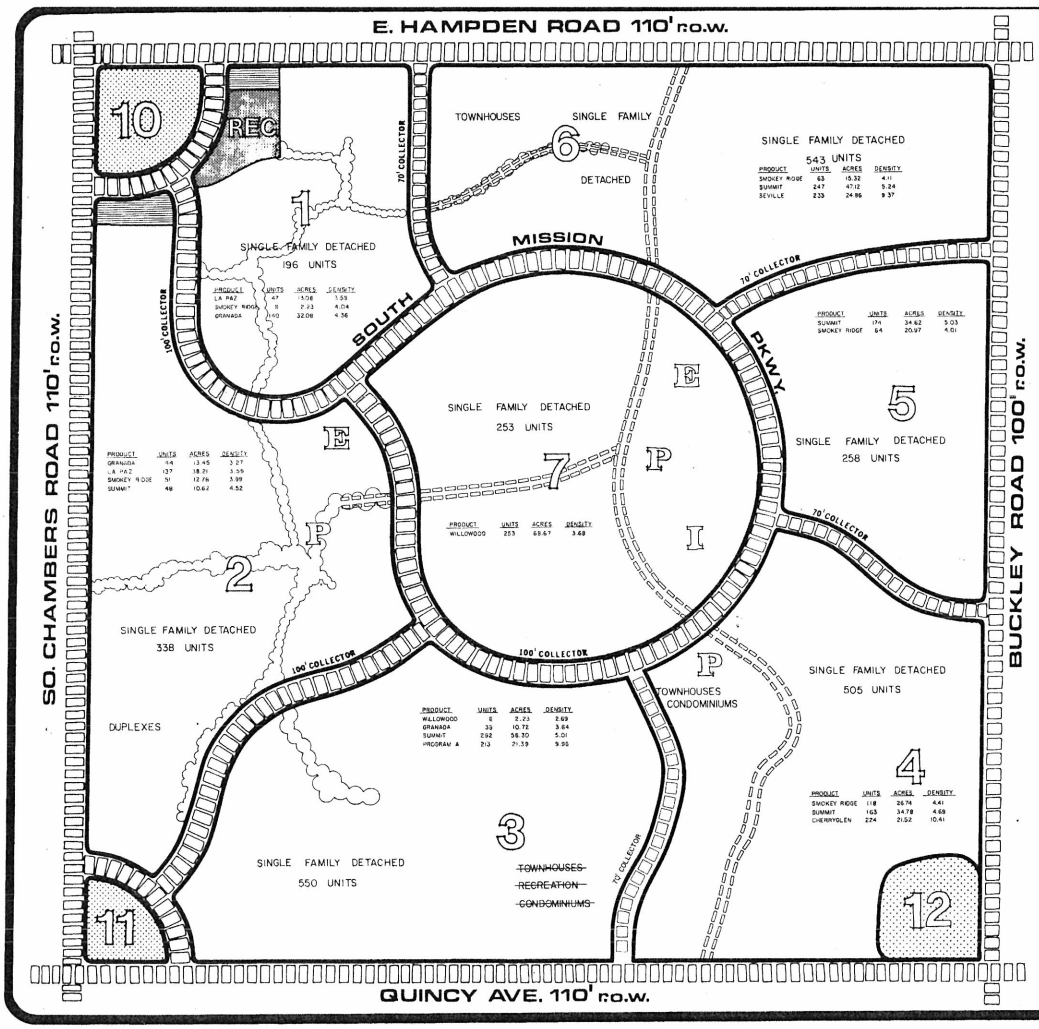

GENERAL DEVELOPMENT PLAN EXHIBIT 'A'

PLANNING AREAS

PLANNING AREA	LAND USE	APPROX GROSS ACRES	MAXIMUM DWELLING UNITS	AVERAGE DENSITY
1	RESIDENTIAL	59	196	3.3
2		108	338	3.1
3		~~199~~ 103	550	~~5.5~~ 5.3
4		92	505	5.5
5		59	258	4.4
6		97	543	5.6
7		97	253	2.6
10	COMMERCIAL	12		
11		6		
12		10		
TOTALS		640	2643	4.1

LAND USE SUMMARY

LAND USE		APPROX. ACRES
RESIDENTIAL	520.5	~~517.5~~
COMMERCIAL		28
CIVIC USES		3.5
OPEN SPACE		~~65~~ 62
SCHOOLS	25	
REC CENTERS	7.4	
PARKS, PARK-WAYS & GREEN BELTS	33	
BOUNDARY ARTERIALS		26
TOTAL		640

NOTE: UPON COMPLETION OF THE DEVELOPMENT OF ANY PLANNING AREA WITH RESIDENTIAL USES, ANY UNUSED DENSITY FROM THE PLANNING AREA MAY BE TRANSFERRED TO ANY OTHER RESIDENTIAL PLAN AREA WITHIN THE PLANNED COMMUNITY (PUD), AND SHALL THE TOTAL DENSITY PERMITTED WITHIN THE ENTIRE PLANNED COMMUNITY (PUD) NOT BE EXCEEDED.

LEGEND

- PLANNING AREA BOUNDARY
- PARK-WAY OR GREENBELT
- DRAINAGE CHANNEL
- ARTERIAL & COLLECTOR STREETS
- ELEMENTARY SCHOOL
- INTERMEDIATE SCHOOL
- PARK
- RECREATION CENTER

CITY OF AURORA APPROVALS

DIRECTOR OF PLANNING Harrison Tse DATE Aug. 9, 1983

ALL GENERAL DEVELOPMENT PLANS REGISTERED AND RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANTS THEREOF THEIR SUCCESSORS AND ASSIGNS AND SHALL RESTRICT AND LIMIT ALL DEVELOPMENT WITHIN THE PLANNED COMMUNITY ZONE DISTRICT TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.

IN WITNESS THEREOF James H. Tarpey HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10th DAY OF June A.D. 1983

BY James H. Tarpey
JAMES H. TARPEY, PRESIDENT-CEO-B.D.V.

STATE OF COLORADO COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June A.D. 1983 BY James H. Tarpey

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Franklin D. Stone Englewood, Co. 80112

MY COMMISSION EXPIRES 4-22-85

OWNER · DEVELOPER

MISSION VIEJO CO.

6 INVERNESS COURT EAST ENGLEWOOD, COLORADO 80112
770-7750

LEGAL DESCRIPTION

COMPRISING T. 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE CITY OF AURORA COLORADO

A PLANNED COMMUNITY PLAN FOR

MISSION VIEJO AURORA COLORADO

R 2315144
1981

N W E S

Jack G. Raub Company
Engineering & Planning

6-10-83

MISSION VIEJO, AUGUST 1983

2315 144 8-22-83