

RE: Request of Minor amendments related to the proposed signage

Ogai Holdings, LLC

2630 S Parker Rd.

Aurora, CO 80014

We would like to install a second signage on S Paker Rd and request a minor amendment. We have a new tenant who will be occupying approximately 3,700 square feet of space, who is planning to open a Korean BBQ restaurant. The tenant improvements will begin in the second week of March. The space they are occupying is located in a far corner in the back, and does not have any exposure to the streets due to being overshadowed by other buildings. In the past, all the businesses that opened and operated in this same space failed to sustain their businesses due to the poor visibility. In fact, there was a karaoke business and Yemen restaurant prior to this new tenant, and they both closed down due to reasons related to this issue. The new signage will be solely for the new tenant and will tremendously strengthen the businesses ability to not only survive but prosper in the long term.

The proposed signage is 8 feet wide and 7.5 feet tall with a 4.5 feet base. There will be a modification of the landscaping. The modification includes the removal of the two trees for adequate visibility and the planting of more than 30 shrubs to take the place of this landscape.

The new tenant will be making a substantial investment, close to a million dollars for the tenant improvements and business to build and open a Korean BBQ restaurant.

Without a doubt, the proposed signage is a key to the success of the tenant, and the success of the small business will contribute and serve the Aurora community.

Regards,

Yumi Ogai, Member

Chang Jae Lee, Member