

ADM. AMDT. 1-10-85
 ▲ ADDITION OF STRUCTURES (2) TO CONVEY TEL-AIR BANKING EQUIPMT.
 FROM DRIVE-THRU FACILITY TO MAIN BUILDING. SEE FILE FOR
 HEIGHT CLEARANCE PETITL.

11-1-01
2. Add new ground sign (single tenant).

02.08.2025 ADDED (4) DC FAST ELECTRICAL VEHICLE CHARGERS AND ASSOCIATED ELECTRICAL EQUIPMENT.

DATA: PHASE 1 AND 2	
Land area within property lines-----	4.35 Acres
Gross floor area-----	64,420 Sq. Ft.
Total building coverage-----	26,000 Sq. Ft. - 13.8%
Hard-surface area (exclusive of buildings)-----	118,675 Sq. Ft. - 62.6%
Area devoted to landscaping within site-----	44,770 Sq. Ft. - 23.6%
Present zoning classification-----	C-0 District
Proposed uses-----	Bank and Offices
Number of stories-----	3 and Penthouse
Maximum height of buildings-----	50'
Loading spaces provided-----	
Total parking spaces provided-----	18
Parking spaces required-----	16

NOTES:

All signs must conform to the City of Aurora sign code, but in no case shall any free-standing sign exceed the specifications as noted on sign details. Right-of-way for ingress and egress for service and emergency vehicles is preserved over access, 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," where shown on site plan.

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.

All rooftop mechanical units shall be screened with facebrick screen walls to height of mechanical unit.

The Owner shall grant a 16' wide easement at all locations of water lines to fire hydrants.

NOTE: RAZED THE EXISTING 3'-9" x 8'-4 1/2" BANK SIGN AND ADD A NEW 5' x 8'-4 1/2" DOUBLE FACED READER PANEL. THE SIGN WILL REMAIN AT THE REQUIRED 10' SETBACK. THE OVERALL HEIGHT WOULD BE 10' ARM. AMDT. 1-28-83.

CITY OF AURORA APPROVAL: [Signature] Date: 8/13/79
City Attorney: [Signature] Date: 7/22/79
Planning Director: [Signature] Date: 8-1-79
Planning Commission: [Signature] Date: 8-14-79
City Council: [Signature] Date: 8-14-79
Attest: [Signature] Date: 8-14-79

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

Clerk and Recorder: _____ Deputy: _____

ALPORA MOUNTAIN BANK _____ Planned Building Group
Legal Description: ALL OF TRACT 58, FLORENCE GARDENS, CITY OF
ALPORA, ARAPAHOE COUNTY, 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 whereof James B. Davis, Jr. has caused these presents to be executed this 10 day of July, AD 19 79.

By: _____ CORPORATE SEAL

NOTARIAL: } ss
State of Colorado }
County of _____ }
The foregoing instrument was acknowledged before me this 11th day of July AD 1997 by _____
witness my hand and official seal:

NOTARY PUBLIC
My commission expires 11/11/99



Drive-up Banking

ILLUMINATED LETTERS

PAINTED METAL SIGN
30x - 6" THICK
CLOSED TOP & BOTTOM
AND BOTTOM

6"x6" PAINTED
METAL POST SET
IN CONCRETE FIELD

SIGN TYPE "A"

Handicap **Parking**

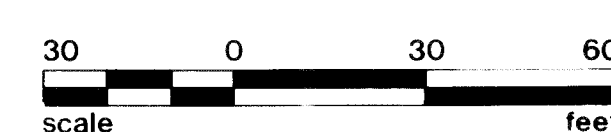
PAINTED VETAL SUN
ECLIPSE "4" THEN
CLOCK TO 6:00.
AND SET V.





—APPLIED FLAT VINYL
3" SUN LETTERING:
"HANDICAP PARKING"
"NO PARKING ZONE"
"DO NOT ENTER"
"NO PARKING FIRE LANE"
"RIGHT TURN ONLY"
"EXIT"

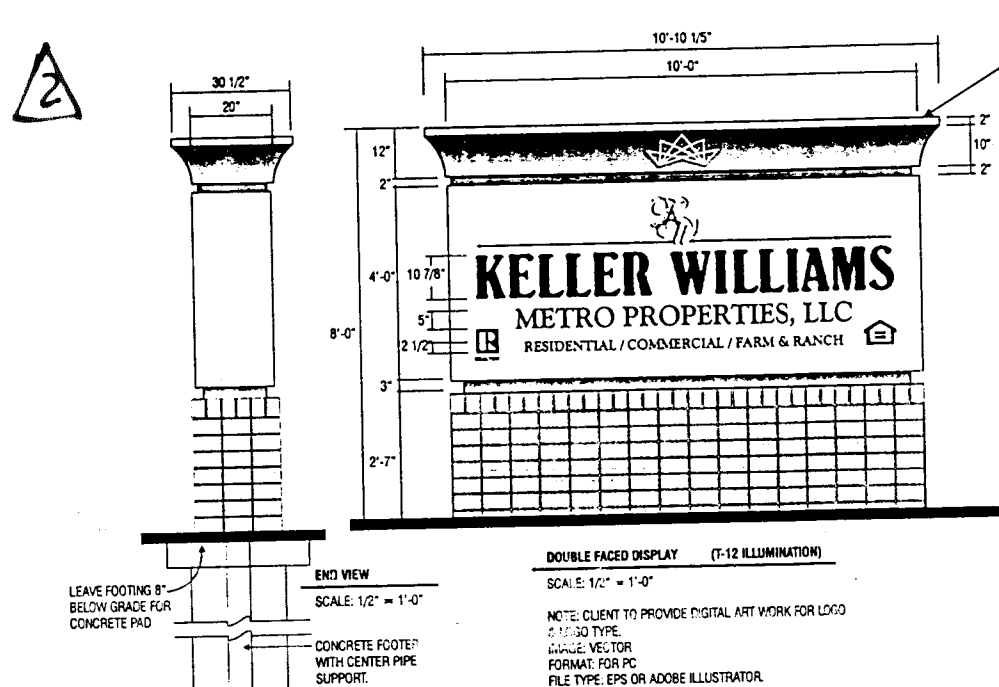
SIGN TYPE "E"

-3" x 3" PAINTED
METAL POST SET
IN CONCRETE PILE

SITE PLAN



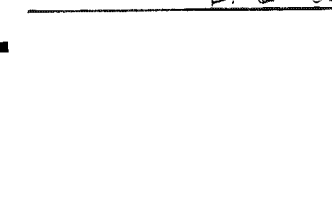
	LANDSCAPING		BUILDING
	ROADS		CONCRETE



FABRICATED ALUMINUM TOP
PAINTED MATTHEWS BRUSHED ALUMINUM
ROUTED LOGO WITH 1/2" THICK CL. PLEX
PUSH IN/THRU MATCH OVERLAY FACE WITH
WHITE TRIMS VINYL (UNFINISHED)
ALUMINUM CABINET WITH 1/2" ALUMINUM
FACES PAINTED TO MATCH BESE "SAFARIWAY" SIGN
(SEE SAMPLE)
TOP LOGO & UNDERLINE
ROUTED LOGO WITH BLACK & WHITE PLEX
"MELLER WILLIAMS" BACK & WHITE PLEX
WITH WHITE PLEX OVERLAP WITH #300-73
CL. RED VINYL
SILK GR. VINYL BACK WITH BLACK
& WHITE PLEX
NOTE: REALIZER COPY UNDER "K" LOGO TO
BE IN VINYL
NOTE: BACK UP ALL BLACK & WHITE PLEX WITH
TRANSLUCENT WHITE VINYL

PAINT REVEAL TO MATCH
CABINET

BLOND BRICK FACE



VICINITY MAP

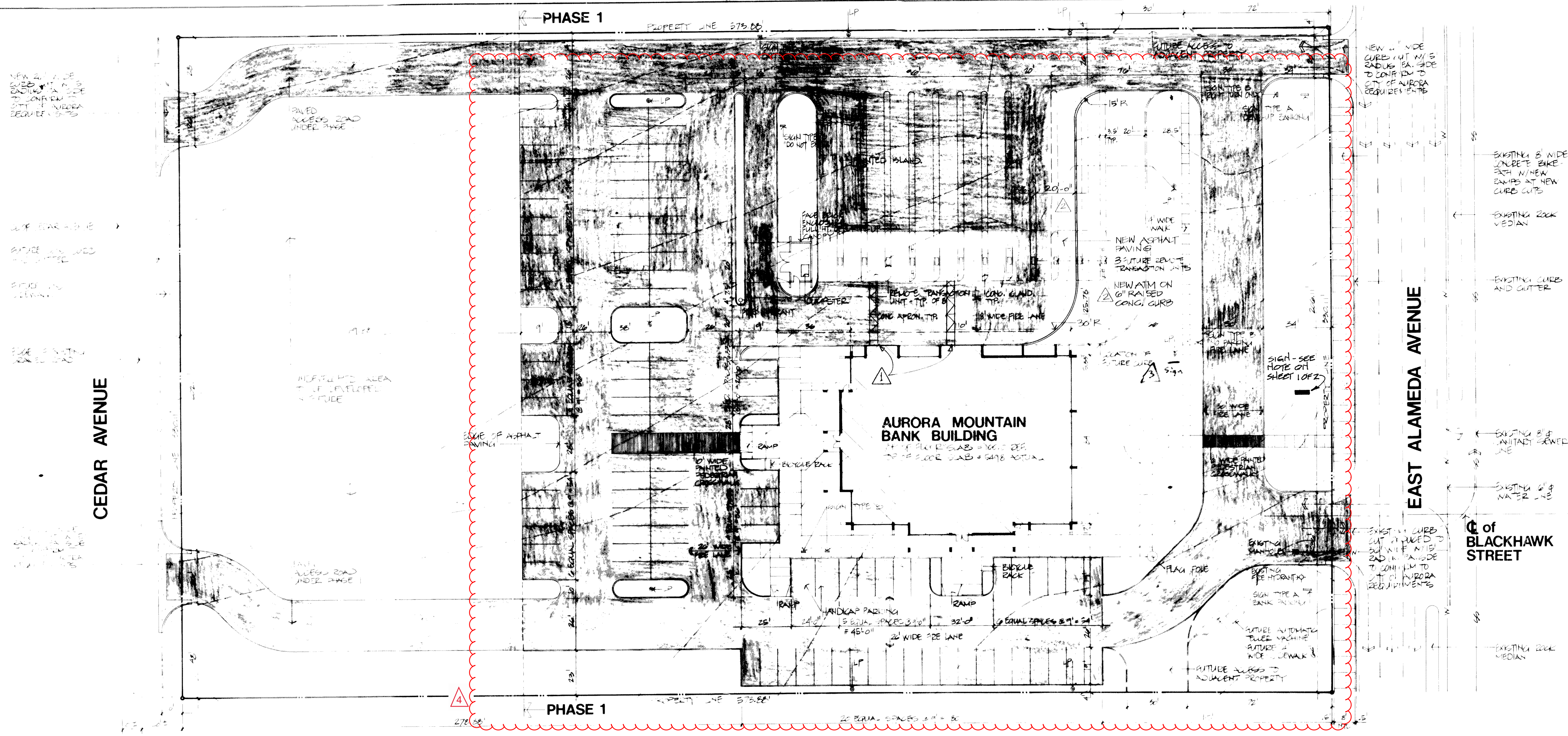
$$I = 2000$$

ADM. AMPTS: 1-10-85, 11-01-01

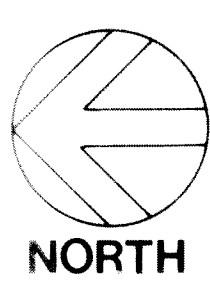
AURORA MOUNTAIN BANK

172

78-6048



SITE PLAN



	ASPHALT PAVING		CONCRETE
	LANDSCAPING		BUILDING

SEE SHEET C2 FOR REVISED SITE PLAN AND EQUIPMENT LOCATIONS.

ADM. AMDT. 1-10-85
ADDITION OF STRUCTURES (2) TO CONVERT TEL-AIR BANKING EQUIPMENT FROM DRIVE-THRU FACILITY TO MAIN BUILDING.
ADM. AMDT. 7-30-93
ADD NEW DRIVE-UP ATM ISLAND IN EXIST. PAVED AREA. EXTEND ASPHALT DRIVE TO SOUTH FOR ACCESS TO COMM. DRIVE-UP WINDOW
11-01-01
Add sign (single tenant ground sign.)
DATA: PHASE I
Land area within property lines-----Phase I = 3.05 Acres; Total = 4.35 Acres
Gross floor area (8-16-1 City Code)-----24,670 Sq. Ft.
Total building coverage-----10,120 Sq. Ft. - 7.6%
Hard-surface area (exclusive of buildings)-----84,060 Sq. Ft. - 63.2%
Area devoted to landscaping within site-----38,854 Sq. Ft. - 29.2%
Present zoning classification-----C-0 District
Proposed uses-----Bank = 8,770 ft² (Level 1) Offices = 15,900 ft² (Levels 2 & 3)
Number of stories-----3 and Penthouse
Maximum height of buildings-----50' +
Loading spaces provided-----None
Total parking spaces provided-----106
Parking spaces required-----62

NOTES:
All signs must conform to the City of Aurora sign code, but in no case shall any free-standing sign exceed the specifications as noted on sign details. 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," where shown on site plan.

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.

All rooftop mechanical units shall be screened with facebrick screen walls to height of mechanical unit.

The Owner shall grant a 16' wide easement at all locations of water lines to fire hydrants.

1 TITLE DESCRIPTION

The land referred to in Schedule A is situated in the County of Arapahoe, State of Colorado and is described as follows:
Tract 53,
FLORENCE GARDENS,

EXCEPT the South 25 feet as conveyed to the City of Aurora for the use as a public street as described in Book 2261 at Page 794,
AND EXCEPT a right-of-way for road purposes conveyed to the City of Aurora, as described in Book 2312 at Page 760, more particularly described as follows:

Commencing at the SW corner of Tract 53, Florence Gardens, a subdivision in the W1/2 of Section 7, T4S, R66W of the 6th P.M., Arapahoe County, Colorado; thence N 0 degrees 19' 00" W along the West line of Tract 53 a distance of 25.00 feet to a point on the North right-of-way line of Alameda Avenue; thence N 90 degrees 00' 00" E along the North right-of-way line of said Alameda Avenue a distance of 21.65 feet to the Point of Beginning, said point also lying on a curve to the left; thence along the arc of said curve (whose chord bears N 38 degrees 11' 49" E a distance of 39.30 feet), said curve having a radius of 25.00 feet, a central angle of 103 degrees 36' 32", a distance of 45.21 feet; thence S 82 degrees 05' 20" E a distance of 74.53 feet to a point on a curve to the left; thence along the arc of said curve (whose chord bears S 50 degrees 00' 20" E a distance of 32.13 feet), said curve having a radius of 25.00 feet a central angle of 79 degrees 59' 05", a distance of 34.90 feet to a point on the North right-of way line of said Alameda Avenue; thence S 90 degrees 00' 00" W along the North right-of-way line of said Alameda Avenue; a distance of 122.54 feet, to the Point of Beginning,

AND EXCEPT that portion conveyed to the City of Aurora by Warranty Deed recorded October 19, 2001 at Reception No. B1179260,
AND EXCEPT that portion conveyed to Weingarten/Miller/Aurora Joint Venture, a Texas joint venture by Quit Claim Deed recorded March 19, 2002 at Reception No. B2051152,

County of Arapahoe,
State of Colorado.

The land shown in this survey is the same as that described in First American Title Insurance Company, NCS-821429-MPLS, dated November 3, 2016.

2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, NCS-821429-MPLS, Dated November 3, 2016.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- Terms, conditions, provisions, obligations and agreements as set forth in the Agreement recorded July 30, 1974 in Book 2262 at Page 18.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS
- Terms, conditions and restrictions as set forth in Covenants, pertaining to the overflight of aircraft recorded July 30, 1974 in Book 2262 at Page 23, recorded June 16, 1975 in Book 2344 at Page 512 and recorded August 28, 1979 in Book 3063 at Page 113.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS
- Terms, conditions, provisions, obligations and agreements as set forth in Ordinance No. 74-126, recorded September 30, 1974 in Book 2278 at Page 673 and recorded November 11, 1974 in Book 2289 at Page 301.
AFFECTS, BLANKET IN NATURE
- An easement for utility lines and incidental purposes granted to Public Service Company of Colorado, as set forth in an instrument recorded June 13, 1975 in Book 2344 at Page 108.
AFFECTS, PLOTTED AND SHOWN
- Terms, conditions and restrictions as set forth in Covenant recorded June 16, 1975 in Book 2344 at Page 511.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS
- Terms, conditions, provisions, obligations and agreements as set forth in the Bill for Ordinance No. 74-186, recorded October 30, 1975 in Book 2387 at Page 552 and as set forth in the Bill for Ordinance No. 76-76, recorded February 15, 1979 in Book 2937 at Page 462.
AFFECTS, PLOTTED AND SHOWN
- Terms, conditions and restrictions as set forth in Covenant recorded July 25, 1979 in Book 3038 at Page 780.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS
- Terms, conditions, provisions, obligations and agreements as set forth in the Declaration of Planned Building Group recorded August 28, 1979 in Book 3063 at Page 115.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS
- Terms, conditions, provisions, obligations and agreements as set forth in the Planned Building Group, Site Plan recorded September 4, 1979 at Reception No. 1886616.
AFFECTS, CONTAINS NO PLOTTABLE ITEMS
- An easement for utility lines and incidental purposes granted to Public Service Company of Colorado, as set forth in an instrument recorded April 7, 1980 in Book 3197 at Page 718.
AFFECTS, PLOTTED AND SHOWN
- Terms, conditions, provisions, obligations and agreements as set forth in Ordinance No. 81-27, recorded June 30, 1981 in Book 3441 at Page 405.
AFFECTS, BLANKET IN NATURE
- Terms, conditions, provisions, obligations and agreements as set forth in the Possession and Use Agreement recorded December 28, 1999 at Reception No. A9201905.
DOES NOT AFFECT
- Terms, conditions, provisions, obligations, easements and agreements as set forth in the Reciprocal Access and Parking Easements Agreement recorded March 19, 2002 at Reception No. B2051153.
AFFECTS, BLANKET IN NATURE, CONTAINS NO PLOTTABLE ITEMS
- Terms, conditions, provisions, obligations and agreements as set forth in the License Agreement recorded October 31, 2005 at Reception No. B5164024.
DOES NOT AFFECT

4 SURVEYOR CERTIFICATION

To:
Dorsey & Whitney LLP,
Commercial Due Diligence Services,
First American Title Insurance Company, :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 of Table A thereof.

The field work was completed on December 5, 2016.

Date of Plat or Map: _____

Buckley D. Blew
License No.:
State of Colorado
survey@blewinc.com

Surveyor's
Seal

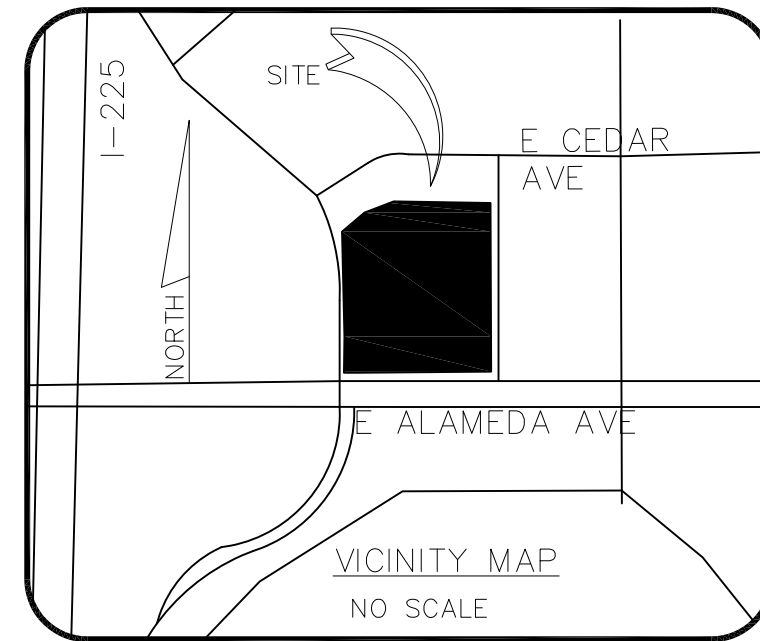
10 BASIS OF BEARINGS

The bearing N.00°29'53"W, being the Easterly line of Tract 53 of Aurora Town Center Subdivision Filing No. 1, Book 217, Page 63 records of the City of Aurora, County of Arapahoe, State of Colorado, was used as the Basis of Bearing for this survey. Said Easterly line of Tract 53, being shown on said map as N.00°29'53"W, - 415.63'.

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has physical access to S Ablene St and E Alameda Ave, both being duly dedicated public right of ways.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- The nearest intersection of streets is that of E Alameda Ave and S Ablene St and is located on the SW property corner.

16 VICINITY MAP



6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 08005C0179K, which bears an effective date of December 17, 2010 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

7 POSSIBLE ENCROACHMENTS

NONE OBSERVED AT THE TIME OF THE SURVEY

8 ZONING INFORMATION

ZONING NOT PROVIDED AT THE TIME OF THE SURVEY.

"Zoning Information (Report or Letter)" to be provided by client pursuant to Table A item 6(a) and/or 6(b)".

12 PARKING INFORMATION

168 Standard Spaces
5 Handicap Spaces
173 Total Parking Spaces

13 LAND AREA

136097.86 Sq. Feet ±
3.12 Acres ±

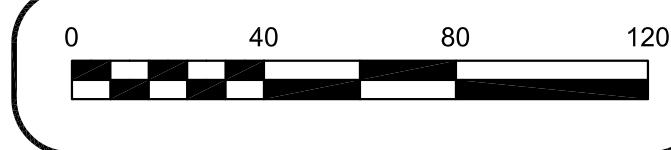
14 BUILDING AREA

Bldg 1: 10531 Square Feet

15 BUILDING HEIGHT

Bldg 1: 3 Stories or 54.0' feet

17 NORTH ARROW / SCALE



Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072

Office: 405.253.2444

Toll Free: 888.457.7878

Drwn By: Surveyor Ref.No: 16-2018 Aprvd By: TP Field Date: December 5, 2016 Scale: 1" = 40'	Date: 12/16/2016 Revision: Client Comments Date: Revision: Date: Revision: Date: Revision:
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Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

14111 E ALAMEDA AVE, AURORA, CO

Project Name:
USB Aurora, CO

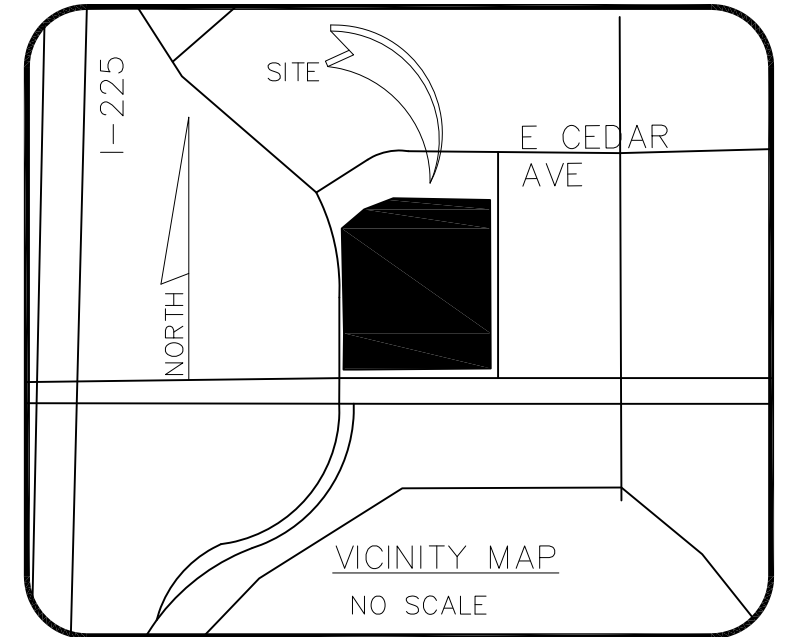
CDS Project Number:
16-11-0037

Approved CDS Surveyor

Surveyors Name: Buckley D. Blew
Blew & Associates, P.A.
Address: 524 W. Sycamore St. Ste 4
Fayetteville, AR 72703
Telephone Number: 479-443-4506
email: survey@blewinc.com

19 SURVEY DRAWING

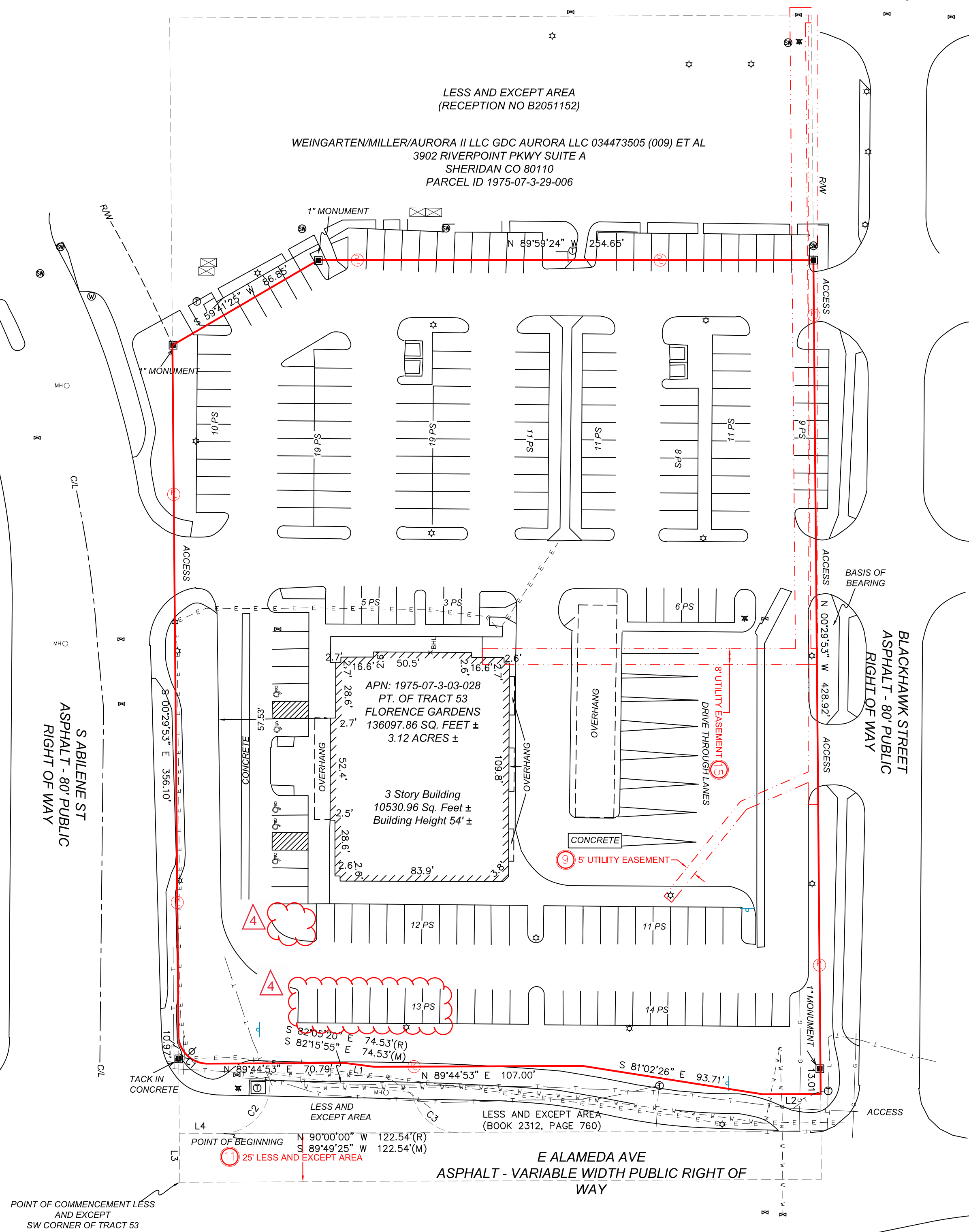
16 VICINITY MAP



9 LEGEND

	ELECTRICAL BOX		CATCH BASIN (SQUARE)
	ELECTRIC TRANSFORMER		SET IRON ROD (I.R.)
	CONCRETE		FOUND IRON ROD (I.R.)
	MORE OR LESS		HANDICAP PARKING
	CERTIFIED SURVEY MAP		MANHOLE
	OVERHEAD ELECTRIC LINES		TELEPHONE BOX
	RAILROAD TRACK		UTILITY POLE
	FENCE		FLAG POLE
	NOT TO SCALE		FIRE VALVE
	CENTERLINE		GAS METER
	PROPERTY LINE		ELECTRIC CONTROL CABINET
	P.O.B.		LIGHT POLE
	P.O.C.		MEASURED CALL
	LOCATION OF MEASURED BUILDING HEIGHT		RECORD CALL
	FIRE HYDRANT		WATER VALVE
	TELEPHONE PEDESTAL		SIGN
			WATER METER
			STORM WATER SET/FOUND MONUMENT

17 NORTH ARROW / SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00'	22.05'	20.11'	S 48°09'05" E
C2(R)	25.00'	45.22'	39.30'	N 38°11'49" E
C2(M)	25.00'	45.22'	39.30'	N 38°01'14" E
C3(R)	25.00'	34.89'	32.13'	S 50°00'28" E
C3(M)	25.00'	34.89'	32.13'	S 50°11'03" E
LINE	BEARING	DISTANCE		
L1	S 82°39'26" E	15.13'		
L2	N 89°44'53" E	29.90'		
L3(R)	N 00°19'00" W	25.00'		
L3(M)	N 00°29'35" W	25.00'		
L4(R)	N 90°00'00" E	21.65'		
L4(M)	N 89°49'25" E	21.65'		

Approved CDS Surveyor

Surveyors Name: Buckley D. Blew
Blew & Associates, P.A.
Address: 524 W. Sycamore St. Ste 4
Fayetteville, AR 72703
Telephone Number: 479-443-4506
email: survey@blewinc.com

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)"

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE
SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.457.7878

Drwn By:	MAM	Date:	12/16/2016
Surveyor	Ref.No: 16-2018	Revision:	Client Comments
Aprvd By:	TP	Date:	
Field Date:	December 5, 2016	Revision:	
Scale:	1"=40'	Date:	
		Revision:	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

14111 E ALAMEDA AVE, AURORA, CO

Project Name:

USB, Aurora, CO

CDS Project Number:

16-11-0037

C2

EV CHARGING

14111 E ALAMEDA AVE
AURORA, CO 80012

DRAWN BY: TJ
CHECKED BY: LL

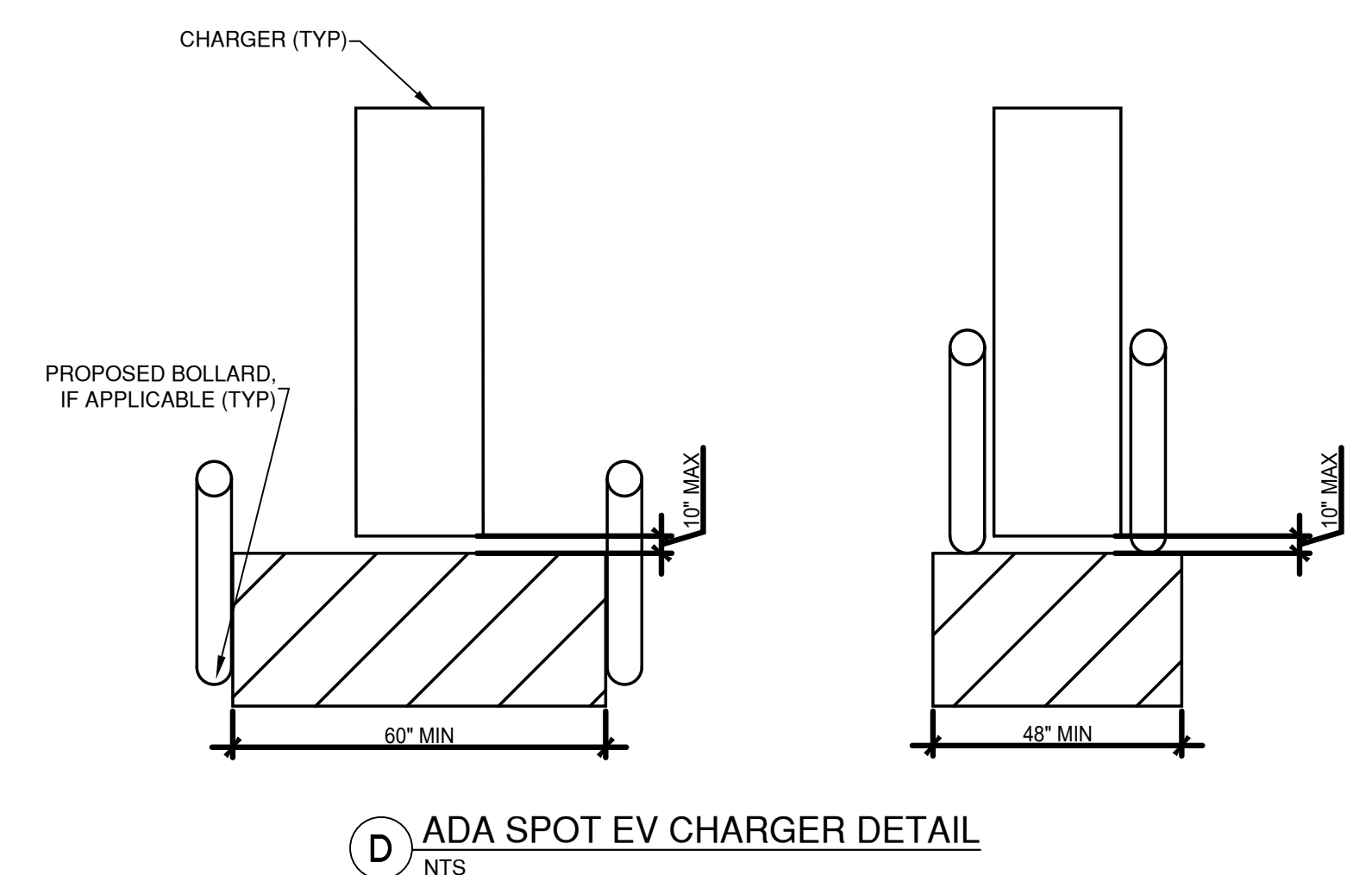
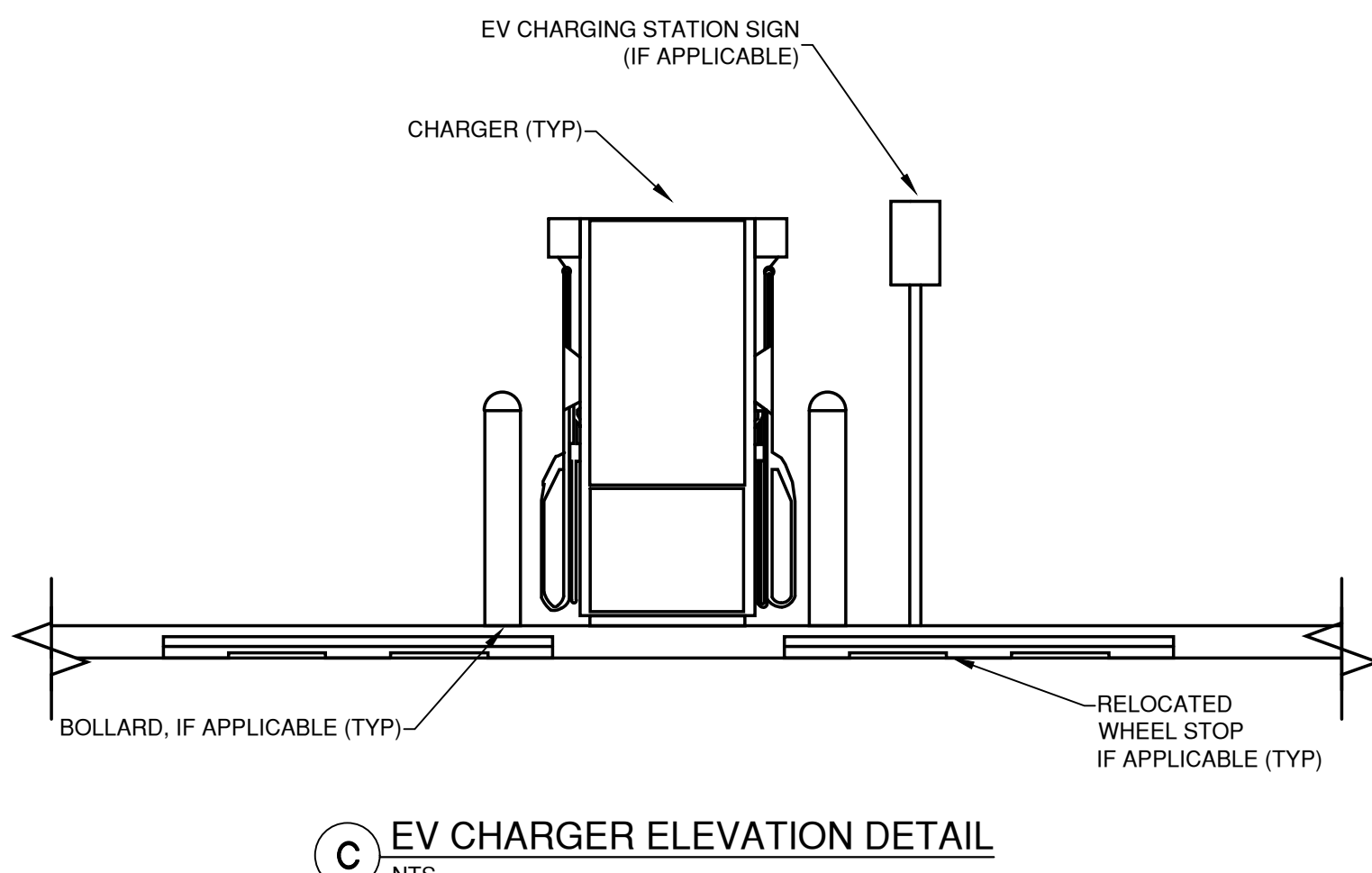
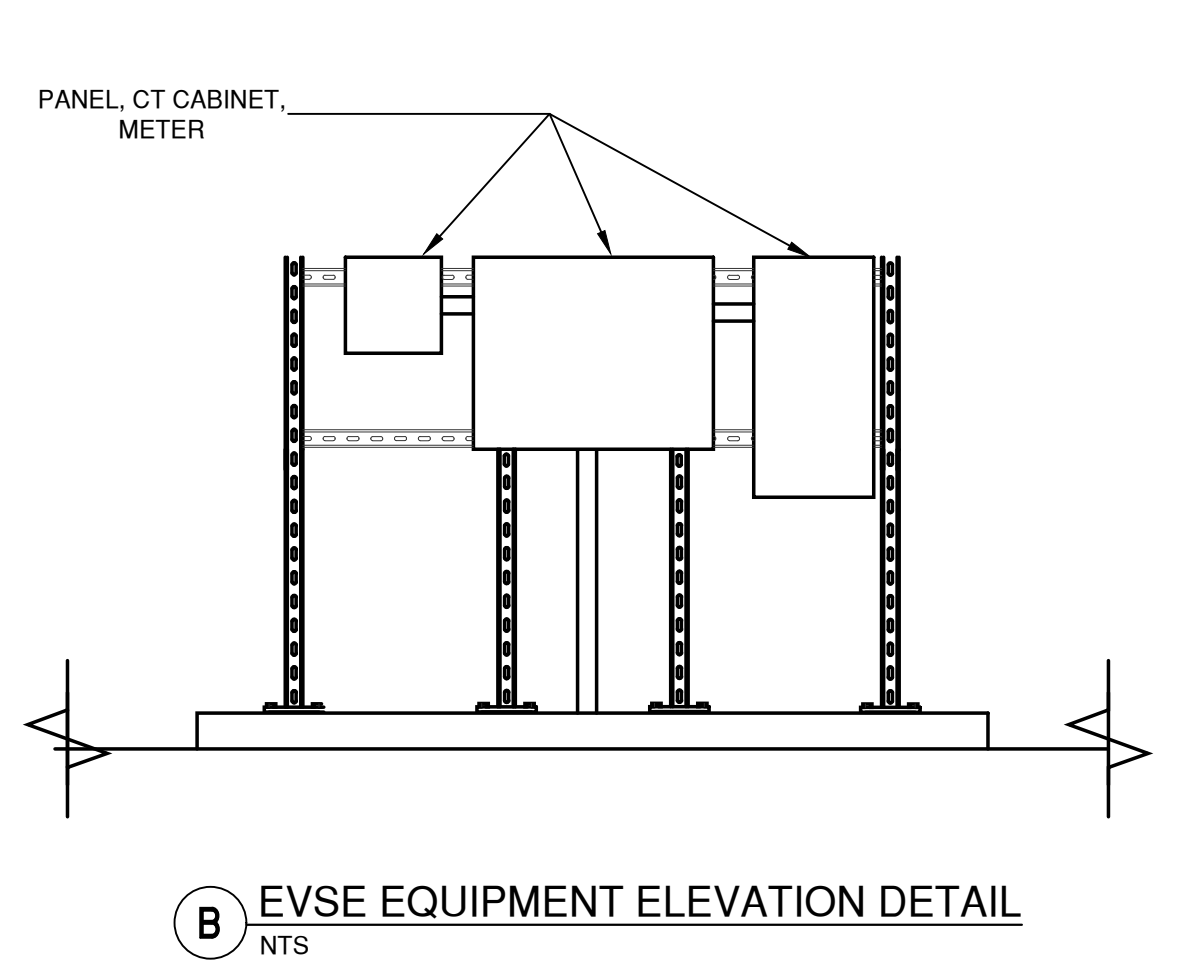
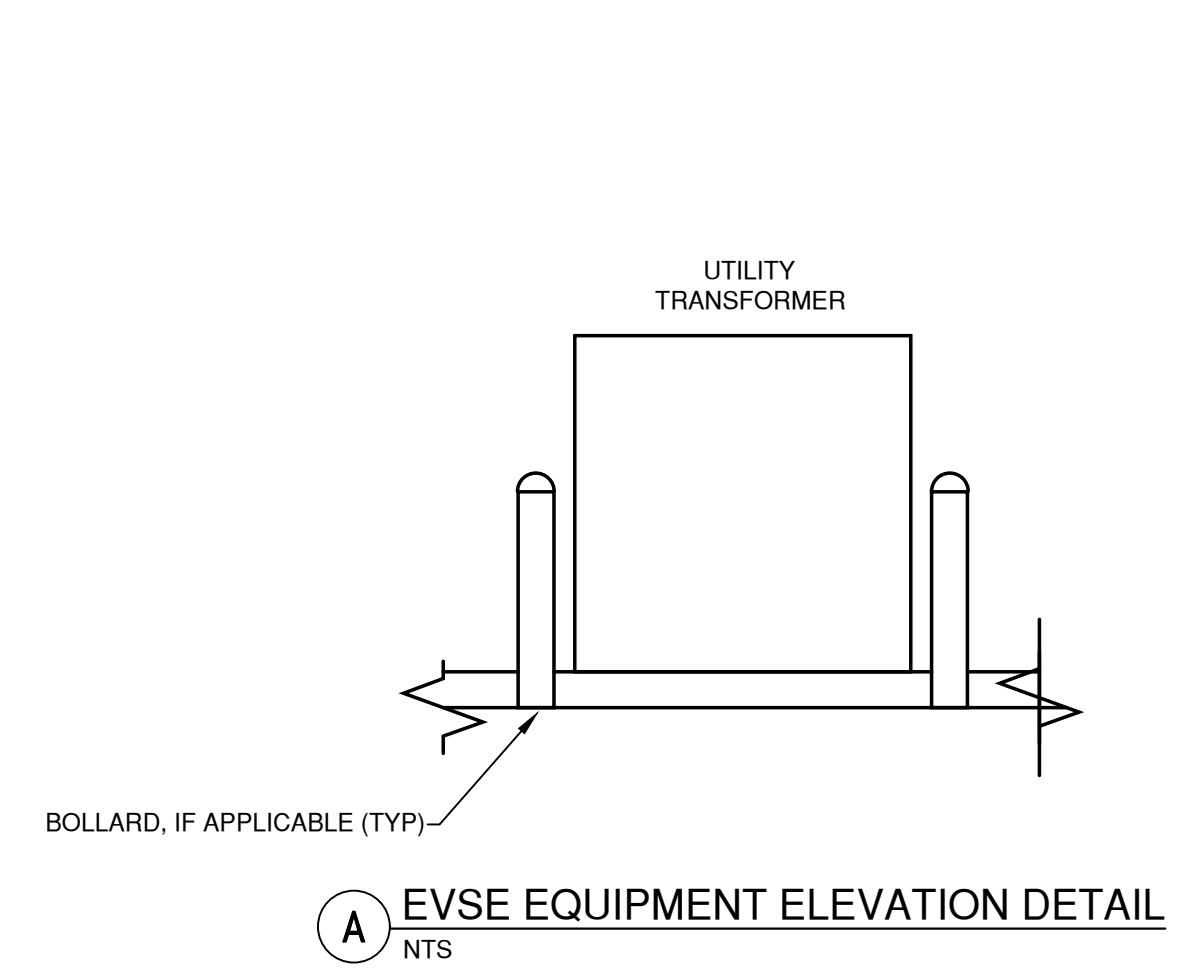
REVISIONS:

No.	DESCRIPTION	DATE
△		

ISSUE RECORD:

No.	DESCRIPTION	DATE
1	PERMIT SET	2024.09.25

SHEET TITLE:
ELECTRICAL DETAILS





EV CHARGING

14111 E ALAMEDA AVE
AURORA, CO 80012

DRAWN BY: TJ

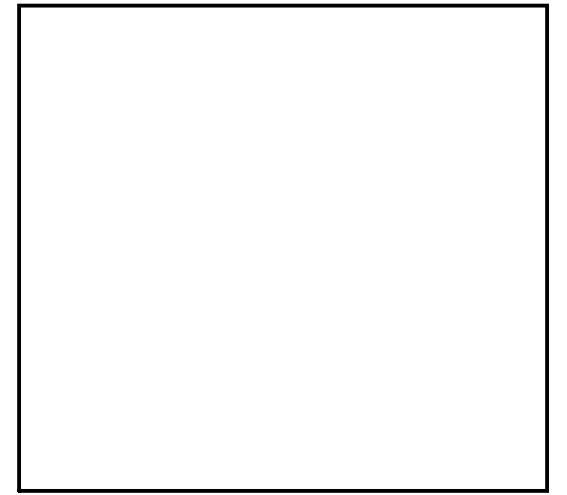
CHECKED BY: LL

REVISIONS:		
No.	DESCRIPTION	DATE

ISSUE RECORD:		
No.	DESCRIPTION	DATE
1	PERMIT SET	2024.09.25

SHEET TITLE:

ELECTRICAL SITE LAYOUT



DATE: 2024.09.25

DRAWING NO.:
E0.4

