

EXHIBIT "B"

REVISION TO THE PLAN DESCRIPTION FOR LOT 7A OF ORCHARD GATEWAY CORPORATE CENTRE APPROVED BY ORDINANCE NUMBER O09-018 ON MARCH 10, 2009.

WHEREAS, Aurora Christian Schools Inc. is the owner of record of Lot 7A of the Resubdivision of Deerpath Commerce Center Subdivision, Unit 2 ("Lot 7A") legally described on Exhibit "A" of this ordinance, and depicted on the Preliminary Plat included herein as Attachment "A" of this Exhibit; and

WHEREAS, said Lot 7A is subject to the provisions of the Special Use Planned Development Plan Description ("Orchard Gateway Plan Description") approved by the City of Aurora by O09-018 on March 10, 2009; and

WHEREAS, said Orchard Gateway Plan Description is hereby revised and amended for Lot 7A as follows:

Section III. A. Zoning

The Lot 7A may be developed under one zoning parcel and upon approval of this document, said property shall be designated as ORI(S) Office, Research and Light Industry with a Special Use for a Planned Development (8000) "Parcel One". Said development shall be in compliance with all requirements of the Aurora Zoning Ordinance, except as specifically modified in Section IV of the Orchard Gateway Plan Description and the revisions/amendments herein.

This notwithstanding the development of said Parcel One, shall be regulated as follows:

Section III. A.1.1. Parcel One Size and Use Designation

The zoning parcel referenced within this document as Parcel One contains approximately 25.891 acres. Upon approval of this document, said property shall be designated as ORI(S) Office, Research and Light Industry District Zoning, with a Special Use Planned Development on the City of Aurora Zoning Map, and be regulated by the Aurora Zoning Ordinance except as modified in Section IV of the Orchard Gateway Plan Description and the revisions/amendments herein, including but not limited to the provisions for the underlying base zoning district being Section 8.10 titled ORI Office, Research and Light Industry District.

Section III. A.1.2. Statement of Intent

The ORI Office, Research and Light Industry District has been chosen as the underlying base zoning for this development parcel to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The Subject Property is anticipated to be developed as a warehouse industrial park with secondary office uses. Access to the property will be from Deerpath Road and Orchard Gateway Road.

Section III.A.1.4.a

The following uses shall be prohibited in Parcel One:

- i. None.

Section III.A.1.9.a

Fifty foot (50') landscape setback along Deerpath Road.

Section IV.A.2.a.

The following uses shall be prohibited in Parcel One:

- i. None.

Section IV.A.5.a.

Fifty foot (50') landscape setback along Deerpath Road.

~~Attachment "D" Section 2.b.3.~~

~~Quantity—Four (4) on the Subject Property~~

With the exception of the modifications to Section III. A., Section III. A.1.1, Section III. A.1.2., Section III.A.1.4.a, Section III.A.1.9.a, Section IV.A.2.a. and Section IV.A.5.a, as noted above, the remaining provisions of the Orchard Gateway Plan Description previously approved and adopted by City of Aurora shall remain in full force and effect.

ATTACHMENTS: Attachment "A" – Preliminary Plat