

Exhibit "B"

Revision to the Plan Description for Lot 3 of River Street Plaza, Phase One Resubdivision approved by Ordinance No. 006-019 on March 28, 2006

WHEREAS, Fitzpatrick Properties is the owner of record for Lot 3 of River Street Plaza, Phase One Resubdivision legally described on Exhibit "A" of this ordinance.

WHEREAS, said Lot 3 is subject to the provisions of the Special Use Planned Development Plan Description ("River Street Plaza Plan Description") approved by the City of Aurora by Ordinance No. 006-019 on March 28, 2006.

WHEREAS, said River Street Plaza Plan Description is hereby revised and amended for Lot 3 as follows:

Section III.A.1.4. Permitted Uses:

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n. The following additional uses shall be permitted on Lot 3 of River Street Plaza, Phase One Resubdivision:

- 1. Retail sales or service (2100)
- 2. Caterer (2560), including but not limited to a full size commercial kitchen, banquet facility, cooking demos and tasting, classes, seminars, training, workshops and events.
- 3. Performing arts or supporting establishment (5100), including but not limited to concerts and plays
- 4. Art galleries and studios (5120)
- 5. Special Purpose Recreational institutions (5200), limited to fitness classes and dance recitals

o. The following additional accessory uses shall be permitted on Lot 3 of River Street Plaza, Phase One Resubdivision:

- 1. Religious Institutions (6400)
- 2. Sidewalk activities, pursuant to Section 8.7-4.3-A of the Aurora Zoning Ordinance.

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