



**PROJECT INFORMATION**

**LEGAL DESCRIPTION**



**CLIENT**  
Bryce Ballew

**PROJECT**  
Tradecraft II

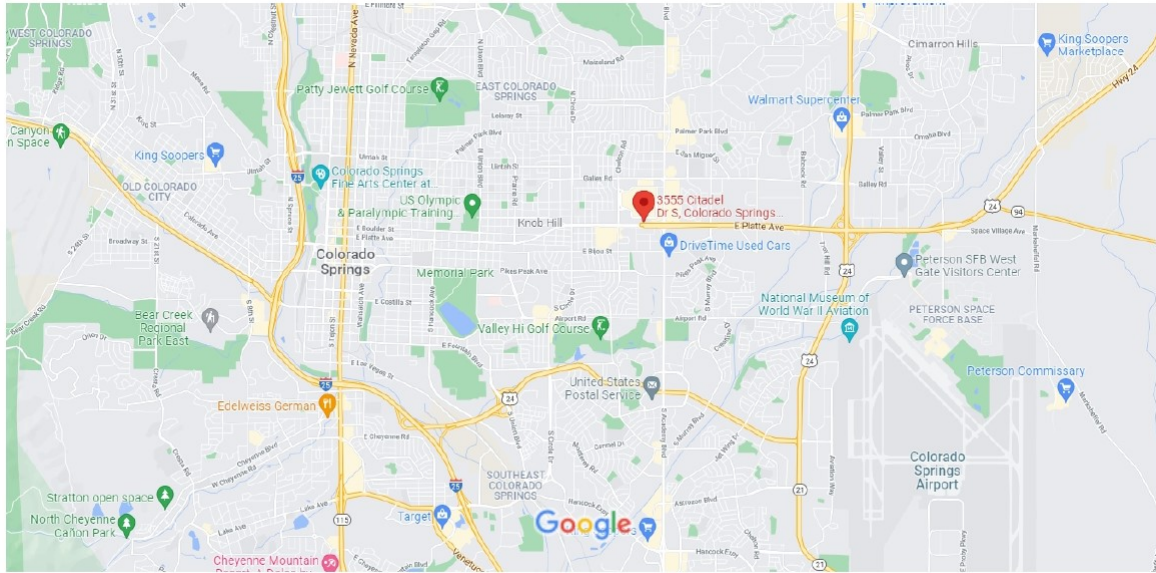
**PROJECT NO.**  
0321005

**DRAWN BY**  
Bryce Perkins

**ISSUE**  
12.31.2021

**TRADECRAFT**  
INDUSTRIES

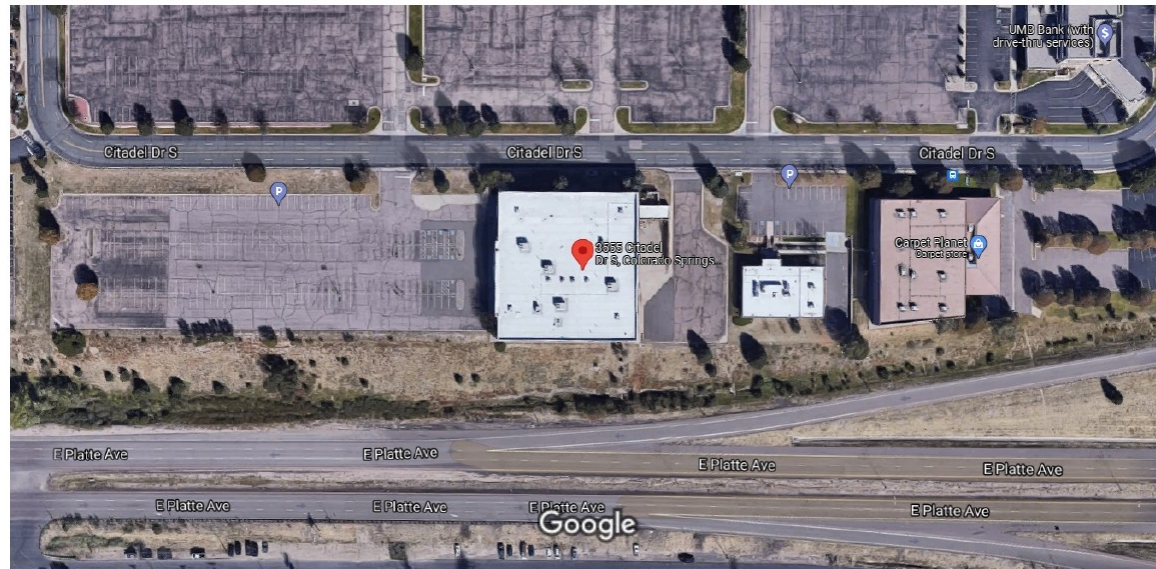
Development Plan



Map data ©2021 1 mi



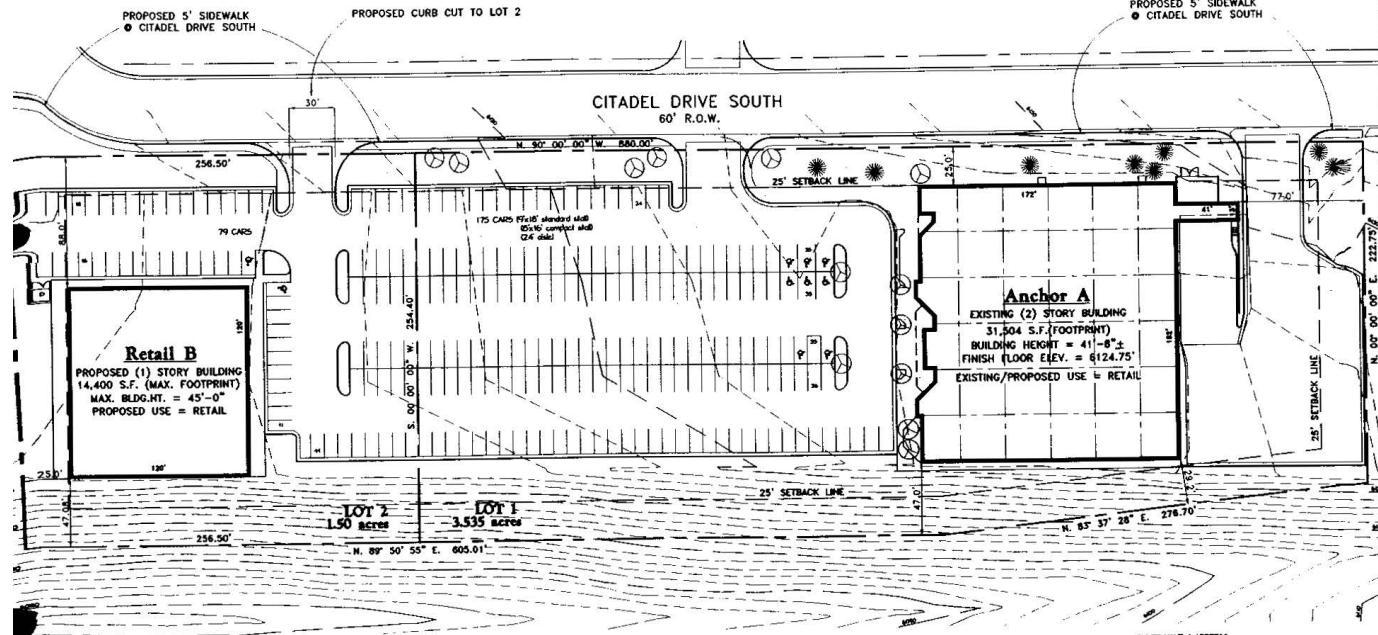
Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, USDA Farm Service Agency, Map data ©2021 500 ft



Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, USDA Farm Service Agency, Map data ©2021 100 ft

# Jubilee Subdivision Filing No.1

## Colorado Springs, Colorado



**EXHIBIT C**  
**REA 9-17-99**

### CONCEPT SITE PLAN

SCALE: 1" = 60'-0"

- CONCEPT PLAN NOTES**
1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD AREA OF ANY MAJOR DRAINAGEWAY AS ACCORDANCE WITH FEMA COUNTY PANEL NO. 000440074A, DATED MARCH 11, 1997.
  2. EXISTING CONTOUR SPACING INTERVALS = 2'
  3. CROSS ACCESS BETWEEN PARCELS (LOT 1 & LOT 2) TO BE PROVIDED VIA RECIPROCAL EASEMENT AGREEMENT BETWEEN FUTURE PARCEL OWNERS.
  4. LANDSCAPING SHOWS IS EXISTING TO REMAIN. LANDSCAPING OF LOT 2 TO BE PROVIDED DURING DEVELOPMENT PHASE OF LOT 2.
  5. RETAIL USE WILL BE LIMITED TO THE 1ST FLOOR OF THE EXISTING BUILDING. THE 2ND FLOOR WILL BE SUPPORT OFFICE / STORAGE FOR 1ST FLOOR RETAIL TO MAINTAIN CURRENT PROPOSED PARKING RATIOS.
- OWNER NAME & ADDRESS**  
JUBILEE LIMITED PARTNERSHIP  
1500 HULLER ROAD  
COLORADO SPRINGS, CO 80907
- LEGAL DESCRIPTION**  
LOT 1, BLOCK 1, H.J. HILSON SUBDIVISION NO. 1, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO  
PLAT RECORDED IN PLAT BOOK NO. 3 AT PAGE 1055 CONTAINING 5.000 ACRES MORE OR LESS.
- PREVIOUS SERVICE MERCHANDISE SITE @ CITADEL MALL**  
3555 CITADEL DRIVE SOUTH, COLORADO SPRINGS, COLORADO 80907
- EXISTING ZONING: NO CHANGE IN ZONING**  
ZONE: PBC - PLANNED BUSINESS CENTER

|  |                       |                         |                    |                    |
|--|-----------------------|-------------------------|--------------------|--------------------|
| DATE: 09/22/2021   | DRAWN BY: L. ARNETTES | CHECKED BY: L. ARNETTES | SCALE: 1" = 60'-0" | FILE NAME: CONCEPT |
| PROJECT NO.: CSC-C1  | ISSUE NO.: 1          | DATE: 09/22/2021        | SCALE: 1" = 60'-0" | FILE NAME: CONCEPT |
| Jubilee Subdivision Filing No.1<br>Colorado Springs, Colorado<br>Concept Site Plan |                       |                         |                    |                    |
| CSC-C1   |                       |                         |                    |                    |
| P. N. 9876   |                       |                         |                    |                    |



**PROJECT LOCATION**  
Tradecraft Industries  
3555 Citadel Dr S  
Colorado Springs, CO 80909

**CLIENT**  
Bryce Ballew 303-901-8476  
Construction Incorporated  
6145 Broadway, Site #1  
Denver, CO 80216

**PROJECT**  
Tradecraft II  
**PROJECT NO.**  
0321005

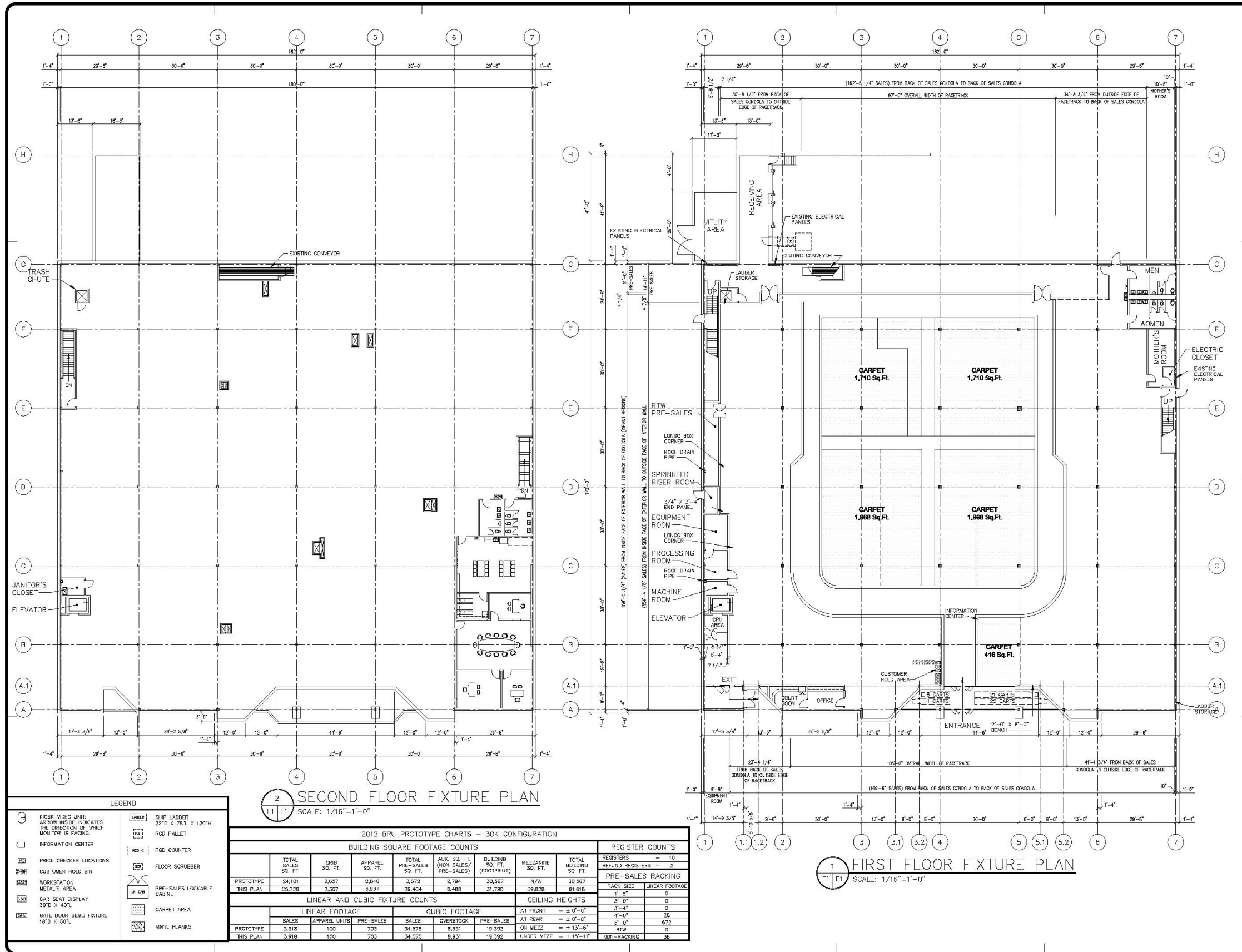
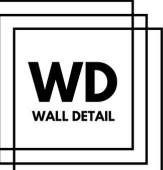
**ISSUE**  
12/31/2021  
**DRAWN BY**  
Bryce Perkins  
720-750-2200



NOT TO SCALE

SITE PLAN

**A.01**



| Revisions |          |  |
|-----------|----------|--|
| No        | Date     | Description  |
| 06/09/09  |          | ADDED TOY POP UP - E.P.                                      |
| 1         | 6/23/10  | CHANGED REGISTER LANE HT. TO 4'-8" - MR                      |
| 2         | 01/03/12 | REMOVED TANDEM REGISTER AND ADDED GONDOLA IN ITS PLACE - ARC |
| 3         | 09/20/16 | ASSULT F1 CLEANED UP - SS                                    |

BID DATE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_  
 CAD NAME: 82709F01 DRAWN BY: MR CHECKED BY: HC  
 PROTOTYPE DESIGNATION: \_\_\_\_\_

**BABIES R US**  
 Store Support Center  
 One Geoffrey Way  
 Wayne, NJ 07470  
 (973) 617-3500

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Location  
**COLORADO SPRINGS, COLORADO**  
 3555 Citadel Dr. South.

Drawing Title  
**2009 RESET FIXTURE PLAN**

Scale AS NOTED Date 06/09/2009  
 Sheet No. RF1 3

**2 SECOND FLOOR FIXTURE PLAN**  
 SCALE: 1/16"=1'-0"

**1 FIRST FLOOR FIXTURE PLAN**  
 SCALE: 1/16"=1'-0"

| 2012 BRU PROTOTYPE CHARTS - 30K CONFIGURATION |              |                 |                         |                                    |                              |                   |                        |           |                  |
|---|--------------|-----------------|-------------------------|------------------------------------|------------------------------|-------------------|------------------------|-----------|------------------|
| BUILDING SQUARE FOOTAGE COUNTS                |              |                 |                         |                                    | REGISTER COUNTS              |                   |                        |           |                  |
| TOTAL SALES SQ. FT.                           | CRIB SQ. FT. | APPAREL SQ. FT. | TOTAL PRE-SALES SQ. FT. | AUX. SQ. FT. (NON SALES/PRE-SALES) | BUILDING SQ. FT. (FOOTPRINT) | MEZZANINE SQ. FT. | TOTAL BUILDING SQ. FT. | REGISTERS | RETURN REGISTERS |
| PROTOTYPE                                     | 24,101       | 2,857           | 2,846                   | 3,672                              | 2,794                        | N/A               | 30,567                 | 10        | 2                |
| THIS PLAN                                     | 20,728       | 2,307           | 3,937                   | 28,404                             | 6,488                        | 31,780            | 28,826                 | 10        | 2                |

| LINEAR AND CUBIC FIXTURE COUNTS |               |               |       |           | CEILING HEIGHTS |         |         |            |             |
|---------------------------------|---------------|---------------|-------|-----------|-----------------|---------|---------|------------|-------------|
| LINEAR FOOTAGE                  |               | CUBIC FOOTAGE |       |           | AT FRONT        |         |         |            |             |
| SALES                           | APPAREL UNITS | PRE-SALES     | SALES | OVERSTOCK | PRE-SALES       | AT REAR | ON MEZZ | UNDER MEZZ | NON-RACKING |
| PROTOTYPE                       | 3,918         | 100           | 703   | 34,575    | 8,931           | 19,392  | ± 0'-0" | ± 0'-0"    | ± 13'-6"    |
| THIS PLAN                       | 3,918         | 100           | 703   | 34,575    | 8,931           | 19,392  | ± 0'-0" | ± 0'-0"    | ± 15'-11"   |

**LEGEND**

|          |  |          |                                  |
|----------|--|----------|----------------------------------|
| [Symbol] | KIOSK VIDEO UNIT: ARROW INSIDE INDICATES THE DIRECTION OF WHICH MONITOR IS FACING. | [Symbol] | SHIP LADDER: 32"D X 78"L X 130"H |
| [Symbol] | INFORMATION CENTER   | [Symbol] | RGD PALLET                       |
| [Symbol] | PRICE CHECKER LOCATIONS  | [Symbol] | RGD COUNTER                      |
| [Symbol] | CUSTOMER HOLD BIN  | [Symbol] | FLOOR SCRUBBER                   |
| [Symbol] | WORKSTATION METAL'S AREA   | [Symbol] | PRE-SALES LOCKABLE CABINET       |
| [Symbol] | CAR SEAT DISPLAY 30"D X 40"  | [Symbol] | CARPET AREA                      |
| [Symbol] | GATE DOOR DEMO FIXTURE 18"D X 50"  | [Symbol] | MNYL PLANKS                      |

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 3555 Citadel Dr S  
 Colorado Springs, CO 80909

**CLIENT**  
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 6145 Broadway, Ste #1  
 Denver, CO 80216

**PROJECT**  
 Tradecraft II  
**PROJECT NO.**  
 0321005

**ISSUE**  
 12/31/2021  
**DRAWN BY**  
 Bryce Perkins  
 720-750-2200

4/2018 10:44:44 AM

NOT TO SCALE

EXISTING FLOOR PLAN  
**A.02**



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 Tradecraft Industries  
 3555 Citadel Dr S  
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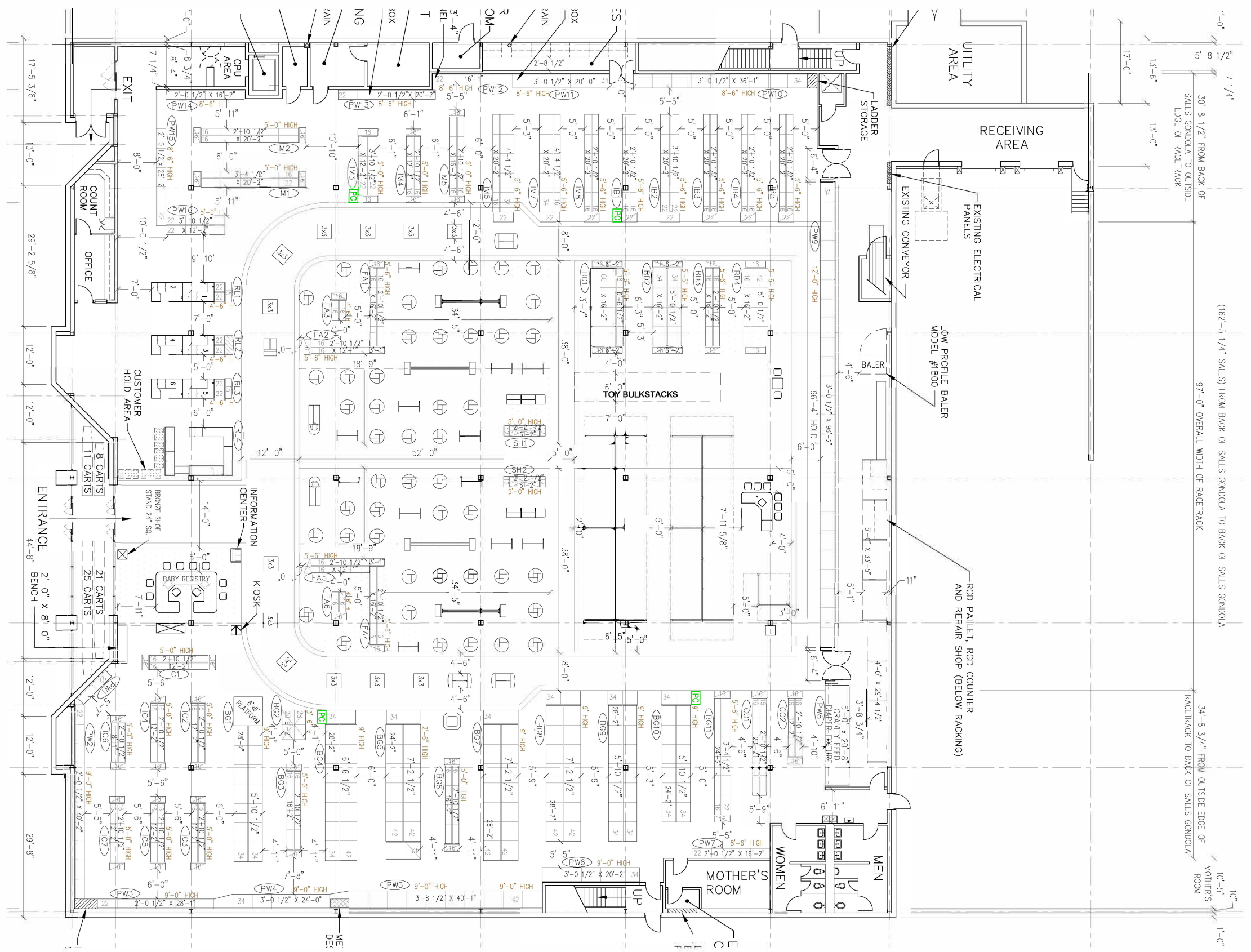
**PROJECT**  
 Tradecraft II

**ISSUE**  
 12/31/2011

**DRAWN BY**  
 Bryce Perkins  
 720-750-2200

EXISTING  
 FIXTURE PLAN

**A.03**



# #9575 COLORADO SPRINGS, CO

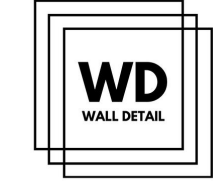
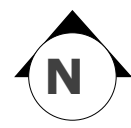
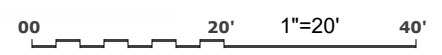
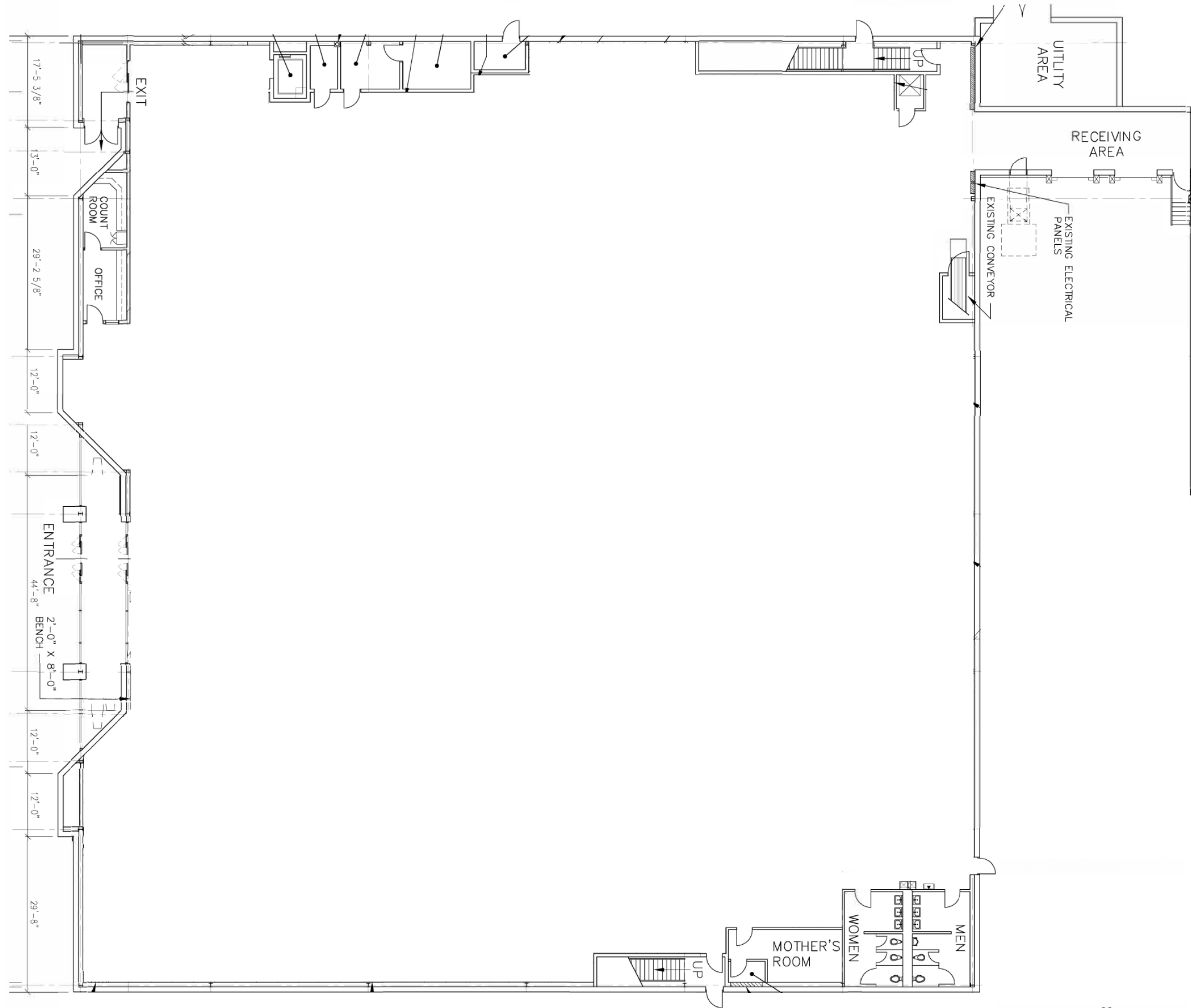
2012 BRU PROTOTYPE CHARTS - 30K CONFIGURATION

| BUILDING SQUARE FOOTAGE COUNTS  |        |                                 |        | REGISTER COUNTS     |           |                             |    |
|---------------------------------|--------|---------------------------------|--------|---------------------|-----------|-----------------------------|----|
| TOTAL SALES SQ. FT.             | 24,101 | TOTAL APPAREL PRE-SALES SQ. FT. | 2,846  | TOTAL SALES SQ. FT. | 10        | REBUND REGISTERS =          | 2  |
| PROTOTYPE THIS PLAN             | 23,928 | PROTOTYPE THIS PLAN             | 2,827  | MEZZANINE SQ. FT.   | 0         | PRE-SALES RACKING RACK SIZE | 0  |
| LINEAR AND CUBIC FIXTURE COUNTS |        |                                 |        | CEILING HEIGHTS     |           |                             |    |
| SALES APPAREL UNITS             | 100    | SALES PRE-SALES                 | 703    | AT REAR             | ± 0'-0"   | 3'-4"                       | 0  |
| PROTOTYPE THIS PLAN             | 3,918  | PROTOTYPE THIS PLAN             | 703    | ON MEZZ             | ± 0'-0"   | 5'-0"                       | 28 |
| CUBIC FOOTAGE                   |        |                                 |        | NON-RACKING         |           |                             |    |
| SALES                           | 34,575 | SALES                           | 8,531  | UNDER MEZZ          | ± 15'-11" | 0                           | 36 |
| OVERSTOCK                       | 19,392 | UNDER MEZZ                      | 19,392 |                     |           |                             |    |

2/28/2017 12:31:57 PM

NOT TO SCALE





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 Colorado Springs, CO 80909

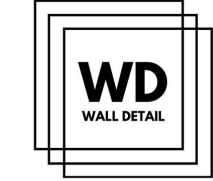
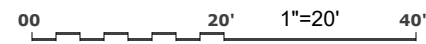
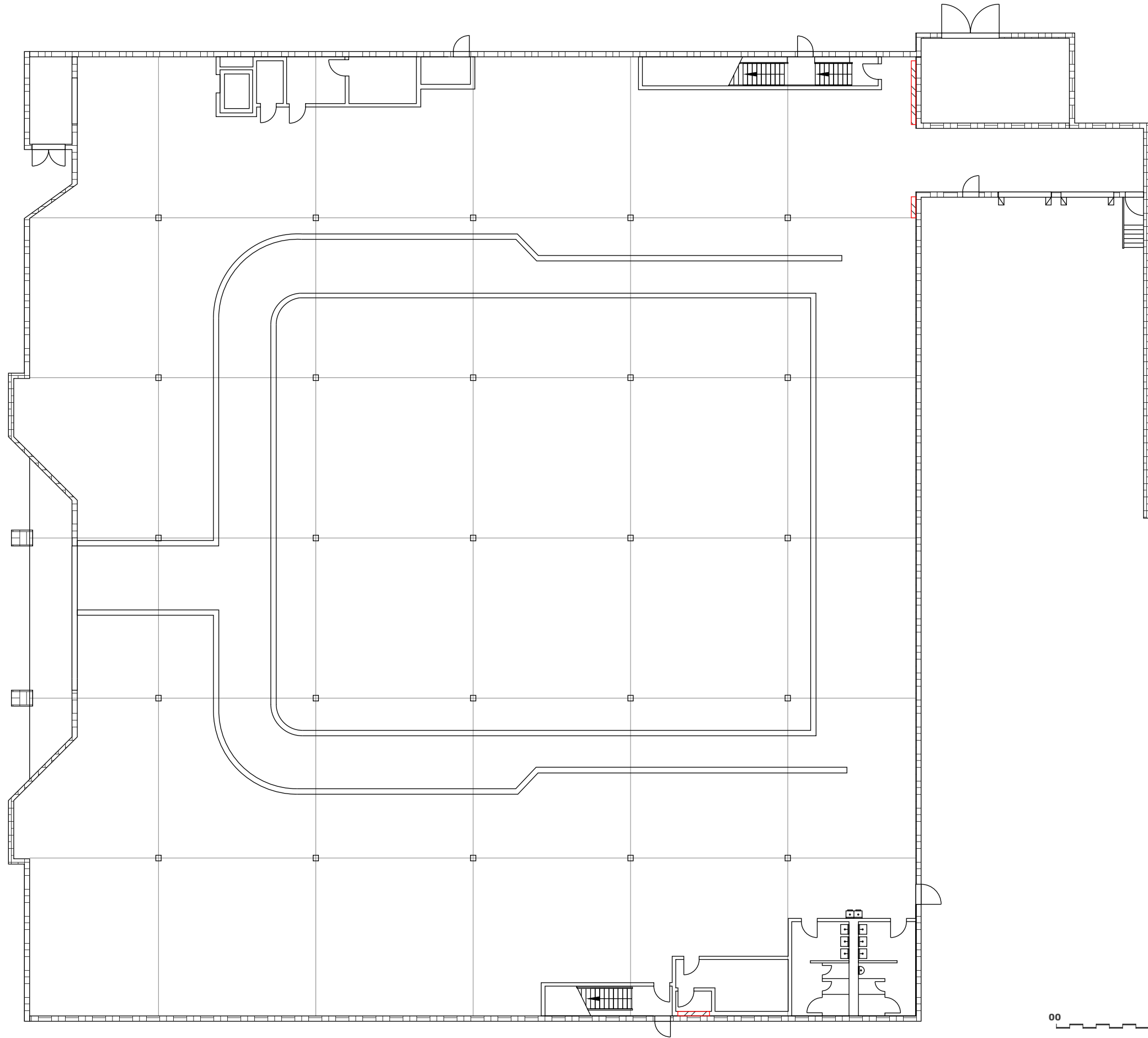
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 720-750-2200

FIRST FLOOR PLAN

**A.04**



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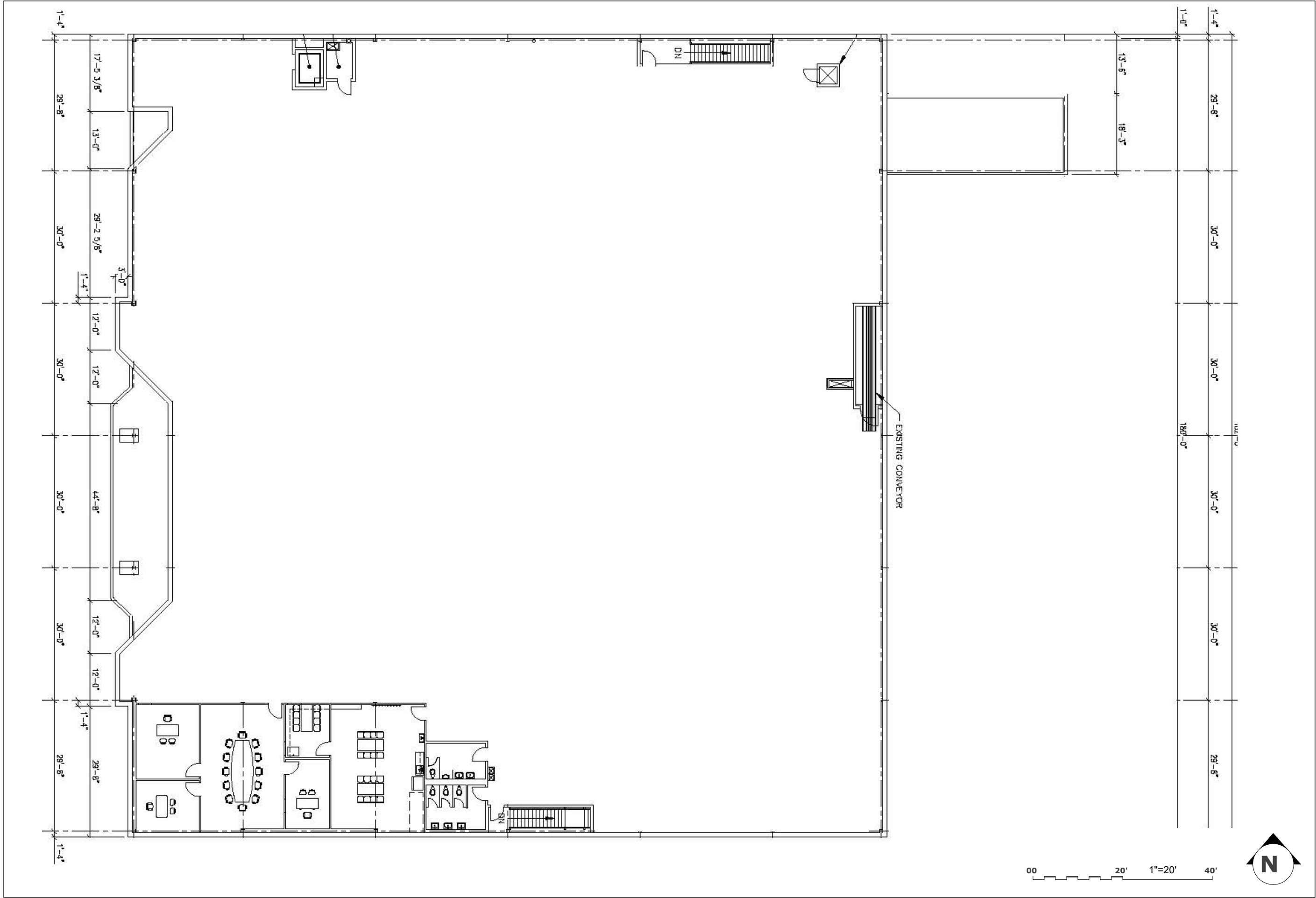
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FIRST FLOOR  
 DEVELOPMENT

**A.05**



**PROJECT LOCATION**  
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 3555 Citadel Dr S  
 Colorado Springs, CO 80909

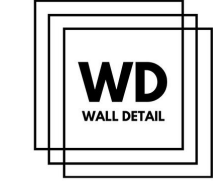
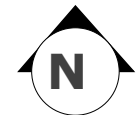
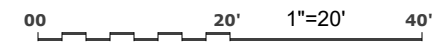
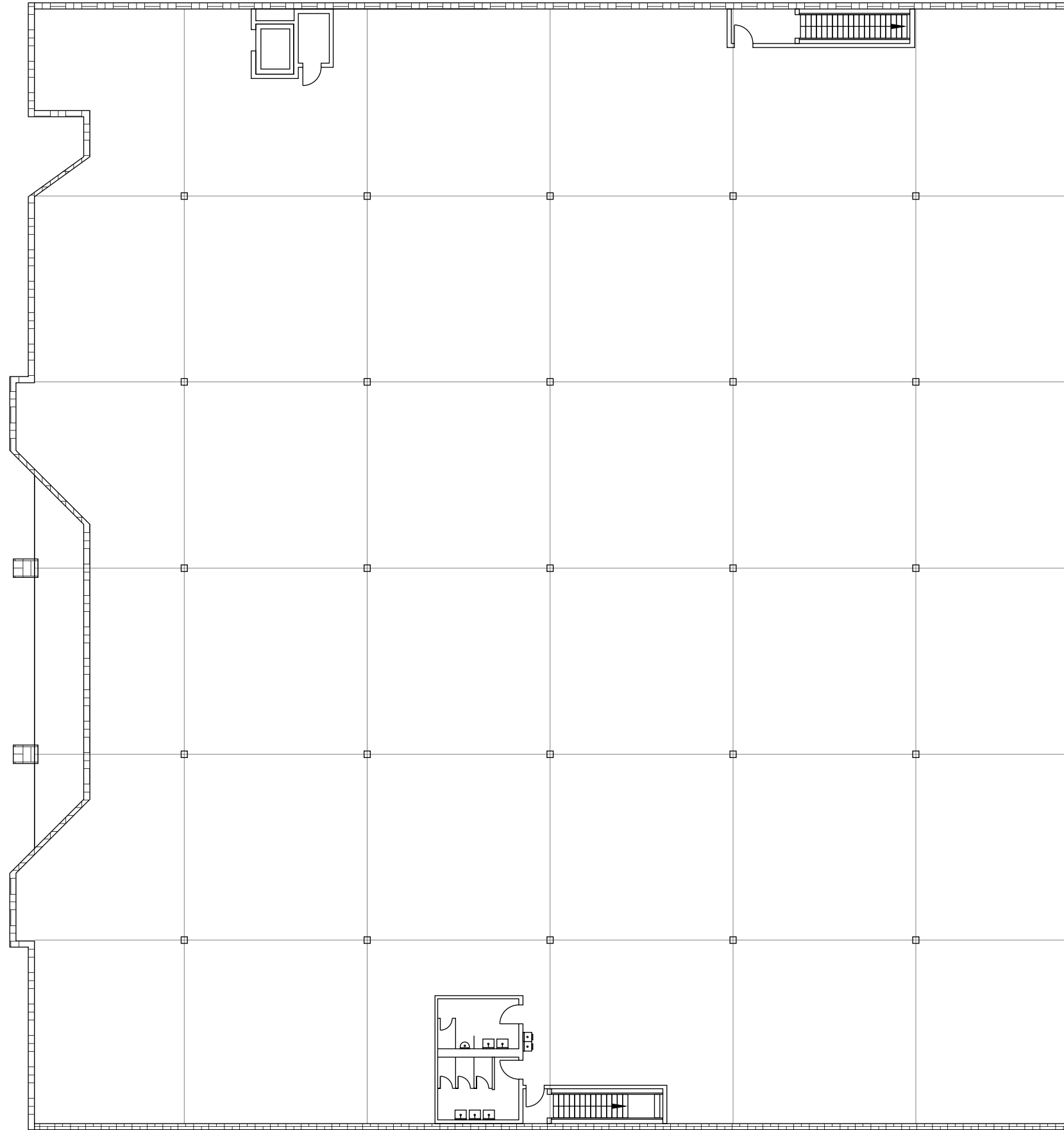
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**PROJECT**  
 Tradecraft II  
**PROJECT NO.**  
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**ISSUE**  
 12/31/2021  
**DRAWN BY**  
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 720-750-2200

SECOND FLOOR PLAN

**A.06**



**PROJECT LOCATION**  
 Tradecraft Industries  
 3555 Citadel Dr S  
 Colorado Springs, CO 80909

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**PROJECT**  
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**PROJECT NO.**  
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**ISSUE**  
 12/31/2021  
**DRAWN BY**  
 Bryce Perkins  
 720-750-2200

SECOND FLOOR  
 DEVELOPMENT

**A.07**