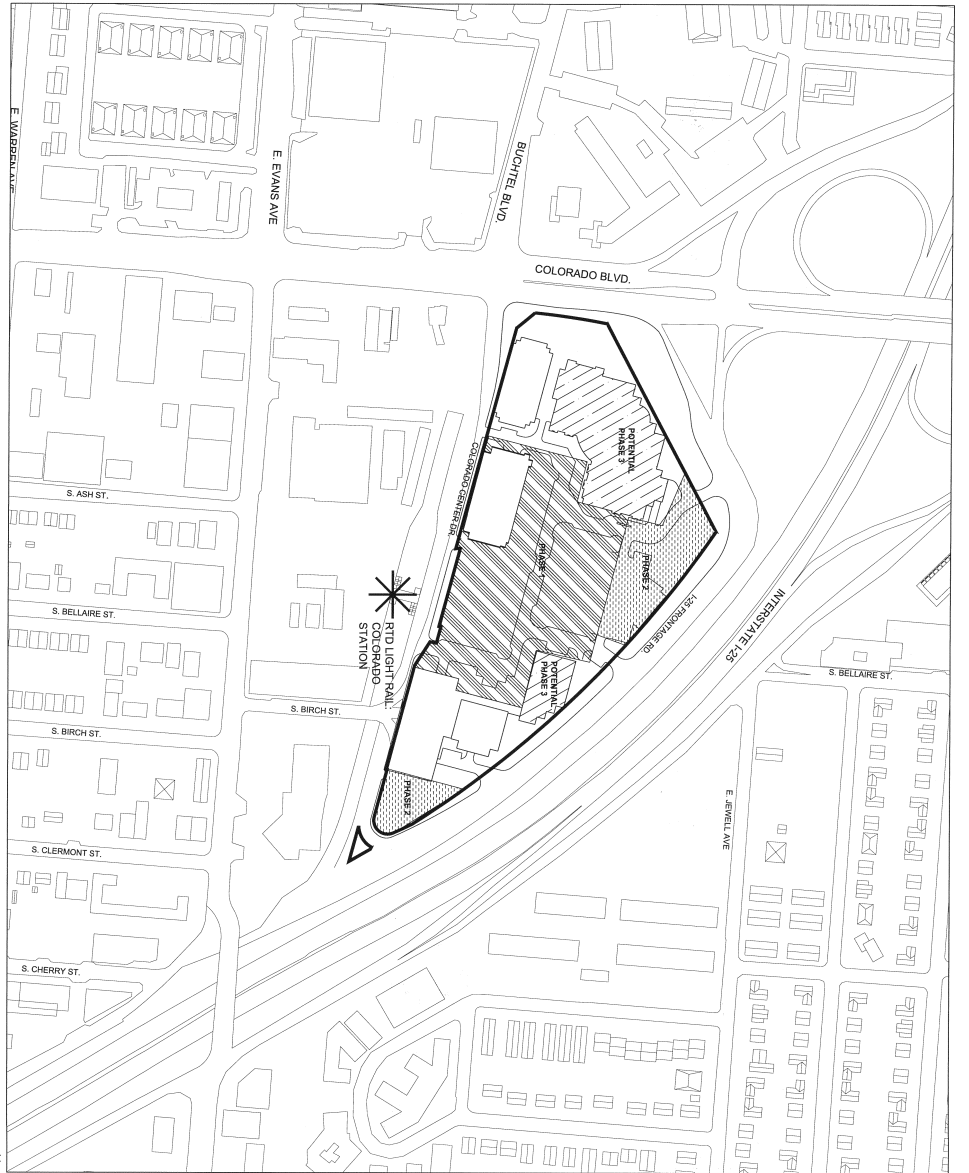


COLORADO STATION GDP
COLORADO STATION GENERAL DEVELOPMENT PLAN, PROJECT #20071-00120, AT COLORADO BOULEVARD AND I-25
 LOCATED IN THE NW 1/4 OF SECT 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- PRIMARY GDP BOUNDARY/PROPERTY LINE
 - ▨ PROPOSED PHASE 1
 - ▩ PROPOSED PHASE 2
 - ▧ POTENTIAL PHASE 3

PHASING PLAN
 1" = 150'

NOTE: FOOTWAY LOCATIONS AND WIDTHS SHOWN ARE APPROXIMATE AND DO NOT REPRESENT FINAL ALIGNMENTS OR WIDTHS.

PHASING AND IMPLEMENTATION

General: New construction under the Colorado Station Primary GDP area is anticipated to begin in late 2008, with final buildout anticipated to occur by 2015. The phasing and implementation of the Colorado Station Primary GDP area will be dependent on numerous factors beyond the control of any one master development plan. Any variation from the master development plan will not require any amendments to the Colorado Station GDP and Phasing and Implementation Plan.

A preliminary look at potential phasing and implementation for the Colorado Station Primary GDP area is as follows:

Phase I

This phase will bring new active uses to the site and provide needed parking and supporting infrastructure. This phase may also see the construction of site infrastructure necessary to support development in Phase II. Activities may include:

- Construction of new structures on-site.
- Construction of support parking for new uses.
- Construction of infrastructure, including new private streets.

Phase II

This phase will complete above-ground redevelopment of the site. Activities may include:

- Construction of new structures on-site.
- Construction of support parking for new uses.
- Construction of infrastructure.

Potential Phase III

This phase reflects possible long-term additions to the site, including possible additions to existing low- or mid-rise buildings. Activities may include:

- Construction of new structures on-site.
- Construction of support parking for new uses.
- Construction of infrastructure.

PHASING PLAN

| DATE | REV | REMARKS | DRWN | CHKD | APPROV |
|----------|-----|------------------|------|------|--------|
| 01.16.08 | 1 | ISSUED SUBMITTAL | | | |
| 01.16.08 | 2 | THIRD SUBMITTAL | | | |

PROJECT NO: 01.16.08
 SHEET NUMBER: 11 of 11

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