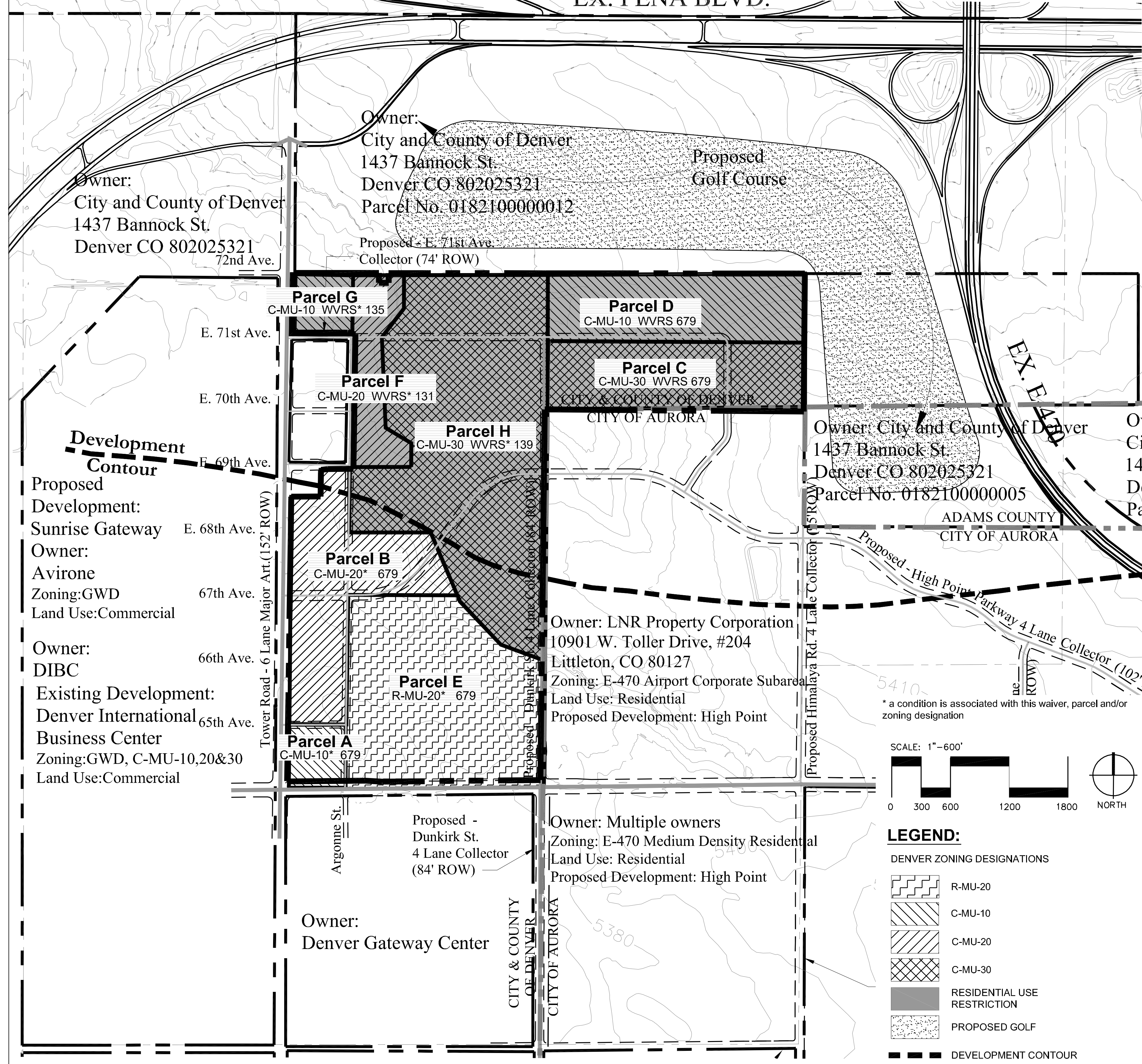


HIGH POINT GENERAL DEVELOPMENT PLAN Amendment No.1

A PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
TOWER ROAD TO HIMALAYA STREET, 72ND AVENUE TO 64TH AVENUE

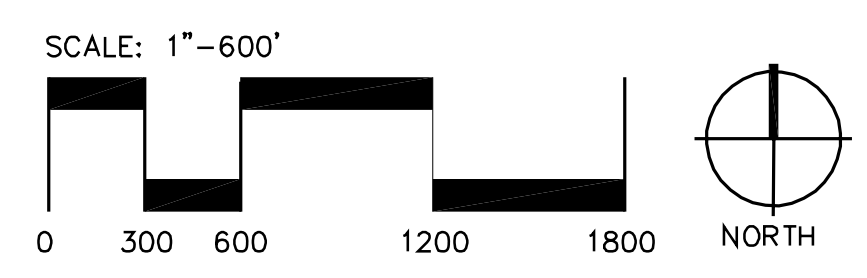


NOTES:

1. Refer to Ordinance No. 679, Series of 2005, and Ordinances No. 131, 135 and 139, Series 2000 for exact language and legal descriptions of zoning conditions and waivers
2. The following text are only excerpts from the Ordinance No. 679, Series of 2005 and Ordinances No. 131, 135 and 139, Series 2000 and is not meant to override or replace these Ordinances.

Zoning Conditions and Waivers

- Ordinance 679 of 2005 applies to **Parcel A**
Zoning C-MU-10 with the following condition.
Condition:
- That all residential construction shall incorporate noise mitigation measures to ensure that the interior noise shall not exceed a 10-minute average level of 45 dBA with respect to the penetration of exterior aviation jet noise into the residence.
- Ordinance 679 of 2005 applies to **Parcel B**
Zoning C-MU-20 with the following condition.
Condition:
- That all residential construction shall incorporate noise mitigation measures to ensure that the interior noise shall not exceed a 10-minute average level of 45 dBA with respect to the penetration of exterior aviation jet noise into the residence.
- Ordinance 679 of 2005 applies to **Parcel C**
Zoning C-MU-30 with the following waiver.
Waiver:
- All residential land uses listed in Section 59-303 of the Denver Municipal Code
- Ordinance 679 of 2005 applies to **Parcel D**
Zoning C-MU-10 with the following waiver.
Waiver:
- All residential land uses listed in Section 59-303 of the Denver Municipal Code
- Ordinance 679 of 2005 applies to **Parcel E**
Zoning R-MU-20 with the following condition.
Condition:
- That all residential construction shall incorporate noise mitigation measures to ensure that the interior noise shall not exceed a 10-minute average level of 45 dBA with respect to the penetration of exterior aviation jet noise into the residence.
- Ordinance 131 of 2000 applies to **Parcel F**
Zoning C-MU-20 with the following waivers and conditions.
Waivers:
- Residential Uses: artist studio, abbey, convent, monastery, priory or other similar residence for clergy; fraternity or sorority house, live/work residential, multiple unit dwelling, residence for older persons, rooming and/or boarding house, and single unit dwelling
 - To use or occupy the land or to use, occupy, construct, erect, alter or maintain a structure north of East 56th Avenue for a Single Unit Dwelling as enumerated in Section 58-430.03(1)(a)8. of the Revised Municipal Code for the C-MU-20 zone district.
 - To use or occupy the land or to use, occupy, construct, erect, alter or maintain the Parking of Vehicles as permitted use as enumerated in Section 59-430.03(1)(c)41. of the Revised Municipal Code for the C-MU-20 zone district, unless such use is completely enclosed within a parking garage or parking structure.
- Conditions:
- For zone lots located between East 56th Avenue and East 62nd Avenue, any portion of a structure occupied as an artist studio, abbey, convent, monastery, priory or other similar residence for clergy, fraternity or sorority house, live/work residential, multiple unit dwelling and/or rooming and/or boarding house shall comply with all construction standards relating to noise mitigations, said standards shall be promulgated by the Director of Planning as rules and regulations
 - For zone lots located north of East 56th, prior to February 11, 2000, the owners shall execute, record and deliver to the Dept. of Zoning, a true copy of an Air Right Covenant and Aviation Easement that shall run with the land
- Ordinance 135 of 2000 applies to **Parcel G**
Zoning C-MU-10 with the following waivers and conditions.
Waivers:
- Residential Uses: artist studio, abbey, convent, monastery, priory or other similar residence for clergy; fraternity or sorority house, live/work residential, multiple unit dwelling, residence for older persons, rooming and/or boarding house, and single unit dwelling
- Conditions:
- Owners shall execute, record and deliver to the Dept. of Zoning, a true copy of an Air Right Covenant and Aviation Easement that shall run with the land
- Ordinance 139 of 2000 applies to **Parcel H**
Zoning C-MU-30 with the following waivers and conditions.
Waivers:
- Residential Uses: artist studio, abbey, convent, monastery, priory or other similar residence for clergy; fraternity or sorority house, live/work residential, multiple unit dwelling, residence for older persons, rooming and/or boarding house, and single unit dwelling
 - Commercial Uses: automobile, motorcycle, or light truck sales, leasing or rental
 - Industrial Uses: aircraft maintenance and repair facility, asphalt and concrete plant and contractors, automobile parts recycling, building contractors, heavy, commercial services, concrete, asphalt and rock crushing facility, manufacturing, fabrication, and assembly, heavy, recycling plant, and recycling center
 - To use or occupy the land or construct, erect, alter or maintain a structure for the following uses unless approved by special review: trailer or recreational vehicle sales, leasing or rental; terminal, freight and truck or equipment sales, leasing or rental
 - To use or occupy the land or construct, erect, alter or maintain the parking of vehicles unless such use is completely enclosed within a parking garage or parking structure
- Conditions:
- Owners shall execute, record and deliver to the Dept. of Zoning, a true copy of an Air Right Covenant and Aviation Easement that shall run with the land



LEGEND:

DENVER ZONING DESIGNATIONS

	R-MU-20
	C-MU-10
	C-MU-20
	C-MU-30
	RESIDENTIAL USE RESTRICTION
	PROPOSED GOLF
	DEVELOPMENT CONTOUR

PLANNER:

CONSILIUM DESIGN, INC.
7353 South Alton Way, Suite 135
Centennial, CO 80112
Tel: 303.224.9520
Fax: 303.224.9524

ENGINEER:

MARTIN J. MARTIN
CONSULTING ENGINEER
12499 WEST GULF AVENUE
P.O. BOX 1181500
LAKWOOD, CO 80215
303.431.6100
FAX 303.431.4028

CLIENT:

LNR
Property Corporation
LNR PROPERTY CORP.
1660 WYNKOOP ST. # 1160
DENVER, CO. 80202
Phone: 303-218-9500
Fax: 303-948-9030

HIGH POINT
 General Development Plan (GDP)
 Amendment No. 1
 DENVER, COLORADO

PROJECT: High Point
 DRAWN BY: LVE
 CHECK BY: CLK
 ISSUE DATE: 06.21.2007
 REVISIONS: 09.05.2007
 08.27.2008

HIGH POINT GDP
 DOCUMENTATION NUMBER:
 TBD

**ZONING &
 SURROUNDING
 USES**

SHEET NUMBER

9 of 17