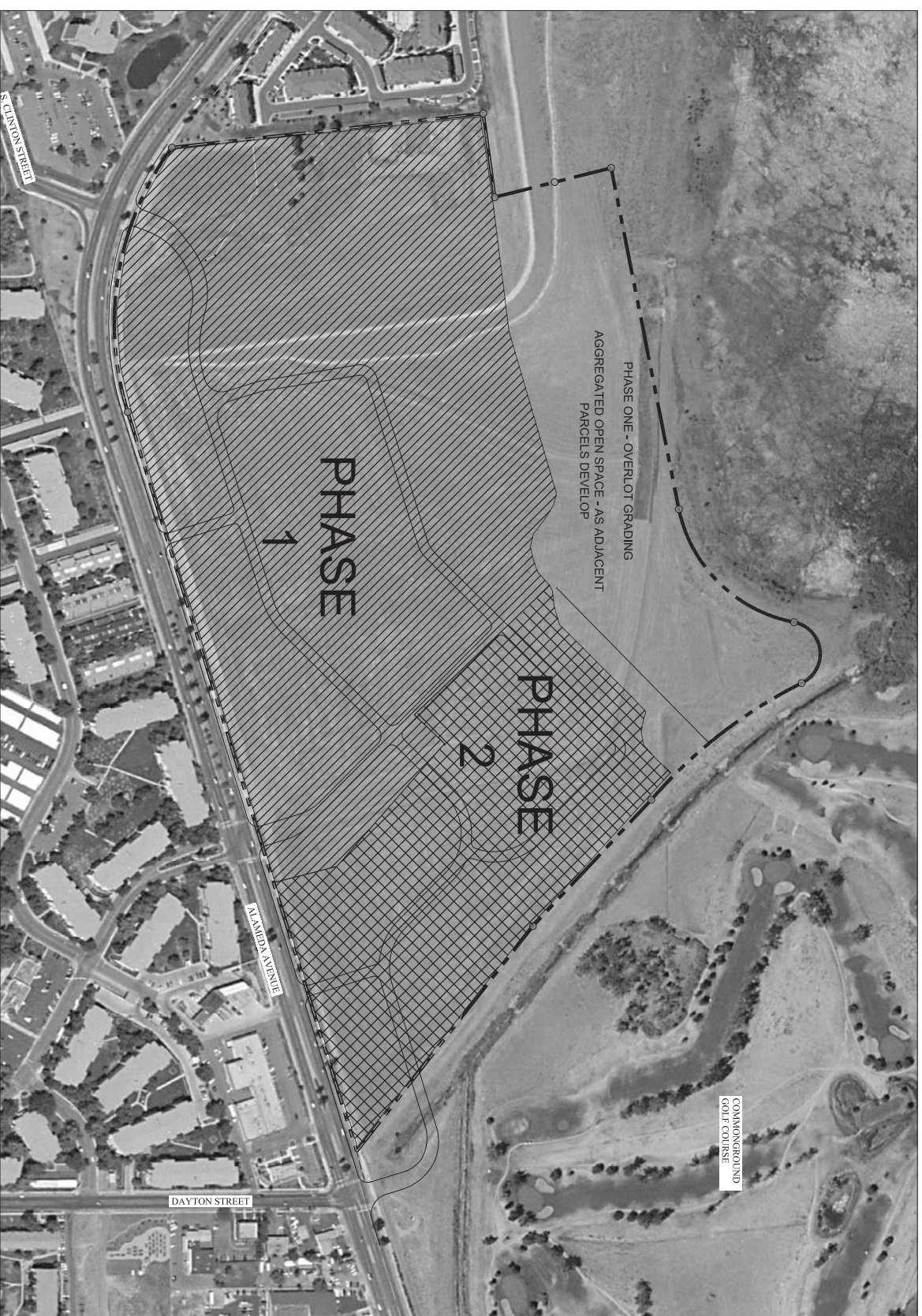


LOWRY VISTA
LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET
LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

NOTES:
 THIS EXHIBIT IS NOT A MONUMENT BOUNDARY SURVEY, IMPROVEMENT SURVEY OR LAND TITLE SURVEY. IT IS INTENDED ONLY TO BE A MAP SHOWING THE SELECTED PROPERTY INFORMATION OBTAINED FROM SEPARATE CERTIFIED SURVEYS.
 STREETS SHOWN WITHIN THE GOP BOUNDARY ARE FOR ILLUSTRATIVE PURPOSES ONLY.



- LEGEND**
- — — — — PROPERTY LINE
 - — — — — PROPOSED ROADS
 - - - - - EXISTING FLOWAGE EASEMENT
 - - - - - PROPOSED FLOWAGE EASEMENT

- PHASE 1
- PHASE 2

PHASING PLAN
 1" = 200'

PHASING AND IMPLEMENTATION

Phase One west of this development will be infrastructure and construction of the R-2-A with waivers residential property west of the dam. This part of Phase One is anticipated to take approximately 2 years.

Phase One east Mixed Use will begin as Phase One R-2-A with waivers is under construction and will take approximately 5 years to complete. This work will include the overlot grading of the full site including grading of the aggregated open space to the north. Full build out of Phase One is proposed to take approximately 7 years. Aggregated Open Space will be developed as adjacent parcel are constructed and the formalization of the existing trails as an interim will be constructed during this initial phase to the development pending the final approval from UDPO.

Phase Two is scheduled to begin as Phase One is being completed. This phase includes the Mixed Use along the rest of Main Street, the Terminating Vista north of Main Street, the final build out of the aggregated open space to the north and the residential property east. This phase is expected to take 10 years to complete.

The intent of the development is to continue to progress in development and construction within a 15 year timeframe, based on market conditions.

PHASE	APPROXIMATE YEARS	IMPROVEMENTS AND ACTIONS
PHASE 1	0-2 YEARS 0-2 YEARS 0-2 YEARS 1-2 YEARS	INFRASTRUCTURE – WEST PARCEL OVERLOT GRADING – EAST PARCEL CIVIC USE / FUTURE FIRE STATION RESIDENTIAL BUILDING CONSTRUCTION – WEST PARCEL
	2-4 YEARS 2-4 YEARS 4-7 YEARS	INFRASTRUCTURE – EAST PARCEL MIXED USE BUILDING CONSTRUCTION – EAST PARCEL BUILD OUT
PHASE 2	5-15 YEARS	INFRASTRUCTURE, PARKING STRUCTURE, MIXED USE CONSTRUCTION, RESIDENTIAL BUILDING CONSTRUCTION, OPEN SPACE, BUILD OUT

NOTE:
 Phasing and Implementation Plan are for information and planning purposes only, and shall not be vested.



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GENERAL DEVELOPMENT PLAN

LOWRY VISTA

DRWN	CHKD	APRVD	DATE	REV	REMARKS
TOY	AK		12.14.09		ISDP SUBMITTAL
AK	AK		09.29.09		DISP SUBMITTAL
AK	AK		09.29.09		DISP SUBMITTAL
AK	AK		12.14.09		FINAL GOP SUBMITTAL

PROJECT NO.: 0483A.00
 DATE: 12.14.09
 SHEET NUMBER: 11 of 15