

PROSPECT PLACE GENERAL DEVELOPMENT PLAN

A PART OF THE NE 1/4 SE 1/4, SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 29TH AVE. AND INCA ST., DENVER, COLORADO

GENERAL NOTES

SITE IS ZONED RMU-30 WITH WAIVERS AND CONDITIONS AS STATED BELOW.

WAIVERS AND CONDITIONS

BY AUTHORITY
ORDINANCE NO. 2004
SERIES OF 2004
COUNCIL BILL NO. 226
COMMITTEE OF REFERENCE:
BLUEPRINT DENVER
A BILL

For an ordinance relating to zoning, changing the zoning classification for a specifically described area, generally described as 2901 to 3001 Inca Street, 2900 to 3000 Santa Fe Drive, and 2914 Jason Street, rectifying a reasonable waiver and a reasonable condition approved by the owner.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:
Section 1. That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:
1. That the land area hereinafter described is presently classified as R-MU-30 with a waiver and a condition;
2. That the owner proposes that the land area hereinafter described be changed to R-MU-30 with a reasonable waiver and with a reasonable condition it has approved;
3. That in its application the owner has represented that if the zoning classification is changed pursuant to its application, the owner will and hereby does:
(a) Waive the right to a minimum front setback as required under Section 59-312(3) of the Denver Revised Municipal Code for residential structures or structures containing more than fifty percent (50%) gross floor area in residential uses and instead the minimum front setback for residential structure or structures containing more than fifty percent (50%) gross floor area in residential uses shall be zero (0) feet. All other provisions of Section 59-312(3) of the Denver Revised Municipal Code shall remain in full force and effect.
4. That the owner agrees, as a reasonable condition, that the requested change in zoning classification related to the development, operation and maintenance of the land area hereinafter described:
(a) That all property shall be subject to and comply with Section 27-101 of the Denver Revised Municipal Code except as follows:
(i) If the subject property is used as for-sale dwelling units, at least ten percent (10%) of the total number of dwelling units shall be affordable dwelling units. The requirement for affordable dwelling units may be met in multiple buildings or multiple phases. Each phase of the development need not provide the required ten percent (10%) minimum of the total number of dwelling units as affordable dwelling units. The subject property may have a minimum of eight percent (8%) of the total number of units in Phase One as affordable dwelling units. However, at the completion of Phase Two and thereafter, the overall number of affordable units shall be not less than ten percent (10%) of the total number of units. At the completion of the project a minimum of ten percent (10%) of the total number of dwelling units must meet the affordable condition. All other language of Section 27-101 of the Denver Revised Municipal Code shall apply for affordable dwelling units.
(b) The covenants in place for Phase One, currently known as "Ajax", are deemed to comply with Section 27-101 of the Denver Revised Municipal Code and those covenants, as may be amended from time to time, will control in the event of any conflict between them and Section 27-101 of the Denver Revised Municipal Code.
(c) The developer may apply for incentives available under Section 27-101 of the Denver Revised Municipal Code related to affordable housing, only for affordable dwelling units constructed after the date of the approval of this application by passage of an ordinance approving this rezoning.
Section 2. That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from R-MU-30 with a waiver and with a condition to R-MU-30 with a certain waiver which waiver is set forth in Subsection 3 of Section 1 hereof and with a certain reasonable condition approved by the owner which reasonable condition is set forth in Subsection 4 of Section 1 hereof.
A PARCEL OF LAND BEING A PORTION OF BLOCK 8 AND BLOCK 9, HOYT AND ROBINSON'S ADDITION TO DENVER AS RECORDED IN PLAT BOOK 1 AT PAGE 26, ARAPAHOE COUNTY RECORDS, ALONG WITH THE VACATED ALLEY IN SAID BLOCK 8, THE NORTHERLY ONE-HALF AND THE NORTH ONE-HALF OF THE VACATED ALLEY IN SAID BLOCK 8, THE NORTHERLY ONE-HALF OF THE VACATED SANTA FE DRIVE ALL DEFINED BY ORDINANCE NO. 355, SERIES OF 2000 RECORDED MAY 12, 2000 UNDER RECEPTION NO. 2000067344 IN THE CITY AND COUNTY OF DENVER RECORDS, SAID VACATIONS WERE MADE WITH RESERVATIONS, SAID PARCEL SITUATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER STATE OF COLORADO DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 8; WHENCE THE SOUTHEAST CORNER OF SAID SECTION 28 BEARS S 17°07'59" E, 1427.92 FEET; THENCE S 00°02'32" E, ALONG THE EASTERLY LINE OF SAID VACATED WEST 29TH AVENUE, 45.06 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID VACATED WEST 29TH AVENUE; THENCE N 89°55'14" W, ALONG SAID SOUTH LINE, 113.62 FEET TO THE WESTERLY END OF SAID VACATED WEST 29TH AVENUE; THENCE N 38°55'34" W, ALONG SAID WESTERLY END, 57.90 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 8; THENCE N 55°08'28" W, 19.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED TO THAT WARRANTY DEED RECORDED AUGUST 10, 1993 UNDER RECEPTION NO. 00106216 IN SAID DENVER COUNTY RECORDS; THENCE N 45°10'50" W, ALONG THE NORTHERLY LINE OF SAID PARCEL, 211.82 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N 67°54'05" W, 60.49 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND IDENTIFIED AS PARCEL 20-12A-1 IN THAT RULE AND DECREE RENDERED IN THAT CIVIL ACTION NO. 91 CV 8718, COURTROOM NO. 8, DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND RECORDED FEBRUARY 10, 1992 UNDER RECEPTION NO. R-92-0012641 IN SAID DENVER COUNTY RECORDS; THENCE N 50°38'24" W, ALONG THE NORTHERLY LINE OF SAID PARCEL, 78.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CONSOLIDATED MAIN LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1) N 17°44'34" E, 27.10 FEET TO A POINT OF CURVE;
2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1248.56 FEET AND A CENTRAL ANGLE OF 34°12'50", 745.57 FEET TO THE WESTERLY LINE AS DEFINED IN THAT WARRANTY DEED RECORDED OCTOBER 17, 2001 UNDER RECEPTION NO. 2001175420 IN THE RECORDS OF SAID DENVER COUNTY;
THENCE S 00°06'30" E, ALONG SAID WESTERLY LINE, 861.49 FEET TO NORTHERLY RIGHT-OF-WAY LINE OF VACATED WEST 29TH AVENUE; THENCE N 89°53'30" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 3.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5.4109 ACRES MORE OR LESS. THE BASIS OF BEARINGS FOR THE ABOVE PARCEL DESCRIPTION BEING THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 28 BEARS N 00° 03' 23" E BETWEEN A 3/25" ALUMINUM CAPPED MONUMENT MARKED WITH L3825379 IN A RANGE BOX ON THE SOUTHERLY END AND A 3/25" ALLOY CAP MARKED L3824949 AT SURFACE ON THE NORTHERLY END; IN ADDITION THERETO THOSE PORTIONS OF ALL ADJUTING PUBLIC RIGHTS-OF-WAY, BUT ONLY TO THE CENTERLINE THEREOF, WHICH ARE IMMEDIATELY ADJACENT TO THE AFORESAID SPECIFICALLY DESCRIBED AREA.
Section 3. That the foregoing change in zoning classification is based upon the representation by the owner that it waives those certain rights available to it, and, in lieu thereof, agrees to a certain limitation which limitation is set forth in Subsection 3 of Section 1 hereof, and is also based upon a reasonable condition approved by the said owner which reasonable condition is set forth in Subsection 4 of Section 1 hereof; and no permit shall be issued except in strict compliance with the aforesaid waiver and the aforesaid reasonable condition. Said waiver and said reasonable condition shall be binding upon all successors and assigns of said owner, who along with said owner shall be deemed to have waived all objections as to the constitutionality of the aforesaid waiver and the aforesaid reasonable condition.
Section 4. That this ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver.
PASSED BY THE COUNCIL
2004
ATTEST:
APPROVED: _____ - PRESIDENT
2004 _____ - MAYOR
EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER
NOTICE PUBLISHED IN THE DAILY JOURNAL _____ 2004
PREPARED BY LAURIE HEYDMAN, ASSISTANT CITY ATTORNEY 4/76/04
REVIEWED BY: _____ - CITY ATTORNEY _____ 2004
SPONSORED BY COUNCIL MEMBERS)

LEGAL DESCRIPTION

PARCEL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 8 AND BLOCK 9, HOYT AND ROBINSON'S ADDITION TO DENVER AS RECORDED IN PLAT BOOK 1 AT PAGE 26, ARAPAHOE COUNTY RECORDS, ALONG WITH THE VACATED ALLEY IN SAID BLOCK 8, THE NORTHERLY ONE-HALF AND THE NORTH ONE-HALF OF THE SOUTHERLY ONE-HALF OF VACATED WEST 29TH AVENUE AND VACATED SANTA FE DRIVE ALL DEFINED BY ORDINANCE NO. 355, SERIES OF 2000 RECORDED MAY 12, 2000 UNDER RECEPTION NO. 2000067344 IN THE CITY AND COUNTY OF DENVER RECORDS, SAID VACATIONS WERE MADE WITH RESERVATIONS, SAID PARCEL SITUATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 8; WHENCE THE SOUTHEAST CORNER OF SAID SECTION 28 BEARS S 17°07'59" E, 1427.92 FEET; THENCE S 00°02'32" E, ALONG THE EASTERLY LINE OF SAID VACATED WEST 29TH AVENUE, 45.06 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID VACATED WEST 29TH AVENUE; THENCE N 89°55'14" W, ALONG SAID SOUTH LINE, 113.62 FEET TO THE WESTERLY END OF SAID VACATED WEST 29TH AVENUE; THENCE N 38°55'34" W, ALONG SAID WESTERLY END, 57.90 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 8; THENCE N 55°08'28" W, 19.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED TO THAT WARRANTY DEED RECORDED AUGUST 10, 1993 UNDER RECEPTION NO. 00106216 IN SAID DENVER COUNTY RECORDS; THENCE N 45°10'50" W, ALONG THE NORTHERLY LINE OF SAID PARCEL, 211.82 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N 67°54'05" W, 60.49 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND IDENTIFIED AS PARCEL 20-12A-1 IN THAT RULE AND DECREE RENDERED IN THAT CIVIL ACTION NO. 91 CV 8718, COURTROOM NO. 8, DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND RECORDED FEBRUARY 10, 1992 UNDER RECEPTION NO. R-92-0012641 IN SAID DENVER COUNTY RECORDS; THENCE N 50°38'24" W, ALONG THE NORTHERLY LINE OF SAID PARCEL, 78.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CONSOLIDATED MAIN LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

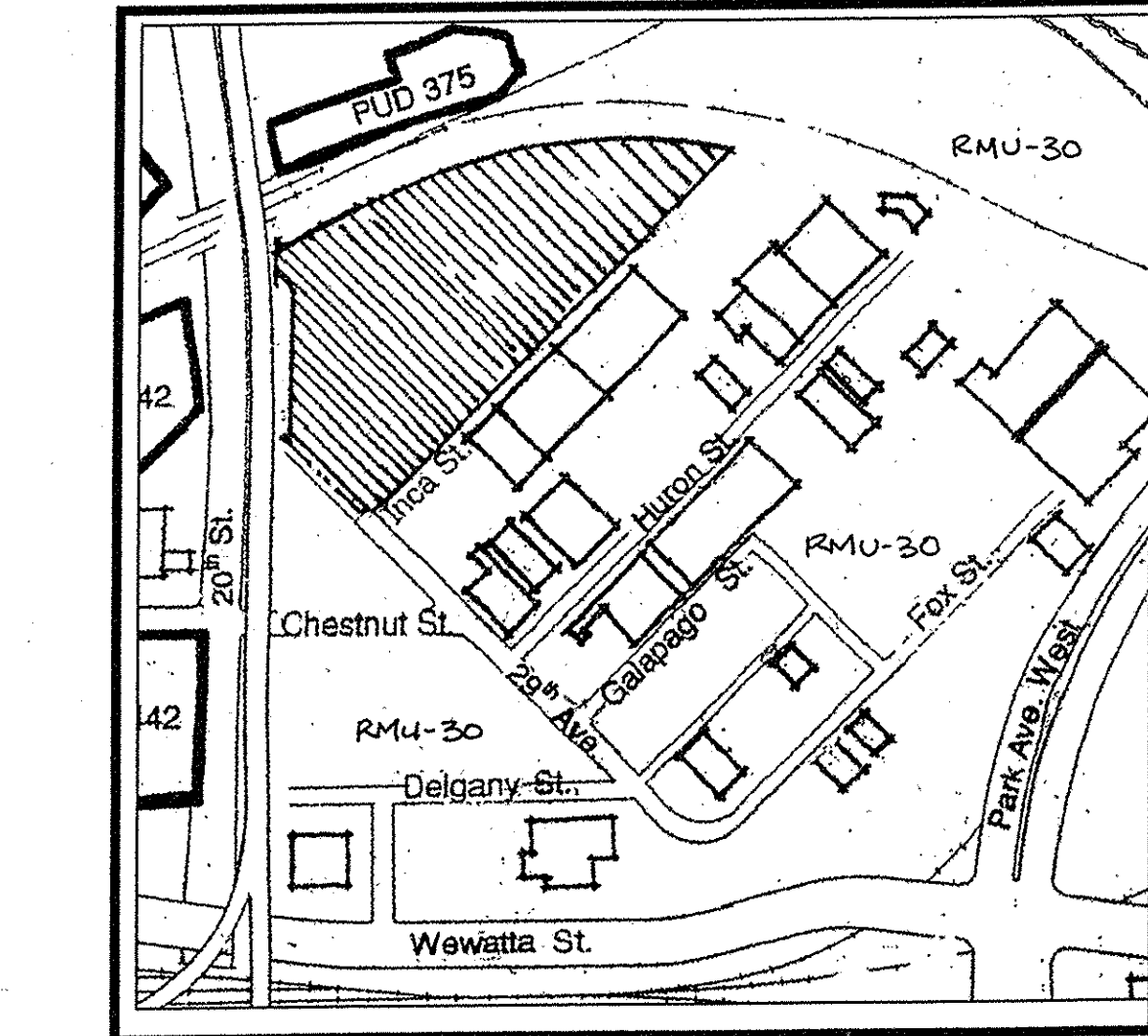
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STATISTICAL INFORMATION

Project Area	5.4111 Acres	235,709 sq ft
Rights of Ways	1.1678 Acres	50,873 sq ft
Net Project Area	4.24 Acres	184,836 sq ft
Open Space (19% consolidated)	.48 Acres	20,850 sq ft
Open Space Additional (ped links)	.09 Acres	4,000 sq ft
No. Dwelling Units	approximately 400 DU's	
Net Residential Density	approximately 99.0 DU/Ac	
Gross Residential Density	approximately 73.7 DU/Ac	
GFA Retail, Office, Restaurants	approximately 30,000 sq ft	
Maximum Permitted Building Height	140 feet	

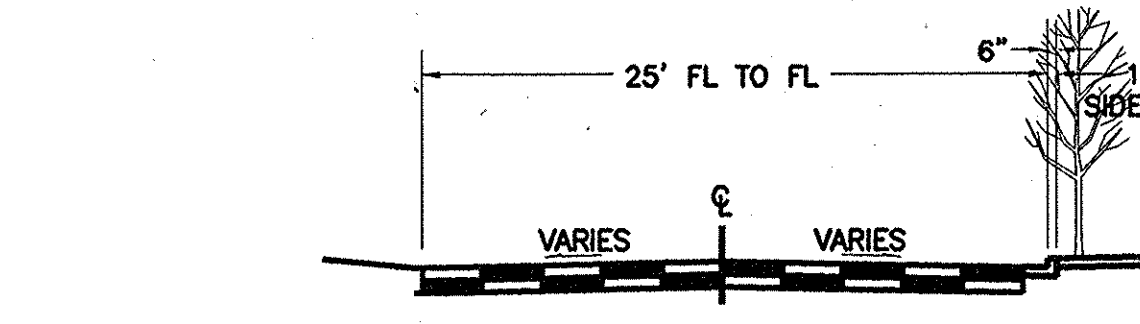
STATEMENT OF INTENT and URBAN DESIGN GOALS

The Prospect Place development site is roughly five and one-half acres and will have approximately four hundred residential condominium units and approximately 30,000 square feet of retail/commercial uses in four mid-rise buildings, three high-rise towers not to exceed 140' on the North side of the site and one above ground parking structure. The project will have underground parking garages connected to select buildings above. Allotted stalls within the parking structure will be available for the retail/commercial uses. The project will be constructed in four or five phases over the next five years based on market demand. The intent of the mixed-use development is to create a successful and beautifully designed community and neighborhood of primarily residential units with services to benefit the immediate area and the needs of the residents; promote the home occupation lifestyle; be "walkable" with landscaping and open space.

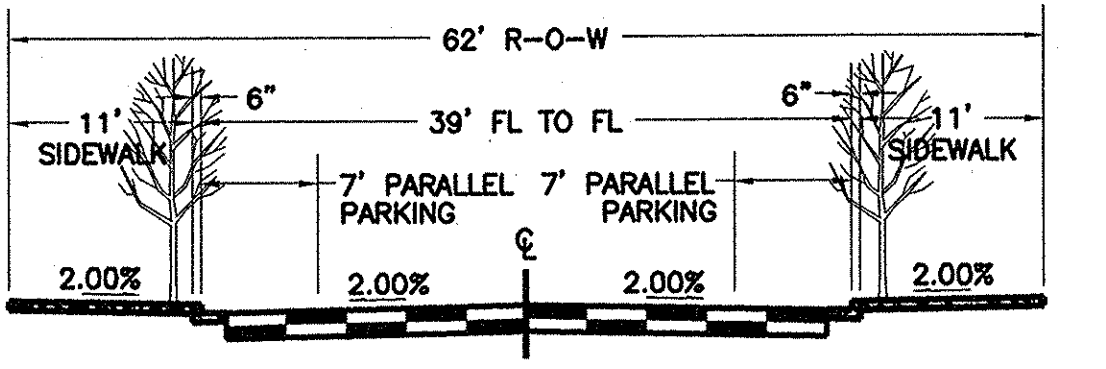


VICINITY MAP

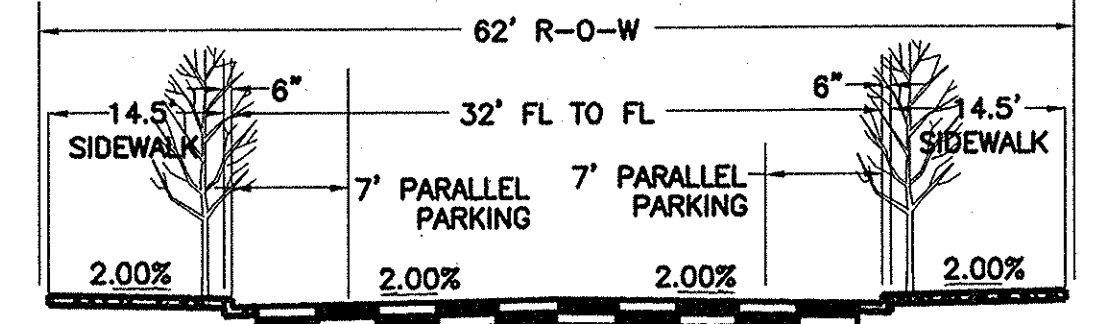
SCALE: 1" = 200'



SECTION AA - PRIVATE DRIVE
N.T.S.



TYPICAL STREET SECTION FOR INCA STREET
N.T.S.



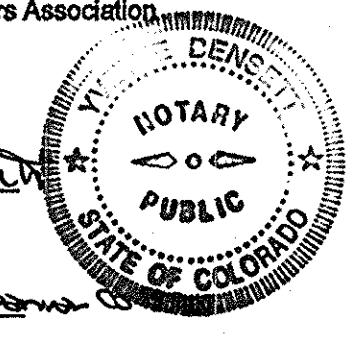
TYPICAL STREET SECTION FOR SANTA FE DRIVE
N.T.S.

OWNER'S SIGNATURE

We, the undersigned, shall comply with all regulations contained in Chapter 59, Article III, Division 34 of the Revised Municipal Code of the City and County of Denver.

Prospect Place, LLC
By: [Signature] Date: 8-3-04
Dana Crawford, Managing Member
By: [Signature] Date: 3 Aug. 04
JWR Crawford, Managing Member
Ajax Lofts Homeowners Association
By: [Signature] Date: 8-3-04
President

State of Colorado)
City and County of Denver)
The foregoing instrument was acknowledged before me this 3rd day of August, A.D. 2004, by JWR Crawford and Dana Crawford, as Managing Members of Prospect Place, LLC, and by [Signature], as President of Ajax Lofts Homeowners Association.
Witness my hand and official seal.
My commission expires 1-29-2005
Notary Public
[Signature]
3022 Huron St. #200 Denver, CO
Address



SURVEYOR'S CERTIFICATION

I, Steven Dynes, PLS, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey for the Prospect Place General Development Plan was made under my supervision and the accompanying plan accurately and properly shows said parcel.

By: [Signature] Date: _____
Steven Dynes, PLS
Colorado Reg. No. 24949

APPROVALS

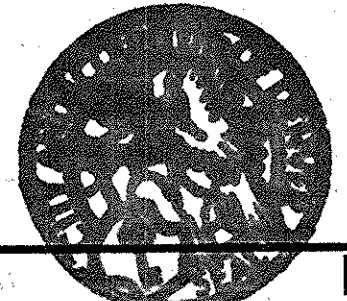
Approved by: [Signature] Date: 8-18-04
Zoning Administrator
Approved by: [Signature] Date: 8-18-04
For Director of Community Planning and Development Agency

See recorded conditions in book _____ page _____, reception # _____.

CLERK & RECORDER'S CERTIFICATION

State of Colorado)
City and County of Denver)
I hereby certify that this instrument was filed for record in my office at 1:11 o'clock p.m., September 21, 2004, and duly recorded in Planned Development Book _____ Pages _____, Reception # 2004196084

Wayne E. Vaden
Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver
By: [Signature]
Deputy Clerk and Recorder
Fee: \$ 41.00



PROSPECT PLACE GENERAL DEVELOPMENT PLAN

A PART OF THE NE 1/4 SE 1/4 SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 29TH AVE. AND INCA ST., DENVER, COLORADO

PROPOSED CONDITIONS

PROPOSED SITE CONDITIONS NOTES

- A. See map for boundary areas zoned to RMU-30 with Waivers and Conditions.
- B. See statistical information on sheet 1 for proposed number of dwelling units, density, etc.
- C. See Sheet 4 for proposed changes to public and private streets.
- D. An amenity zone will be provided, within the Right-of-Way, that includes street trees, pedestrian lights, and street furniture.
- E. Upon the dedication of realigned Santa Fe Drive, all public utilities will be in public right-of-way.
- F. Proposed drainage system will convey 100-year runoff to existing regional detention ponds as shown on Sheet 3.
- G. Water quality and detention facilities will be provided by a regional pond north of Consolidated Main Line rail tracks. Proof of connection from the Prospect Pipeline L.L.C. shall be required as each development Plan Submittal is reviewed.
- H. Impervious surface is anticipated to be greater than 85%.
- I. Existing Fire Hydrants are shown on the plan. Fire lanes and hydrants to be added with individual phases of development.
- J. Denver City Standard is for a 100' centerline radius at elbow turns. A 75' radius has been approved by Development Engineering Services Division of Public Works and is reflected in the submitted Transportation Engineering Plan.
- K. Specific utility connections will be shown in each development plan submittal.
- L. Occupancy Class not available at this time.
- M. There will be no dedication by ordinance of parks.
- N. Private open space shown in approximate locations. Final design and locations of open space shall be determined at development plan submittal. The minimum amount of open space shall be 10% of the net site area if open space is consolidated in useable area, otherwise, 20% will be required if open space is left unconsolidated.
- O. Off-site drainage facilities, on-site storm, water quality, sanitary sewer, and water facilities, the needed street system shall be designed and approved prior to development plan approval.
- P. Basements were reserved in the vacation of Alley pursuant to ordinance 355-2000. A request to the City to relinquish the easements shall be made upon dedication of Santa Fe.
- Q. Ground water has been located at approximately 20 to 27 feet below existing grade. Prospect Place, L.L.C. development does not anticipate encroaching into the water table to construct parking. If the water table is disturbed, then appropriate measures shall be taken in accordance with Development Engineering Services Division of Public Works.
- R. The site is not currently identified by FEMA as being in a 100-yr floodplain.
- S. All buildings adjacent to or built upon parking structure will be Type I-F.R. construction.
- T. Alignment of Chestnut Street will be coordinated with Lincoln Properties per approved Transportation Engineering Plan.
- U. Pedestrian curb ramps will be provided at corners and parking per City standards. Sidewalks shall remain level with a 2% cross slope where they cross driveways. See typical street sections, Sheet 1.
- V. Streetscape Design Manual will be used for all streetscape design.
- W. All sidewalks along Inca Street and Santa Fe Drive within project boundaries shall be no less than 11'-0" from back of curb.
- X. Any pedestrian lights will be provided per Streetscape Design Manual.
- Y. The GDP shall conform with the PUD/PBG Rules and Regulations, the Denver Streetscape Design Manual, the Central Platte Valley Design Guidelines, and other applicable City and County of Denver standards and guidelines.
- Z. Environmental cleanup to be done in accordance with the Development Agreement, dated 8/1/02 on file with the Denver City Clerk under Clerk filing # 04-461.
- AA. Improvements of the Trillium Triangle to be done in accordance with the Development Agreement, dated 8/1/02 on file with Denver City Clerk under Clerk filing # 04-461.
- BB. Construction of Chestnut Place to be done in accordance with the Development Agreement, dated 8/1/02 on file with the Denver City Clerk under Clerk filing # 04-461 in conjunction with approved Transportation Engineering Plan.
- CC. Santa Fe right-of-way, Inca right-of-way, and Chestnut Place right-of-way shall be handled in accordance with the Development Agreement, dated 8/1/02 on file with the Denver City Clerk under Clerk filing # 04-461.
- DD. No balconies will be permitted over the ROW.

Entire Site subject to voluntary clean-up plan as approved by the State of Colorado Department of Environmental Affairs in letter dated 12/20/02.

LEGEND

- PARKING STRUCTURE ENTRANCE
 - PRIVATE DRIVEWAY
 - TO BE DEVELOPED BY OTHERS
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE (UNDERGROUND)
 - EXISTING ELECTRIC LINE (UNDERGROUND)
 - EXISTING STORM SEWER INLET
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING LIGHT POLE
 - PROPERTY CORNER/SURVEY POINT
 - EXISTING CONTOUR
 - PROPOSED STORM INLET
 - PROPOSED MANHOLE
 - PROPOSED FIRE HYDRANT
- NOTE: SEE SHEET 3 OF 4 FOR PROPOSED UTILITIES

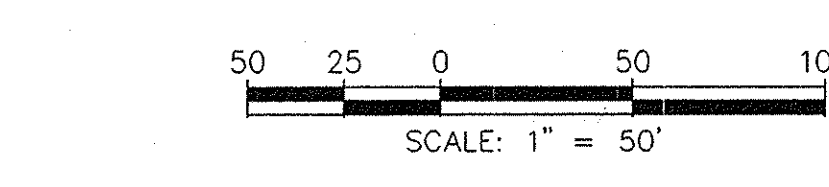
OPEN SPACE AND DETENTION:
 A Open Space Plaza
 B Mews-pedestrian connection
 C Mews-pedestrian connection

Note: Open Space and detention shown in approximate locations. Final design and locations of open space shall be determined at site plan submittal. The minimum amount of open space shall be 10% of the total site area, or .48 acres if open space is consolidated in useable areas, otherwise 20% or .96 acres will be required if open space is left unconsolidated.

Issue Record:
 05.20.04 REVISED FINAL G.O.P.
 07.20.04 REVISED FINAL G.O.P.

Revisions:

CVT Proj. No.: 00302.001
 Drawn: jsh
 Checked: ctp
 Plot Date: 06/22/04
 CADD File: Prospect GDP



Prospect Place GDP
 Sheet No.
 4 of 4

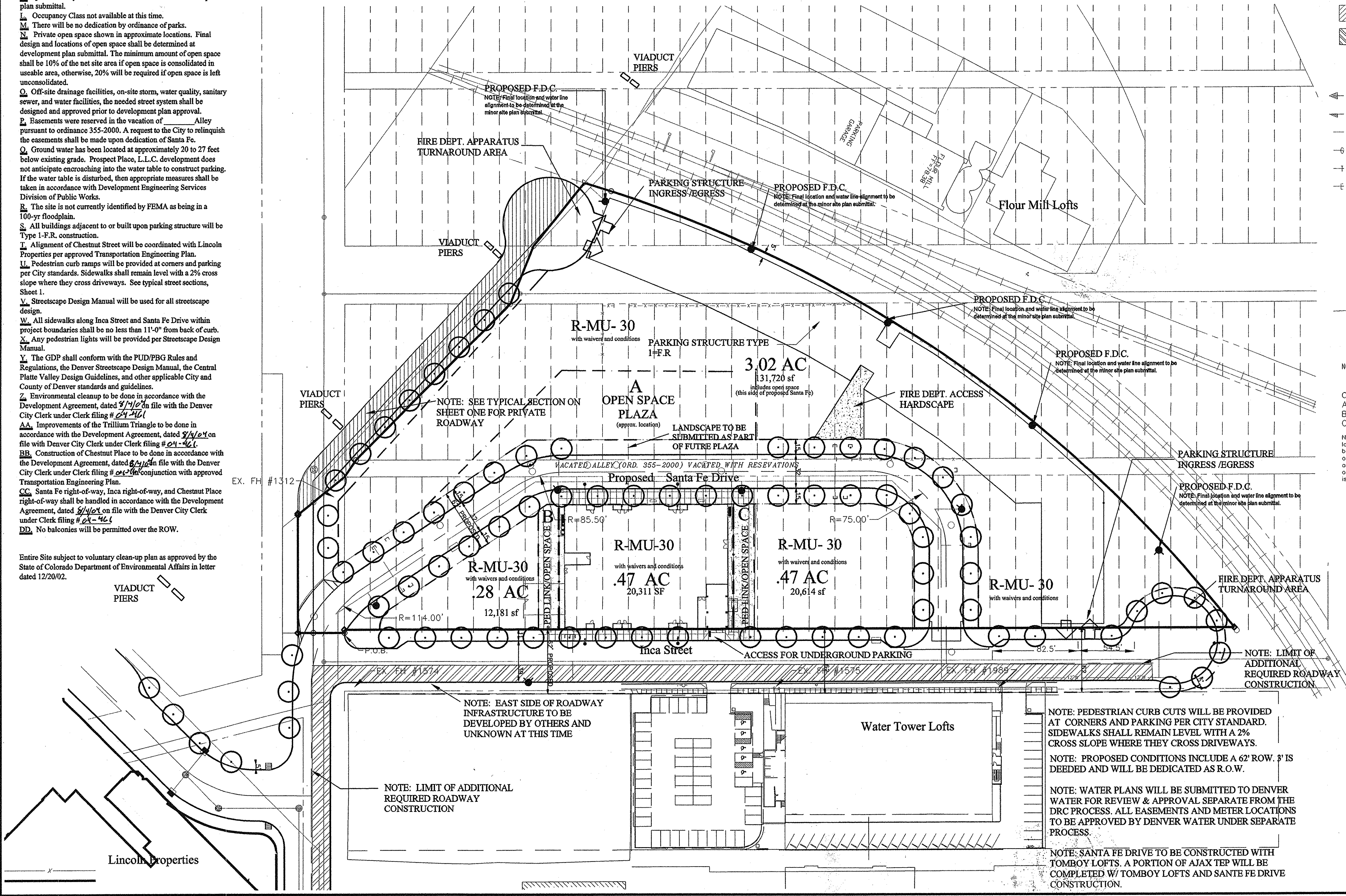
CIVITAS
 1200 Bonaparte Street
 Denver, Colorado 80202
 Tel: 303.733.0535

Prospect Place
 General Development Plan
 Denver, Colorado

Owner:
 Urban Neighborhoods Inc.
 3072 Hopen St.
 Denver, CO 80202
 303.892.3888
 303.892.3008

Consultants:
 Civil Engineer:
 J.F. Sato & Assoc.
 3560 Regis St.
 Lakewood, CO 80120
 303.787.1300
 303.787.1989

Surveyor:
 Foreword Group
 2405 S. Colorado Blvd. Suite 250
 Denver, CO 80222
 303.892.6400
 303.892.0470



Lincoln Properties