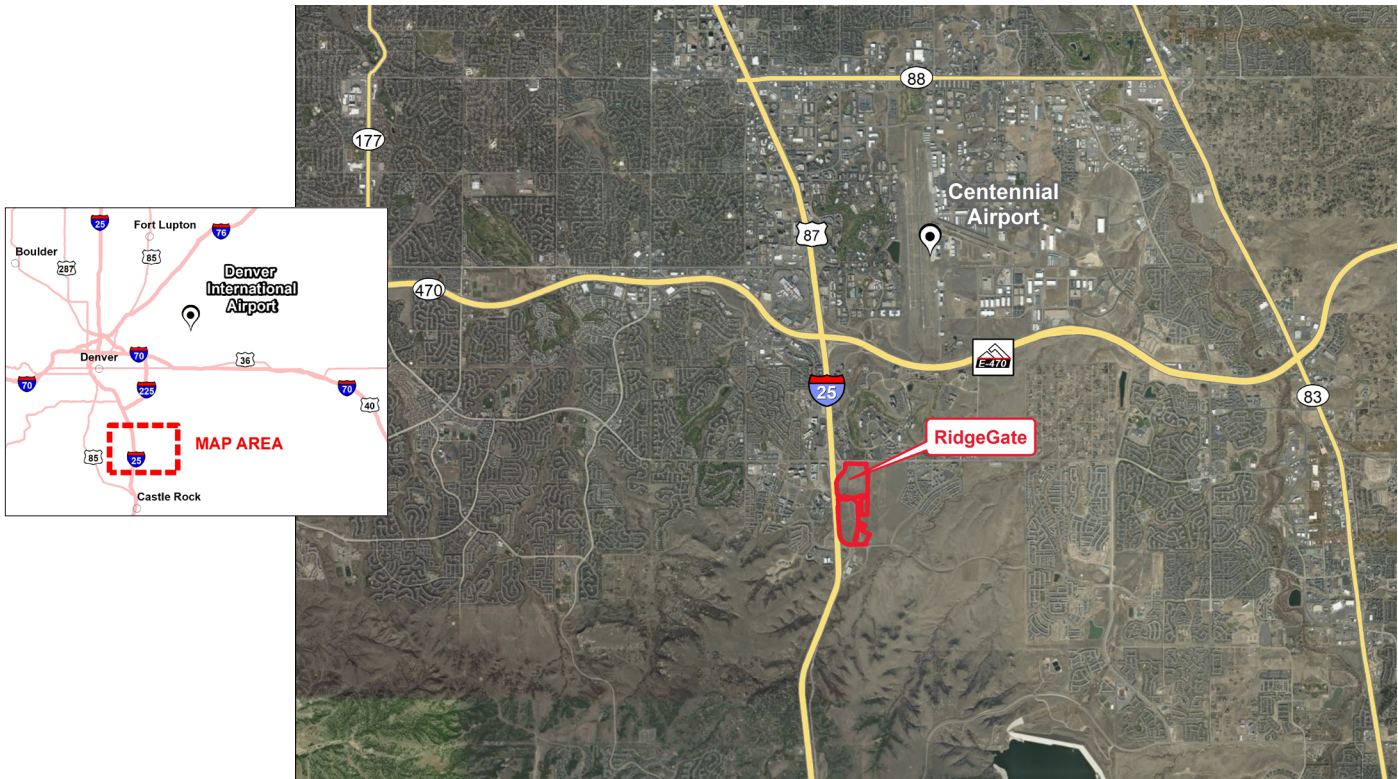


**XCEL ENERGY CERTIFIED SITE
RIDGEGATE
LONE TREE, COLORADO**



CERTIFIED SITE DETAILS

Location	Southeast corner of I-25 and Lincoln Ave., 15 miles south of Denver
Owner	Ridge Gate Investments, Inc., c/o Keith Simon, Coventry Development Corp.
Size	123 acres
Zoning	Planned Development District (PDD)-Commercial Mixed-Use/City Center
Asking price	\$25/square foot, negotiable
Highway access	Adjacent to I-25 and US 87 2.5 miles to E-470 10 miles to I-225 bypass/connection to I-70 Skyridge Ave. expansion connects site to existing amenities on west side of I-25
Air access	5.5 miles to Centennial Airport 32 miles to Denver International Airport
Rail access	Commuter light rail served No freight rail access; 25 miles to BNSF Railway and Union Pacific Railroad terminals with intermodals

UTILITIES

Electric power	Xcel Energy	13.2 kV line adjacent to and serving the site Second 13.2 kV line is 4.6 miles from the site 230 kV line serves Surrey Substation near southeast side boundary
Natural gas	Xcel Energy	8" IP main runs through the site, with capacity of 300+ MSCFH; a proposed 6" HP, 700' east of the site will have the same capacity
Water	Parker Water & Sanitation District	12"-24" main lines serve the site; 80-120 PSI
Sewer	Parker Water & Sanitation District	Gravity served by 21" sewer main
Storm water	Rampart Range Metro District	Service available in various locations in Phase I and Phase II
Telecom/fiber	Lumen, Comcast, Zayo Group	Zayo Group: Lit or Dark solution, 100 meg to 100G+

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	✓
Aerial site views and maps	✓	Park covenants and restrictions	✓
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	✓
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	Not required
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

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