

LEGEND: PROJECT MAXIMUMS BY DISTRICT

| District    | Project Maximums  | Total Acres |
|-------------|---|-------------|
| <b>A, F</b> | COMMERCIAL DISTRICT<br>100 HOTEL ROOMS<br>292,000 S.F. COMMERCIAL<br>200,000 S.F. OFFICE/EMPLOYMENT   | 31.1 ACRES  |
| <b>G, H</b> | CATHEDRAL / OFFICE / COMMERCIAL DISTRICT<br>25,000 S.F. CATHEDRAL<br>150,000 S.F. OFFICE/EMPLOYMENT<br>65,000 S.F. COMMERCIAL   | 16.3 ACRES  |
| <b>D</b>    | RESIDENTIAL DISTRICT<br>2,000 S.F. COMMERCIAL<br>990 DU. RESIDENTIAL  | 38.7 ACRES  |
| <b>B</b>    | OFFICE/LIGHT INDUSTRY DISTRICT<br>150,000 S.F. WAREHOUSE/OFFICE<br>130,000 S.F. LIGHT INDUSTRY  | 20.4 ACRES  |
| <b>C</b>    | HOSPITALITY AND ENTERTAINMENT DISTRICT<br>900 ROOMS<br>70,000 S.F. CONFERENCE CENTER<br>70,000 S.F. WATER PARK<br>150,000 S.F. COMMERCIAL<br>100,000 S.F. OFFICE/EMPLOYMENT | 16.5 ACRES  |
| <b>E</b>    | TOWN CENTER DISTRICT<br>261,000 S.F. COMMERCIAL<br>200,000 S.F. OFFICE/EMPLOYMENT<br>610 DU. RESIDENTIAL  | 29.4 ACRES  |

PARK/PLAZA LOCATIONS (Approx.) 7 ACRES INCLUDED IN ALL DISTRICTS.  
 TOTAL SITE AREA: 152.4 ACRES  
 ACCESS POINT

LEGAL DESCRIPTION:  
 A tract of land being LOT 1, FAIRLANE TECHNOLOGY PARK FILING NO. 1 in the City of Colorado Springs, El Paso County, Colorado, as recorded in Plat Book E-5 at page 216 of the records of said county, located in a portion of the Southeast quarter of Section 20, in a portion Southwest quarter of section 21, in a portion Northwest quarter of section 28 and in a portion Northeast quarter of section 29, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, and containing 152.372 acres of land, more or less

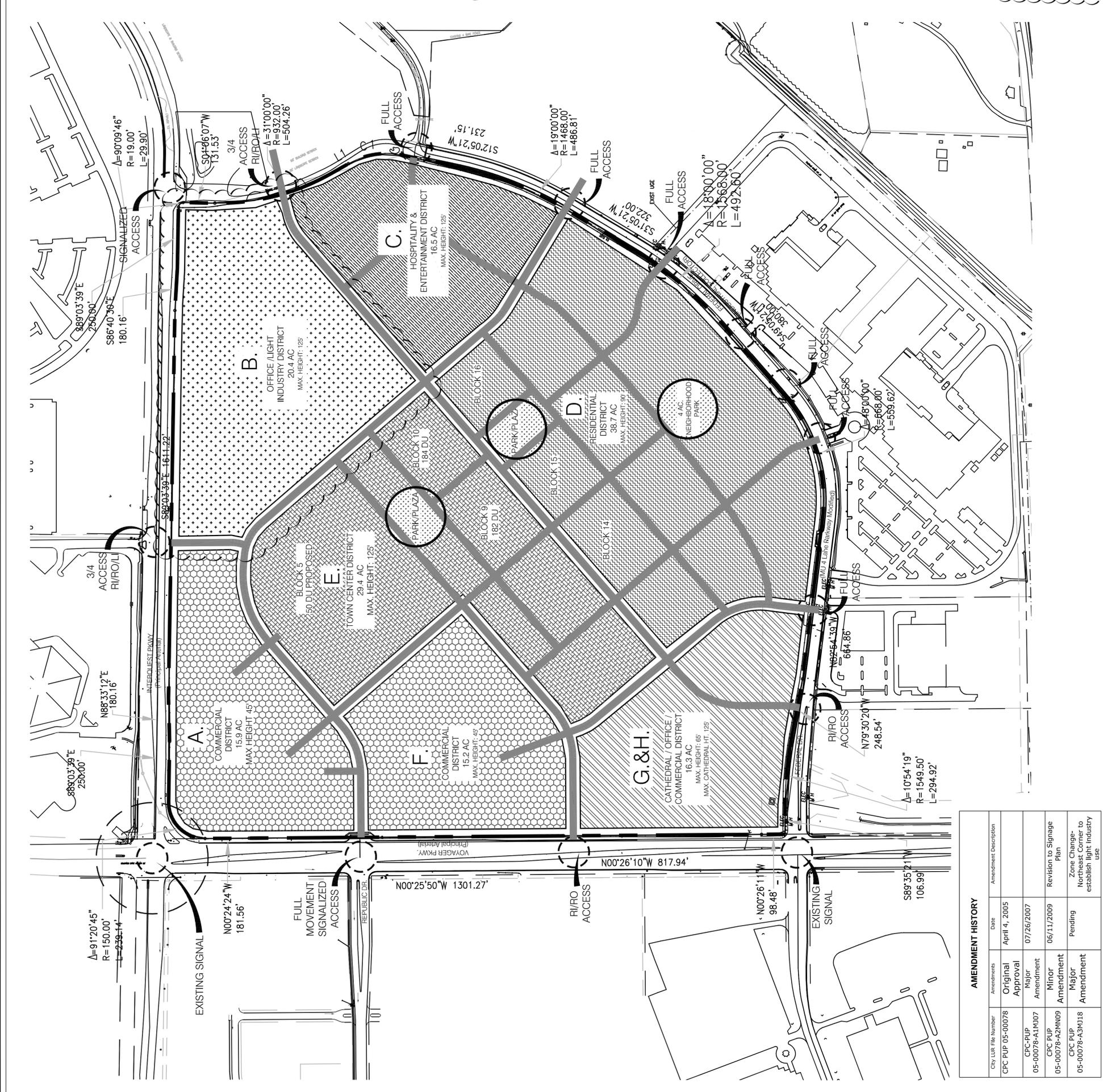
- NOTES:
- All internal streets and parks are Owned and maintained by the proposed Colorado Crossing Metropolitan District.
  - Parking in initial phases will be surface parking. Over time, structured parking will replace portions of the surface parking.
  - This project will be developed using the City of Colorado Springs - Mixed-Use Development Design Manual.
  - All Districts may include parks, plazas or pocket parks, religious institutions, civic, and cultural uses.
  - Height above 45 ft. is subject to HR overlay standards.

- CONDITIONS OF APPROVAL:
- A Wastewater Master Facility Report is required with Development Plan Submittal.
  - If 600-amp underground electric feeders are necessary, then a 10-foot easement will be required for these facilities.
  - An extension of the gas distribution main will be required.
  - 12-foot wide street and pedestrian trail along Interquest Parkway and Voyager Parkway will be required.
  - Street sections for the business street shall have 11-foot travel lanes.
  - A Master Development Drainage Plan (MDDP) will be required for the entire site with the first development plan submittal. In addition, a Preliminary/Final Drainage Report is also required for each individual development submittal.
  - Applicant will work with Parks Department on Development Plan submittal to coordinate provision of urban parks.
  - Avigation easements will be provided on re-plats.
  - Detailed information about dwelling units will be provided to SD#20 with Development Plans for residential use.

OVERALL PROJECT MAXIMUMS:

|                                 |                                 |
|---------------------------------|---------------------------------|
| 1600 Residential Unit           | 125 ft. Maximum Building Height |
| 1,000 Hotel Rooms               |                                 |
| 770,000 S.F. Commercial         |                                 |
| 800,000 S.F. Office/ Employment |                                 |
| 70,000 S.F. Conference Center   |                                 |
| 25,000 S.F. Water Park          |                                 |
| 130,000 S.F. Light Industry     |                                 |

SCALE 1"=200'  
 NORTH



AMENDMENT HISTORY

| City LIR File Number   | Amendment         | Date          | Amendment Description  |
|------------------------|-------------------|---------------|--|
| CPC PUP 05-00078       | Original Approval | April 4, 2005 |  |
| CPC PUP 05-00078-A1M07 | Major Amendment   | 07/26/2007    |  |
| CPC PUP 05-00078-A2M09 | Minor Amendment   | 06/11/2009    | Revision to Signage Plan                                       |
| CPC PUP 05-00078-A3M18 | Major Amendment   | Pending       | Zone Change - Northeast Corner to establish light industry use |

FIGURE 1