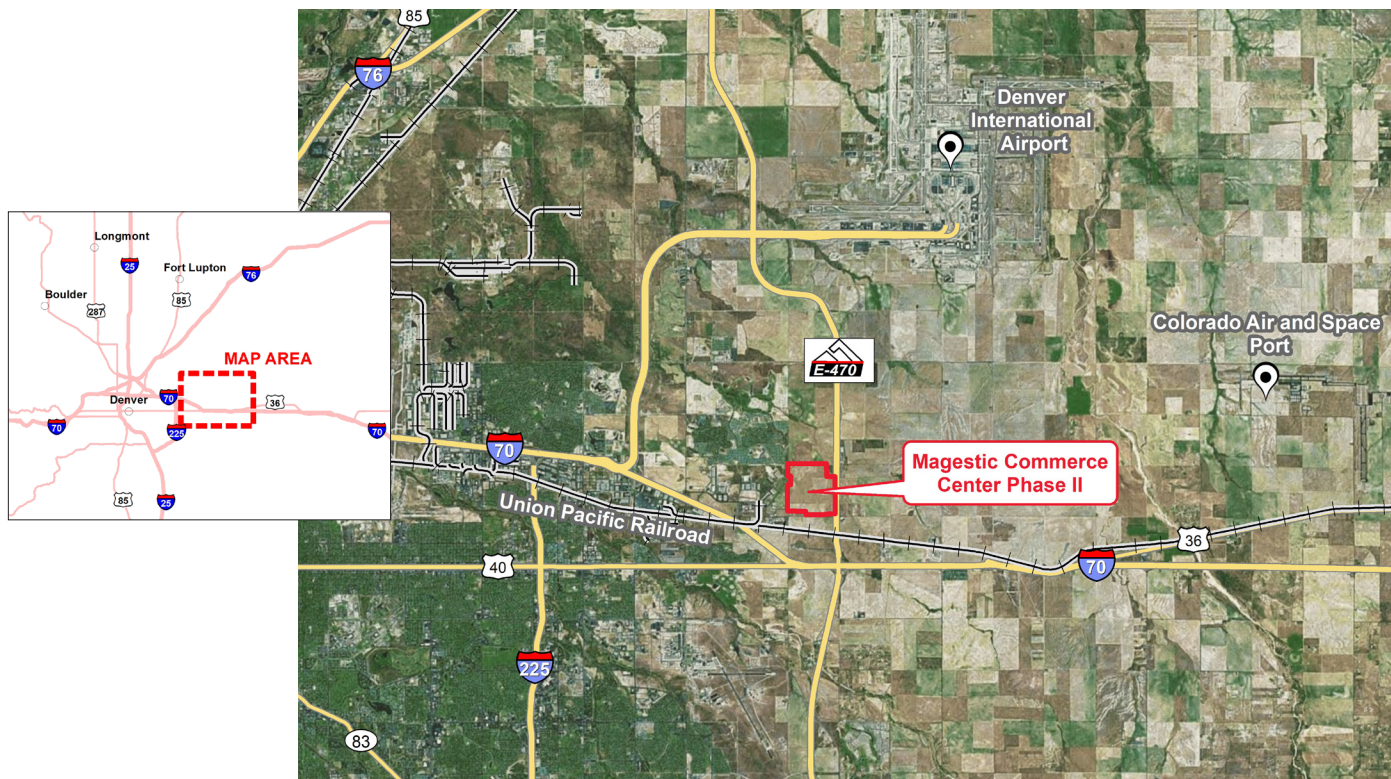


XCEL ENERGY CERTIFIED SITE

MAJESTIC COMMERCCENTER PHASE II

AURORA, COLORADO



CERTIFIED SITE DETAILS

Location	North of 26th Ave., south of 38th Ave., east of Picadilly Rd., west of E-470 This site is located in a federal Opportunity Zone
Owner	Majestic Realty Co. Michael Kapoor mkapoor@majesticrealty.com 303-574-8903
Size	412 acres
Zoning	Business/Tech District (I-1)
Asking price	\$6-\$10/square foot, depending on size and location
Highway access	.1 mile to I-70 1 mile to E-470 2.5 miles to CO-30 5 miles to I-225 5.5 miles to US 36
Air access	11.5 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	Two 13.2 kV feeders. Underground and overhead lines are adjacent to site. 230 kV transmission line runs adjacent to site
Natural gas	Xcel Energy	16" IP high-capacity system; 20 PSIG
Water	Aurora Water	12"-24" main lines serve the site
Sewer	Metro Wastewater Reclamation District	24" sewer main to be installed
Storm water	Aurora Water	Service available in various locations in Phase I and Phase II
Telecom/fiber	Lumen, Zayo Group	

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	Not required
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	✓

XCEL ENERGY CONTACT

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