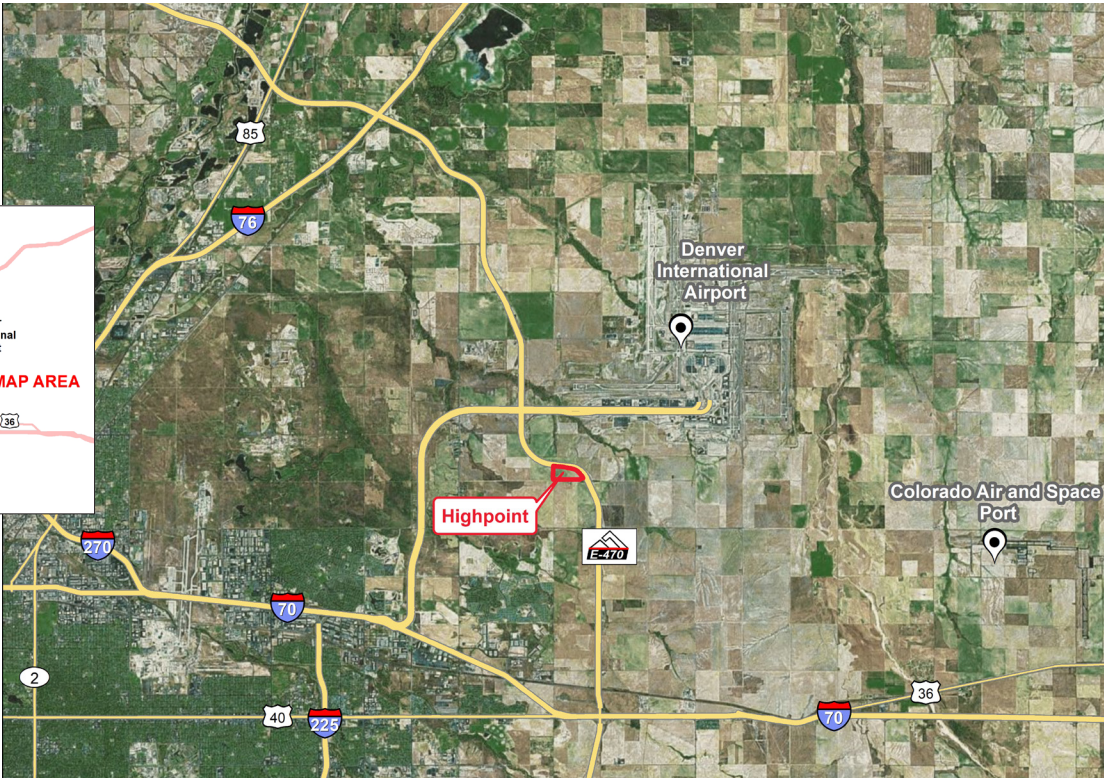


XCEL ENERGY CERTIFIED SITE  
HIGHPOINT  
AURORA, COLORADO



CERTIFIED SITE DETAILS	
Location	Picadilly & 64th Avenue and E-470 & 64th Avenue Aurora, Colorado  <b>This site is located in a federal Opportunity Zone</b>
Owner	Westside Investments Patrick Schmitz pschmitz@westsideinv.com 303-984-9800
Size	92 acres remaining of 1,124 certified
Zoning	Mixed Use - Airport (MU-A)
Asking price	\$3.50/square foot; developer pursuing buildings for lease
Highway access	Adjacent to E-470 6 miles to I-70 7 miles to I-225 9 miles to US 36
Air access	11 miles to Denver International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	Feeder 1: Adjacent to site; 13.2 kV Feeder 2: 2.4 miles from site Planning is underway for a new 12.2-acre substation at the southeast corner of Tibet Street and 60th Ave.
<b>Natural gas</b>	Xcel Energy	2" distribution line; 2 PSIG
<b>Water</b>	Aurora Water	12" lines running along streets within development
<b>Sewer</b>	Aurora Water	12" line connected to an 18" line
<b>Storm water</b>	Metro Wastewater Reclamation District	36" main, lines run in streets throughout development
<b>Telecom/fiber</b>	Zayo Group	Zayo Group: Lit or Dark solution, 100 meg to 100G+

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

## XCEL ENERGY CONTACT

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## ECONOMIC DEVELOPMENT ORGANIZATION

### Yuriy Gorlov

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