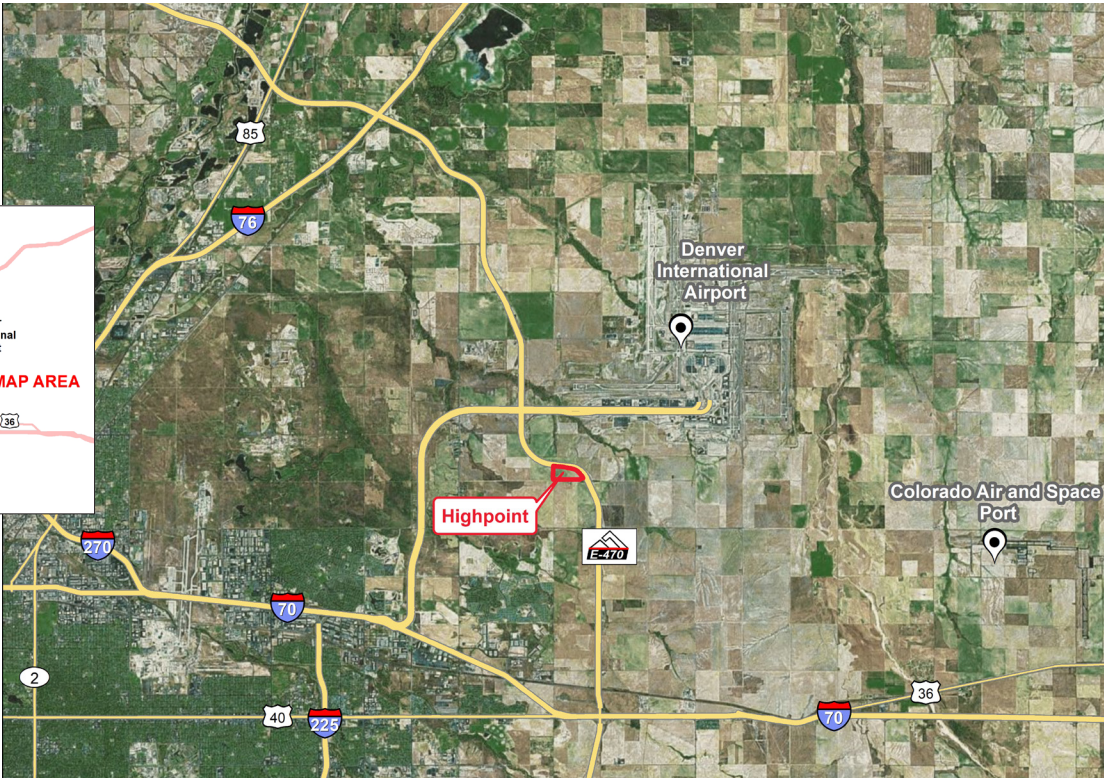


XCEL ENERGY CERTIFIED SITE
HIGHPOINT
AURORA, COLORADO



CERTIFIED SITE DETAILS	
Location	Picadilly & 64th Avenue and E-470 & 64th Avenue Aurora, Colorado This site is located in a federal Opportunity Zone
Owner	ACM High Point VI LLC 18591 E. 64th Ave. Denver, CO 80249
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	8 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	Feeder 1: Adjacent to site; 13.2 kV Feeder 2: 2.4 miles from site High Point substation will be in service in Q1 2023 at the southeast corner of Tibet Street and 60th Avenue.
Natural gas	Xcel Energy	2" distribution line; 2 PSIG
Water	Aurora Water	12" lines running along streets within development
Sewer	Aurora Water	12" line connected to an 18" line
Storm water	Metro Wastewater Reclamation District	36" main, lines run in streets throughout development
Telecom/fiber	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	Not required
Aerial site views and maps	✓	Park covenants and restrictions	Not required
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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