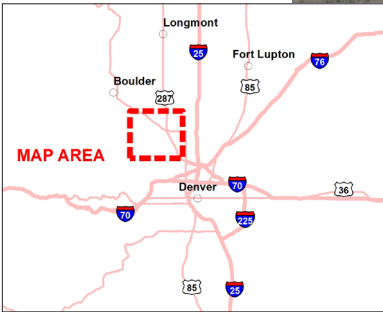


XCEL ENERGY CERTIFIED SITE
VERVE INNOVATION PARK
JEFFERSON COUNTY, COLORADO



CERTIFIED SITE DETAILS	
Location	Northwest corner of 112th Ave. and Simms St. Broomfield, Colorado
Owner	Jefferson County Urban Frontier LLC
Size	162 acres remaining of 600 acres originally certified 152 acres on aviation land, 10 acres on non-aviation land
Zoning	Official Development Plan (ODP) Mixed use with defined development sections, including commercial, office, light industrial and aviation
Asking price	\$5.50/square foot
Highway access	Adjacent to Jefferson Pkwy 2.5 miles to US 36 21 miles to I-25, I-270, I-76
Air access	Adjacent to Rocky Mountain Metropolitan Airport 36 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	Two 13.2 kV lines adjacent 230 kV line serves substation
Natural gas	Xcel Energy	6" IP main, 20 PSIG
Water	Broomfield Water	12" and 16" water main lines
Sewer	Broomfield Water	10" and 12" sewer main lines
Storm water		Storm water master plan, with multiple regional water quality and detention ponds within the development, is designed to provide the site's treatment and detention for the tributary areas
Telecom/fiber	Zayo Group	Dark fiber along CO-128. Fiber surrounds Rocky Mountain Metropolitan Airport, which could provide diversity to the site

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	✓

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