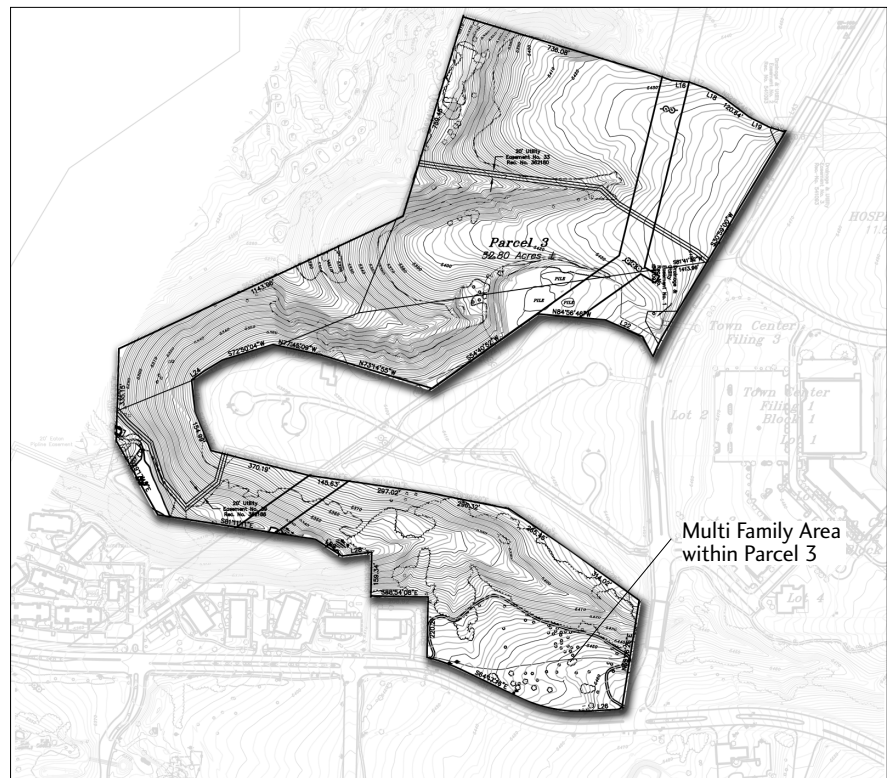


PARCEL 3

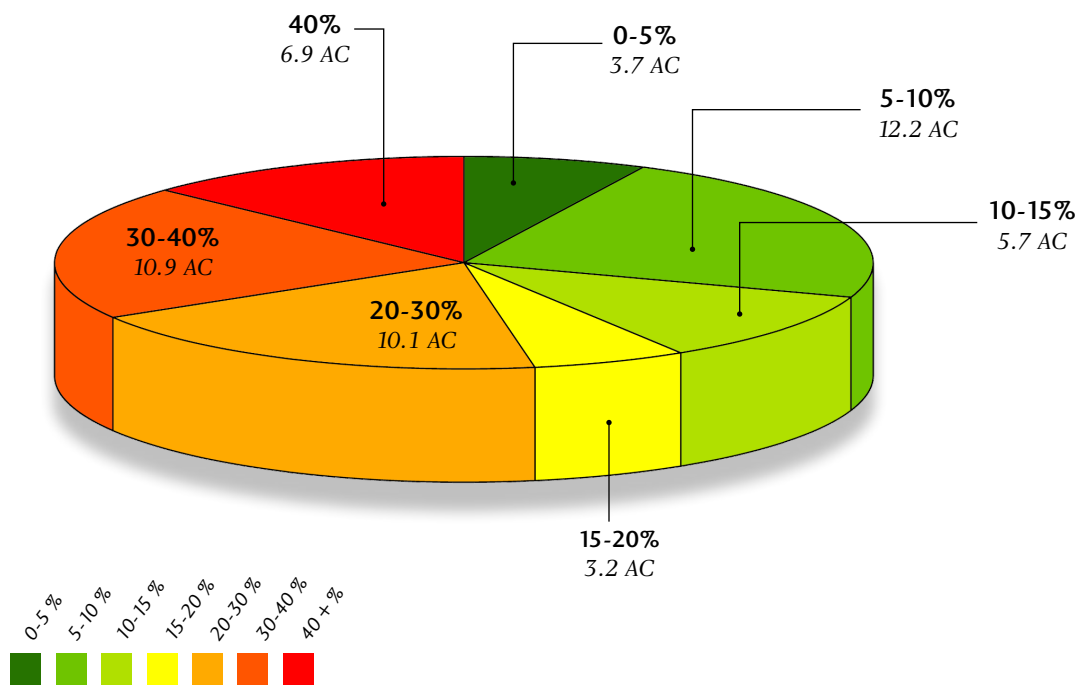
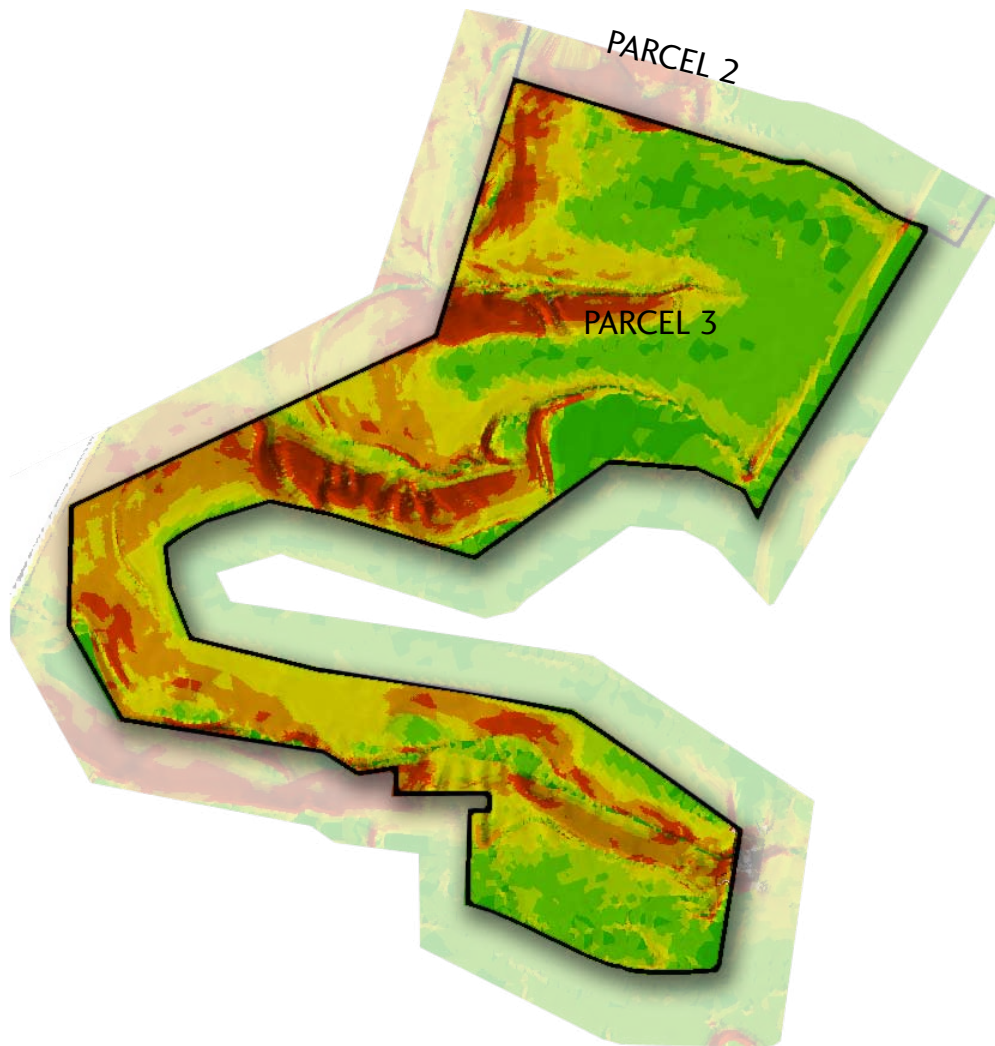
Parcel 3 is 52.8 acres and is located to the south of Parcel 2 surrounding the successful Eagle's Point Development. The Parcel was rezoned in 2008 to low density residential on the bluff and medium density residential at the southern end of the Parcel. These zoning categories will allow a maximum density of 5 dwelling units per gross acre for low density and 12 dwelling units per gross acre for medium density. The total developable area for the single family, low density area is 9.59 acres and the multi-family, medium density area is 4.9 acres.

Like Parcels 1 and 3, this Parcel has gone through extensive examination by the Planners and Engineers to the degree that preliminary plan level drawings are available for the single family areas of the Parcel. The preliminary plan application considers having 36 single family units located on the top of the bluff and a multi family density, townhome product in the south end of the Parcel. The Parcel is well served by utilities off Spencer Parkway and Battlement Mesa Parkway and like Parcels 1 and 2, will require sewer extensions to the main line through the golf course.

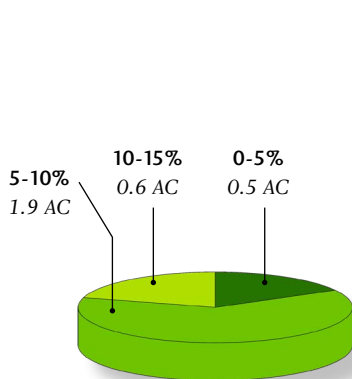
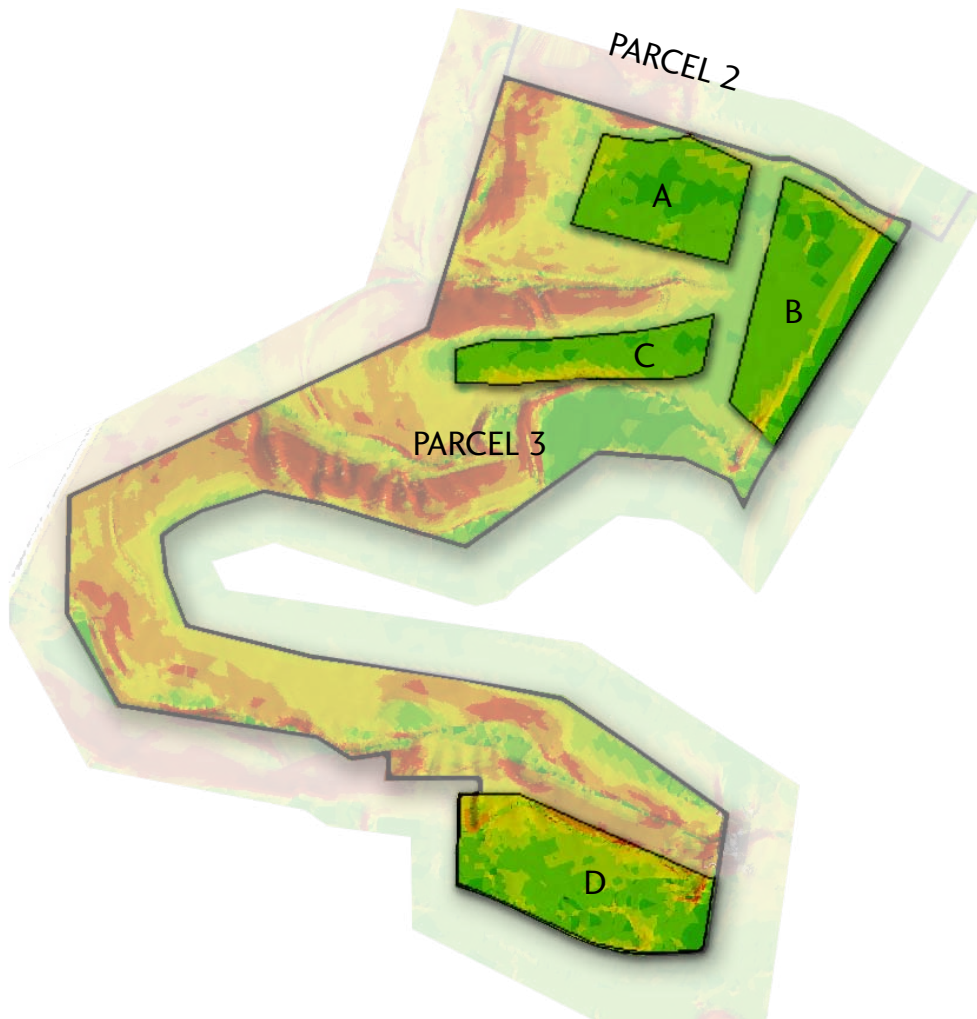


Parcel 3 - 52.8 Acres

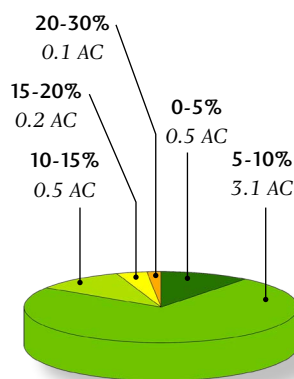
PARCEL 3 *Gross Slope Analysis*



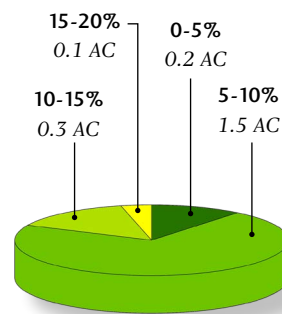
PARCEL 3 *Developable Area Slope Analysis*



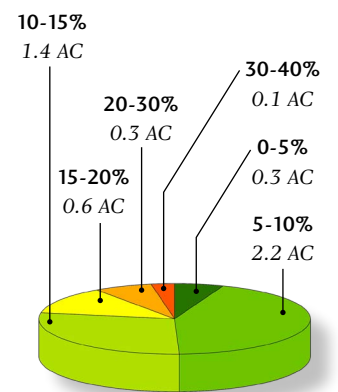
Area A



Area B

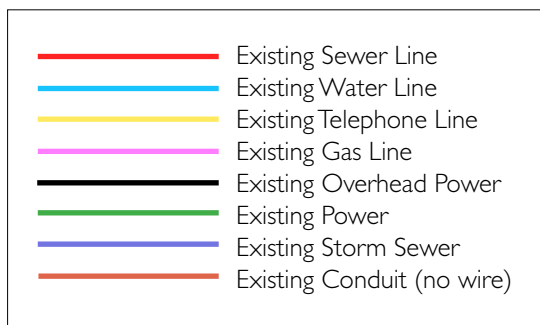


Area C



Area D

EXISTING UTILITIES



CONCEPT PLAN



TABLE OF IMPROVEMENTS

DEVELOPMENT PARCEL NO. 3			
BATTLEMENT MESA PUD			
TOTAL PARCEL AREA	52.8 ACRES		
NUMBER OF LOTS	23 SINGLE FAMILY		
AVERAGE LOT SIZE	0.30 ACRES		
OPEN SPACE	46.88 ACRES		
TOTAL MULTI-FAMILY ACREAGE	4.5 ACRES		
MAXIMUM MULTI-FAMILY	54 UNITS		
INFRASTRUCTURE REQUIREMENTS	ON SITE IMPROVEMENTS FOR SINGLE FAMILY		OFF SITE IMPROVEMENTS REQUIRED
Roadways	2137 LF	22 ft wide	Construct 1 left turn pockets in Spencer Parkway
Curb and Gutter	4165 LF	30 in	Payment of Garfield County Traffic Impact Fee at \$4.00/ADT
Storm Drain	273 LF	18 in	On-site detention required in multi-family area. Developer will be required to participate in construction of regional detention facilities
Storm Drain Inlets	5 EA		
Sanitary Sewer	1940 LF 15 EA	8 in 4' Dia Manholes	8-inch collector sewer line in place through property
Potable Water	2011 LF 78 LF 4 EA	8 in 6 in FH Assemblys	16-inch water line in place on west side Spencer Parkway PRV vaults will be required at connection points
Electric	TBD by Holy Cross		Conduit and Vaults only in place from Church south to Sipprelle Drive
Telephone	TBD by Qwest		200 pr direct bury cable in place on east side of Spencer Parkway
Gas	TBD by Xcel		4-inch gas in Spencer Parkway from Sipprelle to Grace Bible Church
<i>Note: Multi family area tabulations are not considered in the table above.</i>			
Cable TV	TBD by Comcast		No existing cable this area