

CONCEPT PLAN



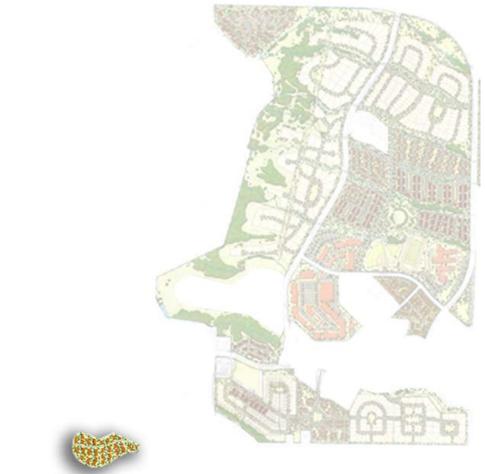
OLD ELEMENTARY SCHOOL PARCEL

The Old Elementary School Parcel is 8.37 acres and is located off Northstar Trail Road in Monument Creek Village. It was re-zoned in 2008 to Medium Density Residential and since it is a recorded plat with the Monument Creek Village filing and has an established legal boundary, it will not be subject to the subdivision application process, that many of the other parcels will need to establish a recorded, platted boundary.

Like Parcel 5 however, this Parcel will not be subject to the subdivision application process so

long as the Parcel remains under single ownership. Should the Parcel be divided into individual condominiums or townhomes, the owner would be required to submit a new subdivision application to Garfield County.

Given the maximum density of 12 dwelling units per gross acre, this Parcel can have a maximum of 100 units. The Land Planners and Engineers proposed 66 multi-family townhome units, some of which were orientated around courtyards and mesa views. Northstar Trail has all the necessary utilities to serve this



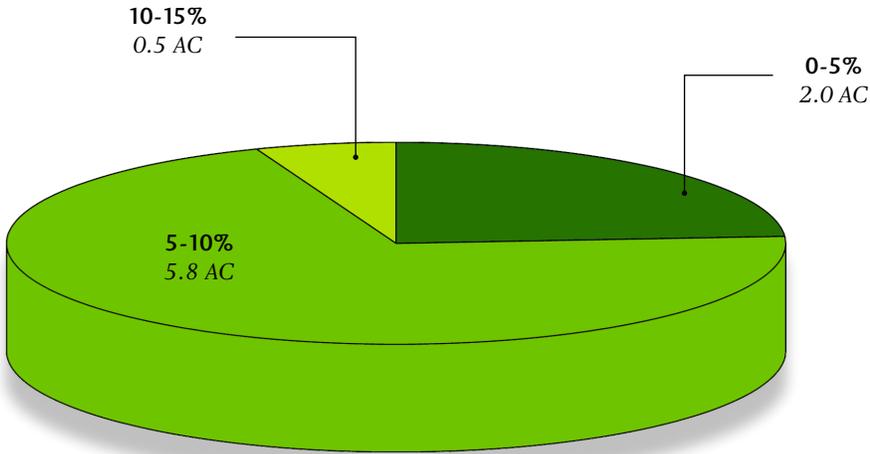
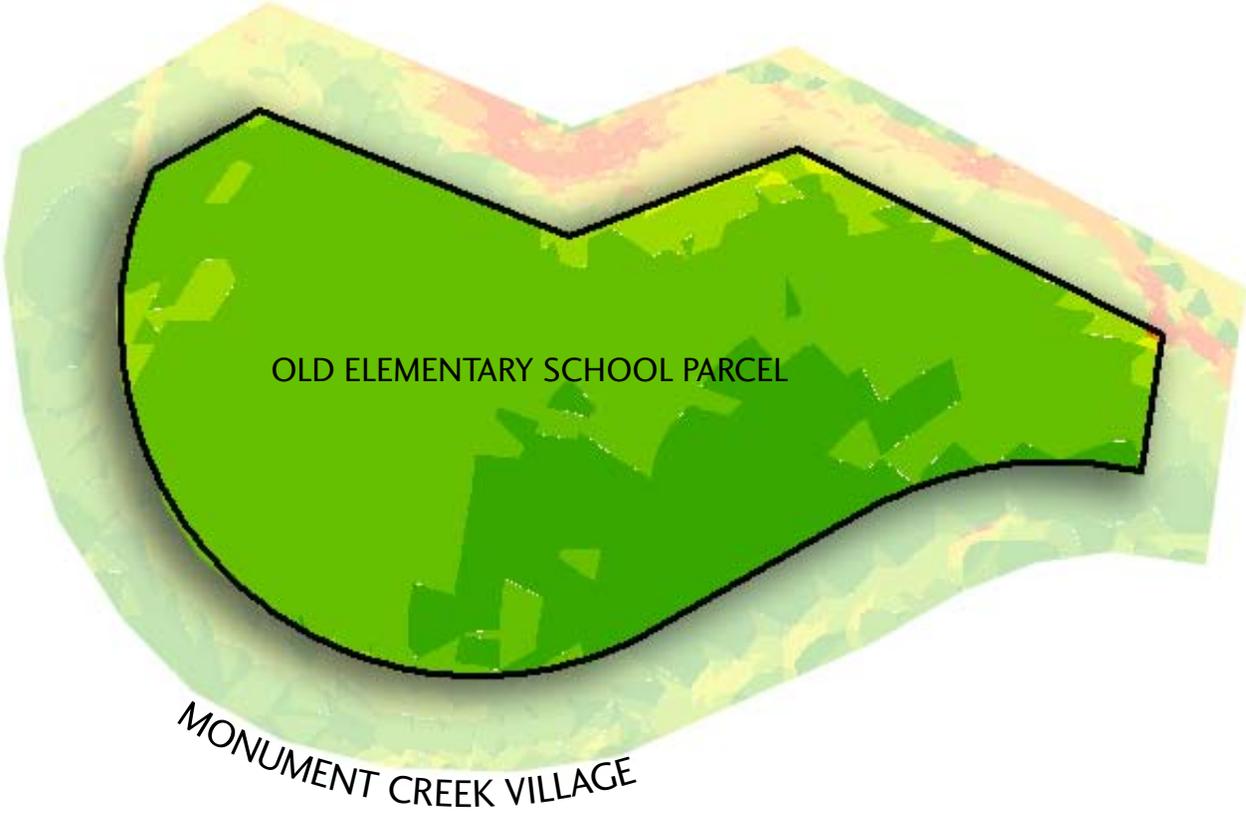
Parcel. It is expected that these drawings will be ready by the middle of summer 2008.



Old Elementary School Parcel - 8.37 Acres

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Gross Slope Analysis



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