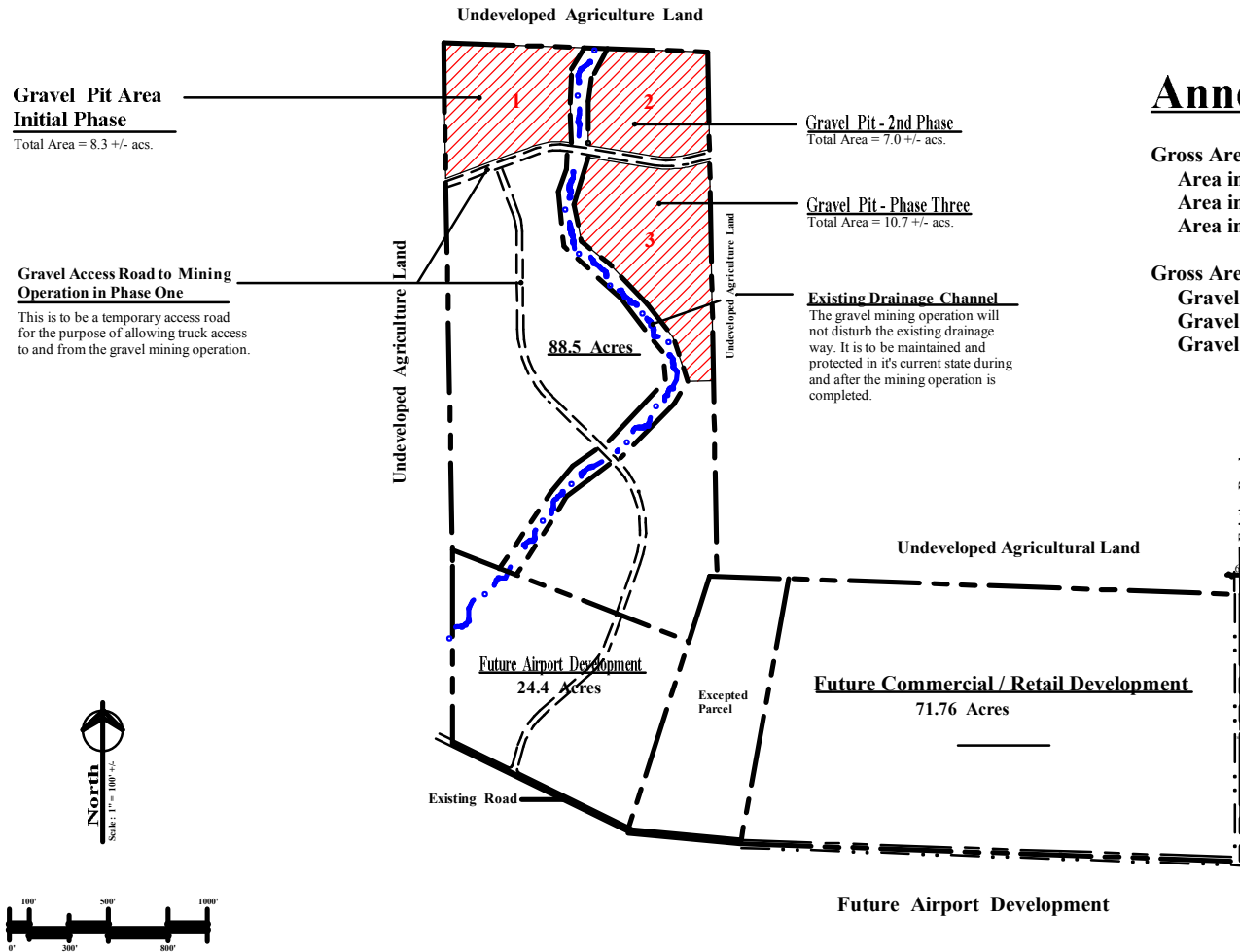


HRCP Development Phasing Master Plan



Annexation Land Use Schedule

Gross Area to be Annexed	184.66 Ac.
Area in Parcel A	88.5 +/- acs.
Area in Parcel B	24.4 +/- acs.
Area in Parcel C	71.76 +/- acs.
Gross Area in Gravel Pit	26.0 acs
Gravel Area 1	8.3
Gravel Area 2	7.0
Gravel Area 3	10.7

Phase One Development

Prepared for: Rural Development Colorado Corporation and Mr. Stefanus Nijsten

Nov. 19, 2008

Prepared by: Raffety Design Studio
Land Planner / Landscape Architect
Shawnee Mission, KS

HRCP Development Phasing Master Plan

Land Use Schedule

Gross Area to be Annexed ----- 184.66 acs.
 Area in Parcel A ----- 110.0 +/- acs
 Less area to future Airport dev. ---- 25.4 acs
 Net area parcel A ----- 84.6 acs
 Area in Parcel B ----- 71.76 acs.

Gross Area in Gravel Pit ----- 26.0 +/- acs
 Gravel Area 1 ----- 8.3 acs.
 Gravel Area 2 ----- 7.0 acs.
 Gravel Area 3 ----- 10.7 acs.

Gross Area in Proposed Industrial Park ----- 84.6 +/- acs.
 Industrial tracts developed (10) ----- 30.3 +/- acs.
 Future Hospitality area (phase 3) ----- 15.4 +/- acs.
 Area in gravel pit operation ----- 26.0 +/- acs
 Area in drainage way (open space) ----- 6.0 +/- acs

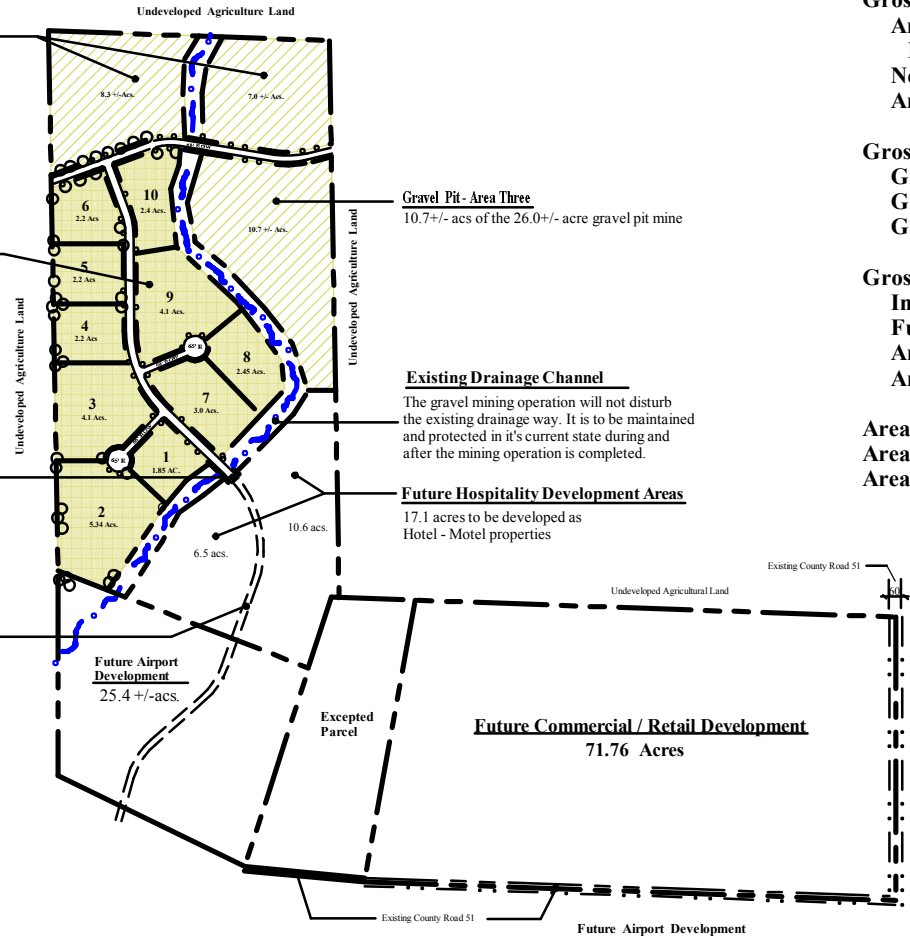
Area in 60 ft. ROW ---- 3,075 ft. +/- ----- 4.2 +/- acs.
 Area in 50 ft. ROW ---- 875 ft. +/- ----- 1.0 +/- acs.
 Area in ROW in Hospitality Area ----- 1.7 +/- acs.

Gravel Pit - Areas One and Two
 15.3 +/- acs of the 26.0 +/- acre gravel pit

Develop Light Industrial Tracts
 Ten tracts totaling 30.3 acres

Paved roadway begins
 Construction of proposed dedicated streets begins at south edge of drainage ditch and front edge of phase one of the Industrial park development.

Gravel Access Road
 Temporary access road to be retained through the future airport property.



Gravel Pit - Area Three
 10.7 +/- acs of the 26.0 +/- acre gravel pit mine

Existing Drainage Channel
 The gravel mining operation will not disturb the existing drainage way. It is to be maintained and protected in its current state during and after the mining operation is completed.

Future Hospitality Development Areas
 17.1 acres to be developed as Hotel - Motel properties

Future Commercial / Retail Development
 71.76 Acres

Industrial Park Tract Schedule

Industrial tract	Acreage
1	1.9
2	5.4
3	4.2
4	2.2
5	2.2
6	2.2
7	3.0
8	2.5
9	4.2
10	2.4
11	4.8
12	3.5
13	2.8
14	4.3



Phase Two Development

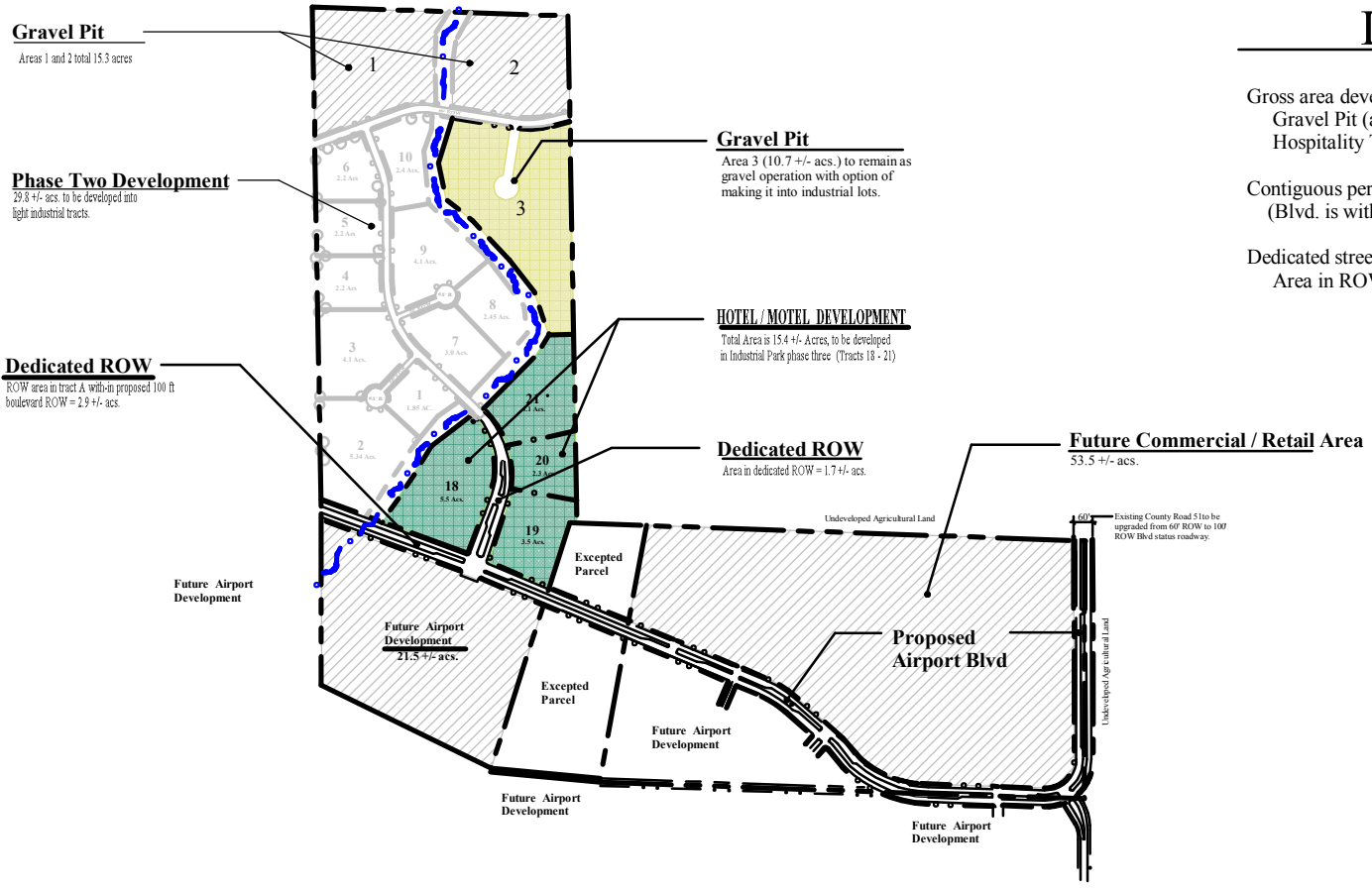
Prepared for: Rural Development Colorado Corporation and Mr. Stefanus Nijsten

Nov. 18, 2008

Prepared by: Raffety Design Studio

Land Planner / Landscape Architect
 Shawnee Mission, KS

HRCP Development Phasing Master Plan



Gravel Pit
Areas 1 and 2 total 15.3 acres

Phase Two Development
29.8 +/- acs. to be developed into light industrial tracts.

Dedicated ROW
ROW area in tract A with-in proposed 100 ft boulevard ROW = 2.9 +/- acs.

Gravel Pit
Area 3 (10.7 +/- acs.) to remain as gravel operation with option of making it into industrial lots.

HOTEL/MOTEL DEVELOPMENT
Total Area is 15.4 +/- Acres, to be developed in Industrial Park phase three. (Tracts 18 - 21)

Dedicated ROW
Area in dedicated ROW = 1.7 +/- acs.

Future Commercial / Retail Area
53.5 +/- acs.

Land Use Schedule

Gross area developed in Phase 3	26.1 +/- acs.
Gravel Pit (area 3) total area	10.7 +/- acs.
Hospitality Tracts 18-21	15.4 +/- acs.
Contiguous perimeter of Airport Blvd. (5,650 LF)	13.0 +/- acs.
(Blvd. is within min. 100 ft wide ROW)	
Dedicated streets in Industrial Park / Hospitality Areas	
Area in ROW in Hospitality Dev. Area	1.7 +/- acs.

Phase Three Development

Prepared for: Rural Development Colorado Corporation and Mr. Stefanus Nijsten

Nov. 19, 2008

Prepared by: Raffety Design Studio
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Shawnee Mission, KS

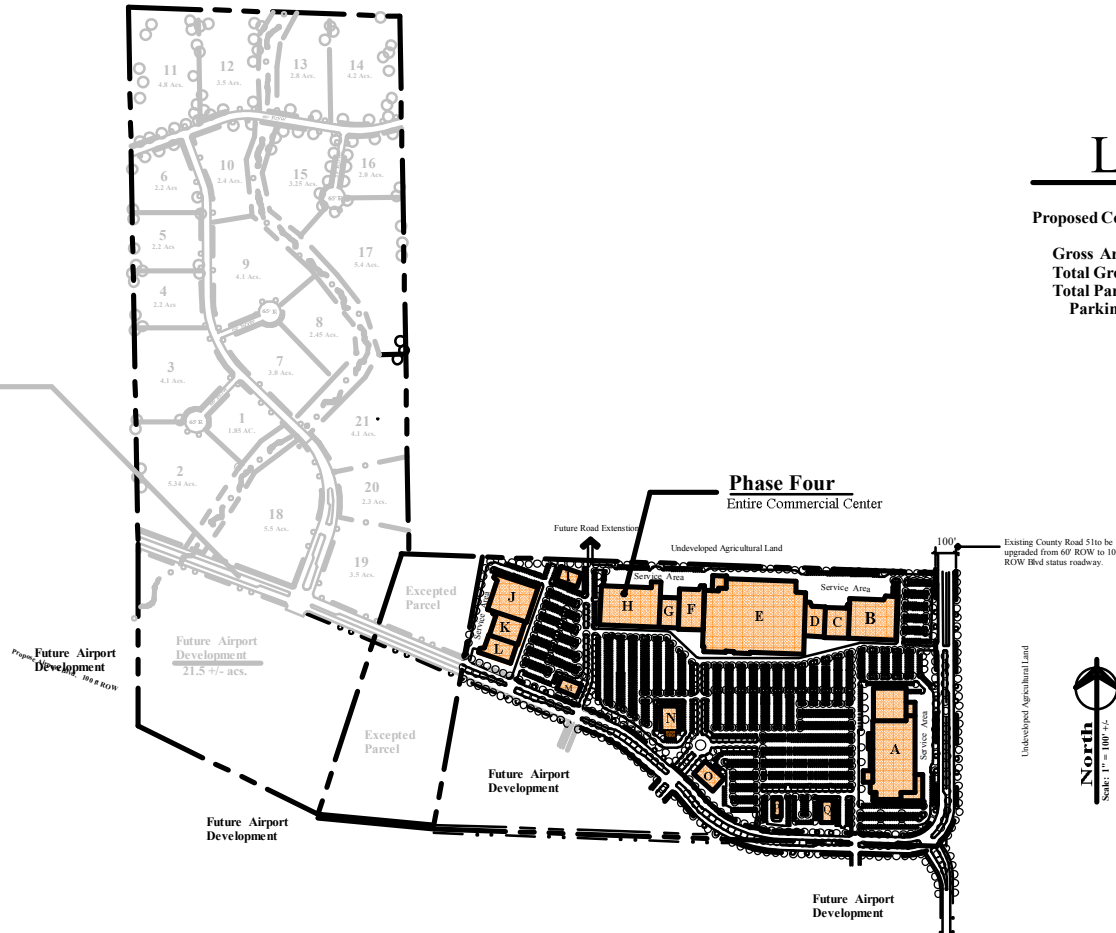
HRCP Development Phasing Master Plan

Land Use Schedule

Proposed Commercial Center

Gross Area	53.50 +/- acs.
Total Gross Leaseable Area	578,310 +/- sq. ft.
Total Parking Spaces	2,913
Parking Ratio	5.0+ spaces/ 1000 sq. ft. GLA

Dedicated ROW
ROW area in tract A with-in proposed 100 ft
borderland ROW = 2.9 +/- acs.



Commercial Retail Schedule		
Bldg.	Type	GLA
A	Home Improvement	102,513
B	Retail	40,500
C	Retail	18,300
D	Retail	15,500
E	Anchor	173,600
F	Retail	25,500
G	Retail	15,000
H	Furniture	61,980
I	Retail	7,700
J	Retail	36,500
K	Retail	18,300
L	Retail	15,500
M	Retail	7,150
N	Retail	14,500
O	Retail	11,050
P	Retail	3,600
Q	Retail	6,600

Phase Four Development

Prepared for: Rural Development Colorado Corporation and Mr. Stefanus Nijsten

Nov. 19, 2008

Prepared by: Raffety Design Studio
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