



R \$206.00

D \$0.00

AGR

200711128

09/28/2007 04:25:06 PM 41 Page(s)

Jefferson County, Colorado

**FIRST AMENDMENT TO THE
DEVELOPMENT AGREEMENT**

FOR

**SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN
MODIFICATION NO. 1
(ALTERNATIVE)**

20600

1-41

THIS AGREEMENT, sometimes hereinafter referred to as the "First Amendment," is made and entered into this 13th day of September, 2007, by and between (a) Carma Lakewood, LLC, a Colorado limited liability company, whose address is 188 Inverness Drive West, Suite 150, Englewood, CO 80112 and (b) Richmond American Homes of Colorado, Inc., a Delaware corporation, whose address is 6550 Greenwood Plaza Boulevard, Suite 200, Centennial, CO 80111, sometimes hereinafter referred to as "Owners," and (c) the City of Lakewood, a municipal corporation of the State of Colorado, whose address is 480 South Allison Parkway, Civic Center North, Lakewood, Colorado 80226, sometimes hereinafter referred to as "City." The Owners and the City are hereinafter sometimes collectively referred to as "Parties."

WITNESSETH:

WHEREAS, the Parties or the Parties' predecessors executed a Development Agreement for Springfield Green Official Development Plan Modification No. 1 (Alternative) dated September 11, 2006 and recorded in Jefferson County, Colorado at Reception No. 2007012726, hereinafter referred to as the "Original Agreement," which, among other things, provides for the method and manner of constructing certain public improvements in connection with the development of certain real property; and

WHEREAS, Carma Lakewood, LLC is the successor to CDN Red Rocks, L.P. and Teefam Colorado Land Company, L.P., which were identified as Owners in the Original Agreement and Richmond American Homes of Colorado Inc., is successor to Enerwest, Inc., which was identified as an Owner in the Original Agreement; and

WHEREAS, the Parties desire to amend the Original Agreement as allowed and provided for in paragraph 31 of the Original Agreement; and

WHEREAS, the Carma Lakewood, LLC has, subsequent to execution of the Original Agreement, acquired additional real property contiguous to the property to which the Original Agreement applies and the Parties desire to incorporate said additional property into this First Amendment; and

WHEREAS, said additional property will be included in one or more plats the Owners intend to submit; and

RESCANNED DATE 10-3-2007
Page Fee missing

11652

WHEREAS, the Parties desire to (a) revise the phasing of public improvements, (b) acknowledge completion of a certain requirement of the Original Agreement, (c) acknowledge the Green Tree Metropolitan Districts' potential to fulfill some obligations of this First Amendment and to impose a mill levy on the Property (defined below), and (d) correct the cost sharing responsibilities for Alameda Parkway, McIntyre Street, and Yale Avenue; and

WHEREAS, the Parties recognize the need for public improvements and exactions and agree that public improvements and exactions identified in the Original Agreement and this First Amendment are roughly proportional to the need created by the development or derive from the "Subdivision Public Improvements Agreement For Springfield Green" dated April 18, 1986 and recorded in Jefferson County, Colorado at Reception No. 86040994; and

WHEREAS, the Parties acknowledge their obligations under the Original Agreement and acknowledge that all provisions of the Original Agreement not modified by this First Amendment shall remain unchanged and are still in full force and effect.

NOW, THEREFORE, the parties hereby agree that the Original Agreement is hereby amended as follows:

1. Legal Description. The legal description incorporated into the Original Agreement as Exhibit 1 is hereby deleted and replaced by attached Exhibit 1a, "Revised Legal Description for the First Amendment to the Development Agreement for Springfield Green Official Development Plan Modification No. 1 (Alternative)," incorporated herein by this reference. The legal description of Exhibit 1a includes all property included in Exhibit 1 of the Original Agreement plus approximately 13.8 acres of additional property formerly owned by Marvin B. Simon and hereinafter sometimes referred to as the "Former Simon Property" and approximately 30 acres of additional property formerly owned by Extencicare Holdings, Inc. and hereinafter sometimes referred to as the "Former Extencicare Property." The term "Property" as it is used in the Original Agreement and this First Amendment is hereby amended to mean the real property described on attached Exhibit 1a.

2. Construction Phasing. Section 6 of the Original Agreement is hereby deleted. The installation of public improvements may be conducted in phases. Exhibits A, B and C of the Original Agreement are hereby deleted and replaced by the following exhibits incorporated herein by this reference:

- a. "Phase 1 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated Exhibit F.
- b. "Phase 2 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated Exhibit G.

2

11652

- 3
- c. "Phase 3 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated **Exhibit H**.
 - d. "Phase 4 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated **Exhibit I**.
 - e. "Phase 5 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated **Exhibit J**.

The phasing described by Exhibits F, G, H, I and J may be modified, at the request of the Owners to the extent approved in writing by the City Engineer of the City, without amendment to this First Amendment.

3. Mount Carbon Metropolitan District. Section 19 of the Original Agreement is hereby deleted and replaced with the following:

The Former Extencicare Property is within the boundaries of the Mount Carbon Metropolitan District. The Former Extencicare Property is also known as Block 5, Lot 1 of Solterra Subdivision Filing No. 2. Prior to applying for any building permit within the Former Extencicare Property and prior to receiving City approval of any subdivision plat subsequent to Solterra Subdivision Filing No. 2 for all or a portion of the Former Extencicare Property, Owners shall provide evidence to the City that the Former Extencicare Property has been excluded from the Mount Carbon Metropolitan District. Such exclusion shall also include abandonment by the Mount Carbon Metropolitan District of its property rights, facilities and improvements within the Former Extencicare Property including, but not limited to, easements, water lines and sewer lines. Said abandonment shall not include property rights, facilities and improvements specifically identified as necessary for the Mount Carbon Metropolitan District to serve properties remaining in the Mount Carbon Metropolitan District's service area.

4. Green Tree Metropolitan Districts. The parties acknowledge that to the extent obligations of the Owners pursuant to this First Amendment are fulfilled by the Green Tree Metropolitan Districts such obligations shall be deemed satisfied. Further, Exhibit E of the Original Agreement is hereby deleted and replaced by attached **Exhibit K**, incorporated herein by this reference, titled "Springfield Green Official Development Plan Modification No. 1 (Alternative) – Notice To Buyers." Said Exhibit K includes the content of Exhibit E of the Original Agreement and adds reference to the Green Tree Metropolitan Districts.

5. Cost-Sharing For McIntyre Street, Alameda Parkway and Yale Avenue. The first paragraph of Section 5 of the Original Agreement is hereby deleted and replaced by the following two paragraphs:

4

The Original Agreement and this First Amendment require construction of portions of McIntyre Street, Alameda Parkway, and Yale Avenue, which are arterial streets. In accordance with Chapter 12.12 of the City of Lakewood Municipal Code adopted in 1985, property owners are responsible for arterial street roadway base and pavement thickness up to an Equivalent Daily Loaded Axle (EDLA) of thirty or the EDLA required for all traffic generated by the land development whichever is greater. The Parties' obligations described in said Chapter 12.12 were modified by Section 5.01 of the "Intergovernmental Agreement between the Town of Morrison, Colorado and the City of Lakewood, Colorado Regarding the Rooney Valley" dated May 5, 2000 and recorded in Jefferson County, Colorado at Reception No. F 1058568, sometimes hereinafter referred to as the "Intergovernmental Agreement." The Intergovernmental Agreement increased the obligation of the Owners to 100% of the construction cost of all streets located within the area subject to the Intergovernmental Agreement.

Cost sharing shall be as illustrated on attached Exhibit L, incorporated herein by this reference, titled "Arterial Street Cost Sharing for Springfield Green Official Development Plan Modification No. 1 (Alternative)." The Owners acknowledge that said obligation of the City is subject to annual appropriation by the City Council and shall not constitute a multiple-year fiscal obligation of the City. Owners shall be responsible for any shortfall in the event annual appropriations of the City are inadequate to fully fund said obligation.

The second and third paragraphs of Section 5 of the Original Agreement remain in full force and effect.

6. Original Agreement Provisions. All provisions of the Original Agreement not explicitly amended or deleted by sections 1 through 5 of this First Amendment shall remain unchanged and in full force and effect as though included herein including, but not limited to, Exhibit D of the Original Agreement.

7. Effective Date. The terms of this First Amendment shall become binding on all parties hereto on the recordation of this First Amendment in the records of the Clerk and Recorder of Jefferson County, Colorado.

8. Counterparts. This First Amendment may be executed in counterparts, each of which shall be deemed an original.

9. Authority. The undersigned hereby acknowledge and warrant their power and authority to bind the Parties to this First Amendment.

----- Remainder of this Page Intentionally Left Blank -----

5

CITY OF LAKEWOOD

ATTEST:

Sharon Gachet, for
Margy Greer, City Clerk

[Signature]
Michael J. Rock,
City Manager



RECOMMENDED AND APPROVED:

[Signature]
Richard J. Plastino, Director
Department of Public Works

[Signature]
Kathy Hodgson, Director
Department of Community Resources

[Signature]
Jay N. Hutchison, City Engineer
Department of Public Works

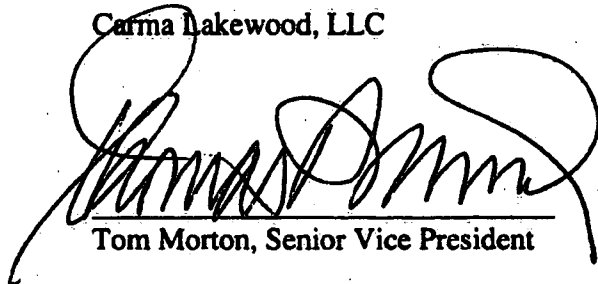
APPROVED AS TO FORM:

[Signature]
Paul Kennebeck, Interim
City Attorney

11652

6

Carma Lakewood, LLC



Tom Morton, Senior Vice President

The foregoing instrument was acknowledged before me this 13th day of SEPTEMBER, 2007, by THOMAS P. MORTON.



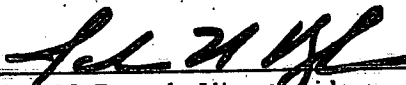
Carole Dodero
Notary Public
188 INVERNESS DRIVE WEST
ENGLEWOOD CO 80112
Address

My commission expires: 4-30-2010

11652

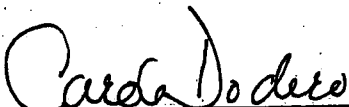
7

Richmond American Homes of Colorado Inc.


Joshua N. Brgoch, Vice President - Division
Finance (Denver South Division)

The foregoing instrument was acknowledged before me this 13th day of
SEPTEMBER, 2007, by JOSHUA N. BRGOCH.




Notary Public
188 ZIMMERMAN DRIVE WEST
ENGLEWOOD, CO 80112
Address

My commission expires: 4-30-2010

Alternative formats of this document are available upon request.

11652

EXHIBIT 1A

LEGAL DESCRIPTION FOR

DEVELOPMENT AGREEMENT FOR SPRINGFIELD GREEN

OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)

A PARCEL OF LAND BEING A PART OF SECTION 25, TOGETHER WITH LOTS 2 AND 3, BLOCK 1, ALL OF BLOCKS 2, 3, 5 AND 6, SPRINGFIELD GREEN, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 88 AT PAGES 40-45 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, TOGETHER WITH LOT 7, BLOCK 1, AND LOT 1, BLOCK 2, SOLTERRA SUBDIVISION FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NO. 2007066890 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, TOGETHER WITH PORTIONS OF VACATED WEST EVANS AVENUE, AND SOUTH INDIANA STREET, AS SHOWN AND PLATTED ON SAID SPRINGFIELD GREEN AND VACATED BY ORDINANCE O-2007-009, TOGETHER WITH VACATED WEST VASSAR DRIVE, WEST ILIFF DRIVE AND WEST ILIFF AVENUE, AS SHOWN AND PLATTED ON SAID SPRINGFIELD GREEN AND VACATED BY ORDINANCE O-2007-021, LOCATED IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO BEAR SOUTH 00°08'06" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE SOUTH 00°08'06" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1901.95 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPRINGFIELD GREEN;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SPRINGFIELD GREEN THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 89°08'00" WEST, A DISTANCE OF 1350.49 FEET;
2. THENCE SOUTH 00°14'44" EAST, A DISTANCE OF 192.53 FEET;
3. THENCE SOUTH 89°09'15" WEST, A DISTANCE OF 1792.45 FEET TO THE MOST NORTHERLY CORNER OF TRACT A, SAID SPRINGFIELD GREEN;

THENCE SOUTH 48°34'50" WEST ALONG THE NORTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 56.22 FEET TO A POINT ON A CURVE AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MCINTYRE STREET AS SHOWN AND PLATTED ON SAID SPRINGFIELD GREEN;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°44'49", A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 189.56 FEET, AND A CHORD WHICH BEARS NORTH 51°58'21" WEST A CHORD DISTANCE OF 188.62 FEET;
2. THENCE NORTH 61°50'45" WEST, A DISTANCE OF 179.71 FEET TO A POINT OF CURVATURE;

EXHIBIT 1A

LEGAL DESCRIPTION FOR

DEVELOPMENT AGREEMENT FOR SPRINGFIELD GREEN

OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)

9

3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°51'03", A RADIUS OF 1504.99 FEET, AN ARC LENGTH OF 652.76 FEET, AND A CHORD WHICH BEARS NORTH 49°25'14" WEST A CHORD DISTANCE OF 647.66 FEET;
4. THENCE NORTH 36°59'42" WEST, A DISTANCE OF 1092.20 FEET;
5. THENCE NORTH 12°44'19" WEST, A DISTANCE OF 2069.45 FEET TO A POINT ON A CURVE;
6. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°54'39", A RADIUS OF 1216.85 FEET, AN ARC LENGTH OF 40.58 FEET, AND A CHORD WHICH BEARS NORTH 07°26'19" WEST A CHORD DISTANCE OF 40.58 FEET, TO A POINT OF COMPOUND CURVATURE;
7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°24'53", A RADIUS OF 1210.83 FEET, AN ARC LENGTH OF 537.09 FEET, AND A CHORD WHICH BEARS NORTH 06°13'27" EAST A CHORD DISTANCE OF 532.70 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°11'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 248.83 FEET;
THENCE SOUTH 28°46'04" EAST, A DISTANCE OF 793.23 FEET TO THE BOUNDARY OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NO. 84088063 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 61°13'56" WEST, A DISTANCE OF 144.00 FEET;
2. THENCE SOUTH 28°46'04" EAST, A DISTANCE OF 156.00 FEET;
3. THENCE NORTH 61°13'56" EAST, A DISTANCE OF 144.00 FEET;

THENCE SOUTH 28°46'04" EAST, A DISTANCE OF 182.58 FEET TO THE WESTERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN;

THENCE SOUTH 00°34'04" EAST, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 979.87 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE NORTH 89°08'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1210.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 6, OF SAID SPRINGFIELD GREEN;

THENCE ALONG THE EASTERLY LINES OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 00°33'29" WEST, A DISTANCE OF 1278.15 FEET;
2. THENCE NORTH 36°10'18" WEST, A DISTANCE OF 713.77 FEET;
3. THENCE NORTH 53°48'26" EAST, A DISTANCE OF 203.78 TO THE NORTHERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN;

11652

EXHIBIT 1A

LEGAL DESCRIPTION FOR

DEVELOPMENT AGREEMENT FOR SPRINGFIELD GREEN

OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)

10

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89°11'47" EAST, A DISTANCE OF 576.19 FEET;
2. THENCE SOUTH 00°21'31" EAST, A DISTANCE OF 659.38 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°12'15" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN, AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID SOLTERRA SUBDIVISION FILING NO. 1, A DISTANCE OF 2713.71 FEET TO THE NORTHEASTERLY CORNER OF SAID SPRINGFIELD GREEN;

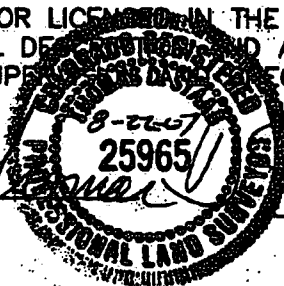
THENCE SOUTH 00°07'58" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID SPRINGFIELD GREEN, A DISTANCE OF 1315.23 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS A CALCULATED GROSS AREA OF 324.60 ACRES, MORE OR LESS;

EXCEPTING THEREFROM WEST BALTIC DRIVE AS DEDICATED BY THE PLAT OF SAID SPRINGFIELD GREEN;

FURTHER EXCEPTING THEREFROM WEST EVANS AVENUE, SOUTH INDIANA STREET, TRACT A AND LOTS 1 THROUGH 6 INCLUSIVE, BLOCK 1, SAID SOLTERRA SUBDIVISION FILING NO. 1;

SAID PARCEL CONTAINS A CALCULATED NET AREA OF 319.10 ACRES, MORE OR LESS;

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



THOMAS D. STAAB, PLS 25965
FOR AND ON BEHALF OF
CARROLL & LANGE, INC.

8-22-07
DATE

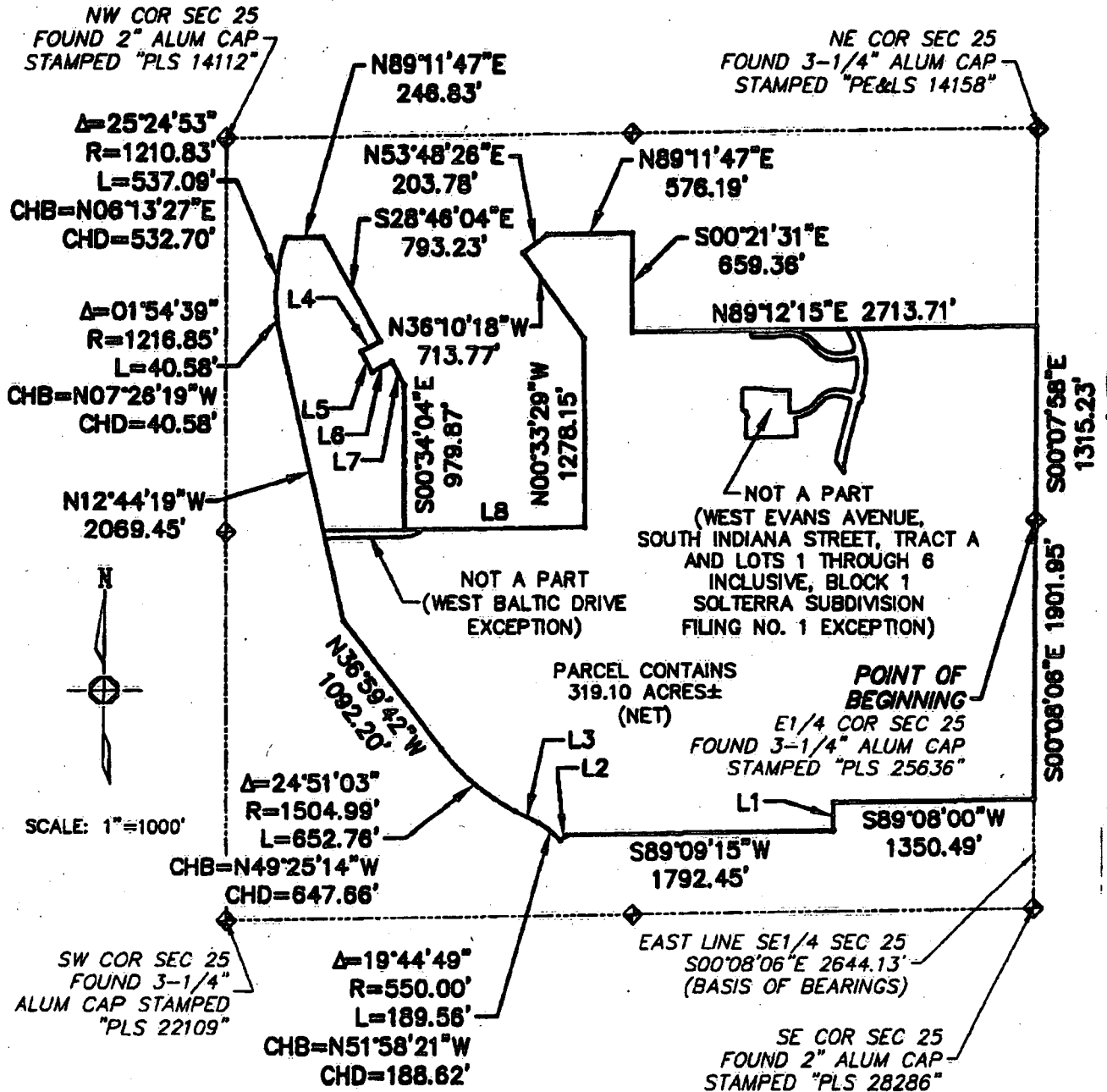
11652

EXHIBIT 1A

LEGAL DESCRIPTION FOR

DEVELOPMENT AGREEMENT FOR SPRINGFIELD GREEN

OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)



(SEE SHEET 5 OF 5 FOR LINE TABLE DATA)

• - INDICATES A CHANGE IN COURSE ONLY.

11652

EXHIBIT 1A
LEGAL DESCRIPTION FOR
DEVELOPMENT AGREEMENT FOR SPRINGFIELD GREEN
OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)

12

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°14'44"E	192.53'
L2	S48°34'50"W	56.22'
L3	N81°50'45"W	179.71'
L4	S81°13'58"W	144.00'
L5	S28°46'04"E	156.00'
L6	N81°13'58"E	144.00'
L7	S28°46'04"E	182.58'
L8	N89°08'00"E	1210.85'

11/5/21

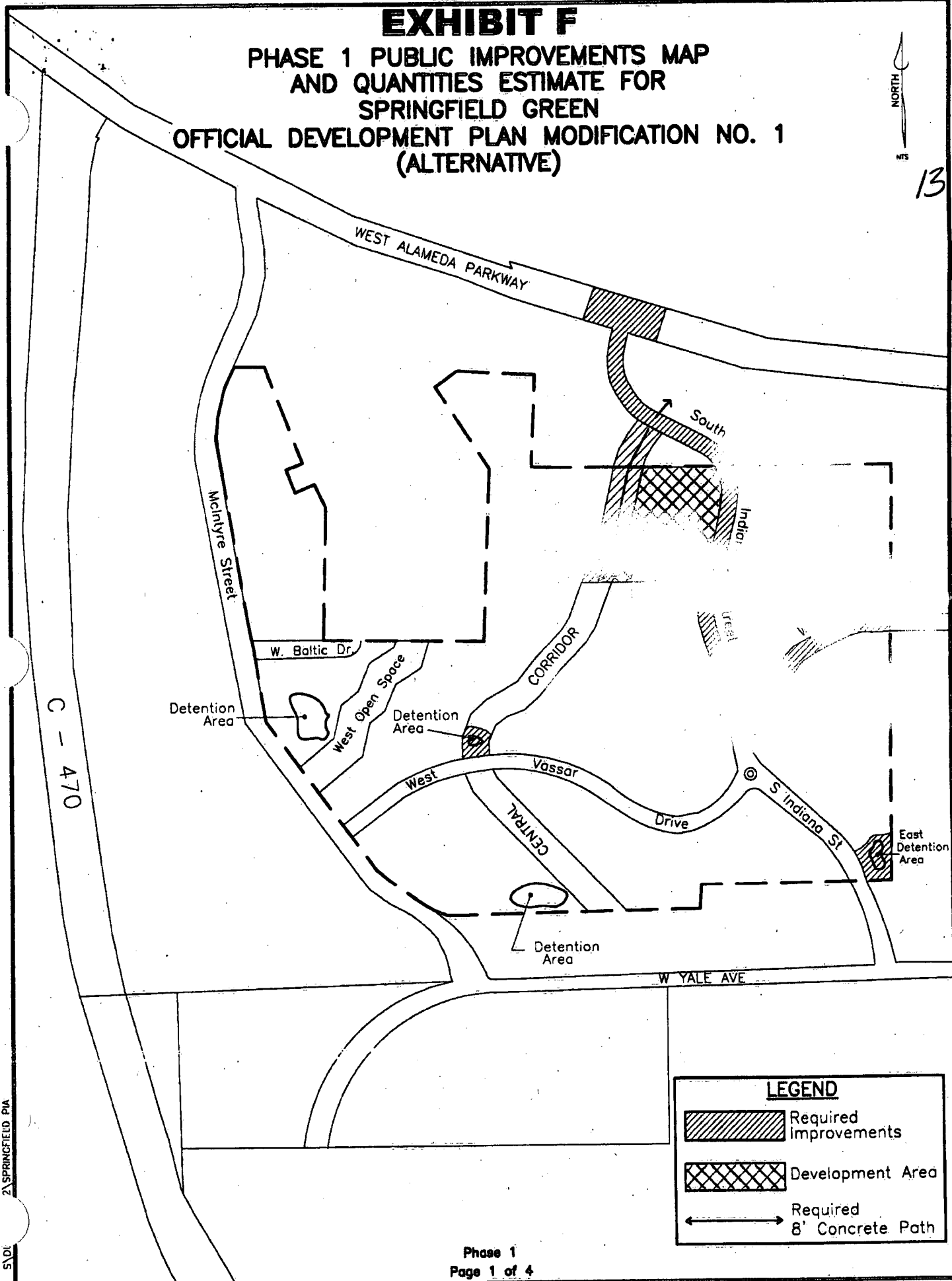
EXHIBIT F

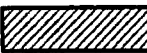


PHASE 1 PUBLIC IMPROVEMENTS MAP AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN

OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)



13



LEGEND	
	Required Improvements
	Development Area
	Required 8' Concrete Path

S.D.C. 2 SPRINGFIELD PIA

11652

EXHIBIT F

**PHASE 1 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)**

14

Public improvements for Phase 1 as described herein and shown on page 1 of Exhibit F, attached hereto, are to be constructed to serve any development within the Phase 1 development area as shown on page 1 of Exhibit F. Traffic signal improvements shall be provided as described in Exhibit D of the Original Agreement.

The improvements described herein are approximate. The extent, design, and nature of these improvements shall conform to final drainage report and final construction plans approved by the City of Lakewood. The improvements quantities estimate is as follows:

Alameda Parkway (at the Indiana Street intersection)

Intersection improvements will include but not be limited to: asphalt widening to create two lanes in each direction plus a westbound left turn lane onto Indiana Street and a decel lane on eastbound Alameda Parkway, median improvements, and storm sewer.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Median improvements	1	LS
4. Storm sewer	1	LS
5. Lane striping	1	LS

Central Corridor

Central corridor improvements will include but not be limited to: 8' wide path, channel stabilization and revegetation.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path - 6" concrete	1980	LF
2. Channel stabilization	1	LS
3. Revegetation	2	ACRES

11652

Indiana Street (Alameda Parkway to Iliff Avenue)

Construct 36' flowline to flowline asphalt pavement with 60' flowline to flowline asphalt pavement at the Alameda Parkway intersection. Install vertical curb and gutter, 5' wide detached sidewalk with curb ramps, median improvements at the intersection and street lights.

15

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	4029	TON
3. Vertical curb and gutter	6817	LF
4. 5' wide detached sidewalk - 6" concrete	3720	SY
5. Curb ramp	18	EA
6. Median curb	1168	LF
7. Median treatment	1	LS
8. Street lights	14	EA
9. Lane striping	1	LS

Iliff Avenue (Indiana Street east, connecting into existing improvements)

Construct 26' flowline to flowline asphalt pavement. Install vertical curb and gutter, 8' wide detached sidewalk with curb ramps and street lights. Install traffic calming measures at the Coyote Gulch trail crossing.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1214	TON
3. Vertical curb and gutter	2435	LF
4. 8' wide detached sidewalk - 6" concrete	2201	SY
5. Curb ramp	2	EA
6. Street lights	5	EA
7. Textured and colored concrete crossing	1	LS

11652

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit F. The local street improvements will include but not be limited to: asphalt pavement, vertical and/or mountable curb and gutter, curb ramps, and 5' wide detached sidewalk.

16

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Vertical and/or mountable curb and gutter	1	LS
4. 5' wide detached sidewalk - 6" concrete	1	LS
5. Curb ramps	1	LS
6. Curb/driveway lights	1	LS

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 1 and convey water to the east detention facility adjacent to Indiana Street and the detention facility immediately north of Vassar near the central corridor. These improvements will include but not be limited to: storm sewer pipe, inlets and detention facilities.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. East detention facility adjacent to Indiana Street including landscaping	1	LS
4. Detention facility north of Vassar near the central corridor	1	LS

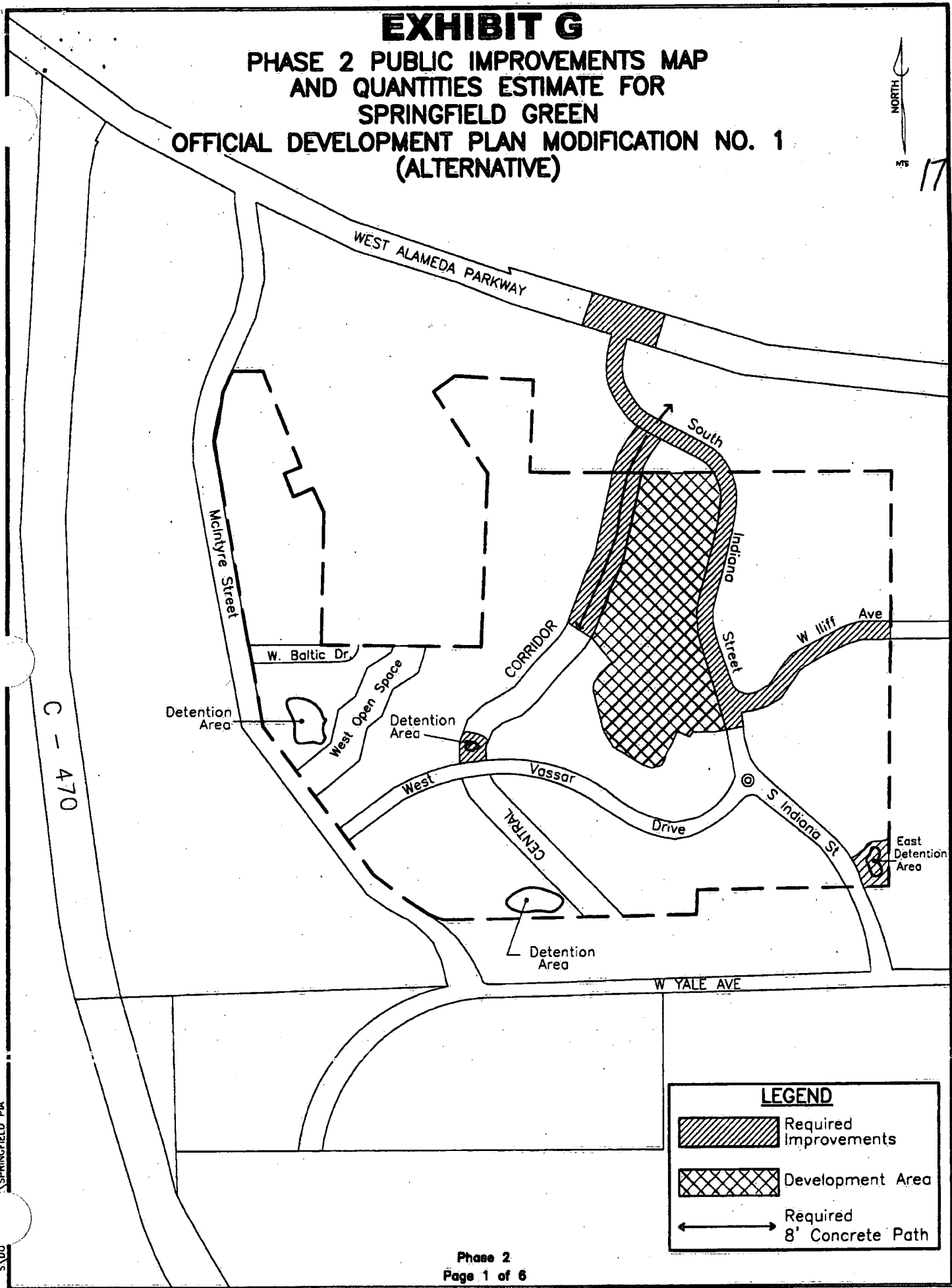
11652

EXHIBIT G

PHASE 2 PUBLIC IMPROVEMENTS MAP AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)



17



C - 470

S:\DU \SPRINGFIELD PIA

11652

LEGEND

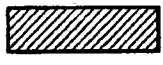

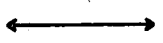
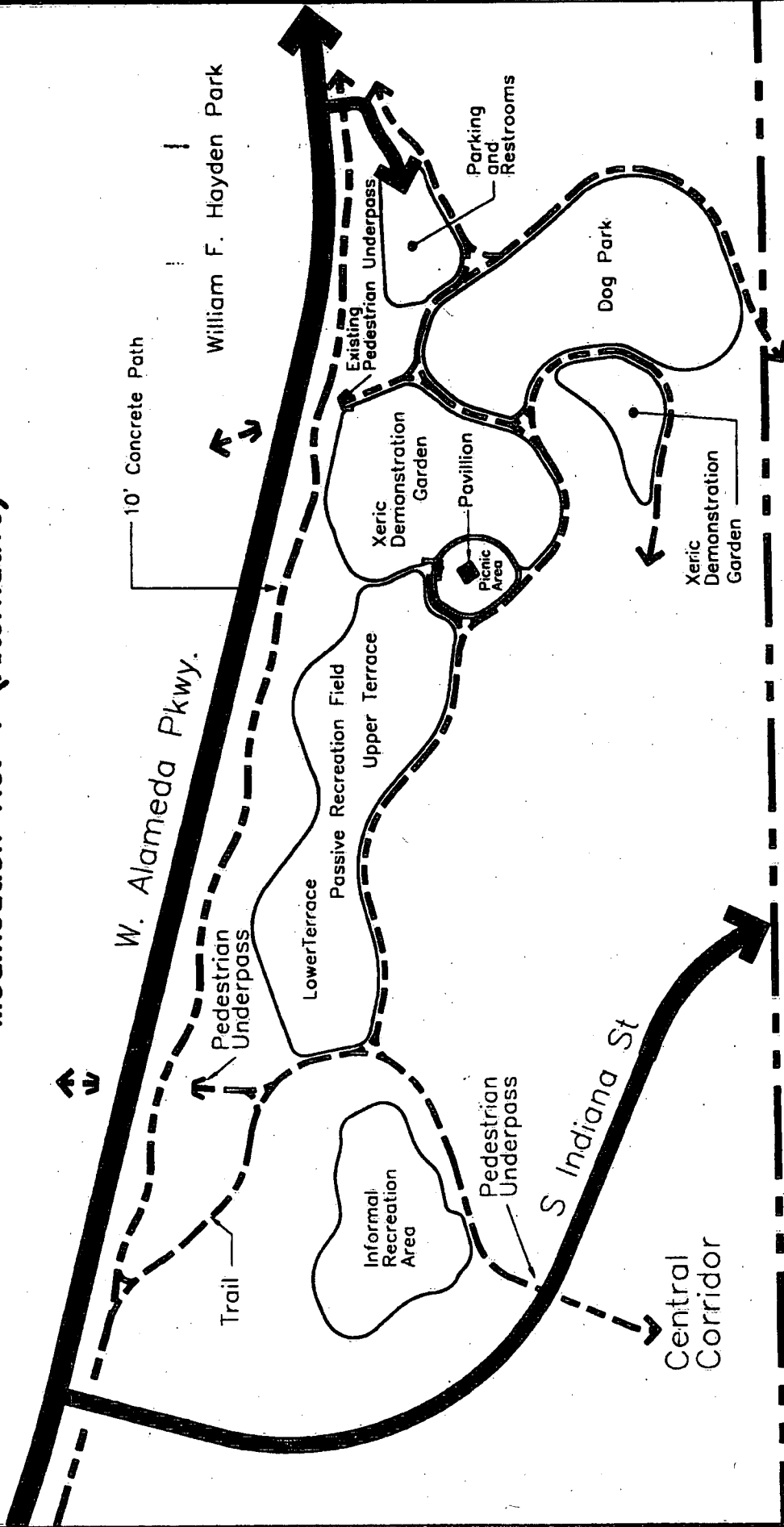
-  Required Improvements
-  Development Area
-  Required 8' Concrete Path

EXHIBIT G

Phase 2 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)



IRON SPRING PARK IMPROVEMENTS

EXHIBIT G

**PHASE 2 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)**

19

Public improvements for Phase 2 as described herein and shown on pages 1 and 2 of Exhibit G, attached hereto, are to be constructed to serve any development within the Phase 2 development area as shown on page 1 of Exhibit G. Traffic signal improvements shall be provided as described in Exhibit D of the Original Agreement.

The improvements described herein are approximate. The extent, design, and nature of these improvements shall conform to final drainage report and final construction plans approved by the City of Lakewood. The improvements quantities estimate is as follows:

Alameda Parkway (at the Indiana Street intersection)

Intersection improvements will include but not be limited to: asphalt widening to create two lanes in each direction plus a westbound left turn lane onto Indiana Street and a decel lane on eastbound Alameda Parkway, median improvements, and storm sewer.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Median improvements	1	LS
4. Storm sewer	1	LS
5. Lane striping	1	LS

Central Corridor

Central corridor improvements will include but not be limited to: 8' wide path, channel stabilization and revegetation.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path - 6" concrete	3960	LF
2. Channel stabilization	1	LS
3. Revegetation	2	ACRES

11652

Indiana Street (Alameda Parkway to Iliff Avenue)

Construct 36' flowline to flowline asphalt pavement with 60' flowline to flowline asphalt pavement at the Alameda Parkway intersection. Install vertical curb and gutter, 5' wide detached sidewalk with curb ramps, median improvements at the intersection and street lights.

20

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	4029	TON
3. Vertical curb and gutter	6817	LF
4. 5' wide detached sidewalk - 6" concrete	3720	SY
5. Curb ramp	18	EA
6. Median curb	1168	LF
7. Median treatment	1	LS
8. Street lights	14	EA
9. Lane striping	1	LS

Iliff Avenue (Indiana Street east, connecting into existing improvements)

Construct 26' flowline to flowline asphalt pavement. Install vertical curb and gutter, 8' wide detached sidewalk with curb ramps and street lights. Install traffic calming measures at the Coyote Gulch trail crossing.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1214	TON
3. Vertical curb and gutter	2435	LF
4. 8' wide detached sidewalk - 6" concrete	2201	SY
5. Curb ramp	2	EA
6. Street lights	5	EA
7. Textured and colored concrete crossing	1	LS

11652

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit G. The local street improvements will include but not be limited to: asphalt pavement, vertical and/or mountable curb and gutter, curb ramps, and 5' wide detached sidewalk. 21

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Vertical and/or mountable curb and gutter	1	LS
4. 5' wide detached sidewalk - 6" concrete	1	LS
5. Curb ramps	1	LS
6. Curb/driveway lights	1	LS

Iron Spring Park Improvements

Iron Spring park improvements will include but not be limited to: paved parking lot, restrooms, water tap, picnic pavilion, fenced dog off-leash area, overlot grading, trail connections, landscaping, tables and benches. Building permits for no more than 50 buildings shall be issued prior to completion and City acceptance of all Iron Spring Park improvements.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Parking lot	50	SPACES
2. Restrooms	1	LS
3. ¾" (minimum) water tap	1	LS
4. Picnic pavilion	1000	SF
5. Fenced dog off-leash area	2 - 3	ACRE
6. Overlot grading	1	LS
7. Trails	2420	LF
8. Landscaping	10	ACRE
9. Tables	1	LS
10. Benches	1	LS

11652

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 2 and convey water to the east detention facility adjacent to Indiana Street and the detention facility immediately north of Vassar near the central corridor. These improvements will include but not be limited to: storm sewer pipe, inlets and detention facilities.

22

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. East detention facility adjacent to Indiana Street including landscaping	1	LS
4. Detention facility north of Vassar near the central corridor	1	LS

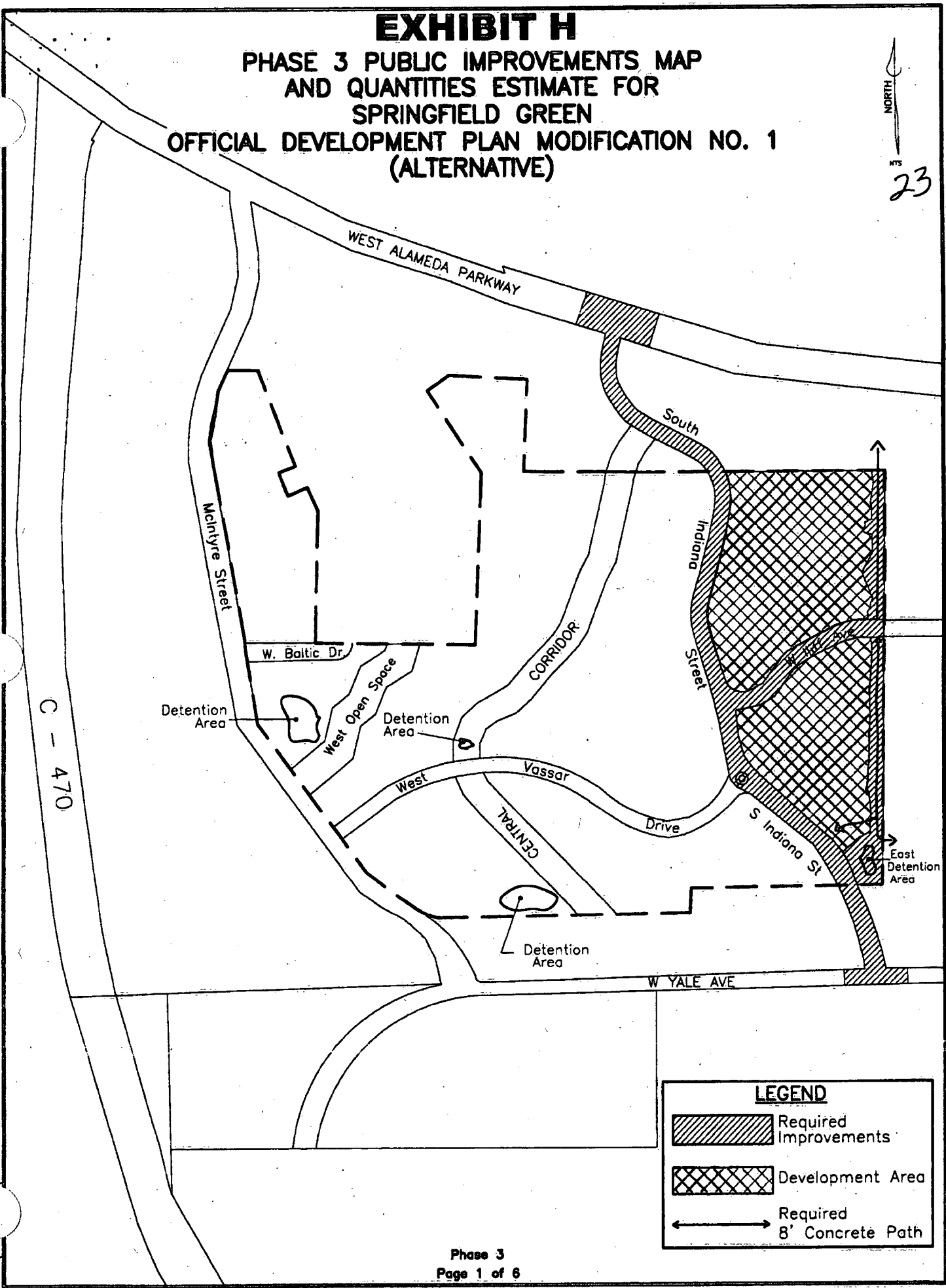
116522



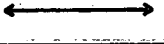
EXHIBIT H

PHASE 3 PUBLIC IMPROVEMENTS MAP AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN

OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)

NORTH
23

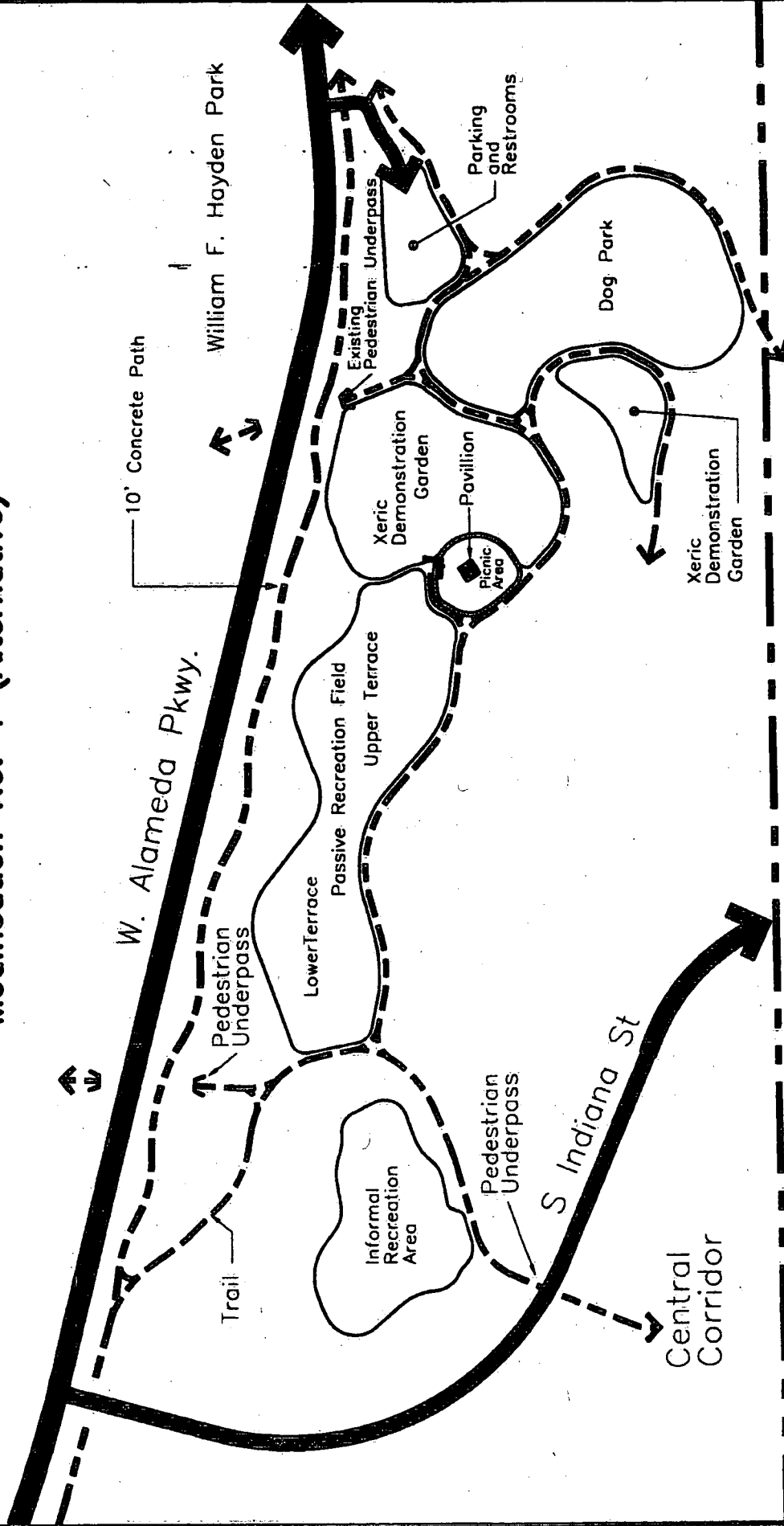
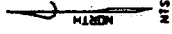


LEGEND	
	Required Improvements
	Development Area
	Required 8' Concrete Path

SPRINGFIELD PIA

EXHIBIT H

Phase 3 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)



IRON SPRING PARK IMPROVEMENTS

24

EXHIBIT H

**PHASE 3 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)**

25

Public improvements for Phase 3 as described herein and shown on pages 1 and 2 of Exhibit H, attached hereto, are to be constructed to serve any development within the Phase 3 development area as shown on page 1 of Exhibit H. Traffic signal improvements shall be provided as described in Exhibit D of the Original Agreement.

The improvements described herein are approximate. The extent, design, and nature of these improvements shall conform to final drainage report and final construction plans approved by the City of Lakewood. The improvements quantities estimate is as follows:

Alameda Parkway (at the Indiana Street intersection)

Intersection improvements will include but not be limited to: asphalt widening to create two lanes in each direction plus a westbound left turn lane onto Indiana Street and a decel lane on eastbound Alameda Parkway, median improvements, and storm sewer.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Median improvements	1	LS
4. Storm sewer	1	LS
5. Lane striping	1	LS

11652

Indiana Street (Alameda Parkway to Yale Avenue)

Construct 36' flowline to flowline asphalt pavement with 60' flowline to flowline asphalt pavement at the Alameda Parkway intersection and 44' flowline to flowline at the Yale Avenue intersection. Install vertical curb and gutter, 8' wide detached sidewalk with curb ramps from Iliff Avenue to Yale Avenue, 5' wide detached sidewalk with curb ramps from Alameda Parkway to Iliff Avenue, median improvements at the Alameda Parkway/Indiana Street intersection and street lights.

26

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	7564	TON
3. Vertical curb and gutter	10787	LF
4. 8' wide detached sidewalk - 6" concrete	3502	SY
5. 5' wide detached sidewalk - 6" concrete	3720	SY
6. Curb ramps	26	EA
7. Median curb	1168	LF
8. Median treatment	1	LS
9. Street lights	24	EA
10. Lane striping	1	LS

Iliff Avenue (Indiana Street east, connecting into existing improvements)

Construct 26' flowline to flowline asphalt pavement. Install vertical curb and gutter, 8' wide detached sidewalk with curb ramps and street lights. Install traffic calming measures at the Coyote Gulch trail crossing.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1214	TON
3. Vertical curb and gutter	2435	LF
4. 8' wide detached sidewalk - 6" concrete	2201	SY
5. Curb ramps	4	EA
6. Street lights	5	EA
7. Textured and colored concrete crossing	1	LS

11652

West Yale Avenue (at the Indiana Street intersection)

Intersection improvements will include but not be limited to: asphalt pavement, vertical curb and gutter, 5' wide detached sidewalk with curb ramps, 8' wide detached bikepath, median improvements, lane striping and street lights.

27

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Vertical curb and gutter	1	LS
4. 5' wide detached sidewalk – 6" concrete	1	LS
5. 8' wide detached bikepath – 6" concrete	1	LS
6. Curb ramps	1	LS
7. Median curb	1	LS
8. Median treatment	1	LS
9. Lane striping	1	LS
10. Street lights	1	LS

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit H. The local street improvements will include but not be limited to: asphalt pavement, vertical and/or mountable curb and gutter, curb ramps, and 5' wide detached sidewalk.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Vertical and/or mountable curb and gutter	1	LS
4. 5' wide detached sidewalk – 6" concrete	1	LS
5. Curb ramps	1	LS
6. Curb/driveway lights	1	LS

East Trail Improvements

Construct an 8' wide concrete path from Alameda Parkway to Indiana Street near the eastern boundary of the property.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path – 6" concrete	2920	LF
2. Revegetation	1.5	ACRE

11652

Iron Spring Park Improvements

Iron Spring park improvements will include but not be limited to: paved parking lot, restrooms, water tap, picnic pavilion, fenced dog off-leash area, overlot grading, trail connections, dry landscaping, tables and benches. Building permits for no more than 50 buildings shall be issued prior to completion and City acceptance of all Iron Spring Park improvements.

28

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Parking lot	50	SPACES
2. Restrooms	1	LS
3. ¾" (minimum) water tap	1	LS
4. Picnic pavilion	1000	SF
5. Fenced dog off-leash area	2 - 3	ACRE
6. Overlot grading	1	LS
7. Trails	2420	LF
8. Landscaping	10	ACRE
9. Tables	1	LS
10. Benches	1	LS

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 3 and convey water to the east detention facility adjacent to Indiana Street. These improvements will include but not be limited to: storm sewer pipe, inlets and detention facilities.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. East detention facility adjacent to Indiana Street including landscaping	1	LS

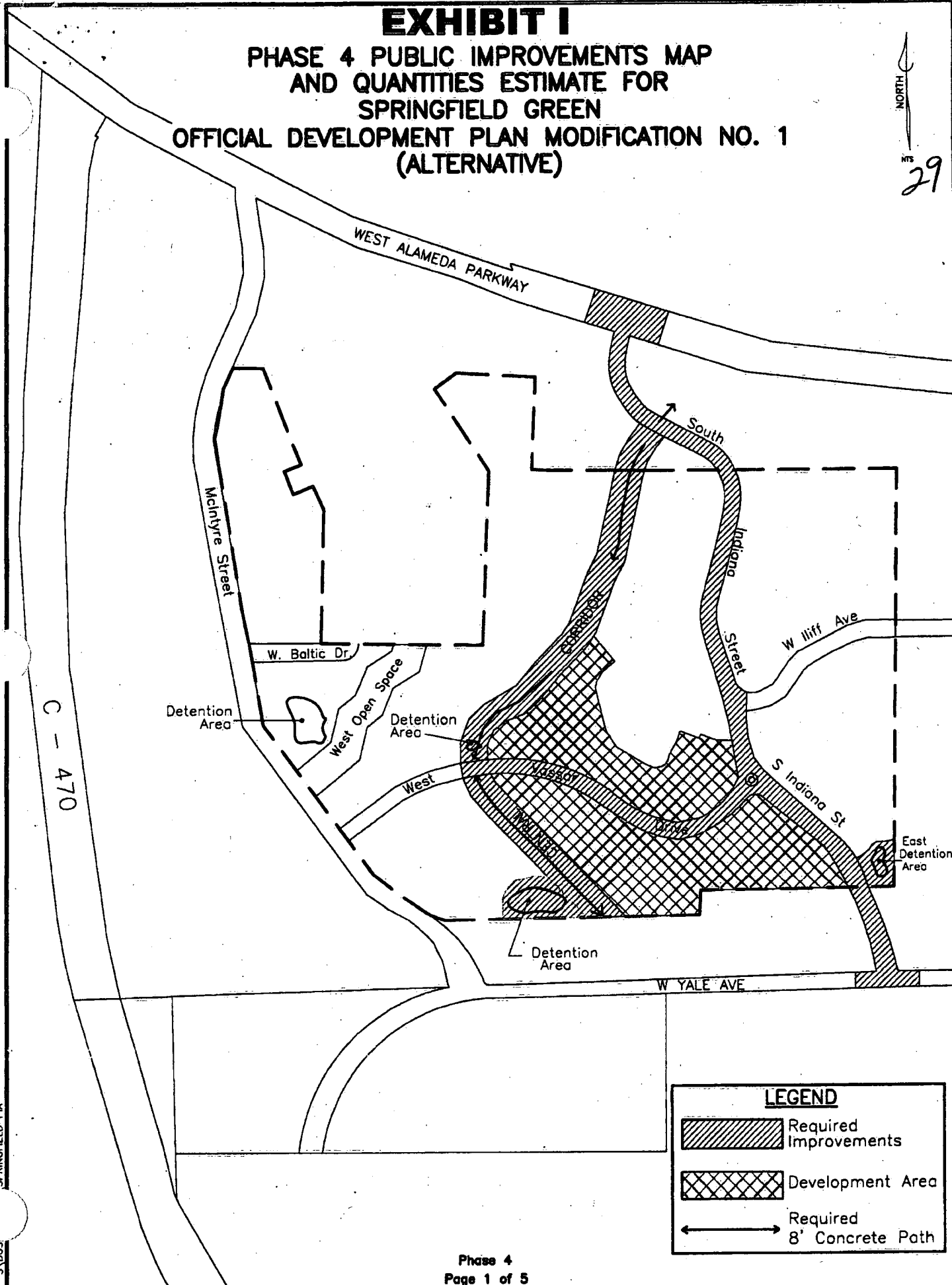
11652




EXHIBIT I

PHASE 4 PUBLIC IMPROVEMENTS MAP AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)

NORTH

29



LEGEND	
	Required Improvements
	Development Area
	Required 8' Concrete Path

SPRINGFIELD, PIA

11652

EXHIBIT I

**PHASE 4 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)**

30

Public improvements for Phase 4 as described herein and shown on page 1 of Exhibit I, attached hereto, are to be constructed to serve any development within the Phase 4 development area as shown on page 1 of Exhibit I. Traffic signal improvements shall be provided as described in Exhibit D of the Original Agreement.

The improvements described herein are approximate. The extent, design, and nature of these improvements shall conform to final drainage report and final construction plans approved by the City of Lakewood. The improvements quantities estimate is as follows:

Alameda Parkway (at the Indiana Street intersection)

Intersection improvements will include but not be limited to: asphalt widening to create two lanes in each direction plus a westbound left turn lane onto Indiana Street and a decel lane on eastbound Alameda Parkway, median improvements, and storm sewer.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Median improvements	1	LS
4. Storm sewer	1	LS
5. Lane striping	1	LS

11652

Indiana Street (Alameda Parkway to Yale Avenue)

Construct 36' flowline to flowline asphalt pavement with 60' flowline to flowline asphalt pavement at the Alameda Parkway intersection and 44' flowline to flowline at the Yale Avenue intersection. Install vertical curb and gutter, 8' wide detached sidewalk with curb ramps from Iliff Avenue to Yale Avenue, 5' wide detached sidewalk with curb ramps from Alameda Parkway to Iliff Avenue, median improvements at the Alameda Parkway/Indiana Street intersection and street lights.

31

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	7564	TON
3. Vertical curb and gutter	10787	LF
4. 8' wide detached sidewalk - 6" concrete	3502	SY
5. 5' wide detached sidewalk - 6" concrete	3720	SY
6. Curb ramps	26	
7. Median curb		LF
8. Median treatment		LS
9. Street lights		
10. Lane striping	1	LS

West Vassar Drive (Indiana to the west side of the center)

Construct 36' flowline to flowline asphalt pavement with round about at Indiana Street. Install vertical curb and gutter, 8' wide detached sidewalk with curb ramps, street lights and round about treatment.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	5433	TON
3. Vertical curb and gutter	5479	LF
4. 8' wide detached sidewalk - 6" concrete	5983	SY
5. Curb ramps	16	EA
6. Median curb	122	LF
7. Round about treatment	1	LS
8. Street lights	14	EA
9. Lane striping	1	LS

11652

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit H. The local street improvements will include but not be limited to: asphalt pavement, vertical and/or mountable curb and gutter, curb ramps, and 5' wide detached sidewalk.

32

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Vertical and/or mountable curb and gutter	1	LS
4. 5' wide detached sidewalk - 6" concrete	1	LS
5. Curb ramps	1	LS
6. Curb/driveway lights	1	LS

West Yale Avenue (at the Indiana street intersection)

Intersection improvements will include but not be limited to: asphalt pavement, vertical curb and gutter, 5' detached sidewalk with curb ramps, 8' wide detached bikepath, median improvements, lane striping and street lights.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Vertical curb and gutter	1	LS
4. 5' wide detached sidewalk - 6" concrete	1	LS
5. 8' wide detached bikepath - 6" concrete	1	LS
6. Curb ramps	1	LS
7. Median curb	1	LS
8. Median treatment	1	LS
9. Lane striping	1	LS
10. Street lights	1	LS

11652

Central Corridor

Central corridor improvements will include but not be limited to: 8' wide path, a street crossing at West Vassar Drive, channel stabilization and revegetation.

33

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path – 6" concrete	4660	LF
2. Street crossing at West Vassar Drive	1	LS
3. Channel stabilization	1	LS
4. Revegetation	18	ACRE

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 4 and convey water to the east detention facility adjacent to Indiana Street, the detention facility immediately north of Vassar near the central corridor, and the detention facility near the south end of the central corridor. These improvements will include but not be limited to: storm sewer pipe, inlets and detention facilities.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. East detention facility adjacent to Indiana Street including landscaping	1	LS
4. Detention facilities north of Vassar and near the south end of the central corridor including landscaping	1	LS

11652

EXHIBIT J

**PHASE 5 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)**

35

Public improvements for Phase 5 as described herein and shown on page 1 of Exhibit J, attached hereto, are to be constructed to serve any development within the Phase 5 development area as shown on page 1 of Exhibit J. Traffic signal improvements shall be provided as described in Exhibit D of the Original Agreement.

The improvements described herein are approximate. The extent, design, and nature of these improvements shall conform to final drainage report and final construction plans approved by the City of Lakewood. The improvements quantities estimate is as follows:

South McIntyre Street (Yale Avenue to Alameda Parkway)

Construct the full width of South McIntyre Street from Yale Avenue to Alameda Parkway. These improvements will include but not be limited to: Six through lanes of asphalt pavement, auxiliary lanes, center median, vertical curb and gutter, 5' wide detached sidewalk with curb ramps, 8' wide detached bikepaths, street lights and lane striping.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	18905	TON
3. Vertical curb and gutter	6502	LF
4. 5' wide detached sidewalk - 6" concrete	3634	SY
5. 8' wide detached bikepath - 6" concrete	5844	SY
6. Curb ramps	6	EA
7. Street lights	26	EA
8. Lane striping	1	LS
9. Median treatment	1	LS
10. Median curb	13192	LF

11652

Alameda Parkway (C-470 to Bear Creek Boulevard)

Alameda Parkway improvements will include but not be limited to: asphalt widening including an additional through lane each way from Bear Creek Boulevard to McIntyre Street, median improvements, traffic signal, lighted bike/pedestrian grade separated crossing east of Indiana, and storm sewer. The Owners shall extend each additional through lane to C-470 when the C-470/Alameda Parkway interchange is built.

36

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Median improvements	1	LS
4. Storm sewer	1	LS
5. Lane striping	1	LS
6. Lighted bike/pedestrian grade separated crossing	1	LS

West Yale Avenue (McIntyre Street intersection and property frontage of Springfield Green Subdivision)

Construct 27' of asphalt pavement with 36' flowline to flowline at the intersection, vertical curb and gutter on the north, the north one-half of the median and 8' wide detached sidewalk with curb ramps and street lights on the north.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	4198	TON
3. Vertical curb and gutter	3144	LF
4. 8' wide detached sidewalk - 6" concrete	2795	SY
5. Curb ramps	4	EA
6. Median curb	3144	LF
7. Street lights	13	EA

11652

West Vassar Drive (McIntyre Street to the east side of the central corridor)

37

Construct 36' flowline to flowline asphalt pavement, vertical curb and gutter, 8' wide detached sidewalk with curb ramps and street lights.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1919	TON
3. Vertical curb and gutter	2381	LF
4. 8' wide detached sidewalk - 6" concrete	2130	SY
5. Curb ramps	8	EA
6. Street lights	5	EA

West Baltic Drive (McIntyre Street east approximately 630')

Construct 36' flowline to flowline asphalt pavement, vertical curb and gutter and 5' wide detached sidewalk with curb ramps.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	832	TON
3. Vertical curb and gutter	1260	LF
4. 5' wide detached sidewalk - 6" concrete	700	SY
5. Curb ramps	2	EA

Public Street System Second Connection

A second connection to the public street system will be required. Options include: 1) Vassar Drive to Indiana Street to either Alameda Parkway or Yale Avenue, and 2) Yale Avenue to Indiana Street.

11652

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit J. The local street improvements will include but not be limited to: asphalt pavement, vertical and/or mountable curb and gutter, curb ramps, 5' wide detached sidewalk and street lights.

38

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	1	LS
3. Vertical and/or mountable curb and gutter	1	LS
4. 5' wide detached sidewalk - 6" concrete	1	LS
5. Curb ramps	1	LS
6. Street lights	1	LS

Central Corridor

Central corridor improvements will include but not be limited to: 8' wide path, a lighted grade separation at Alameda Parkway, a street crossing at West Vassar Drive, channel stabilization and revegetation.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path - 6" concrete	3030	LF
2. Street crossing at West Vassar Drive	1	LS
3. Channel stabilization	1	LS
4. Revegetation	13	ACRE

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 5 and convey water to the west detention facility adjacent to McIntyre Street, the detention facility north of Vassar, and the detention facility near the south end of the central corridor. These improvements will include but not be limited to: storm sewer pipe, inlets and detention facilities.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. West detention facility adjacent to McIntyre Street including landscaping	1	LS
4. Detention facilities north of Vassar and near the south end of the central corridor including landscaping	1	LS

11652

West Corridor Trail

West Corridor Trail improvements will include but not be limited to: 8' wide path, lighted grade separation and pedestrian underpass at McIntyre Street.

39

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path – 6" concrete	1319	LF
2. Lighted pedestrian underpass at McIntyre Street	1	LS
3. Revegetation	6	ACRE

11652

40

EXHIBIT "K"
For Springfield Green Official Development Plan
Modification No. 1
(Alternative)

Notice To Buyers in the

(Insert Subdivision Name Prior to Recording)
Prepared in 2007

1. Robinson Brick Company or its successor currently has an active clay mine in the northwest portion of the Springfield Green Subdivision on Block 6, Lot 3. It is unknown how long mining activity will continue. As of 2006, Robinson accesses its mine directly from Alameda Avenue. Future mining access could be via McIntyre Boulevard and Baltic Avenue or other public streets.
2. Bandimere Speedway is located just west of C-470 between Alameda Parkway and Morrison Road. Bandimere Speedway hosts drag racing events which generate intermittent noise audible throughout the Rooney Valley. Facilities west of C-470 between Alameda and I-70 include the Rooney Valley Law Enforcement Training Facility, a shooting range for law enforcement agencies, and Thunder Valley Sportcycle Park, a motocross track.
3. The Mount Carbon Metropolitan District has completed bankruptcy proceedings. Court order concluding the bankruptcy requires that properties formerly within the Mount Carbon Metropolitan District pay an ad valorem property tax of 20 mills for the purpose of retiring outstanding debt. This tax will continue to be collected through approximately 2044 unless the debt is retired earlier.
4. The Fossil Ridge Metropolitan Districts and Green Tree Metropolitan Districts may have property tax assessments on property in the area.



11652

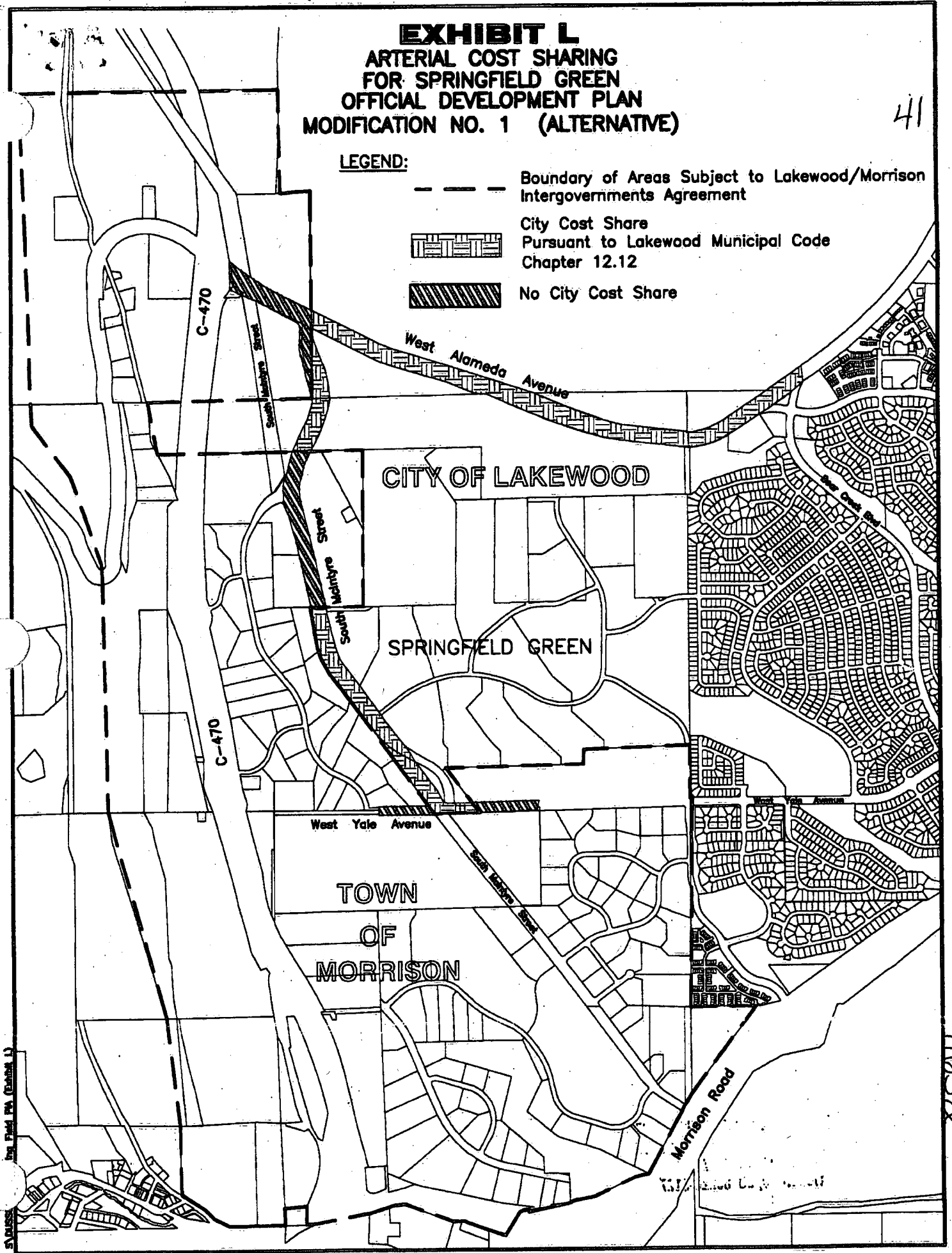
EXHIBIT L

ARTERIAL COST SHARING FOR SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)

41

LEGEND:

- Boundary of Areas Subject to Lakewood/Morrison Intergovernmental Agreement
-  City Cost Share Pursuant to Lakewood Municipal Code Chapter 12.12
-  No City Cost Share



Springfield, MO (Exhibit L)

11/5/82