

SECOND AMENDMENT TO THE
DEVELOPMENT AGREEMENT

FOR

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

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THIS AGREEMENT, sometimes hereinafter referred to as the "Second Amendment," is made and entered into this 23rd day of July, 2008, 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 4350 S. Monaco Street, Suite 200, Denver, CO 80237, 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."

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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"; and executed a First Amendment to the Development Agreement for Springfield Green Official Development Plan Modification No. 1 (Alternative) dated September 13, 2007 and recorded in Jefferson County, Colorado at Reception No. 2007111128, hereinafter referred to as the "First Amendment" 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, the Parties desire to amend the Original Agreement and the First Amendment as allowed and provided for in paragraph 31 of the Original Agreement and paragraph 6 of the First Amendment; and

WHEREAS, Carma Lakewood, LLC has, subsequent to execution of the Original Agreement and First Amendment, acquired additional real property (formerly known as the Westwind Property) contiguous to the property to which the Original Agreement and First Amendment apply and the Parties desire to incorporate said additional property into this Second Amendment; and

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



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Jefferson County, Colorado

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WHEREAS, the Parties desire to (a) revise the phasing of public improvements, (b) modify the Parties maintenance obligations for park and open space areas, and (c) modify timing for design of certain traffic signals; 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 First Amendment and this Second 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 First Amendment and acknowledge that all provisions of the Original Agreement and First Amendment not modified by this Second Amendment shall remain unchanged and are still in full force and effect; and

WHEREAS, the Parties agree that this Second Amendment, the First Amendment and the Original Agreement do not modify or affect the zone districts or zoning provisions applicable to any of the property to which these agreements apply.

NOW, THEREFORE, the parties hereby agree that the Original Agreement and First Amendment are hereby amended as follows:

1. Legal Description. The legal description incorporated into the First Amendment as Exhibit 1A is hereby deleted and replaced by attached Exhibit 1B, "Revised Legal Description for the Second 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 1B includes (a) all property included in Exhibit 1 of the Original Agreement, plus (b) 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" included in Exhibit 1A of the First Amendment, plus (c) approximately 44.4 acres of additional property formerly owned by WEWIN, LLC and hereinafter sometimes referred to as the "Former Westwind Property." The term "Property" as it is used in the Original Agreement and First Amendment and this Second Amendment is hereby amended to mean the real property described on attached Exhibit 1B.

2. Zone District and Zoning Provisions. Nothing in this Second Amendment, the First Amendment or the Original Agreement affects, modifies or changes the zoning of the Property, which has been and continues to be defined by other documents. The Parties acknowledge and agree that the zone districts applicable to the Former Extencicare Property, the Former Simon Property and the Former Westwind Property are not defined by the Springfield Green Official Development Plan Modification No. 1 (Alternative). It is further acknowledged and agreed that

the Second Amendment, the First Amendment and the Original Agreement do not limit or otherwise affect any potential future rezoning of any of the Property.

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3. **Traffic Signal Requirements.** Exhibit D of the Original Agreement is hereby deleted and replaced by the following exhibit incorporated herein by this reference:

- a. "Traffic Signal Requirements for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated Exhibit D (Revised with Second Amendment).

4. **Construction Phasing.** Section 6 of the Original Agreement and Section 2 of the First Amendment are hereby deleted. The installation of public improvements may be conducted in phases. Exhibits F, G, H, I and J of the First Amendment 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 (Revised with Second Amendment).
- 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 (Revised with Second Amendment).
- 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 (Revised with Second Amendment).
- 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 (Revised with Second Amendment).
- 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 (Revised with Second Amendment).
- f. "Phase 6 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated Exhibit M.
- g. "Phase 7 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated Exhibit N.

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- h. "Phase 8 Public Improvements Map and Quantities Estimate for Springfield Green Official Development Plan Modification No. 1 (Alternative)," attached hereto and designated Exhibit O.

The phasing described herein 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 Second Amendment.

5. Park and Open Space. Section 18 of the Original Agreement is hereby deleted and replaced with the following:

Park and open space dedications required by Chapter 14.16 of the Lakewood Municipal Code are satisfied by (a) the improvements to Forsberg Iron Spring Park, (b) the West Open Space, (c) the Central Corridor, (d) the \$365,000 fee previously paid pursuant to the Original Agreement, and (e) neighborhood private parkland required by the Springfield Green Official Development Plan Modification No. 1 (Alternative). No additional City owned park or open space is required for development of the Property.

The Park and Open Space areas shall be maintained as described below:

West Corridor, Central Corridor, and East Buffer – Owners shall perform all maintenance until the later of (a) fee ownership of the land is accepted by the City or (b) for three years following issuance by the City of a Certificate of Acceptance as described in the Original Agreement. At the time both (a) and (b), above, have occurred, maintenance will be performed by the City.

Forsberg Iron Spring Park (excluding the dog park areas) – Owners shall perform all maintenance for two years following issuance by the City of a Certificate of Acceptance as described in the Original Agreement. At the conclusion of the two-year initial maintenance by the Owner, the responsibility will transfer to the City. Maintenance by either entity of the Forsberg Iron Spring Park includes graffiti removal and trash removal.

The Owners shall have no vegetation maintenance obligation in the dog park after the City issues a Certificate of Acceptance that includes the dog park.

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

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

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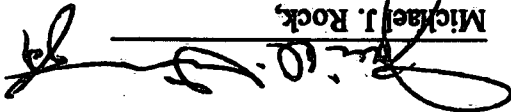
8. Counterparts. This Second Amendment may be executed in counterparts, each of which shall be deemed an original.

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

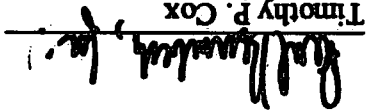
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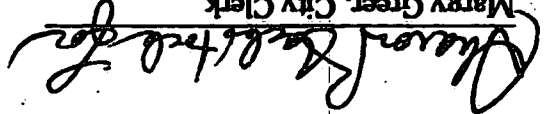
CITY OF LAKEWOOD


Michael J. Rock,
City Manager

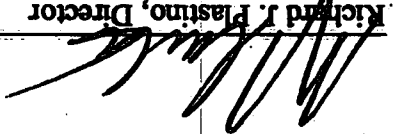
APPROVED AS TO FORM:

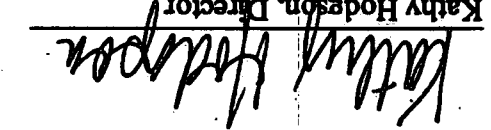

Timothy P. Cox
Office of the City Attorney

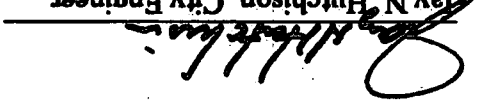
ATTEST:


Margy Greer, City Clerk

RECOMMENDED AND APPROVED:


Richard J. Plasingo, Director
Department of Public Works


Kathy Hodgson, Director
Department of Community Resources


Jay N. Hutchison, City Engineer
Department of Public Works

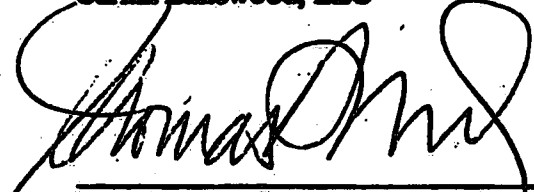


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Carma Lakewood, LLC


Tom Morton, Senior Vice President

The foregoing instrument was acknowledged before me this 27th day of June, 2008, by THOMAS P. MORTON SR VP.



Carole Dodero
Notary Public
188 INVERNESS DR. W. #150
ENGLEWOOD CO 80112
Address

My commission expires: 4-30-2010

80021

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Richmond American Homes of Colorado Inc.
a DELAWARE CORPORATION

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[Handwritten signature]

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

TIMOTHY R. GARRETS

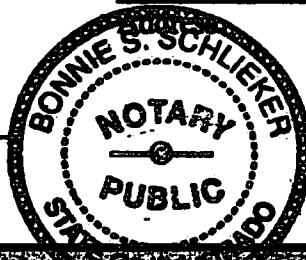
VICE PRESIDENT - LAND ACQUISITION

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The foregoing instrument was acknowledged before me this 22ND day of
JULY, 2008, by TIMOTHY R. GARRETS AS VICE PRESIDENT
OF RICHMOND AMERICAN HOMES OF COLORADO, INC.

[Handwritten signature: Bonnie S. Schlieker]
Notary Public

My commission expires: 11-13-2010



Alternative format of this document is available upon request.

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EXHIBIT 1B

**LEGAL DESCRIPTION FOR
SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION
NO. 1 (ALTERNATIVE)**

SOLTERRA SUBDIVISION FILING NO. 1. A PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

SOLTERRA SUBDIVISION FILING NO. 2. A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

**EXHIBIT D
(REVISED WITH SECOND AMENDMENT)
TRAFFIC SIGNAL REQUIREMENTS FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)**

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A. Traffic Signal Design

The Owners shall provide traffic signal plans for review to the City's Traffic Engineer by June 1, 2008 and obtain approval by the City's Traffic Engineer by July 31, 2008 and, where applicable, the Colorado Department of Transportation for the following locations:

1. Indiana Street and Alameda Parkway
2. Indiana Street and Yale Avenue
3. Indiana Street and Morrison Road

The Owners shall provide traffic signal plans for approval by the City's Traffic Engineer for the following locations with construction plans for the first street that will be served by each signal:

1. McIntyre Street and Alameda Parkway
2. McIntyre Street and Red Rocks Business Drive
3. McIntyre Street and Wesley Avenue
4. McIntyre Street and Yale Avenue

Traffic signal plans shall include all phases of construction where necessary to accommodate phased street construction.

B. Collateral Requirements

Collateral shall be provided in the form required by Chapter 14.13 of the Lakewood Municipal Code. The Owners shall provide collateral for the Owners' share of the cost of each of the four signals along McIntyre Street at the time collateral is required for the second street that will be served by each signal. The Owners shall provide collateral for the Owners' share of the cost of all three signals along Indiana Street at the time collateral is required for the Indiana Street and Yale Avenue intersection.

Collateral provided for each signal shall be released by the City at the time the City receives payment of the amount required from the Owners for construction of each signal pursuant to the following section.

C. Traffic Signal Construction

The Owners shall, at no cost to the City, construct all subsurface traffic signal and appurtenances at the time of street construction for the following locations:

1-2008

1. Indiana Street and Alameda Parkway
2. Indiana Street and Yale Avenue
3. McIntyre Street and Alameda Parkway
4. McIntyre Street and Red Rocks Business Drive
5. McIntyre Street and Wesley Avenue
6. McIntyre Street and Yale Avenue

The City shall construct traffic signal improvements except for those improvements to be constructed by Owners as listed above. No traffic signal shall become operational prior to the signal location meeting City and, where applicable, Colorado Department of Transportation traffic signal warrants unless approved by the City Traffic Engineer or Colorado Department of Transportation.

The Owners shall notify the City in writing a minimum of one hundred sixty (160) days prior to the desired time of installation/modification of the traffic signal in order to allow the City to coordinate the traffic signal improvements. When the City Traffic Engineer approves installation of each signal, whether such installation is requested by the Owners or not, the City shall notify the Owners in writing of the exact amount required from the Owners for the traffic signal improvements. The Owners shall then make payment to the City in cash for the required amount within sixty (60) days of receipt of such letter. Upon receipt by the City of each cash payment, the collateral for the corresponding signal(s) shall be released by the City. The City will not commence traffic signal improvements until the owners have paid to the City the total amount determined by the City's Traffic Engineer to be the Owners' cost of improvements.

At locations where traffic signal construction is phased to accommodate street construction, the process described in the preceding two paragraphs shall apply to each phase.

D. Cost Responsibilities

Costs for traffic signal construction shall be shared with others. The Owners' cost responsibility for construction performed by the City at each traffic signal location shall be as follows:

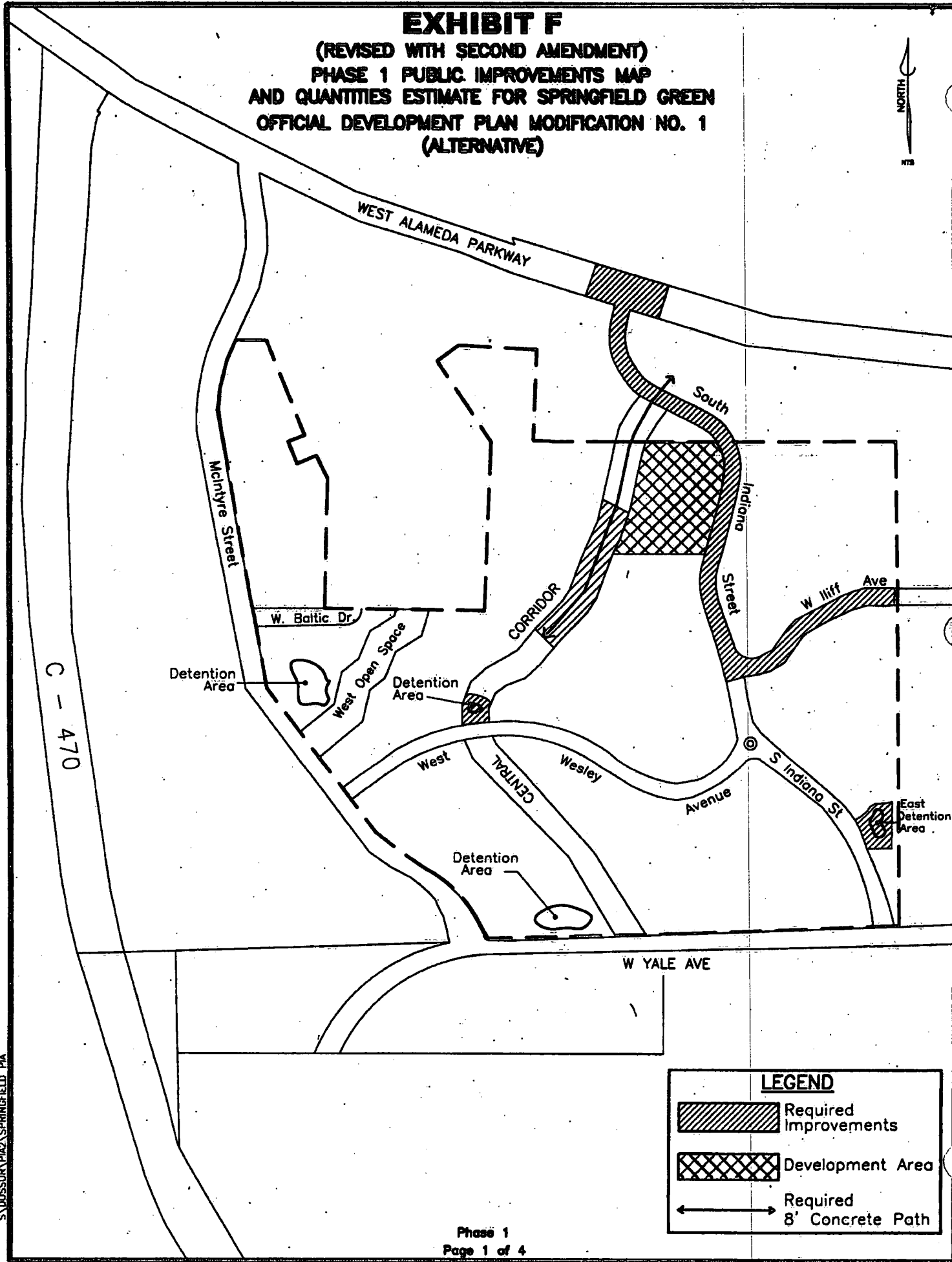
1. Indiana Street and Alameda Parkway – 100%
2. Indiana Street and Yale Avenue – 100% less \$41,500 (\$41,500 was previously provided to the City pursuant to the Subdivision Development Agreement for Tamarisk Filing No. 1 dated November 20, 1997)
3. Indiana Street and Morrison Road – 100% less \$82,500 (\$82,500 was previously provided to the City pursuant to the Subdivision Development Agreement for Tamarisk Filing No. 1 dated November 20, 1997)
4. McIntyre Street and Alameda Parkway – 100%
5. McIntyre Street and Red Rocks Business Drive – 50% (the remaining 50% shall be provided by future development of land adjacent to the signal that is not part of the property subject to this Agreement)
6. McIntyre Street and Wesley Avenue – 100%
7. McIntyre Street and Yale Avenue – 50% (the remaining 50% shall be provided by future development of land adjacent to the signal that is not part of the property subject to this Agreement)

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EXHIBIT F
 (REVISED WITH SECOND AMENDMENT)
 PHASE 1 PUBLIC IMPROVEMENTS MAP
 AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN
 OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1
 (ALTERNATIVE)



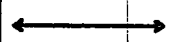


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LEGEND

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

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**EXHIBIT F
 (REVISED WITH SECOND AMENDMENT)
 PHASE 1 PUBLIC IMPROVEMENTS MAP
 AND QUANTITIES ESTIMATE
 FOR
 SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
 PLAN MODIFICATION NO. 1
 (ALTERNATIVE)**

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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 this Second Amendment.

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	1862	LF
2. Channel stabilization	1	LS
3. Revegetation	4	ACRE

12028

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.

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<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

1228

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.

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<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 Wesley Avenue near the central corridor. These improvements will include but not be limited to: storm sewer pipe, inlets and detention facilities.

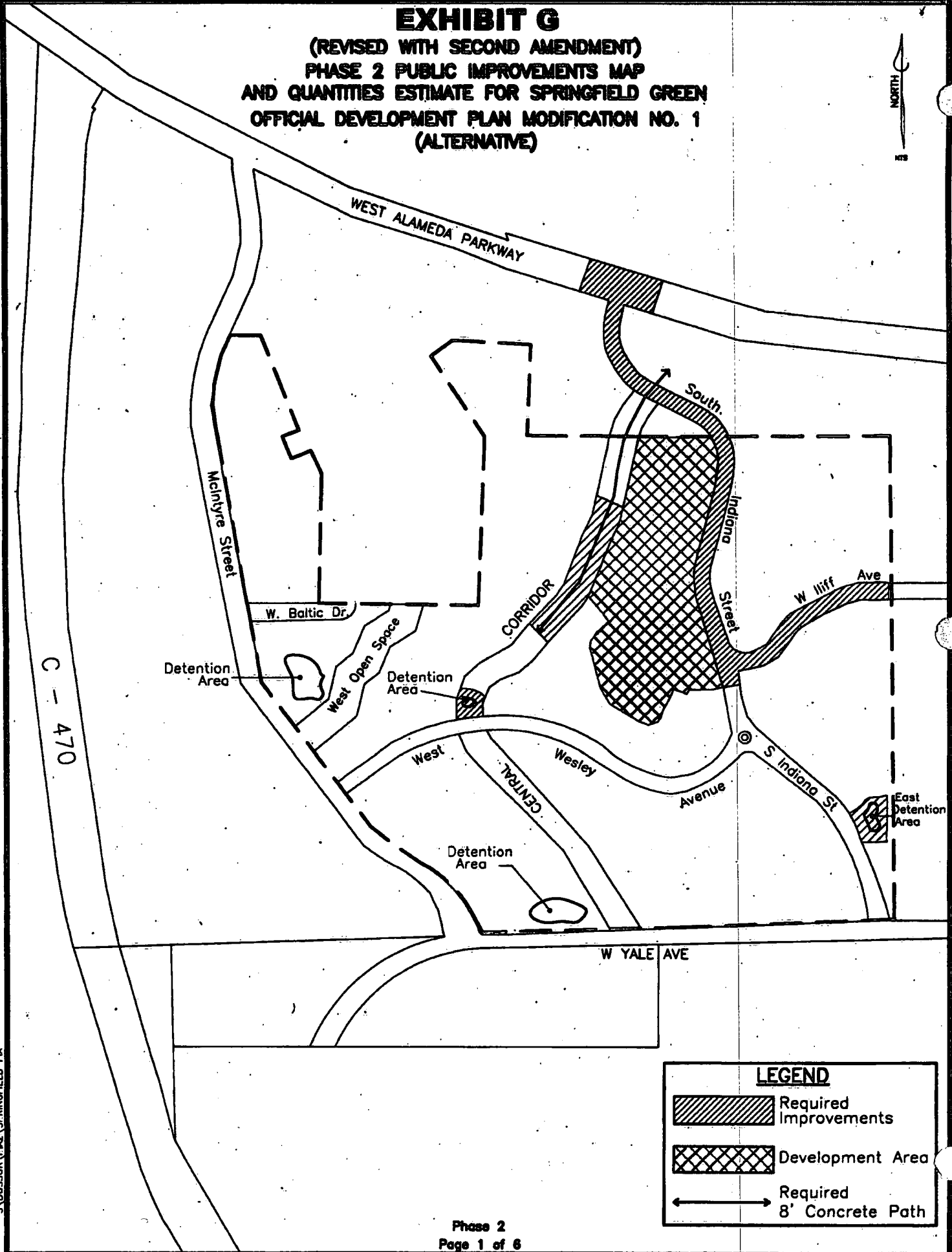
<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. East detention facility adjacent to Indiana Street including landscaping	1	LS
4. Detention facility north of Wesley Avenue near the central corridor	1	LS



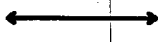
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EXHIBIT G
 (REVISED WITH SECOND AMENDMENT)
 PHASE 2 PUBLIC IMPROVEMENTS MAP
 AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN
 OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1
 (ALTERNATIVE)



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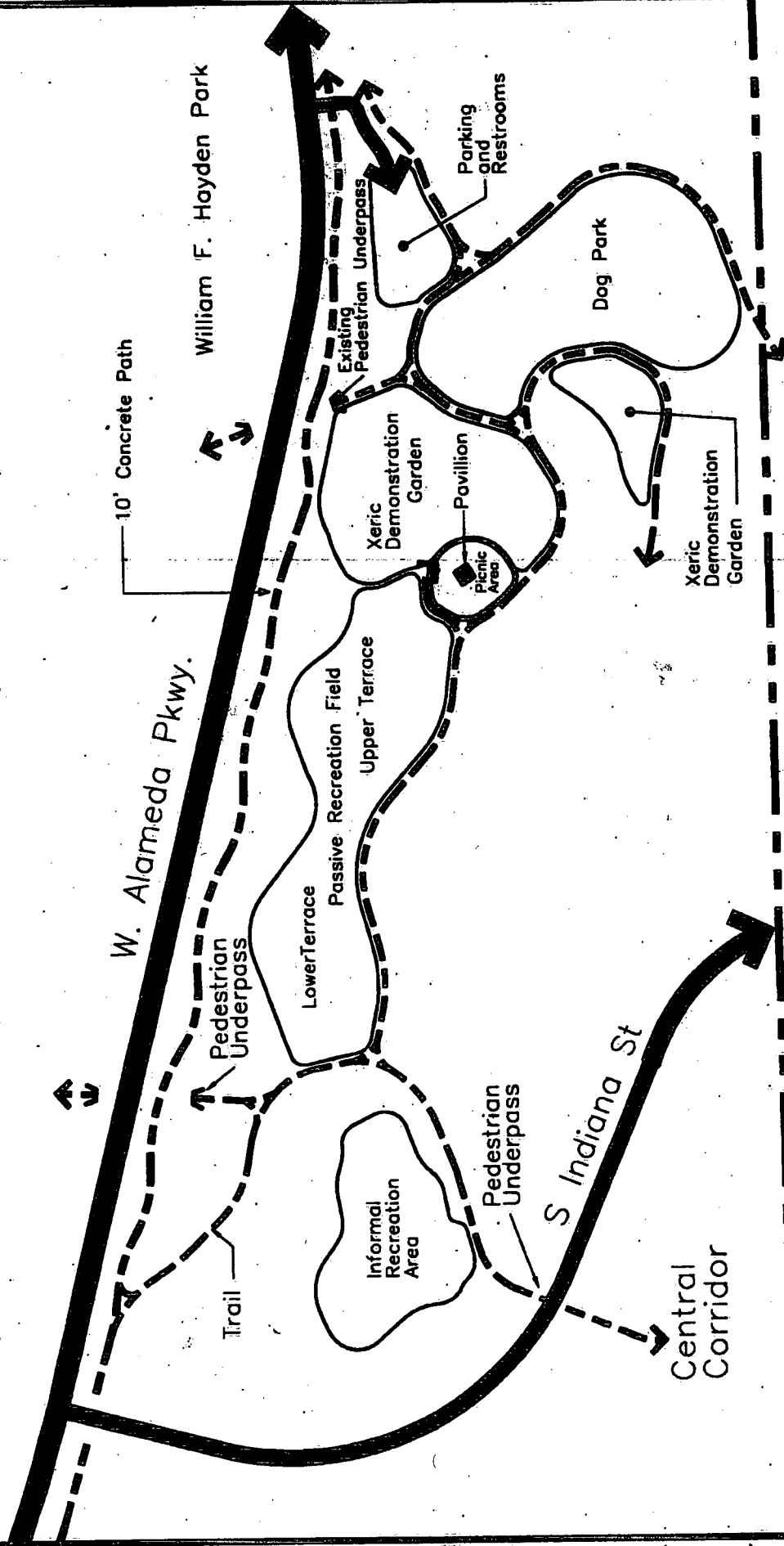
LEGEND	
	Required Improvements
	Development Area
	Required 8' Concrete Path

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EXHIBIT G

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



FORSBERG IRON SPRING PARK IMPROVEMENTS

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S:\ussur\p102\Springfield Green (Central Phase)

**EXHIBIT G
 (REVISED WITH SECOND AMENDMENT)
 PHASE 2 PUBLIC IMPROVEMENTS MAP
 AND QUANTITIES ESTIMATE
 FOR
 SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
 PLAN MODIFICATION NO. 1
 (ALTERNATIVE)**

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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 this Second Amendment.

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	1862	LF
2. Channel stabilization	1	LS
3. Revegetation	4	ACRE

12023

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.

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<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

12028

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.

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<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

Forsberg Iron Spring Park Improvements

Forsberg Iron Spring Park improvements will include but not be limited to: paved parking lot, restrooms, water tap, picnic pavilion, fenced dog off-leash area, overlots 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 Forsberg 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

1208

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 Wesley Avenue near the central corridor. These improvements will include but not be limited to: storm sewer pipe, inlets and detention facilities.

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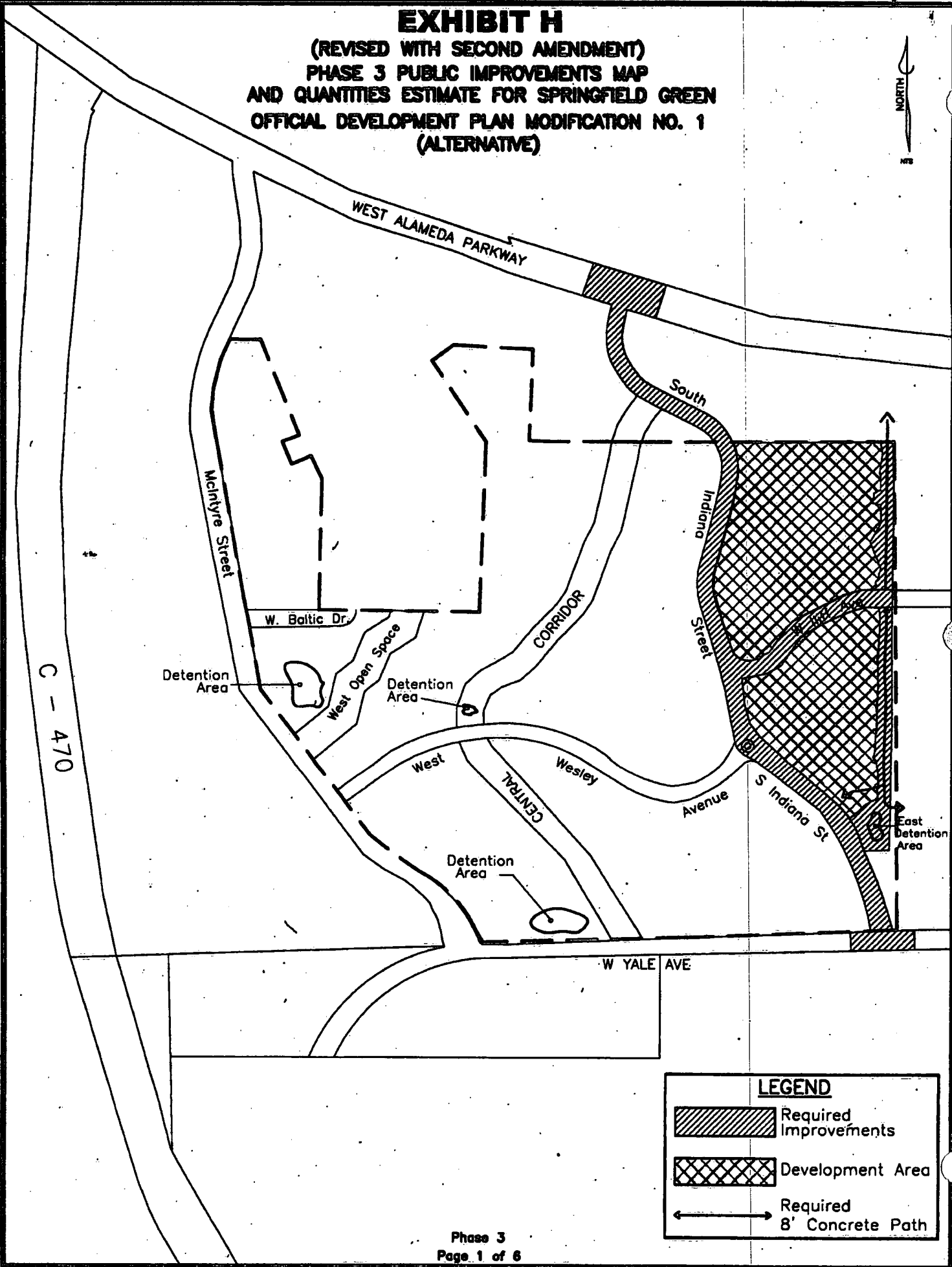
<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. East detention facility adjacent to Indiana Street including landscaping	1	LS
4. Detention facility north of Wesley Avenue near the central corridor	1	LS

12628

EXHIBIT H
 (REVISED WITH SECOND AMENDMENT)
PHASE 3 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN
OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1
 (ALTERNATIVE)






22



C - 470

LEGEND

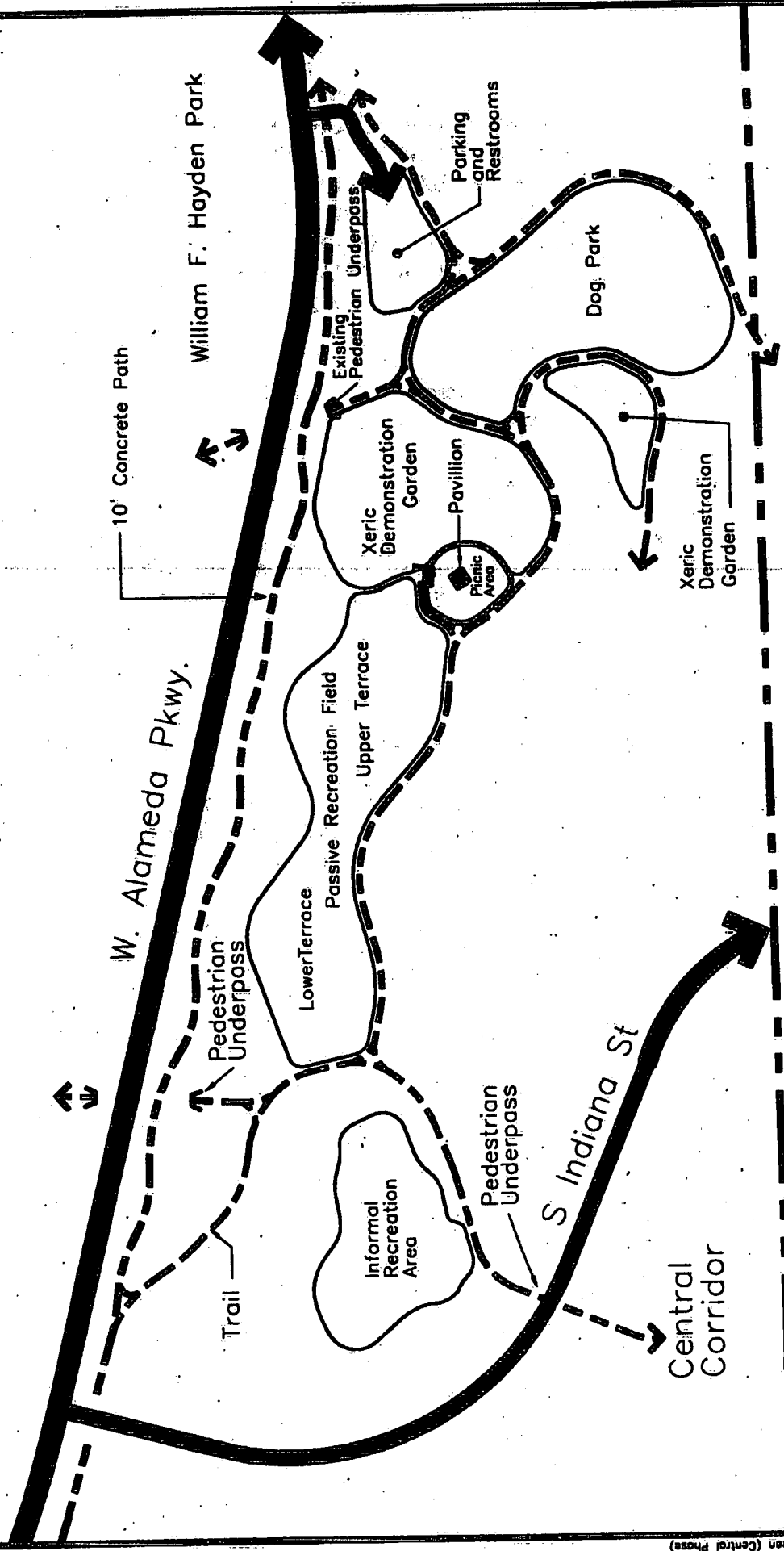
-  Required Improvements
-  Development Area
-  Required 8' Concrete Path

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EXHIBIT H

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



FORSBERG IRON SPRING PARK IMPROVEMENTS

22

12008

S:\dunsm\proj2\Springfield Green (Central Phase)

24

**EXHIBIT H
(REVISED WITH SECOND AMENDMENT)
PHASE 3 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)**

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 this Second Amendment.

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

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.

25

<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

12628

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.

<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

26

12-28

Forsberg Iron Spring Park Improvements

Forsberg 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 Forsberg Iron Spring Park improvements.

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<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.

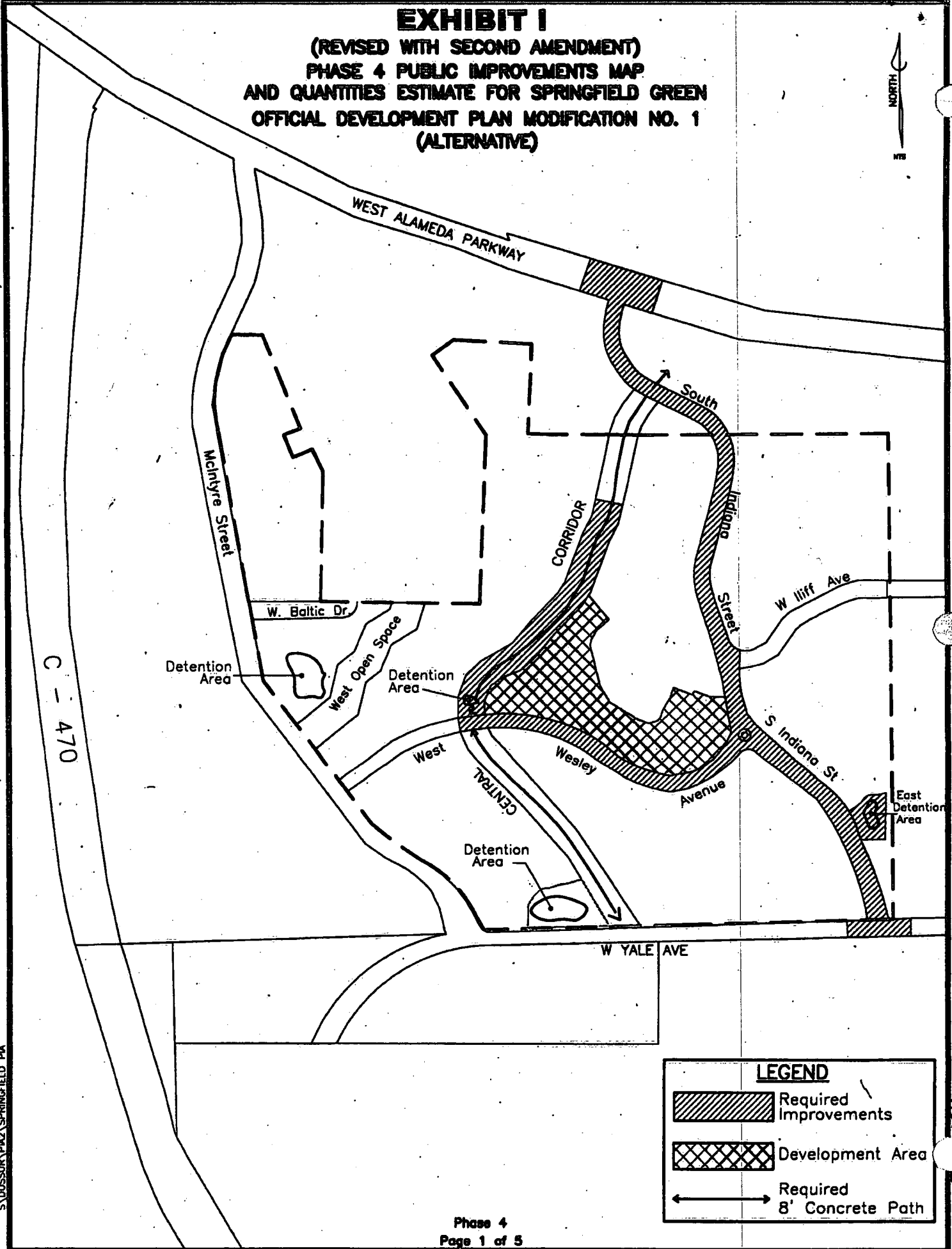
<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. East detention facility adjacent to Indiana Street including landscaping	1	LS

12028

EXHIBIT I
 (REVISED WITH SECOND AMENDMENT)
PHASE 4 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN
OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1
 (ALTERNATIVE)

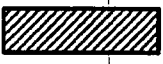




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C - 470

LEGEND

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

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29

EXHIBIT I
(REVISED WITH SECOND AMENDMENT)
PHASE 4 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)

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 this Second Amendment.

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

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.

30

<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

West Wesley Avenue (Indiana to the west side of the central corridor)

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

12 28

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit I. 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.

31

<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

12028

Central Corridor (north of Wesley Avenue)

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 Wesley Avenue, channel stabilization and revegetation.

32

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path - 6" concrete	2796	LF
2. Street crossing at West Wesley Avenue	1	LS
3. Channel stabilization	1	LS
4. Revegetation	11	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, and the detention facility immediately north of Wesley Avenue 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 Wesley Avenue near the central corridor including landscaping	1	LS

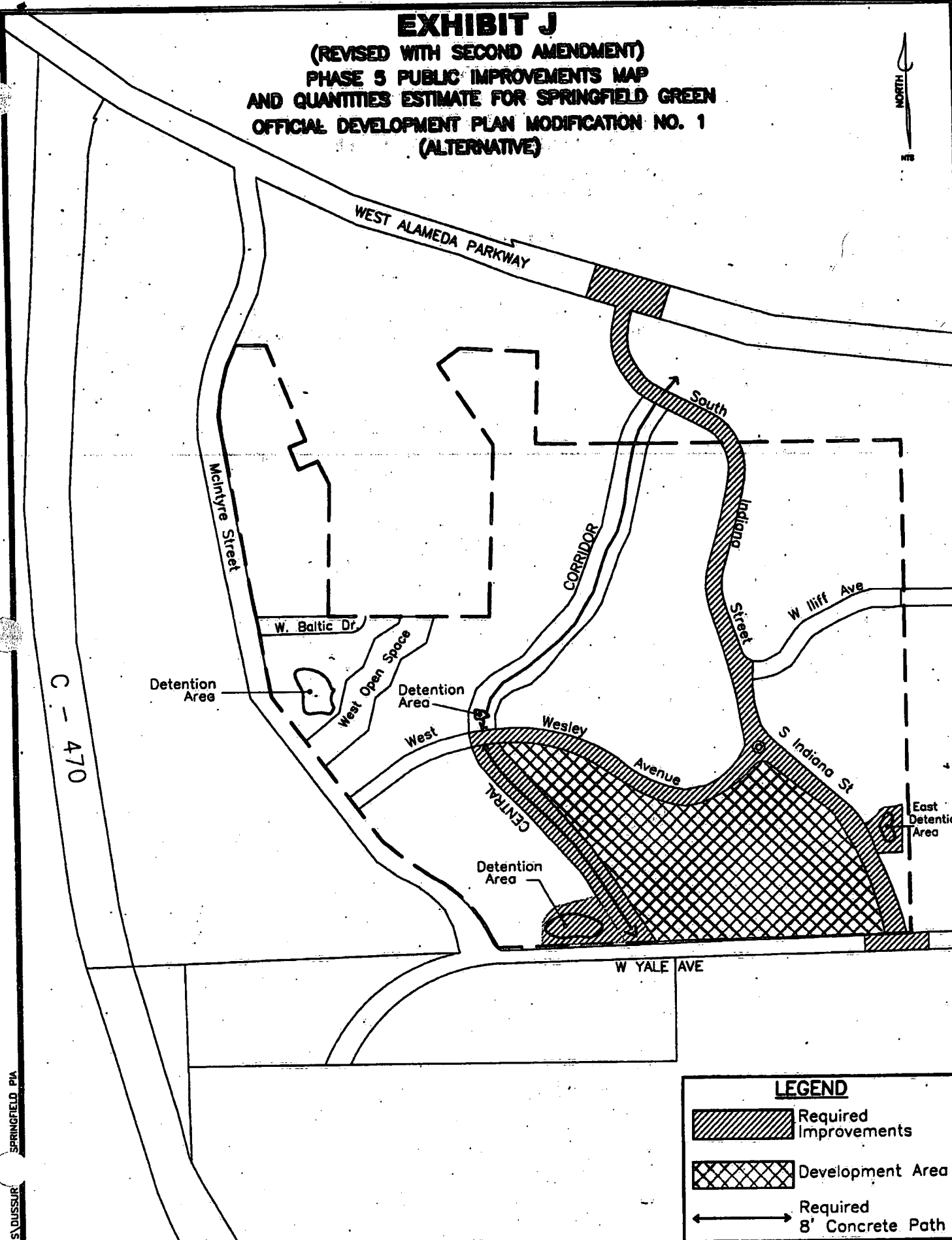
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6221

EXHIBIT J
 (REVISED WITH SECOND AMENDMENT)
 PHASE 5 PUBLIC IMPROVEMENTS MAP
 AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN
 OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1
 (ALTERNATIVE)






33



C - 470

LEGEND

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

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**EXHIBIT J
 (REVISED WITH SECOND AMENDMENT)
 PHASE 5 PUBLIC IMPROVEMENTS MAP
 AND QUANTITIES ESTIMATE
 FOR
 SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
 PLAN MODIFICATION NO. 1
 (ALTERNATIVE)**

34

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 this Second Amendment.

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 decal lane on eastbound Alameda Parkway, median and storm sewer improvements, and lane striping.

<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

8221

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.

35

<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	10,787	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

West Wesley Avenue (Indiana Street to the west side of the central corridor)

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

8001

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.

36

<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 (south of Wesley Avenue)

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

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path - 6" concrete	1864	LF
2. Street crossing at West Wesley Avenue	1	LS
3. Channel stabilization	1	LS
4. Revegetation	7	ACRE

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 5 and convey water to the east detention facility adjacent to Indiana Street, 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 facility near the south end of the central corridor including landscaping	1	LS

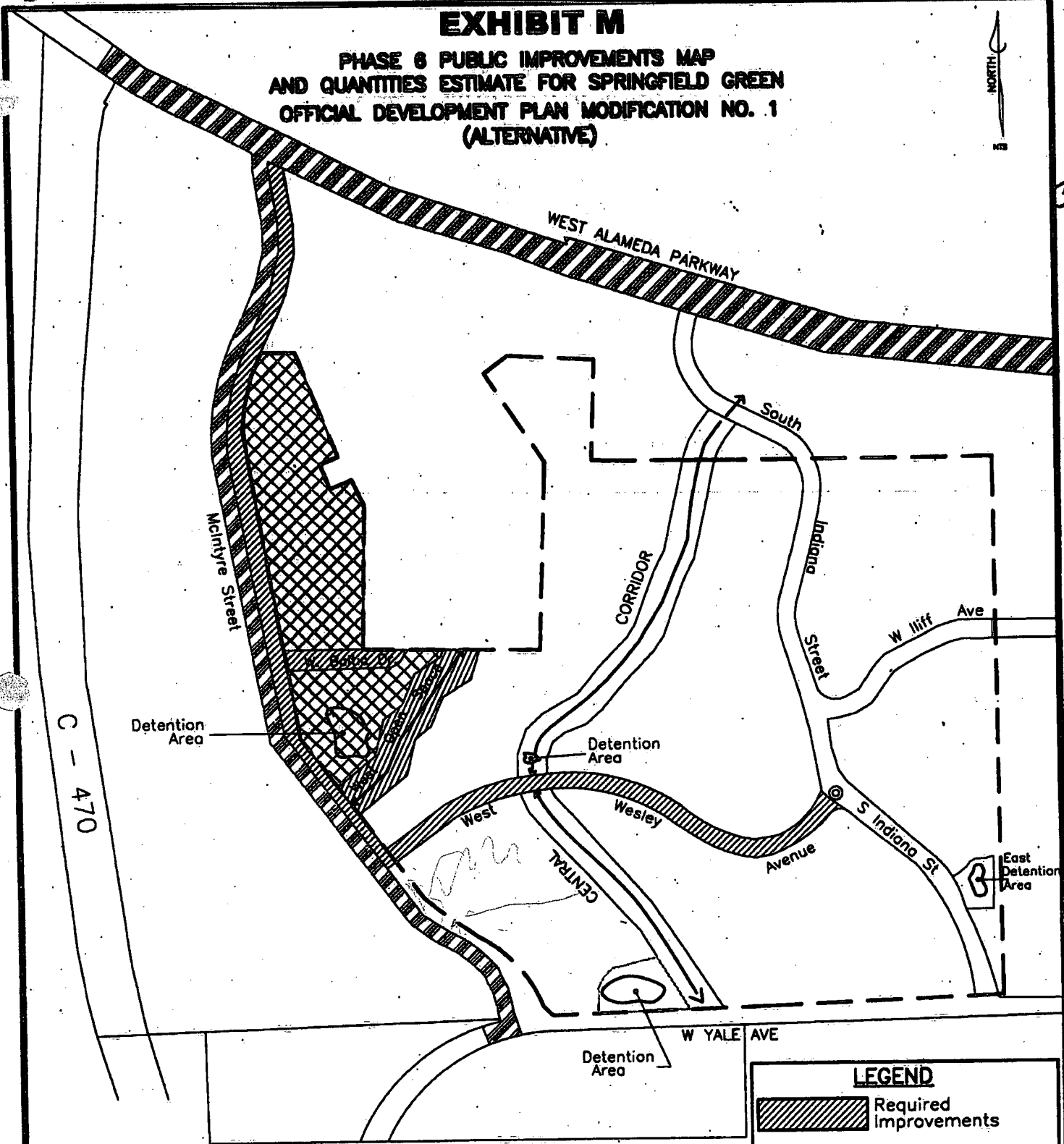
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EXHIBIT M

PHASE 6 PUBLIC IMPROVEMENTS MAP AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)



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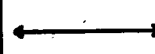
Detention Area

Detention Area

Detention Area

East Detention Area

LEGEND

-  Required Improvements
-  Development Area
-  SEE NOTES 1 & 2
-  Required 8' Concrete Path

NOTES:

1. WEST HALF OF MCINTYRE STREET, INCLUDING MEDIAN LANDSCAPING, REQUIRED WITH PHASE 6 IF THE FIRST BUILDING PERMIT IN PHASE 6 IS ISSUED AFTER BOTH OF THE FOLLOWING OCCUR:
 - A) A BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF PHASE 7, AND
 - B) A BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF PHASE 8
2. ALAMEDA PARKWAY REQUIRED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY IN PHASE 6 IF ANY BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF EITHER PHASE 7 OR PHASE 8

S. DUSSUR PIAZ FIELD PA

28928

**EXHIBIT M
 PHASE 6 PUBLIC IMPROVEMENTS MAP
 AND QUANTITIES ESTIMATE
 FOR
 SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
 PLAN MODIFICATION NO. 1
 (ALTERNATIVE)**

38

Public improvements for Phase 6 as described herein and shown on page 1 of Exhibit M, attached hereto, are to be constructed to serve any development within the Phase 6 development area as shown on page 1 of Exhibit M. Traffic signal improvements shall be provided as described in Exhibit D of this Second Amendment.

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 (Wesley Avenue to Alameda Parkway – east half)

Construct the east half of South McIntyre Street from Wesley Avenue to Alameda Parkway. These improvements will include but not be limited to: Three through lanes of asphalt pavement, auxiliary lanes, vertical curb and gutter, curb ramps, 8' wide detached bikepath, street lights and lane striping.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	7090	TON
3. Vertical curb and gutter	2438	LF
4. 8' wide detached bikepath – 6" concrete	4392	SY
5. Curb ramps	2	EA
6. Street lights	10	EA
7. Lane striping	1	LS
8. Median curb	4947	LF

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South McIntyre Street (Yale Avenue to Alameda Parkway - west half) if required per note on Page 1 of 5

Construct the west half of South McIntyre Street from Yale Avenue to Alameda Parkway. These improvements will include but not be limited to: Three through lanes of asphalt pavement, auxiliary lanes, center median, vertical curb and gutter, curb ramps, 8' wide detached bikepath, street lights and lane striping.

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<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	9453	TON
3. Vertical curb and gutter	3251	LF
4. 8' wide detached bikepath - 6" concrete	5829	SY
5. Curb ramps	3	EA
6. Street lights	13	EA
7. Lane striping	1	LS
8. Median treatment including landscaping	1	LS
9. Median curb	6596	LF

Alameda Parkway (C-470 to Bear Creek Boulevard) if required per note on Page 1 of 5

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.

<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

12628

West Wesley Avenue (McIntyre Street to the west side of Indiana Street)

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	7352	TON
3. Vertical curb and gutter	7860	LF
4. 8' wide detached sidewalk - 6" concrete	8113	SY
5. Curb ramps	24	EA
6. Street lights	19	EA

40

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

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit M. 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.

<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

1228

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 6 and convey water to the west detention facility adjacent to McIntyre Street. These improvements will include but not be limited to: storm sewer pipe, inlets and detention facility.

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<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

West Corridor

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

<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

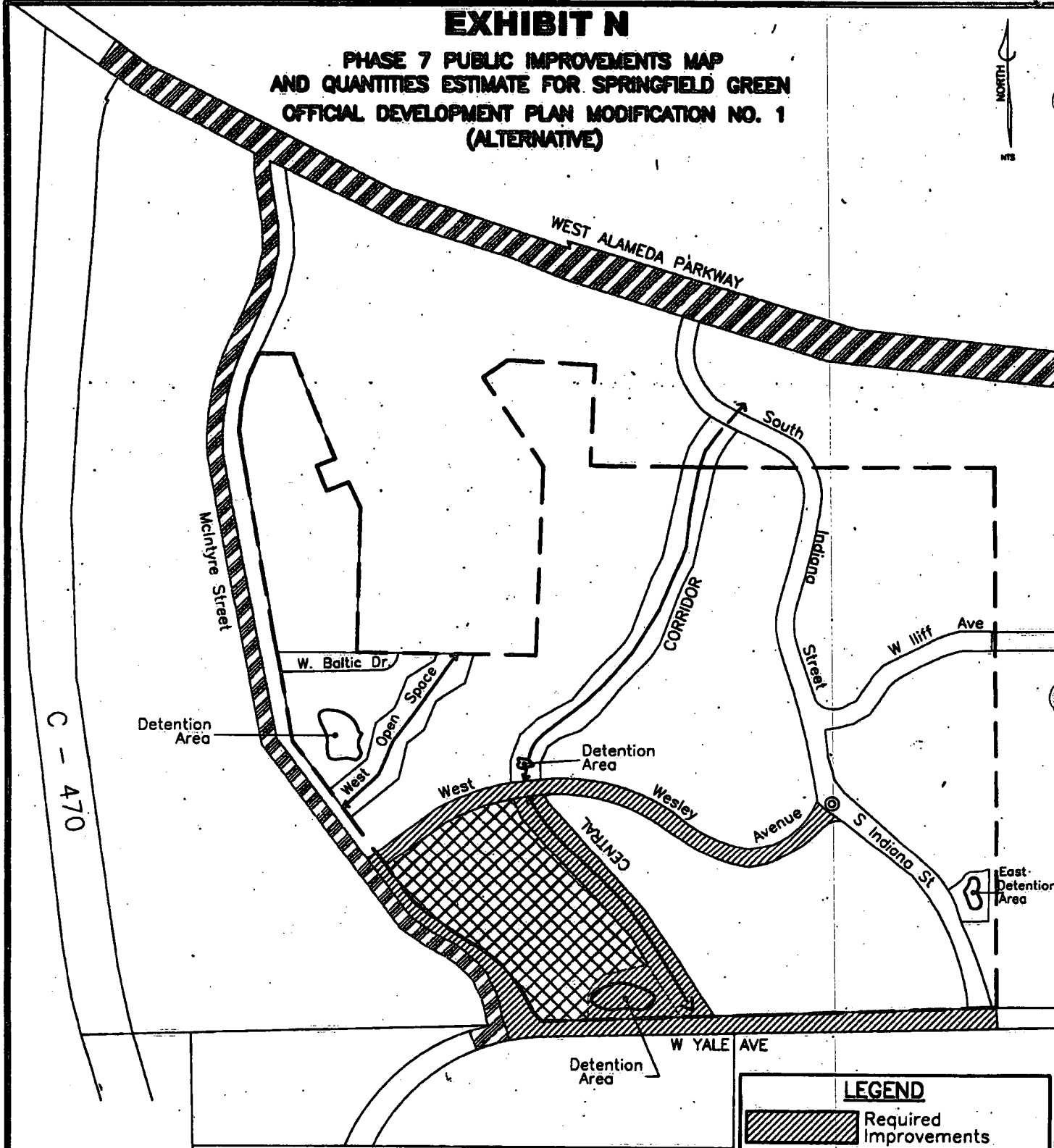
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EXHIBIT N

PHASE 7 PUBLIC IMPROVEMENTS MAP AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)




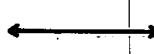


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LEGEND

	Required Improvements
	Development Area
	SEE NOTES 1 & 2
	Required 8' Concrete Path

NOTES:

- WEST HALF OF MCINTYRE STREET, INCLUDING MEDIAN LANDSCAPING, REQUIRED WITH PHASE 7 IF THE FIRST BUILDING PERMIT IN PHASE 7 IS ISSUED AFTER BOTH OF THE FOLLOWING OCCUR:
 - A BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF PHASE 6, AND
 - A BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF PHASE 8
- ALAMEDA PARKWAY REQUIRED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY IN PHASE 7 IF ANY BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF EITHER PHASE 6 OR PHASE 8

12038

EXHIBIT N
PHASE 7 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)

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Public improvements for Phase 7 as described herein and shown on page 1 of Exhibit N, attached hereto, are to be constructed to serve any development within the Phase 7 development area as shown on page 1 of Exhibit N. Traffic signal improvements shall be provided as described in Exhibit D of this Second Amendment.

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 Wesley Avenue – east half)

Construct the east half of South McIntyre Street from Yale Avenue to Wesley Avenue. These improvements will include but not be limited to: Three through lanes of asphalt pavement, auxiliary lanes, vertical curb and gutter, curb ramps, 8' wide detached bikepath, street lights and lane striping.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	2363	TON
3. Vertical curb and gutter	813	LF
4. 8' wide detached bikepath – 6" concrete	1457	SY
5. Curb ramps	2	EA
6. Street lights	3	EA
7. Lane striping	1	LS
8. Median curb	1649	LF

12528

South McIntyre Street (Yale Avenue to Wesley Avenue – west half) if required per note on Page 1 of 5

Construct the west half of South McIntyre Street from Yale Avenue to Alameda Parkway. These improvements will include but not be limited to: Three through lanes of asphalt pavement, auxiliary lanes, center median, vertical curb and gutter, curb ramps, 8' wide detached bikepath, street lights and lane striping.

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<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	9453	TON
3. Vertical curb and gutter	3251	LF
4. 8' wide detached bikepath – 6" concrete	5829	SY
5. Curb ramps	3	EA
6. Street lights	13	EA
7. Lane striping	1	LS
8. Median treatment including landscaping	1	LS
9. Median curb	6596	LF

Alameda Parkway (C-470 to Bear Creek Boulevard) if required per note on Page 1 of 5

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.

<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

12028

West Yale Avenue (McIntyre Street to Indiana Street)

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.

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<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

West Wesley Avenue (McIntyre Street to the west side of Indiana Street)

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	7352	TON
3. Vertical curb and gutter	7860	LF
4. 8' wide detached sidewalk - 6" concrete	8113	SY
5. Curb ramps	24	EA
6. Street lights	19	EA

12028

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit N. 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.

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<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 (south of Wesley Avenue)

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

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. 8' wide path - 6" concrete	1864	LF
2. Street crossing at West Wesley Avenue	1	LS
3. Channel stabilization	1	LS
4. Revegetation	7	ACRE

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 7 and convey water to 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 facility.

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Storm sewer pipe	1	LS
2. Inlets	1	LS
3. Detention facility south of Wesley near the central corridor including landscaping	1	LS

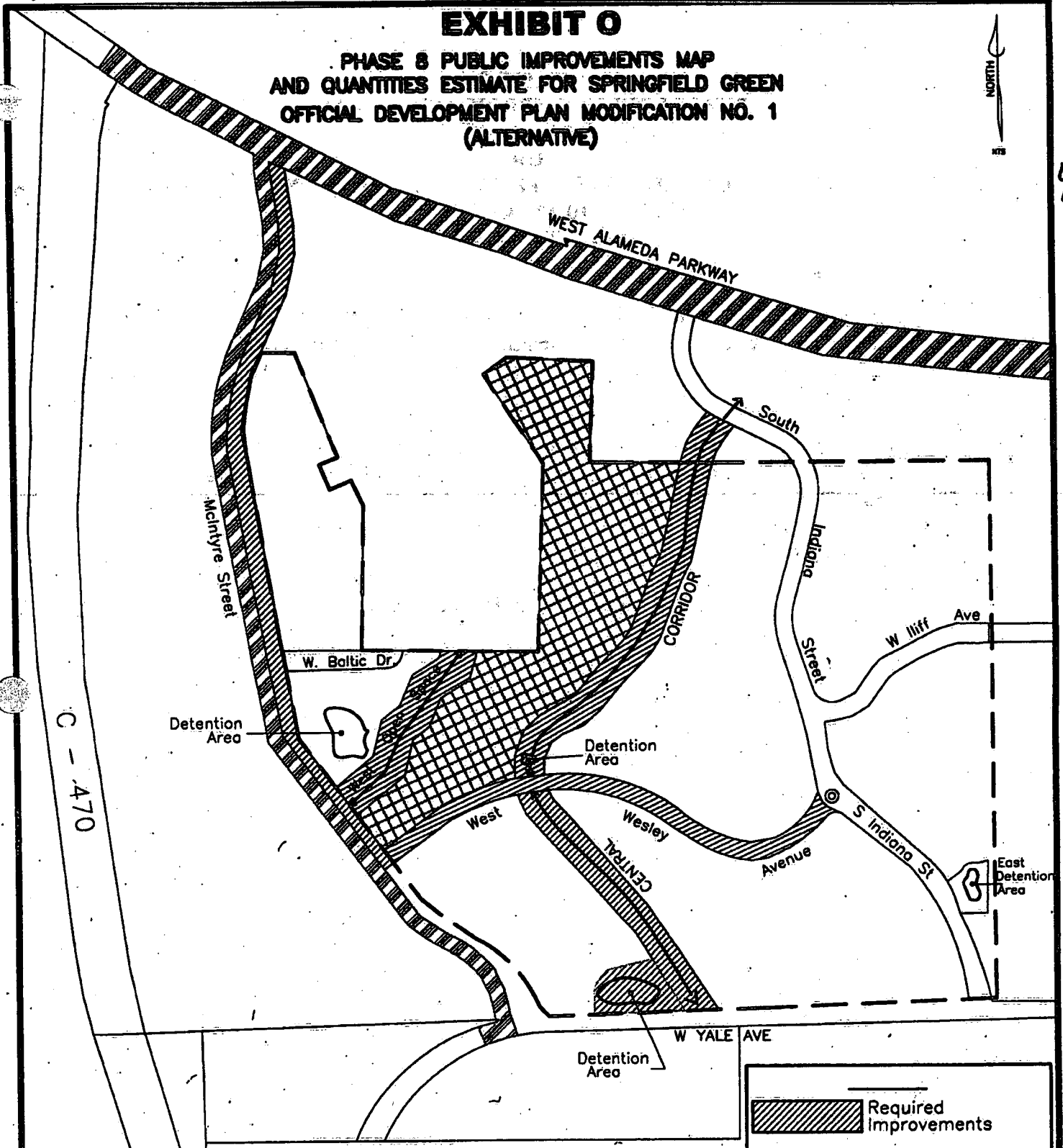
12638

EXHIBIT O

PHASE 8 PUBLIC IMPROVEMENTS MAP AND QUANTITIES ESTIMATE FOR SPRINGFIELD GREEN OFFICIAL DEVELOPMENT PLAN MODIFICATION NO. 1 (ALTERNATIVE)

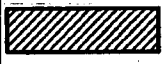





47



NOTES:

1. WEST HALF OF MCINTYRE STREET, INCLUDING MEDIAN LANDSCAPING, REQUIRED WITH PHASE 8 IF THE FIRST BUILDING PERMIT IN PHASE 8 IS ISSUED AFTER BOTH OF THE FOLLOWING OCCUR:
 - A) A BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF PHASE 6, AND
 - B) A BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF PHASE 7
2. ALAMEDA PARKWAY REQUIRED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY IN PHASE 8 IF ANY BUILDING PERMIT HAS BEEN ISSUED IN THE DEVELOPMENT AREA OF EITHER PHASE 6 OR PHASE 7

	Required Improvements
	Development Area
	SEE NOTES 1 & 2
	Required 8' Concrete Path

10008

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EXHIBIT O
PHASE 8 PUBLIC IMPROVEMENTS MAP
AND QUANTITIES ESTIMATE
FOR
SPRINGFIELD GREEN OFFICIAL DEVELOPMENT
PLAN MODIFICATION NO. 1
(ALTERNATIVE)

48

Public improvements for Phase 8 as described herein and shown on page 1 of Exhibit O, attached hereto, are to be constructed to serve any development within the Phase 8 development area as shown on page 1 of Exhibit O. Traffic signal improvements shall be provided as described in Exhibit D of this Second Amendment.

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 – east half)

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, vertical curb and gutter, 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	7090	TON
3. Vertical curb and gutter	2438	LF
4. 8' wide detached bikepath – 6" concrete	4372	SY
5. Curb ramps	2	EA
6. Street lights	10	EA
7. Lane striping	1	LS
8. Median curb	4947	LF

1238

South McIntyre Street (Yale Avenue to Alameda Parkway – west half) if required per note on Page 1 of 5

Construct the west half of South McIntyre Street from Yale Avenue to Alameda Parkway. These improvements will include but not be limited to: Three through lanes of asphalt pavement, auxiliary lanes, center median, vertical curb and gutter, curb ramps, 8' wide detached bikepath, street lights and lane striping.

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<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	9453	TON
3. Vertical curb and gutter	3251	LF
4. 8' wide detached bikepath – 6" concrete	5829	SY
5. Curb ramps	3	EA
6. Street lights	13	EA
7. Lane striping	1	LS
8. Median treatment including landscaping	1	LS
9. Median curb	6596	LF

Alameda Parkway (C-470 to Bear Creek Boulevard) if required per note on Page 1 of 5

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.

<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

12628

West Wesley Avenue (McIntyre Street to Indiana Street)

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

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<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
1. Over excavation/lime stabilization	1	LS
2. Asphalt pavement	7352	TON
3. Vertical curb and gutter	7860	LF
4. 8' wide detached sidewalk - 6" concrete	8113	SY
5. Curb ramps	24	EA
6. Street lights	19	EA

Local Streets

Local street quantities will be determined at the time of subdivision and are not illustrated on page 1 of Exhibit O. 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.

<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

12:28

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 Wesley Avenue, channel stabilization and revegetation.

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

Stormwater Improvements

Install stormwater collection and conveyance necessary to serve Phase 8 and convey water to the detention facility north of Wesley, 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. Detention facilities north and south of Wesley near the central corridor including landscaping	1	LS

West Corridor

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

<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

PHASE 8
STORMWATER IMPROVEMENTS
GENERAL NOTES
NOV 2008

12028