

THE NEIGHBORS



HORIZON UPTOWN will be a compact, mixed-use sustainable community in the City of Aurora. Located on 500 acres at the southwest corner of I-70 and E470, Horizon will be a vibrant and diverse district in the fast-growing Northeast Corridor.

RESIDENTIAL Horizon will have approximately 3,800 homes, with prices ranging from the mid \$100s to high \$400s. Home types will include single-family detached and attached, condominiums, lofts and apartments. Three neighborhoods will feature a diversity of home types, and multifamily homes will be in the mixed-use town center. At build out, about 8,000 people will live at Horizon City Center.

RETAIL About 1.3 million square feet of retail stores is planned, including 400,000 square feet of

neighborhood-scale retail and 900,000 square feet of large format and lifestyle retail. The mixed-use town center will include a neighborhood grocery store, convenience stores, local restaurants and merchants. Large format retail will be designed as a regional shopping destination. It may include housewares, outdoor recreation stores and lifestyle uses such as a movie theaters, night attractions and restaurants.

COMMERCIAL Horizon will have up to 4 million square feet of office space, targeting the healthcare, aerospace, defense-related, professional/scientific/technical services and administrative/support industries. Approximately 11,000 people could work at Horizon.

EDUCATION Horizon will be a life-long learning community, focusing on learning services for everyone in the community. A K-8 public school, early childhood education programs and adult education programs and job training opportunities will all be within walking distance to all residents and employees.

PARKS AND RECREATION Approximately 60 acres of parks are planned, including a 45-acre central park featuring sports courts, an outdoor performance space and open space for community gatherings. Community gardens and a community center are also planned. There will be low-water, drought resistant landscaping throughout Horizon. Highly efficient irrigation systems will be installed.

"Horizon Uptown is envisioned to be the new Downtown for East Aurora."





BUCKLEY AIR FORCE SPACE COMMAND BASE defends America through its air operations, space-based missile warning capabilities, space surveillance operations, space communications operations and support functions.

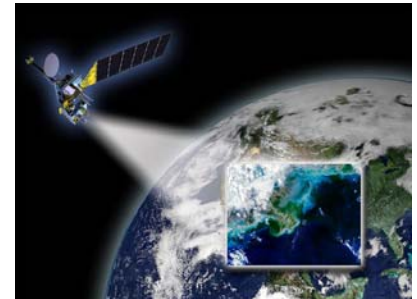
The 3,897 acre base serves more than 90,100 active duty, National Guard, Reserve and retired personnel throughout the Front Range community. This includes 2,700 active duty members from every service, 4,200 National Guard personnel and Reservists, 3,000 civilians, 2,700 contractors, 22,000 retirees and dependents, and an estimated 55,000 veterans. More than 12,000 military (including active duty, Guard and reserve), civilians and contractors work at the installation.

Buckley Air Force Base is one of the fastest growing bases in the U.S. Air Force. Currently, 14 projects have been completed and there are more than 30 construction projects either underway or proposed. Costs for construction at Buckley totals more than \$210 million to \$152 million for mission facilities and \$63 million for quality-of-life improvements.

The base contributes an estimated \$1.09 billion annually to the local economy.

AEROSPACE

Within its borders, Aurora houses the nation's leading space and aerospace suppliers. The Boeing Company, Lockheed Martin, Northrop Grumman and Raytheon Company all have operations here. Together, these companies employ approximately 4,600 personnel. Recently, both Raytheon Company and Northrop Grumman significantly expanded their Aurora campuses to accommodate continued growth.



"Aurora is home to an impressive number of the nation's leading bioscience, space and aerospace suppliers. The Boeing Company, Lockheed Martin, Northrop Grumman & Raytheon Company all have operations here. Together, these companies employ approximately 4,600 personnel. Recently, Raytheon Company & Northrop Grumman significantly expanded their Aurora campuses to accommodate continued growth."



DENVER INTERNATIONAL AIRPORT

Located approximately 8 miles from Aurora One along E-470, Denver International Airport (DIA) is currently the fifth busiest airport in the United States and 10th busiest in the world. In 2006, DIA averaged 1,670 flights daily (arrivals and departures) and served a total of 47.3 million passengers, an increase of 9.1 percent over 2005.

PROLOGIS is the world's largest owner, manager and developer of distribution facilities, with \$34.4 billion of assets owned, managed and under development, comprising 483 million square feet of industrial space in 105 markets across North America, Asia and Europe.

ProLogis' customers include manufacturers, retailers, transportation companies, third-party logistics providers and other enterprises with large-scale distribution needs. Headquartered

in Denver, Colorado, ProLogis is a Fortune 1000 company, a member of the S&P 500 and employs more than 1,500 people worldwide.





FITZSIMONS REDEVELOPMENT

Under the direction of the Fitzsimons Redevelopment Authority, the 578-acre former Fitzsimons Army Medical Center site is undergoing a \$4.3-billion renovation and transformation into a square mile dedicated to excellence in patient care, education, basic science research and bioscience research and development. Colorado's "square mile of life sciences" has become the launch pad, hub and focus for the biotechnology industry in the Rocky Mountain Region. Employment at Fitzsimons will reach 19,000 by 2010, with jobs in teaching, patient care, basic-science research and biotechnology research and development. As projects are completed during the next 20 years, the Fitzsimons site will evolve into one of the most advanced bioscientific communities in the world. With unprecedented support from city, state and federal entities, the Fitzsimons master plan calls for up to 15-million

square feet of phased new construction. At buildout, more than 32,000 people will be employed at Fitzsimons.



REDEVELOPMENT ANCHORS The redevelopment effort is anchored by the 227-acre campus of the University of Colorado Health Sciences Center (UCHSC) and Hospital (UCH) and the affiliated 160-acre Colorado Bioscience Park Aurora.

THE COLORADO BIOSCIENCE PARK AURORA is the first university affiliated "biopark" to be developed west of the Mississippi. This 160-acre park is located directly adjacent to the University of Colorado at Denver and Health Sciences Center campus. The park caters to startup, early stage, and established companies specializing in research-oriented biotechnology, drug development, and medical devices. www.colobio.com



UNIVERSITY OF COLORADO AT DENVER AND HEALTH SCIENCES CENTER is recognized as one of the nation's top academic medical facilities. The University of Colorado at Denver and Health Sciences Center will be the heart of an active complex of laboratories, clinics, hospitals, classrooms, and offices. It is already operational on the campus and many of the Health Sciences Operations are currently transferring all operations to Fitzsimons. www.uchsc.edu



THE CHILDREN'S HOSPITAL relocated to Fitzsimons in 2007, this \$400 million, 900,000-square-foot hospital houses a 270-bed inpatient facility, diagnostic and surgery suites, outpatient clinics, research space, medical staff, and administrative offices. www.thechildrenshospital.org

THE SQUARE AT FITZSIMONS The \$57 million project will emulate a traditional village center and anchor the north end of a 35-acre zone that incorporates centralized amenities to serve a rapidly growing scientific-entrepreneurial community including over 550 mid rise residential units, restaurants and convenience retail. The Square at Fitzsimons will be built in two phases. The first phase of a new urban-centered residential/ commercial complex is scheduled to open in late 2007 at the center of the Fitzsimons square mile "Life Sciences City".



"From biotech research and discovery to patient care and education, to economic impacts to enhanced quality of life, Fitzsimons is truly an initiative of monumental importance - for the City of Aurora, State of Colorado, the country and the world."



The Children's Hospital and University of Colorado Denver

