

# Exhibit 3: Land Use at 144th I-25

## Summary of Developed and Vacant Properties at 144th & I-25

Total Commercial Development (SQ Ft):	2,868,005
Total Residential Development (SQ Ft:)	766,539
Total Healthcare Services Development (SQ FT:):	427,381
<b>Total SQ FT of Built Development:</b>	<b>4,061,925</b>
Total Vacant Commercial Land (SQ Ft:)	11,974,235
Total Vacant Health Services Land (SQ Ft:)	973,679
<b>Total SQ FT: Vacant Land for Future Development:</b>	<b>12,947,914</b>

### Northeast Corner of 144th & I-25

#### Amazon Distribution Center Property Report Data -- 0157315401001

Built As SQ Ft:	855,000
Parcel -- 157315401002	
Vacant as Acres	8.3
Vacant as Acres	11.7
Parcel -- 0157315402004	
Vacant as Acres	21.0
Parcel -- 157315402002	
Vacant as Acres	11.3
Parcel -- 157315402001	
Vacant as Acres	10.8
Total Commercial SQ Ft Built:	855,000
Total Vacant Land (in SF)	2,753,820

### Southeast Corner of 144th & I-25

#### Denver Premium Outlets (DPO) Property Report Data -- 322401001

Building 1 - Built As SQ Ft:	28,173
Building 2 - Built As SQ Ft:	45,076
Building 3 - Built As SQ Ft:	39,329
Building 4 - Built As SQ Ft:	45,594
Building 5 - Built As SQ Ft:	33,418
Building 6 - Built As SQ Ft:	58,322
Building 7 - Built As SQ Ft:	78,224
DPO Parcel -- 157322401002	
Vacant as Acres	5.6
DPO Parcel -- 157322401004	
Vacant as Acres	4.5
DPO Parcel 157322401005	
Vacant as Acres	2.2
DPO 157322401006	
Vacant as Acres	1.7
DPO Parcel -- 157322402001	

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Vacant as Acres	9.6
DPO Parcel -- 157322403002	
Vacant as Acres	7.5
Total DPO Commercial SQ Ft Built:	328,136.0
Total Vacant DPO Land (in SF)	1,352,255
Southeast Corner -- The Grove/Non-DPO Development	
Parcel -- 157322000032	
Vacant as Acres	18.4
Parcel -- 157322000031	
Vacant as Acres	6.3
Cabela's -- 0157322101027	
Built As SQ Ft:	85,191
Parcel #: 0157322101062	
Vacant as Acres	12.2
Parcel -- 157322101048	
Building 1 -- Built As SQ Ft:	28,000
Building 2 -- Built As SQ Ft:	15,849
Parcel -- 157322101049	
Building 1 -- Built As SQ Ft:	16,834
Parcel -- 157322101079	
Fast Food Built As SQ Ft:	3,003
Parcel -- 157322101078	
Fast Food Built As SQ Ft:	3,500
Parcel -- 157322101070	
Hotel Built As SQ Ft:	52,586
Parcel -- 157322101035	
Convenience Store SQ Ft:	3,433
Parcel -- 157322101071	
Vacant as Acres	0.3
Vacant as Acres	0.5
Parcel -- 157322101085	
Vacant as Acres	0.0
Vacant as Acres	3.2
Parcel -- 157322101073	
Fast Food Built As SQ Ft:	3,612
Parcel -- 157322101039	
Vacant as Acres	0.4
Vacant as Acres	1.3
Parcel -- 157322101040	
Vacant as Acres	1.5
Parcel -- 157322101041	
Vacant as Acres	1.9
157322101027	

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Discount Store SQ Ft:	85,191
Parcel -- 157322101069	
Discount Store SQ Ft:	32,532
Parcel -- 157322101068	
Retail Store SQ Ft:	55,735
Parcel -- 157322101033	
Vacant as Acres	1.7
Parcel -- 157322101062	
Vacant as Acres	12.2
Parcel -- 157322103003	
Fast Food Built As SQ Ft:	2,330
Parcel -- 157322103004	
Vacant as Acres	1.2
Summit Entertainment -- 0157322103002	
Just opened, SF not in DB, converted 5.34 ac	232,771.6
Parcel -- 157322002001	
Public Service Co.	
Parcel -- 157322101077	
Vacant as Acres	1.5
Total SE Commercial SQ Ft Built:	620,567.6
Total SE Vacant Commercial Land (in SF)	2,717,299
Parcel -- 157322101064	
Apartment LT 3 Stories	19,671
Apartment LT 3 Stories	22,185
Apartment LT 3 Stories	18,056
Apartment LT 3 Stories	22,185
Apartment LT 3 Stories	19,671
Residential Clubhouse	6,313
Apartment LT 3 Stories	27,896
Apartment LT 3 Stories	22,646
Apartment LT 3 Stories	22,646
Parcel -- 157322101084	
Apartment LT 3 Stories	19,671
Apartment LT 3 Stories	18,056
Apartment LT 3 Stories	20,249
Apartment LT 3 Stories	24,880
Apartment LT 3 Stories	23,842
Apartment LT 3 Stories	18,056
Apartment LT 3 Stories	18,056
Apartment LT 3 Stories	27,896
Residential Clubhouse	1,000
Apartment LT 3 Stories	24,187

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Apartment LT 3 Stories	24,187
Apartment LT 3 Stories	19,671
Apartment LT 3 Stories	9,138
Eastside Total Resident SQ Ft:	430,158

Northwest Corner of 144th & I-25

The Orchard Town Center Property Report Data - 0157315301047

Building #1 Built As SQ Ft:	121,120
Building #2 Built As SQ Ft:	11,438
Building #3 Built As SQ Ft:	19,756
Building #4 Built As SQ Ft:	20,356
Building #5 Built As SQ Ft:	89,397
Building #6 Built As SQ Ft:	39,041
Building #7 Built As SQ Ft:	25,402
Building #8 Built As SQ Ft:	10,178
Building #9 Built As SQ Ft:	28,415

Parcel -- 0157315301006

Macy's SQ Ft:	140,075
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Parcel -- 0157315301003

Target's SQ Ft:	176,513
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Parcel -- 0157315301031

Vacant as Acres	0.8
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Parcel -- 0157315301044

Apartment GT 3 Stories	262,479
Apartment GT 3 Stories	10,556
Apartment GT 3 Stories	10,556

Parcel -- 0157315301043

Apartment GT 3 Stories	10,556
Apartment GT 3 Stories	10,556
Apartment GT 3 Stories	10,566
Apartment GT 3 Stories	10,556
Apartment GT 3 Stories	10,556

Parcel -- 0157315301032

Vacant as Acres (Res)	0.1
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Parcel -- 0157315301025

Vacant as Acres (Com)	1
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Parcel -- 0157315301018

Restaurant Built as SQ Ft:	5,246
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Parcel -- 0157315301042

Built as SQ Ft:	7,275
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Parcel -- 0157315301039

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Built as SQ Ft:	4,940
Parcel -- 0157315301040	
Built as SQ Ft:	4,651
Parcel -- 0157315301046	
Built as SQ Ft:	4,580
Parcel -- 0157315301048	
Built as SQ Ft:	9,065
Parcel -- 0157315301049	
Vacant as Acres	0.4

NW Total Resident SQ Ft:	336,381
NW Total Residential Vacant SQ Ft:	3,794.1
NW Commercial Built SQ Ft:	717,448
NW Commercial Vacant SQ Ft.:	83,949
NWC Totals	1,141,572

Southwest Corner of 144th & I-25

Saint Anthony North Hospital Property Report -- 0157322201008

Built as SQ Ft:	385,623
Parcel -- 0157322201007	
Medical Offices Built as SQ FT:	41,758
SAN Parcel -- 0157322200009	
Vacant as Acres	21.2
Vacant as Acres	0.01
Vacant as Acres	1.1
Parcel -- 0157322200011	
Vacant as Acres	7.7
Vacant as Acres	4.5
Vacant as Acres	7.4
Parcel -- 0157322300008	
Vacant as Acres	79.8
Parcel -- 0157322301007	
Vacant as Acres	15.7
Parcel -- 0157322301001 -- Lowe's	
Lowe's Built as SQ Ft:	137,212
Parcel -- 0157322301002	
Building #1 Built as SQ Ft:	7,857
Building #2 Built as SQ Ft:	10,187
Buildinjg #3 Built as SQ Ft:	11,766
Parcel -- 0157322301003	

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<b>Built as SQ Ft:</b>	2,667
<b>Parcel -- 0157322200010</b>	
<b>Existing Farm Buildings</b>	
<b>Parcel -- 0157322202007</b>	
Buit as SQ Ft:	83,319
<b>Parcel -- 0157322202008</b>	
Built as SQ Ft:	4,584
<b>Parcel -- 0157322202009</b>	
Built as SQ Ft:	7,385
<b>Parcel -- 0157322202006</b>	
Vacant as Acres	1.3
<b>Parcel -- 0157322202004</b>	
Building #1 Built as SQ Ft:	12,903
Building #2 Built as SQ Ft:	12,851
<b>Parcel -- 0157322202001</b>	
Hotal Built as SQ Ft:	53,455

SW Total Medical SQ Ft:	427,381
SW Total Vacant Medical SQ Ft:	973,679
SW Commercial Built SQ Ft:	346,853
SW Commercial Vacant SQ Ft.:	5,066,912
SWC Totals	6,814,826