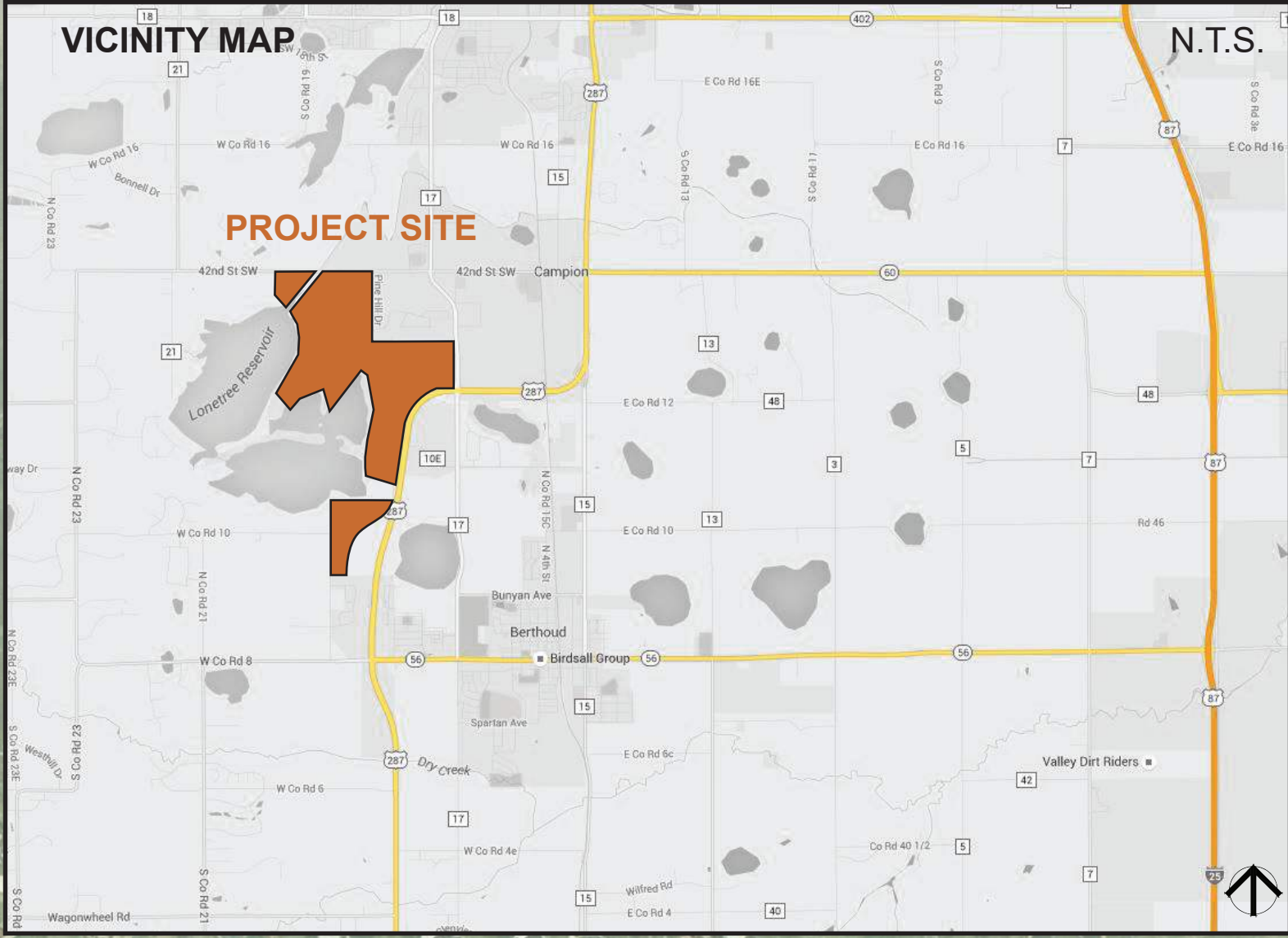
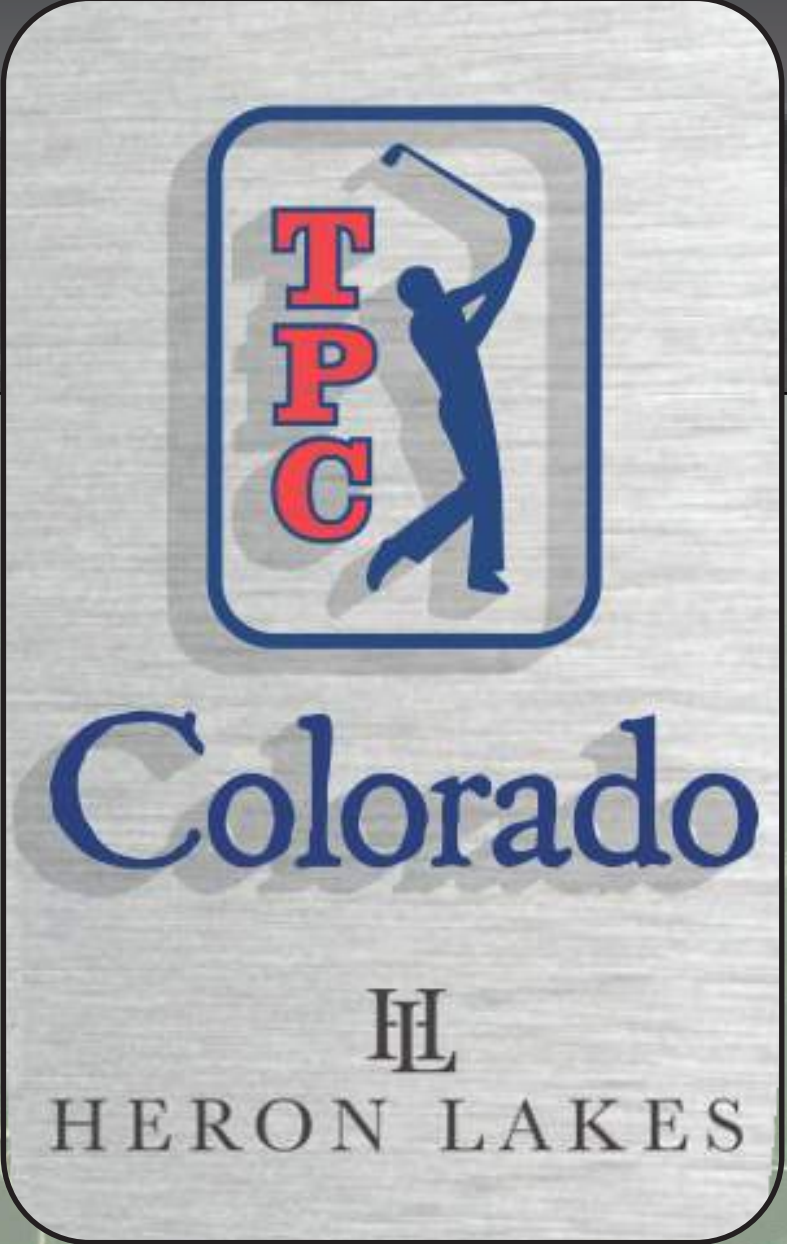


MASTER PLAN | SPRING 2024



- GOLF COURSE LEGEND
- GREEN
  - SAND TRAP
  - TEE BOX
  - IRRIGATED FAIRWAY
  - IRRIGATED ROUGH
  - NON-IRRIGATED NATIVE
  - CART PATH



| LAND USE SUMMARY                                        |         |                            |       |
|---------------------------------------------------------|---------|----------------------------|-------|
| PARCEL/TRACT                                            | ACREAGE | APPROVED/ ESTIMATED ZONING | UNITS |
| PARCEL A - 1ST FILING ELEMENTARY SCHOOL                 | 11.76   | R4                         | N/A   |
| PARCEL B - 2ND FILING PATIO HOMES                       | 13.425  | R1                         | 56    |
| PARCEL C - 2ND FILING MIXED-USE                         | 23.022  | R4                         | 276   |
| PARCEL D - 2ND FILING COMMERCIAL SOUTH OF INTERCHANGE   | 3.986   | C1                         | N/A   |
| PARCEL E - 2ND FILING COMMERCIAL NORTH OF INTERCHANGE   | 6.300   | C1                         | N/A   |
| PARCEL F - 13TH FILING POOL                             | 1.265   | R4                         | N/A   |
| PARCEL G - 6TH FILING CLUBHOUSE PHASE 2                 | 4.425   | R4                         | N/A   |
| PARCEL H - 6TH FILING CLUBHOUSE PHASE 1                 | 3.04    | R4                         | N/A   |
| PARCEL I - 6TH FILING HOTEL                             | 3.0     | R4                         | N/A   |
| PARCEL J - 2ND FILING RESIDENTIAL                       | 16.101  | R4                         | 193   |
| PARCEL K - 2ND FILING RESIDENTIAL                       | 17.1    | R4                         | 204   |
| PARCEL M - LONETREE LAKE CLUB AND MARINA                | 32.444  | R4                         | N/A   |
| PARCEL N - LONETREE LAKE CLUB AND MARINA                | 6.259   | R4                         | N/A   |
| PARCEL O - COMMERCIAL SOUTH OF GRAND MARKET             | 16.0    | C2                         | N/A   |
| PARCEL P - 4TH FILING AG PRACTICE CENTER                | 24.388  | AG                         | N/A   |
| PARCEL Q - 4TH FILING COMMERCIAL CORNER AT GRAND MARKET | 1.973   | R4                         | N/A   |
| TRACT AA - 19TH FILING COMMERCIAL MIXED USE             | 6.92    | R4                         | N/A   |
| TRACT BB - 19TH FILING COMMERCIAL MIXED USE             | 5.34    | R4                         | N/A   |
| TRACT CC - 19TH FILING RESIDENTIAL                      | 22.51   | R2                         | 234   |
| TRACT DD - 19TH FILING COMMUNITY CENTER                 | 2.50    | N/A                        | N/A   |
| TRACT EE - 19TH FILING RESIDENTIAL                      | 4.82    | R4                         | 104   |
| TRACT FF - 19TH FILING RESIDENTIAL                      | 7.45    | R4                         | 122   |
| TRACT GG - 19TH FILING RESIDENTIAL                      | 3.48    | R4                         | 63    |
| TRACT HH - 19TH FILING OFFICE/RETAIL/RESIDENTIAL        | 1.24    | R4                         | N/A   |
| TRACT II - 19TH FILING OFFICE/RETAIL/RESIDENTIAL        | 1.46    | R4                         | N/A   |
| TRACT JJ - 19TH FILING RESIDENTIAL                      | 3.47    | R4                         | 72    |
| TRACT KK - 19TH FILING MULTI-FAMILY                     | 5.89    | R4                         | N/A   |
| TRACT LL - 19TH FILING COMMERCIAL MIXED USE             | 7.27    | R4                         | N/A   |
| TRACT MM - 19TH FILING COMMERCIAL MIXED USE             | 4.02    | C1                         | N/A   |
| TRACT NN - 19TH FILING MULTI-FAMILY                     | 6.71    | C1                         | N/A   |
| BLOCK OO - 19TH FILING FRONT-LOAD DUPLEX LOTS           |         |                            | 12    |
| BLOCK PP - 19TH FILING FRONT-LOAD DUPLEX LOTS           |         |                            | 14    |
| BLOCK QQ - 19TH FILING ALLEY-LOAD DUPLEX LOTS           |         |                            | 16    |
| BLOCK RR - 19TH FILING ALLEY-LOAD DUPLEX LOTS           |         |                            | 12    |

| GOLF TRACTS |            |        |
|-------------|------------|--------|
| TRACT       | ACREAGE    | ZONING |
| G1          | 59.773 AC  | AG     |
| G2          | 24.388 AC  | AG     |
| G3          | 22.000 AC  | AG     |
| G4          | 74.780 AC  | AG     |
| G5          | 41.450 AC  | AG     |
| TOTAL       | 222.391 AC |        |

| HERON LAKES OPEN SPACE GOCO PARCELS |            |        |
|-------------------------------------|------------|--------|
| TRACT                               | ACREAGE    | ZONING |
| KNIEVEL                             | 90.544 AC  |        |
| TOTAL OPEN SPACE                    | 133.810 AC |        |

| TOWN OF BERTHOUD PARKS / OPEN SPACE |            |        |
|-------------------------------------|------------|--------|
| TRACT                               | ACREAGE    | ZONING |
| KNIEVEL                             | 90.544 AC  |        |
| TOTAL OPEN SPACE                    | 133.810 AC |        |

\*IF ORIGINAL HERON LAKES OPEN SPACE AND TOWN OF BERTHOUD PARK (KNIEVEL) WERE INCLUDED, 53% OF SITE WOULD BE OPEN SPACE

|                                    |            |
|------------------------------------|------------|
| TOTAL ORIGINAL HERON LAKES ACREAGE | 721.867 AC |
| TOTAL ORIGINAL BADER ACREAGE       | 155.50 AC  |
| TOTAL PROJECT ACREAGE              | 877.367 AC |

\*ALL ACREAGES ARE APPROXIMATE

|                      |            |
|----------------------|------------|
| PROJECT OPEN SPACE   | 24.67 AC   |
| PROJECT PARKS        | 9.945 AC   |
| RIGHT OF WAY         | 40.251 AC  |
| OVERALL PROJECT SITE | 743.557 AC |

| HERON LAKES COMMUNITY TRAIL (DEVELOPER) |            |        |
|-----------------------------------------|------------|--------|
| TRACT                                   | ACREAGE    | ZONING |
| G1                                      | 59.773 AC  | AG     |
| G2                                      | 24.388 AC  | AG     |
| G3                                      | 22.000 AC  | AG     |
| G4                                      | 74.780 AC  | AG     |
| G5                                      | 41.450 AC  | AG     |
| TOTAL                                   | 222.391 AC |        |

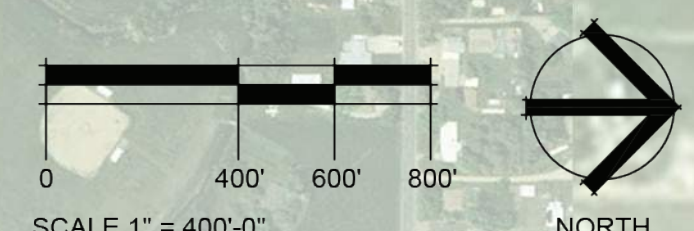
| TOWN OF BERTHOUD TRAIL (DEVELOPER) |            |        |
|------------------------------------|------------|--------|
| TRACT                              | ACREAGE    | ZONING |
| G1                                 | 59.773 AC  | AG     |
| G2                                 | 24.388 AC  | AG     |
| G3                                 | 22.000 AC  | AG     |
| G4                                 | 74.780 AC  | AG     |
| G5                                 | 41.450 AC  | AG     |
| TOTAL                              | 222.391 AC |        |

| COLORADO FRONT RANGE TRAIL (DEVELOPER) |            |        |
|----------------------------------------|------------|--------|
| TRACT                                  | ACREAGE    | ZONING |
| G1                                     | 59.773 AC  | AG     |
| G2                                     | 24.388 AC  | AG     |
| G3                                     | 22.000 AC  | AG     |
| G4                                     | 74.780 AC  | AG     |
| G5                                     | 41.450 AC  | AG     |
| TOTAL                                  | 222.391 AC |        |

| REGIONAL TRAIL (DEVELOPER) |            |        |
|----------------------------|------------|--------|
| TRACT                      | ACREAGE    | ZONING |
| G1                         | 59.773 AC  | AG     |
| G2                         | 24.388 AC  | AG     |
| G3                         | 22.000 AC  | AG     |
| G4                         | 74.780 AC  | AG     |
| G5                         | 41.450 AC  | AG     |
| TOTAL                      | 222.391 AC |        |

REFERENCE LAND USE PART OF OVERALL / ORIGINAL HERON LAKES P.U.D. (NO LONGER A PART)

TOTAL TRAILS = 48,565 LF / 9.20 MI





# GATEWAY AT PROSPECT

LAND-USE SUMMARY

|                                                     | ACRES    |
|-----------------------------------------------------|----------|
| SINGLE FAMILY RESIDENTIAL.....                      | 60.3     |
| NEIGHBORHOOD PARK.....                              | 4.0      |
| EMPLOYMENT DEVELOPABLE (COMMERCIAL/OFFICE/RESEARCH) | 14.8     |
| COMMERCIAL DEVELOPABLE                              | 20.2     |
| APARTMENTS/GAPA.....                                | 12.5     |
| TOTAL.....                                          | 111.8 AC |



MASTER PLAN  
DECEMBER 2022

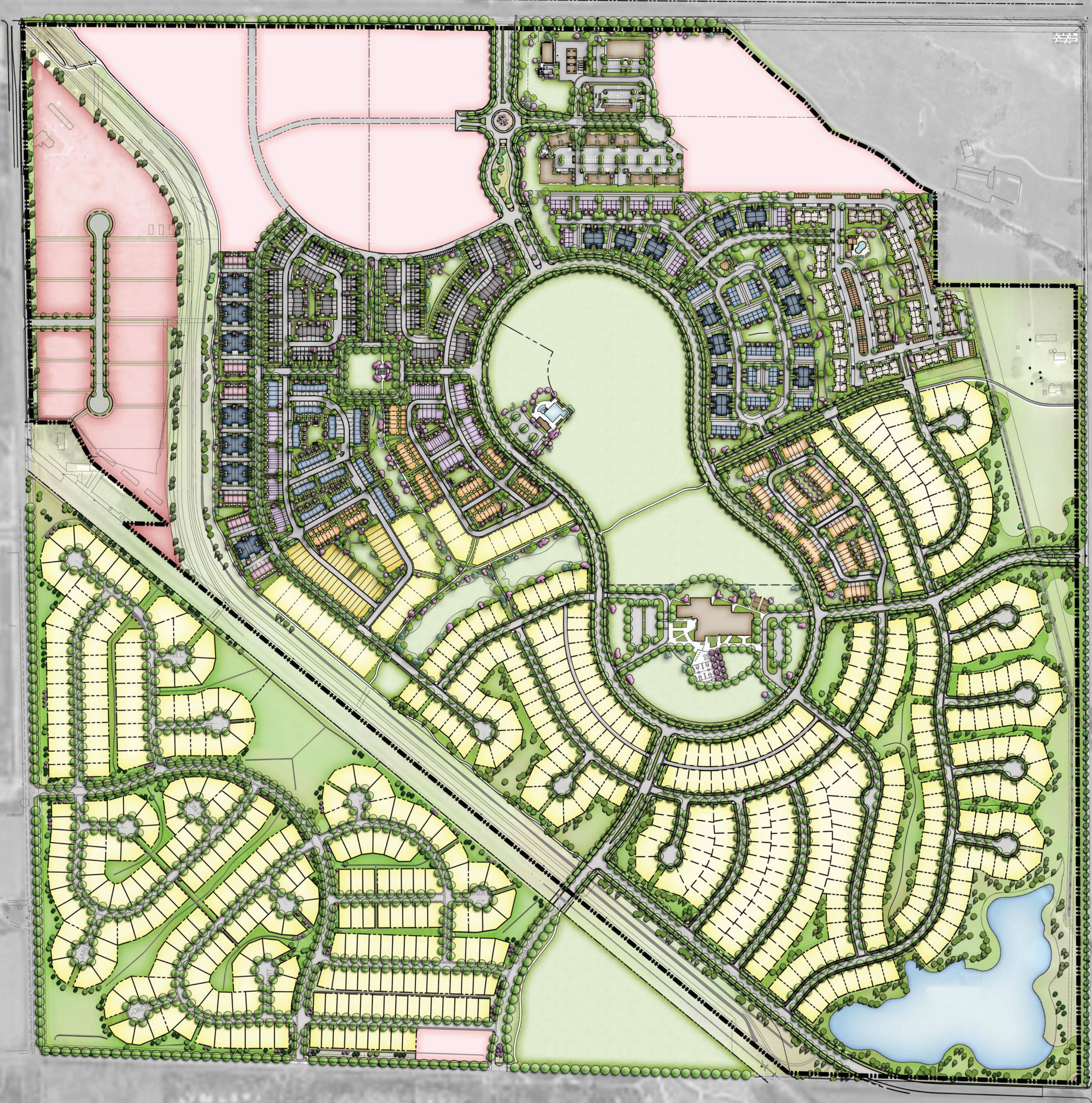
Owner: Fort Collins/  
I-25 Interchange Corner, LLC  
Manager: Tim McKenna  
TEL 719.641.6527

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Berthoud, CO 80513 | WEB TBGroup.us





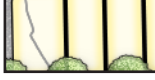
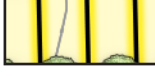
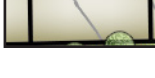








**WESTRIDGE - CONCEPTUAL LAYOUT**  
MEAD, COLORADO  
08.12.24

| LOT CALCULATIONS                                                                      |                            |            |
|---------------------------------------------------------------------------------------|----------------------------|------------|
|  | TOWNHOMES .....            | 91         |
|  | 31' X 90' DUPLEX .....     | 38         |
|  | 40' x 90' SFD - RL .....   | 28         |
|  | 50' x 115' SFD - FL .....  | 166        |
|  | 90' x 110' SFD - FL .....  | 18         |
|  | 125' x 125' SFD - FL ..... | 14         |
| TOTAL .....                                                                           |                            | 355 LOTS * |
| * DOES NOT INCLUDE FUTURE DEVELOPMENT BUBBLES                                         |                            |            |

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