GRANDVIEW
Development Plan
(FORMERLY "COAL CREEK HEIGHTS PD")
Being a part of the East Half of the East Half of Section 19,
Township 1 North, Range 68 West of the 6th P.M.,
County of Weld, State of Colorado

STATEMENT OF COMMITMENTS

1. Commitments Matrix

<table>
<thead>
<tr>
<th>AREA</th>
<th>CONSTRUCTION RESPONSIBILITY</th>
<th>MAINTENANCE RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTIL</td>
<td>PARTY</td>
<td>PARTY</td>
</tr>
<tr>
<td>WATER QUALITY</td>
<td>PARTY</td>
<td>PARTY</td>
</tr>
<tr>
<td>PARK A</td>
<td>SITE A &amp; PARTY</td>
<td>SITE A</td>
</tr>
<tr>
<td>HEALTH DEPARTMENT</td>
<td>SITE A &amp; PARTY</td>
<td>SITE A</td>
</tr>
<tr>
<td>SOUTHERN U.S. NURSERY</td>
<td>SITE A &amp; PARTY</td>
<td>SITE A</td>
</tr>
</tbody>
</table>

This Statement of Commitments shall be binding on applicant, its heirs, successors, and assigns, including but not limited to, a future homeowners association.

Vacant Lots

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless otherwise determined by the Director.

Maximum Level of Development

The total number of dwelling units in the subdivision, commercial, business, or industrial areas approved or granted for any phase of the development shall not exceed the maximum number of dwelling units approved for the first phase and as approved by the Director.

Project Tracking

In the event of a submission that fails, the applicant shall provide a summary of the condition and the Director shall require that the submission be resubmitted to ensure such development.

PREPARED FOR: KAUFMAN & BROAD
8401 EAST BELLEVIEW AVE. SUITE 200
DENVER, CO 80237
(303) 773-8704 (FAX)

PREPARED BY:

KIRKHAM & MICHAEL
CONSULTING ENGINEERS
7 EAGLE RUN PLAZA
BOULDER, CO 80304
(303) 442-0600

VOCINITY MAP
Kirkham and Blunt Consultants, Inc. owns the survey data depicted by this Plan Development. Acceptance and approval of conditions set forth herein. The signatures below do not verify that they are the Client. Blunt Consultants, Inc. will neither verify that the client name is correct.

Planning & Zoning Commission Certificate

Approved by the City Planning & Zoning Commission on April 20, 2000.

Recorder's Certificate

The Development Plan was filed in the Office of the Clerk and Recorder of Weld County on , 2000.

INSTRUCTIONS:
This form must be typed in the following positions:
At., 2000, in

Mayor of County Clerk and Recorder
GRANDVIEW
Development Plan
(FORMERLY "COAL CREEK HEIGHTS PD")
Being a part of the East Half of the East Half of Section 19, Township 1 North, Range 69 West of the 6th P.M., County of Weld, State of Colorado

Land Use Table

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>ACRES</th>
<th>% AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>SINGLE FAMILY ATTACHED</td>
<td>4.89</td>
<td>39.6%</td>
</tr>
<tr>
<td>TRACTS</td>
<td>0.39</td>
<td>36.0%</td>
</tr>
<tr>
<td>RIGHTS-OF-WAY</td>
<td>0.05</td>
<td>13.3%</td>
</tr>
<tr>
<td>FINE UTILITY</td>
<td>0.03</td>
<td>7.7%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>5.76</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Principal and Accessory Building Lot Coverage