

USWC 3/4/10

Exhibit A

North Wing Parcel Legal Description

A PARCEL OF LAND LOCATED WITHIN THE LAND CONVEYED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2001135957, CITY AND COUNTY OF DENVER RECORDS, BEING A PORTION OF BLOCK E, EAST DENVER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST CORNER OF SAID BLOCK E;

THENCE ALONG THE SOUTHEAST LINE OF SAID BLOCK E, SOUTH 44 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 191.21 FEET;

THENCE NORTH 45 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 240.41;

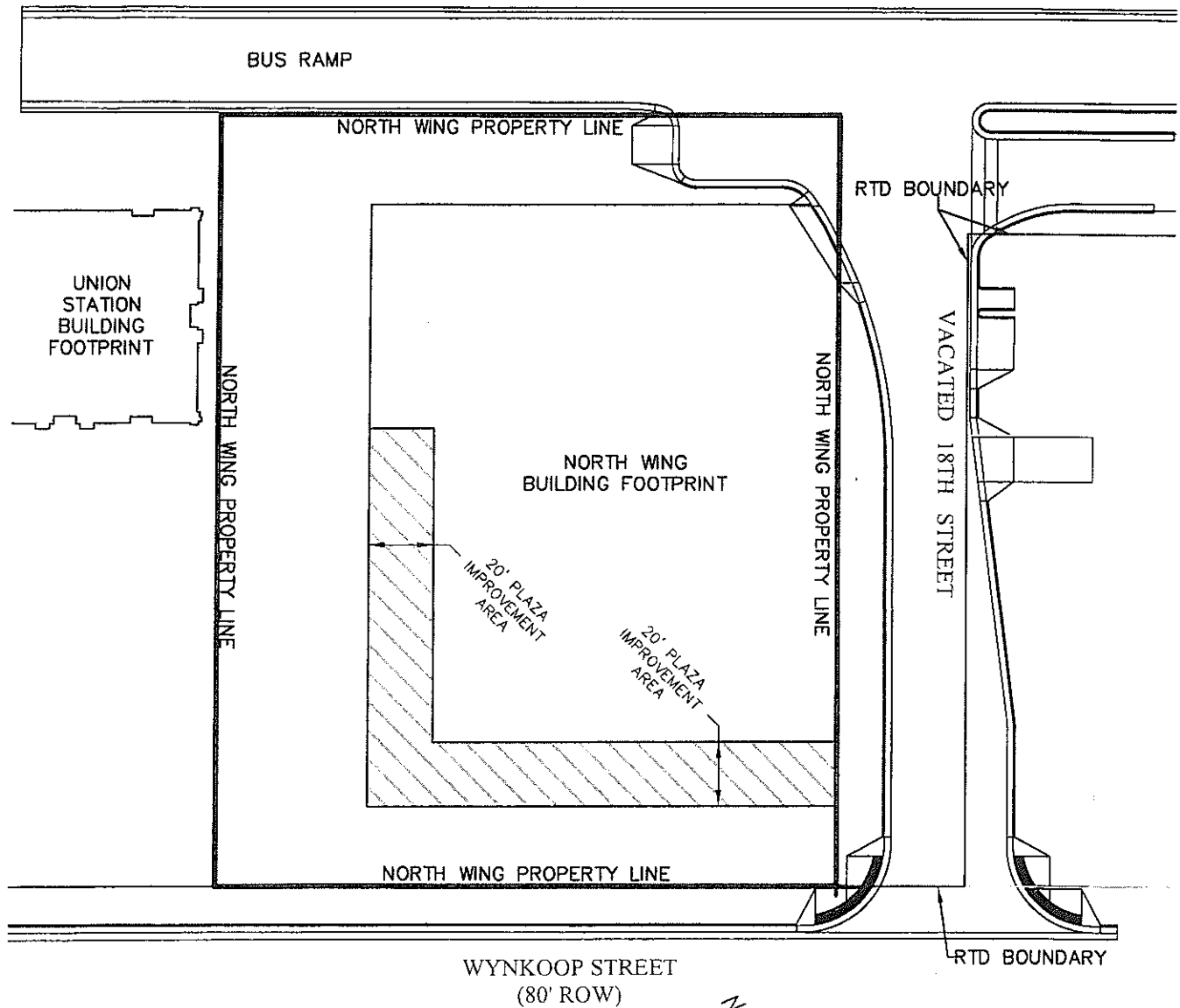
THENCE NORTH 44 DEGREES 34 MINUTES 27 SECONDS EAST, A DISTANCE OF 191.21 FEET TO THE NORTHEAST LINE OF SAID BLOCK E;

THENCE ALONG SAID NORTHEAST LINE OF BLOCK E, SOUTH 45 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 240.41 FEET TO THE POINT OF BEGINNING.

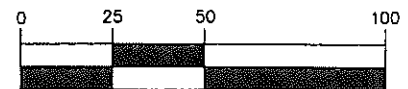
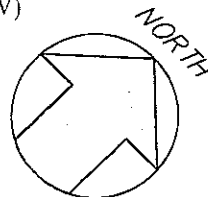
LEGAL DESCRIPTION PREPARED BY:

MATT OLLEY
FOR AND ON BEHALF OF:
68WEST ENGINEERING, INC.
1860 BLAKE STREET, SUITE 200
DENVER, CO 80202

USWC 3/4/10



NOTE:
THIS EXHIBIT IS FOR REPRESENTATIONAL PURPOSES ONLY AND
IS NOT TO BE USED FOR DESIGN PURPOSES. INFORMATION
SHOWN HEREON HAS BEEN PROVIDED BY OTHERS AND HAS
NOT BEEN VERIFIED BY 68WEST ENGINEERING.



1 inch = 50 ft.

68West
Engineering, Inc.

1860 Blake St., Suite 200
Denver, Colorado 80202
PHONE (303) 295-6806
FAX (303) 295-6807

EXHIBIT B PLAZA IMPROVEMENTS

Union Station Neighborhood Company

S:\Projects\20USN01\LDD-USN01\dwg\Reciprocal Easement Agreement\USN01-DUS Station zone Exhibit B.dwg

DWG NO.

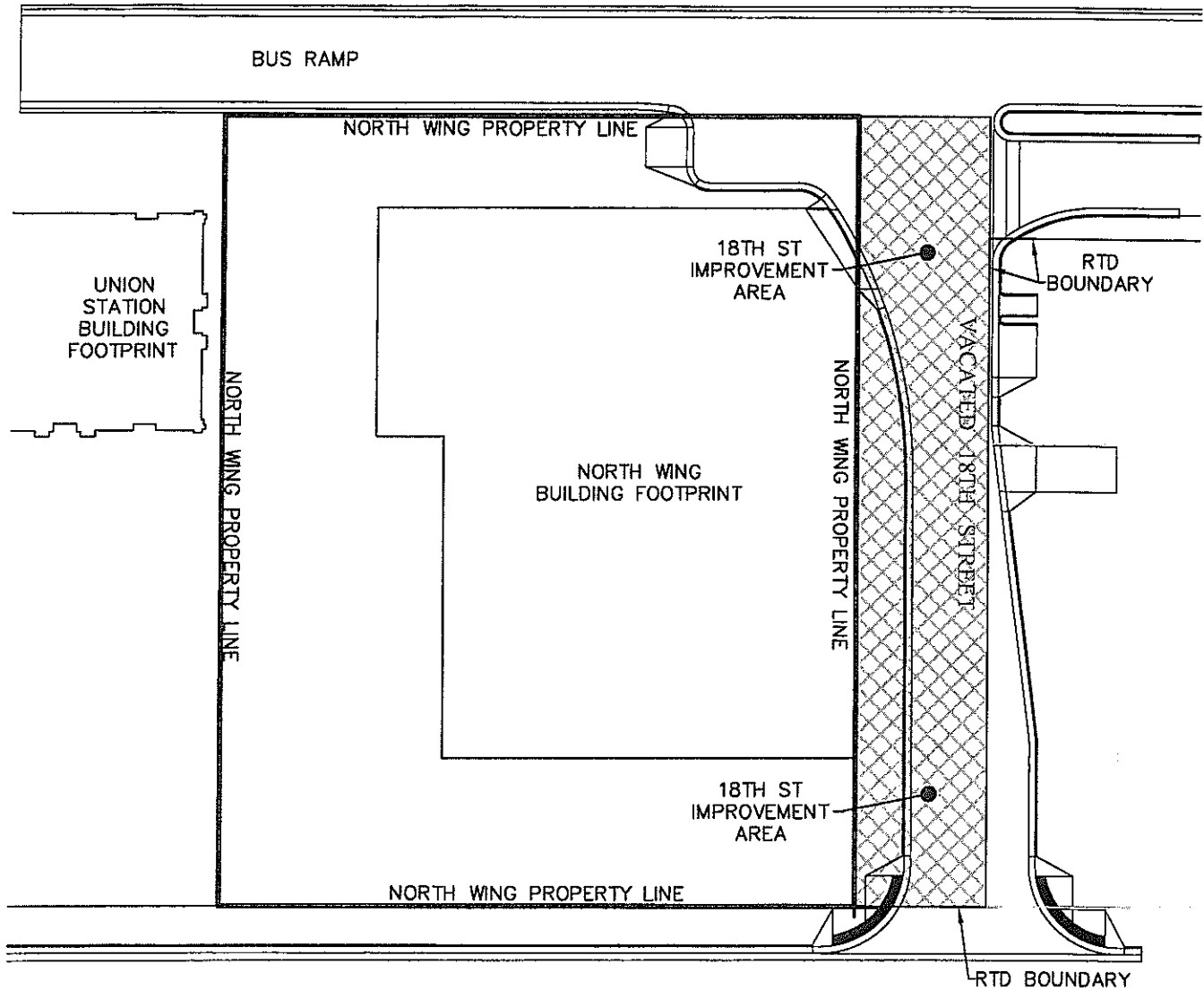
PROJECT: 20USN01

DATE: 3.3.2010

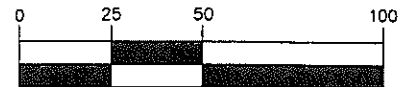
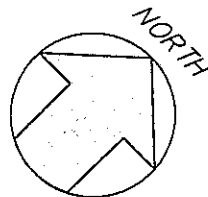
DWN: MEO

CHK: MEO

USNC 3/4/10



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1 inch = 50 ft.

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EXHIBIT C 18th STREET IMPROVEMENTS

Union Station Neighborhood Company

S:\Projects\20USN01\1LDD-USN01\dwg\Reciprocal Easement Agreement\USN01-DUS Station zone Exhibit C.dwg

DWG NO.

PROJECT: 20USN01

DATE: 3.3.2010

DWN: MEO

CHK: MEO

DUSPA Organizational Budget - DEN501-01

Project Cost Tracking

As Of 02/28/10

Bill Mosher 3/4/10

CHECK OK

Development Budget

| Category | (6/4/2009) Initial Budget | Revisions | Revised Budget | Committed Amount | Future Commitment Estimate | Pd To Date | Est To Compl | Ttl Forecast | Variance |
|---------------------------------|--------------------------------|-----------|-------------------|---------------------|----------------------------------|------------------|----------------|------------------|----------------|
| Hard Costs | | | | | | | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hard Cost Contingency | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Hard Costs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Soft Costs | | | | | | | | | |
| TIFIA Application Fee | 30,000 | 0 | 30,000 | 30,000 | 0 | 30,000 | 0 | 30,000 | 0 |
| TIFIA Transaction Fee | 300,000 | 0 | 300,000 | 0 | 300,000 | 0 | 300,000 | 300,000 | 0 |
| TIFIA Processing Fee | 75,000 | 0 | 75,000 | 0 | 75,000 | 0 | 75,000 | 75,000 | 0 |
| TIFIA Project Monitoring Fee | 40,000 | 0 | 40,000 | 0 | 40,000 | 0 | 40,000 | 40,000 | 0 |
| TIFIA Annual Service Fee | 11,000 | 0 | 11,000 | 0 | 11,000 | 0 | 11,000 | 11,000 | 0 |
| RRIF Application Fee | 200,000 | 0 | 200,000 | 85,000 | 115,000 | 85,000 | 115,000 | 200,000 | 0 |
| Rating Fee | 100,000 | 0 | 100,000 | 30,000 | 70,000 | 0 | 100,000 | 100,000 | 0 |
| Financial Advisor, incl Reimb | 105,000 | 0 | 105,000 | 110,274 | 0 | 110,274 | (0) | 110,274 | (5,274) |
| D & O Insurance | 60,000 | 0 | 60,000 | 57,156 | 0 | 57,156 | 0 | 57,156 | 2,844 |
| Legal Fees Thru 4/30/09 | 500,000 | 0 | 500,000 | 499,183 | 0 | 499,183 | 0 | 499,183 | 817 |
| Legal Fees - May, 2009 | 100,000 | 0 | 100,000 | 87,558 | 0 | 87,558 | (0) | 87,558 | 12,442 |
| Owners Rep, Jan - Apr, 2009 | 200,000 | 0 | 200,000 | 200,000 | 0 | 200,000 | 0 | 200,000 | 0 |
| Owner's Rep - May, 2009 | 75,000 | 0 | 75,000 | 70,000 | 0 | 70,000 | 0 | 70,000 | 5,000 |
| Developer Fee, Jan - Apr, 2009 | 700,000 | 0 | 700,000 | 700,000 | 0 | 700,000 | 0 | 700,000 | 0 |
| Peer Design Review | 0 | 0 | 0 | 12,500 | 0 | 6,250 | 6,250 | 12,500 | (12,500) |
| Historic Assessment Grant Match | 0 | 0 | 0 | 33,325 | 0 | 33,325 | 0 | 33,325 | (33,325) |
| Public Involvement Consultant | 0 | 0 | 0 | 25,600 | 0 | 0 | 25,600 | 25,600 | (25,600) |
| Feasibility Study Peer Review | 0 | 0 | 0 | 26,470 | 0 | 26,470 | 0 | 26,470 | (26,470) |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| General & Admin | 0 | 0 | 0 | 2,801 | 0 | 2,801 | (0) | 2,801 | (2,801) |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Soft Cost Contingency | 504,000 | 0 | 504,000 | 0 | 0 | 0 | 0 | 0 | 504,000 |
| Total Soft Costs | 3,000,000 | 0 | 3,000,000 | 1,969,867 | 611,000 | 1,908,017 | 672,850 | 2,580,867 | 419,133 |
| Total Project Costs | 3,000,000 | 0 | 3,000,000 | 1,969,867 | 611,000 | 1,908,017 | 672,850 | 2,580,867 | 419,133 |
| | | | Check | 0 | 0 | 0 | | | |

Notes
Reconciliation To Books

 Loan From CCD 1,000,000
 Loan From RTD 1,500,000

Interest Income - 2009

Accruals @ 2/28/10

Add: Outstanding Checks

 Less: ICO Rec fm Vectra Acct #1026 - DEN501-02 (13,907)
 0

Total Sources/(Uses) Per Books 2,486,093

Total Costs Per Tracking 1,908,017

Cash On Hand Per Books at 2/28/10 578,076

Bank Recon - Vectra #1021

Balance Per Bank 2/28/10 578,075.21

Outstanding Checks

Balance Per Books 578,075.21

ICO Rec from DEN501-02

9/09 Trans Fm 1021 to 1026 to cover bank fees 1,307

Ck # 1035 dated 12/16/09 To BNSF 12,000

Ck #1033 dated 11/23/09 to BNSF 600

Total ICO betw DEN501-01 & DEN501-02 13,907

DUSPA Organizational Budget - DEN501-01

Project Cost Tracking

As Of 02/28/10

| | |
|-------|----|
| CHECK | OK |
|-------|----|

Detail By Vendor

| Vendor | Category | Committed Amount | Future Commitment Estimate | Pd To Date | Est To Compl | Ttl Forecast | Comments |
|-------------------------------|------------------------------|------------------|----------------------------|------------|--------------|--------------|--|
| Marsh | D & O Insurance ▼ | 57,156 | 0 | 57,156 | 0 | 57,156 | thru 5/1/10 |
| Federal RR Admin | RRIF Application Fee ▼ | 85,000 | | 85,000 | 0 | 85,000 | |
| TIFIA Application Fee | TIFIA Application Fee ▼ | 30,000 | 0 | 30,000 | 0 | 30,000 | |
| TIFIA Transaction Fee | TIFIA Transaction Fee ▼ | | 300,000 | 0 | 300,000 | 300,000 | |
| TIFIA Processing Fee | TIFIA Processing Fee ▼ | | 75,000 | 0 | 75,000 | 75,000 | |
| TIFIA Project Monitoring Fee | TIFIA Project Monitoring ▼ | | 40,000 | 0 | 40,000 | 40,000 | |
| TIFIA Annual Service Fee | TIFIA Annual Service Fee ▼ | | 11,000 | 0 | 11,000 | 11,000 | |
| RRIF Application Fee | RRIF Application Fee ▼ | | 115,000 | 0 | 115,000 | 115,000 | |
| S&P Rating Fee | Rating Fee ▼ | | 70,000 | 0 | 70,000 | 70,000 | |
| Fitch | Rating Fee ▼ | 30,000 | | | 30,000 | 30,000 | |
| Alex Brown Financial Advisor | Financial Advisor, Ind Re ▼ | 110,274 | | 110,274 | (0) | 110,274 | Includes \$5,274 of reimb + K of \$105k |
| Hogan & Hartson | Legal Fees Thru 4/30/09 ▼ | 412,255 | 0 | 412,255 | 0 | 412,255 | |
| Bookhardt & O'Toole | Legal Fees Thru 4/30/09 ▼ | 86,928 | | 86,928 | 0 | 86,928 | |
| Hogan & Hartson | Legal Fees - May, 2009 ▼ | 64,603 | | 64,603 | (0) | 64,603 | |
| Bookhardt & O'Toole | Legal Fees - May, 2009 ▼ | 22,955 | 0 | 22,955 | 0 | 22,955 | |
| Trammell Crow | Owners Rep, Jan - Apr, 2 ▼ | 200,000 | | 200,000 | 0 | 200,000 | |
| Trammell Crow | Owner's Rep - May, 2009 ▼ | 70,000 | | 70,000 | 0 | 70,000 | |
| Union Station Neighborhood Co | Developer Fee, Jan - Apr ▼ | 700,000 | | 700,000 | 0 | 700,000 | |
| Peer Design Review | Peer Design Review ▼ | 6,250 | 0 | | 6,250 | 6,250 | |
| Norris Design | Peer Design Review ▼ | 1,500 | 0 | 1,500 | 0 | 1,500 | |
| 4240 Architecture | Peer Design Review ▼ | 1,000 | 0 | 1,000 | 0 | 1,000 | |
| Civitas | Peer Design Review ▼ | 2,000 | 0 | 2,000 | 0 | 2,000 | |
| Ann Mullins | Peer Design Review ▼ | 1,750 | | 1,750 | 0 | 1,750 | |
| Historic Denver Inc | Historic Assessment Grant ▼ | 33,325 | | 33,325 | 0 | 33,325 | |
| CRL | Public Involvement Consu ▼ | 25,600 | | | 25,600 | 25,600 | |
| Economic & Planning Systems | Feasibility Study Peer Rev ▼ | 26,470 | | 26,470 | 0 | 26,470 | |
| Bank Fees | General & Admin ▼ | 91 | | 91 | (0) | 91 | |
| Qwest | General & Admin ▼ | 2,291 | | 2,291 | (0) | 2,291 | |
| Advantage | General & Admin ▼ | 598 | 0 | 598 | 0 | 598 | Facsimile Signature Cartridge |
| TCC | General & Admin ▼ | 494 | | 494 | 0 | 494 | Food Rmb/Meeting, TCC office @ DUS/Office Supp |
| City & County Of Denver | General & Admin ▼ | 792 | | 792 | 0 | 792 | Copies/TIFIA Application |
| | ▼ | | | | 0 | 0 | |
| | ▼ | | | | 0 | 0 | |
| | ▼ | | | | 0 | 0 | |
| | ▼ | | | | 0 | 0 | |
| Bank Fees | General & Admin ▼ | | 0 | 0 | 0 | 0 | |
| Interest Income | General & Admin ▼ | (1,465) | 0 | (1,465) | (0) | (1,465) | |
| Soft Cost Contingency | Soft Cost Contingency ▼ | | 0 | 0 | 0 | 0 | |
| | | 1,969,867 | 611,000 | 1,908,017 | 672,850 | 2,580,867 | |
| Check | | 0 | 0 | (0) | 0 | 0 | |