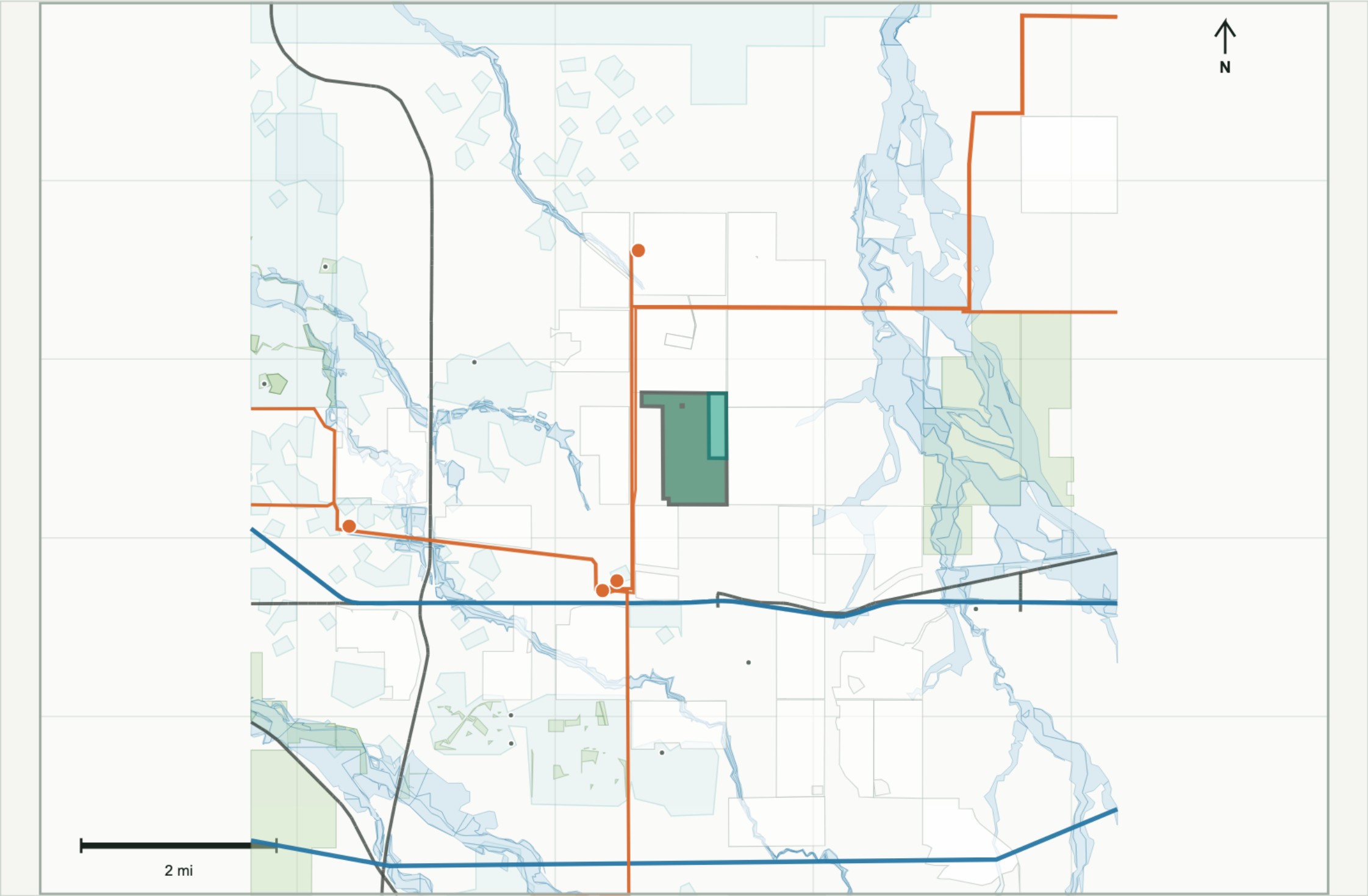


Aurora East A

Adams County | Front review | sanitized public-evidence screen

FRONT REVIEW



Recorded 76-acre site Screened parcel Fiber evidence 115+ kV power Flood / water context Airport

BROADER SCREEN ACRES 493	FIBER LEAD 1.46 mi
POWER CONTEXT line 0.75 mi / substation 1.57 mi	WATER LEAD 1.38 mi

Distance basis: Recorded 76-acre tract boundary; deed-derived, not surveyed. Proximity is not service.

Current public read

- Recorded site: 76 acres inside the broader screen; deed-derived extent, not a survey
- Approximately 493 acres in the public parcel screen
- Public zoning/context code: AD

Proof still required

- Electric capacity, deliverability, schedule, and upgrade cost
- Carrier route, splice access, diverse paths, and commercial terms
- Water/wastewater capacity and provider willingness

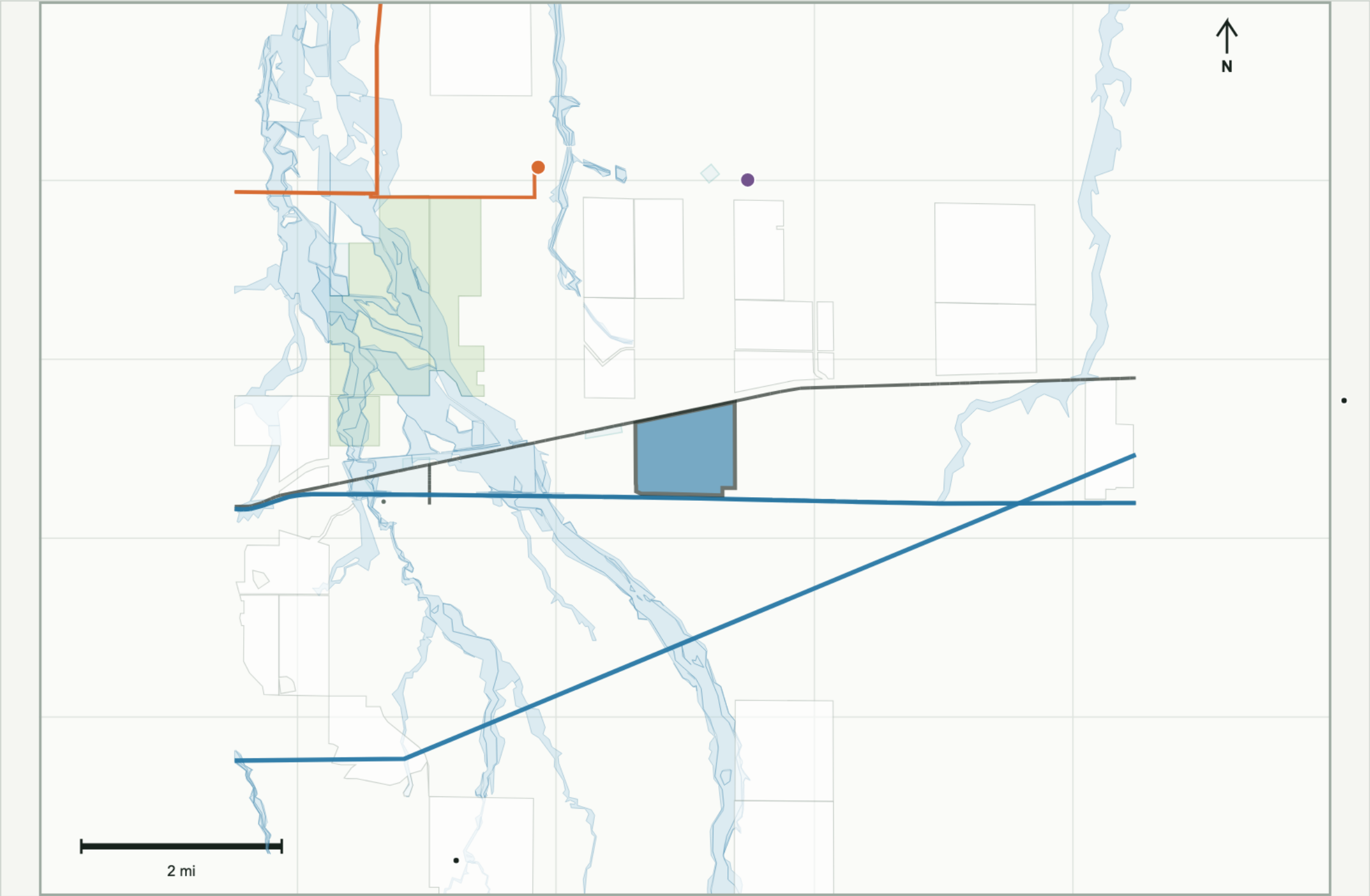
NEXT GATE

Crosswalk the recorded site to current tax parcels, survey/title exceptions, and legal access before utility or provider verification.

Aurora East B

Adams County | Comparison | sanitized public-evidence screen

COMPARISON



Screened parcel Fiber evidence 115+ kV power Flood / water context Airport

PUBLIC SCREEN ACRES

512

FIBER LEAD

0.04 mi

POWER CONTEXT

line 2.46 mi /
substation 2.73 mi

WATER LEAD

0.13 mi

Distance basis: Original public parcel screen. Proximity is not service.

Current public read

- Approximately 512 acres in the public parcel screen
- Public zoning/context code: I-2
- Community screen: high

Proof still required

- Electric capacity, deliverability, schedule, and upgrade cost
- Carrier route, splice access, diverse paths, and commercial terms
- Water/wastewater capacity and provider willingness

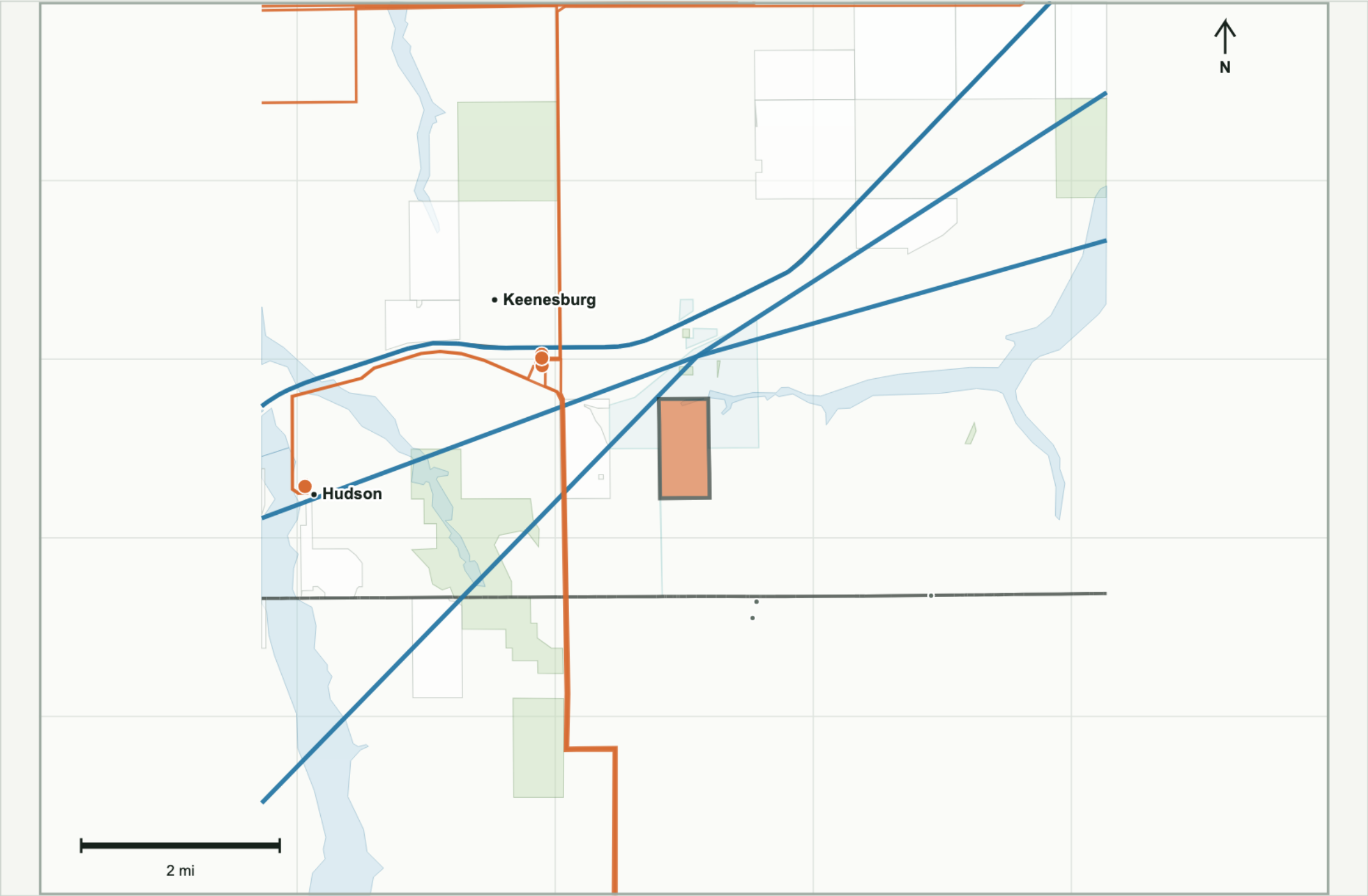
NEXT GATE

Determine whether the power path is relevant enough to justify utility confirmation.

Keenesburg North A

Weld County | Policy hold | sanitized public-evidence screen

POLICY HOLD



PUBLIC SCREEN ACRES	FIBER LEAD
318	0.60 mi
POWER CONTEXT	WATER LEAD
line 0.96 mi / substation 1.22 mi	0.00 mi

Distance basis: Original public parcel screen. Proximity is not service.

Current public read

- Approximately 318 acres in the public parcel screen
- Public zoning/context code: Unresolved
- Community screen: high

Proof still required

- Electric capacity, deliverability, schedule, and upgrade cost
- Carrier route, splice access, diverse paths, and commercial terms
- Water/wastewater capacity and provider willingness

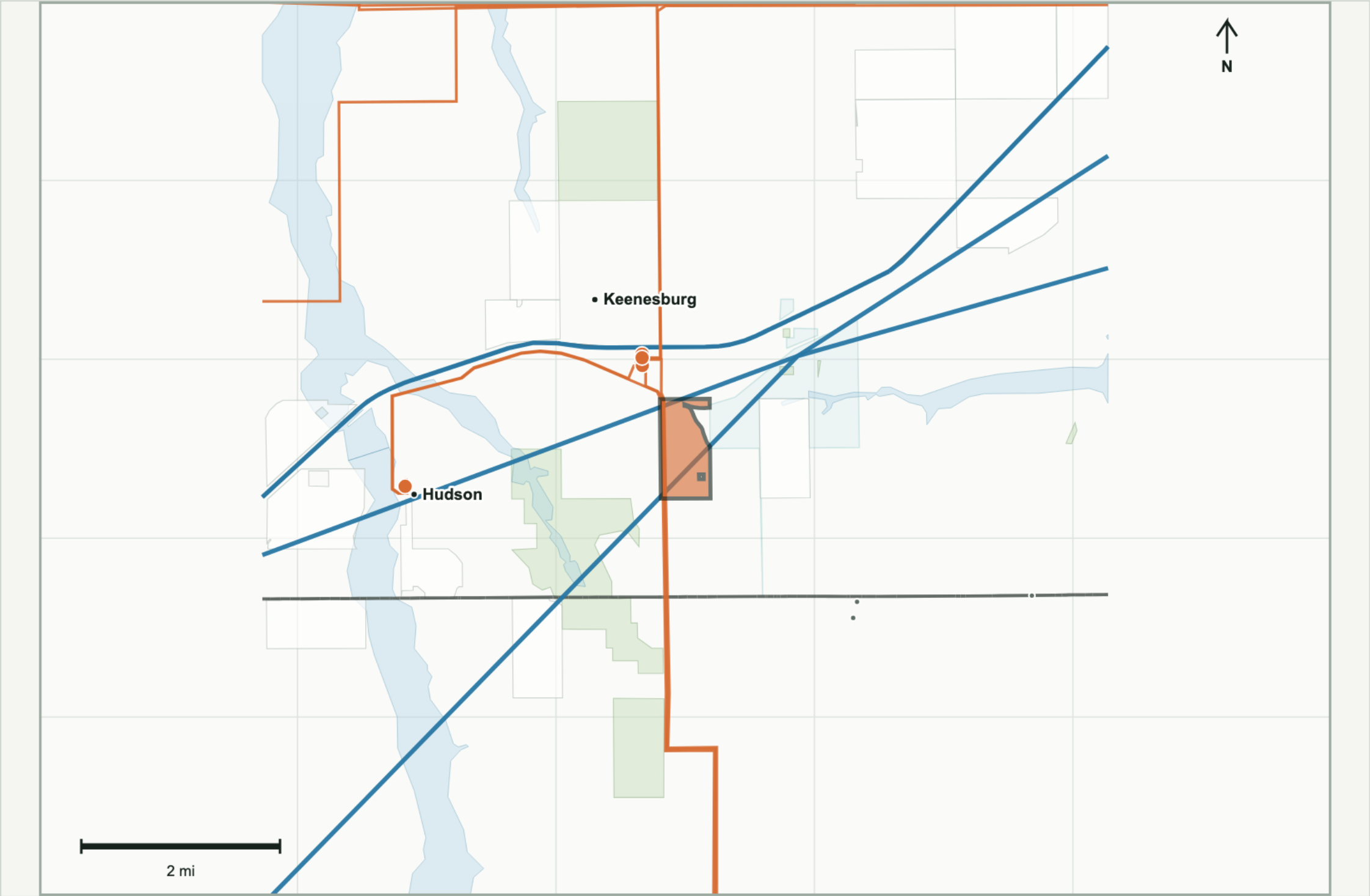
NEXT GATE

Confirm the controlling boundary and current Keenesburg land-use code.

Keenesburg South A

Weld County | Rezoning hold | sanitized public-evidence screen

REZONING HOLD



PUBLIC SCREEN ACRES	FIBER LEAD
294	0.52 mi
POWER CONTEXT	WATER LEAD
line 0.00 mi / substation 0.38 mi	0.00 mi

Distance basis: Original public parcel screen. Proximity is not service.

Current public read

- Approximately 294 acres in the public parcel screen
- Public zoning/context code: A
- Community screen: moderate

Proof still required

- Electric capacity, deliverability, schedule, and upgrade cost
- Carrier route, splice access, diverse paths, and commercial terms
- Water/wastewater capacity and provider willingness

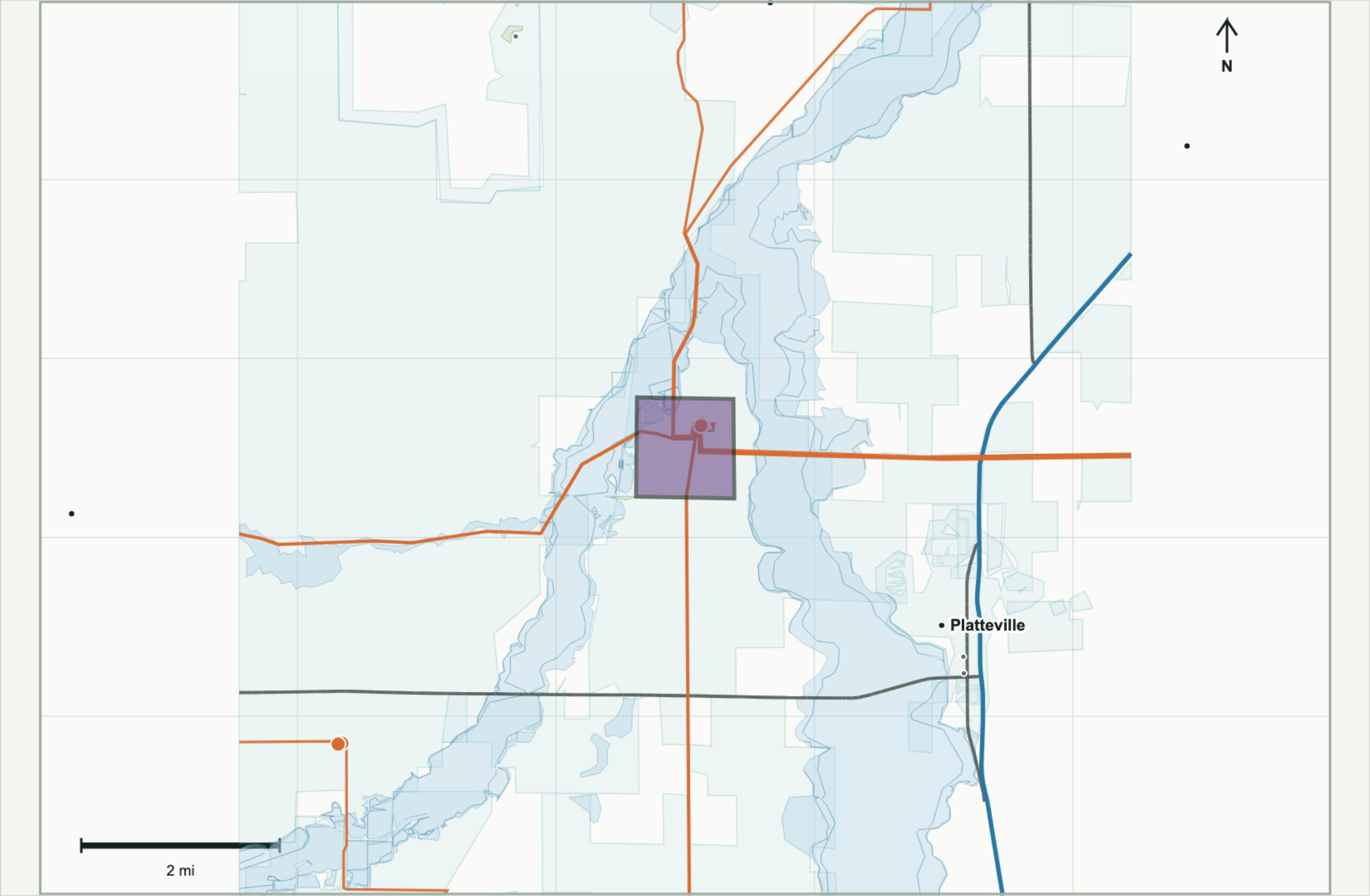
NEXT GATE

Ask Weld Planning whether industrial rezoning is accepted and plausibly supportable.

Weld Industrial Context

Weld County | Site-control hold | sanitized public-evidence screen

SITE-CONTROL HOLD



Screened parcel Fiber evidence 115+ kV power Flood / water context Airport

PUBLIC SCREEN ACRES 628	FIBER LEAD 2.46 mi
POWER CONTEXT line 0.00 mi / substation 0.00 mi	WATER LEAD 0.00 mi

Distance basis: Original public parcel screen. Proximity is not service.

Current public read

- Approximately 628 acres in the public parcel screen
- Public zoning/context code: I-3
- Community screen: watch

Proof still required

- Electric capacity, deliverability, schedule, and upgrade cost
- Carrier route, splice access, diverse paths, and commercial terms
- Water/wastewater capacity and provider willingness

NEXT GATE

Establish whether any developable market opportunity exists before further diligence.