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May 18, 2020

City of Aurora
Office of Development Assistance
15151 E Alameda Parkway suite 5200
Aurora, CO 80011

Pre-app narrative: JAG Logistics Center @ DEN-Trailer Parking site Porteos PA-5 South

JAG Development LLC (“JAG”) is pleased to propose (i) the development of approximately 8.1 acres of land immediately south of JAG Logistics Center at DIA Subdivision Filing No. 1 (“JAG@DEN West) and (ii) the inclusion of the additional approximately 8.1 acre site into JAG@DEN West. The land will be developed to accommodate truck and trailer parking for tenants occupying space at JAG @DEN West. The project will be developed, constructed, owned, and managed by JAG Development LLC and its affiliates.

The 8.1-acre site is located along the northern border of the 35.5-acre PA-5 South parcel within the Porteos master planned development (immediately north of 64th Avenue and west of Powhaton Road). A portion of the 8.1 acre site is located within the “No Build Zone” as set forth in the Surface Use Agreement, dated March 11, 2015, between Anadarko Land Company (now Occidental Petroleum Co or “OXY”) and ACP DIA 1287 Investors LLC, the current sole owner of PA-5 South (the “SUA”). The Surface Use Agreement covers an area much broader than PA-5 South and Park DIA Associates LLC is a party to the agreement in addition to the three JAG affiliated landowners (Green Industrial Development Group LLC, Green Industrial Development Group North LLC, Green Industrial Development Group South LLC). With respect to the impact of the Surface Use Agreement on the proposed trailer parking site, JAG has spoken with OXY and understands that the drilling rights on parcel PA-5 South are “no-core” and as such OXY has no short- or intermediate-term plans to exercise its rights to surface drill on PA-5 South. The SUA allows for the property owner to grade, pave and landscape the land located within the “No Build Zone”. Permanent structures within the permanent operations area are not permitted.

JAG plans to develop the 8.1-acre site as additional truck and trailer parking for the exclusive use by tenants of JAG Logistics Center @ DEN. Once developed, the subject property will accommodate approximately 268 +/- trucks and trailers. It is expected that all vehicles parked in the subject property will be short-term, likely anywhere from a few hours to a few days. The parking area will only be accessible from JAG@DEN West with generous ingress and egress points at the northeast and northwest corners of the site. A water quality pond has been conceptually designed and is planned for the eastern boundary of the site. Appropriate landscaping will be installed on the southern border of the site, consistent with the plans for the landscaped area throughout JAG@DEN West.

The consistent demand for truck and trailer parking will only enhance the value of JAG Logistics Center @ DEN and will certainly alleviate the need for street parking, which congests other industrial parks throughout the Denver/Aurora metro areas. Development of the subject property would begin as soon as possible given the inquiries JAG has received and the demand JAG is experiencing.

If you have any questions, please feel free to contact me directly at (203) 275-7211. JAG Development is proud to have its corporate office in Aurora, CO.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Green". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Daniel Green
CEO

CC: Intergroup Architects