

EXHIBIT "D"

PHASE I LAND USE TABLE

Attached

Proposed Phase I Land Uses

Parcel	Land Use		Net Acreage	Gross Acreage	Quantity Proposed	% of Phase I	Estimated Employees
RESIDENTIAL USES							
P	Estate Residential		108.6	135.7	112 du	8.03	
O2	Golf Residential						
	Golf Estates		218.9	273.6	450 du	16.19	
O1	Golf Villas		6.4	8.0	60 du	0.47	
	Subtotal		225.3	281.6	510 du	16.66	
Single Family							
D,E,G	35,000 sqft. lots		90.0	112.5	112 du	6.66	
H,I,J,M2,N	20,000 sqft. lots		150.9	188.6	329 du	11.16	
M1	10,000 to 12,000 sqft. lots		12.4	15.5	49 du	0.92	
K1,K2	8,000 to 10,000 sqft. lots		34.0	42.5	165 du	2.52	
M3	5,000 to 6,000 sqft. lots		19.8	24.7	156 du	1.46	
	Subtotal		307.0	383.8	811 du	22.71	
L	Multi-family		32.4	36.0	286 du	2.13	
Total Residential Uses			673.3 acres	837.1	1,719 du	49.54	---
EMPLOYMENT USES							
		FAR					
Q	Equestrian Center			15.7	-----	0.93	6
R	Neighborhood Center	0.191		7.2	60,000 sf	0.43	67
K3	Marketing Center	0.275		0.5	6,000 sf	0.03	7
Business Park							
T	General Light Industrial	0.250		44.0	383,328 sf	2.60	767
T	Business (Office)	0.300		33.9	354,404 sf	2.01	1,181
T	Support Services	0.230		2.0	16,030 sf	0.12	18
	Subtotal			79.9	753,762 sf	4.73	1,966
Golf Resort							
O	Hotel (250 rooms)	0.480		6.5	135,000 sf	0.38	250
O	Conference Center	0.480		2.9	60,000 sf	0.17	(In Hotel)
O	Golf Clubhouse	0.065		5.3	15,000 sf	0.31	10
O	Pro-Shop/retail	0.500		0.7	15,000 sf	0.04	7
O	Golf Academy	0.250		0.5	5,000 sf	0.03	5
O	Golf Course/Open Space			203.5	N/A	12.04	25
	Subtotal			219.4	230,000 sf	12.98	297
Total Employment Uses				322.7	1,049,762 sf	19.10 19.09	2,342 2,343
PUBLIC FACILITIES							
S	Elementary School/Park			33.6		1.99	50
	Arterials			36.5		2.16	
Total Public Facilities Uses				70.1		4.15	50
OPEN SPACE/REC. USES							
	Park			11.2		0.66	1
	Open Space			448.7		26.55	1
Total Open Space/Rec. Uses				459.9		27.22	2
PHASE I TOTALS				1689.8	1,719 du 1,049,762 sf	100%	---

Notes: Water reservoir, wastewater treatment plant, and stormwater pond sites would be within open space areas.
 du = dwelling units; sf = square footage. Employment acreages include 50% of school acreage.