SITE DATA			
AREA 1			
GROSS ACREAGE	111.52 AC		
NET ACREAGE	106.03 AC		4.52 DU/AC
*OPEN SPACE	27.43 AC		25.9%
DESCRIPTION	PARCEL AREA	QUANTITY	MIX
PARCEL 1	19.34 AC	95 DU	19.8%
PARCEL 2	31.79 AC	135 DU	28.2%
PARCEL 3	36.29 AC	156 DU	32.6%
PARCEL 4	18.61 AC	93 DU	19.4%
AREA 1 TOTAL	106.03 AC	479 DU	

AREA 2			
GROSS ACREAGE	214.41 AC		
NET ACREAGE	205.10 AC		5.67 DU/AC
*OPEN SPACE	41.02 AC		20.0%
DESCRIPTION	PARCEL AREA	QUANTITY	MIX
PARCEL 5	24.15 AC	723 DU	62.2%
PARCEL 6	23.48 AC		
PARCEL 7	20.75 AC		
PARCEL 8	20.16 AC		
PARCEL 9	27.04 AC		
PARCEL 10	23.66 AC		
PARCEL 11	21.48 AC		
PARCEL 12	21.98 AC	440 DU	37.8%
AREA 2 TOTAL	182.70 AC	1,163 DU	

SITE TOTAL			
GROSS ACREAGE	325.93 AC		
NET ACREAGE	311.13 AC		5.28 DU/AC
*OPEN SPACE	68.45 AC		22.0%
DESCRIPTION	Quantity		
Overall Parcel Area Total	288.73 AC	1,642 DU	

*OPEN SPACE AREAS CALCULATED AGAINST NET ACREAGE. FINAL CONFIGURATION TO BE DETERMINED AT TIME OF PLATTING

CONCEPTUAL ROAD CONNECTION TO PARCEL. LOCATION TO BE DETERMINED AT TIME OF PLAT

*NOTE: A LOCAL ROAD SEGMENT SHALL BE CONSTRUCTED FROM THE SOUTHERN OF EDGE OF THE IRRIGATION AND POWER EASEMENT WITHIN AREA 1, NORTH, TO THE SOUTHERN EDGE OF THE EXISTING IRRIGATION CANAL ALIGNMENT AND TERMINATED. A FUTURE CONNECTION FROM THE LOCAL ROAD SEGMENT CONSTRUCTED IN AREA 1 TO FARRELL ROAD SHALL BE CONSTRUCTED AT THE TIME FARRELL ROAD IS CONSTRUCTED. THE EXACT LOCATION OF THE LOCAL ROAD SEGMENT TO BE CONSTRUCTED IN AREA 1 TO BE DETERMINED AT THE TIME OF PLATTING.

Exhibit 4: Conceptual Master Plan