

**EXHIBIT J**

**OPEN SPACE COVERAGES  
BY PLANNED AREA DEVELOPMENTS CONTRIBUTING TO NSCW CHANNEL ROW**

<b>EAGLE SHADOW OPEN SPACE TABLE</b> 15% Open Space required	<b>TOTAL FOR PHASES 1 THRU 3 AND 5</b>		<b>PHASE 1</b>		<b>PHASE 2A</b>		<b>PHASE 2B</b>		<b>PHASE 3 w/HS</b>		<b>PHASE 4 (IOTA)</b>		<b>PHASE 5</b>		<b>GRAND TOTAL PHASES 1 THRU 5</b>	
	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%
<b>GROSS AREA</b> (NSCW channel ROW & commercial area excluded)	<b>2239.59</b>		<b>600.90</b>		<b>373.39</b>		<b>17.24</b>		<b>711.49</b>		<b>236.97</b>		<b>536.57</b>		<b>2476.56</b>	
<b>OPEN SPACE WITHOUT NORTH SANTA CRUZ WASH CHANNEL</b>	<b>290.34</b>	<b>12.96%</b>	<b>98.70</b>	<b>16.43%</b>	<b>110.51</b>	<b>29.60%</b>	<b>0.24</b>	<b>1.39%</b>	<b>47.18</b>	<b>6.63%</b>	<b>25.62</b>	<b>10.81%</b>	<b>33.71</b>	<b>6.28%</b>	<b>315.96</b>	<b>12.76%</b>
<b>8% PARCEL RETENTION</b>	<b>101.22</b>	<b>4.52%</b>					<b>1.38</b>	<b>8.00%</b>	<b>56.92</b>	<b>8.00%</b>	<b>18.96</b>	<b>8.00%</b>	<b>42.93</b>	<b>8.00%</b>	<b>120.18</b>	<b>4.85%</b>
<b>TOTAL OPEN SPACE WITHOUT CHANNEL ROW</b>	<b>391.56</b>	<b>17.48%</b>	<b>98.7</b>	<b>16.43%</b>	<b>110.51</b>	<b>29.60%</b>	<b>1.62</b>	<b>9.39%</b>	<b>104.10</b>	<b>14.63%</b>	<b>44.58</b>	<b>18.81%</b>	<b>76.64</b>	<b>14.28%</b>	<b>436.14</b>	<b>17.61%</b>
<b>GROSS AREA</b> (includes Channel ROW, commercial area excluded)	<b>2351.42</b>		<b>636.41</b>		<b>389.07</b>		<b>17.24</b>		<b>770.12</b>		<b>271.82</b>		<b>538.58</b>		<b>2623.24</b>	
<b>NORTH SANTA CRUZ WASH CHANNEL ROW</b>	<b>111.83</b>		<b>35.51</b>		<b>15.68</b>		<b>0.00</b>		<b>58.63</b>		<b>34.85</b>		<b>2.01</b>		<b>146.68</b>	
<b>TOTAL OPEN SPACE WITH SANTA CRUZ WASH CHANNEL</b>	<b>503.39</b>	<b>21.41%</b>	<b>134.21</b>	<b>21.09%</b>	<b>126.19</b>	<b>32.43%</b>	<b>1.62</b>	<b>9.39%</b>	<b>162.73</b>	<b>21.13%</b>	<b>79.43</b>	<b>29.22%</b>	<b>78.65</b>	<b>14.60%</b>	<b>582.82</b>	<b>22.22%</b>

\*Open Space required per PAD zoning stipulation is 15%.

\*\*Parcel retention open space for Phases 1 and 2A is included in the "Open Space without Santa Cruz Wash Channel" line item.

\*\*\*Open Space acreages for Phases 1 and 2A are from the Final Plat and Preliminary Plat, respectively.

\*\*\*\*Phase 4 is owned by a separate entity, IOTA Eagle LLC.

Updated 5/8/14