

APPENDIX K

The Lawson Hills Master Planned Development Development Agreement

4.0 LAND USE AND PROJECT ELEMENTS

4.1 MPD SITE PLAN

Per Condition of Approval No. 132 of the MPD Permit Approval, the City Council approved the following components of Chapter 3 entitled "Design Concept and Land Use Plan" of the MPD Permit Application: (i) the Land Use plan map (Figure 3-1, as updated July 8, 2010); (ii) description of categories (beginning on page 3-18); a maximum of 1,250 total residential units and 390,000 square feet of commercial space; and target densities (Table 3.2). These approved components of Chapter 3 are attached hereto and incorporated herein by reference as Exhibit "L".

As provided in Condition of Approval No. 132 of the MPD Permit Approval, "all other specifics shall be resolved through the Development Agreement process." Since the date of the MPD Permit Approval, the Master Developer has added additional detail to, and further refined, Figure 3-1 (see Exhibit "L"). This more detailed and specific figure is the MPD Site Plan attached hereto as Exhibit "A." Neither the Land Use Plan Map shown at Exhibit "L" nor the MPD Site Plan shown at Exhibit "U" is a surveyed map; the scale of each exhibit prevents that level of detail. The MPD Site Plan shown on Exhibit "U" refines the Design Concept and Land Use Plan in Exhibit "L" to shift and improve road alignments to further minimize impacts on sensitive area buffers, to reflect more accurately, sensitive area buffer widths, to show possible lot layouts, building footprints, parking and circulation areas, and to show the vacation of certain right-of-way. The lot layouts, building footprints, parking and circulation areas shown on Exhibit "U" are only conceptual and may be modified pursuant to Implementing Projects (e.g., subdivisions and binding site plans) without an amendment to this Agreement.

Pursuant to Condition of Approval No. 132 of the MPD Permit Approval, further specificity is provided in Table 4-1 below which shows the Dwelling Unit range, range of commercial/office/retail/light industrial square footage, and anticipated additional possible uses of each Development Parcel in The Lawson Hills MPD. The data included within this Table 4-1 may only be modified pursuant to the MPD Site Plan amendment processes outlined in Section 4.4 below.

4.0 LAND USE AND PROJECT ELEMENTS

4.1 MPD SITE PLAN

Per Condition of Approval No. 128 of the MPD Permit Approval, the City Council approved the following components of Chapter 3 entitled "Design Concept and Land Use Plan" of the MPD Permit Application: (i) the Land Use plan map (Figure 3-1, as updated July 8, 2010); (ii) description of categories (beginning on page 3-18); a maximum of 4,800 total residential units and 775,000 square feet of commercial space; and target densities (Table 3.2). These approved components of Chapter 3 are attached hereto and incorporated herein by reference as Exhibit "L".

As provided in Condition of Approval No. 128 of the MPD Permit Approval, "all other specifics shall be resolved through the Development Agreement process." Since the date of the MPD Permit Approval, the Master Developer has added additional detail to, and further refined, Figure 3-1 (see Exhibit "L"). This more detailed and specific figure is the MPD Site Plan attached hereto as Exhibit "U." Neither the Land Use Plan Map shown at Exhibit "L" nor the MPD Site Plan shown at Exhibit "U" is a surveyed map; the scale of each exhibit prevents that level of detail. The MPD Site Plan shown on Exhibit "U" refines the Design Concept and Land Use Plan in Exhibit "L" to shift and improve road alignments to further minimize impacts on sensitive area buffers, to reflect more accurately, sensitive area buffer widths, to show possible lot layouts, building footprints, parking and circulation areas, and to show the vacation of certain right-of-way. The lot layouts, building footprints, parking and circulation areas shown on Exhibit "U" are only conceptual and may be modified pursuant to Implementing Projects (e.g., subdivisions and binding site plans) without an amendment to this Agreement.

Pursuant to Condition of Approval No. 128 of the MPD Permit Approval, further specificity is provided in Table 4-1 below which shows the Dwelling Unit range, range of commercial/office/retail/light industrial square footage, and anticipated additional possible uses of each Development Parcel in The Villages MPD. The data included within this Table 4-1 may only be modified pursuant to the MPD Site Plan amendment processes outlined in Section 4.4 below.