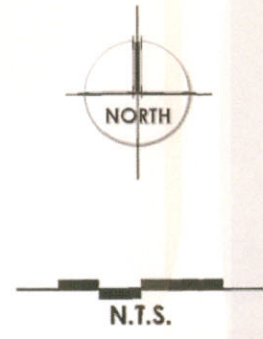


Vicinity Map



STEVEN & FARMS



N:/050088/Graphics/PAD/A-Vicinity-36x24.psd

exhibit A

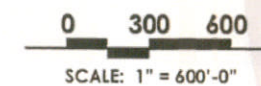
Preliminary Development Plan

LOT DATA

PARCEL	LOT SIZE	PERCENT	MASTER PLANNED UNITS
1	50 x 110	10.7%	259
2	50 x 110	3.3%	79
3	50 x 110	2.7%	66
4	50 x 110	11.0%	267
5	50 x 110	8.1%	196
6	60 x 120	4.2%	101
7	PARK		
8	100 x 120	2.9%	69
9	50 x 110	7.9%	191
10	50 x 110	7.7%	187
11	100 x 120	3.6%	87
12	60 x 120	5.6%	134
13	50 x 110	7.0%	170
14	50 x 110	11.5%	277
15	50 x 110	2.7%	66
16	50 x 110	4.6%	110
17	50 x 110	6.6%	159
18	COMM.		
TOTAL:		100%	2419

With the approval of the Major General Plan Amendment (GPA05-19) for Steven Farms, it has been recommended that 71 acres be designated as Low Density Residential with 213 single family dwelling units; 570 acres designated Medium Density Residential with 2,280 single family dwelling units and the remaining 15 acres Community Commercial.

Steven Farms will provide 20% open space. Approximately 10% opens space will be centrally located and the remaining 10% will be distributed through the project in individual parcel development.

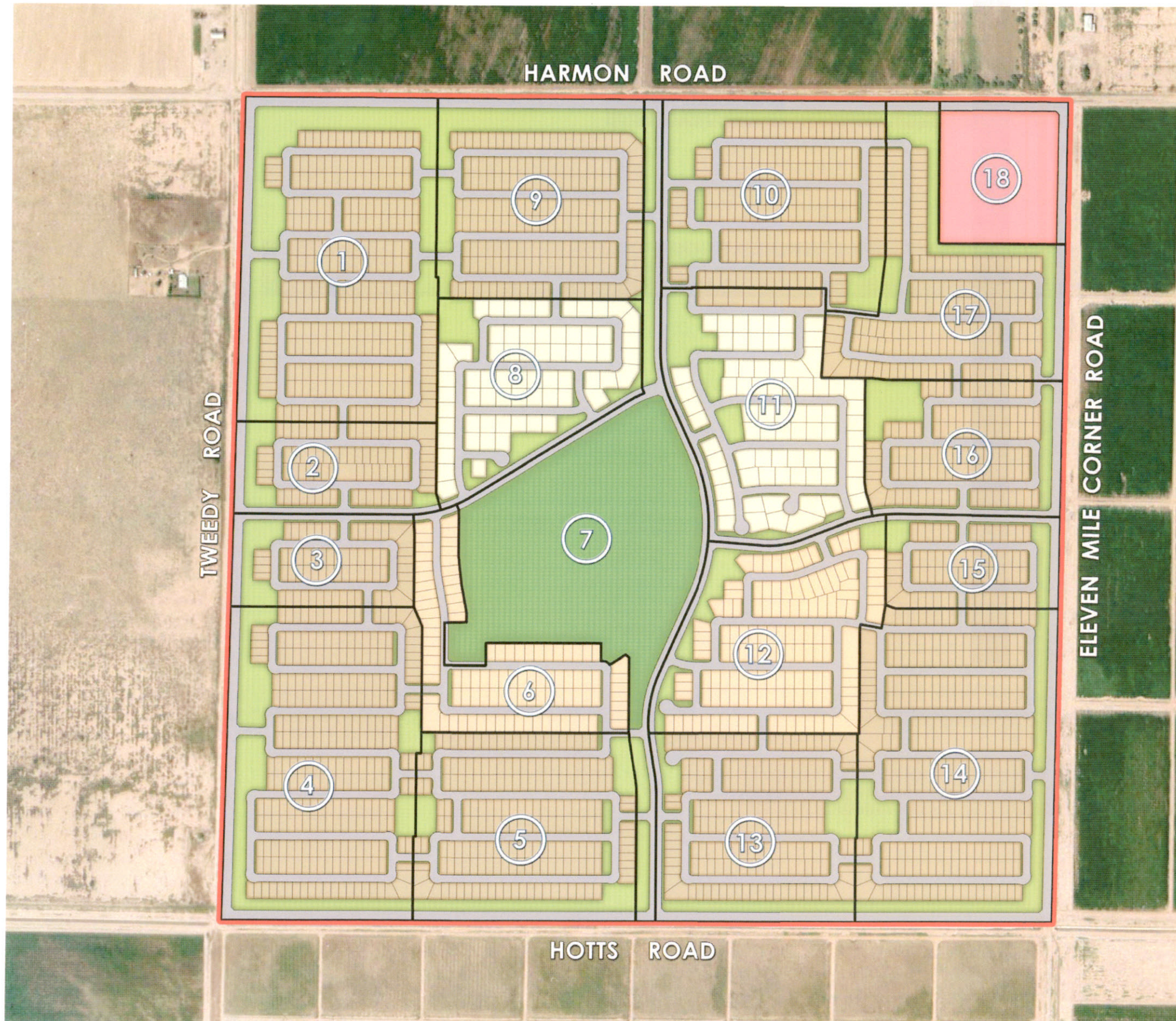


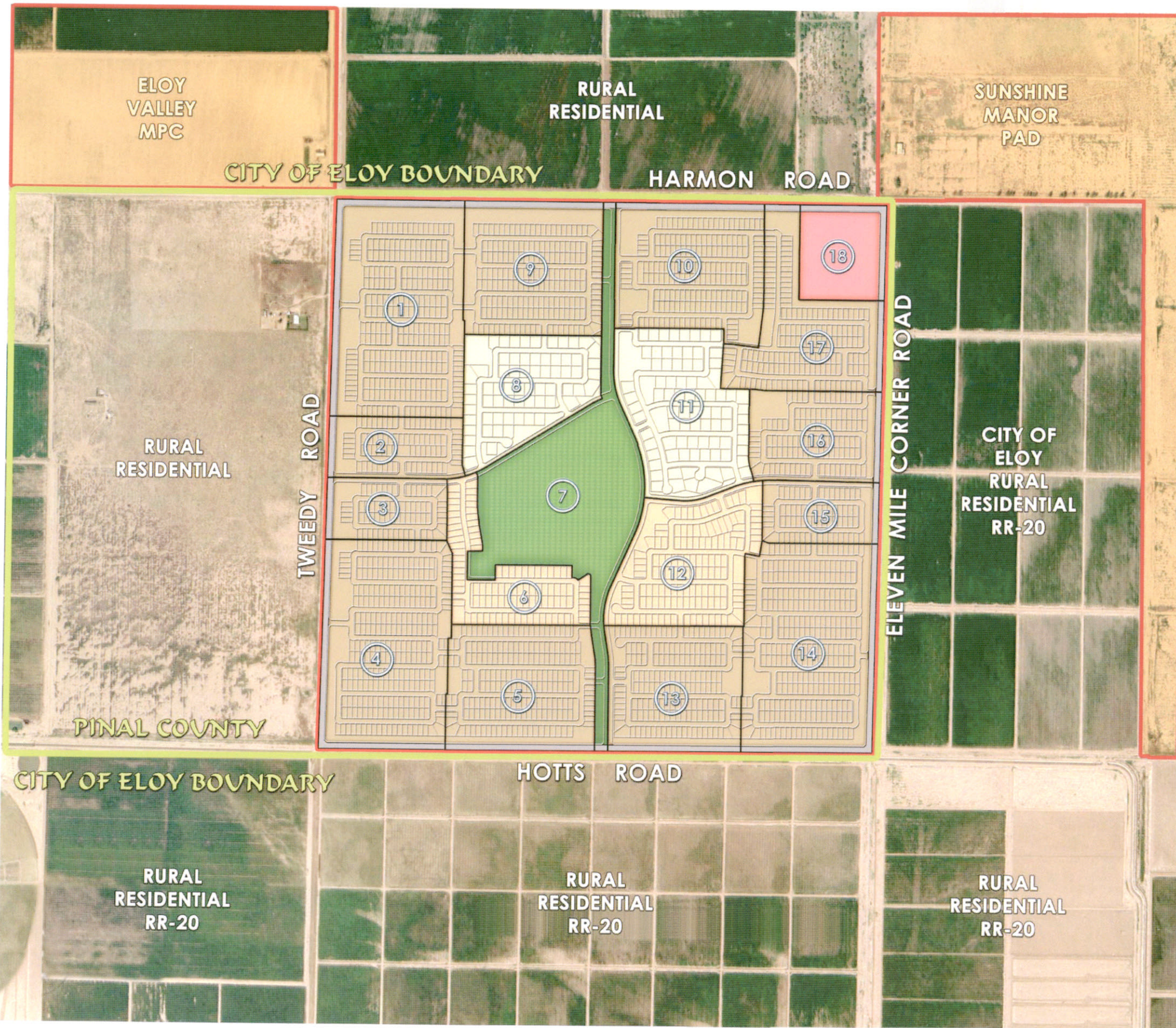
STEVEN & FARMS



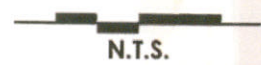
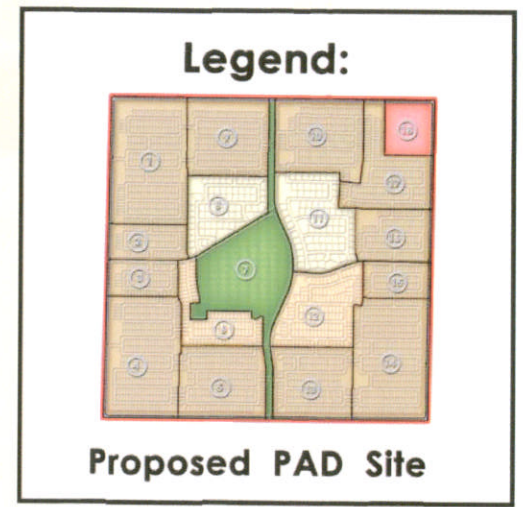
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exhibit C





Surrounding Properties & Zoning



STEVEN & FARMS



exhibit D

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