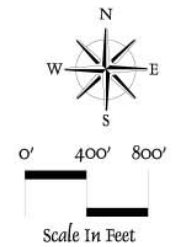
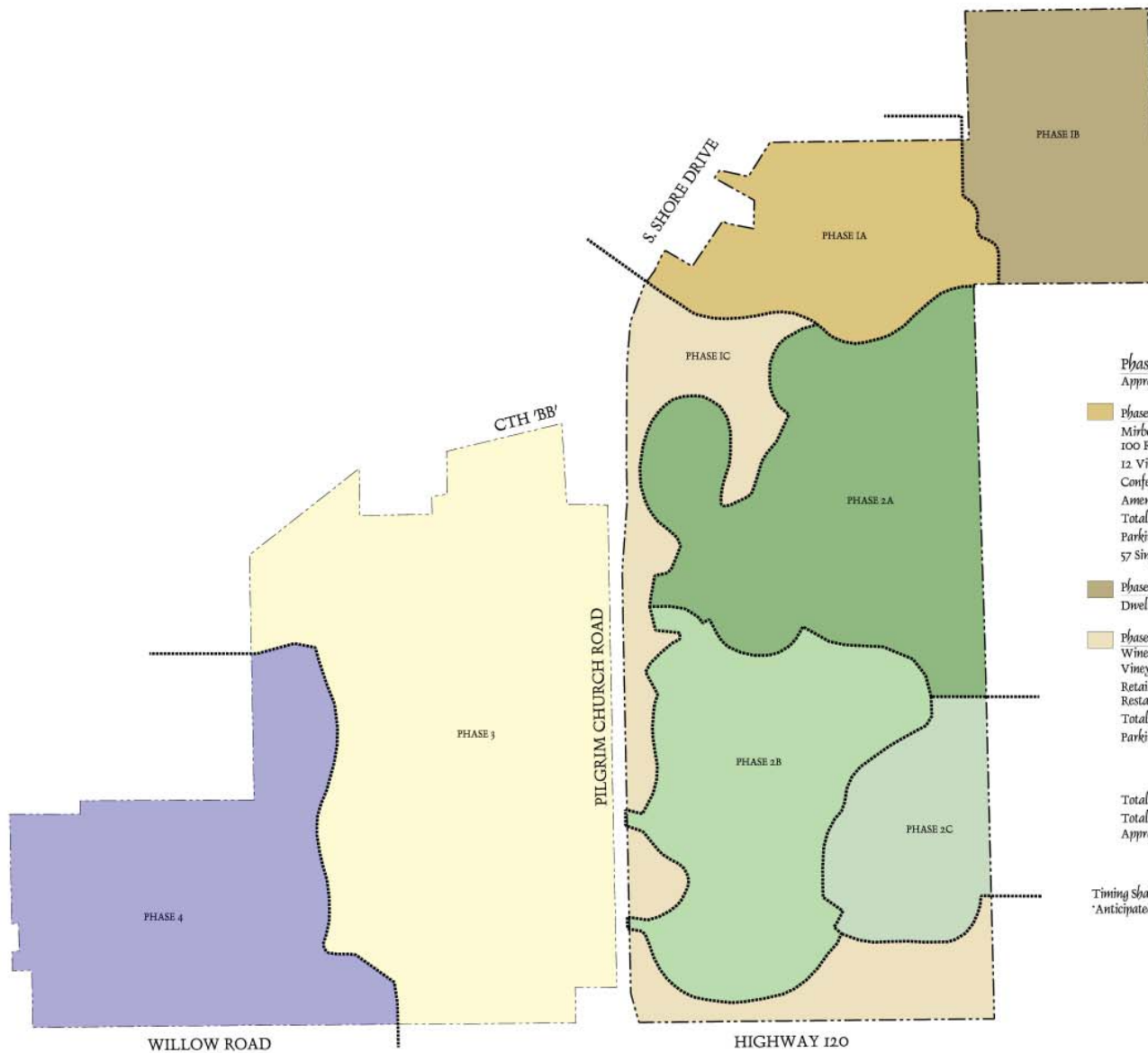




*Open Space Site Data:*

Total Site Area:	710.01 Ac.
Neighborhood Open Space Area:	206.1 Ac. (29.0%)
Interconnected Open Space Network	
Potential Conservation Easement:	168.6 Ac. (23.7%)
Overall Open Space Area:	374.7 Ac. (52.8%)





**Phase One Data:**  
Approximate Time Frame: 2008-2012

- Phase 1A:  
Mirbeau Retreat Consisting of:  
100 Room Inn  
12 Villas Rooms  
Conference / Meeting / Auditorium  
Amenities (Spa, Support Retail and Restaurant)  
Total: 134,000 sf.  
Parking: 310 Cars  
57 Single Family Cottages

- Phase 1B:  
Dwelling Units: 15 Single Family Homes

- Phase 1C:  
Winery  
Vineyards  
Retail  
Restaurant  
Total: 25,600 sf.  
Parking: 128 Cars

Total Site Area: 710.10 Ac.  
Total Dwelling Units: 882  
Approximate Time Frame: 2008-2025

Timing Shall Be Flexible and Subject to Market Demand  
\*Anticipated Approximate Time Frame: 15 to 20 Years

**Phase Two Data:**  
Approximate Time Frame: 2012-2020

- Phase 2A:  
Dwelling Units: 110

- Phase 2B:  
Dwelling Units: 215  
Retail: 42,000 sf.

- Phase 2C:  
Dwelling Units: 54

**Phase Three Data:**  
Approximate Time Frame: 2016-2025  
Dwelling Units: 301

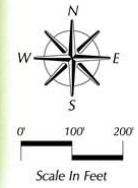
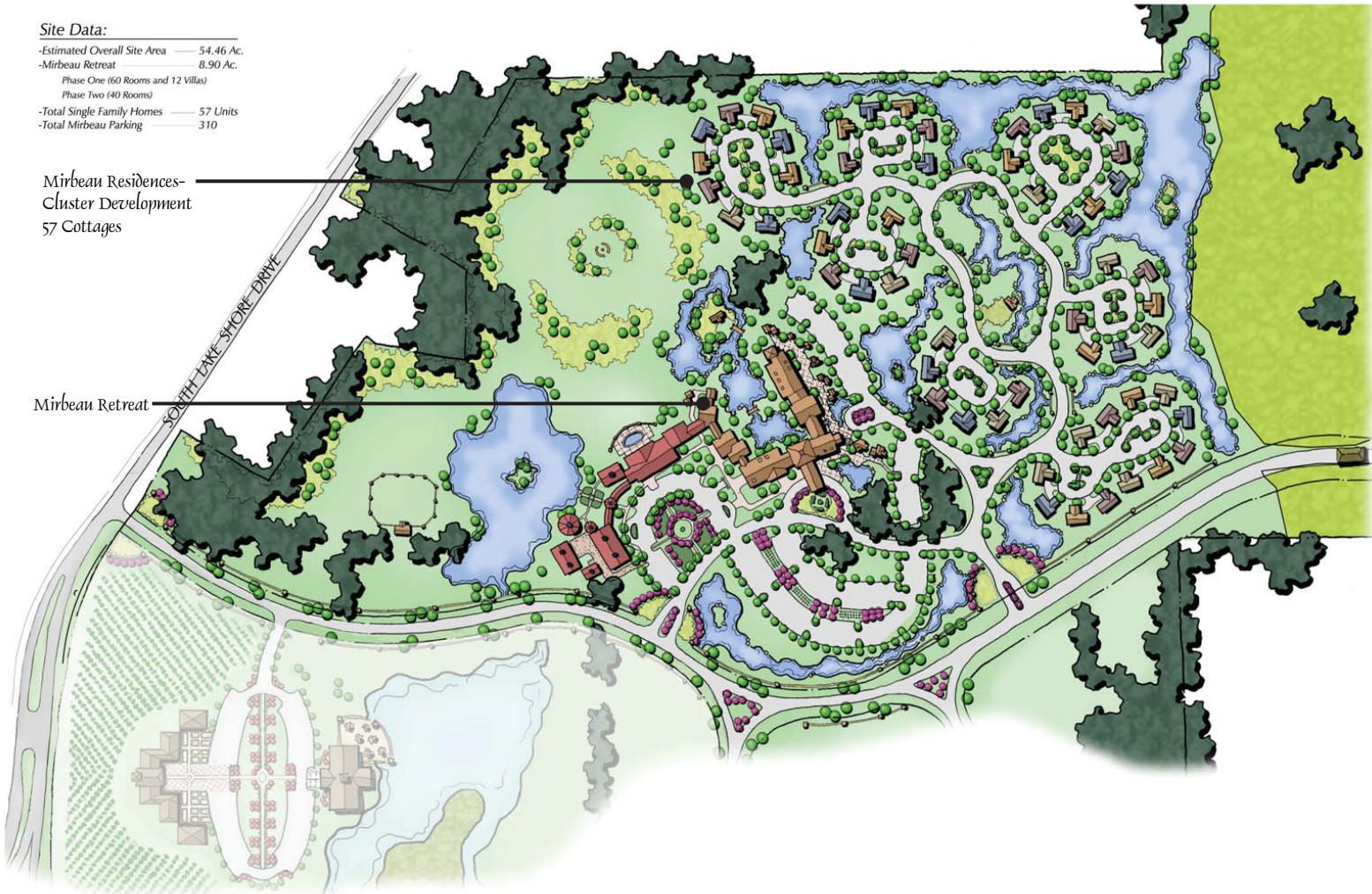
**Phase Four Data:**  
Approximate Time Frame: 2019-2023  
Dwelling Units: 130

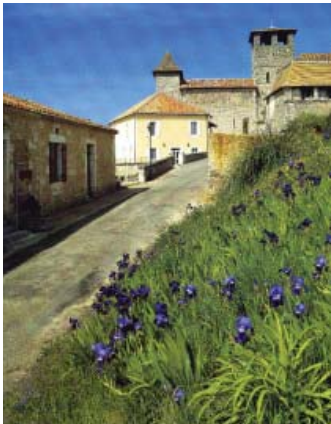
Site Data:

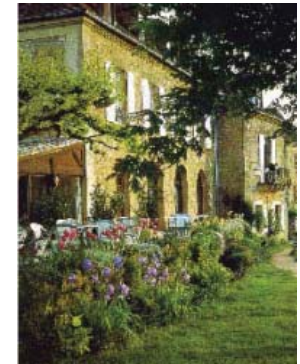
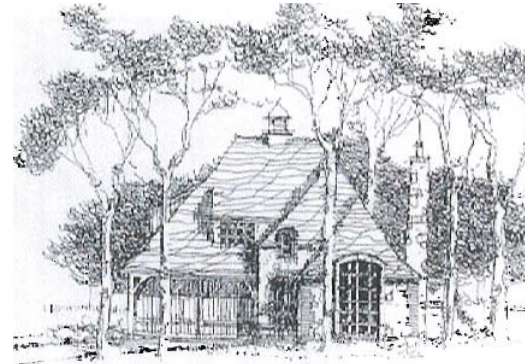
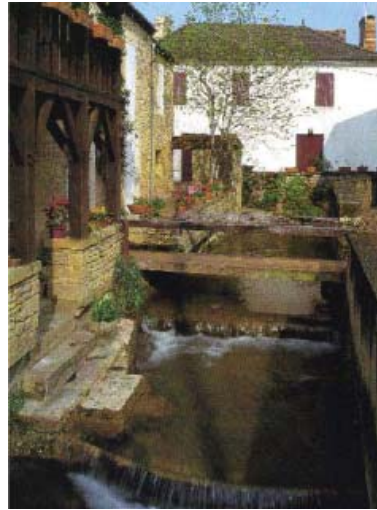
- Estimated Overall Site Area — 54.46 Ac.
- Mirbeau Retreat — 8.90 Ac.
  - Phase One (60 Rooms and 12 Villas)
  - Phase Two (40 Rooms)
- Total Single Family Homes — 57 Units
- Total Mirbeau Parking — 310

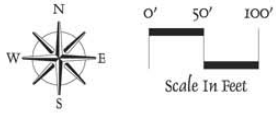
Mirbeau Residences-  
Cluster Development  
57 Cottages

Mirbeau Retreat





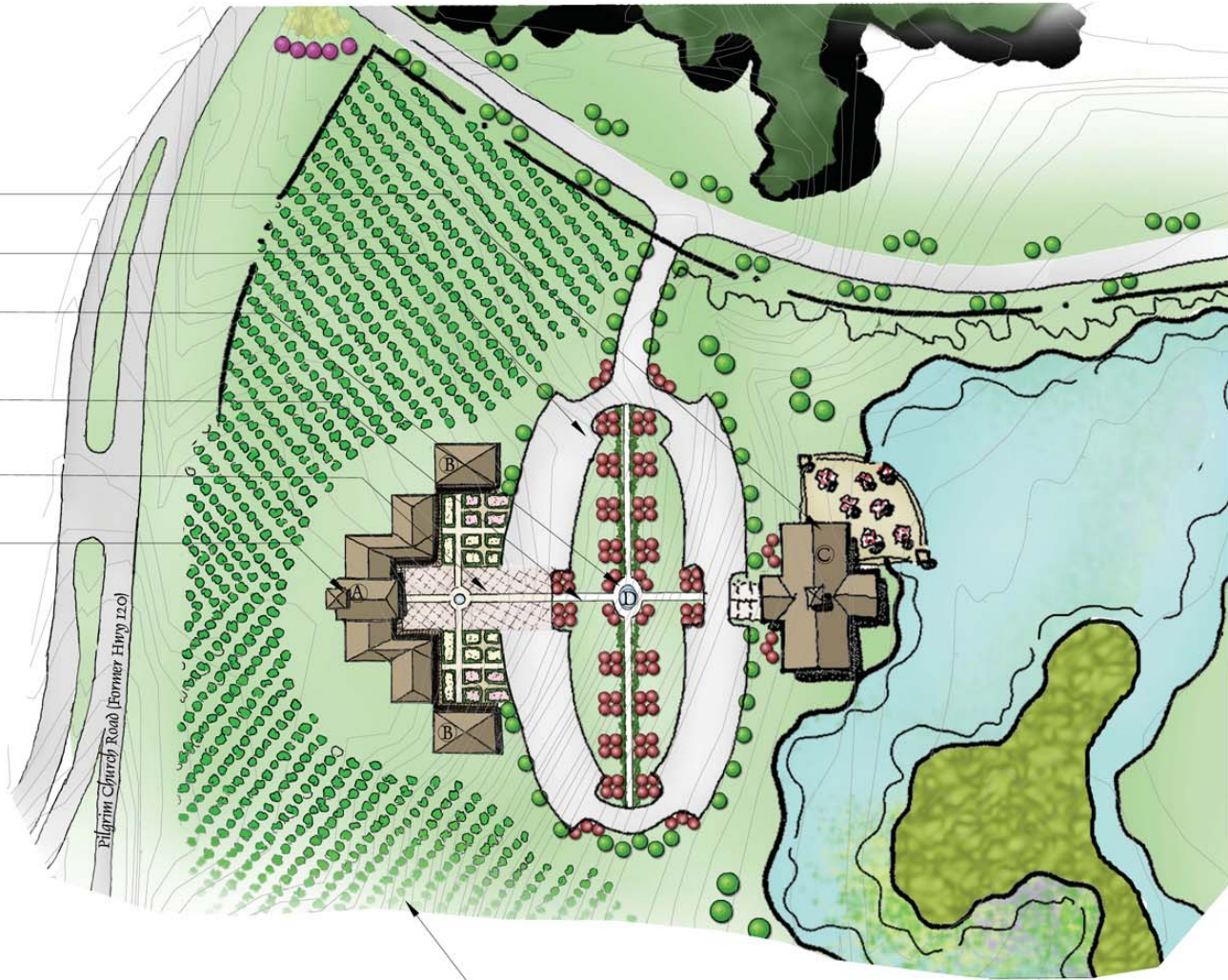




- 10,000 sf Restaurant
- Parking for 128 Cars
- 2,800 sf Maintenance Bldg  
Underneath Garden Terrace
- Winery 'Tunnel' Access Point  
Into Gardens
- Central Arrival Plaza for Displays,  
and Special Events
- 10,800 sf Winery with  
(2) 2,400 sf Retail Buildings

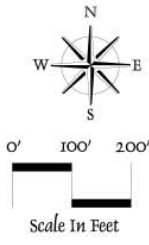
**WINERY SITE DATA**

- A. Winery: 10,800 sf Total  
Production Area  
Storage Area  
Bottling Room  
Event Space  
Mezzanine  
Viewing Tower
- B. (2) Retail Expansion Areas 4,800 sf  
total
- C. Lakefront Restaurant: 10,000 sf  
with Outdoor Patio
- D. Service/ Maintenance Area: 2,800 sf



Vineyard Continues South  
25 Acres Future Total





- Neighborhood Trailway
- Pond Overlook Pavilion
- Neighborhood Clubhouse
- Rear Open Space  
Parking Courts
- Detached Single Family Unit
- Retail
- Rowhome







image credits: Tinaglia Architects