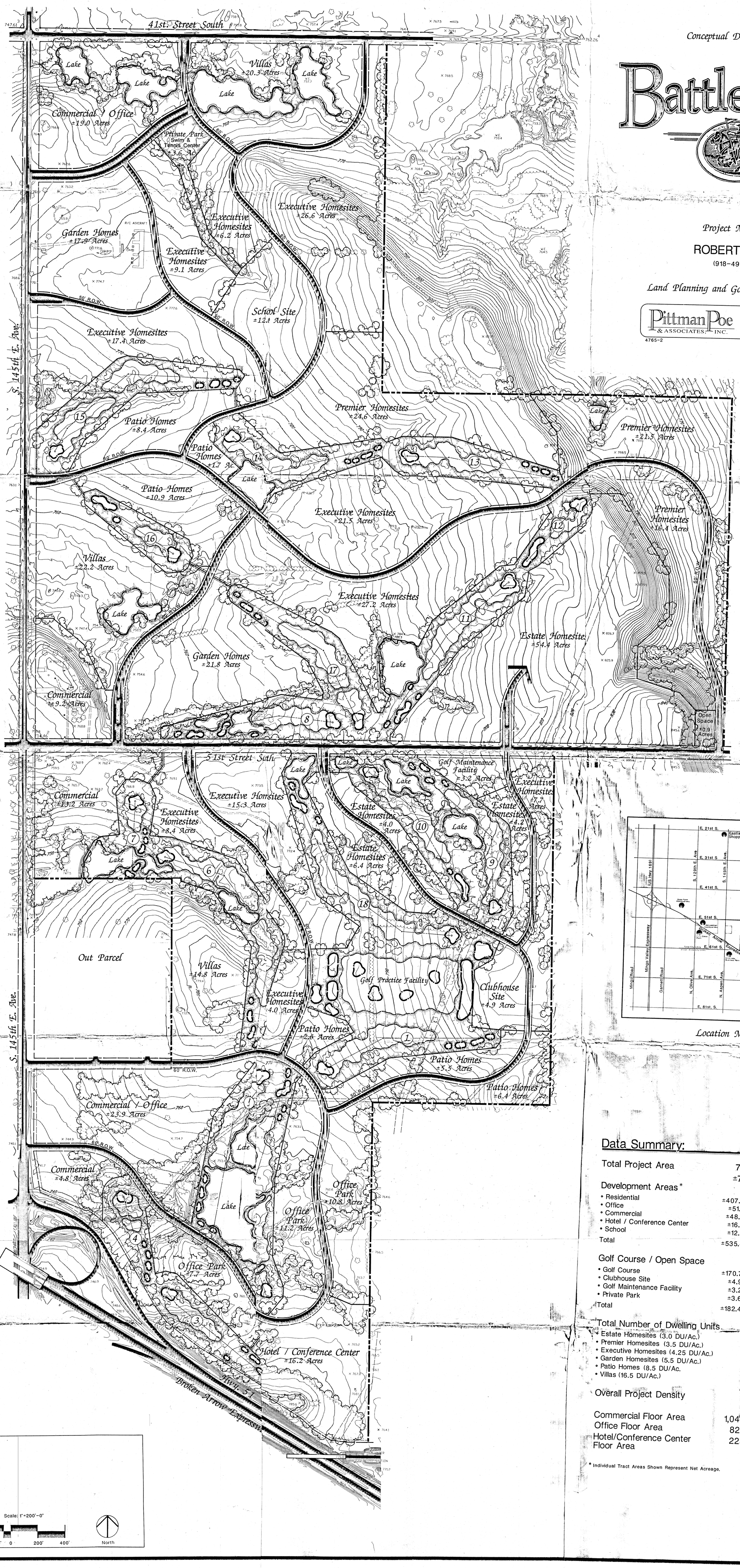

Conceptual Development Plan

Battle Creek

Project Manager:

ROBERT GOBLE
(918-495-1716)

Land Planning and Golf Course Architecture:

Pittman Poe & ASSOCIATES, INC.
Golf & Resort Communities. Land Planning, Zoning, & Land Development Analysis
10820 E. 45th St., Suite 101, Tulsa, OK 74146
Phone 918 665-8805 Fax 918 665-6076

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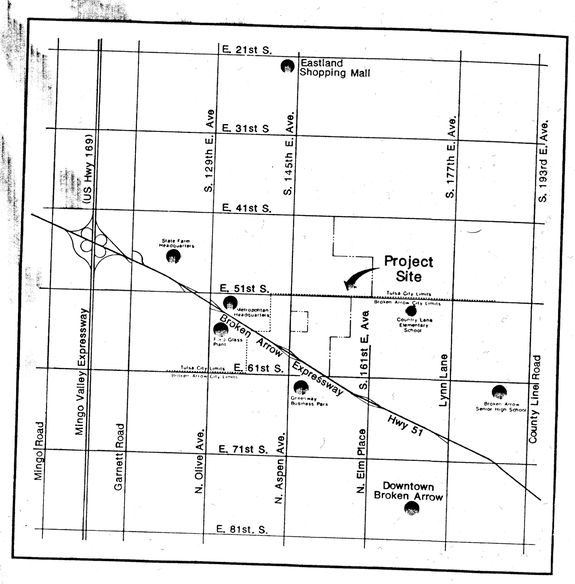

Location Map

Data Summary:

Total Project Area	786.5 Acres (Gross) ±717.8 Acres (Net)
Development Areas*	
• Residential	±407.4 Acres (Net) / 451.4 Acres (Gross)
• Office	±51.2 Acres (Net) / 58.3 Acres (Gross)
• Commercial	±48.6 Acres (Net) / 57.6 Acres (Gross)
• Hotel / Conference Center	±16.2 Acres (Net) / 16.6 Acres (Gross)
• School	±12.0 Acres (Net) / 13.5 Acres (Gross)
Total	±535.4 Acres (Net) / 597.4 Acres (Gross)
Golf Course / Open Space	
• Golf Course	±170.7 Acres (Net) / 175.7 Acres (Gross)
• Clubhouse Site	±4.9 Acres (Net) / 5.1 Acres (Gross)
• Golf Maintenance Facility	±3.2 Acres (Net) / 4.1 Acres (Gross)
• Private Park	±3.6 Acres (Net) / 4.2 Acres (Gross)
Total	±182.4 Acres (Net) / 189.1 Acres (Gross)
Total Number of Dwelling Units	2,779 DU
• Estate Homesites (3.0 DU/Ac.)	222 DU
• Premier Homesites (3.5 DU/Ac.)	236 DU
• Executive Homesites (4.25 DU/Ac.)	686 DU
• Garden Homesites (5.5 DU/Ac.)	248 DU
• Patio Homes (8.5 DU/Ac.	331 DU
• Villas (16.5 DU/Ac.)	1056 DU
Overall Project Density	3.53 DU/Acre
Commercial Floor Area	1,040,736 sq.ft. (F.A.R.-0.415)
Office Floor Area	825,798 sq.ft. (F.A.R.-0.326)
Hotel/Conference Center Floor Area	225,000 sq.ft. (F.A.R.-0.311)

* Individual Tract Areas Shown Represent Net Acreage.