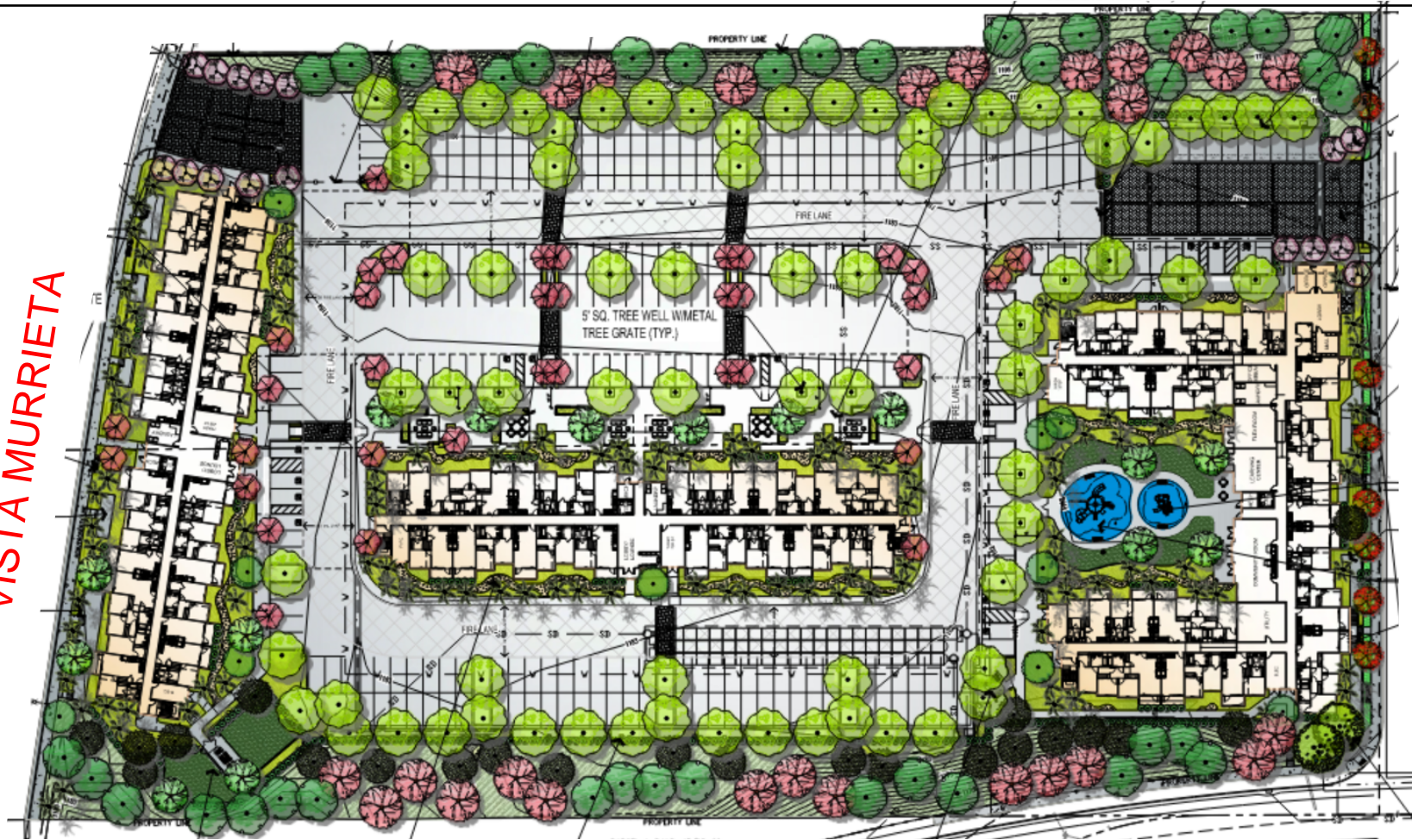


VISTA MURRIETA SITE PLAN/ LANDSCAPE PLAN/ PROJECT INFORMATION EXCERPTS

VISTA MURRIETA



SITE AREA:

GROSS: 333,669 SF OR 7.66 ACRES
 NET: 290,980 SF OR 6.68 ACRES

BUILDING A:

34 - 1 BR UNITS @ 575 SF
 8 - 2 BR UNITS @ 790 SF
 38 - 3 BR UNITS @ 1,095 SF
 80 TOTAL UNITS

BUILDING B & C:

35 - 1 BR UNITS @ 575 SF
 24 - 2 BR UNITS @ 790 SF
 8 - 3 BR UNITS @ 1,095 SF
 67 TOTAL UNITS

UNIT SUMMARY:

104 - 1 BR UNITS @ 575 SF
 56 - 2 BR UNITS (9) @ 790 SF
 54 - 3 BR UNITS (9) @ 1,095 SF
 214 TOTAL UNITS

RECREATIONAL AMENITIES:

- DOG RUN
- 3-5Y PLAY STRUCTURE
- 5-12 PLAY STRUCTURE
- PASSIVE GARDEN AREA W/SEATING
- SHADED SITTING AREA
- COMMUNITY ROOM
- LEARNING CENTER
- FLEX ROOM

REQUIRED OPEN SPACE:

MF-3 WITH 214 UNITS:
 150 SQ.FT. PER UNIT = 32,100 SQ.FT. REQUIRED

SQ. FT. PROVIDED:

10,936 TOT LOTS
 5,438 DOG PARK
 14,188 BUILDING B PLAZA
 1,651 SMOKING AREA

32,213 SQ FT OF COMMON OPEN SPACE PROVIDED

