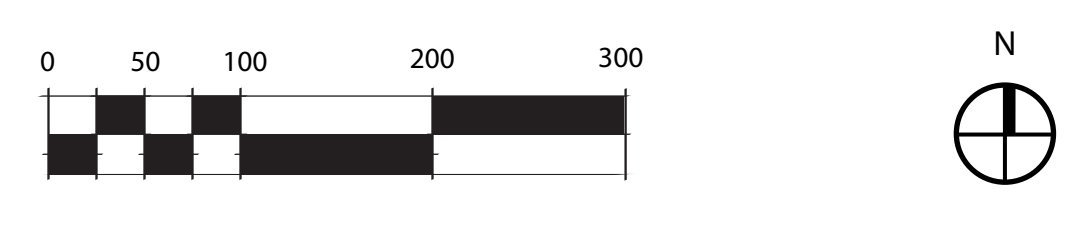


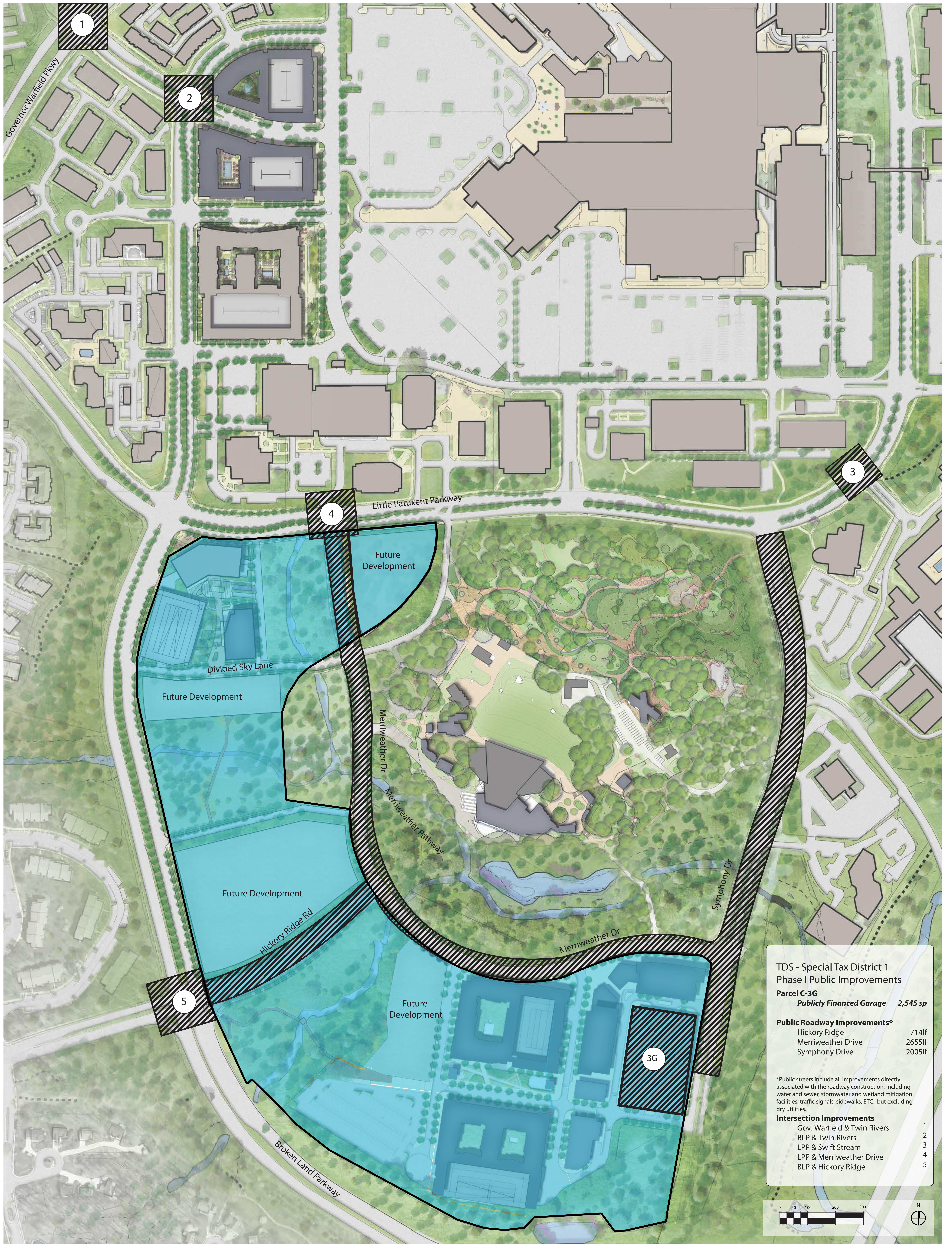


**TDS - Special Tax District 1
Phase I Development**

Parcel C-101	Office	204,000 sf
	Retail/Restaurant	9,000 sf
Parcel C-102	Office	125,000 sf
	Retail/Restaurant	5,000 sf
Parcel C-1G	Privately Financed Garage*	1,127 sp
Parcel C-3R2	Residential	315 units
	Retail/Restaurant	57,800 sf
	Privately Financed Garage	582 sp
Parcel C-3R3	Residential	436 units
	Retail/Restaurant	47,600 sf
	Privately Financed Garage	963 sp
Parcel C-3Park	Civic/ Recreation	25,000 sf
	Retail/Restaurant	6,810 sf
Parcel C-301	Office	323,000 sf
	Retail/Restaurant	24,000 sf
Parcel C-302	Office	311,000 sf
	Retail/Restaurant	12,000 sf
Parcel C-3G	Retail/Restaurant	4,700 sf
	Publicly Financed Garage	2,545 sp
Total Program (sf)		1,948,500 sf

*To be subject to agreement to provide MPP Parking





**TDS - Special Tax District 1
Phase I Public Improvements**

Parcel C-3G
Publicly Financed Garage 2,545 sp

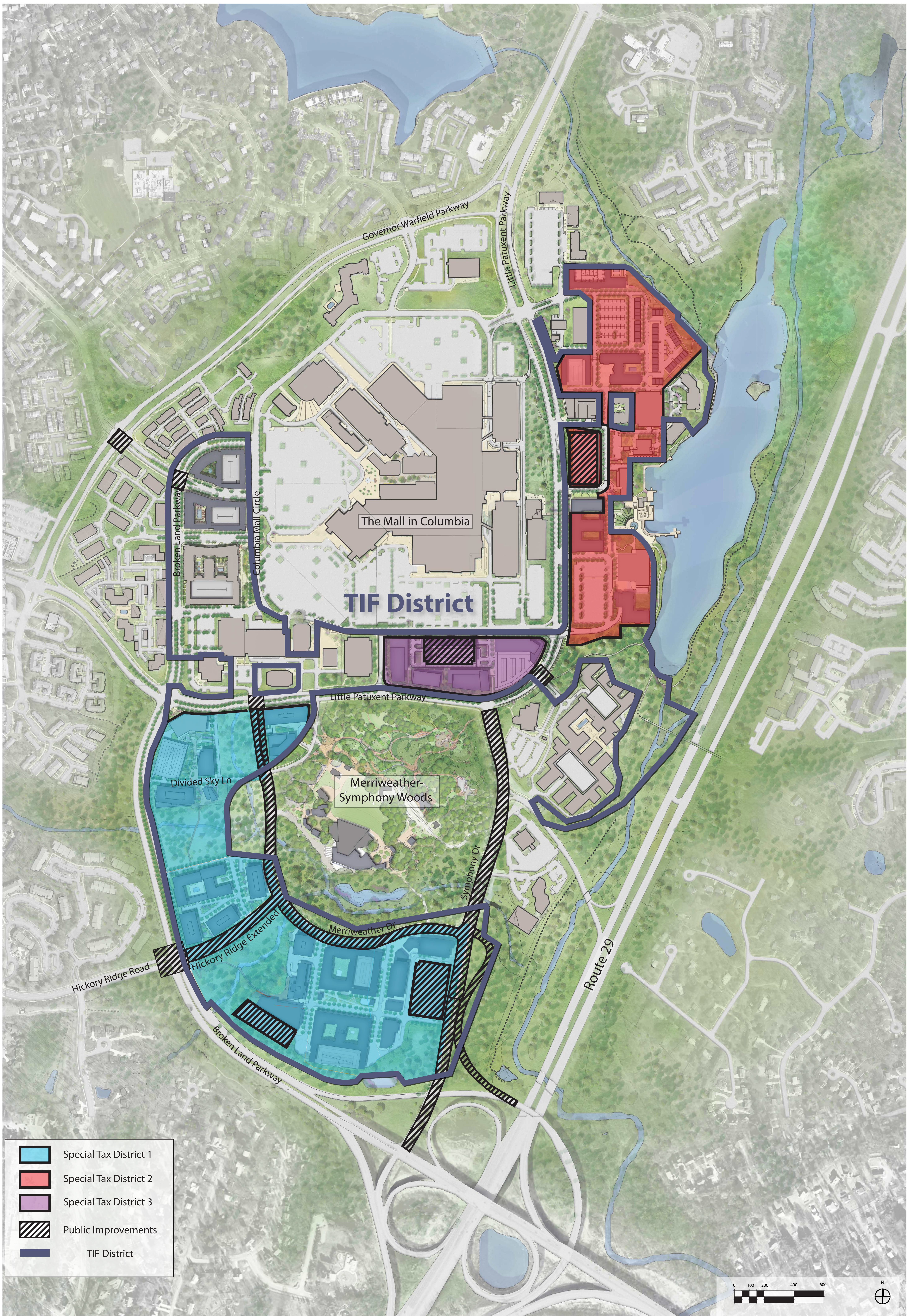
Public Roadway Improvements*

Hickory Ridge	714lf
Merriweather Drive	2655lf
Symphony Drive	2005lf

*Public streets include all improvements directly associated with the roadway construction, including water and sewer, stormwater and wetland mitigation facilities, traffic signals, sidewalks, ETC., but excluding dry utilities.

Intersection Improvements

Gov. Warfield & Twin Rivers	1
BLP & Twin Rivers	2
LPP & Swift Stream	3
LPP & Merriweather Drive	4
BLP & Hickory Ridge	5



- Special Tax District 1
- Special Tax District 2
- Special Tax District 3
- Public Improvements
- TIF District

