

OVERALL MASTER DEVELOPMENT PLAN



Item	Area (Acres)	Total Area (Acres)
Site Area	1,400,000	1,400,000
Buildings	1,000,000	1,000,000
Parking	1,000,000	1,000,000
Landscaping	1,000,000	1,000,000
Utilities	1,000,000	1,000,000
Other	1,000,000	1,000,000
<b>Total</b>	<b>5,000,000</b>	<b>5,000,000</b>

Development Area 1 Summary

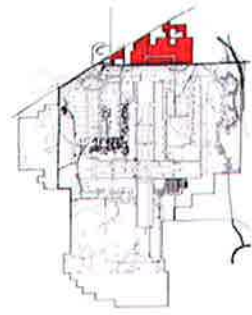
Site Summary

Gross Area	402.33 AC
Wetland Area	58.51 AC
R.O.W. (All Roads)*	21.11 AC
SWM Ponds	63.42 AC
SWM Pond %	16%
Net Developable Area	258.29 AC
FAR (Total Development)	33%

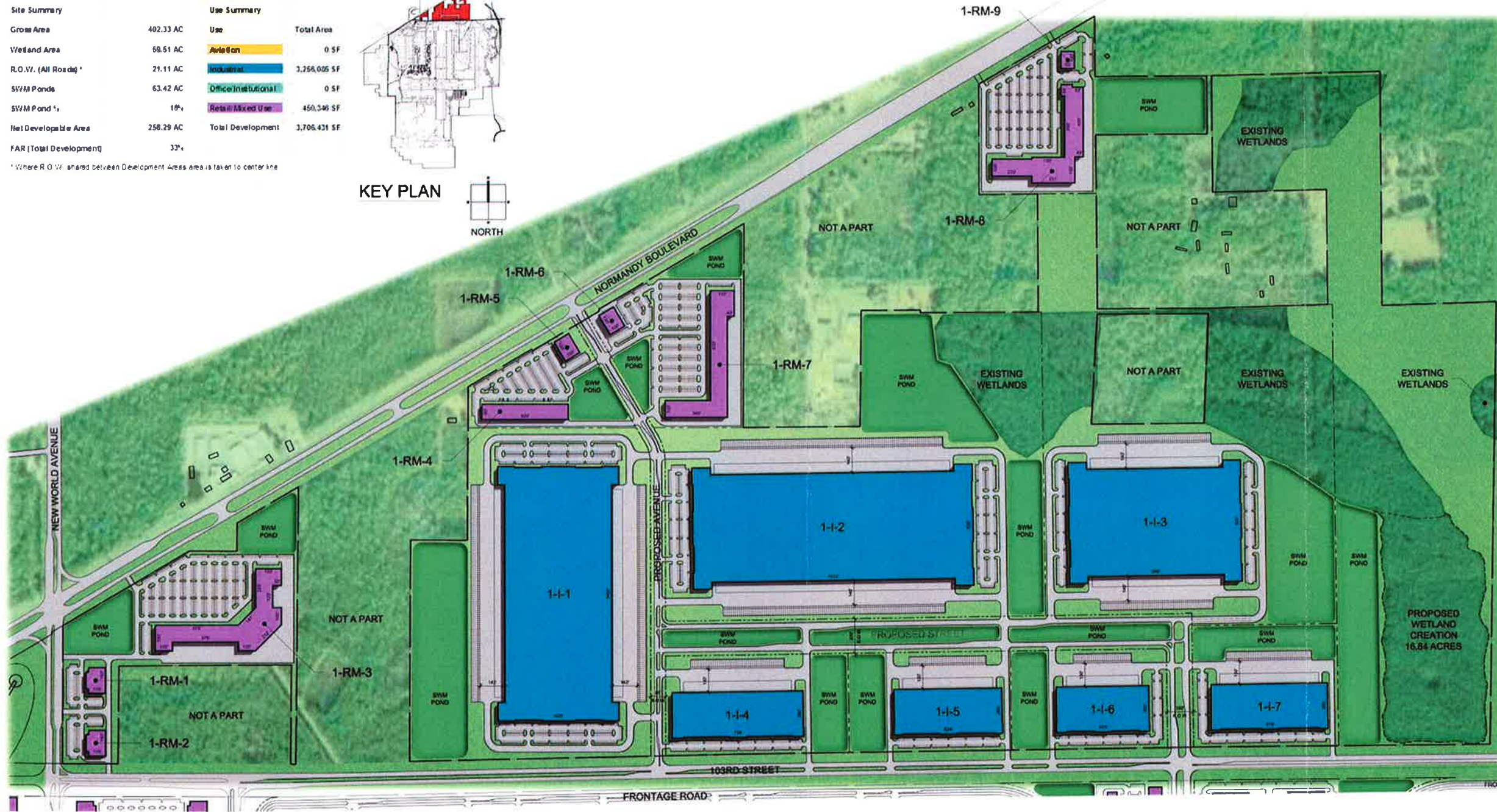
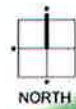
Use Summary

Use	Total Area
Aviation	0 SF
Industrial	3,256,025 SF
Office/Institutional	0 SF
Retail/Mixed Use	450,346 SF
<b>Total Development</b>	<b>3,706,431 SF</b>

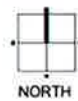
\* Where R.O.W. shared between Development Areas area is taken to center line



KEY PLAN



MASTER SITE PLAN - DEVELOPMENT AREA 1

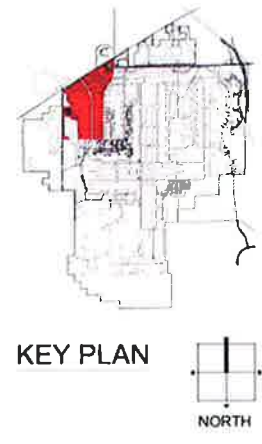




**Development Area 2 Summary**

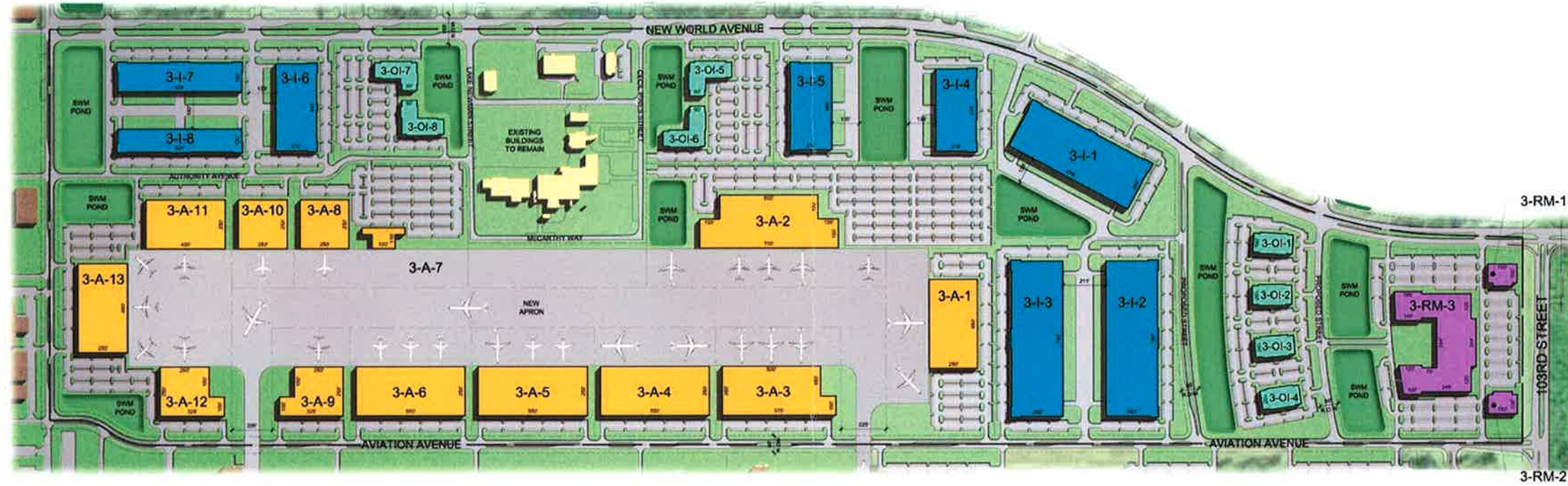
Site Summary		Use Summary	
Item	Value	Use	Total Area
Gross Area	544.34 AC	Aviation	0 SF
Wetland Area	0.00 AC	Industrial	5,384,570 SF
R.O.W. (All Roads)*	49.96 AC	Office/Institutional	261,700 SF
SWM Ponds	90.63 AC	Retail/Mixed Use	351,800 SF
SWM Pond %	17%	Transit Hub	8,900 SF
Net Developable Area	403.73 AC	Total Development	6,006,970 SF
FAR (Total Development)	34%		

\*Where R.O.W. shared between Development Areas area is taken to centerline



**MASTER SITE PLAN - DEVELOPMENT AREA 2**





MASTER SITE PLAN - DEVELOPMENT AREA 3



Development Area 3 Summary

Site Summary

Gross Area	307.79 AC
Wetland Area	0.00 AC
R.O.W. (All Roads) *	34.55 AC
Taxiways	20.32 AC
SWM Ponds	23.44 AC
SWM Pond %	8%
Net Developable Area	229.48 AC
FAR (Total Development)	28%

Use Summary

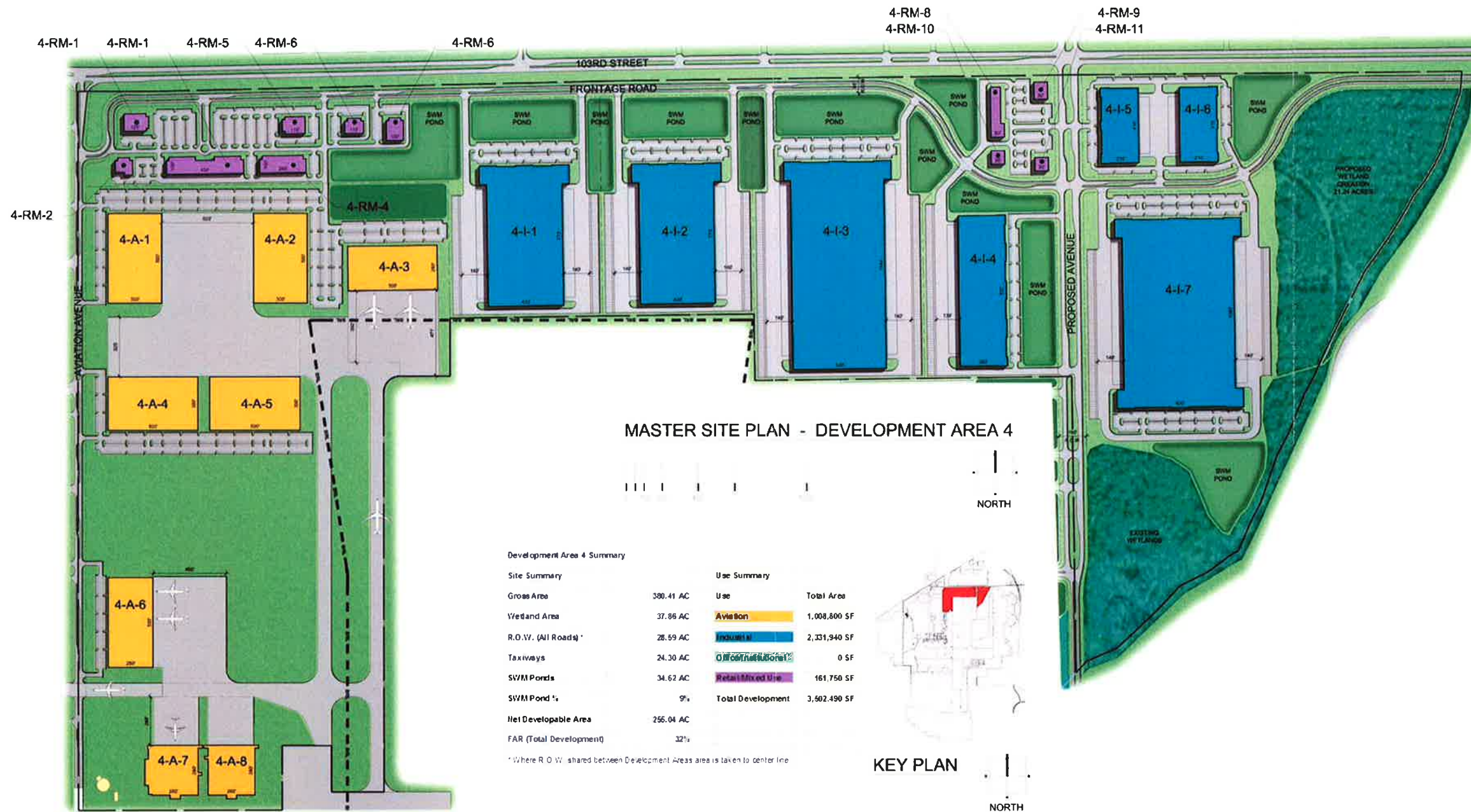
Use	Total Area
Aviation	1,317,200 SF
Industrial	1,031,700 SF
Office/Industrial	226,700 SF
Retail/Mixed Use	161,300 SF
<b>Total Development</b>	<b>2,736,900 SF</b>

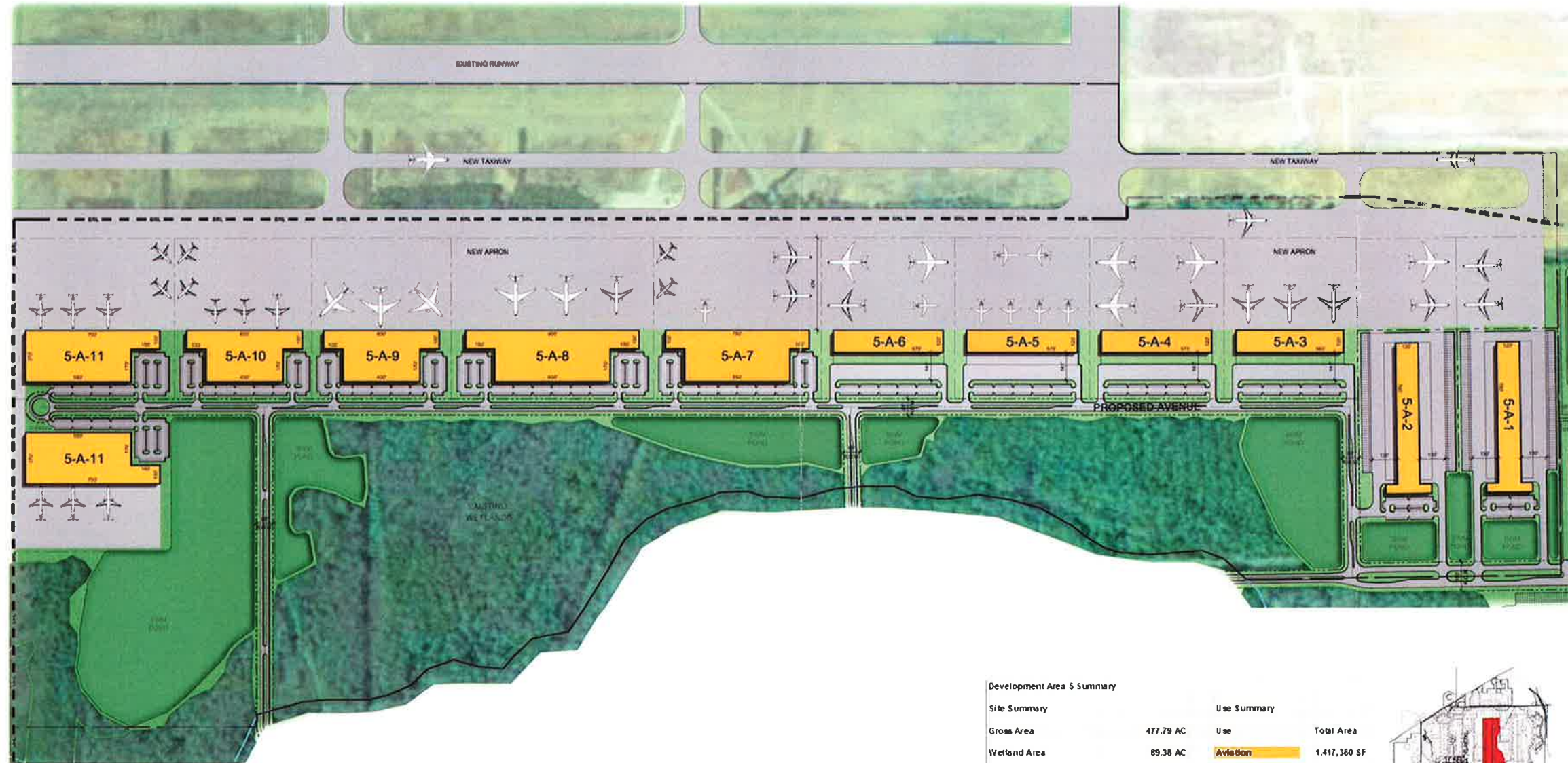
\* Where R.O.W. shares between Development Areas area is taken to center line.



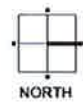
KEY PLAN







MASTER SITE PLAN - DEVELOPMENT AREA 5



Development Area 5 Summary

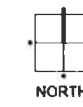
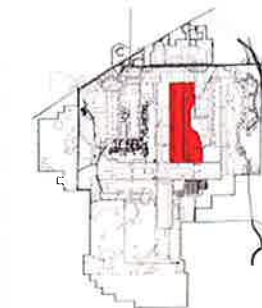
Site Summary

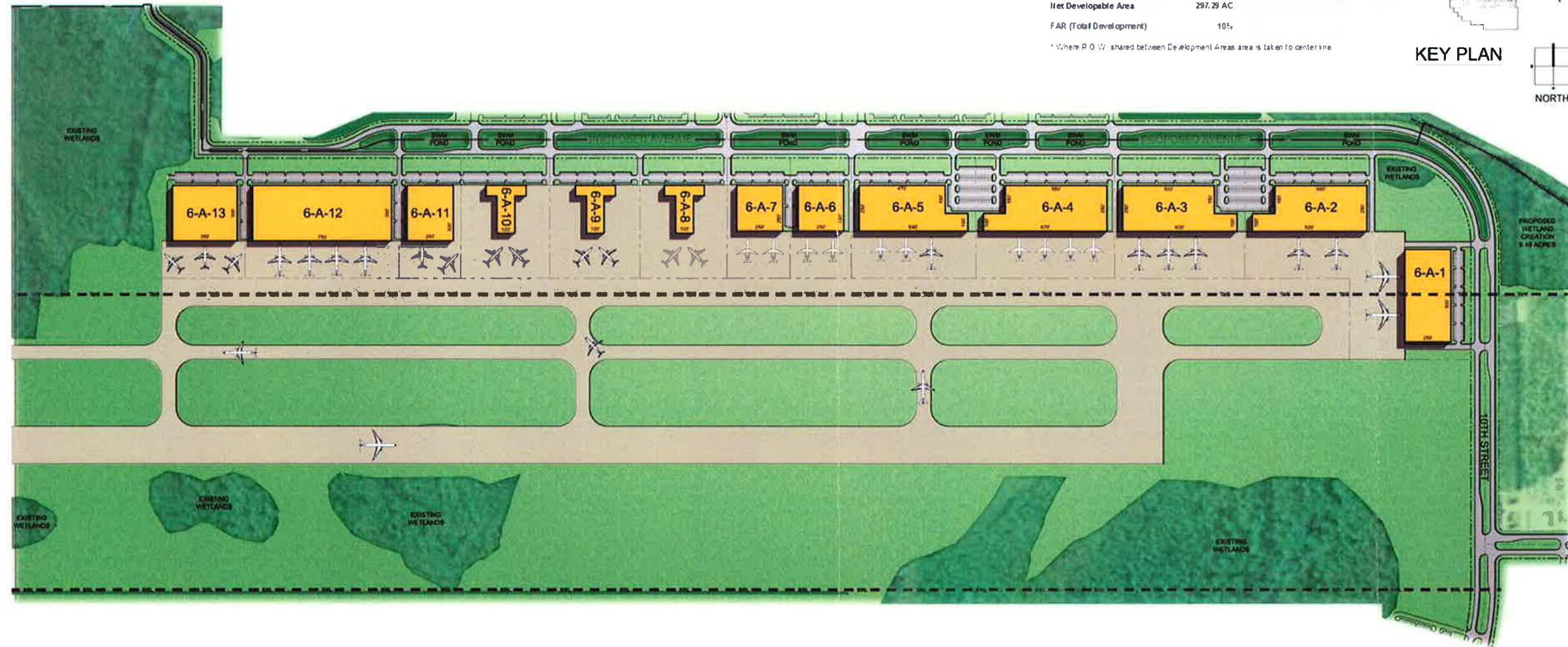
Gross Area	477.79 AC
Wetland Area	89.38 AC
R.O.W. (All Roads)*	21.31 AC
Taxiways	129.19 AC
SWM Ponds	57.83 AC
SWM Pond %	12%
Net Developable Area	180.08 AC
FAR (Total Development)	18%

Use Summary

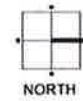
Use	Total Area
Aviation	1,417,380 SF
Industrial	0 SF
Office/Institutional	0 SF
Retail/Mixed Use	0 SF
<b>Total Development</b>	<b>1,417,380 SF</b>

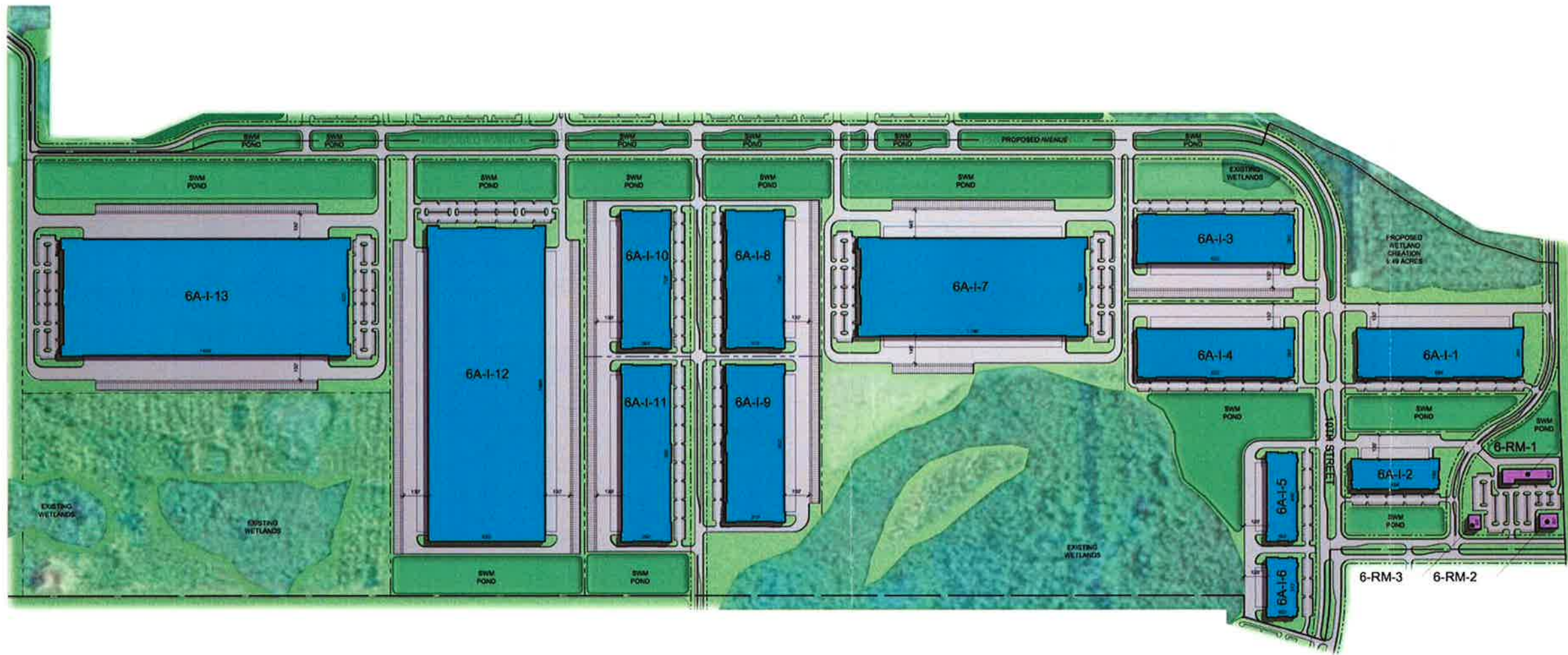
\* Where R.O.W. shared between Development Areas area is taken to center line.





MASTER SITE PLAN - DEVELOPMENT AREA 6





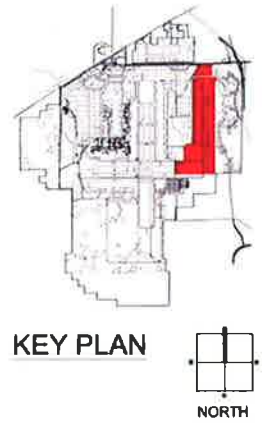
MASTER SITE PLAN - DEVELOPMENT AREA 6A



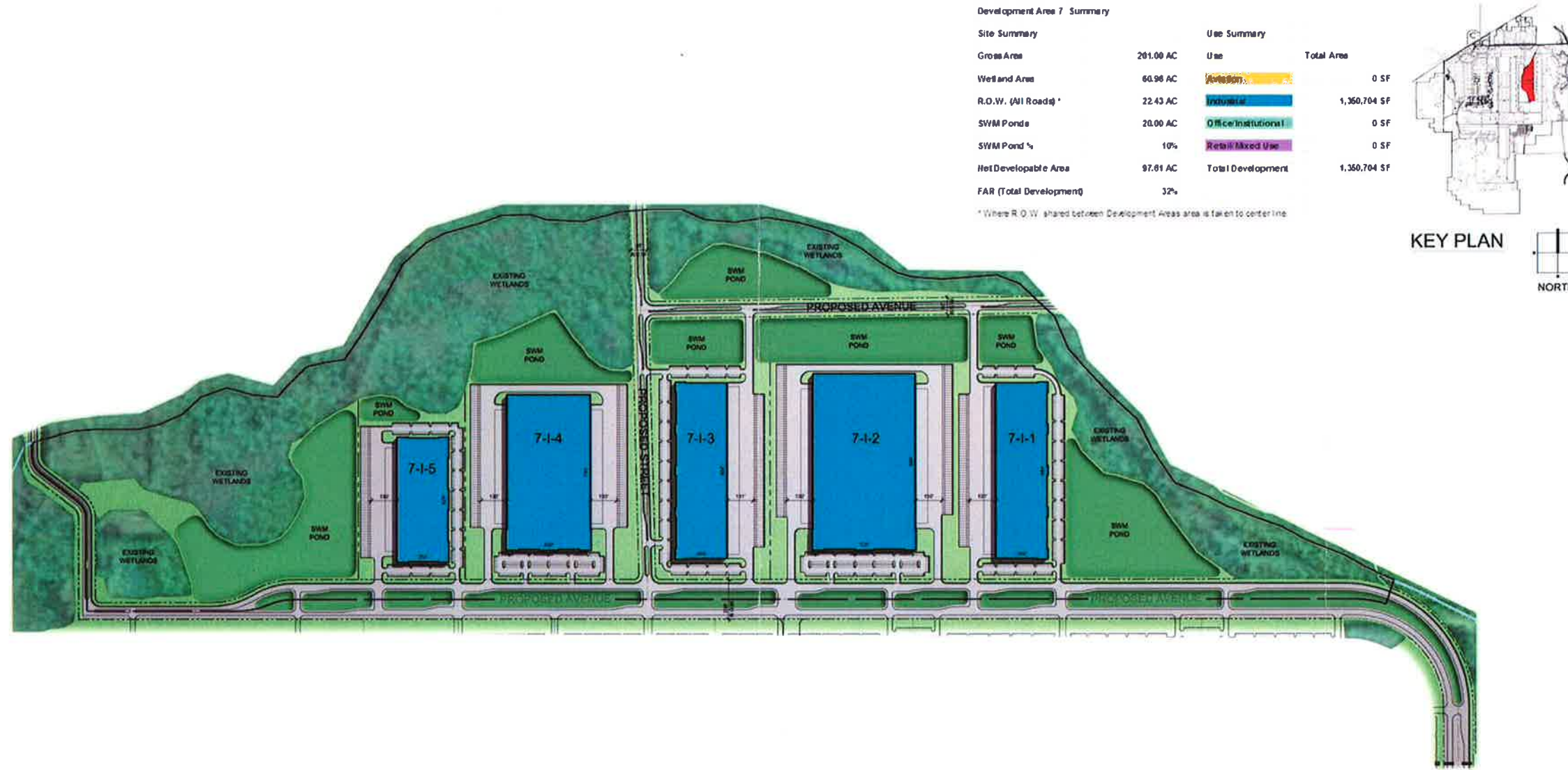
**Development Area 6 Alternate Summary**

Site Summary		Use Summary	
Gross Area	714.78 AC	Use	Total Area
Wetland Area	214.54 AC	Industrial	4,411,770 SF
R.O.W. (All Roads)*	33.46 AC	Office/Institutional	0 SF
SWM Ponds	61.62 AC	Retail/Residential Use	31,000 SF
SWM Pond %	9%	Total Development	4,442,770 SF
Net Developable Area	405.16 AC		
FAR (Total Development)	29%		

\* Where R.O.W. shared between Development Areas area is taken to center line







MASTER SITE PLAN - DEVELOPMENT AREA 7





MASTER SITE PLAN - DEVELOPMENT AREA 8



Development Area 8 Summary

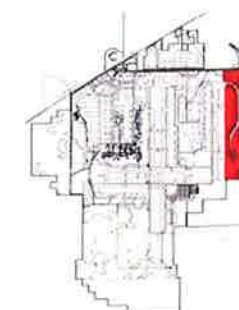
Site Summary

Gross Area	728.20 AC
Wetland Area	177.37 AC
R.O.W. (All Roads) *	68.24 AC
SWM Ponds	143.32 AC
SWM Pond %	20%
Net Developable Area	338.27 AC
FAR (Total Development)	29%

Use Summary

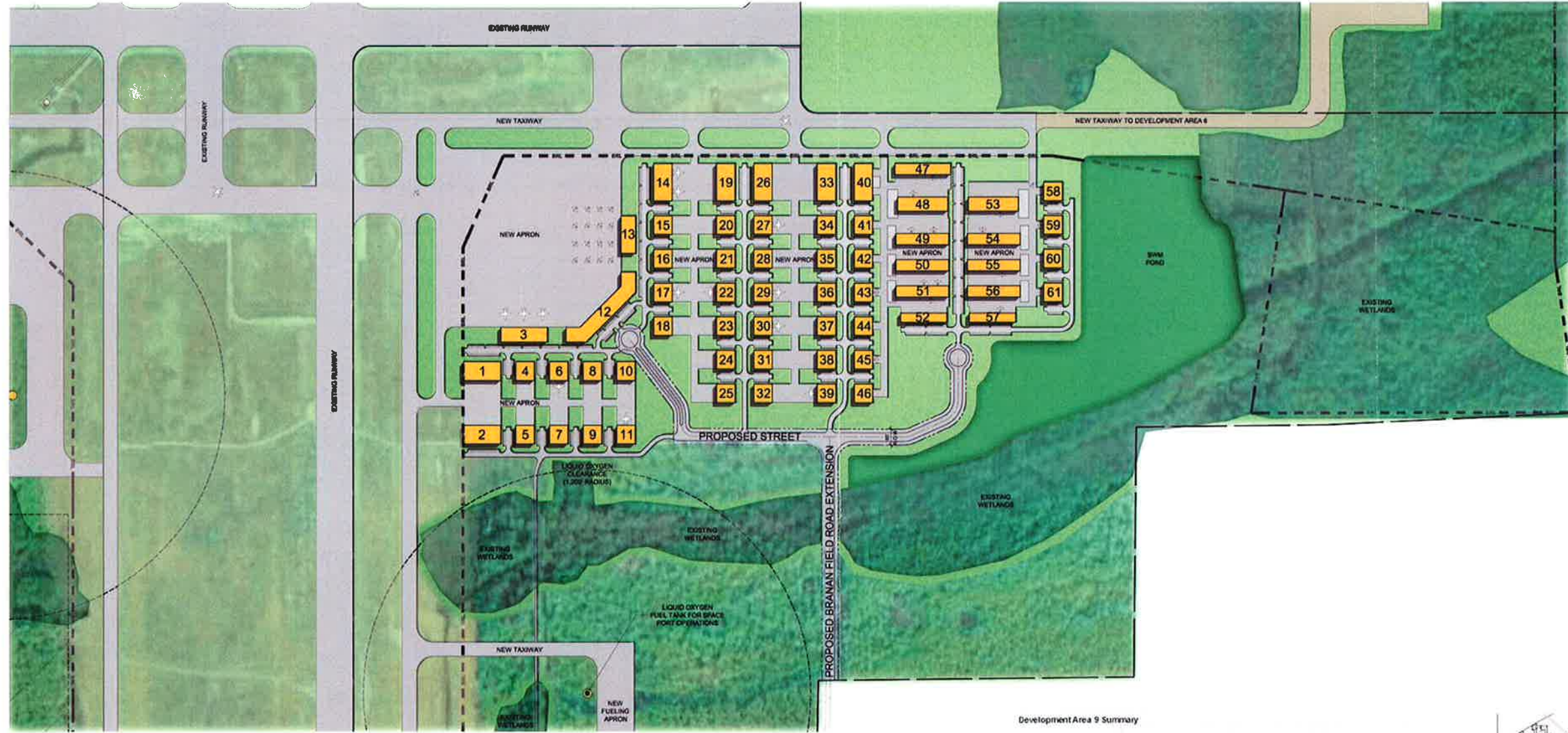
Use	Total Area
Aviation	0 SF
Industrial	1,099,715 SF
Office/Institutional	1,486,400 SF
Retail/Mixed Use	1,736,200 SF
<b>Total Development</b>	<b>4,322,315 SF</b>

\* Where R.O.W. shared between Development Areas area is split to centerline (includes approximate 5' Strip R.O.W.)



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MASTER SITE PLAN - DEVELOPMENT AREA 9



Development Area 9 Summary

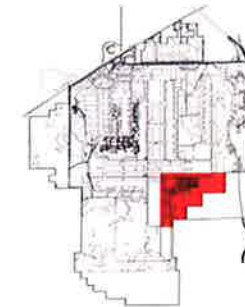
Site Summary

Gross Area	499.18 AC
Wetland Area	112.87 AC
R.O.W. (All Roads)*	7.87 AC
Taxiways	78.59 AC
SWM Ponds	29.55 AC
SWM Pond %	6%
Net Developable Area	270.30 AC
FAR (Total Development)	7%

Use Summary

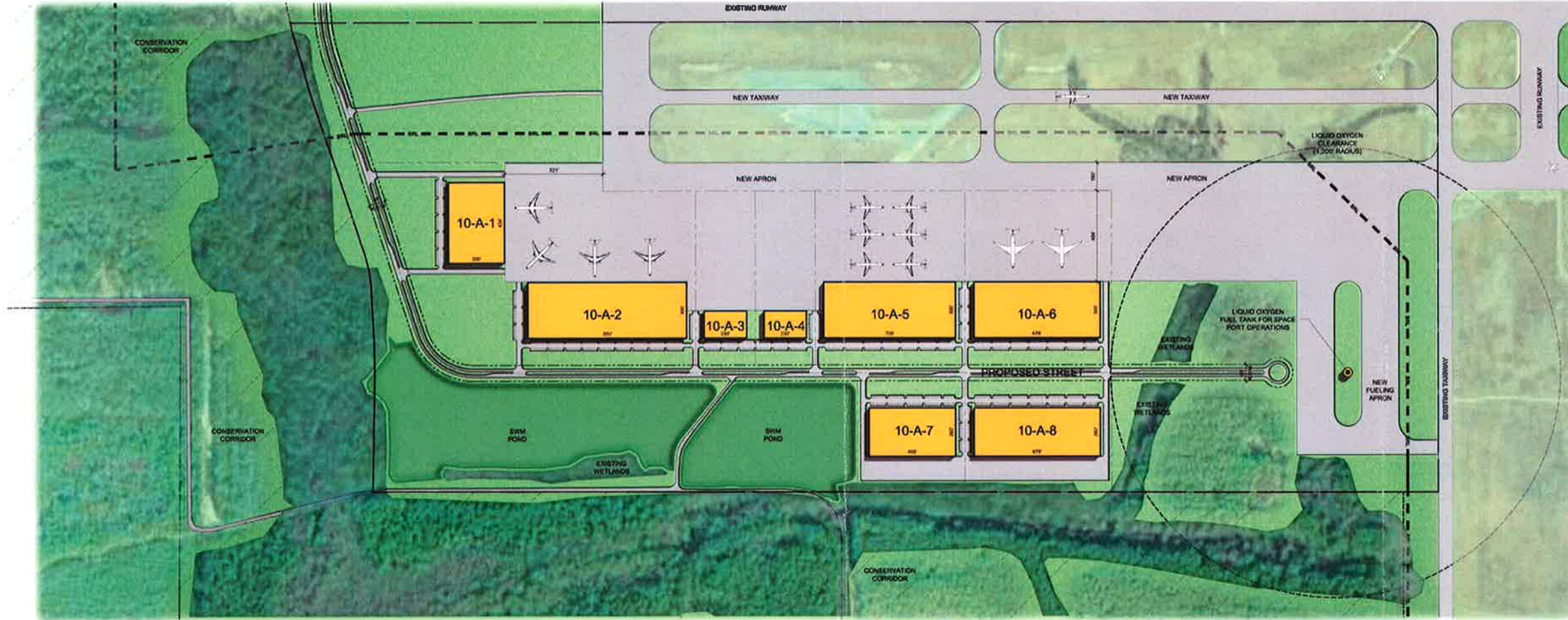
Use	Total Area
Aviation	804,100 SF
Industrial	0 SF
Office/Institutional	0 SF
Retail/Mixed Use	0 SF
<b>Total Development</b>	<b>804,100 SF</b>

\*Where R.O.W. shared between Development Areas area is split to centerline (includes approximate off-ramp R.O.W.)



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MASTER SITE PLAN - DEVELOPMENT AREA 10



Development Area 10 Summary

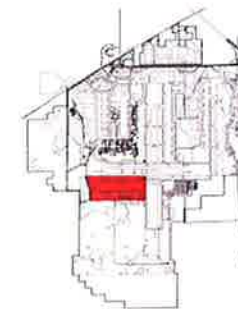
Site Summary

Gross Area	334.07 AC
Wetland Area	9.54 AC
R.O.W. (All Roads) *	12.82 AC
Taxiways	110.51 AC
SWM Ponds	29.06 AC
SWM Pond %	9%
Net Developable Area	172.14 AC
FAR (Total Development)	16%

Use Summary

Use	Total Area
Aviation	1,165,200 SF
Industrial	0 SF
Office/Professional/General	0 SF
Retail/Mixed Use	0 SF
<b>Total Development</b>	<b>1,165,200 SF</b>

\* Where R.O.W. shared between Development Areas area is taken to centerline



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