

VINELAND POINTE

69 ACRES

ENTITLEMENT INFORMATION

THE VINELAND POINTE PD ALLOWS FOR A VARIETY OF PERMITTED USES. IT ENABLES THE DEVELOPER TO EXCHANGE ONE LAND USE FOR A DIFFERENT LAND USE BASED ON THE MATRIX BELOW.

LAND USE EQUIVALENCY MATRIX:

LAND USE	TRADE OFF	HOTEL	TIMESHARE	SHOPPING CENTER
HOTEL	1 RM	--	1.376 UNITS	136 SF
TIMESHARE	1 UNIT	.727 RMS	--	99 SF
SHOPPING CENTER	1,000 SF	7.359 RMS	10.128 UNITS	--

DEVELOPMENT OPTIONS BASED ON EQUIVALENCY MATRIX:

1. ALL HOTEL = 4,513 ROOMS
2. ALL TIMESHARE = 6,211 UNITS
3. ALL SHOPPING CENTER = 613,320 SF
4. HOTEL/SHOPPING CENTER = 2,085 ROOMS/330,000 SF*

* FOR A MIX OF USES, PLEASE USE THE EXCHANGE MATRIX ABOVE TO DESIGN THE SITE FOR YOUR NEEDS. PLEASE START WITH 245 HOTEL ROOMS AND 580,000 SF OF RETAIL.

