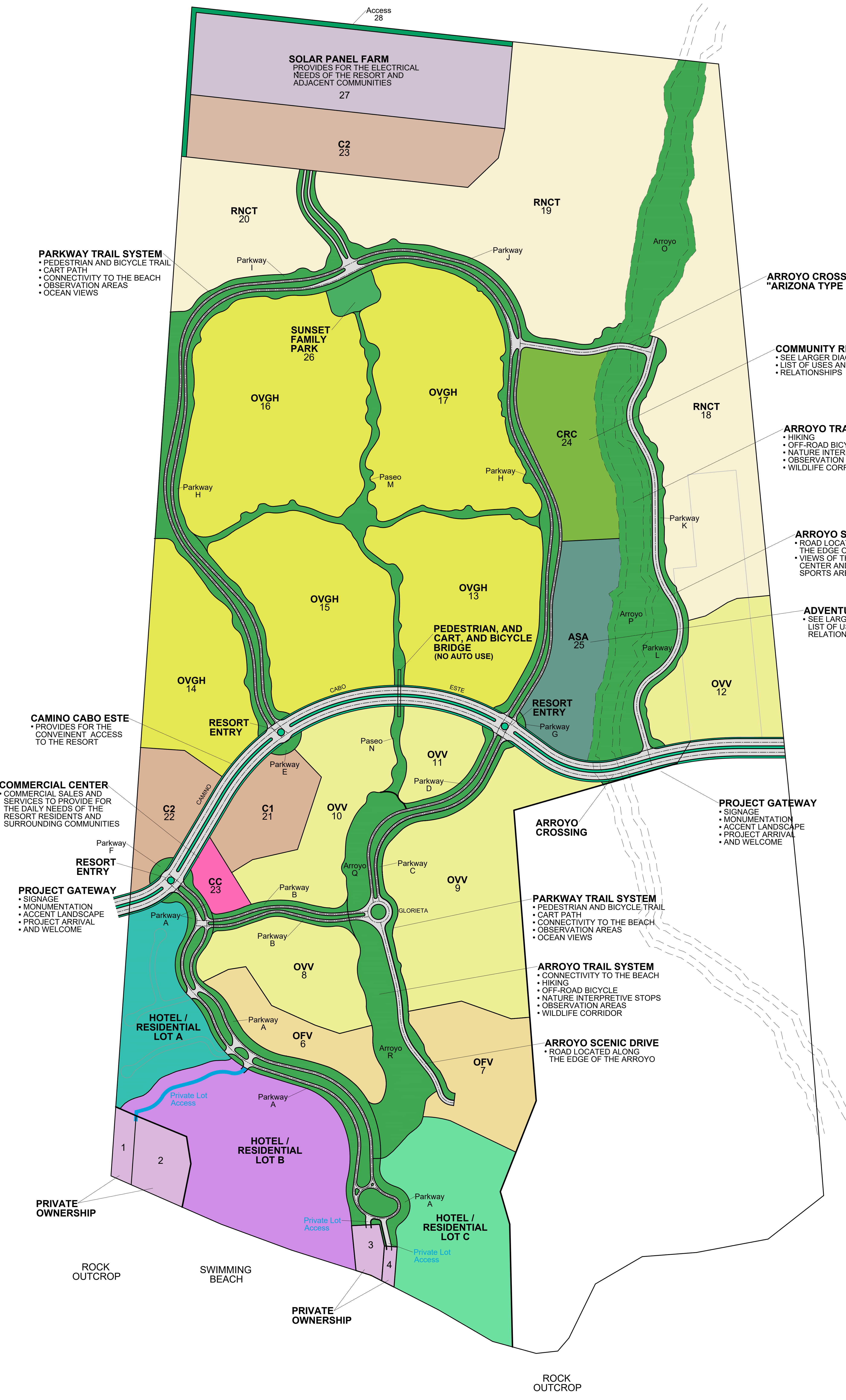


MASTER PLAN



LAND USE SUMMARY

Parcel ID	Land Use	Sqm	Hectares	Rooms	Lots/Units
BEACHFRONT LOTS					
A	Beachfront Lot	26,253.8	2.6	500	
B	Beachfront Lot	59,552.3	6.0	600	
C	Beachfront Lot	44,387.7	4.4	500	
1	Private Ownership	3,000.0	0.3		
2	Private Ownership	8,000.0	0.8		
3	Private Ownership	3,000.0	0.3		
4	Private Ownership	1,000.0	0.1		
Subtotal		145,193.8	14.5	1,600.0	
RESIDENCIAL					
					Lots/Units per ha
6	Oceanfront Villas	16,610.2	1.7	5.0	8
7	Oceanfront Villas	26,541.4	2.7	5.0	13
8	Ocean View Villas	25,929.7	2.6	7.0	18
9	Ocean View Villas	59,646.1	6.0	7.0	42
10	Ocean View Villas	30,514.3	3.1	7.0	21
11	Ocean View Villas	12,575.8	1.3	7.0	9
12	Ocean View Villas	30,410.9	3.0	7.0	21
13	Ocean View Garden Home	52,331.2	5.2	11.3	59
14	Ocean View Garden Home	37,819.0	3.8	11.3	43
15	Ocean View Garden Home	50,871.3	5.1	11.3	57
16	Ocean View Garden Home	76,653.5	7.7	11.3	87
17	Ocean View Garden Home	67,202.3	6.7	11.3	76
18	Ranchettes	79,789.1	8.0	1.25	6
19	Ranchettes	109,717.8	11.0	1.25	9
20	Ranchettes	33,744.9	3.4	1.25	3
21	Condominiums	16,745.4	1.7	42.0	70
22	Condominiums	15,353.8	1.5	52.0	80
23	Condominiums	39,600.1	4.0	52.0	206
Subtotal		782,056.8	78.2		829
COMMERCIAL CENTER					
23	Commercial	5,000.0	0.5		
RECREATION					
24	Community Recreation	27,249.0	2.7		
25	Adventure Sports	26,767.3	2.7		
26	Sunset Family Park	3,192.4	0.3		
Subtotal		57,208.7	5.7		
UTILITIES					
27	Solar Panel Farm	54,268.8	5.4		
28	Access	4,710.1	0.5		
Subtotal		58,978.9	5.9		
PRESERVATION					
A	Parkway	12,770.9	1.3		
B	Parkway	2,593.0	0.3		
C	Parkway	5,413.9	0.5		
D	Parkway	1,414.0	0.1		
E	Parkway	625.9	0.1		
F	Parkway	574.9	0.1		
G	Parkway	170.1	0.1		
H	Parkway	13,999.5	1.4		
I	Parkway	10,974.6	1.1		
J	Parkway	1,225.5	0.0		
K	Parkway	5,508.1	0.6		
L	Parkway	8,229.4	0.8		
M	Paseo	12,165.5	1.2		
N	Paseo	1,818.6	0.2		
O	Arroyo	24,288.8	2.4		
P	Arroyo	28,500.3	2.9		
Q	Arroyo	6,374.2	0.6		
R	Arroyo	16,322.0	1.6		
Subtotal		152,969.1	15.2		
CAMINO CABO ESTE					
	Main Road	28,745.9	2.9		
ROADS + MEDIANS					
	Resort Roads	68,603.1	6.9		
TOTAL ROADS					
		97,349.0	9.7		
TOTAL RESORT AREA					
		1,298,756.2	129.8		



RESIDENTIAL PRODUCT DESCRIPTION

Oceanfront Villas - OFV (5 lots/ha)
 The Oceanfront Villas are the premier resort product. The Villas are located on the oceanfront inland of the hotel parcels. This location command panoramic ocean views. The lot sizes average around 900 m2, and home floor areas range from 280 m2 to 370 m2 (3,000 sq. ft. to 4,000 sq. ft.). The emphasis is on outdoor living through architectural design that embraces outdoor recreation and the panoramic ocean views. Large flowing open living spaces and connected outdoor areas such as internal courtyards, patios, and landscape spaces enhance the lifestyle and value. The building style should consider a low building profile to allow ocean views from the uphill areas. These incorporate high-quality exterior materials and interior finishes with high design elements, making for a visually appealing product. The Oceanfront Villas is a lot sale program of a single or multiple lot purchase. There are 23 lots planned for the Oceanfront Villa area.

Ocean View Villas - OVV (7 lots/ha)
 The Ocean View Villa lots are centrally located and have convenient and safe access to trails, commercial, and nearby recreational amenities. The lots range in size from 650 m2 - 745 m2. The floor area for homes may range from 232 m2 to 325 m2 (2,500 sq. ft. to 3,500 sq. ft.) and include large studios, two to three-bedroom units. Buildings are two stories, including flats and townhome-style units with decks and patios oriented to the ocean view or common internal landscape amenities and community recreation facilities. There are 110 homes planned for the Ocean View Villas. Quality architectural design, landscape, and amenities should be emphasized, given the location and presence within the vicinity of the hotels and the main hotel entry theme road. Articulated building facades and heights and maintaining continuity with the overall planning, architectural style, and community theme are essential.

Ranchettes - RNCT (Average lot size = 1.25ha)
 The Ranchette lot is a new residential product entering the Los Cabos market. The lot sizes may range from 1 - 1.5 hectares in size. As an option, several lots can be purchased by a single buyer to create a large landholding. The ranchette lots are located in areas that provide privacy yet are close to future commercial shopping, recreation, and convenient access to the nearby retrained Camino Cabo Este. Generous lot areas are located on rolling terrain or ridgelines with room to build and expand. Each lot is unique with orientation on an arroyo, with ocean views or panoramic vistas. Minimum and maximum floor areas should be established, and standards such as design guidelines and Homeowners management oversight are essential to ensure sound site design, architectural quality and cohesiveness, landscape, and future maintenance needs. This product is a lot sale program of a single or aggregate lot purchase. There are 18 Ranchette lots planned for in the master plan.

Ocean View Garden Homes - OVGH (11.3 lots/ha)
 The Ocean View Garden Homes are the smaller single-family homes in the resort. The lots will be located at higher elevations on the resort property, and these areas present distant shoreline and ocean view opportunities within a generously landscaped environment. Homes should be sited and architecturally designed to take maximum advantage of ocean views and location relative to planned open space garden amenities. The homes are one to three bedrooms and the approximate floor area range from 112 m2 to 158 m2 (1,200 sq. ft. to 1,700 sq. ft.). There are 322 homes planned, including flats and townhomes in a lush garden setting with a network of pathways and cart paths.

Condominium-1 - C1 (42 units/ha)
 The Condominium-1 parcel is located adjacent to the Commercial Center; the design of high-quality view-oriented condominiums is vital in this location. The individual units may range from 112 m2 to 172 m2 (1,200 -1,850 sq. ft.) and include large studios, one to three-bedroom units. Buildings are three to four stories with decks and patios maximizing view orientation to the ocean horizon and common internal landscape amenities and recreation facilities. 70 units are estimated for the condominium area. Given the location of this parcel near the commercial center, quality architectural design, creative landscape solutions, and amenities should be emphasized. Articulated building facades and heights and maintaining continuity with the overall planning, architectural style, and community theme are critical.

Condominiums-2 - C2 (50 units/ha)
 The Condominium-2 parcels are located in two areas of the resort, adjacent to the commercial center and in the north with easy access to the Community Recreation Area, and Adventure Sports Area. Condominiums may range from 112 m2 to 163 m2 (1,200 -1,750 sq. ft.) and include large studios, one to three-bedroom units. Buildings are multiple story with combinations of flat-over-flat, townhomes and flats, or 3-story townhome clusters. Units include decks and patios maximizing view orientation or common internal landscape amenities and community recreation facilities. 286 units are estimated for the C-2 areas. Quality architectural design consistency, landscape, and amenities should be emphasized, given the location near the Village Center. Articulated building facades and heights and maintaining continuity with the overall planning, architectural style, and community theme are essential.