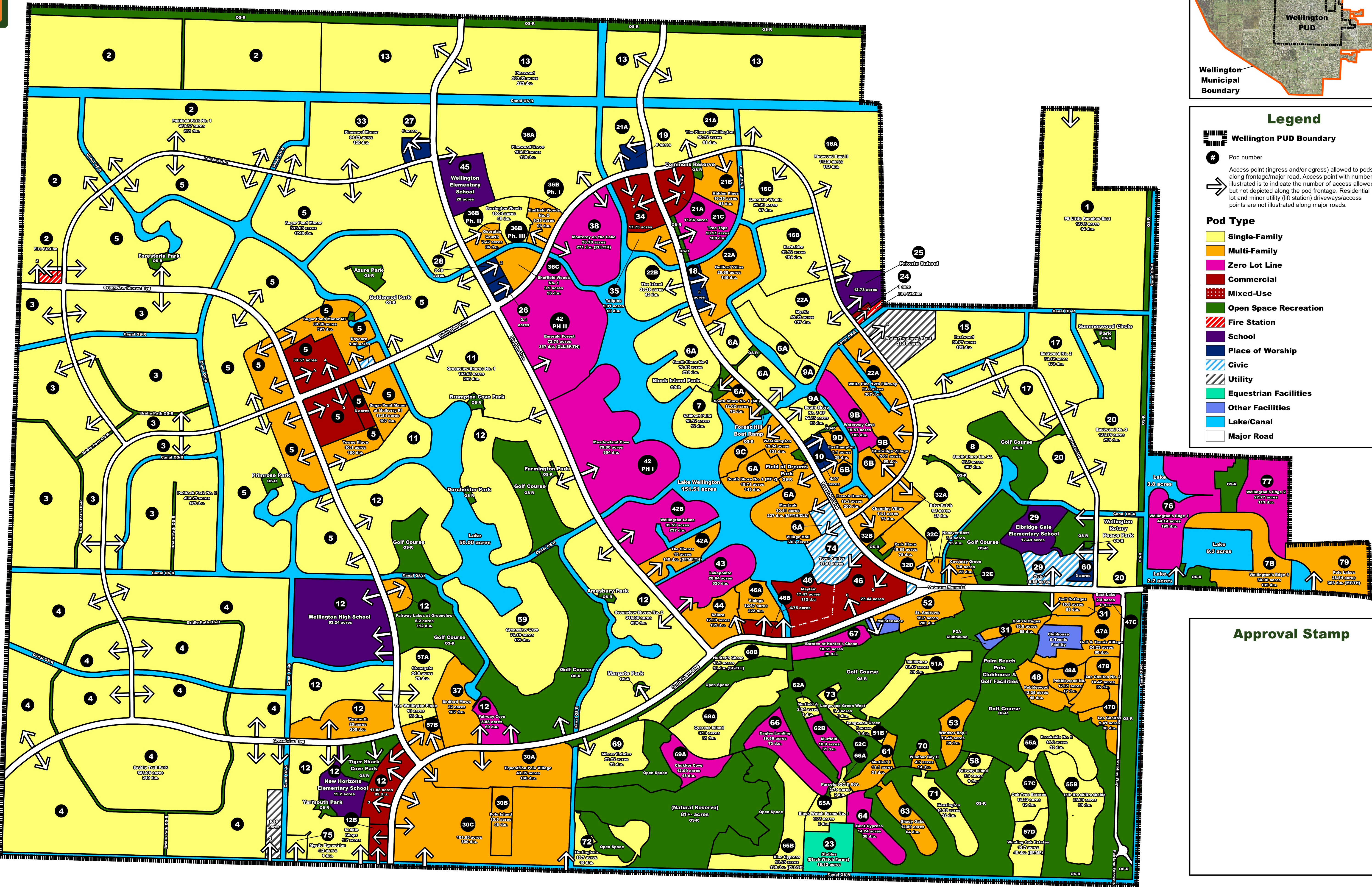
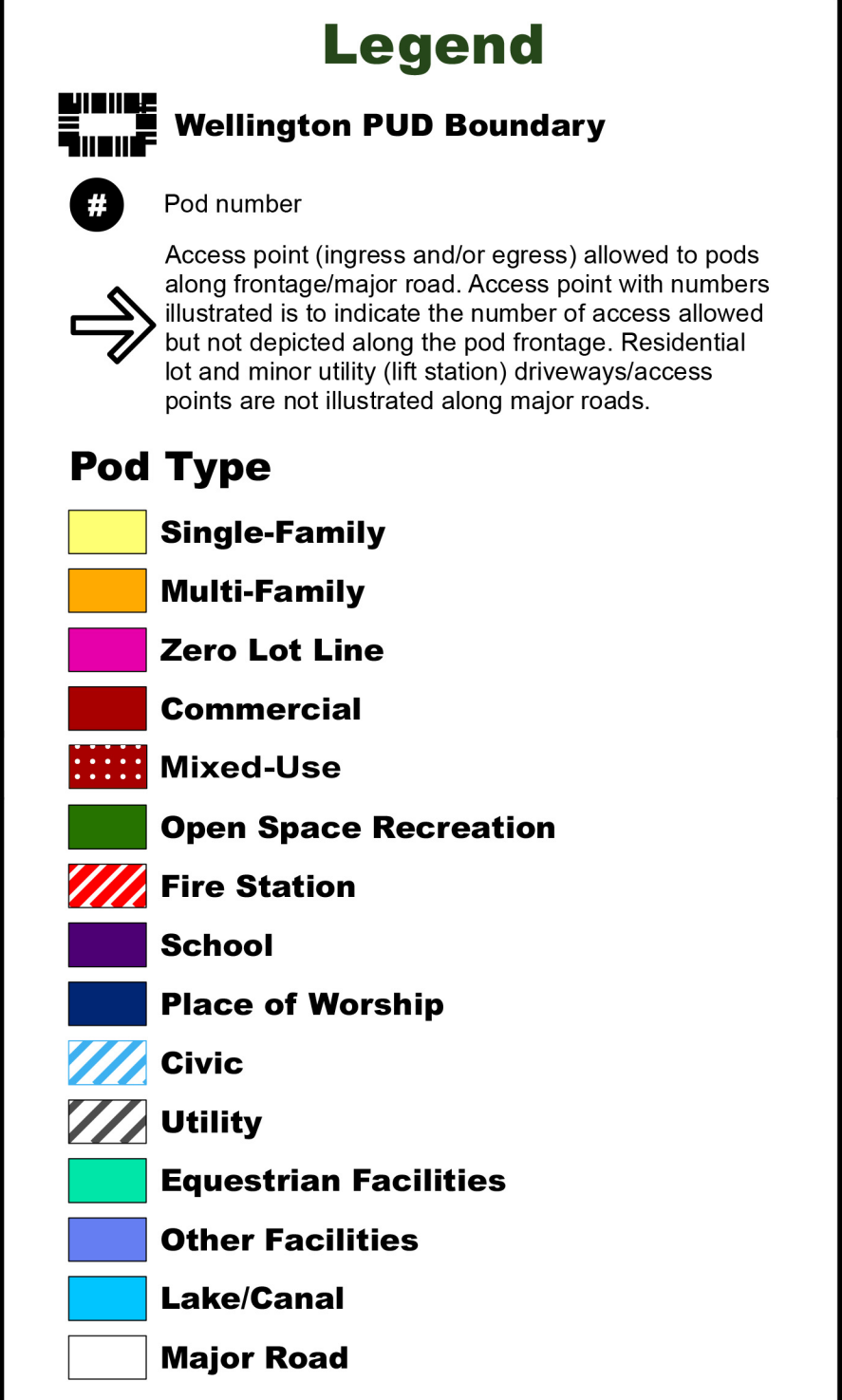
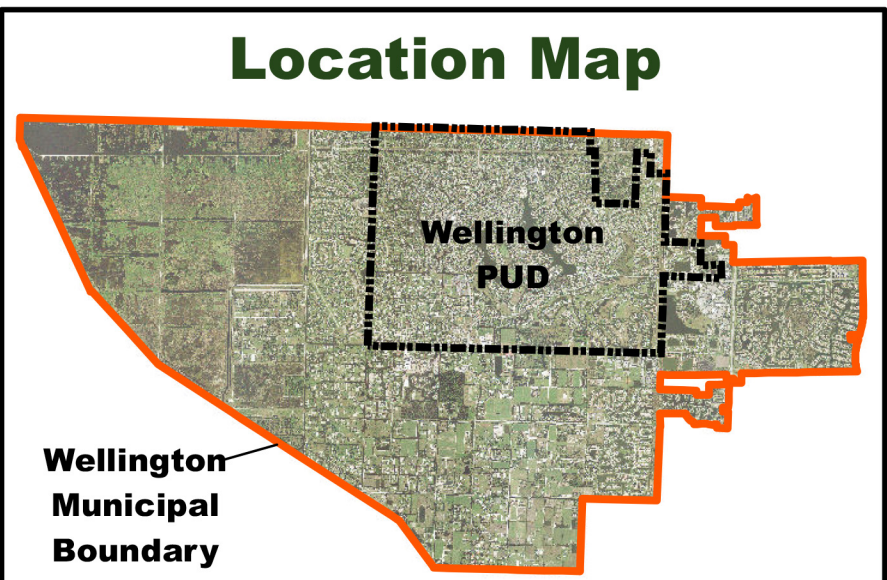


Exhibit J - Proposed Wellington PUD Master Plan







| Pod Number  | Pod Name                              | Number of Units | Pod Type                             | Acreage | Density |
|-------------|---------------------------------------|-----------------|--------------------------------------|---------|---------|
| 32C         | Hanover East                          | 15              | Townhome                             | 3.40    | 4.41    |
| 32D         | Park Place                            | 78              | Townhome/Zero Lot Line               | 15.85   | 4.92    |
| 32E         | Coventry Green                        | 28              | Townhome                             | 5.80    | 4.83    |
| 33          | Pinewood Manor                        | 120             | Single Family                        | 64.23   | 1.87    |
| 34          | Wellington Country Plaza              | -               | Commercial                           | 17.73   | -       |
| 35          | Tallpine                              | 60              | Townhome                             | 9.91    | 6.05    |
| 36A         | Pinewood Grove                        | 138             | Single Family                        | 104.84  | 1.32    |
| 36B Ph. I   | Sheffield Woods No. 2                 | 96              | Multifamily                          | 9.35    | 10.26   |
| 36B Ph. II  | Georgian Courts                       | 86              | Townhome                             | 7.47    | 11.51   |
| 36B Ph. III | Barrington Woods                      | 45              | Single Family                        | 19.04   | 2.36    |
| 36C         | Sheffield Woods No. 1                 | 96              | Multifamily                          | 9.50    | 10.11   |
| 37          | Bedford Mews                          | 107             | Townhome                             | 22.00   | 4.86    |
| 38          | Monterey on the Lake                  | 271             | Zero Lot Line/Townhome/Duplex        | 38.70   | 7.00    |
| 42 Ph. I    | Meadowland Cove                       | 304             | Zero Lot Line                        | 79.80   | 3.81    |
| 42 Ph. II   | Emerald Forest                        | 357             | Zero Lot Line/Single Family/Townhome | 72.78   | 4.91    |
| 42A         | The Shores                            | 140             | Multifamily/Townhome/Single Family   | 15.00   | 9.33    |
| 42B         | Wellington Lakes                      | 237             | Zero Lot Line                        | 35.59   | 6.66    |
| 43          | Lakepointe                            | 320             | Zero Lot Line                        | 28.64   | 11.18   |
| 44          | Solara                                | 135             | Multifamily                          | 17.33   | 7.79    |
| 45          | Wellington Elementary School          | -               | School                               | 20.00   | -       |
| 46          | Town Square at Wellington/Mayfair     | 112             | Commercial/Townhome                  | 44.91   | 2.49    |
| 46A         | Vinings                               | 222             | Multifamily                          | 12.67   | 17.52   |
| 46B         | Village Place                         | -               | Commercial                           | 4.75    | -       |
| 47A         | Golf & Tennis Village                 | 60              | Townhome                             | 24.23   | 2.48    |
| 47B         | Las Casitas No. 2                     | 35              | Townhome                             | 14.42   | 2.43    |
| 47C         | East Lake                             | 6               | Zero Lot Line                        | 2.40    | 2.50    |
| 47D         | Las Casitas                           | 38              | Townhome                             | 9.41    | 4.04    |
| 48          | Pebblewood                            | 45              | Multifamily                          | 12.35   | 3.64    |
| 48A         | Pebblewood No. 2                      | 17              | Townhome                             | 7.61    | 2.23    |
| 51A         | Maidstone                             | 28              | Single Family                        | 19.17   | 1.46    |
| 51B         | Longwood Green                        | 9               | Single Family                        | 5.00    | 1.80    |
| 52          | St. Andrews                           | 200             | Multifamily                          | 16.70   | 11.98   |
| 53          | Windsor Bay I                         | 38              | Townhome                             | 10.46   | 3.63    |
| 55A         | Brookside No. 2                       | 35              | Single Family                        | 14.60   | 2.40    |
| 55B         | Isle Brook/Brookside                  | 38              | Single Family                        | 28.09   | 1.35    |
| 57A         | Stonegate                             | 76              | Single Family                        | 24.60   | 3.09    |
| 57B         | The Wellington Place                  | 78              | Townhome                             | 10.00   | 7.80    |
| 57C         | Oak Tree Estates                      | 12              | Single Family                        | 14.23   | 0.84    |
| 57D         | Winding Oak Estates                   | 40              | Single Family/Multifamily            | 16.70   | 2.40    |
| 58          | Fairway Island                        | 9               | Single Family                        | 7.30    | 1.23    |
| 59          | Greenview Cove                        | 159             | Single Family                        | 76.19   | 2.09    |
| 60          | St. Michael Lutheran Place of Worship | -               | Place of Worship                     | 3.00    | -       |
| 61          | Murfield I                            | 31              | Townhome                             | 11.10   | 2.79    |
| 62A         | Murfield A                            | 3               | Single Family                        | 2.54    | 1.18    |
| 62B         | Murfield                              | 31              | Zero Lot Line                        | 10.90   | 2.84    |
| 62C/66A     | Parcels 62C & 66A                     | 2               | Single Family                        | 2.79    | 0.72    |
| 63          | Shady Oaks                            | 64              | Duplex                               | 12.89   | 4.97    |
| 64          | Bent Cypress                          | 38              | Zero Lot Line                        | 14.24   | 2.67    |
| 65A         | Black Watch Farms No. 1               | 2               | Single Family                        | 9.73    | 0.21    |
| 65B         | Blue Cypress                          | 136             | Single Family/Zero Lot Line          | 28.25   | 4.81    |
| 66          | Eagles Landing                        | 73              | Zero Lot Line                        | 19.56   | 3.73    |
| 67          | Estates at Hunter's Chase             | 30              | Zero Lot Line                        | 10.55   | 2.84    |
| 68A         | Cypress Island                        | 31              | Single Family                        | 37.30   | 0.83    |
| 68B         | Hunter's Chase                        | 36              | Single Family/Zero Lot Line          | 16.90   | 2.13    |
| 69          | Mizner Estates                        | 33              | Single Family                        | 23.22   | 1.42    |
| 69A         | Chukker Cove                          | 48              | Zero Lot Line                        | 12.09   | 3.97    |
| 70          | Windsor Bay II                        | 14              | Townhome                             | 4.50    | 3.11    |
| 71          | Kensington                            | 22              | Single Family                        | 14.88   | 1.48    |
| 72          | Hurlingham                            | 19              | Single Family                        | 15.70   | 1.21    |
| 73          | Longwood Green West                   | 9               | Single Family                        | 3.40    | 2.65    |
| 74          | Town Center                           | -               | Civic                                | 17.65   | -       |
| 75          | Mystic Equestrian                     | 1               | Single Family                        | 4.20    | 0.24    |
| 76          | Wellington's Edge 1                   | 199             | Zero Lot Line                        | 44.14   | 4.51    |
| 77          | Wellington's Edge 2                   | 111             | Zero Lot Line                        | 27.77   | 4.00    |
| 78          | Wellington's Edge 3                   | 195             | Townhome                             | 30.96   | 6.30    |
| 79          | Polo Lakes                            | 366             | Multifamily                          | 28.54   | 12.83   |
|             | Total Units                           | 14715           |                                      |         |         |

# Approval Stamp