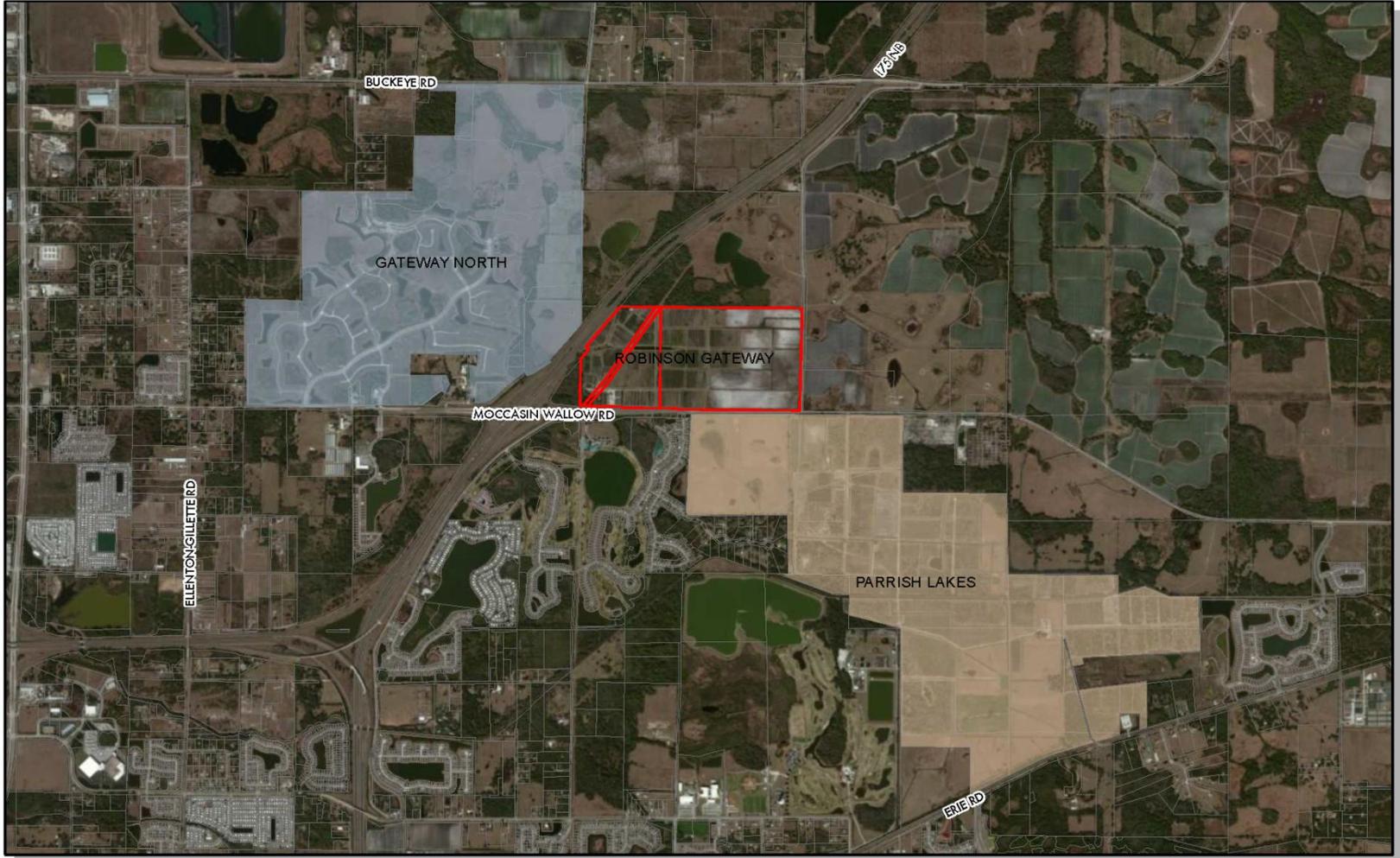


Robinson Gateway Development of Regional Impact #271

MW Gateway, LLC

AERIAL



201 SW AVE DR EAST BRADENTON, FL 34208
PO BOX 9448 BRADENTON, FL 34206
TELEPHONE 941.748.8080 FAX 941.748.3316

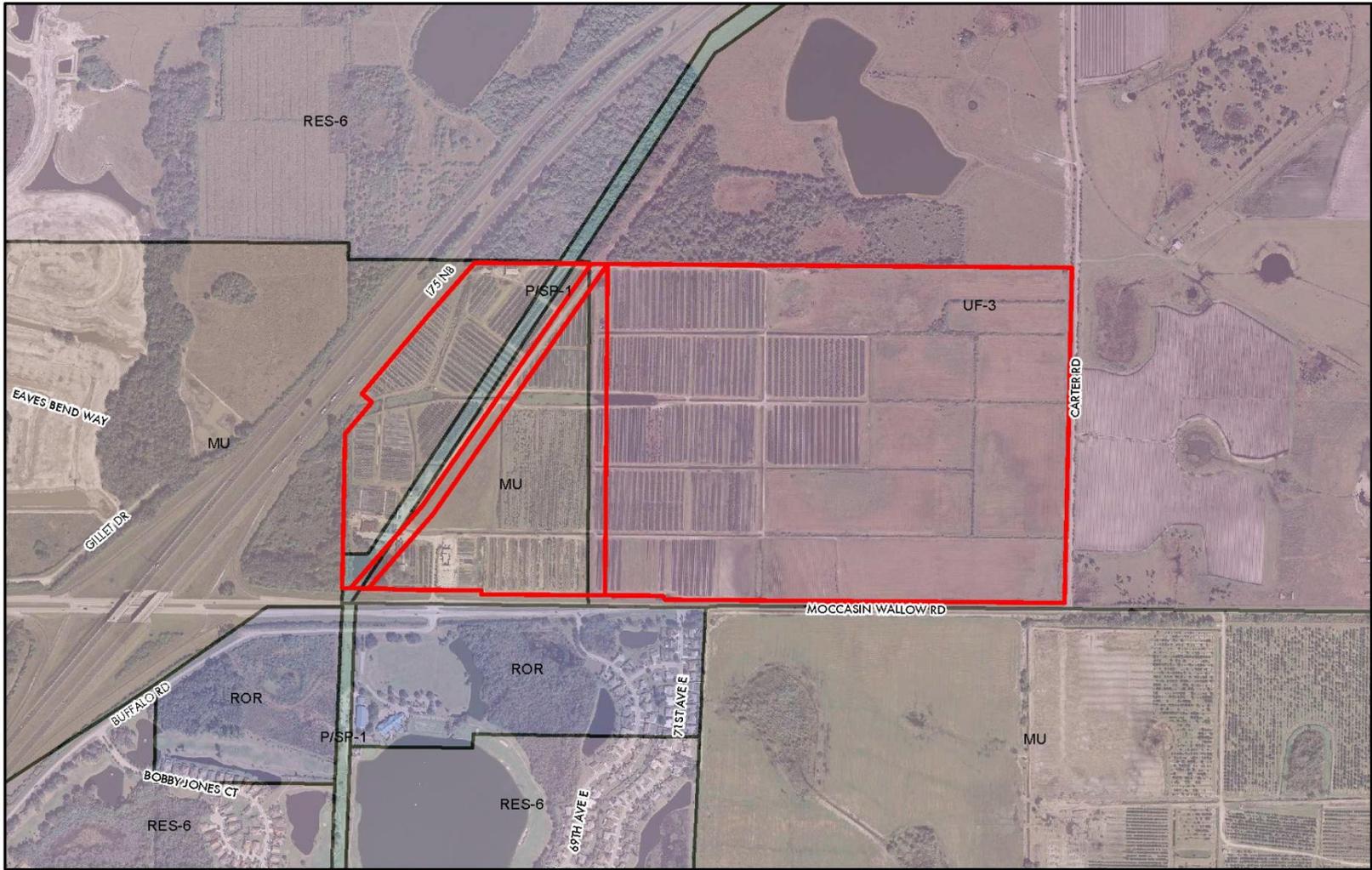
ROBINSON GATEWAY

SCALE: 1"=3,000'



THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

FUTURE LAND USE



201 25th AVE DR EAST BRADENTON, FL 34208
PO BOX 9448 BRADENTON, FL 34206
TELEPHONE 941.748.8080 FAX 941.748.3316

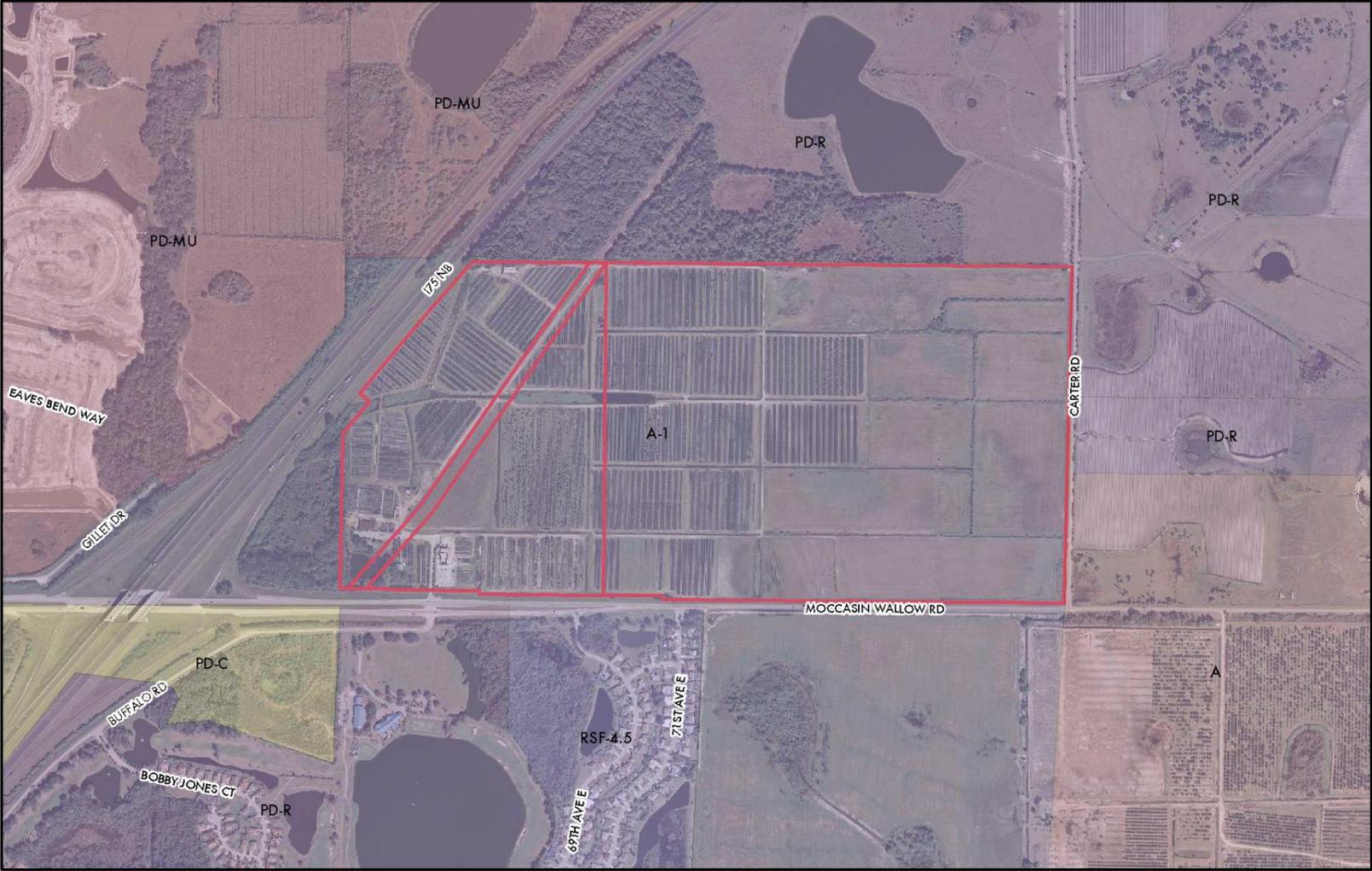
ROBINSON GATEWAY

SCALE: 1"=1,000'
SOURCE: MANATEE COUNTY GIS DATA - 2008 AERIALS



THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

ZONING MAP



201 25th AVE SE EAST BRADENTON, FL 34208
PO BOX 9448 BRADENTON, FL 34208
TELEPHONE 941.748.8080 FAX 941.748.3316

ROBINSON GATEWAY

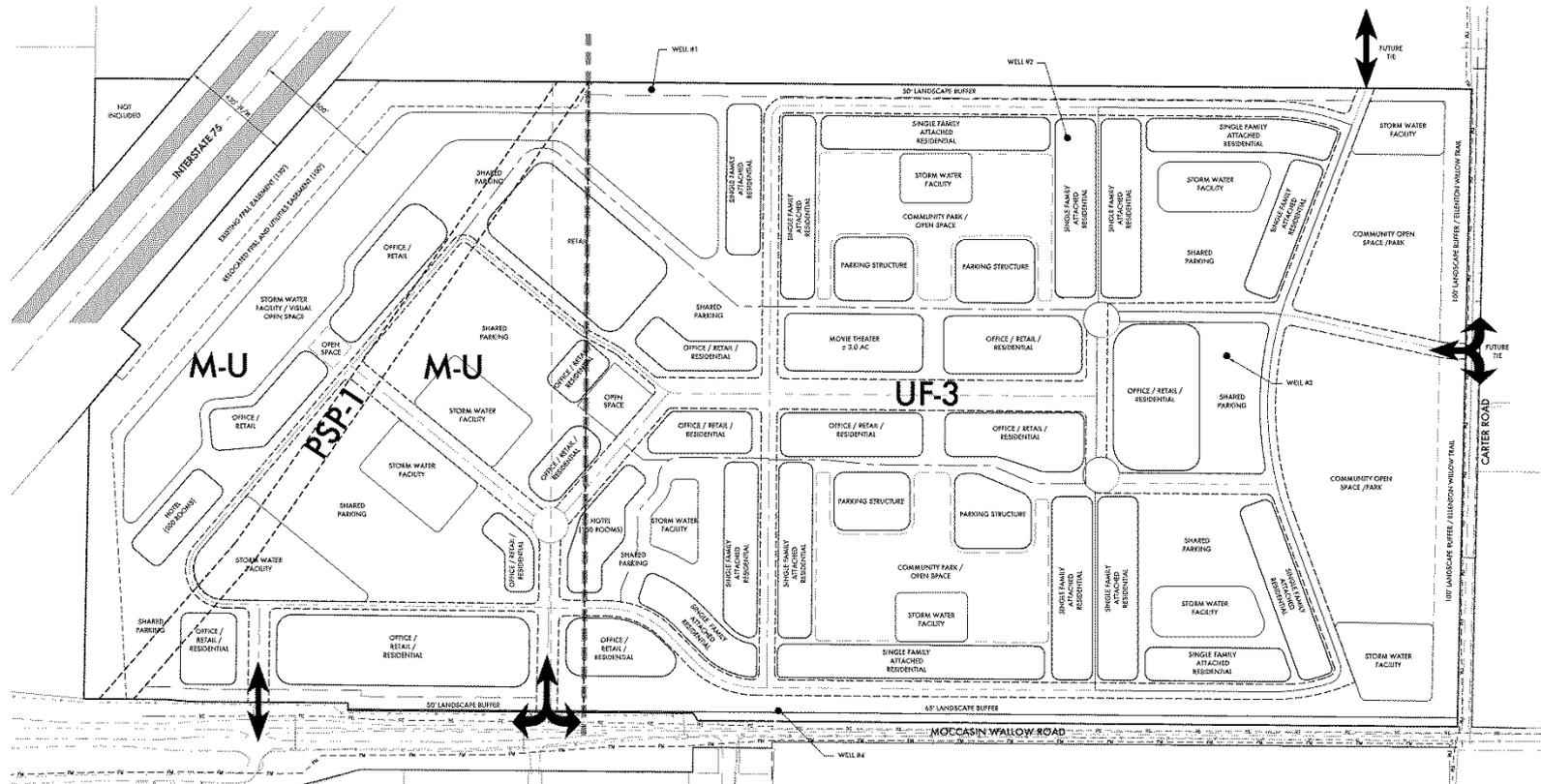
SCALE: 1"=1,000'
SOURCE: MANATEE COUNTY GIS DATA - 2008 AERIALS



THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Entitlements

RESIDENTIAL (Units)		RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	MOVIE THEATRE (Seats)	HOTEL (Rooms)
Single-Family Attached (Condos/THs)	Multi-Family				
320	222	900,000	600,000	1,750	350



LAND USE SUMMARY:

LAND USE	UNITS/SE	ACRES
SINGLE FAMILY RESIDENTIAL	320 UNITS	± 47.6 AC
OFFICE / RETAIL / RESIDENTIAL	200,000 SF / 300,000 SF / 222 UNITS	± 26.0 AC
RETAIL	500,000 SF	± 5.5 AC
OFFICE / RETAIL	400,000 / 100,000 SF	± 4.0 AC
MOVIE THEATER	1,730 SEATS	± 3.0 AC
HOTEL	350 ROOMS	± 3.0 AC
PARKING STRUCTURES	4	± 8.0 AC
SHARED PARKING		± 37.0 AC
EASEMENTS, RIGHTS OF WAY, PARKS, STORM WATER FACILITIES, OPEN SPACE & BUFFERS		± 158.8 AC
TOTAL		± 287.9 AC

OPEN SPACE SUMMARY

COMMUNITY OPEN SPACE	± 48.0 AC
STORM WATER FACILITIES	± 55.0 AC

OTHER LAND USE CATEGORIES

M-U	± 48.0 AC
PSP-1	± 4.85 AC
UF-3	± 175.0 AC

NOTE: PROJECT WILL BE COMPLETED BY Q1 2015 TO 2016

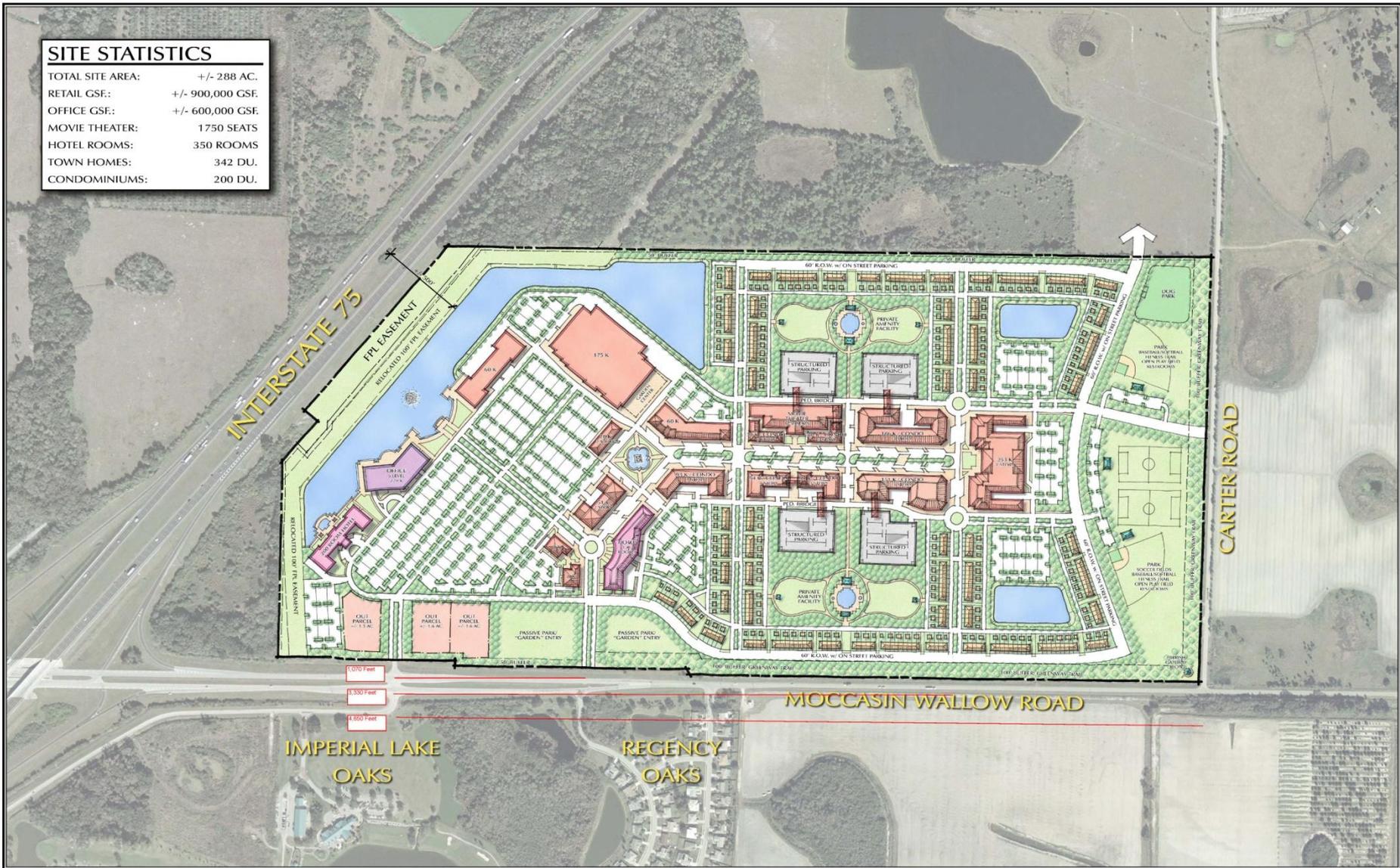


PROJECT NO.	2014-001
DATE	01/20/14
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
APPROVED BY	MM
DATE	01/20/14

DATE	01/20/14
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
APPROVED BY	MM
DATE	01/20/14

SITE STATISTICS

TOTAL SITE AREA:	+/- 288 AC.
RETAIL GSF:	+/- 900,000 GSF.
OFFICE GSF:	+/- 600,000 GSF.
MOVIE THEATER:	1750 SEATS
HOTEL ROOMS:	350 ROOMS
TOWN HOMES:	342 DU.
CONDOMINIUMS:	200 DU.



Robinson Gateway

Conceptual Plan

VOGLER ASHTON
MANATEE COUNTY, FLORIDA

SCALE: IN FEET
0 1000 2000 4000

DATE: 19 JUNE, 2007
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UR Kinley-Horn and Associates, Inc.
UR URBAN RESOURCE GROUP
A DIVISION OF KINLEY-HORN AND ASSOCIATES, INC.

CONTACT: BILL WARDEN, BSA (941) 926-1730
AERIAL FLIGHT DATE: 2003