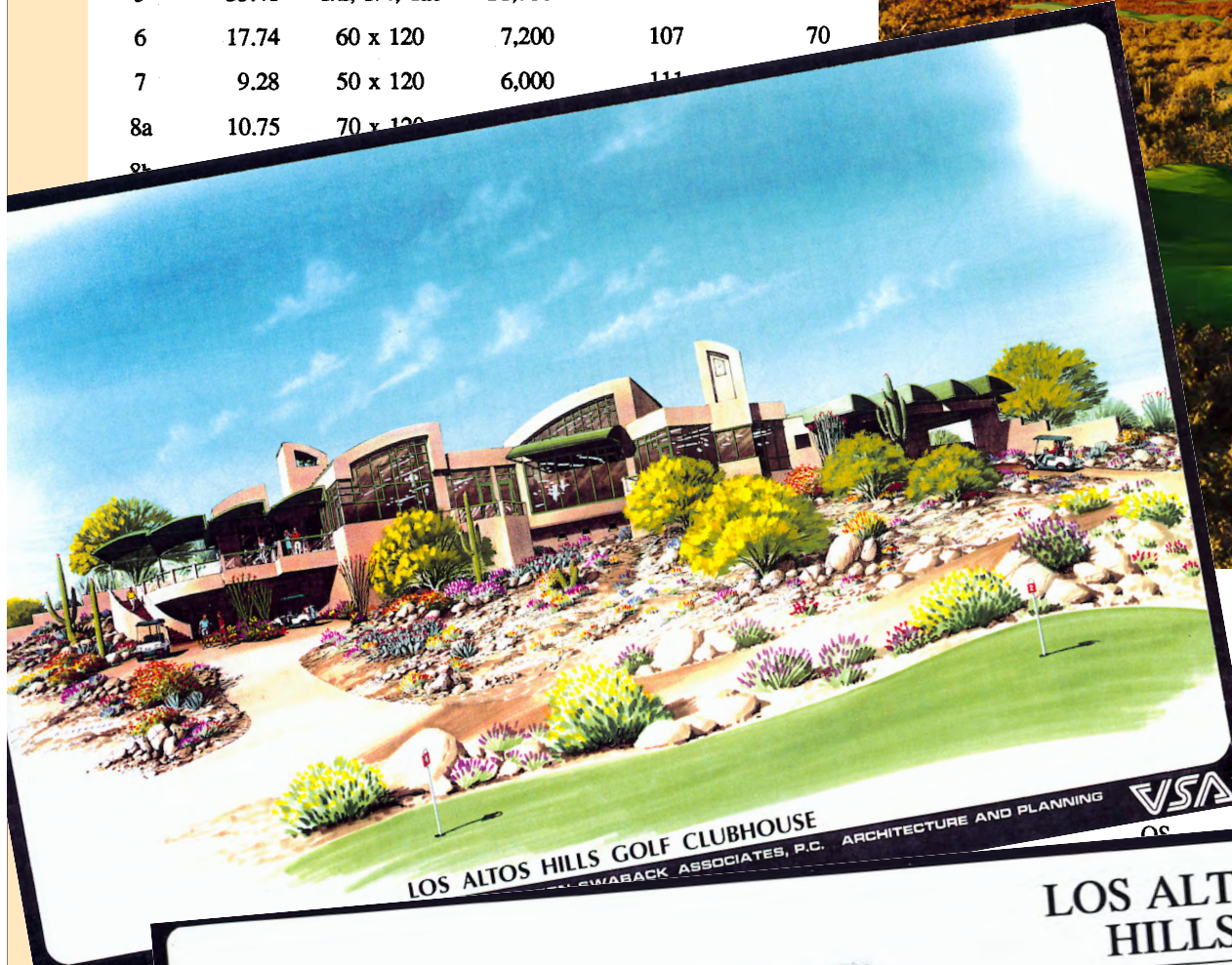


Los Altos Hills (Eagle Ridge)



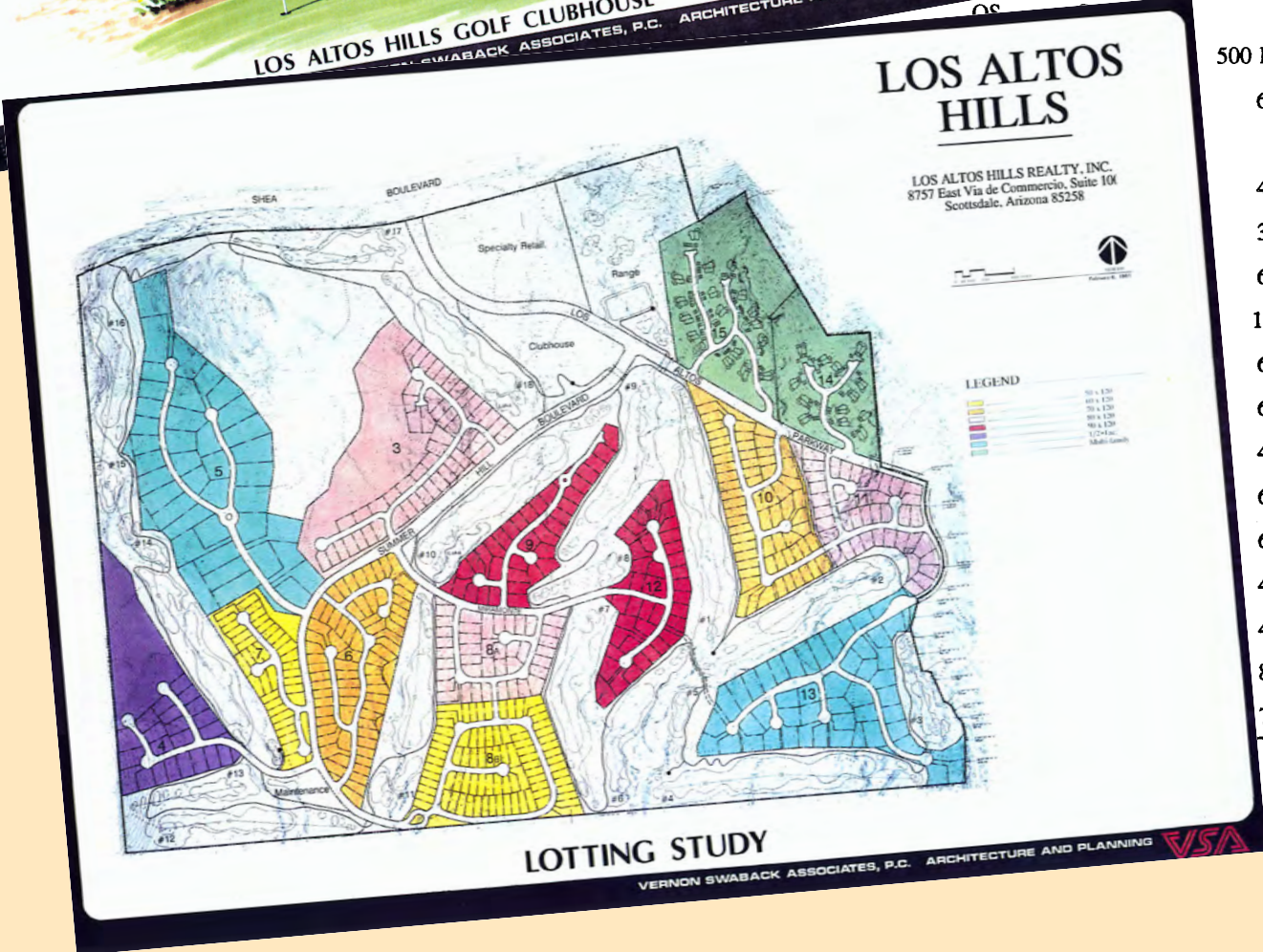
LOS ALTOS HILLS					
Lot Study					
Parcel #	Acres	Lot Size	Lot sq. ft.	Max. Units Proposed	# of Units Provided
3	27.05	70 x 120	8,400	162	49
4	16.57	90 x 120	10,800	66	22
5	35.41	1/2, 3/4, 1ac	21,780+	109	39
6	17.74	60 x 120	7,200	107	70
7	9.28	50 x 120	6,000	111	
8a	10.75	70 x 120			



STATISTICS

Net Acres	Net Density	Units
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See Below



500 RMS	500 RMS**
6	162
4	66
3	109
6	107
12	111
6	65
6	107
4	44
6	108
6	66
4	49
4	97
8	102
7	138
1,169 (1,331 w/3 as resid.)	

Creating a world-class community is no easy task. Los Altos Hills in Fountain Hills, Arizona is a prime example of this. The Empire Group worked for over two and one-half years to plan, plat, zone and design this unique mountainside master-planned community of over 500 acres. It took dedication and a relentless drive to see this project from conception through its completion. Now called Eagle Ridge, it has become one of the fastest selling master-planned communities in Arizona.