



EXHIBIT 12

Project Area	Building Name	Area (SQFT)	Area (m ²)	# of units	Total Area (m ²)	ULI Building Type*	ULI Whole Building Carbon Emissions (kg/m ²)*	Carbon Emissions (kg)	EPA Calculator (MT CO ₂ E)**
Hotel Expansion	A. Villa (1-BD)	1,500	139	6	834	Residential Single Family	6.6	5,504	20.2
	B. Villa (2-BD)	3,000	279	2	558	Residential Single Family	6.6	3,683	13.5
	C. Villa (4-BD)	4,400	409	1	409	Residential Single Family	6.6	2,699	9.9
	Villas Total								43.6
	D. Flex Building	3,000	279	1	279	Mixed Use	28.6	7,979	29.3
	E. Spa Hale	1,500	139	5	695	Health Care	45.1	31,345	115
	F. Employee Office Building	3,600	334	1	334	Corporate Office	33.7	11,256	41.3
	G. Maintenance Building 1	4,600	427	1	427	Industrial Park	3.3	1,409	5.2
	H. Maintenance Building 2	2,400	223	1	223	Industrial Park	3.3	736	2.7
	Total Hotel Expansion								237.1
Resort Commercial	Tennis Pro/Restroom	5,000	465	1	465	Retail	14.9	6,929	25.4
								Total MT CO₂E	262.5

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