Engineer's Report

February 2012

The Greyhawk Landing CDD Greyhawk Landing West Community

Prepared for:

Greyhawk Landings Community Development District

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ENGINEER'S REPORT FOR THE GREYHAWK LANDING CDD GREYHAWK LANDING WEST COMMUNITY

Prepared for

Greyhawk Landing Community Development District 3434 Colwell Ave., Suite 200 Tampa, FL 33614

Prepared by:

SCHAPPACHER ENGINEERING, LLC. P.O. Box 21203 Bradenton, Florida 34204-1203

February 2012

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1. INTRODUCTION

1.1 Overview. Greyhawk Landing West, developed by Greyhawk Landing West LLC (the "Developer"), consists of approximately 303.5 acres and currently is partially in the boundaries of the Greyhawk Landing Community Development District (the "District") with the plan to have the District encompass the whole site. The original District consisted of approximately 646 acres and was established in August 2001. A description of the original property is included in Exhibit 2 of this report. The lands within the original District boundaries were developed to include 789 dwelling units.

The District boundary was expanded by approximately 248.5 acres in 2007 in anticipation of the addition of the development of Greyhawk Landing West and was recorded as Ordinance 07-29 in the Manatee County records. This increased the overall boundary to 894.59 acres. A description of the revised CDD boundary as of 2007 is included in Exhibit 3 of this report. Recently the Developer purchased another 55.0 acres for the proposed Greyhawk Landing West community, which in total is planned for 481 dwelling units. Preservation of existing wetlands and construction of water management lakes and wetland mitigation/creation where necessary are planned to offset impacts from the proposed improvements. Streetscape and landscape improvements are also planned including additional community entrances with access management facilities on 117th Street East along with signage and landscaped common areas. Master transportation improvements will consist of 2-lane undivided roadways throughout the development.

In order to serve the residents and property owners of Greyhawk Landing West, the District contemplates developing a Capital Improvement Plan (the "Plan") to allow it to finance, acquire, and construct these certain transportation, water, sewer, reclaimed water and other facilities within and adjacent to the District. These improvements are required by or are consistent with the requirements of Manatee County and other applicable regulatory and jurisdictional entities. This Engineer's report addresses the estimated overall construction costs for the proposed improvements. A brief description for each improvement is included in the body of this report.

The Plan contained in this report reflects the present intentions of the District. While some of the capital improvements have already been constructed, the exact location of some facilities may be changed during the course of approval and implementation. These changes will not diminish or alter the benefits to be received by the land. The District

retains the right to make reasonable adjustments in the Plan to meet the requirements of any governmental agency and at the same time provide the same or greater benefits to the land. Regulatory criteria will continue to evolve and future changes may affect the implementation of the Plan, as it may be changed from time to time. The implementation of any improvement outlined within the Plan requires the final approval of the District's Board of Supervisors.

Costs contained in this report have been prepared based on actual construction costs where available and on estimates of costs using the best available information. It is possible that the estimated costs could vary based on final engineering and ultimate construction bids.

A summary of the improvements to be funded and their cost estimates is included in Tables 4 and 5.

- 1.2 Purpose. The purpose of this report is to describe the Greyhawk Landing West Community and the District that will serve the approximately 303.5 acres of the Greyhawk Landing West Community. The report will also describe the capital improvements to be constructed and financed by the District and their probable construction cost. The assessment methodology will be developed by the District's financial advisor.
- 1.3 Description of the Greyhawk Landing West Development. The Greyhawk Landing West Development is a planned residential community located in Manatee County, Florida, east of the recently improved 117th Street East, north of State Road 64, adjacent to the west and south sides of the original Greyhawk Landing Development, and approximately two and a half miles east of I-75. The location of the Greyhawk Landing West Community is shown in Exhibit 1.

The community is planned to include single family residential units, a stormwater management system, wetland preserves, full utility infrastructure, landscaped roadways, recreational facilities and access management facilities. A land use summary is provided in Table 1.

The District will encompass the entire approximately 303.5 acres of the Greyhawk Landing West Community shown in Exhibit 4. The metes and bounds legal description

of the boundary of the District is provided in Exhibit 5a-5e. The District will construct, operate, and maintain infrastructure to support approximately 481 units of single family residential unit types. A summary of District facilities and services is shown in Table 2.

The Greyhawk Landing West Community is scheduled to be constructed in five phases. Construction of Phase 1 of the District infrastructure began in 2007 with the construction of 117th Steet East. The remainder of Phase 1 is scheduled to begin in March 2012. The Phase 1 construction provides the infrastructure for the stormwater management system, utilities, roads, and associated improvements needed to develop 81single family lots and the clubhouse. The clubhouse is planned to consist of a pool, playground and passive recreation. The entire Greyhawk Landing West infrastructure is expected to be built and platted by 2018. Table 3 shows the estimate of completed work and Table 4 depicts the entire infrastructure cost for the entire project. These infrastructure costs are anticipated to be financed in whole or in part by the District. Table 5 shows the anticipated timetable for project construction. It is estimated that all of the remaining infrastructure to serve Greyhawk Landing West will be built over the next 5 to 6 years.

2. DISTRICT BOUNDARY AND PROPERTY SERVED

- **2.1 District Boundary.** Exhibit 4 illustrates the proposed boundary and phasing plan of Greyhawk Landing West. Residential properties of Greyhawk Landing West border the northern and eastern boundary of the District. Aurora Foundation, a residential development community, and agricultural properties border the southern boundary. Residential, agricultural land and 117th Street East border the western boundary.
- 2.2 Property Served. The District is located in portions of Sections 20, 21, 28 and 29, Township 34 South, Range 19 East in Manatee County, Florida. Prior to development of the Greyhawk Landing West Community, the property within the District boundary consisted primarily of agricultural fields and wetland areas. The terrain elevations fall from south to north. The southern elevations range from 24 to 27 NGVD and the northern elevations range from 19 to 21 NGVD. As of January 2012, approximately 15% of the planned infrastructure has been constructed. Completed work includes portions of the stormwater management system, utility system, and roads for 117th Street East as shown in Table 3. The remaining portion of the infrastructure, approximately 85%, is anticipated to be completed by 2018 as shown in Tables 4 and 5.

- 2.3 Existing Infrastructure. Prior to the start of construction of the District infrastructure for Greyhawk Landing West, the existing infrastructure in the vicinity of the District consisted of area roadways and nearby utilities. Greyhawk Boulevard runs along a portion of the eastern edge of the site and will be the main access to the proposed Mulberry Ave. near the southeast corner of the property. 117th Street East runs along the western portion of the site and serves as access to the property via two proposed connections. There is a proposed connection to the Greyhawk Landing community located in the northwest corner of the site via Fernwalk Drive. There are water mains located along Greyhawk Boulevard, 117th Street East and Fernwalk Drive. There is a sewer force main on 117th Street East that runs south to SR64. There is a reclaimed water main on 117th Street East that is connected at SR64. There are limited drainage improvements within the Greyhawk Landing West boundaries. Prior to Phase 1, there were no existing water, reclaimed water and sewer facilities within the Greyhawk Landing West boundary.
- **2.4 Permitting.** At the time of this report, the following permits have been obtained for construction of the District infrastructure:
 - Local zoning approval
 - Manatee County, Final Site Plan approval for Phases 1-5
 - Manatee County, Construction Plan approval for Phases 1-5
 - Southwest Florida Water Management District Environmental Resource Permit (ERP) for Phases 1-5
 - Environmental Protection Agency NPDES permit for 117th Street East, remainder to be submitted with each subsequent phase of construction
 - U.S. Army of Engineers (ACOE) application has been submitted and is pending
 - Manatee County, Preliminary Site Plan/Preliminary Plat (PSP/PP) for Phases 1-5

All applicable zoning, vesting and concurrency requirements have been complied with for the development of Greyhawk Landing West. The initial infrastructure construction is underway. Agreements for water and sewer are in place with services to be provided by Manatee County.

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District subject to continued compliance with all conditions of the approved plans and permit issuance.

The District Engineer hereby certifies that all permits necessary to complete the infrastructure for Greyhawk Landing West either have been obtained or in its expert opinion, will be obtained as needed for the entire development of Greyhawk Landing West. Provided the project is platted and constructed by 2018, the District Engineer has no knowledge of any pending government action which would lead to a building moratorium for the project.

3. DISTRICT INFRASTRUCTURE

3.1 Summary of District Facilities and Services. The District generally plans to provide the facilities and services shown on Table 2. This report will deal only with the capital cost of providing the indicated infrastructure for Greyhawk Landing West.

As of January 2012, construction of 117th Street East included in Phase 1 of the District infrastructure has been completed. The roads, utilities, stormwater management system and wetland preserves are currently scheduled to begin in March 2012 for the remainder of Phase 1. Table 3 shows the approximate costs for that portion of the District for which infrastructure has been completed to date.

- **Roadways.** The roadways within the District will consist of 2-lane undivided roadways. It is estimated that approximately 4.8 miles of roadways will be built in the District. The District's plan is that the roadways will be public roads. All roads are or will be constructed to applicable Manatee County standards. Roadway construction will include subgrade, base, curbing, sidewalks, signage and striping. Roadway lighting will be constructed along the roads within the District.
- 3.3 Water and Sewer Facilities. Water, wastewater and reclaimed water facilities will be provided within the District. The water and sewer services, operation, and maintenance will be provided by Manatee County. The County has sufficient capacity to serve the District's water and sewer needs at build out. Facilities will be designed and constructed in accordance with Manatee County and Florida Department of Environmental Protection Standards.

The potable water facilities include distribution mains along with necessary valving, fire hydrants and water services to individual lots. Connection to the Manatee County system at Greyhawk Boulevard, 117th Street East, Fernwalk Drive and to the Gates Creek development on the northwest side of the community is also included. Approximately 5.45 miles of 2 to 8-inch water mains will be constructed. The planned Greyhawk Landing West Master Water Distribution system is shown in Exhibit 7.

The reclaimed water facilities include distribution mains along with necessary valving, hydrants and reclaimed water services to individual lots. Connection to the Manatee County system on 117th Street East is also included. Approximately 5.12 miles of 2 to 12-inch water mains will be constructed. The planned Greyhawk Landing West Master Reclaimed Water Distribution system is shown in Exhibit 9.

Wastewater facilities include gravity collection lines with individual services, lift stations, and force mains to connect to the existing county systems at a manhole at the east side of Gates Creek development and to a 4-inch force main on 117th Street East that runs south to State Road 64. An estimated 4.34 miles of 8 inch gravity collection lines, 120 feet of on-site 4- inch force main, 2,400 feet miles of on-site 6- inch force main, and 2 sewage lift stations are to be constructed. The planned Greyhawk Landing West Master Sewer Collection system is shown in Exhibit 6.

- 3.4 Stormwater Management. The Stormwater Management system includes the drainage system for the District and includes the District's roadway drainage structures, wetland preserves, mitigation, and stormwater detention facilities. There are approximately 47 acres of stormwater ponds or lakes with associated culverts, catch basins, swales, channels and water control structures. The stormwater management system is designed and constructed in accordance with Manatee County and Southwest Florida Water Management District Standards for stormwater quality treatment and flood control. Approximately 96 acres of on-site wetlands and conservation areas are incorporated as an integrated part of the stormwater management system. The planned Greyhawk Landing West Master Drainage Plan is shown in Exhibit 8.
- **3.5** Access Management Facilities. Access gates will be located at the entrances to 117th Street East.

- 3.6 Landscaping and Streetscape. Landscaping and Irrigation will be provided along roadways, in buffers, and at the community entranceway. Landscaping will consist of sod, shrubs, ground cover and trees. Streetscape features to be provided by the District include decorative pavers at specific locations within the development, entry monuments, and streetlights.
- 3.7 Off-Site Improvements. Several off-site improvements have been constructed as required by Manatee County. These include construction of the existing infrastructure in Greyhawk Landing, off-site force main on 117th Street East, off-site reclaimed water main on 117th Street East, off-site water main on 117th Street East and roadway improvements to 117th Street East that cost \$1,596,547.76.

4. OPINION OF PROBABLE CONSTRUCTION COSTS

A summary of the probable construction costs for the District infrastructure including roadway, water, reclaimed water and sewer facilities, stormwater management, access management facilities, landscaping and streetscaping, and off-site improvements is provided in Tables 4 and 5. Total estimated cost for District provided infrastructure is approximately \$10,651,939. As previously stated, a portion of the facilities are already constructed and therefore some of the costs reflect actual costs. Engineering and permitting costs, as well as a contingency, are included in the total cost. Costs do not include legal, administrative, financing, operation or maintenance costs.

5. SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the Greyhawk Landing West portion of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on actual costs for completed items and on current plan quantities for the ongoing or future infrastructure construction as shown on the approved construction drawings and specifications, last revision.

It is my professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. The estimated costs is based on unit prices currently being experienced for ongoing and similar items of work in Manatee County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

TABLE 1
GREYHAWK LANDING WEST
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

TYPE OF USE	ACRES	PERCENT OF TOTAL		
Lake	47.1	15		
Residential	100.3	33		
Road Right-of-way	35.2	12		
Wetland/Conservation Areas	95.9	32		
Other (Upland, Open Space, etc.)	25.0	8		
TOTAL	303.5	100%		

TABLE 2
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT SUMMARY OF FACILITIES AND SERVICES

FACILITY	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Roadway	CDD/Developer	CDD	Special Assessment Revenue Bonds/Developer	CDD Maintenance Assessment
Water, Sewer and Re-use	CDD/Developer	County	Special Assessment Revenue Bonds/Developer	County
Access Management Facilities	CDD/Developer	CDD	Special Assessment Revenue Bonds/Developer	CDD Maintenance Assessment
Stormwater Management	CDD/Developer	CDD	Special Assessment Revenue Bonds/Developer	CDD Maintenance Assessment
Landscaping & Streetscaping	CDD/Developer	CDD	Special Assessment Revenue Bonds/Developer	CDD Maintenance Assessment
Recreation Facilities	CDD/Developer	CDD	Special Assessment Revenue Bonds	CDD Maintenance Assessment
Off-Site Improvements	CDD/Developer	County	Special Assessment Revenue Bonds/Developer	County

TABLE 3

GREYHAWK LANDING WEST

ESTIMATE OF COMPLETED WORK AS OF FEBRUARY 2012

INFRASTRUCTURE	Completed Work	Pct of Total Category Costs	
ROADWAY	\$0	0%	
WATER & SEWER FACILITIES	\$0	0%	
STORMWATER MANGEMENT	\$0	0%	
ACCESS MANAGEMENT FACILITIES	\$0	0%	
LANDSCAPING & STREETSCAPE**	\$0	0%	
OFF-SITE IMPROVEMENTS*	\$1,596,548	15%	
RECREATION FACILITIES	\$0	0%	
ENGINEERING & PROFESSIONAL	\$0	0%	
TOTAL PRIMARY	\$1,596,548	15%	

^{*} Includes \$1,596,548 for improvements to 117th Street East including engineering fees

Note: The probable costs estimated herein do not include anticipated capital carrying cost, interest reserves or reserves or other applicable CDD expenditures that may be incurred.

^{**} Entry feature landscape & streetscape included in Roadway item for Phases 2-5

TABLE 4

GREYHAWK LANDING WEST

SUMMARY OF OPINION OF PROBABLE COSTS FEBRUARY 2012

INFRASTRUCTURE	Completed Work	Remaining Work	Total	
ROADWAY	\$0	\$2,454,603	\$2,454,603	
WATER & SEWER FACILITIES	\$0	\$3,400,037	\$3,400,037	
STORMWATER MANGEMENT	\$0	\$2,020,715	\$2,020,715	
ACCESS MANAGEMENT FACILITIES	\$0	\$150,000	\$150,000	
LANDSCAPING & STREETSCAPE**	\$0	\$200,000	\$200,000	
OFF-SITE IMPROVEMENTS*	\$1,596,548	\$0	\$1,596,548	
RECREATION FACILITIES	\$0	\$730,036	\$730,036	
ENGINEERING & PROFESSIONAL	\$0	\$100,000	\$100,000	
TOTAL PRIMARY	\$1,596,548	\$9,055,391	\$10,651,939	

^{*} Includes \$1,596,548 for improvements to 117th Street East including engineering fees

Note: The probable costs estimated herein do not include anticipated capital carrying cost, interest reserves or other applicable CDD expenditures that may be incurred.

^{**} Entry feature landscape & streetscape included in Roadway item for Phases 2-5

TABLE 5

GREYHAWK LANDINGS WEST

SUMMARY OF OPINION OF PROBABLE COSTS AND ESTIMATED TIMETABLE

PHASE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	
NUMBER OF LOTS	80	104	91	109	96	
CONSTRUCTION TIMEFRAME	2012	2013	2015	2016	2018	TOTAL
DESCRIPTION						
ROADWAY	\$924,070	\$262,682	\$403,397	\$449,231	\$415,223	\$2,454,603
WATER & SEWER FACILITIES	\$1,294,765	\$283,948	\$440,824	\$736,895	\$643,605	\$3,400,037
STORMWATER MANGEMENT	\$833,758	\$190,726	\$355,519	\$336,021	\$304,690	\$2,020,715
ACCESS MANAGEMENT FACILITIES	\$0	\$75,000	\$0	\$0	\$75,000	\$150,000
LANDSCAPING & STREETSCAPE**	\$200,000	\$0	\$0	\$0	\$0	\$200,000
OFF-SITE IMPROVEMENTS*	\$1,596,548	\$0	\$0	\$0	\$0	\$1,596,548
RECREATION FACILITIES	\$730,036	\$0	\$0	\$0	\$0	\$730,036
ENGINEERING & PROFESSIONAL	\$100,000	\$0	\$0	\$0	\$0	\$100,000
TOTAL PRIMARY	\$5,679,178	\$812,356	\$1,199,740	\$1,522,147	\$1,438,518	\$10,651,939

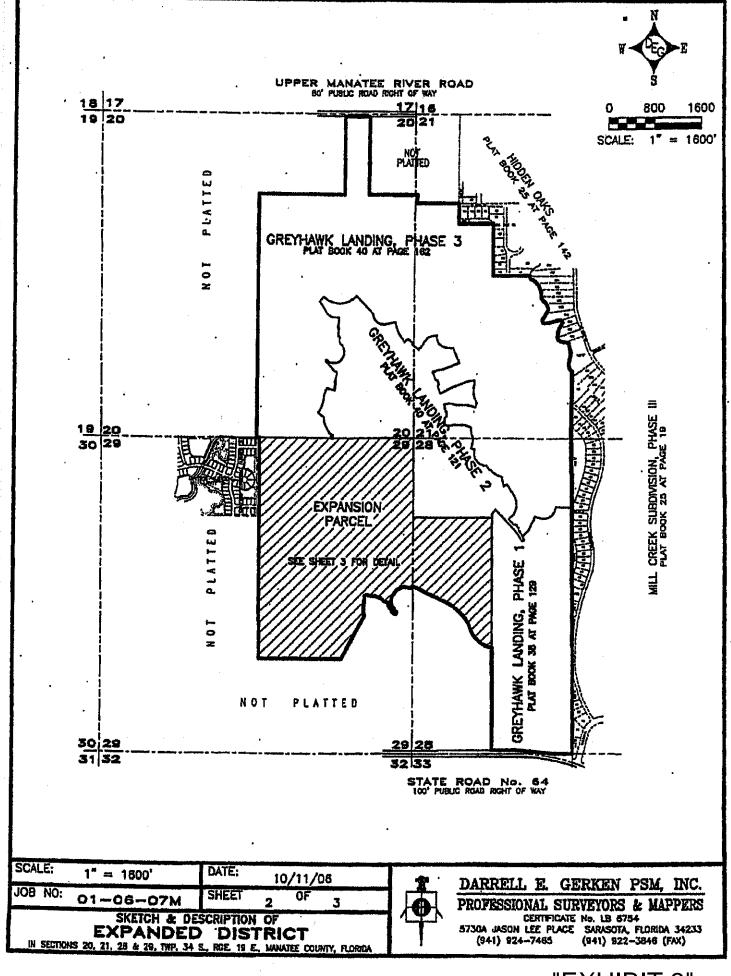
^{*} Includes \$1,596,548 for improvements to 117th Street East including engineering fees

Note: The probable costs estimated herein do not include anticipated capital carrying cost, interest reserves or other applicable CDD expenditures that may be incurred.

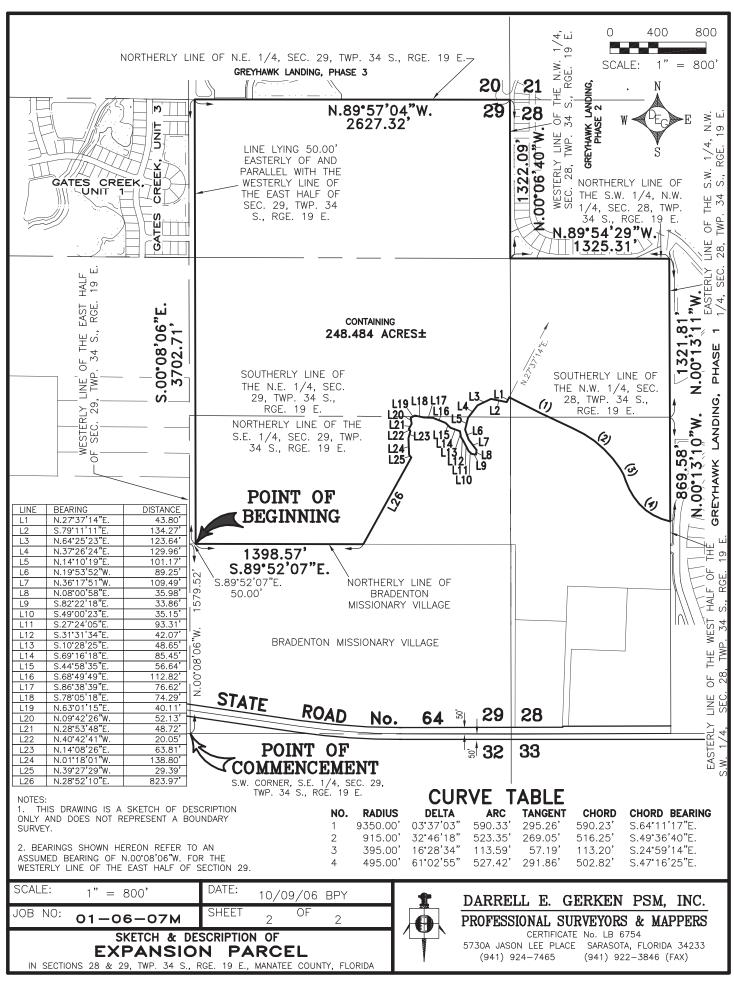
^{**} Entry feature landscape & streetscape included in Roadway item for Phases 2-5

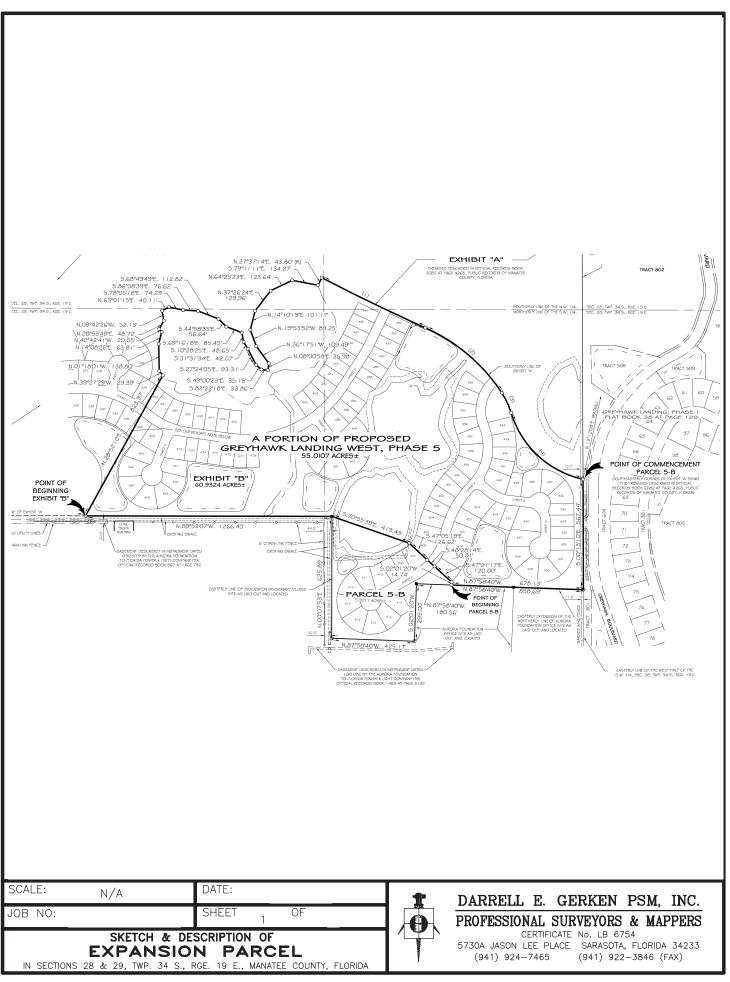


EXISTING GREYHAWK LANDING COMMUNITY North Schappacher EXHIBIT "2" Engineering, Inc.



GREYHAWK LANDING WEST BOUNDARY AND PHASING PLAN North Ph. 3 Ph. 1 Ph. 2 Ph. 5 ----Ph. 4 **GREYHAWK LANDING** CDD Schappacher **EXHIBIT "4"** Engineering, Inc.





GREYHAWK LANDING WEST DISTRICT PROPERTY DESCRIPTION

DESCRIPTION

A TRACT OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE N.00°08'06"W., ALONG THE WESTERLY LINE OF THE EAST HALF OF SECTION 29, A DISTANCE OF 1579.52 FEET TO THE NORTHERLY LINE OF BRADENTON MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED; THENCE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1498.57 FEET; THENCE N.28°52'10"E., A DISTANCE OF 823.97 FEET; THENCE N.39°27'29"W., A DISTANCE OF 29.39 FEET; THENCE N.01°18'01"W., A DISTANCE OF 138.80 FEET; THENCE N.14°08'26"E., A DISTANCE OF 63.81 FEET; THENCE N.40°42'41"W., A DISTANCE OF 20.05 FEET; THENCE N.28°53'48"E., A DISTANCE OF 48.72 FEET; THENCE N.09°42'26"W., A DISTANCE OF 52.13 FEET; THENCE N.63°01'15"E., A DISTANCE OF 40.11 FEET; THENCE S.78°05'18"E., A DISTANCE OF 74.29 FEET; THENCE S.86°38'39"E., A DISTANCE OF 76.62 FEET; THENCE S.68°49'49"E., A DISTANCE OF 112.82 FEET; THENCE S.44°58'35"E., A DISTANCE OF 56.64 FEET; THENCE S.69°16'18"E., A DISTANCE OF 85.45 FEET; THENCE S.10°28'25"E., A DISTANCE OF 48.65 FEET; THENCE S.31°31'34"E., A DISTANCE OF 42.07 FEET; THENCE S.27°24'05"E., A DISTANCE OF 93.31 FEET; THENCE S.49°00'23"E., A DISTANCE OF 35.15 FEET; THENCE S.82°22'18"E., A DISTANCE OF 33.86 FEET; THENCE N.08°00'58"E., A DISTANCE OF 35.98 FEET; THENCE N.36°17'51"W., A DISTANCE OF 109.49 FEET; THENCE N.19°53'52"W., A DISTANCE OF 89.25 FEET; THENCE N.14°10'19"E., A DISTANCE OF 101.17 FEET; THENCE N.37°26'24"E., A DISTANCE OF 129.96 FEET; THENCE N.64°25'23"E., A DISTANCE OF 123.64 FEET; THENCE S.79°11'11"E., A DISTANCE OF 134.27 FEET; THENCE N.27°37'14"E., A DISTANCE OF 43.80 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°37'14"E., A RADIAL DISTANCE OF 9350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°37'03", A DISTANCE OF 590.33 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 32°46'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 523.35 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 16°28'34"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.59 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 61°02'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 527.42 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N.00°13'10"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 869.58 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°13'11"W., ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1321.81 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.89°54'29"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1325.31 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°06'40"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1322.09 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N.89°57'04"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 2627.32 FEET TO A LINE LYING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE EAST HALF OF AFORESAID SECTION 29; THENCE S.00°08'06"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 3702.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 248.484 ACRES, MORE OR LESS.

GREYHAWK LANDING CDD

EXHIBIT "5c"



GREYHAWK LANDING WEST DISTRICT PROPERTY DESCRIPTION

DESCRIPTION

A PORTION OF PROPOSED GREYHAWK LANDING WEST, PHASE 5

EXHIBIT "B"

A TRACT OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29: THENCE N.00°08'06"W., ALONG THE WESTERLY LINE OF THE EAST HALF OF SECTION 29, A DISTANCE OF 1579.52 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 117TH STREET EAST; THENCE S.89°52'07"E., A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THE PREMISES DESCRIBED AS EXHIBIT "A" IN OFFICIAL RECORDS BOOK 2082 AT PAGE 4265, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE CONTINUE S.89°52'07"E., ALONG THE SOUTHERLY LINE OF SAID EXHIBIT "A", A DISTANCE OF 1398.57 FEET FOR THE POINT OF BEGINNING OF EXHIBIT "B", (THE FOLLOWING 30 CALLS ARE ALONG THE SOUTHERLY LINE OF SAID EXHIBIT "A"); [1] THENCE N.28°52'10"E., A DISTANCE OF 823.97 FEET; [2] THENCE N.39°27'29"W., A DISTANCE OF 29.39 FEET; [3] THENCE N.01°18'01"W., A DISTANCE OF 138.80 FEET; [4] THENCE N.14°08'26"E., A DISTANCE OF 63.81 FEET; [5] THENCE N.40°42'41"W., A DISTANCE OF 20.05 FEET; [6] THENCE N.28°53'48"E., A DISTANCE OF 48.72 FEET; [7] THENCE N.09°42'26"W., A DISTANCE OF 52.13 FEET; [8] THENCE N.63°01'15"E., A DISTANCE OF 40.11 FEET; [9] THENCE S.78°05'18"E., A DISTANCE OF 74.29 FEET; [10] THENCE S.86°38'39"E., A DISTANCE OF 76.62 FEET; [11] THENCE S.68°49'49"E., A DISTANCE OF 112.82 FEET; [12] THENCE S.44°58'35"E., A DISTANCE OF 56.64 FEET; [13] THENCE S.69°16'18"E., A DISTANCE OF 85.45 FEET; [14] THENCE S.10°28'25"E., A DISTANCE OF 48.65 FEET; [15] THENCE S.31°31'34"E., A DISTANCE OF 42.07 FEET; [16] THENCE S.27°24'05"E., A DISTANCE OF 93.31 FEET; [17] THENCE S.49°00'23"E., A DISTANCE OF 35.15 FEET; [18] THENCE S.82°22'18"E., A DISTANCE OF 33.86 FEET; [19] THENCE N.08°00'58"E., A DISTANCE OF 35.98 FEET; [20] THENCE N.36°17'51"W., A DISTANCE OF 109.49 FEET; [21] THENCE N.19°53'52"W., A DISTANCE OF 89.25 FEET; [22] THENCE N.14°10'19"E., A DISTANCE OF 101.17 FEET; [23] THENCE N.37°26'24"E., A DISTANCE OF 129.96 FEET; [24] THENCE N.64°25'23"E., A DISTANCE OF 123.64 FEET; [25] THENCE S.79°11'11"E., A DISTANCE OF 134.27 FEET; [26] THENCE N.27°37'14"E., A DISTANCE OF 43.80 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°37'14"E., A RADIAL DISTANCE OF 9350.00 FEET; [27] THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°37'03", A DISTANCE OF 590.33 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 32°46'18"; [28] THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 523.35 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 16°28'34"; [29] THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.59 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 61°02'55"; [30] THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 527.42 FEET TO THE WESTERLY LINE OF GREYHAWK LANDING, PHASE 1, RECORDED IN PLAT BOOK 38, PAGES 129 THROUGH 141, SAID PUBLIC RECORDS; THENCE S.00°13'10"E., ALONG SAID WESTERLY LINE, A DISTANCE OF 567.44 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THE AURORA FOUNDATION OFFICE SITE AS LAID OUT AND LOCATED (THE FOLLOWING TWO CALLS ARE ALONG SAID LINE AND THE LINES OF SAID AURORA FOUNDATION OFFICE SITE); THENCE N.87°58'40"W., A DISTANCE OF 858.69 FEET; THENCE S.02°01'20"W., A DISTANCE OF 295.00 FEET; THENCE N.87°58'40"W., A DISTANCE OF 425.17 FEET TO THE EASTERLY LINE OF THE BRADENTON MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED, (THE FOLLOWING TWO CALLS ARE ALONG THE LINES OF SAID MISSIONARY VILLAGE SITE); THENCE N.00°07'53"E., A DISTANCE OF 625.89 FEET; THENCE N.89°52'07"W., A DISTANCE OF 1266.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,9324 ACRES, MORE OR LESS,

GREYHAWK LANDING CDD

EXHIBIT "5d"



GREYHAWK LANDING WEST DISTRICT PROPERTY DESCRIPTION

LESS THE FOLLOWING DESCRIBED PARCEL:

PARCEL 5-B

A TRACT OF LAND IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF EXHIBIT "A" BEING THE PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 2082 AT PAGE 4265 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE S.00°13'10"E., ALONG THE WESTERLY LINE OF GREYHAWK LANDING, PHASE 1, PLAT BOOK 38 AT PAGE 129, SAID PUBLIC RECORDS, A DISTANCE OF 567.44 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THE AURORA FOUNDATION OFFICE SITE AS LAID OUT AND LOCATED; THENCE N.87°58'40"W. ALONG SAID EASTERLY EXTENSION AND NORTHERLY LINE, A DISTANCE OF 678.13 FEET TO THE POINT OF BEGINNING, THE FOLLOWING TWO CALLS ARE ALONG THE LINES OF SAID AURORA FOUNDATION OFFICE SITE; THENCE N.87°58'40"W. A DISTANCE OF 180.56 FEET; THENCE S.02°01'20"W. A DISTANCE OF 295.00 FEET; THENCE N.87°58'40"W. A DISTANCE OF 425.17 FEET TO THE EASTERLY LINE OF THE MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED; THENCE N.00°07'53"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 625.89 FEET; THENCE S.70°55'39"E. A DISTANCE OF 419.43 FEET; THENCE S.47°05'19"E. A DISTANCE OF 126.62 FEET; THENCE S.48°28'14"E. A DISTANCE OF 50.01 FEET; THENCE S.47°21'17"E. A DISTANCE OF 120.00 FEET; THENCE S.02°01'20"W. A DISTANCE OF 14.74 FEET TO THE POINT OF BEGINNING.

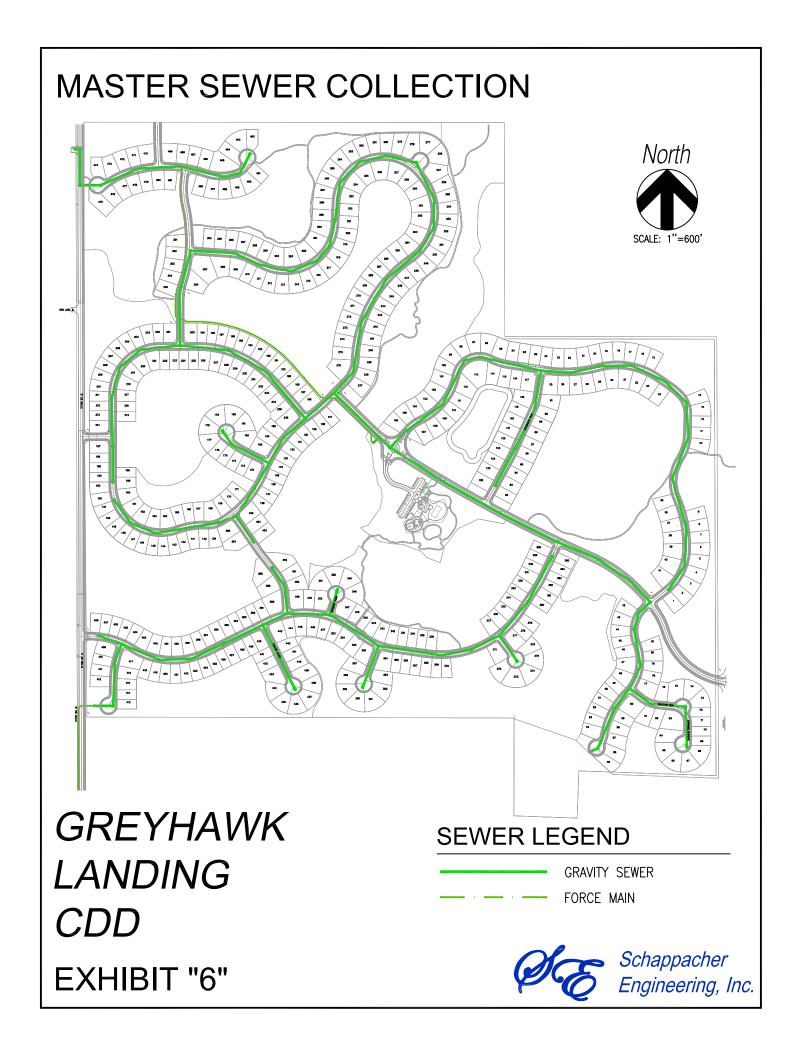
CONTAINING 5.9217 ACRES, MORE OR LESS.

NET AREA OF PARCEL IS 55.0107 ACRES, MORE OR LESS.

GREYHAWK LANDING CDD

EXHIBIT "5e"

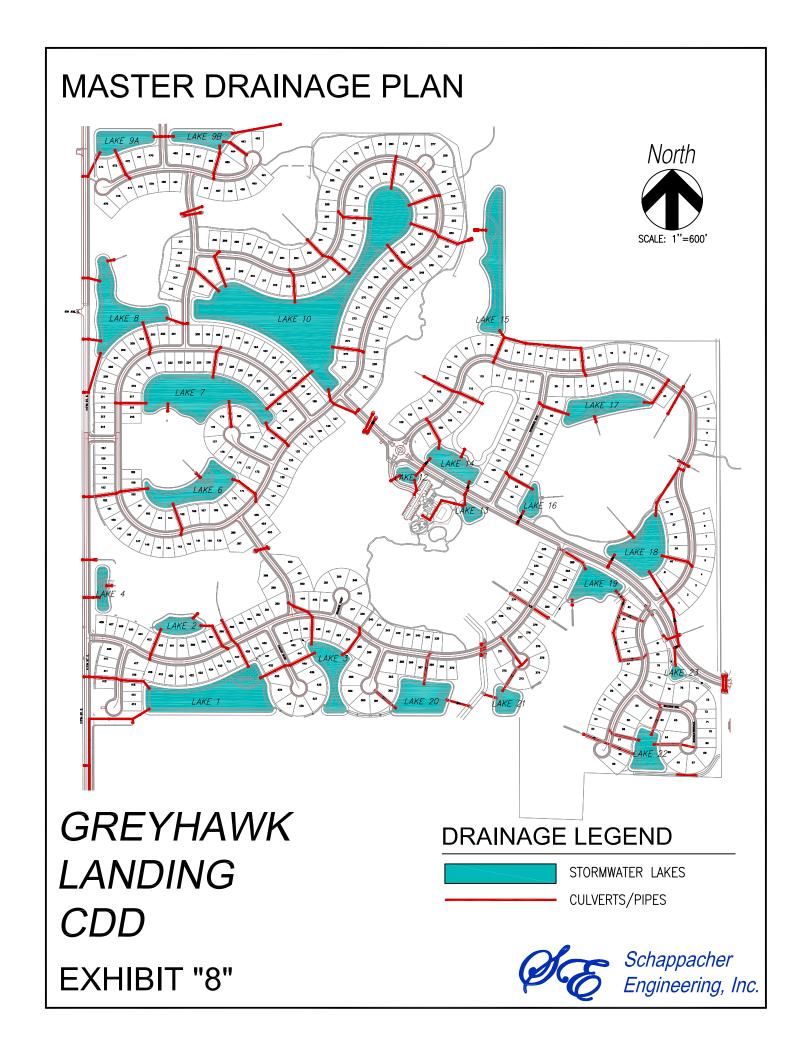




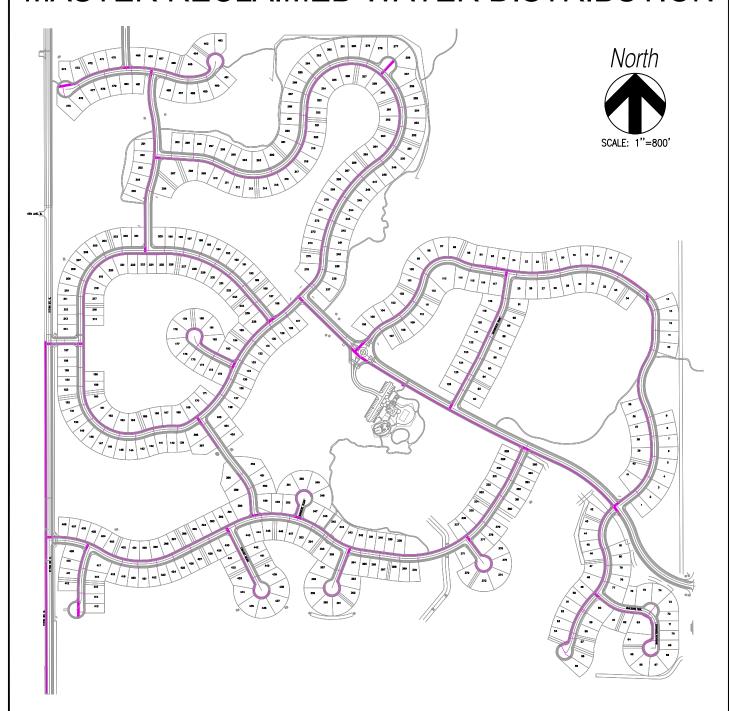
MASTER WATER DISTRIBUTION North **GREYHAWK** WATER LEGEND **LANDING** WATER DISTRIBUTION SYSTEM CDD

EXHIBIT "7"

Schappacher Engineering, Inc.



MASTER RECLAIMED WATER DISTRIBUTION



GREYHAWK LANDING CDD

EXHIBIT "9"

RECLAIMED WATER LEGEND

RECLAIMED WATER SYSTEM

