



**WEST VILLAGES
IMPROVEMENT DISTRICT**

**CITY OF NORTH PORT
SARASOTA COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 18, 2022
11:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.westvillagesid.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

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AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Public Safety Building Training Room
19955 Preto Blvd., Venice, Florida 34293
REGULAR BOARD MEETING & PUBLIC HEARING
August 18, 2022
11:00 a.m.

A. Call to Order	
B. Proof of Publication	Page 1
C. Establish Quorum	
D. Additions or Deletions	
E. Comments from the Public on All Agenda Items	
F. Approval of Minutes	
1. July 14, 2022 Regular Board Meeting Minutes	Page 2
G. General District Matters	
1. Public Hearing – Fiscal Year 2022/2023	
a. Proof of Publication	Page 13
b. Receive Public Comments on Fiscal Year 2022/2023 Final Budget and Assessments	
c. Consider Resolution No. 2022-19 – Adopting a Fiscal Year 2022/2023 Final Budget	Page 14
d. Consider Resolution No. 2022-20 – Adopting a Fiscal Year 2022/2023 Assessment Roll	Page 64
2. Public Hearing – Uniform Method	
a. Proof of Publication	Page 70
b. Receive Public Comments on Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments	
c. Consider Resolution No. 2022-21 – Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments	Page 71
3. Consider Resolution No. 2022-22 – Adopting a Fiscal Year 2022/2023 Meeting Schedule	Page 76
4. Review of Meeting Notes for Irrigation Meeting with Gran Paradiso Property Owners Association Directors and Residents Held June 13, 2022	Page 78
5. Consider Approval of Agreement with Gravina Smith Matte & Arnold for Public Relations Services	Page 80
H. Unit of Development No. 1	
1. Public Hearing – Revised Plan of Improvements	
a. Proof of Publication	Page 87
b. Receive Public Comments on Adoption of Revised Plan of Improvements	
c. Consider Resolution No. 2022-23 – Adopting Revised Plan of Improvements and Setting Public Hearing on Adoption of Revised Assessment Report of Benefits	Page 88
2. Consider Resolution No. 2022-24 – Approving Form of FDOT Maintenance Agreement	Page 304
3. Consider Approval of Change Order No. 12 to Garney Companies, Inc. for Village F Lift Stations and RCWM Extension (Final Change Order)	Page 340

I. Unit of Development No. 3

1. Update on Use of Bonds Funds Relative to Irrigation Enhancements
2. Update on Status of Unit 3 Bonds Requisition Audit

J. Unit of Development No. 7

1. Public Hearing – Imposing Special Assessments on Added Property

- a. Proof of Publication.....Page 342
- b. Receive Public Comments on Imposing Special Assessments on Added Property
- c. Consider Resolution No. 2022-25 – Imposing Special Assessments on Added Property.....Page 343

K. Unit of Development No. 9

1. Public Hearing – Imposing Debt Service Assessments

- a. Proof of Publication.....Page 465
- b. Consider Approval of Final Master Engineer's Report.....Page 468
- c. Consider Approval of Final Master Assessment Methodology Report.....Page 480
- d. Receive Public Comments on Imposing Debt Service Assessments
- e. Consider Resolution No. 2022-26 – Imposing Debt Service Assessments.....Page 497

L. Administrative Matters

1. District Engineer
2. District Attorney
3. District Operations Manager
4. District Manager

M. Board Member Comments

N. Adjourn

WEST VILLAGES IMPROVEMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the West Villages Improvement District ("District") will hold the following public hearings and a regular meeting at:

DATE: August 18, 2022
TIME: 11:00 A.M.
LOCATION: Public Safety Building Training Room
 19955 Pardo Blvd.
 Venice, Florida 34293

As a public health precaution, all those attending the meeting in person will be asked to wear a mask and maintain social distancing. The District fully encourages public participation in a safe and efficient manner in light of the COVID-19 public health emergency.

The first public hearing is being held pursuant to Chapter 2004-456, Laws of Florida, as amended ("Act") to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The subsequent public hearings are being held pursuant to the Act and Chapter 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") levied to fund the Proposed Budget for Fiscal Year 2022/2023, to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The O&M Assessments levied upon the lands located within "District Proper," Unit of Development No. 1 ("Unit No. 1"), Unit of Development No. 2 ("Unit No. 2"), Unit of Development No. 3 ("Unit No. 3"), Unit of Development No. 4 ("Unit No. 4"), and Unit of Development No. 5 ("Unit No. 5"), and together with District Proper, Unit No. 1, Unit No. 2, Unit No. 3, and Unit No. 4, the "O&M Units" of the District are planned to increase in Fiscal Year 2022/2023. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments within the District as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the property that is potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit	Total # of Planned Units	Product Type	Assessment Factor
District Proper	22,548	n/a	Half-acre or less portions
Unit No. 1	16,286	n/a	Half-acre or less portions
Unit No. 2			
Islandwalk	1,799	Single Family	23.97%
	70	3BDR Multi-Family	0.93%
Gran Paradiso			
	1,439	Single Family	21.40%
	260	3BDR Multi-Family	3.55%
	260	2BDR Multi-Family	3.16%
		Undeveloped land	Planned units per parcel
Town Center			
	76	3BDR Multi-Family	0.98%
	140	2 BDR Multi-Family	1.62%
	92.49 (acres)	Commercial/Office	41.73%
		Undeveloped land	Planned units per parcel
Unit No. 3			
	5	35' Pre-Lennar	Per unit
	6	70' Pre-Lennar	Per unit
	5	80' Pre-Lennar	Per unit
	4	45' Pre-Lennar (LW)	Per unit
	10	65' Pre-Lennar (LW)	Per unit
	179	35'	Per unit
	420	townhome	Per unit
	116	Coach	Per unit
	59	45'	Per unit
	513	52'	Per unit
	131	62'	Per unit
	79	65'	Per unit
	56	70'	Per unit
	252	75'	Per unit
	65	80'	Per unit
		Undeveloped land	Planned units per parcel
Unit No. 4			
Renaissance			
	224	35' Villa/Multi-Family	Per unit
	273	50' Single Family	Per unit
	193	60' Single Family	Per unit
		Undeveloped land	Per acre
Oasis			
	92	60' Single Family	Per unit
	44	70' Single Family	Per unit
		Undeveloped land	Per acre
Preserve			
	90	33' Villa/Multi-Family	Per unit
	110	50' Single Family	Per unit
Unit No. 5	n/a	n/a	n/a
Unit No. 6	n/a	n/a	n/a
Unit No. 7(Master)			
	1,887	50' Single Family	1 ERU
	77	74' Single Family	1.48 ERU
	216	Coach	.75 ERU
	206	2-Story	.55 ERU
	390	4-Story	.5 ERU
		Undeveloped land	Per acre
Unit No. 7(Village B)			
	111	50' Single Family	1 ERU
		Undeveloped land	Per acre
Unit No. 7(Village F-1)			
	102	37' Single Family	.8 ERU
	92	50' Single Family	1 ERU
	76	60' Single Family	1.2 ERU
		Undeveloped land	Per acre
Unit No. 7(Village F-5)			
	158	Duplex/Joined Villa	.7 ERU
	115	40' Single Family	.8 ERU
	125	50' Single Family	1 ERU
		Undeveloped land	Per acre
Unit No. 8			
	390	4-Story	.624 ERU
	268	2-Story	.75 ERU
	268	Coach	.88 ERU
	254	50' Single Family	1 ERU
	140	75' Single Family	1.26 ERU
	128 (acres)	Golf Course	.15 ERU
		Undeveloped land	Per acre
Unit No. 9			
	238	50'	1.00 ERU
	98	62'	1.24 ERU
	81	75'	1.50 ERU
	63	85'	1.70 ERU
	248	Coach	0.50 ERU
		Undeveloped land	Per acre

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Sarasota County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for the O&M Assessments levied and imposed on the lands within O&M Units, such that no assessment hearing shall be held or notice provided in future years unless the assessments relative to such unit are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a

bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Special District Services, Inc., at i) 2501-A Burns Road, Palm Beach Gardens, Florida 33410 or 19503 S. West Villages Parkway, #A4, Venice, Florida 34293, ii) (941) 244-2805 or iii) wrosley@sdslinc.org ("District Manager's Office"), during normal business hours or on the District's website listed above. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8777 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the West Villages Improvement District ("District") prior to June 15, 2022, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services together, "Services" set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended, ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. DECLARING ASSESSMENTS. Pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 19503 S. West Villages Parkway, #A4, Venice, Florida 34293. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

SECTION 3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set remotely via Zoom communications media technology and in person at:

DATE: August 18, 2022
HOUR: 11:00 A.M.
LOCATION: Public Safety Building Training Room
 19955 Pardo Boulevard
 Venice, Florida 34293

SECTION 4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Sarasota County and the City of North Port at least 60 days prior to the hearing set above.

SECTION 5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

SECTION 6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Sarasota County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST: **WEST VILLAGES IMPROVEMENT DISTRICT**

/s/ Secretary/Assistant Secretary */s/* Chairman, Board of Supervisors

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 07/28/22 & 08/05/22

**WEST VILLAGES IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JULY 14, 2022**

A. CALL TO ORDER

The July 14, 2022, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 11:20 a.m. in the Public Safety Bilding Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on July 1, 2022, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

Chairman	John Luczynski	Present in person
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present in person

Staff members in attendance were:

District Manager	William Crosley	Special District Services, Inc.
District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry

Also present were the following: Kevin Shaughnessy, Lex Van Brero, Ghyll and Bruce Theurer and Mike Milak.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

Mr. Shaughnessy stated that he wanted to recognize the work and resource efforts related to the irrigation meeting held on June 13, 2022, with representatives of the Gran Paradiso Property Owners Association President, Steve Glunt and Board Member John Meisel. Mr. Shaughnessy noted that he believed the effort to be a large volume of work, which was very informative and cleared up many questions. Mr. Shaughnessy went on to request that if there was the opportunity to use any construction funds available in Unit 3 for irrigation upgrades, such as irrigation head replacements in order to enhance water conservation. District staff will look into the possibility

of the use of bond issued construction funds as an approvable cost and what, if any funds currently exist versus these costs being a maintenance item which may not be an approvable expense. Operations' Manager Mike Smith requested that a proposal for this expense be provided to District staff while this matter was being researched. Mr. Dobrin thanked Mr. Shaughnessy for bringing this matter to the attention of the District Board and indicated that he felt this should be approved as an improvement instead of being a maintenance item. Mr. Luczynski stated that he would support a vote approving this project, if it is determined to be an approvable bond construction expense. An update on this matter will be provided at the next meeting.

Mr. Theurer suggested that a golf cart path be created from the Island Walk entrance down to the new Public Safety building on Preto Boulevard. Mr. Luczynski asked the District Engineer and Operations' Manager to look into this matter and report back at a future meeting.

Mr. Milak commented on the fish kill matter in the Renaissance lakes and weed growth along the banks of the lakes. Operations' Manager Mike Smith stated, pursuant to the current pond maintenance agreement between the District and the Renaissance Homeowners' Association, it provides that the area above the water level is the HOA's responsibility to maintain in addition to any fountains. Mr. Milak commented that he was unable to obtain a copy of the maintenance agreement from his HOA. District Manager Crosley reported to Mr. Milak that he had just the emailed him the agreement.

F. APPROVAL OF MINUTES

1. June 9, 2022, Regular Board Meeting

The minutes of the June 9, 2022, Regular Board Meeting were presented for consideration.

A MOTION was made by Mr. Lewis, seconded by Ms. Masney approving the minutes of the June 9, 2022, Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

1. Consider Resolution No. 2022-12 – Canvassing and Certifying Results of Boundary Amendment Referendum

Resolution No. 2022-12 was presented, entitled:

RESOLUTION 2022-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WEST VILLAGES IMPROVEMENT DISTRICT
CANVASSING AND CERTIFYING THE RESULTS OF THE
LANDOWNERS' REFERENDUM REGARDING THE
AMENDMENT TO CHAPTER 2004-456, LAWS OF
FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE**

A MOTION was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously canvassing and certifying the results of the Boundary Amendment Referendum of 2,247 affirmative votes and no opposing votes, thus adopting Resolution 2022-12, as presented.

2. Consider Resolution No. 2022-13 – Regarding Intent to Utilize Uniform Method

Resolution No. 2022-13 was presented, entitled:

RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

The District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments. This resolution sets a Public Hearing date that will be held to adopt the Uniform Method for August 18, 2022, at 11:00 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

A **MOTION** was made by Mr. Lewis. Seconded by Mr. Dobrin and passed unanimously adopting Resolution No. 2022-13, as presented, setting a Public Hearing date to adopt the Uniform Method for August 18, 2022, at 11:00 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

H. UNIT OF DEVELOPMENT NO. 1

1. Consider Boundary Amendment Agreement Adding Property to Unit No. 1 (Diocese Property and Hospital Site)

This Boundary Amendment Agreement adds the parcels known as the Diocese and Hospital Property with the landowners into the Unit of Development No. 1.

Discussion ensued after which the following motion was made:

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Boundary Amendment Agreement adding property to Unit No. 1 (Diocese Property and Hospital Site), as presented.

2. Consider Boundary Amendment Agreement Adding Property to Unit No. 1 (Pine Street)

This Boundary Amendment Agreement adds the parcels known as the Pine Street Right of Way property with the landowners into the Unit of Development No. 1.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Boundary Amendment Agreement adding property to Unit No. 1 (Pine Street Right of Way Property), as presented.

3. Consider Resolution No. 2022-14 – Setting a Public Hearing for Consideration of Adoption of Proposed Revised Plan of Improvements

Resolution No. 2022-14 was presented, entitled:

RESOLUTION 2022-14

[UNIT NO. 1 2022 BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING ON THE DISTRICT'S CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; FILING THE PROPOSED REVISED PLAN OF IMPROVEMENTS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED AND MAILED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Luczynski and passed unanimously adopting Resolution 2022-14, as presented, setting public hearing for August 18, 2022, at 11:00 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

I. UNIT OF DEVELOPMENT NO. 3

1. Consider Revised Gran Paradiso Gate Operations Policies

At the request of the Gran Paradiso Property Owners' Association, District staff was asked to review updates to the existing gate operations policy. The District owns certain roadways and other public infrastructure within the community (the "Facilities") that are located behind gates and gatehouse infrastructure that is operated and maintained by the Gran Paradiso Property Owners' Association, Inc. Accordingly, the District must ensure that access to the community by members of the public is afforded pursuant to State and Federal law. With new upgraded

infrastructure, the gate policy needed to be revised. District staff was agreeable with the requested policy changes. This update primarily allows the rear gate to be accessible to residents with access to the general public only available at the front gate. Mr. Dobrin requested an update to the Gran Paradiso Property Owners' Association maintenance agreement. Mr. Luczynski noted that the Gran Paradiso Property Owners' Association has not, to date, officially requested that the agreement be amended. District staff can amend that agreement, if requested.

A **MOTION** was made by Ms. Masney, seconded by Mr. Dobrin and passed unanimously approving the Revised Gran Paradiso Gate Operations Policies, as presented.

2. Consider Proposals for Unit 3 Bond Requisition Audit

Mr. Luczynski noted that he had requested proposals for conducting a financial audit for Unit of Development No. 3. The purpose of the audit was to definitively provide answers to exactly how bond funds were used.

Questions have arisen over the years with answers provided that come back up again later. The purpose of the audit was to definitively provide answers as to how Unit of Development No. 3 bond funds were used for public improvements.

Outside engineer firms were contacted so that the audit could be conducted by a company who has not performed work for the District in the past.

Many firms were asked to provide a proposal for the audit however, only two responded. The estimates provided by GAI Consulting Inc. and Giffels Webster Engineering Inc. were submitted after reviewing sample Unit of Development No. 3 bond requisitions. The estimates were provided based on a time and material basis to provide a summary compilation of what was actually constructed pursuant to the engineer's report for improvement projects such as roadway construction, stormwater management, irrigation, etc. The greater preponderance will be confined to inside the Gran Paradiso community, but any claims or questions that bond funds were used outside of Unit of Development No. 3, which is specific to the Gran Paradiso community, can only be confirmed or denied. Mr. Dobrin stated that he opposed approval because he felt there was plenty information for the District to delineate that.

Mr. Luczynski commented that John Meisel recently stated publicly that Unit of Development No. 3 bond funds were used for the signalization of West Villages Parkway and U.S. 41, even though District staff had provided him the information approximately two years ago, that was not accurate. Mr. Meisel has also made the statement again within the last six weeks that Unit of Development No. 3 bonds funds were used for the signalization. Mr. Luczynski also stated that Mr. Meisel impinged on his integrity just last month and included every one of the District's Board Members except for Mr. Dobrin. Mr. Luczynski further stated that he felt that the current Board has operated with a more cautious fiduciary position than ever before and this audit would eliminate "coffee clutch" discussion and innuendos of money being spent that Gran Paradiso residents paid for other people's improvements outside of Gran Paradiso.

Mr. Luczynski stated for the record that Mr. Dobrin opposed the audit so miscommunication can continue to be filtered and provided to residents by his group, Mr. Meisel's, and others who continue to provide misinformation to the residents of the District.

Mr. Dobrin stated for the record that he refuted the personal attack and being bullied by such behavior in a unit of local government. Mr. Luczynski indicated that Mr. Dobrin was on record making those comments.

Ms. Masney indicated that she felt personally attacked by Mr. Meisel who continually publicly questions the integrity of the Board. Ms. Masney further stated that she has taken an oath as Supervisor and feels attacked every time Mr. Meisel says that and she wants it to stop and that she has a family and life after this job and does not condone that type of behavior. That dialogue needs to stop today and this audit will stop it. The next time Mr. Meisel does this against her character she will take personal legal action.

Mr. Luczynski commented that on numerous sources Mr. Dobrin specifically has said to numerous people in other neighborhoods and residents within Gran Paradiso that he knows Unit No. 3 expenses went to help other projects outside of Unit of Development No. 3 and we are going to find out if that is the truth. Mr. Luczynski said that he believed that Mr. Dobrin opposed the audit because he liked the idea of having a “gray area.” This audit will remove that “gray area” to “black and white,” while removing the significant misinformation that is out there regarding the use of Unit of Development No. 3 bond funds.

A **MOTION** was made by Mr. Luczynski, seconded by Mr. Lewis approving the proposal from Giffels Webster Engineering for the Unit 3 Bond Requisition Audit with expenses being paid from the Unit No. 3 operating account. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Dobrin dissenting.

J. UNIT OF DEVELOPMENT NO. 6

1. Consider Boundary Amendment Agreement Adding Property to Unit No. 6 (Diocese Property)

The landowner approached the District and requested that it amend the current boundary of Unit No. 6 to include a portion of property known as the Diocese Property, which consists of approximately 20 acres located within the jurisdictional boundaries of the District. The landowner agreed to fund the District’s costs related to the Unit Amendment and accordingly, the District is amenable to approving the Unit Amendment pursuant to the terms hereof.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the Boundary Amendment Agreement, adding property to Unit No. 6 (Diocese Property), as presented.

K. UNIT OF DEVELOPMENT NO. 7

1. Consider Boundary Amendment Agreement Adding Property to Unit No. 7

The landowner approached the District and requested that it amend the current boundary of Unit No. 7 to include a portion of property which consists of approximately 20 acres located within the jurisdictional boundaries of the District. The landowner agreed to fund the District’s costs related to the Unit Amendment and accordingly, the District is amenable to approving the Unit Amendment pursuant to the terms hereof. The landowner has acknowledged and agrees that the property receives the same benefits as are reasonably available to it as similarly classified parcels

of real property within Unit No. 7, as set forth in more detail in the 2019 Plan of Improvements and the 2019 Assessment Report

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Boundary Amendment Agreement, adding property to Unit No. 7, as presented.

2. Consider Resolution No. 2022-15 – Declaring Intent to Impose Special Assessments on Added Property

Resolution No. 2022-15 was presented, entitled:

RESOLUTION 2022-15

[UNIT NO. 7 2022 BOUNDARY AMENDMENT]

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 7 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

Resolution 2022-15 declares the District's intent to impose assessments on the newly added property into Unit of Development No. 7.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-15, as presented.

3. Consider Resolution No. 2022-16 – Setting a Public Hearing on Imposition of Special Assessments on Added Property

Resolution No. 2022-16 was presented, entitled:

RESOLUTION 2022-16

[UNIT NO. 7 2022 BOUNDARY AMENDMENT]

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18TH, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-16, as presented, setting the Public Hearing for August 18, 2022.

L. UNIT OF DEVELOPMENT NO. 9

1. Consider Preliminary Master Engineer's Report

Mr. Ellis presented the Preliminary Engineer's Report, noting that infrastructure improvements may include public roadways, including thoroughfares, arterial, collector, or local streets; drainage and stormwater improvements; water and sewer facilities; irrigation facilities; public roadway landscape, lighting, signage, and furnishings; entry features; and consulting and contingencies. The total estimated cost of the construction of the project is \$51,000,000.

A **MOTION** was made by Ms. Masney, seconded by Mr. Lewis and passed unanimously approving the Preliminary Master Engineer's Report, as presented.

2. Consider Preliminary Master Assessment Methodology Report

Mr. Crosley presented the Preliminary Master Assessment Methodology Report, which equitably allocates the costs being incurred by the District to provide improvements to all assessable lands within Unit No. 9. The bonds issued to finance the project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 9. There are 728 planned units with several different types of product to be assessed. The assessments will defray approximately \$63,905,000, which includes the estimated cost plus financing-related costs, capitalized interest, and debt service reserve.

A **MOTION** was made by Ms. Masney, seconded by Mr. Lewis and passed unanimously approving the Preliminary Master Assessment Methodology Report, as presented.

3. Consider Resolution No. 2022-17 – Declaring Debt Services Assessments

Resolution No. 2022-017 was presented, entitled:

RESOLUTION 2022-17

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO UNIT OF DEVELOPMENT NO. 9 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

Resolution 2022-17 declares the District's intent to impose master assessments for the project described in the Preliminary Master Engineer's Report and Preliminary Master Assessment Methodology Report.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2022-17, as presented.

4. Consider Resolution No. 2022-18 – Setting a Public Hearing on Debt Service Assessments

Resolution No. 2022-18 was presented, entitled:

RESOLUTION 2022-18

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 9 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2022-18, as presented, setting the Public Hearing for August 18, 2022.

M. ADMINISTRATIVE MATTERS

1. District Engineer

a. Stormwater Management Projection Report

Mr. Ellis presented the Stormwater Management Projection Report. This unbudgeted mandated report has been prepared to meet the requirements of Section 403.9302, Florida Statutes, and will be updated and submitted to the County every 5 years.

2. District Attorney

Ms. Whelan reported that the Unit 9 Bond Validation Hearing was scheduled for September 27, 2022, at 10:00 a.m. Ms. Whelan also reported that District staff and representatives of the developer's legal team had a community meeting with residents from Gran Paradiso along with Gran Paradiso Property Owners Association board members, Steve Glunt, President and Director John Meisel. An extensive PowerPoint was presented at the meeting. The PowerPoint will be posted on the District's website and also provided to the District Board Supervisors and Gran Paradiso POA board members. The detailed meeting focused on water conservation, how the District's water use permit operates, including the District's water use rights, and irrigation water allocations specific to Gran Paradiso.

3. District Operations' Manager

There was no District Operations' Manager update at this time.

4. District Manager

Mr. Crosley reported that the next meeting was scheduled for August 18, 2022, at 11:00 a.m. for the final budget hearing and Public Hearings for Unit No. 9 matters. He also advised that District meetings would move forward without utilizing Zoom video. A telephone line will be available only for District staff or other professionals.

N. BOARD MEMBER COMMENTS

Mr. Dobrin noted that the entrance area to Gran Paradiso regularly floods in the area of the FDOT right of way and that he would be contacting FDOT to seek any help to resolve that matter.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:00 p.m. on a MOTION made by Mr. Lewis, seconded by Ms. Masney and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

WEST VILLAGES IMPROVEMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET, NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME, AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the West Villages Improvement District ("District") will hold the following public hearings and a regular meeting at:

DATE: August 18, 2022
TIME: 11:00 A.M.
LOCATION: Public Safety Building Training Room
19955 Pardo Blvd.
Venice, Florida 34293

As a public health precaution, all those attending the meeting in person will be asked to wear a mask and maintain social distancing. The District fully encourages public participation in a safe and efficient manner in light of the COVID-19 public health emergency.

The first public hearing is being held pursuant to Chapter 2004-456, Laws of Florida, as amended ("Act") to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The subsequent public hearings are being held pursuant to the Act and Chapter 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") levied to fund the Proposed Budget for Fiscal Year 2022/2023, to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. The O&M Assessments levied upon the lands located within "District Proper," Unit of Development No. 1 ("Unit No. 1"), Unit of Development No. 2 ("Unit No. 2"), Unit of Development No. 3 ("Unit No. 3"), Unit of Development No. 4 ("Unit No. 4"), and Unit of Development No. 5 ("Unit No. 5"), and together with District Proper, Unit No. 1, Unit No. 2, Unit No. 3, and Unit No. 4, the "O&M Units" of the District are planned to increase in Fiscal Year 2022/2023. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments within the District as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the property that is potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit	Total # of Planned Units	Product Type	Assessment Factor
District Proper	22,548	n/a	Half-acre or less portions
Unit No. 1	16,286	n/a	Half-acre or less portions
Unit No. 2			
Islandwalk	1,799	Single Family	23.97%
	70	3BDR Multi-Family	0.93%
Gran Paradiso			
	1,439	Single Family	21.40%
	260	3BDR Multi-Family	3.55%
	260	2BDR Multi-Family	3.16%
		Undeveloped land	Planned units per parcel
Town Center			
	76	3BDR Multi-Family	0.98%
	140	2 BDR Multi-Family	1.62%
	92.49 (acres)	Commercial/Office	41.73%
		Undeveloped land	Planned units per parcel
Unit No. 3			
	5	35' Pre-Lennar	Per unit
	6	70' Pre-Lennar	Per unit
	5	80' Pre-Lennar	Per unit
	4	45' Pre-Lennar (LW)	Per unit
	10	65' Pre-Lennar (LW)	Per unit
	179	35'	Per unit
	420	townhome	Per unit
	116	Coach	Per unit
	59	45'	Per unit
	513	52'	Per unit
	131	62'	Per unit
	79	65'	Per unit
	56	70'	Per unit
	252	75'	Per unit
	65	80'	Per unit
		Undeveloped land	Planned units per parcel
Unit No. 4			
Renaissance			
	224	35' Villa/Multi-Family	Per unit
	273	50' Single Family	Per unit
	193	60' Single Family	Per unit
		Undeveloped land	Per acre
Oasis			
	92	60' Single Family	Per unit
	44	70' Single Family	Per unit
		Undeveloped land	Per acre
Preserve			
	90	33' Villa/Multi-Family	Per unit
	110	50' Single Family	Per unit
Unit No. 5	n/a	n/a	n/a
Unit No. 6	n/a	n/a	n/a
Unit No. 7(Master)			
	1,887	50' Single Family	1 ERU
	77	74' Single Family	1.48 ERU
	216	Coach	.75 ERU
	206	2-Story	.55 ERU
	390	4-Story	.5 ERU
		Undeveloped land	Per acre
Unit No. 7(Village B)			
	111	50' Single Family	1 ERU
		Undeveloped land	Per acre
Unit No. 7(Village F-1)			
	102	37' Single Family	.8 ERU
	92	50' Single Family	1 ERU
	76	60' Single Family	1.2 ERU
		Undeveloped land	Per acre
Unit No. 7(Village F-5)			
	158	Duplex/Joined Villa	.7 ERU
	115	40' Single Family	.8 ERU
	125	50' Single Family	1 ERU
		Undeveloped land	Per acre
Unit No. 8			
	390	4-Story	.624 ERU
	268	2-Story	.75 ERU
	268	Coach	.88 ERU
	254	50' Single Family	1 ERU
	140	75' Single Family	1.26 ERU
	128 (acres)	Golf Course	.15 ERU
		Undeveloped land	Per acre
Unit No. 9			
	238	50'	1.00 ERU
	98	62'	1.24 ERU
	81	75'	1.50 ERU
	63	85'	1.70 ERU
	248	Coach	0.50 ERU
		Undeveloped land	Per acre

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Sarasota County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for the O&M Assessments levied and imposed on the lands within O&M Units, such that no assessment hearing shall be held or notice provided in future years unless the assessments relative to such unit are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a

bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Special District Services, Inc., at i) 2501-A Burns Road, Palm Beach Gardens, Florida 33410 or 19503 S. West Villages Parkway, #A4, Venice, Florida 34293, ii) (941) 244-2805 or iii) wrosley@sdslinc.org ("District Manager's Office"), during normal business hours or on the District's website listed above. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8777 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the West Villages Improvement District ("District") prior to June 15, 2022, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services together, "Services" set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended, ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. DECLARING ASSESSMENTS. Pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 19503 S. West Villages Parkway, #A4, Venice, Florida 34293. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

SECTION 3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set remotely via Zoom communications media technology and in person at:

DATE: August 18, 2022
HOUR: 11:00 A.M.
LOCATION: Public Safety Building Training Room
19955 Pardo Boulevard
Venice, Florida 34293

SECTION 4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Sarasota County and the City of North Port at least 60 days prior to the hearing set above.

SECTION 5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

SECTION 6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Sarasota County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST: **WEST VILLAGES IMPROVEMENT DISTRICT**

[Signature] Secretary/Assistant Secretary *[Signature]* Chairman, Board of Supervisors

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 07/28/22 & 08/05/22

RESOLUTION 2022-19

THE ANNUAL APPROPRIATION RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted to the Board of Supervisors (“**Board**”) of the West Villages Improvement District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2004-456(16), Laws of Florida; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2004-456(16), Laws of Florida; and

WHEREAS, the Board set the date for a public hearing thereon and caused notice of such public hearing to be given by publication; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Chapter 2004-456(16), Laws of Florida, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2004-456(16), Laws of Florida ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the West Villages Improvement District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUNDS	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF AUGUST 2022.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

Exhibit A

Fiscal Year 2022/2023 Budget

West Villages Improvement District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

Prepared by



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Recap By Unit

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Total
REVENUES										
O & M Assessments	334,602	2,161,960	55,683	284,282	105,718	0	15,486	0	0	2,957,730
O & M Direct Bill	24,330	43,405	1,513	0	-1,620	87,255	362,599	149,405	53,655	720,542
Debt Assessments	0	2,357,243	2,686,290	1,339,807	866,319	0	184,260	0	0	7,433,919
Debt Direct Bill	0	158,185	70,400	0	23,326	3,625,720	2,333,781	725,308	0	6,936,721
Interest / Other Income	1,000	0	0	0	0	0	0	0	0	1,000
Developer Funding	0	0	0	0	0	0	0	0	0	0
Carry Over From Prior Year	18,205	0	0	0	0	0	0	0	0	18,205
Total Revenues	\$ 378,137	\$ 4,720,793	\$ 2,813,886	\$ 1,624,089	\$ 993,744	\$ 3,712,975	\$ 2,896,126	\$ 874,713	\$ 53,655	\$ 18,068,118
EXPENDITURES										
Infrastructure Maintenance	0	1,967,143	0	100,620	40,650	10,000	283,500	60,250	0	2,462,163
GIS Project	40,000	0	0	0	0	0	0	0	0	40,000
Engineering	45,000	25,000	2,000	25,000	2,500	2,500	20,000	20,000	5,000	147,000
Management	60,586	12,005	12,005	12,005	12,005	12,005	12,005	12,005	12,005	156,626
Operations Administration	31,300	33,300	15,650	17,650	17,650	17,650	17,650	15,650	15,650	182,150
Legal	75,000	25,000	10,000	100,000	13,000	10,000	20,000	15,000	5,000	273,000
Assessment Roll	7,500	1,500	1,500	1,500	1,500	0	1,500	1,500	1,500	18,000
Audit Fees	6,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	30,000
Arbitrage Rebate Fee	0	1,500	1,500	1,500	1,500	0	1,500	1,500	1,000	10,000
Rents & Leases	15,000	0	0	0	0	0	0	0	0	15,000
Insurance	47,000	0	0	0	0	0	0	0	0	47,000
Legal Advertising	15,000	0	0	0	0	0	0	0	0	15,000
Miscellaneous	3,175	1,700	1,700	1,700	1,700	25,000	5,000	10,000	5,000	54,975
Postage	3,000	0	0	0	0	0	0	0	0	3,000
Office Supplies	8,000	0	0	0	0	0	0	0	0	8,000
Trustee Fees	0	5,000	5,000	3,750	3,750	5,600	12,000	10,000	5,000	50,100
Website	1,500	0	0	0	0	0	0	0	0	1,500
Continuing Disc Fee	0	500	1,500	500	500	1,500	1,000	500	500	6,500
Total Expenditures	\$ 358,061	\$ 2,075,648	\$ 53,855	\$ 267,225	\$ 97,755	\$ 87,255	\$ 377,155	\$ 149,405	\$ 53,655	\$ 3,520,013
Excess / (Shortfall)	\$ 20,076	\$ 2,645,146	\$ 2,760,031	\$ 1,356,864	\$ 895,989	\$ 3,625,720	\$ 2,518,971	\$ 725,308	\$ -	\$ 14,548,105
Payment to Trustee (Unit 1)	0	(2,373,994)	0	0	0	0	0	0	0	(2,373,994)
Payment to Trustee (Unit 2)	0	0	(2,595,513)	0	0	0	0	0	0	(2,595,513)
Payment to Trustee (Unit 3)	0	0	0	(1,259,419)	0	0	0	0	0	(1,259,419)
Payment to Trustee (Unit 4)	0	0	0	0	(837,666)	0	0	0	0	(837,666)
Payment to Trustee (Unit 5)	0	0	0	0	0	(3,625,720)	0	0	0	(3,625,720)
Payment to Trustee (Unit 7)	0	0	0	0	0	0	(2,506,985)	0	0	(2,506,985)
Payment to Trustee (Unit 8)	0	0	0	0	0	0	0	(725,308)	0	(725,308)
BALANCE	\$ 20,076	\$ 271,152	\$ 164,518	\$ 97,445	\$ 58,322	\$ -	\$ 11,985	\$ -	\$ -	\$ 623,499
County Appr & Tax Coll Fee	(6,692)	(90,384)	(54,839)	(32,482)	(19,441)	-	(3,995)	-	-	(207,833)
Discounts For Early Payments	(13,384)	(180,768)	(109,679)	(64,964)	(38,881)	-	(7,990)	-	-	(415,666)
Net Excess / (Shortfall)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Infrastructure Maintenance Breakdown

FY 2022 - 2023	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Total
MAINTENANCE EXPENDITURE									
Lake / Littoral Maintenance	0	110,000	0	0	38,400	10,000	2,250	3,000	163,650
Mitigation Maintenance	0	2,250	0	0	2,250	0	2,250	2,250	9,000
Road Maintenance / Resurface	0	78,865	0	100,620	0	0	0	0	179,485
Road Reconstruction / Widening	0	276,028	0	0	0	0	0	0	276,028
Landscaping	0	912,000	0	0	0	0	279,000	31,000	1,222,000
Security Services	0	26,000	0	0	0	0	0	0	26,000
Street Lighting	0	464,000	0	0	0	0	0	24,000	488,000
Canal Maintenance / Repayment	0	48,000	0	0	0	0	0	0	48,000
Misc Maintenance/Repairs	0	50,000	0	0	0	0	0	0	50,000
Total Maintenance Expenditure	\$ -	\$ 1,967,143	\$ -	\$ 100,620	\$ 40,650	\$ 10,000	\$ 283,500	\$ 60,250	\$ 2,462,163

FY 2021 - 2022	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Total
MAINTENANCE EXPENDITURE									
Lake / Littoral Maintenance	0	50,000	0	0	38,400	8,000	20,700	3,000	120,100
Mitigation Maintenance	0	2,250	0	0	2,250	0	2,250	2,250	9,000
Road Maintenance / Resurface	0	248,000	0	102,000	0	0	0	0	350,000
Landscaping	0	660,000	0	0	0	0	322,000	31,000	1,013,000
Security Services	0	21,000	0	0	0	0	0	0	21,000
Street Lighting	0	100,500	0	0	0	0	111,000	24,000	235,500
Canal Maintenance / Repayment	0	73,500	0	0	0	0	0	0	73,500
Miscellaneous Maintenance/Repair:	0	3,000	0	0	0	0	0	0	3,000
Total Maintenance Expenditure	\$ -	\$ 1,158,250	\$ -	\$ 102,000	\$ 40,650	\$ 8,000	\$ 455,950	\$ 60,250	\$ 1,825,100

NOTES:

Unit 1 Lake maintenance increase from treatments to PILI, II, Grand Lake, and additional ponds

Unit 4 lake maintenance increase from Rennaisance lake modifications to lake 8 additional 4.25 acres,

Road resurfacing from District Engineer road report

Unit 1 Resurfacing from spreadsheet reviewed by board on 2/10/22

Unit 3 Road resurfacing from spreadsheet reviewed by board on 2/10/2022

Unit 1 Landscape and Street Lighting includes current contract price and additon of West Villages Parkway and Preto extension,(previosly Unit 7 expenses) also

includes 6 months of Manasota Beach Rd, Preto Boulevard, and West Villages Parkway Extension II

Unit 7 landscape and Street Lighting includes annual expense of Mezzo Drive, Merlot Avenue, and six months of Mansota Beach Road, Preto Boulevard, and West Villages Parkway Extension

Unit 1 increase to Security due to holiday pay

Unit 1 Canal maintenance also includes 2nd payment to devleoper \$35,500 and annual chemical maintenance

Misc repairs increase Paver repairs, sidewalk repairs, dog park repairs, playground repairs

District Proper

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	321,836	334,602
O & M Direct Bill	24,330	24,330
Debt Assessments	0	0
Debt Direct Bill	0	0
Developer Contribution	0	0
Interest Income	1,000	1,000
Other	0	0
Carry Over Revenues	18,205	18,205
Total Revenues	\$ 365,371	\$ 378,137
EXPENDITURES		
GIS Project	40,000	40,000
Engineering	40,000	45,000
Management	60,586	60,586
Operations Administration	31,300	31,300
Legal	70,000	75,000
Assessment Roll	7,500	7,500
Annual Audit	6,000	6,000
Arbitrage Rebate Fee	0	0
Rents & Leases	15,000	15,000
Insurance	45,000	47,000
Legal Advertising	15,000	15,000
Miscellaneous	3,175	3,175
Postage	3,000	3,000
Office Supplies	8,000	8,000
Trustee Fees	0	0
Continuing Disclosure Fee	0	0
Website	1,500	1,500
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 346,061	\$ 358,061
EXCESS / (SHORTFALL)	\$ 19,310	\$ 20,076
Payment to Trustee	-	-
BALANCE	\$ 19,310	\$ 20,076
County Appraiser & Tax Collector Fee	(6,437)	(6,692)
Discounts for Early Payments	(12,873)	(13,384)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 2-28-22 = \$5,564,543

Unit 1

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	1,153,527	2,161,960
O & M Direct Bill	43,405	43,405
Debt Assessments	2,356,406	2,357,243
Debt Direct Bill	158,185	158,185
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Revenues	124,035	0
Total Revenues	\$ 3,835,557	\$ 4,720,793
EXPENDITURES		
Infrastructure Maintenance	1,158,250	1,967,143
Engineering	20,000	25,000
Management	12,005	12,005
Operations Administration	33,300	33,300
Legal	15,000	25,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Continuing / Prev Shortfall	0	0
Total Expenditures	\$ 1,251,755	\$ 2,075,648
EXCESS / (SHORTFALL)	\$ 2,583,802	\$ 2,645,146
Payment to Trustee	(2,373,206)	(2,373,994)
BALANCE	\$ 210,596	\$ 271,152
County Appraiser & Tax Collector Fee	(70,199)	(90,384)
Discounts for Early Payments	(140,397)	(180,768)
NET EXCESS / (SHORTFALL)	\$ -	\$ -
<u>As of 2/28/22</u>		
General Fund Balance :	\$802,904	
Road Resurfacing Fund Balance:	\$458,063	

For Infrastructure Maintenance Detail see page 2

Unit 2

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	3,986	55,683
O & M Direct Bill	108	1,513
Debt Assessments	2,687,138	2,686,290
Debt Direct Bill	71,708	70,400
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	50,000	0
Total Revenues	\$ 2,812,940	\$ 2,813,886
EXPENDITURES		
Infrastructure Maintenance	0	0
Engineering	2,000	2,000
Management	12,005	12,005
Operations Administration	15,650	15,650
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 53,855	\$ 53,855
EXCESS / (SHORTFALL)	\$ 2,759,085	\$ 2,760,031
Payment to Trustee	(2,597,617)	(2,595,513)
BALANCE	\$ 161,467	\$ 164,518
County Appraiser & Tax Collector Fee	(53,822)	(54,839)
Discounts for Early Payments	(107,645)	(109,679)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 2-28-22 = \$155,229

Unit 3

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	179,772	284,282
O & M Direct Bill	2,619	0
Debt Assessments	1,316,180	1,339,807
Debt Direct Bill	22,210	0
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,520,781	\$ 1,624,089
EXPENDITURES		
Infrastructure Maintenance	102,000	100,620
Engineering	13,000	25,000
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	15,000	100,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 171,605	\$ 267,225
EXCESS / (SHORTFALL)	\$ 1,349,176	\$ 1,356,864
Payment to Trustee	(1,259,419)	(1,259,419)
BALANCE	\$ 89,757	\$ 97,445
County Appraiser & Tax Collector Fee	(29,919)	(32,482)
Discounts for Early Payments	(59,838)	(64,964)
NET EXCESS / (SHORTFALL)	\$ -	\$ -
<u>As of 2/28/22</u>		
General Fund Balance:	\$669,546	
Road Resurfacing Fund Balance:	\$387,482	

Engineering increase cost to address POA representative questions
 Legal increase cost to address POA representative questions

Unit 4

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	80,074	105,718
O & M Direct Bill	22,486	-1,620
Debt Assessments	640,330	866,319
Debt Direct Bill	235,756	23,326
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 978,646	\$ 993,744
EXPENDITURES		
Infrastructure Maintenance	40,650	40,650
Engineering	2,500	2,500
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	13,000	13,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 97,755	\$ 97,755
EXCESS / (SHORTFALL)	\$ 880,891	\$ 895,989
Payment to Trustee	(837,666)	(837,666)
BALANCE	\$ 43,224	\$ 58,322
County Appraiser & Tax Collector Fee	(14,408)	(19,441)
Discounts for Early Payments	(28,816)	(38,881)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 2-28-22 = \$289,677

Unit 5

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	62,755	87,255
Debt Assessments	0	0
Debt Direct Bill	3,625,720	3,625,720
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,688,475	\$ 3,712,975
EXPENDITURES		
Infrastructure Maintenance	8,000	10,000
Engineering	2,500	2,500
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	10,000	10,000
Assessment Roll	0	0
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	0	0
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	2,500	25,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,600	5,600
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 62,755	\$ 87,255
EXCESS / (SHORTFALL)	\$ 3,625,720	\$ 3,625,720
Payment to Trustee	(3,625,720)	(3,625,720)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 2-28-22 = (\$342,267)

Misc expense increase due to Fitch

Unit 7

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	0	15,486
O & M Direct Bill	532,105	362,599
Debt Assessments	0	184,260
Debt Direct Bill	2,506,985	2,333,781
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,039,090	\$ 2,896,126
EXPENDITURES		
Infrastructure Maintenance	455,950	283,500
Engineering	10,000	20,000
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	15,000	20,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	10,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	12,000
Continuing Disclosure Fee	500	1,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 532,105	\$ 377,155
EXCESS / (SHORTFALL)	\$ 2,506,985	\$ 2,518,971
Payment to Trustee	(2,506,985)	(2,506,985)
BALANCE	\$ -	\$ 11,985
County Appraiser & Tax Collector Fee	-	(3,995)
Discounts for Early Payments	-	(7,990)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 2-28-22 = \$601,451

Unit 8

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	126,405	149,405
Debt Assessments	0	0
Debt Direct Bill	725,308	725,308
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 851,713	\$ 874,713
EXPENDITURES		
Infrastructure Maintenance	60,250	60,250
Engineering	2,000	20,000
Management	12,005	12,005
Operations Administration	15,650	15,650
Legal	15,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	10,000	10,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	10,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 126,405	\$ 149,405
EXCESS / (SHORTFALL)	\$ 725,308	\$ 725,308
Payment to Trustee	(725,308)	(725,308)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 2-28-22 = (\$12,099)

Unit 9

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	0	53,655
Debt Assessments	0	0
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ -	\$ 53,655
EXPENDITURES		
Infrastructure Maintenance	0	0
Engineering	0	5,000
Management	0	12,005
Operations Administration	0	15,650
Legal	0	5,000
Assessment Roll	0	1,500
Audit Fees	0	3,000
Arbitrage Rebate Fee	0	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	0	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	0	5,000
Continuing Disclosure Fee	0	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ -	\$ 53,655
EXCESS / (SHORTFALL)	\$ -	\$ -
Payment to Trustee	-	-
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 2-28-22 = \$0

Budget Comparison

	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
REVENUES			
O & M Assessments	1,984,430	1,739,194	2,957,730
O & M Direct Bill	342,976	814,213	720,542
Debt Assessments	5,831,326	7,000,053	7,433,919
Debt Direct Bill	915,292	7,345,872	6,936,721
Interest / Other Income	5,068,078	1,000	1,000
Bond Prepayments	107,399	0	0
Bond Prepayments Sent to Trustee	(107,399)	0	0
Developer Funding	4,524,782	0	0
Carry Over Funds from Prior Year	0	192,240	18,205
Total Revenues	\$ 18,666,884	\$ 17,092,573	\$ 18,068,118
EXPENDITURES			
Infrastructure Maintenance	2,876,965	1,825,100	2,462,163
GIS Project	72,985	40,000	40,000
Engineering	150,689	92,000	147,000
Management	141,619	144,621	156,626
Operations Administration	140,850	166,500	182,150
Legal	142,342	163,000	273,000
Assessment Roll	15,000	16,500	18,000
Audit Fees	24,417	27,000	30,000
Arbitrage Rebate Fee	4,550	9,000	10,000
Rents & Leases	14,400	15,000	15,000
Insurance	40,754	45,000	47,000
Legal Advertising	13,592	15,000	15,000
Miscellaneous	35,746	32,475	54,975
Postage	1,062	3,000	3,000
Office Supplies	1,054	8,000	8,000
Trustee Fees	33,308	33,100	50,100
Continuing Disclosure Fee	6,000	5,500	6,500
Website	1,500	1,500	1,500
Contingency / Construction Cost	3,036,441	0	0
Total Expenditures	6,753,274	2,642,296	3,520,013
EXCESS / (SHORTFALL)	\$ 11,913,610	\$ 14,450,277	\$ 14,548,105
Debt Payment to Trustee (All Units)	(6,436,093)	(13,925,922)	(13,924,605)
BALANCE	\$ 5,477,517	\$ 524,355	\$ 623,499
County Appraiser & Tax Collector Fee	(75,234)	(174,785)	(207,833)
Discounts for Early Payments	(303,519)	(349,570)	(415,666)
NET EXCESS / (SHORTFALL)	\$ 5,098,764	\$ -	\$ -

Unit 1 - Debt Service

Fiscal Year

2022/2023

Annual Budget

REVENUES

Interest Income	0
Debt Collections	2,373,994
Total Revenues	\$ 2,373,994

EXPENDITURES

Principal Payments	1,200,000
Interest Payments	1,173,994
Miscellaneous / Extra Redemption	0
Total Expenditures	\$ 2,373,994

Excess / (Shortfall)	\$ -
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Series 2017 Bond Information

Original Par Amount =	\$32,165,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.47%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2017		
Maturity Date =	May 2038		

Unit 2 - Debt Service

Series 2019A-1 (Performing)

Fiscal Year

2022/2023

Annual Budget

REVENUES

Interest Income	0
Net Debt Collections	1,407,406
Total Revenues	\$ 1,407,406

EXPENDITURES

Principal Payments	645,000
Interest Payments	753,106
Miscellaneous / Extra Redemption	9,300
Total Expenditures	\$ 1,407,406

Excess / (Shortfall)	\$ -
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Series 2019A-1 Bifurcated Bond Information (Performing)

Original Par Amount =	\$15,190,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.750%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2019		
Maturity Date =	May 2036		

Series 2019A-2 (Non Performing)

Fiscal Year

2022/2023

Annual Budget

REVENUES

Interest Income	0
Net Debt Collections	1,188,107
Total Revenues	\$ 1,188,107

EXPENDITURES

Principal Payments	545,000
Interest Payments	639,831
Miscellaneous / Extra Redemption	3,275
Total Expenditures	\$ 1,188,107

Excess / (Shortfall)	\$ -
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Series 2019A-2 Bifurcated Bond Information (Non Performing)

Original Par Amount =	\$12,830,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.750%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2019		
Maturity Date =	May 2036		

Unit 3 - Debt Service

Fiscal Year
2022/2023
Annual Budget

REVENUES

Interest Income	0
Net Debt Collections	1,259,419
Total Revenues	\$ 1,259,419

EXPENDITURES

Principal Payments	650,000
Interest Payments	604,810
Miscellaneous / Extra Redemption	4,609
Total Expenditures	\$ 1,259,419

Excess / (Shortfall)	\$ -
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Series 2017 Bond Information

Original Par Amount =	\$16,550,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.66%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2017		
Maturity Date =	May 2037		

Unit 4 - Debt Service

Fiscal Year
2022/2023
Annual Budget

REVENUES

Interest Income	0
Net Debt Collections	837,666
Total Revenues	\$ 837,666

EXPENDITURES

Principal Payments	275,000
Interest Payments	561,675
Miscellaneous / Extra Redemption	991
Total Expenditures	\$ 837,666

Excess / (Shortfall)	\$ -
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Series 2016 Bond Information

Original Par Amount =	\$13,090,000	Annual Principal Payments Due =	November 1st
Average Interest Rate =	4.88%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2016		
Maturity Date =	November 2046		

Unit 5 - Debt Service

**Fiscal Year
2022/2023
Annual Budget**

REVENUES

Direct Assessments - State of Florida	1,000,000
Direct Assessments - Atlanta Braves	2,625,720
Total Revenues	\$ 3,625,720

EXPENDITURES

2017A Principal Payments	570,000
2017A Interest Payments	424,011
2017B Principal Payments	1,421,569
2017B Interest Payments	1,167,027
Other / Extra Redemption	43,114
Total Expenditures	\$ 3,625,720

Excess / (Shortfall)	\$ -
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Series 2017A Bond Information

Original Par Amount =	\$13,955,000	Annual Principal Payments Due =	February 1st & August 1st
Average Interest Rate =	3.72%	Annual Interest Payments Due =	February 1st & August 1st
Issue Date =	December 2017		
Maturity Date =	February 2038		

Series 2017B Bond Information

Original Par Amount =	\$27,500,000	Annual Principal Payments Due =	June 30th & December 30th
Average Interest Rate =	5.39%	Annual Interest Payments Due =	June 30th & December 30th
Issue Date =	December 2017		
Maturity Date =	December 2033		

Unit 7 - Debt Service

Fiscal Year
2022/2023
Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	1,974,499
Net Village B Debt Collections	86,602
Net Village F1 & F5 Debt Collections	445,884
Total Revenues	\$ 2,506,985

EXPENDITURES

2019 Master Principal Payments	540,000
2019 Master Interest Payments	1,433,138
2019 Village B Principal Payments	25,000
2019 Village B Interest Payments	61,025
2021 Village F1 & F5 Principal Payments	165,000
2021 Village F1 & F5 Interest Payments	279,225
Other / Extra Redemption	3,598
Total Expenditures	\$ 2,506,985

Excess / (Shortfall)	\$ -
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Series 2019 Master Bond Information

Original Par Amount =	\$31,040,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2019		
Maturity Date =	May 2050		

Series 2019 Village B Bond Information

Original Par Amount =	\$1,320,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2019		
Maturity Date =	May 2050		

Series 2021 Village F1 & F5 Bond Information

Original Par Amount =	\$7,975,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	3.79%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2021		
Maturity Date =	May 2051		

Unit 8 - Debt Service

Fiscal Year

2022/2023

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	725,308

Total Revenues	\$	725,308
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EXPENDITURES

2021 Master Principal Payments	270,000
2021 Master Interest Payments	455,269

Other / Extra Redemption	39
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Total Expenditures	\$	725,308
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Excess / (Shortfall)	\$	-
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Series 2021 Master Bond Information

Original Par Amount =	\$13,000,000	Annual Principal Payments Due = May 1st
Average Interest Rate =	3.79%	Annual Interest Payments Due = May 1st & November 1st
Issue Date =	April 2021	
Maturity Date =	May 2051	

Assessment Recap - District Proper

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2021/2022 Assessment	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 8,284.29 \$ -	\$ 15.84 \$ -	\$ 7,761.08 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 8,284.29	\$ 15.84	\$ 7,761.08	\$ 14.84
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 29,589.00 \$ -	\$ 15.84 \$ -	\$ 27,720.25 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 29,589.00	\$ 15.84	\$ 27,720.25	\$ 14.84
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,827	\$ 28,939.56 \$ -	\$ 15.84 \$ -	\$ 27,111.82 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 28,939.56	\$ 15.84	\$ 27,111.82	\$ 14.84
Developed Lots In Unit 4	Administrative <u>Debt</u>	786	\$ 12,450.19 \$ -	\$ 15.84 \$ -	\$ 11,663.87 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 12,450.19	\$ 15.84	\$ 11,663.87	\$ 14.84
Developed Lots In Sarasota County	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 15.84 \$ -	\$ 0 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ -	\$ 15.84	\$ -	\$ 14.84
Undeveloped Land In Unit 1	Administrative <u>Debt</u>	10,335	\$ 163,705.73 \$ -	\$ 15.84 \$ -	\$ 153,366.56 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 163,705.73	\$ 15.84	\$ 153,366.56	\$ 14.84
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	205	\$ 3,247.19 \$ -	\$ 15.84 \$ -	\$ 3,042.10 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 3,247.19	\$ 15.84	\$ 3,042.10	\$ 14.84
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	91	\$ 1,441.43 \$ -	\$ 15.84 \$ -	\$ 1,350.40 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 1,441.43	\$ 15.84	\$ 1,350.40	\$ 14.84
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	238	\$ 3,769.90 \$ -	\$ 15.84 \$ -	\$ 3,531.81 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 3,769.90	\$ 15.84	\$ 3,531.81	\$ 14.84
Undeveloped Land In Sarasota County	Administrative <u>Debt</u>	7,303	\$ 115,679.05 \$ -	\$ 15.84 \$ -	\$ 108,373.10 \$ -	\$ 14.84 \$ -
	Sub-Total		\$ 115,679.05	\$ 15.84	\$ 108,373.10	\$ 14.84
Total		23,176	\$ 321,835.81		\$ 334,601.77	

Administrative Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Note: The Assessment is calculated by the assessable units. 1 unit = 1/2 acre or less portion.

There are **22,548.00** assessable units in the District.

Assessment Recap - Unit 1

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2021/2022 Assessment	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 40,721.86 \$ 83,185.97	\$ 77.86 \$ 159.06	\$ 69,428.04 \$ 75,699.27	\$ 132.75 \$ 144.74
	Sub-Total		\$ 123,907.83	\$ 236.92	\$ 145,127.31	\$ 277.49
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 145,446.35 \$ 297,115.47	\$ 77.86 \$ 159.06	\$ 247,976.27 \$ 270,375.21	\$ 132.75 \$ 144.74
	Sub-Total		\$ 442,561.82	\$ 236.92	\$ 518,351.47	\$ 277.49
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,827	\$ 142,254.01 \$ 290,594.20	\$ 77.86 \$ 159.06	\$ 242,533.53 \$ 264,440.85	\$ 132.75 \$ 144.74
	Sub-Total		\$ 432,848.20	\$ 236.92	\$ 506,974.38	\$ 277.49
Developed Lots In Unit 4	Administrative <u>Debt</u>	786	\$ 61,199.59 \$ 125,017.54	\$ 77.86 \$ 159.06	\$ 104,341.19 \$ 113,766.01	\$ 132.75 \$ 144.74
	Sub-Total		\$ 186,217.12	\$ 236.92	\$ 218,107.20	\$ 277.49
Undeveloped Land In Unit 1	Admin / Maint <u>Debt</u>	10,335	\$ 804,704.51 \$ 1,643,837.45	\$ 77.86 \$ 159.06	\$ 1,371,967.19 \$ 1,495,892.80	\$ 132.75 \$ 144.74
	Sub-Total		\$ 2,448,541.96	\$ 236.92	\$ 2,867,859.99	\$ 277.49
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	205	\$ 15,961.72 \$ 32,606.35	\$ 77.86 \$ 159.06	\$ 27,213.67 \$ 29,671.80	\$ 132.75 \$ 144.74
	Sub-Total		\$ 48,568.08	\$ 236.92	\$ 56,885.47	\$ 277.49
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	91	\$ 7,085.45 \$ 14,474.04	\$ 77.86 \$ 159.06	\$ 12,080.21 \$ 13,171.38	\$ 132.75 \$ 144.74
	Sub-Total		\$ 21,559.49	\$ 236.92	\$ 25,251.60	\$ 277.49
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	238	\$ 18,531.17 \$ 37,855.18	\$ 77.86 \$ 159.06	\$ 31,594.41 \$ 34,448.23	\$ 132.75 \$ 144.74
	Sub-Total		\$ 56,386.36	\$ 236.92	\$ 66,042.64	\$ 277.49
Total Admin / Maint			\$ 1,153,526.60		\$ 2,161,960.11	
Total Debt			\$ 2,356,405.60		\$ 2,357,243.36	
Total			\$ 3,509,932.19		\$ 4,519,203.47	

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

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Note: The Assessment is calculated by the assessable units as shown in Exhibit D of the Unit 1 Report Of Engineer.

There are **16,286.00** assessable units in Unit 1.

Assessment Recap - Unit 2 (Total Gross)

A	B	C	E	F	I	H	I
Lot	Methodology	Admin / Maint		Total Fiscal Year	Total Fiscal Year	Total Fiscal Year	
Type	Maximum	Assessment		2021/2022	2022/2023	2022/2023	
	Percentage	Allocation	Units	Per Unit	Projected Assessment	Projected Per Unit	
2019 A-1 (Performing)							
Island Walk	Admin / Maint		1,799	\$ 0.55	\$ 13,732.22	\$ 7.63	
Single	Debt	23.97%	13,732.22	\$ 1,796	\$ 379.89	\$ 682,282.44	\$ 379.89
Family	Sub-Total			\$ 380.44	\$ 696,014.66	\$ 387.52	
Island Walk	Admin / Maint			\$ 0.54	\$ 531.90	\$ 7.60	
Multi	Debt	0.93%	531.90	\$ 70	\$ 378.22	\$ 26,475.40	\$ 378.22
Family	Sub-Total			\$ 378.76	\$ 27,007.30	\$ 385.82	
Gran Paradiso	Admin / Maint		1,439	\$ 0.61	\$ 12,262.55	\$ 8.52	
Single	Debt	21.40%	12,262.55	\$ 1,414	\$ 424.10	\$ 599,677.40	\$ 424.10
Family	Sub-Total			\$ 424.71	\$ 611,939.95	\$ 432.62	
Gran Paradiso	Admin / Maint			\$ 0.52	\$ 2,032.95	\$ 7.26	
Multi	Debt	3.55%	2,032.95	\$ 280	\$ 361.34	\$ 101,175.20	\$ 361.34
Family (3 BDR)	Sub-Total			\$ 361.86	\$ 103,208.15	\$ 368.60	
Gran Paradiso	Admin / Maint		280	\$ 0.46	\$ 1,812.57	\$ 6.47	
Multi	Debt	3.16%	1,812.57	\$ 272	\$ 322.17	\$ 87,630.24	\$ 322.17
Family (2 BDR)	Sub-Total			\$ 322.63	\$ 89,442.81	\$ 328.64	
Preserve	Admin / Maint			\$ 0.55	\$ 839.68	\$ 7.63	
Single	Debt	1.47%	839.68	\$ 110	\$ -	\$ -	\$ -
Family	Sub-Total			\$ 0.55	\$ 839.68	\$ 7.63	
Preserve	Admin / Maint			\$ 0.54	\$ 683.84	\$ 7.60	
Multi	Debt	1.19%	683.84	\$ 90	\$ -	\$ -	\$ -
Family	Sub-Total			\$ 0.54	\$ 683.84	\$ 7.60	
2019 A-2 (Non Performing)							
Thomas 167 *	Admin / Maint			\$ 0.53	\$ 563.36	\$ 7.41	
Multi	Debt	0.98%	563.36	\$ 76	\$ 368.91	\$ 28,037.16	\$ 368.91
Family (3 BDR)	Sub-Total			\$ 369.44	\$ 28,600.52	\$ 376.32	
Thomas 167 *	Admin / Maint			\$ 0.47	\$ 927.58	\$ 6.63	
Multi	Debt	1.62%	927.58	\$ 140	\$ 329.74	\$ 46,163.60	\$ 329.74
Family (2 BDR)	Sub-Total			\$ 330.21	\$ 47,091.18	\$ 336.37	
Thomas 167 *	Admin / Maint			\$ 18.50	\$ 23,905.87	\$ 258.47	
Commercial	Debt	41.73%	23,905.87	\$ 92.49	\$ 12,863.47	\$ 1,189,742.34	\$ 12,863.47
	Sub-Total			\$ 12,881.97	\$ 1,213,648.21	\$ 13,121.94	
					\$ 57,292.52		
					\$ 2,761,183.78		
Total	100.00%	\$	57,292.55	4,376	\$	2,816,952.78	

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Notes:

* Thomas 167 was originally referred to as the "Town Center" in the Unit 2 Methodology and included Town Center Residential and Town Center Commercial

The Debt Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19

The Admin / Maint Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19 percentages

Methodology Report Attached.

There are 36 units with pre-paid bonds.

- 3 unit in Island Walk Single Family
- 25 unit in the Gran Paradiso Single Family
- 8 unit in the Gran Paradiso Multi Family

Assessment Recap - Unit 2 (Collection Method)

		A	B	C	D	E	F	G	H	I
TOTAL GROSS										
2019 A-1 (Performing)										
Lot Type		Units	Total Fiscal Year 2022/2023 Projected Assessment		Total Fiscal Year 2022/2023 Projected Per Unit					
Island Walk Single	Admin / Maint Debt	1,799 1,796	\$	13,732.22 682,282.44	\$	7.63 379.89				
Family	Sub-Total		\$	696,014.66	\$	387.52				
Island Walk Multi	Admin / Maint Debt	70	\$	531.90 26,475.40	\$	7.60 378.22				
Family	Sub-Total		\$	27,007.30	\$	385.82				
							GRAN PARADISO ON ROLL GROSS		GRAN PARADISO DIRECT BILL GROSS	
Gran Paradiso Single	Admin / Maint Debt	1,439 1,414	\$	12,262.55 599,677.40	\$	8.52 424.10	1,090 1,075	\$ 9,288.52 455,907.50	\$ 8.52 424.10	\$ 2,974.03 143,769.90
Family	Sub-Total		\$	611,939.95	\$	432.62		\$ 465,196.02	\$ 432.62	\$ 146,743.93
							\$	-	\$	-
Gran Paradiso Multi	Admin / Maint Debt	280	\$	2,032.95 101,175.20	\$	7.26 361.34	196	\$ 1,423.06 70,822.64	\$ 7.26 361.34	\$ 609.88 30,352.56
Family (3 BDR)	Sub-Total		\$	103,208.15	\$	368.60		\$ 72,245.70	\$ 368.60	\$ 30,962.44
							\$	-	\$	-
Gran Paradiso Multi	Admin / Maint Debt	280 272	\$	1,812.57 87,630.24	\$	6.47 322.17	585 580	\$ 3,786.98 186,858.60	\$ 6.47 322.17	\$ (1,974.41) (99,228.36)
Family (2 BDR)	Sub-Total		\$	89,442.81	\$	328.64		\$ 190,645.58	\$ 328.64	\$ (101,202.77)
							\$	14,498.56		\$ 1,609.51
							\$	713,588.74		\$ 74,894.10
							Gran Paradiso Direct Bill Net			
							\$	-		\$ 1,512.94
							\$	-		\$ 70,400.45
							PRESERVE ON ROLL GROSS			
Preserve Single	Admin / Maint Debt	110	\$	839.68 -	\$	7.63 -	110	\$ 839.68 -	\$ 7.63 -	\$ - -
Family	Sub-Total		\$	839.68	\$	7.63		\$ 839.68	\$ 7.63	\$ -
							\$	-		\$ -
Preserve Multi	Admin / Maint Debt	90	\$	683.84 -	\$	7.60 -	113	\$ 858.60 -	\$ 7.60 -	\$ (174.76) -
Family	Sub-Total		\$	683.84	\$	7.60		\$ 858.60	\$ 7.60	\$ (174.76)
							\$	1,698.28		\$ (174.76)
							\$	-		\$ -
							Preserve Direct Bill Net			
							\$	-		\$ (164.27)
							\$	-		\$ -
2019 A-2 (Non Performing)										
							TOWN CENTER ON ROLL GROSS		TOWN CENTER DIRECT BILL GROSS	
Thomas 167 * Multi	Admin / Maint Debt	76	\$	563.36 28,037.16	\$	7.41 368.91	76	\$ 563.36 28,037.16	\$ 7.41 368.91	\$ - -
Family (3 BDR)	Sub-Total		\$	28,600.52	\$	376.32		\$ 28,600.52	\$ 376.32	\$ -
							\$	-		\$ -
Thomas 167 * Multi	Admin / Maint Debt	140	\$	927.58 46,163.60	\$	6.63 329.74	140	\$ 927.58 46,163.60	\$ 6.63 329.74	\$ - -
Family (2 BDR)	Sub-Total		\$	47,091.18	\$	336.37		\$ 47,091.18	\$ 336.37	\$ -
							\$	-		\$ -
Thomas 167 * Commercial	Admin / Maint Debt	92	\$	23,905.87 1,189,742.34	\$	258.47 12,863.47	92	\$ 23,905.87 1,189,742.34	\$ 258.47 12,863.47	\$ - -
	Sub-Total		\$	1,213,648.21	\$	13,121.94		\$ 1,213,648.21	\$ 13,121.94	\$ -
							\$	25,396.81		\$ -
							\$	1,263,943.10		\$ -
							\$	-		\$ -
							Town Center Direct Bill Net			
							\$	-		\$ -
							\$	-		\$ -
Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.										
Notes:										
* Thomas 167 was originally referred to as the "Town Center" in the Unit 2 Methodology and included Town Center Residential and Town Center Commercial										
The Debt Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19										
The Admin / Maint Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19 percentages										
Methodology Report Attached.										
There are 36 units with pre-paid bonds.										
3 unit in Island Walk Single Family										
25 unit in the Gran Paradiso Single Family										
8 unit in the Gran Paradiso Multi Family										

Assessment Recap - Unit 3 (Total Gross)

A	B	C	D	G	F	G
Category	Product Type		Total Units	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 96.08	\$ 742.25	\$ 148.45
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10
		Sub-Total		\$ 1,189.18	\$ 5,114.65	\$ 1,241.55
	3 Bdr Sam 70	Admin / Maint	6	\$ 96.08	\$ 890.70	\$ 148.45
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12
		Sub-Total		\$ 1,528.20	\$ 8,051.30	\$ 1,580.57
	3 Bdr Sam 80	Admin / Maint	5	\$ 96.08	\$ 742.25	\$ 148.45
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05
		Sub-Total		\$ 1,655.13	\$ 6,978.45	\$ 1,707.50
	3 Bdr Lee 45	Admin / Maint		\$ 96.08	\$ 593.80	\$ 148.45
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41
		Sub-Total		\$ 1,323.49	\$ 5,503.44	\$ 1,375.86
	3 Bdr Lee 65	Admin / Maint	10	\$ 96.08	\$ 1,484.50	\$ 148.45
		Debt	8	\$ 1,380.47	\$ 11,043.76	\$ 1,380.47
		Sub-Total		\$ 1,476.55	\$ 12,528.26	\$ 1,528.92
Total	Pre Lennar		30	Gross	\$ 4,453.50 \$ 33,722.60	Gross

Lennar	35'	Admin / Maint	333	\$ 96.08	\$ 49,433.88	\$ 148.45
		Debt	326	\$ 521.28	\$ 169,937.28	\$ 521.28
		Sub-Total		\$ 617.36	\$ 219,371.16	\$ 669.73
	Townhome	Admin / Maint	252	\$ 96.08	\$ 37,409.42	\$ 148.45
		Debt	251	\$ 521.28	\$ 130,841.28	\$ 521.28
		Sub-Total		\$ 617.36	\$ 168,250.70	\$ 669.73
	Coach	Admin / Maint		\$ 96.08	\$ 35,628.02	\$ 148.45
		Debt	240	\$ 627.66	\$ 150,638.40	\$ 627.66
		Sub-Total		\$ 723.74	\$ 186,266.42	\$ 776.11
	45'	Admin / Maint		\$ 96.08	\$ 8,758.56	\$ 148.45
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66
		Sub-Total		\$ 723.74	\$ 45,790.50	\$ 776.11
	52'	Admin / Maint	337	\$ 96.08	\$ 50,027.68	\$ 148.45
		Debt	334	\$ 734.04	\$ 245,169.36	\$ 734.04
		Sub-Total		\$ 830.12	\$ 295,197.04	\$ 882.49
	62'	Admin / Maint	289	\$ 96.08	\$ 42,902.07	\$ 148.45
		Debt	279	\$ 840.42	\$ 234,477.18	\$ 840.42
		Sub-Total		\$ 936.50	\$ 277,379.25	\$ 988.87
	65'	Admin / Maint	53	\$ 96.08	\$ 7,867.85	\$ 148.45
		Debt	52	\$ 840.42	\$ 43,701.84	\$ 840.42
		Sub-Total		\$ 936.50	\$ 51,569.69	\$ 988.87
	70'	Admin / Maint	56	\$ 96.08	\$ 8,313.20	\$ 148.45
		Debt	55	\$ 840.42	\$ 46,223.10	\$ 840.42
		Sub-Total		\$ 936.50	\$ 54,536.30	\$ 988.87
	75'	Admin / Maint	201	\$ 96.08	\$ 29,393.12	\$ 148.45
		Debt	198	\$ 946.81	\$ 187,468.38	\$ 946.81
		Sub-Total		\$ 1,042.89	\$ 216,861.50	\$ 1,095.26
	80'	Admin / Maint	65	\$ 96.08	\$ 9,649.26	\$ 148.45
		Debt	64	\$ 946.81	\$ 60,595.84	\$ 946.81
		Sub-Total		\$ 1,042.89	\$ 70,245.10	\$ 1,095.26
Total	Lennar		1,885	Gross	\$ 279,383.06 \$ 1,306,084.60	Gross

TOTAL GROSS	1,915	Total Gross	\$ 284,281.91 \$ 1,339,807.20	Total Gross
TOTAL NET	1,915	Total Net	\$ 267,225.00 \$ 1,259,418.77	Total Net

Assessment is calculated by the 2014 Revised Unit 3 Special Methodology Report

Revised Methodology Report Tables 2 & 3 Attached

There are 33 units with pre-paid bonds.

1 unit is a Gran Paradiso 2 BDR Sam 35, 1 unit is a Gran Paradiso 3 BDR Sam 70, 1 unit is a Gran Paradiso 3 BDR Sam 80, 2 units are Wetherington 3 BDR Lee 65, 3 units are SF 52', 11 units are SF 62', 1 unit is a SF 65', 3 units are SF 75', 7 units are SF 35', 1 unit is a Townhome, 1 Unit is a 70', and 1 unit is a SF 80'.

Assessment Recap - Unit 4 (Total Gross)

A	B	C	D	G	F	G
				Total Fiscal Year 2021/2022	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
Subdivision	Product Type		Total Units	Assessment Per Unit		Assessment Per Unit
Renaissance	35' Villas	Admin / Maint		\$ 101.36	\$ 22,704.49	\$ 101.36
		Debt	224	\$ 678.03	\$ 151,879.15	\$ 678.03
		Sub-Total		\$ 779.39	\$ 174,583.64	\$ 779.39
	50' SF	Admin / Maint	273	\$ 101.36	\$ 27,671.10	\$ 101.36
		Debt	272	\$ 998.94	\$ 272,709.57	\$ 998.94
		Sub-Total		\$ 1,100.30	\$ 300,380.67	\$ 1,100.30
	60' SF	Admin / Maint		\$ 101.36	\$ 19,562.35	\$ 101.36
		Debt	193	\$ 1,212.87	\$ 234,084.36	\$ 1,212.87
		Sub-Total		\$ 1,314.23	\$ 253,646.71	\$ 1,314.23
Total	Renaissance	690	Gross	\$ 69,937.94 \$ 658,673.09	Gross	
Oasis	60' SF	Admin / Maint		\$ 101.36	\$ 9,325.06	\$ 101.36
		Debt	92	\$ 829.89	\$ 76,350.21	\$ 829.89
		Sub-Total		\$ 931.25	\$ 85,675.27	\$ 931.25
	70' SF	Admin / Maint		\$ 101.36	\$ 4,459.81	\$ 101.36
		Debt	44	\$ 980.00	\$ 43,120.00	\$ 980.00
		Sub-Total		\$ 1,081.36	\$ 47,579.81	\$ 1,081.36
Total	Oasis	136	Gross	\$ 13,784.87 \$ 119,470.21	Gross	
Preserve	33' Villas	Admin / Maint		\$ 101.36	\$ 9,122.34	\$ 101.36
		Debt	90	\$ 424.61	\$ 38,214.57	\$ 424.61
		Sub-Total		\$ 525.97	\$ 47,336.91	\$ 525.97
	50' SF	Admin / Maint		\$ 101.36	\$ 11,149.53	\$ 101.36
		Debt	110	\$ 679.79	\$ 74,776.60	\$ 679.79
		Sub-Total		\$ 781.15	\$ 85,926.12	\$ 781.15
Total	Preserve	200	Gross	\$ 20,271.87 \$ 112,991.17	Gross	
TOTAL GROSS			1,026	Total Gross	\$ 103,994.68 \$ 891,134.47	Total Gross
TOTAL NET			1,026	Total Net	\$ 97,755.00 \$ 837,666.40	Total Net

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.

1 unit is a Renaissance 50'

Assessment Recap - Unit 4 (Collection Method)

A	B	C	D	E	F	G	H	I	J
TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Subdivision	Product Type	Total Units	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit	Platted Units	Fiscal Year 2022/2023 Platted Total Assessments	Fiscal Year 2022/2023 Platted Per Unit Assessments		
Renaissance	35' Villas	Admin / Maint		\$ 22,704.49	\$ 101.36		\$ 27,975.18	\$ 101.36	\$ (5,270.69)
		Debt	224	\$ 151,879.15	\$ 678.03	276	\$ 187,136.81	\$ 678.03	\$ (35,257.66)
		Sub-Total		\$ 174,583.64	\$ 779.39		\$ 215,111.99	\$ 779.39	\$ (40,528.35)
	50' SF	Admin / Maint	273	\$ 27,671.10	\$ 101.36	251	\$ 25,441.19	\$ 101.36	\$ 2,229.91
		Debt	272	\$ 272,709.57	\$ 998.94	250	\$ 249,734.04	\$ 998.94	\$ 22,975.53
		Sub-Total		\$ 300,380.67	\$ 1,100.30		\$ 275,175.24	\$ 1,100.30	\$ 25,205.44
	60' SF	Admin / Maint		\$ 19,562.35	\$ 101.36		\$ 15,609.34	\$ 101.36	\$ 3,953.01
		Debt	193	\$ 234,084.36	\$ 1,212.87	154	\$ 186,782.34	\$ 1,212.87	\$ 47,302.02
		Sub-Total		\$ 253,646.71	\$ 1,314.23		\$ 202,391.68	\$ 1,314.23	\$ 51,255.04
Total	Renaissance	690	\$ 69,937.94	Gross	681	\$ 69,025.71	Platted On Roll Gross	\$ 912.23	Direct Bill Gross
			\$ 658,673.09			\$ 623,653.19		\$ 35,019.89	
Oasis	60' SF	Admin / Maint		\$ 9,325.06	\$ 101.36		\$ 7,703.31	\$ 101.36	\$ 1,621.75
		Debt	92	\$ 76,350.21	\$ 829.89	76	\$ 63,071.91	\$ 829.89	\$ 13,278.30
		Sub-Total		\$ 85,675.27	\$ 931.25		\$ 70,775.22	\$ 931.25	\$ 14,900.05
	50' SF	Admin / Maint		\$ -	\$ 101.36		\$ 1,723.11	\$ 101.36	\$ (1,723.11)
		Debt	0	\$ -	\$ 691.58	17	\$ 11,756.86	\$ 691.58	\$ (11,756.86)
		Sub-Total		\$ -	\$ 792.94		\$ 13,479.97	\$ 792.94	\$ (13,479.97)
	70' SF	Admin / Maint		\$ 4,459.81	\$ 101.36		\$ 4,662.53	\$ 101.36	\$ (202.72)
		Debt	44	\$ 43,120.00	\$ 980.00	46	\$ 45,080.00	\$ 980.00	\$ (1,960.00)
		Sub-Total		\$ 47,579.81	\$ 1,081.36		\$ 49,742.53	\$ 1,081.36	\$ (2,162.72)
Total	Oasis	136	\$ 13,784.87	Gross	122	\$ 14,088.95	Platted On Roll Gross	\$ (304.08)	Direct Bill Gross
			\$ 119,470.21			\$ 119,908.77		\$ (438.56)	
Preserve	33' Villas	Admin / Maint		\$ 9,122.34	\$ 101.36		\$ 11,453.61	\$ 101.36	\$ (2,331.26)
		Debt	90	\$ 38,214.57	\$ 424.61	113	\$ 47,980.52	\$ 424.61	\$ (9,765.95)
		Sub-Total		\$ 47,336.91	\$ 525.97		\$ 59,434.13	\$ 525.97	\$ (12,097.21)
	50' SF	Admin / Maint		\$ 11,149.53	\$ 101.36		\$ 11,149.53	\$ 101.36	\$ -
		Debt	110	\$ 74,776.60	\$ 679.79	110	\$ 74,776.60	\$ 679.79	\$ -
		Sub-Total		\$ 85,926.12	\$ 781.15		\$ 85,926.12	\$ 781.15	\$ -
Total	Preserve	200	\$ 20,271.87	Gross	223	\$ 22,603.13	Platted On Roll Gross	\$ (2,331.26)	Direct Bill Gross
			\$ 112,991.17			\$ 122,757.12		\$ (9,765.95)	
TOTAL GROSS		1,026	\$ 103,994.68	Total Gross	1,026	\$ 105,717.79	Total Platted On Roll Gross	\$ (1,723.11)	Total Direct Bill Gross
			\$ 891,134.47			\$ 866,319.08		\$ 24,815.38	
TOTAL NET		1,026	\$ 97,755.00	Total Net	1,026	\$ 99,374.72	Total Platted On Roll Net	\$ (1,619.72)	Total Direct Bill Net
			\$ 837,666.40			\$ 814,339.94		\$ 23,326.46	

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.

1 unit is a Renaissance 50'

Assessment Recap - Unit 7 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
Unit 7 Master					
50' Single Family	Admin / Maint		\$ 196.83	\$ 264,649.13	\$ 139.51
	<u>Debt</u>	1,897	\$ 830.00	\$ 1,574,510.00	\$ 830.00
	Sub-Total		\$ 1,026.83	\$ 1,839,159.13	\$ 969.51
74' Single Family	Admin / Maint		\$ 196.83	\$ 10,742.22	\$ 139.51
	<u>Debt</u>	77	\$ 1,228.40	\$ 94,586.80	\$ 1,228.40
	Sub-Total		\$ 1,425.23	\$ 105,329.02	\$ 1,367.91
Coach	Admin / Maint		\$ 196.83	\$ 30,134.01	\$ 139.51
	<u>Debt</u>	216	\$ 622.50	\$ 134,460.00	\$ 622.50
	Sub-Total		\$ 819.33	\$ 164,594.01	\$ 762.01
2-Story Units	Admin / Maint		\$ 196.83	\$ 41,294.75	\$ 139.51
	<u>Debt</u>	296	\$ 456.50	\$ 135,124.00	\$ 456.50
	Sub-Total		\$ 653.33	\$ 176,418.75	\$ 596.01
4-Story Units	Admin / Maint		\$ 196.83	\$ 54,408.62	\$ 139.51
	<u>Debt</u>	390	\$ 415.00	\$ 161,850.00	\$ 415.00
	Sub-Total		\$ 611.83	\$ 216,258.62	\$ 554.51
Total		2,876		\$ 401,228.72 \$ 2,100,530.80	Gross

Unit 7 Village B					
50' Single Family	Admin / Maint		\$ 830.00	\$ 92,130.00	\$ 830.00
	<u>Debt</u>	111	\$ 830.00	\$ 92,130.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 92,130.00	\$ 830.00
Total		111		\$ 92,130.00	Gross

Unit 7 Village F1 & F5					
F1 - 37' Single Family	Admin / Maint		\$ 622.50	\$ 63,495.00	\$ 622.50
	<u>Debt</u>	102	\$ 622.50	\$ 63,495.00	\$ 622.50
	Sub-Total		\$ 622.50	\$ 63,495.00	\$ 622.50
F1 - 50' Single Family	Admin / Maint		\$ 830.00	\$ 76,360.00	\$ 830.00
	<u>Debt</u>	92	\$ 830.00	\$ 76,360.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 76,360.00	\$ 830.00
F1 - 60' Single Family	Admin / Maint		\$ 996.00	\$ 75,696.00	\$ 996.00
	<u>Debt</u>	76	\$ 996.00	\$ 75,696.00	\$ 996.00
	Sub-Total		\$ 996.00	\$ 75,696.00	\$ 996.00
F5 - Dup/Paired Villa	Admin / Maint		\$ 498.00	\$ 78,684.00	\$ 498.00
	<u>Debt</u>	158	\$ 498.00	\$ 78,684.00	\$ 498.00
	Sub-Total		\$ 498.00	\$ 78,684.00	\$ 498.00
F5 - 40' Single Family	Admin / Maint		\$ 664.00	\$ 76,360.00	\$ 664.00
	<u>Debt</u>	115	\$ 664.00	\$ 76,360.00	\$ 664.00
	Sub-Total		\$ 664.00	\$ 76,360.00	\$ 664.00
F5 - 50' Single Family	Admin / Maint		\$ 830.00	\$ 103,750.00	\$ 830.00
	<u>Debt</u>	125	\$ 830.00	\$ 103,750.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 103,750.00	\$ 830.00
Total		668		\$ 474,345.00	Gross

Assessment Recap - Unit 7 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assess Per Unit	Platted Units	Total Fiscal Year 2022/2023 Platted Assessment	Total Fiscal Year 2022/2023 Platted Assess Per Unit		
Unit 7 Master								
50' Single Family	Admin / Maint Debt	1,897	\$ 264,649.13 \$ 1,574,510.00	\$ 139.51 \$ 830.00	111	\$ 15,485.53 \$ 92,130.00	\$ 139.51 \$ 830.00	\$ 249,163.60 \$ 1,482,380.00
	Sub-Total		\$ 1,839,159.13	\$ 969.51		\$ 107,615.53	\$ 969.51	\$ 1,731,543.60
74' Single Family	Admin / Maint Debt	77	\$ 10,742.22 \$ 94,586.80	\$ 139.51 \$ 1,228.40	0	\$ - \$ -	\$ 139.51 \$ 1,228.40	\$ 10,742.22 \$ 94,586.80
	Sub-Total		\$ 105,329.02	\$ 1,367.91		\$ -	\$ 1,367.91	\$ 105,329.02
Coach	Admin / Maint Debt	216	\$ 30,134.01 \$ 134,460.00	\$ 139.51 \$ 622.50	0	\$ - \$ -	\$ 139.51 \$ 622.50	\$ 30,134.01 \$ 134,460.00
	Sub-Total		\$ 164,594.01	\$ 762.01		\$ -	\$ 762.01	\$ 164,594.01
2-Story Units	Admin / Maint Debt	296	\$ 41,294.75 \$ 135,124.00	\$ 139.51 \$ 456.50	0	\$ - \$ -	\$ 139.51 \$ 456.50	\$ 41,294.75 \$ 135,124.00
	Sub-Total		\$ 176,418.75	\$ 596.01		\$ -	\$ 596.01	\$ 176,418.75
4-Story Units	Admin / Maint Debt	390	\$ 54,408.62 \$ 161,850.00	\$ 139.51 \$ 415.00	0	\$ - \$ -	\$ 139.51 \$ 415.00	\$ 54,408.62 \$ 161,850.00
	Sub-Total		\$ 216,258.62	\$ 554.51		\$ -	\$ 554.51	\$ 216,258.62
TOTAL GROSS	2,876	\$ 401,228.72 \$ 2,100,530.80	Total Gross	111	\$ 15,485.53 \$ 92,130.00	Total Platted On Roll Gross	\$ 385,743.19 \$ 2,008,400.80	Total Direct Bill Gross
TOTAL NET	2,876	\$ 377,155.00 \$ 1,974,498.95	Total Net	111	\$ 14,556.40 \$ 86,602.20	Total Platted On Roll Net	\$ 362,598.60 \$ 1,887,896.75	Total Direct Bill Net
Unit 7 Village B								
50' Single Family	Debt	111	\$ 92,130.00	\$ 830.00	111	\$ 92,130.00	\$ 830.00	\$ -
	Sub-Total		\$ 92,130.00	\$ 830.00		\$ 92,130.00	\$ 830.00	\$ -
TOTAL GROSS	111	\$ 92,130.00	Total Gross	111	\$ 92,130.00	Total Platted On Roll Gross	\$ -	Total Direct Bill Gross
TOTAL NET	111	\$ - \$ 86,602.20	Total Net	111	\$ - \$ 86,602.20	Total Platted On Roll Net	\$ -	Total Direct Bill Net
Unit 7 Village F1 & F5								
F1 - 37' Single Family	Debt	102	\$ 63,495.00	\$ 622.50	0	\$ -	\$ 622.50	\$ 63,495.00
	Sub-Total		\$ 63,495.00	\$ 622.50		\$ -	\$ 622.50	\$ 63,495.00
F1 - 50' Single Family	Debt	92	\$ 76,360.00	\$ 830.00	0	\$ -	\$ 830.00	\$ 76,360.00
	Sub-Total		\$ 76,360.00	\$ 830.00		\$ -	\$ 830.00	\$ 76,360.00
F1 - 60' Single Family	Debt	76	\$ 75,696.00	\$ 996.00	0	\$ -	\$ 996.00	\$ 75,696.00
	Sub-Total		\$ 75,696.00	\$ 996.00		\$ -	\$ 996.00	\$ 75,696.00
F5 - Dup/Paired Villa	Debt	158	\$ 78,684.00	\$ 498.00	0	\$ -	\$ 498.00	\$ 78,684.00
	Sub-Total		\$ 78,684.00	\$ 498.00		\$ -	\$ 498.00	\$ 78,684.00
F5 - 40' Single Family	Debt	115	\$ 76,360.00	\$ 664.00	0	\$ -	\$ 664.00	\$ 76,360.00
	Sub-Total		\$ 76,360.00	\$ 664.00		\$ -	\$ 664.00	\$ 76,360.00
F5 - 50' Single Family	Debt	125	\$ 103,750.00	\$ 830.00	0	\$ -	\$ 830.00	\$ 103,750.00
	Sub-Total		\$ 103,750.00	\$ 830.00		\$ -	\$ 830.00	\$ 103,750.00
TOTAL GROSS	668	\$ 474,345.00	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 474,345.00	Total Direct Bill Gross
TOTAL NET	668	\$ 445,884.30	Total Net	0	\$ -	Total Platted On Roll Net	\$ 445,884.30	Total Direct Bill Net

Assessment Recap - Unit 8 (Total Gross)

A	B	C	D	E	F
Product		Total	Total Fiscal Year 2021/2022	Total Fiscal Year 2022/2023	Total Fiscal Year 2022/2023
Type		Units	Assessment Per Unit	Projected Assessment	Projected Assessment Per Unit
Unit 8 Master					
50' Single Family	Admin / Maint		\$ 102.18	\$ 30,194.05	\$ 120.78
	Debt	250	\$ 697.38	\$ 174,345.00	\$ 697.38
	Sub-Total		\$ 799.56	\$ 204,539.05	\$ 818.16
75' Single Family	Admin / Maint		\$ 102.18	\$ 16,908.67	\$ 120.78
	Debt	140	\$ 875.66	\$ 122,592.40	\$ 875.66
	Sub-Total		\$ 977.84	\$ 139,501.07	\$ 996.44
Coach	Admin / Maint		\$ 102.18	\$ 32,368.02	\$ 120.78
	Debt	268	\$ 613.49	\$ 164,415.32	\$ 613.49
	Sub-Total		\$ 715.67	\$ 196,783.34	\$ 734.27
2-Story Units	Admin / Maint		\$ 102.18	\$ 32,368.02	\$ 120.78
	Debt	268	\$ 524.34	\$ 140,523.12	\$ 524.34
	Sub-Total		\$ 626.52	\$ 172,891.14	\$ 645.12
4-Story Units	Admin / Maint		\$ 102.18	\$ 47,102.72	\$ 120.78
	Debt	390	\$ 435.20	\$ 169,728.00	\$ 435.20
	Sub-Total		\$ 537.38	\$ 216,830.72	\$ 555.98
Total		1,316		\$ 158,941.49	Gross
				\$ 771,603.84	

Assessment Recap - Unit 8 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit	Platted Units	Total Fiscal Year 2022/2023 Platted Assessment	Total Fiscal Year 2022/2023 Platted Assessment Per Unit		
Unit 8 Master								
50' Single Family	Admin / Maint		\$ 30,194.05	\$ 120.78				
	Debt	250	\$ 174,345.00	\$ 697.38	0	\$ -	\$ 120.78	\$ 30,194.05
						\$ -	\$ 697.38	\$ 174,345.00
	Sub-Total		\$ 204,539.05	\$ 818.16		\$ -	\$ 818.16	\$ 204,539.05
75' Single Family	Admin / Maint		\$ 16,908.67	\$ 120.78				
	Debt	140	\$ 122,592.40	\$ 875.66	0	\$ -	\$ 120.78	\$ 16,908.67
						\$ -	\$ 875.66	\$ 122,592.40
	Sub-Total		\$ 139,501.07	\$ 996.44		\$ -	\$ 996.44	\$ 139,501.07
Coach	Admin / Maint		\$ 32,368.02	\$ 120.78				
	Debt	268	\$ 164,415.32	\$ 613.49	0	\$ -	\$ 120.78	\$ 32,368.02
						\$ -	\$ 613.49	\$ 164,415.32
	Sub-Total		\$ 196,783.34	\$ 734.27		\$ -	\$ 734.27	\$ 196,783.34
2-Story Units	Admin / Maint		\$ 32,368.02	\$ 120.78				
	Debt	268	\$ 140,523.12	\$ 524.34	0	\$ -	\$ 120.78	\$ 32,368.02
						\$ -	\$ 524.34	\$ 140,523.12
	Sub-Total		\$ 172,891.14	\$ 645.12		\$ -	\$ 645.12	\$ 172,891.14
4-Story Units	Admin / Maint		\$ 47,102.72	\$ 120.78				
	Debt	390	\$ 169,728.00	\$ 435.20	0	\$ -	\$ 120.78	\$ 47,102.72
						\$ -	\$ 435.20	\$ 169,728.00
	Sub-Total		\$ 216,830.72	\$ 555.98		\$ -	\$ 555.98	\$ 216,830.72
TOTAL GROSS		1,316	\$ 158,941.49	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 158,941.49
			\$ 771,603.84			\$ -		\$ 771,603.84
TOTAL NET		1,316	\$ 149,405.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 149,405.00
			\$ 725,307.61			\$ -		\$ 725,307.61

Assesments - Island Walk

Island Walk Assessment Breakdown							
Product Type		District Proper	Unit 1	Unit 2	Unit 3 through 9	All Units	
		Fiscal Year 2022/2023 Assessment Per Unit	Fiscal Year 2022/2023 Assessment Per Unit	Fiscal Year 2022/2023 Assessment Per Unit	Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	
Single Family	Admin / Maint	\$ 14.84	\$ 132.75	\$ 7.63	\$ -	\$ 155.22	
	Debt	\$ -	\$ 144.74	\$ 379.89	\$ -	\$ 524.63	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 387.52	\$ -	\$ 679.85	
Multi Family	Admin / Maint	\$ 14.84	\$ 132.75	\$ 7.60	\$ -	\$ 155.19	
	Debt	\$ -	\$ 144.74	\$ 378.22	\$ -	\$ 522.96	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 385.82	\$ -	\$ 678.15	
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ 147.59	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ 144.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ 292.33	

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Island Walk Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 633.20	\$ 679.85	\$ 46.66
\$ 631.52	\$ 678.15	\$ 46.62
\$ 252.76	\$ 292.33	\$ 39.57

Assessments - Gran Paradiso

Gran Paradiso Assessment Breakdown								
Product Type		District Proper Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 1 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 2 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 3 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 4 Through 9 Total Fiscal Year 2022/2023 Assessment Per Unit	All Units Total Fiscal Year 2022/2023 Assessment Per Unit	
2 Bdr Sam 35	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 1,093.10	\$ -	\$ 1,661.94	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 1,241.55	\$ -	\$ 1,966.50	
3 Bdr Sam 70	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 1,432.12	\$ -	\$ 2,000.96	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 1,580.57	\$ -	\$ 2,305.52	
3 Bdr Sam 80	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 1,559.05	\$ -	\$ 2,127.89	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 1,707.50	\$ -	\$ 2,432.45	
3 Bdr Lee 45	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 1,227.41	\$ -	\$ 1,796.25	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 1,375.86	\$ -	\$ 2,100.81	
3 Bdr Lee 65	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 1,380.47	\$ -	\$ 1,949.31	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 1,528.92	\$ -	\$ 2,253.87	
35'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 6.47	\$ 148.45	\$ -	\$ 302.51	
	Debt	\$ -	\$ 144.74	\$ 322.17	\$ 521.28	\$ -	\$ 988.19	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 328.64	\$ 669.73	\$ -	\$ 1,290.70	
Townhome	Admin / Maint	\$ 14.84	\$ 132.75	\$ 6.47	\$ 148.45	\$ -	\$ 302.51	
	Debt	\$ -	\$ 144.74	\$ 322.17	\$ 521.28	\$ -	\$ 988.19	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 328.64	\$ 669.73	\$ -	\$ 1,290.70	
Coach	Admin / Maint	\$ 14.84	\$ 132.75	\$ 7.26	\$ 148.45	\$ -	\$ 303.30	
	Debt	\$ -	\$ 144.74	\$ 361.34	\$ 627.66	\$ -	\$ 1,133.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 368.60	\$ 776.11	\$ -	\$ 1,437.04	
45'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 627.66	\$ -	\$ 1,196.50	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 776.11	\$ -	\$ 1,501.06	
52'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 734.04	\$ -	\$ 1,302.88	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 882.49	\$ -	\$ 1,607.44	
62'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 840.42	\$ -	\$ 1,409.26	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 988.87	\$ -	\$ 1,713.82	
65'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 840.42	\$ -	\$ 1,409.26	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 988.87	\$ -	\$ 1,713.82	
70'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 840.42	\$ -	\$ 1,409.26	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 988.87	\$ -	\$ 1,713.82	
75'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 946.81	\$ -	\$ 1,515.65	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 1,095.26	\$ -	\$ 1,820.21	
80'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 8.52	\$ 148.45	\$ -	\$ 304.56	
	Debt	\$ -	\$ 144.74	\$ 424.10	\$ 946.81	\$ -	\$ 1,515.65	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 432.62	\$ 1,095.26	\$ -	\$ 1,820.21	

Gran Paradiso Assessment Changes			
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 1,866.65	\$ 1,966.50	\$	99.85
\$ 2,205.67	\$ 2,305.52	\$	99.85
\$ 2,332.60	\$ 2,432.45	\$	99.85
\$ 2,000.96	\$ 2,100.81	\$	99.85
\$ 2,154.02	\$ 2,253.87	\$	99.85
\$ 1,192.76	\$ 1,290.70	\$	97.95
\$ 1,192.76	\$ 1,290.70	\$	97.95
\$ 1,338.36	\$ 1,437.04	\$	98.68
\$ 1,401.21	\$ 1,501.06	\$	99.85
\$ 1,507.59	\$ 1,607.44	\$	99.85
\$ 1,613.97	\$ 1,713.82	\$	99.85
\$ 1,613.97	\$ 1,713.82	\$	99.85
\$ 1,720.36	\$ 1,820.21	\$	99.85
\$ 1,720.36	\$ 1,820.21	\$	99.85

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Assessments - Renaissance, Oasis, and Preserve

Renaissance, Oasis, & Preserve Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 1 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 2 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 3 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 4 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 7 Total Fiscal Year 2022/2023 Assessment Per Unit	All Units Total Fiscal Year 2022/2023 Assessment Per Unit	
Renaissance 35' Villa	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ 101.36	\$ -	\$ 248.95	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ 678.03	\$ -	\$ 822.77	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ 779.39	\$ -	\$ 1,071.72	
Renaissance 50'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ 101.36	\$ -	\$ 248.95	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ 998.94	\$ -	\$ 1,143.68	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ 1,100.30	\$ -	\$ 1,392.63	
Renaissance 60'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ 101.36	\$ -	\$ 248.95	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ 1,212.87	\$ -	\$ 1,357.61	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ 1,314.23	\$ -	\$ 1,606.56	
Oasis 60'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ 101.36	\$ -	\$ 248.95	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ 829.89	\$ -	\$ 974.63	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ 931.25	\$ -	\$ 1,223.58	
Oasis 70'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ 101.36	\$ -	\$ 248.95	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ 980.00	\$ -	\$ 1,124.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ 1,081.36	\$ -	\$ 1,373.69	
Preserve 33' Villa	Admin / Maint	\$ 14.84	\$ 132.75	\$ 7.63	\$ -	\$ 101.36	\$ -	\$ 256.58	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ 424.61	\$ -	\$ 569.35	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 7.63	\$ -	\$ 525.97	\$ -	\$ 825.93	
Preserve 50'	Admin / Maint	\$ 14.84	\$ 132.75	\$ 7.60	\$ -	\$ 101.36	\$ -	\$ 256.55	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ 679.79	\$ -	\$ 824.53	
	Sub-Total	\$ 14.84	\$ 277.49	\$ 7.60	\$ -	\$ 781.15	\$ -	\$ 1,081.07	

*Note: Oasis is introducing a 50' category in Phase II of construction. The methodology will be updated in the future to reflect this. For now, based on the fact that all other 50' lots in Unit 4 are 1 ERU, and based on the calculated amount of 1 ERU for the 60' and 70', Unit 4 Debt for an Oasis 50' will be \$650.08 NET and \$691.58 GROSS

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Renaissance, Oasis, & Preserve Assessment Changes			
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 1,032.15	\$ 1,071.72	\$	39.57
\$ 1,353.06	\$ 1,392.63	\$	39.57
\$ 1,566.99	\$ 1,606.56	\$	39.57
\$ 1,184.01	\$ 1,223.58	\$	39.57
\$ 1,334.12	\$ 1,373.69	\$	39.57
\$ 779.27	\$ 825.93	\$	46.66
\$ 1,034.45	\$ 1,081.07	\$	46.62

Assessments - Unit 7 Villages

Unit 7 Villages Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 1 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 2 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 3 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 4 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 7 Total Fiscal Year 2022/2023 Assessment Per Unit	All Units Total Fiscal Year 2022/2023 Assessment Per Unit	
50'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 830.00	\$ 974.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 969.51	\$ 1,261.84	
74'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 1,228.40	\$ 1,373.14	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 1,367.91	\$ 1,660.24	
Coach	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 622.50	\$ 767.24	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 762.01	\$ 1,054.34	
2-Story	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 456.50	\$ 601.24	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 596.01	\$ 888.34	
4-Story	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 415.00	\$ 559.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 554.51	\$ 846.84	
Village B 50'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,804.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 1,799.51	\$ 2,091.84	
Village F1 37'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 1,245.00	\$ 1,389.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 1,384.51	\$ 1,676.84	
Village F1 50'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,804.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 1,799.51	\$ 2,091.84	
Village F1 60'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 1,992.00	\$ 2,136.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 2,131.51	\$ 2,423.84	
Village F5 Dup/Paired Villas	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 996.00	\$ 1,140.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 1,135.51	\$ 1,427.84	
Village F5 40'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 1,328.00	\$ 1,472.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 1,467.51	\$ 1,759.84	
Village F5 50'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ 139.51	\$ 287.10	
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,804.74	
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ 1,799.51	\$ 2,091.84	

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Unit 7 Villages Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,279.59	\$ 1,261.84	\$ (17.75)
\$ 1,677.99	\$ 1,660.24	\$ (17.75)
\$ 1,072.09	\$ 1,054.34	\$ (17.75)
\$ 906.09	\$ 888.34	\$ (17.75)
\$ 864.59	\$ 846.84	\$ (17.75)
\$ 2,109.59	\$ 2,091.84	\$ (17.75)
\$ 1,694.59	\$ 1,676.84	\$ (17.75)
\$ 2,109.59	\$ 2,091.84	\$ (17.75)
\$ 2,441.59	\$ 2,423.84	\$ (17.75)
\$ 1,445.59	\$ 1,427.84	\$ (17.75)
\$ 1,777.59	\$ 1,759.84	\$ (17.75)
\$ 2,109.59	\$ 2,091.84	\$ (17.75)

Assessments - Unit 8 Villages

Unit 8 Villages Assessment Breakdown									
Product Type		District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	Unit 8	All Units
		Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit
50'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 268.37
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ -	\$ 697.38	\$ 842.12
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ -	\$ 818.16	\$ 1,110.49
75'	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 268.37
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ -	\$ 875.66	\$ 1,020.40
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ -	\$ 996.44	\$ 1,288.77
Coach	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 268.37
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ -	\$ 613.49	\$ 758.23
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ -	\$ 734.27	\$ 1,026.60
2-Story	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 268.37
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ -	\$ 524.34	\$ 669.08
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ -	\$ 645.12	\$ 937.45
4-Story	Admin / Maint	\$ 14.84	\$ 132.75	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 268.37
	Debt	\$ -	\$ 144.74	\$ -	\$ -	\$ -	\$ -	\$ 435.20	\$ 579.94
	Sub-Total	\$ 14.84	\$ 277.49	\$ -	\$ -	\$ -	\$ -	\$ 555.98	\$ 848.31

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Unit 8 Villages Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,052.32	\$ 1,110.49	\$ 58.16
\$ 1,230.60	\$ 1,288.77	\$ 58.16
\$ 968.43	\$ 1,026.60	\$ 58.16
\$ 879.28	\$ 937.45	\$ 58.16
\$ 790.14	\$ 848.31	\$ 58.16

Assessments - Thomas 167 & Other

Thomas 167 Assessment Breakdown									
Product Type		District Proper		Unit 1		Unit 2		Unit 3	
		Total Fiscal Year 2022/2023	Assessment Per Unit	Total Fiscal Year 2022/2023	Assessment Per Unit	Total Fiscal Year 2022/2023	Assessment Per Unit	Total Fiscal Year 2022/2023	Assessment Per Unit
Thomas 167 * Multi Family (3 BDR)	Admin / Maint	\$ 14.84		\$ 132.75		\$ 7.41		\$ -	
	Debt	\$ -		\$ 144.74		\$ 368.91		\$ -	
	Sub-Total	\$ 14.84		\$ 277.49		\$ 376.32		\$ -	
Thomas 167 * Multi Family (2 BDR)	Admin / Maint	\$ 14.84		\$ 132.75		\$ 6.63		\$ -	
	Debt	\$ -		\$ 144.74		\$ 329.74		\$ -	
	Sub-Total	\$ 14.84		\$ 277.49		\$ 336.37		\$ -	
Thomas 167 * Commercial	Admin / Maint	\$ 14.84		\$ 132.75		\$ 258.47		\$ -	
	Debt	\$ -		\$ 144.74		\$ 12,863.47		\$ -	
	Sub-Total	\$ 14.84		\$ 277.49		\$ 13,121.94		\$ -	

Thomas 167 Assessment Changes			
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 622.20	\$ 668.65	\$ 46.45	
\$ 582.97	\$ 628.70	\$ 45.72	
\$ 13,134.73	\$ 13,414.27	\$ 279.54	

Undeveloped and/or Unassigned Land Assessment Breakdown									
Product Type		District Proper		Unit 1		Unit 2		Unit 3	
		Total Fiscal Year 2022/2023	Assessment Per Unit	Total Fiscal Year 2022/2023	Assessment Per Unit	Total Fiscal Year 2022/2023	Assessment Per Unit	Total Fiscal Year 2022/2023	Assessment Per Unit
Land Inside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 14.84		\$ 132.75		\$ -		\$ -	
	Debt	\$ -		\$ 144.74		\$ -		\$ -	
	Sub-Total	\$ 14.84		\$ 277.49		\$ -		\$ -	
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 14.84		\$ -		\$ -		\$ -	
	Debt	\$ -		\$ -		\$ -		\$ -	
	Sub-Total	\$ 14.84		\$ -		\$ -		\$ -	

Undeveloped and/or Unassigned Land Assessment Changes			
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 252.76	\$ 292.33	\$ 39.57	
\$ 15.84	\$ 14.84	\$ (1.00)	

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Notes:
* Thomas 167 was originally referred to as the "Town Center" in the Unit 2 Methodology and included Town Center Residential and Town Center Commercial

Debt Assessment Methodology - Unit 1

Exhibit D of WVID Unit 1 Engineers Report

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Owner of Property	Description of Property	Assessable Half-Acre or Less Portions	Amount of Determined Benefits	Amount of Determined Damages	Number of Acres to be Taken of Right-of-Way, ect
Fourth Quarter Properties, XXXII, LLC	Exhibit D-1 of WVID Unit 1 Engineers Report	12,101	\$ 36,816,162.00	\$0	0
DiVosta and Company, Inc	Exhibit D-2 of WVID Unit 1 Engineers Report	1,200	\$ 3,650,887.89	\$0	0
Divosta Homes, LP	Exhibit D-3 of WVID Unit 1 Engineers Report	962	\$ 2,926,795.13	\$0	0
Gran Paradiso I, LLC	Exhibit D-4 of WVID Unit 1 Engineers Report	1,432	\$ 4,356,726.22	\$0	0
Gran Paradiso II, LLC	Exhibit D-5 of WVID Unit 1 Engineers Report	621	\$ 1,889,334.48	\$0	0
Lee Weatherington Development, Inc.	Exhibit D-6 of WVID Unit 1 Engineers Report	84	\$ 255,562.15	\$0	0

*

Amount of Benefits per Assessable Half-Acre or Less
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41

*

Total		16,400	\$ 49,895,467.87	\$ -	0
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\$ 3,042.41

* Note: These Columns / Rows are not a part of Exhibit D. These columns / Rows show a completely equal benefit per assessable 1/2 acre or less.

Debt Assessment Methodology - Unit 2

Combined Annual Assessments After Issuance of Bonds

Property	Units	Original Number of Units in Area 1	Number of Units True- up or Paid Off (a)	Number of Units in Area 1 Par	Total Maximum Annual Assessment per Unit*	Total Maximum Annual Assessment*	Par Per Unit	Total Par Per Category
2019 A-1 (Performing)								
Island Walk								
Single Family Residents	DU	1,799	3	1,796	\$379.89	\$682,282.44	\$3,830.73	\$6,879,991.08
Multi Family 3BDR or larger	DU	70	0	70	\$378.22	\$26,475.40	\$3,813.87	\$266,970.90
Multi Family 2BDR or smaller	DU	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Assessable Commercial/Office	AC	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Total Island Walk						\$708,757.84		\$7,146,961.98
Grand Paradiso								
Single Family Residents	DU	1,439	8	1,431	\$424.10	\$606,887.10	\$4,276.51	\$6,119,685.81
Multi Family 3BDR or larger	DU	280	0	280	\$361.34	\$101,175.20	\$3,643.65	\$1,020,222.00
Multi Family 2BDR or smaller	DU	280	2	278	\$322.17	\$89,563.26	\$3,248.67	\$903,130.26
Assessable Commercial/Office	AC	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Total Grand Paradiso						\$797,625.56		\$8,043,038.07
2019 A-2 (Non Performing)								
Town Center*								
Single Family Residents	DU	0	0	0	\$235.00	\$0.00	\$0.00	\$0.00
Multi Family 3BDR or larger	DU	76	0	76	\$368.91	\$28,037.16	\$3,744.72	\$284,598.86
Multi Family 2BDR or smaller	DU	140	0	140	\$329.74	\$46,163.60	\$3,347.12	\$468,596.24
Assessable Commercial/Office	AC	92.49	0	92.49	\$12,863.47	\$1,189,742.35	\$130,574.17	\$12,076,804.91
Total Town Center*						\$1,263,943.11		\$12,830,000.00
GRAND TOTAL						\$2,770,326.51		\$28,020,000.05

Notes:

* This property is no longer referred to as the "Town Center" . This property is currently referred to as the "Thomas 167" area.

Debt Assessment Methodology - Unit 3

Table 2			
Product Type	Number of Units	Total Maximum Annual Assessment per Unit *	Total Maximum Annual Assessment per Product Type
35'	179	\$490	\$87,710
Town	420	\$490	\$205,800
Coach	116	\$590	\$68,440
45'	59	\$590	\$34,810
52'	513	\$690	\$353,970
62'	131	\$790	\$103,490
65'	79	\$790	\$62,410
70'	56	\$790	\$44,240
75'	252	\$890	\$224,280
80'	65	\$890	\$57,850
Totals	1870		\$1,243,000

*** Does not include county fees and discounts.**

The Bonds currently has a maximum annual debt service requirement of \$1,274,100. The maximum annual debt service shown in Table 2 to be derived from the revised plan proposed by Lennar, together with a maximum annual assessment amount of \$29,543 derived from the twenty-six (26) existing residential units, is sufficient to retire the outstanding debt as shown in Table 3.

Table 3	
Revised Methodology Maximum Annual Assessment	\$1,243,000
Pre Lennar Annual Assessment*	\$34,343
Total Maximum Annual Assessment	\$1,277,343

Debt Assessment Methodology - Unit 4

RENAISSANCE SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
35' Villas	224	\$ 637	\$ 678	\$ 142,766	\$ 151,879
50' SF	273	\$ 939	\$ 999	\$ 256,347	\$ 272,710
60' SF	193	\$ 1,140	\$ 1,213	\$ 220,039	\$ 234,084
Totals	690			\$ 619,153	\$ 658,673

OASIS SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
60' SF	92	\$ 780	\$ 830	\$ 71,769	\$ 76,350
70' SF	44	\$ 921	\$ 980	\$ 40,533	\$ 43,120
Totals	136			\$ 112,302	\$ 119,470

Note: Oasis is introducing a 50' catagorey in Phase II of contruction. The methodology will be updated in the future to reflect this. For now, based on the fact that all other 50' lots in Unit 4 are 1 ERU, and based on the calculated amount of 1 ERU for the 60' and 70', Unit 4 Debt for an Oasis 50' will be \$650.08 NET and \$691.58 GROSS

PRESERVE SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
33' Villas	90	\$ 399	\$ 425	\$ 35,922	\$ 38,215
50' SF	110	\$ 639	\$ 680	\$ 70,290	\$ 74,777
Totals	200			\$ 106,212	\$ 112,991

TOTAL PROJECT

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
33' Villas	90	\$ 399	\$ 425	\$ 35,922	\$ 38,215
35' Villas	224	\$ 637	\$ 678	\$ 142,766	\$ 151,879
50' SF	110	\$ 639	\$ 680	\$ 70,290	\$ 74,777
50' SF	273	\$ 939	\$ 999	\$ 256,347	\$ 272,710
60' SF	193	\$ 1,140	\$ 1,213	\$ 220,039	\$ 234,084
60' SF	92	\$ 780	\$ 830	\$ 71,769	\$ 76,350
70' SF	44	\$ 921	\$ 980	\$ 40,533	\$ 43,120
Totals	1026			\$ 837,666	\$ 891,134

M.A.D.S. = Maximum Annual Debt Service

*Grossed up includes 1% collection fee of County Tax Collector, 1% service fee of County Property Appraiser and 4% for early payment of taxes.

Debt Assessment Methodology - Unit 7

Unit 7 Master Bond

Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	1,897	1.00	1,897	\$ 830	\$ 830	\$ 1,574,510
74' SF	77	1.48	114	\$ 830	\$ 1,228	\$ 94,587
Coach	216	0.75	162	\$ 830	\$ 623	\$ 134,460
2-Story	296	0.55	163	\$ 830	\$ 457	\$ 135,124
4-Story	390	0.50	195	\$ 830	\$ 415	\$ 161,850
Totals	2,876	.	2,531			\$ 2,100,531

Unit 7 Village B

Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	111	1.00	111	\$ 830	\$ 830	\$ 92,130
Totals	111	.	111			\$ 92,130

Unit 7 Village F1 & F5

Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
F1 - 37' SF	102	0.75	76.50	\$ 830	\$ 622.50	\$ 63,495.00
F1 - 50' SF	92	1.00	92.00	\$ 830	\$ 830.00	\$ 76,360.00
F1 - 60' SF	76	1.20	91.20	\$ 830	\$ 996.00	\$ 75,696.00
F5 - Duplex/Paired Villa	158	0.60	94.80	\$ 830	\$ 498.00	\$ 78,684.00
F5 - 40' SF	115	0.80	92.00	\$ 830	\$ 664.00	\$ 76,360.00
F5 - 50' SF	125	1.00	125.00	\$ 830	\$ 830.00	\$ 103,750.00
Totals	668	.	571.50			474,345.00

*Grossed up includes 1% collection fee of County Tax Collector, 1% service fee of County Property Appraiser and 4% for early payment of taxes.

Debt Assessment Methodology - Unit 8

Unit 7 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	250	1.00	250.00	\$ 697.38	\$ 697.38	\$ 174,345.00
75' SF	140	1.26	175.79	\$ 697.38	\$ 875.66	\$ 122,592.40
Coach	268	0.88	235.76	\$ 697.38	\$ 613.49	\$ 164,415.32
2-Story	268	0.75	201.50	\$ 697.38	\$ 524.34	\$ 140,523.12
4-Story	390	0.62	243.38	\$ 697.38	\$ 435.20	\$ 169,728.00
Sub Totals	1,316	.	1,106.43			771,603.84
Golf Course (Acres)	128	0.15	19.20	\$ 697.38	\$ -	\$ -
Totals	1,444	.	1,125.63			\$ -

*Grossed up includes 1% collection fee of County Tax Collector, 1% service fee of County Property Appraiser and 4% for early payment of taxes.

West Villages
Improvement District
Unit 6 - Master Irrigation Utility

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

WEST VILLAGES IMPROVEMENT DISTRICT - UNIT 6
MASTER IRRIGATION UTILITY BUDGET
FISCAL YEAR 2022/2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Well Availability Charge	\$ 139,241.52	\$ 218,000.00	\$ 260,212.86	Rate = \$4.40 per Unit
Capital Recovery	\$ 46,413.84	\$ 73,000.00	\$ 86,916.44	Rate = \$1.47 per Unit
Water Usage	\$ 223,853.16	\$ 432,524.00	\$ 605,324.00	Rate = Tier 1 = \$0.77, Tier 2 = \$1.54 (both per 1,000 gallons)
Interest / Other Income	\$ 320.01	\$ -	\$ -	
Total Revenues	\$ 409,828.53	\$ 723,524.00	\$ 952,453.30	
Developer Subsidy	\$ 899,945.97	\$ 782,681.00	\$ 422,875.00	
Total Funds Available	\$ 1,309,774.50	\$ 1,506,205.00	\$ 1,375,328.30	
EXPENDITURES				
Engineering	\$ 288,216.83	\$ 150,000.00	\$ 150,000.00	Increase for rate study
Management	\$ 29,604.96	\$ 34,605.00	\$ 39,999.00	Admin for 7 new pump stations
Operations Administration	\$ 128,599.92	\$ 138,600.00	\$ 148,000.00	Consideration for new employee
Legal	\$ 3,099.90	\$ 10,000.00	\$ 10,000.00	
Audit	\$ 3,082.75	\$ 3,000.00	\$ 3,000.00	
Miscellaneous	\$ 12.75	\$ 5,000.00	\$ 5,000.00	
Utility System - Repairs & Maintenance	\$ 107,699.67	\$ 180,000.00	\$ 260,000.00	
Electricity	\$ 81,427.06	\$ 94,000.00	\$ 137,200.00	Adding PS for Village E,G, and J
Water	\$ 54,540.91	\$ 145,000.00	\$ 145,000.00	\$45,000 for reclaimed water from CONP
Fuel & Oil	\$ -	\$ 5,000.00	\$ 5,000.00	Generators, if needed
Well Availability Payment	\$ 139,425.66	\$ 218,000.00	\$ 260,212.86	
Capital Recovery Payment	\$ -	\$ 73,000.00	\$ 86,916.44	
Mechanical Integrity Testing (MIT)	\$ -	\$ 25,000.00	\$ -	
Infrastructure Improvements / Maintenance	\$ 373,873.15	\$ 425,000.00	\$ 125,000.00	
Total Expenditures	\$ 1,209,583.56	\$ 1,506,205.00	\$ 1,375,328.30	
Excess / (Shortfall)	\$ 100,190.94	\$ -	\$ -	

RESOLUTION 2022-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 2004-456, Laws of Florida, as amended, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of North Port, Florida and unincorporated Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 2004-456, Laws of Florida; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 2004-456, Laws of Florida, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 2004-456, *Laws of Florida*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of August 2022.

ATTEST:

WEST VILLAGES IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A

Budget

Exhibit B

Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Miscellaneous Notices



Published in Sarasota Herald-Tribune on August 4, 2022

Location

Sarasota County,

Notice Text

WEST VILLAGES IMPROVEMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the West Villages Improvement District (the District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 18, 2022, at 11:00 a.m., at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating public facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water, sewer, drainage, irrigation and water management improvements, parks and recreational facilities, roadway improvements, and other improvements and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at (561) 630-4922, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

William Crosley

District Manager

WEST VILLAGES IMPROVEMENT DISTRICT

Pub: July 21, 28, August 4 & 11, 2022

RESOLUTION 2022-21

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE WEST VILLAGES IMPROVEMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (the “District”) was established pursuant to the provisions of Chapter 2004-456, *Laws of Florida*, as amended (the “Act”), which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, construction, or reconstruction of assessable improvements authorized by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, The District has previously adopted Resolutions 2004-16, 2016-16, and 2022-03 for said purpose regarding its intent to utilize the uniform method for the levying, collecting, and enforcing of such non-ad valorem assessments within certain of the lands within the District, which resolutions shall be superseded upon the adoption of this Resolution; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within the City of North Port and Sarasota County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

SECTION 1. The West Villages Improvement District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in the Act, and Chapters 170 and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of the Act for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this

Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Sarasota County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed. Furthermore, upon its passage this Resolution shall supersede any resolution adopted relative to the District's utilization of the Uniform Method, specifically Resolutions 2004-16, 2016-16 and 2022-03.

PASSED AND ADOPTED this 18th day of August, 2022.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Legal Description of District Boundaries

Exhibit A

Legal Description of District Boundaries

THE TERRITORIAL BOUNDARIES OF THE WEST VILLAGES IMPROVEMENT DISTRICT SHALL BE AS FOLLOWS, TO WIT:

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That part of Section 21, lying Southwesterly of County Road No. 777 (West River Road).

All that part of Section 28, lying West of lands described in official Records Book 2008060371, Public Records of Sarasota County, Florida, (County Road No.777 West River Road).

All of Section 29, less and except the following: Right-of-way for U.S. Highway No. 41 (State Road No. 45).

All of Section 30 less and except the following: Right-of-way for U. S. Highway No. 41 (State Road No. 45); That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW 1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida; That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802 and North of the northerly Right of Way line of U.S. Highway No. 41.

All of Section 31 less and except the following: Right-of-way of U. S. Highway 41 (State Road No. 45).

All of Section 32 less and except the following: Right-of-way of U. S. Highway No. 41 (State Road No. 45) That portion conveyed in Official Record Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, (College).

That Portion of Section 33 lying North of U.S. Highway No. 41 (State Road No.45) and West of County Road #777 (West River Road); also, that portion of Section 33, lying South of U.S. Highway No. 41 (State Road No. 45). LESS AND EXCEPT: That portion described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, (College); That portion described in Official Records Book 2389, Page 529, of the Public Records of Sarasota County, Florida, (Sarasota County Fire Station).

All that part of Section 34 described as follows: The North Half of the Northwest Quarter of the Southwest Quarter lying South of U.S. Highway #41 (State Road #45) and West of the right of way of County Road #777 (as realigned) in Official Records Book 2679 at Pages 2750-2574, LESS AND EXCEPT: That portion described in Official Records Instrument #2010051294, of the Public Records of Sarasota County, Florida; That portion described as follows:

Commence at the Southeast Corner of the Southwest 1/4 of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence N89°24'59"W, along the South line of the Southwest 1/4 of said Section 34, a distance of 204.95 feet to a point on the baseline of survey, as shown on the Sarasota County Right-of-Way Map for River Road (Project No. 95790), same being a point on a curve to the left having a radius of 5729.58 feet, a central angle of 05°13'19", a chord bearing of N16°30'08"W, and a chord length of 522.02 feet; thence along said base-line of Survey, and the arc of said curve, an arc length of 522.20 feet; thence S70°53'13"W, perpendicular to said baseline of Survey, a distance of 110.00 feet to the Westerly Right-of-Way Line of South River Road per Official Records Book 2679, Page 2750, Public Records of Sarasota County, Florida, same being a point on a curve to the left having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of N26°52'28"W, and a chord length of 1517.98 feet; thence along said Westerly Right-of-Way Line the following four (4) courses: (1) along the arc of said curve an arc length of 1522.64 feet; (2) thence S55°21' 4 7"W, a distance of 20.00 feet to a point on a curve to the left having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of N35°38'40"W, and a chord length of 196.90 feet; (3) thence along the arc of said curve an arc length of 196.91 feet; (4) thence N36°39'07"W, a distance of 71.08 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34; thence N89°37'27"W, along the South line of said Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, a distance of 4.10 feet to the Point of Beginning, same being the Southwest corner of the North 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence N89°37'27"W, along the South line of the North 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 34, a distance of 108.43 feet; thence N36°45'48"W, a distance of 427.04 feet to the Southerly Right-of-Way Line of U.S. Highway No. 41 (State Road No.45), per Florida Department of Transportation Right-of-Way Map Section 17010-2508, same being a point on a curve to the left having a radius of 3031.73 feet, a central angle of 01°56'33", a chord bearing of N81°26'05"E, and a chord length of 102.78 feet; thence along said South-erly Right-of-Way Line of U.S. Highway No. 41 (State Road No. 45) and the arc of said curve an arc length of 102.78 feet to the intersection of said Southerly Right-of-Way Line of U.S. Highway No. 41 (State Road No. 45) and the Westerly

Right-of-Way Line of South River Road per Official Records Book 2695, Page 1438, Public Records of Sarasota County, Florida; thence S36°39'07"E, along said Westerly Right-of-Way Line of South River Road, a distance of 439.57 feet to a point on the West line of the Northwest¼ of the Northeast 1/4 of the Southwest 1/4 of Section 34; thence S00°09'58"W, along said West line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, a distance of 5.47 feet to the Point of Beginning.

All that part of the NE 1/4 of the SW 1/4 of Section 34, lying easterly of right of way for County Road #777 (as realigned) as per Official Records Book 2679, at Pages 2750-2754, Less lands described in Official Records Instrument Number 1999111833 of the Public Records of Sarasota County, Florida; Also all that part of the West Half of the SE 1/4 of Section 34, lying westerly of maintained right of way for South River Road (Old River Road), and northerly of lands described in Official Records Instrument Number 1999111833, of the Public Records of Sarasota County, Florida, (Right of way for County Road #777).

All that part of the North Half of the Southwest quarter of the Northwest Quarter of Section 34 lying (West of lands described in Official Records Instrument Number 2008060371, of the Public Records of Sarasota County, Florida, River Road County Road No. 777).

All that portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34 (Old River Road), less and except the following: That portion described in Official Record Instrument No. 1999111833, of the Public Records of Sarasota Florida (Right of Way for County Road No. 777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, less and except the following: That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777); The maintained right-of-way of County Road No. 777 (South River Road).

All of Section 4.

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

All of Section 9.

All of Section 10, less and except the following: The maintained right-of-way for County Road No. 777 (South River Road).

All of section 15, less and except the following: The maintained right-of-way for County Road #777 South River Road); Right-of-way Conveyed in Official Record Instrument Number 2000163556, of the Public Records of Sarasota County, Florida; Parcel 202, as described in Official Record Instrument #2008060371, described as follows:

Commence at the Southwest Corner of Section 15, Township 40 South, Range 20 East, Sarasota County, Florida; thence S89°21'19"E, along the South Line of said Section 15, a distance of 49.10 feet, to a point on the baseline of survey as shown on the unrecorded Sarasota County Maintained Right-of-Way Map for River Road; thence N45°58'14"E, along said baseline of survey, a distance of 3284.46 feet, thence S44°01'46"E, perpendicular to said baseline of survey, a distance of 39.75 feet to the Point of Beginning; thence N45°58'39"E, a distance of 102.13 feet; to a point on a curve to the left having a radius of 706.58 feet, a central angle of 45°29'01", a chord bearing of N23°13'07"E, and a chord length of 546.30 feet; thence along the arc of said curve an arc length of 560.91 feet; thence N00°28'37"E, a distance of 615.74 feet; thence S89°31'23"E, a distance of 178.13 feet; thence S60°22'18"E, a distance of 188.25 feet; thence S32°42'31"E, a distance of 144.47 feet, to a point on a curve to the left having a radius of 150.00 feet, a central angle of 65°32'10", a chord bearing of S12°01'25"E, and a chord length of 162.37 feet; thence along the arc of said curve an arc length of 171.57 feet; to a point on a curve to the right having a radius of 50.00 feet, a central angle of 48°24'34", a chord bearing of S20°35'14"E, and a chord length of 41.00 feet; thence along the arc of said curve an arc length of 42.25 feet; to a point on a curve to the left having a radius of 55.00 feet, a central angle of 53°04'13", a chord bearing of S22°55'03"E, and a chord length of 49.14 feet; thence along the arc of said curve an arc length of 50.94 feet; to a point on a curve to the right having a radius of 50.00 feet, a central angle of 69°28'55", a chord bearing of S14°42' 42"E, and a chord length of 56.99 feet; thence along the arc of said curve an arc length of 60.63 feet; thence S20° 01' 46"W, a distance of 165.04 feet; thence S09°45'21"E, a distance of

198.48 feet; thence S10°32'59"W, a distance of 77.82 feet; thence S24°01'29"W, a distance of 246.18 feet; thence S16°16'56"W, a distance of 52.07 feet; thence S35°57'16"E, a distance of 117.85 feet; thence S87°27'37"W, a distance of 86.98 feet; thence S45°58'19"W, a distance of 25.22 feet; thence S05°31'58"W, a distance of 149.54 feet; thence S45°58'39"W, a distance of 223.39 feet; thence N44°01'21"W, a distance of 622.74 feet, to the Point of Beginning.

All of section 17.

All of section 18.

All of section 19, less and except parcel 301, as described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.

All of section 20, less and except the following: Maintained right-of-way for County Road #777 (South River Road); Right of way conveyed for County Road #777, described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.

All of Section 21, less and except the following: Maintained right-of-way for County Road #777 (South River Road); The SW 1/4 of the SE 1/4; The North 50 feet of the South 380 feet of the SW 1/4 lying East of County Road #777 (South River Road); Right-of-way conveyed in Official Record Book 2097, Page 396, of the Public Records of Sarasota County, Florida (Winchester Boulevard); Right-of-way conveyed in Official Records Instrument Number 2000163556 of the Public Records of Sarasota County, Florida; Parcels 101.A, 101.B, 101.C and 201, described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.

Overall area of lands = 12,444.0475 Acres or 542,062,710 Square Feet.

RESOLUTION NO. 2022-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the West Villages Improvement District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT, SARASOTA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of August, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

**WEST VILLAGES IMPROVEMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the West Villages Improvement District (the “District”) will hold Regular Meetings at 11:00 a.m. at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293.

**October 13, 2022
November 10, 2022
December 8, 2022
January 12, 2023
February 9, 2023
March 9, 2023
April 13, 2023
May 11, 2023
June 8, 2023
July 13, 2023
August 10, 2023
September 14, 2023**

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any meeting may be obtained from the District’s website or by contacting the District Manager at 941-244-2805 and/or toll-free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and date specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 941-244-2805 and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 00/00/2022

**WEST VILLAGES IMPROVEMENT DISTRICT
IRRIGATION MEETING WITH GRAN PARADISO PROPERTY OWNERS
ASSOCIATION REPRESENTATIVES
JULY 13, 2022**

A. CALL TO ORDER

The July 13, 2022, Irrigation Meeting of the West Villages Improvement District (“WVID” or the “District”) and Gran Paradiso Property Owners Association was called to order at 3:00 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293

Notice of Meeting:

Proof of notice was posted on the District website westvillagesid.org

C. Representatives Attending:

WVID Chairman	John Luczynski
WVID Counsel	Lindsay Whelan
WVID Manager	William Crosley
WVID Operations Manager	Mike Smith
WVID Engineer	Richard Ellis
Developer Counsel	Laura Donaldson

Gran Paradiso POA board members in attendance were:

Steve Glunt, GP POA President, John Meisel, GP POA board member

Also present were approximately 25 Gran Paradiso residents

Workshop was called to order by WVID Chairman John Luczynski at 3 PM on 7/13

Staff introductions

Staff presentation on Wellen Park irrigation program and irrigation program within GP

Q&A:

John Meisel: asked a variety of questions on the specifics of the staff presentation which were addressed by WVID staff.

Kevin Shaughnessy: questions on how much irrigable acreage within GP is owned by WVID, and how much of that is actually irrigated. WVID staff indicated that they would look in to this calculation.

Lex Van Brero: questions on where is the GP water actually being utilized; suggestion of installation of flow meters.

Rich Bando: root cause of over usage of irrigation water in GP is due to the mismanagement of water resources by the management company; stressed that the GPHOA needs to get a water conservation plan in place; stressed that residents need to understand appropriate irrigation techniques.

Elaine Nix: stressed that the GPHOA needs to establish a water conservation plan and focus on important issues such as water conservation rather than wasting HOA and WVID resources looking into the history of the water use permit, etc.; stressed that prior HOA had irrigation allocation under control so current GPHOA needs to go back to doing what prior HOA board did.

Phil Stokes: thanked presenters; stressed that the GPHOA needs to get the water usage back in line to prior GPHOA practices; stressed the need to conserve finite resources; stressed that irrigation water over usage is an important issue for the GPHOA.

John Luczynski: discussed that WVID has received proposals for a unit 3 bond requisition audit for consideration at July board meeting; discussed that GP is the only community that is over their allocation for this year; discussed that prior resident GPHOA board was able to stay within allocation and stressed the need for the current GPHOA board to utilize those practices to get back in line w/r/t allocation; stressed that the master developer is invested in the community and is fair.

Secretary/Assistant Secretary

Chair/Vice Chair

GRAVINA·SMITH MATTE&ARNOLD

MARKETING AND PUBLIC RELATIONS

PROFESSIONAL SERVICES AGREEMENT

This agreement is made the 18th day of August 2022, between Gravina, Smith, Matte & Arnold Marketing and Public Relations, hereinafter referred to as "Agency," and the West Villages Improvement District referred to as "Client."

1. TERMS OF EMPLOYMENT/SCOPE OF SERVICES

Client hereby retains and appoints Agency to provide services as outlined in our proposal's scope of work attached hereto as **Exhibit A**, and as otherwise directed by the Client, subject to the terms and conditions of this Agreement. Said services will commence upon acceptance of this agreement and generally include strategic communications, public relations, and marketing services.

2. COMPENSATION

The Agency's hourly fee schedule is as follows: \$250 per hour for partner services, \$200 for director services, \$150 for manager/specialist services, \$125 per hour for coordinator services, and \$70 per hour for assistant services. Services provided will be billed at the appropriate level, as deemed by the Agency. The Agency shall invoice the Client monthly for hours billed, at the beginning of the month for the services provided in the prior month and is payable no later than 30 days after the invoice date. Hours will be tracked monthly to account for services provided.

3. COSTS AND EXPENSES

In addition to the service fees provided herein, Client agrees to reimburse Agency for approved out-of-pocket expenses incurred by the firm on behalf of the Client in discharging the obligations herein. Items may include but not limited to graphic design, print production costs, postage, etc.

4. NOTICE OF TERMINATION

Either party may terminate this Agreement without cause by giving the other party written notice thereof at least 30 days prior to the effective date of termination. Either party may terminate this Agreement immediately for cause. All other rights and duties of the parties shall continue during the notice period, including the requirement of the Client to remit payment for compensation, costs and expenses incurred by it prior to the date of termination, and Client shall be responsible to the Agency for the payment of any such costs notwithstanding the termination of the Agreement.

5. ASSIGNMENT AND DELEGATION

Neither party may assign any rights or delegate any duties hereunder (except Agency's employees or independent consultants as it deems appropriate to discharge the obligation of this Agreement as long as Agency has control of the final work product) without the express prior written consent of the other.

6. INSURANCE

A. The Agency shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation

Statutory

General Liability (including Independent Contractor's Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.)

Bodily Injury (including contractual)	\$1,000,000
Property Damage (including contractual)	\$1,000,000

B. The Agency shall name the Client, its agents, staff, consultants and supervisors, as additional insureds (except for Workers' Compensation coverage). The Agency shall furnish the Client with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Client unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective without prior written notice to the Client. Insurance coverage shall be from a reputable insurance carrier, authorized to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Agency fails to have secured and maintained the required insurance, the Client has the right (without any obligation to do so, however), to secure such required insurance in which event the Agency shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the Client's obtaining the required insurance.

7. INDEMNIFICATION

Agency shall at all times indemnify and hold Client harmless against and from all losses, liability, expense and other detriments of every nature and description to which Client may be subjected by reason of any act or act of omission of Agency, its subcontractors, consultants, agents, officers, directors and employees where such loss, liability, expense or other detriment arises from or in connection with the performance of the work including, but not limited to, personal injury (including death) and losses for damage to property of Client. Further, Agency acknowledges and agrees that nothing in this Agreement shall be deemed as a waiver of immunity or limited liability of the Client beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and



nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

8. INDEPENDENT AGENCY

It is understood and agreed that at all times the relationship of Agency and its employees, agents, subcontractors or anyone directly or indirectly employed by Agency to the Client is the relationship of an independent Agency and not that of an employee, agent, joint venturer or partner of the Client. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the Client and Agency or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Agency. The Parties acknowledge that Agency is not an employee for state or federal tax purposes. Agency shall hire and pay all of Agency's employees, agents, subcontractors or anyone directly or indirectly employed by Agency, all of whom shall be employees of Agency and not employees of the Client and at all times entirely under Agency's supervision, direction and control.

In particular, the Client will not: i) Withhold FICA (Social Security) from Agency's payments; ii) Make state or federal unemployment insurance contributions on Agency's behalf; iii) Withhold state or federal income tax from payment to Agency; iv) Make disability insurance contributions on behalf of Agency; or v) Obtain workers' compensation insurance on behalf of Agency.

9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE

A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but is not limited to, the right of actual damages and/or specific performance. The Client shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the Client's right to protect its rights from interference by a third party to this Agreement.

10. ENFORCEMENT OF AGREEMENT

In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonably attorney's fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. CONTROLLING LAW; VENUE

The validity, interpretation and performance of this Agreement shall be controlled by and construed under the laws of the state of Florida. Venue shall be in Sarasota County, Florida.

12. THIRD PARTY BENEFICIARIES

This Agreement is solely for the benefit of the Client and the Agency and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Client and the Agency any



right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Client and the Agency and their respective representatives, successors, and assigns.

13. PUBLIC RECORDS

Agency understands and agrees that all documents of any kind provided to the Client in connection with this Agreement may be public records, and, accordingly, Agency agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Agency acknowledges that the designated public records custodian for the Client is William Crosley ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Agency shall (1) keep and maintain public records required by the Client to perform the service; (2) upon request by the Public Records Custodian, provide the Client with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Agency does not transfer the records to the Public Records Custodian of the Client; and (4) upon completion of the contract, transfer to the Client, at no cost, all public records in Agency's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Agency, the Agency shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Client in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AGENCY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AGENCY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 630-4922, WCROSLY@SDSINC.ORG, OR 2501A BURNS ROAD, PALM BEACH GARDENS, FLORIDA 33410.

14. E-VERIFY

The Agency shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Agency shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The Client may terminate this Agreement immediately for cause if there is a good faith belief that the Agency has knowingly violated Section 448.091, *Florida Statutes*.

If the Agency anticipates entering into agreements with subcontractors for the Work, the Agency will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that



the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Agency shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the Client upon request.

In the event that the Client has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Agency has otherwise complied with its obligations hereunder, the Client shall promptly notify the Agency. The Agency agrees to immediately terminate the agreement with the subcontractor upon notice from the Client. Further, absent such notification from the Client, the Agency or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Agency represents that no public employer has terminated a contract with the Agency under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

15. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES

The Agency agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

16. ENTIRE AGREEMENT

This writing contains the entire Agreement of the parties. No agent, employee or other representative of either party is empowered to alter any of the terms hereof except by written agreement signed by the parties.

BY: (Client)
John Luczynski
Chairman, Board of Supervisors
West Villages Improvement District

Date

BY: (Agency)
Jennifer Hamilton, Partner
Gravina, Smith, Matte & Arnold Marketing and Public Relations

Date



GRAVINA·SMITH MATTE & ARNOLD

MARKETING AND PUBLIC RELATIONS

H [K I E W D #

August 9, 2022

Proposal: West Villages Improvement District Strategic Communications

Description: Develop strategic messaging and communications materials to support the mission of the West Villages Improvement District

R y h u y l h z #

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Gravina, Smith, Matte & Arnold Marketing and Public Relations (GSMA) is a full-service public relations and marketing agency that has served Southwest Florida for nearly 40 years. Our firm has extensive experience in and a successful record of developing results-oriented public relations and marketing programs for local, regional and national organizations.

Our strategic approach sets us apart. We understand each client relationship is unique and that our work product must always serve to support the goals of the organization we represent. Creativity, combined with our applied experience, helps ensure success on behalf of the clients with whom we have the opportunity to partner.

We understand the West Villages Improvement District (WVID) is seeking strategic communications services to develop messaging to inform and educate residents and community members. It is essential to clearly communicate the role and impact the WVID has in the community and provide a comprehensive understanding of the WVID to its stakeholders.

V w u d w h j | #

GSMA will work closely with the WVID to develop strategic messaging and communication materials that inform and educate community members and key stakeholders about the role and responsibilities of the WVID.

We are prepared to begin work immediately, coordinating with the WVID on background information and developing the necessary messaging and communications materials.

V f r s h # i # z r u n #

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Based on initial conversations, we anticipate the scope of work to include the following:

- Website content, including general FAQs
- Communications to residents, including outreach letters and informational articles
- Additional collateral, including informational one-pagers and presentations

- Any other communications and public relations assistance as requested by WVID

Exgjhwdu| #Frqvlghudwlrqv#

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Our professional hours are billed at \$250 per partner hour, \$200 per director staff hour, \$150 per specialist/manager hour, \$125 per coordinator hour and \$70 per clerical hour. Hours are billed at the end of the month in which the services were provided.

Notice of Confidentiality

The contents of this proposal are offered in response to a request from the West Villages Improvement District. The contents contained herein are strictly confidential and proprietary and are not to be viewed, discussed, shared, distributed or disclosed to anyone, person or entity, outside of the West Villages Improvement District without prior written authorization from Gravina, Smith, Matte & Arnold Marketing and Public Relations, except as required by Florida State Statute.

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Frqföxvlrq#

We are confident we have the expertise and experience to successfully partner with the West Villages Improvement District. GSMA is prepared to commence work immediately with the time and resources needed to implement the scope of work outlined.

Should you have any questions or need additional information, please let me know. Thank you for the consideration.

Sincerely,



Jennifer Hamilton
Partner
jennifer@gsma.pro



Miscellaneous Notices



Published in Sarasota Herald-Tribune on August 4, 2022

Location

Sarasota County,

Notice Text

WEST VILLAGES IMPROVEMENT DISTRICT

NOTICE OF PUBLIC HEARING ON THEN CONSIDERATION OF REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1

To the owners and all persons interested in the lands corporate, and other property in and adjacent to Unit of Development No. 1 within the West Villages Improvement District (the District):

You are notified that the District has filed in the office of the Secretary of the District a resolution to consider approval of i) that certain Amendment to Amended Unit of Development No. 1 Plan of Improvements, dated July 14, 2022, relative to its Series 2007 Project and ii) that certain Amendment to Plan of Improvements for 2017 Refinancing, dated July 14, 2022 relative to its Series 2017 Project (collectively, the Amendments to the Plan of Improvements)

The District has previously adopted i) that certain Amended Unit of Development No. 1 Plan of Improvements dated November 20, 2015 relative to the Series 2007 Project, and ii) that certain Plan of Improvements for 2017 Refinancing, dated June 29, 2017, relative to the Series 2017 (collectively, the Plan of Improvements, and together with the Amendments to the Plan of Improvements, the Revised Plan of Improvements). The Revised Plan of Improvements sets forth the scope of the public infrastructure improvements to be constructed and/or acquired with a portion of the proceeds of the District s West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1). On or before its scheduled meeting of August 18, 2022, at 11:00 A.M. at the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293. Written objections to the proposed Revised Plan of Improvements may be filed at the District s offices. A public hearing on the proposed Revised Plan of Improvements will be conducted at the scheduled meeting, and written objections will be considered at that time.

At the conclusion of the hearing, the Board of Supervisors (the Board) may determine to proceed with the process for approval of the proposed Revised Plan of Improvements and direct the preparation of an engineer s report identifying any property to be taken, determining benefits and damages, and estimating the cost of implementing the improvements associated with the proposed Revised Plan of Improvements.

A final hearing on approval of the proposed Revised Plan of Improvements and assessment report or benefits shall be duly noticed and held at a regularly scheduled Board meeting at least 25 days but no later than 60 days after the last scheduled publication of the notice of filing of the engineer s report with the Secretary of the District.

John Luczynski

Chairman, Board of Supervisors

West Villages Improvement District

City of North Port and Sarasota County, Florida

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 07/28/22, 08/04/22 & 08/11/22

RESOLUTION 2022-23

[UNIT NO. 1 2022 BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING CONSIDERATION OF THE ADOPTION OF THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; FILING THE PROPOSED REVISED ASSESSMENT REPORT OF BENEFITS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING PUBLIC HEARINGS TO BE HELD ON OCTOBER 13, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE CONSIDERATION OF THE FINAL ADOPTION OF THE REVISED PLAN OF IMPROVEMENTS AND THE REVISED ASSESSMENT REPORT OF BENEFITS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (the “**District**”), is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “**Act**”), and is situated in the City of North Port, Florida and unincorporated Sarasota County, Florida; and

WHEREAS, in accordance with Section 11 of the Act, the District previously adopted Resolution 2004-13 establishing Unit of Development No. 1 relative to approximately 8,194 acres within the District (“**Unit No. 1**”); and

WHEREAS, on August 3, 2006, the Circuit Court of the Twentieth Judicial Circuit of Florida, in and for Sarasota County, Florida, rendered its final judgment validating the District’s proposed issuance of up to \$44,905,000 aggregate principal amount of special assessment bonds, the proceeds of which bonds were to be applied to finance certain infrastructure improvements to be undertaken by the District within Unit No. 1; and

WHEREAS, on August 31, 2017, the District issued its West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1), in the aggregate principal amount of \$32,165,000 (the “**Series 2017 Bonds**”), to finance the design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 1 i) as more particularly identified in that certain *Amended Unit of Development No. 1 Plan of Improvements* dated November 20, 2015 relative to the “**Series 2007 Project**”, and

ii) as more particularly identified in that certain *Plan of Improvements for 2017 Refinancing*, dated June 29, 2017 relative to the “**Series 2017 Project**” (collectively, the “**Plan of Improvements**”); and

WHEREAS, the District previously levied and imposed special assessments on the developable lands within Unit No. 1 (the “**Debt Assessments**”) for the purposes of securing the Series 2017 Bonds in accordance with i) that certain *Unit 1 Report of Engineer*, dated March 14, 2006 and that certain *First Amendment*, dated April 25, 2006 relative to the Series 2007 Project, and ii) that certain *Assessment Methodology Report of Benefits for 2017 Refinancing*, dated August 18, 2017 relative to the Series 2017 Project (collectively, the “**Assessment Report of Benefits**”); and

WHEREAS, the District has entered into that certain i) *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 1 (Diocese Property and Hospital Property)*, by and between the District, Manasota Beach Ranchlands, LLLP, and Main Street Ranchlands, LLLP, and ii) *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 1 (Pine Street Property)*, by and between the District, DD Sunglow Blvd, LLC, Rodney A. Short, Widewaters Magnum 2020 Company, LLC, American Equities Partners, LLC, WP Venice LLC, Fulbright Holdings LLC, Twenty Three Realty LLC, Main Street Ranchlands, LLLP, Toll Southeast LP Company Inc., Manasota Beach Ranchlands, LLLP, and Lennar Homes, LLC, each dated July 14, 2022, together approving the inclusion of approximately 289 acres to the boundary of Unit No. 1 (hereinafter, the “**Boundary Amendment Property**”); and

WHEREAS, the District now has a need to levy and impose the Debt Assessments on the Boundary Amendment Property in proportion to the property’s benefit from such improvements and to reallocate the Debt Assessments on the existing lands within Unit No. 1; and

WHEREAS, the District has determined that it is in the best interest of the District and its residents and landowners to impose the Debt Assessments on the Boundary Amendment Property and to reallocate the Debt Assessments on the existing lands within Unit No. 1; and

WHEREAS, as a result thereof, the District desires to accordingly adopt that certain i) *Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated July 14, 2022, relative to the Series 2007 Project, and ii) that certain *Amendment to Plan of Improvements for 2017 Refinancing*, dated July 14, 2022 relative to the Series 2017 Project (the “**Amendments to the Plan of Improvements**,” and collectively, with the Plan of Improvements, the “**Revised Plan of Improvements**”); and

WHEREAS, on July 14, 2022, the District’s Board of Supervisors (the “**Board**”) adopted Resolution 2022-14 approving a public hearing for the consideration of the adoption of the Revised Plan of Improvements; and

WHEREAS, in accordance with such Resolution, the District previously caused the publication of a Notice of Public Hearing on the consideration of the adoption of the proposed Revised Plan of Improvements pursuant to Section 298.301(2), *Florida Statutes*, copies of which were mailed to required persons and/or entities in pursuant to Section 298.301(3), *Florida Statutes*,

which public hearing was held on August 18, 2022; and

WHEREAS, after public hearing and taking into account and written comments on the Revised Plan of Improvements, if any, the Board hereby desires to proceed with the approval of the proposed Revised Plan of Improvements; and

WHEREAS, the Board accordingly desires to adopt this Resolution determining to proceed with the process for the adoption of the Revised Plan of Improvements, and to direct District staff to prepare, pursuant to the Act, an assessment report of benefits identifying property to be taken, assessing benefits and damages, and estimating the cost of improvements associated with the proposed Revised Plan of Improvements for Unit No. 1.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE WEST VILLAGES
IMPROVEMENT DISTRICT:**

SECTION 1. CONSIDERATION OF ADOPTION OF THE REVISED PLAN OF IMPROVEMENTS FOR UNIT NO. 1. After public hearing and taking into account the written comments on the Revised Plan of Improvements, if any, the Board hereby desires to proceed with the process for the adoption of the proposed Revised Plan of Improvements. The portion of the Revised Plan of Improvements relating to the Series 2007 Project is attached hereto as **Composite Exhibit A**. The portion of the Revised Plan of Improvements relating to the Series 2017 Project is attached hereto as **Composite Exhibit B**.

SECTION 2. FILING OF THE PROPOSED REVISED ASSESSMENT REPORT OF BENEFITS WITH THE DISTRICT SECRETARY; NOTICE OF FILING OF SAME.

- A. The Board has previously adopted the Assessment Report of Benefits identifying any property to be taken, determining benefits and damages, and estimating the cost of implementing the improvements associated with the Series 2007 Project and Series 2017 Project. The Board hereby declares its intent to consider adoption of i) that certain *Second Amendment to the Unit 1 Report of Engineer*, dated July 14, 2022 relative to the Series 2007 Project, and ii) that certain *Amended and Restated Assessment Methodology Report of Benefits for 2017 Refinancing*, dated July 14, 2022 relative to the Series 2017 Project (collectively, the “**Amendments to the Assessment Report of Benefits**,” and together with the Assessment Report of Benefits, the “**Revised Assessment Report of Benefits**”). The portion of the Revised Assessment Report of Benefits relating to the Series 2007 Project is attached hereto as **Composite Exhibit C**. The portion of the Revised Assessment Report of Benefits relating to the Series 2017 Project is attached hereto as **Exhibit D**.
- B. Upon the adoption of this Resolution, the Revised Assessment Report of Benefits shall have been filed with the Secretary of the District. The Board hereby directs the preparation and publication of a Notice of the Filing of the Revised Assessment Report of Benefits with the District in accordance with Section 298.301(6), *Florida Statutes*, which shall be published once a week for two (2) consecutive weeks in a newspaper of general circulation in Sarasota County.

SECTION 3. PUBLIC HEARING ON FINAL ADOPTION OF REVISED PLAN OF IMPROVEMENTS AND REVISED ASSESSMENT REPORT OF BENEFITS. A final hearing on approval of the proposed Revised Plan of Improvements and Amendments and the Revised Assessment Report of Benefits shall be duly noticed and held at a regularly scheduled Board meeting at least 25 days but no later than 60 days after the last scheduled publication of the Notice of Filing of the Revised Assessment Report of Benefits, as set forth in Section 2 herein. The Board hereby declares that public hearings shall be held at 11:00 A.M., on October 13, 2022, at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293 for the purpose of hearing written comment and objection on the District's proposed adoption of the Revised Plan of Improvements and the Revised Assessment Report of Benefits.

SECTION 4. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED, this 18th day of August, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary

Chairman/Vice-Chairman

Composite Exhibit A:	Revised Plan of Improvements for Series 2007 Project
Composite Exhibit B:	Revised Plan of Improvements for Series 2017 Project
Composite Exhibit C:	Revised Assessment Report of Benefits for Series 2007 Project
Exhibit D:	Revised Assessment Report of Benefits for Series 2017 Project

Composite Exhibit A

Amended Unit of Development No. 1 Plan of Improvements dated November 20, 2015

Amendment to Amended Unit of Development No. 1 Plan of Improvements dated July 14, 2022

Composite Exhibit B

Plan of Improvements for 2017 Refinancing, dated June 29, 2017

Amendment to Plan of Improvements for 2017 Refinancing, dated July 14, 2022

Composite Exhibit C

Unit 1 Report of Engineer, dated March 14, 2006

First Amendment, dated April 25, 2006

Second Amendment to the Unit 1 Report of Engineer, dated July 14, 2022

Exhibit D

Amended and Restated Assessment Methodology Report of Benefits for 2017 Refinancing, dated July 14, 2022

AMENDED UNIT OF DEVELOPMENT NO. 1

PLAN OF IMPROVEMENTS



Prepared for:
West Villages Improvement District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

November 20, 2015

AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENT

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**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

ENGINEER'S CERTIFICATION
November 20, 2015

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY, as a Professional Engineer in the State of Florida, that the information in this **Plan of Improvements for West Villages Improvement District Unit of Development No. 1** was assembled under my direct responsible charge. The certifying Engineer cannot be responsible for added or deleted information once distributed. This report is not intended or represented to be suitable for any reuse without specific verification or adoption by the Engineer. This verification is provided in accordance with the Florida Board of Professional Engineers' Rule on Certification under Chapter 61G15-18.011(4).

Michael A. Kennedy, P.E.
Florida License No.: 38120

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
Tel: (941) 907-6900
Fax: (941) 907-6910

[Reproductions are not valid unless signed, dated
and embossed with an Engineer's seal]



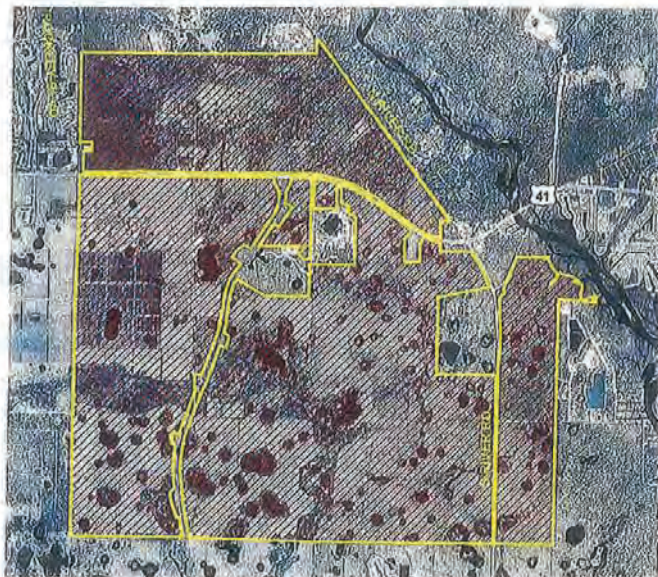
**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

AERIAL LOCATION MAP
November 20, 2015

AERIAL LOCATION MAP



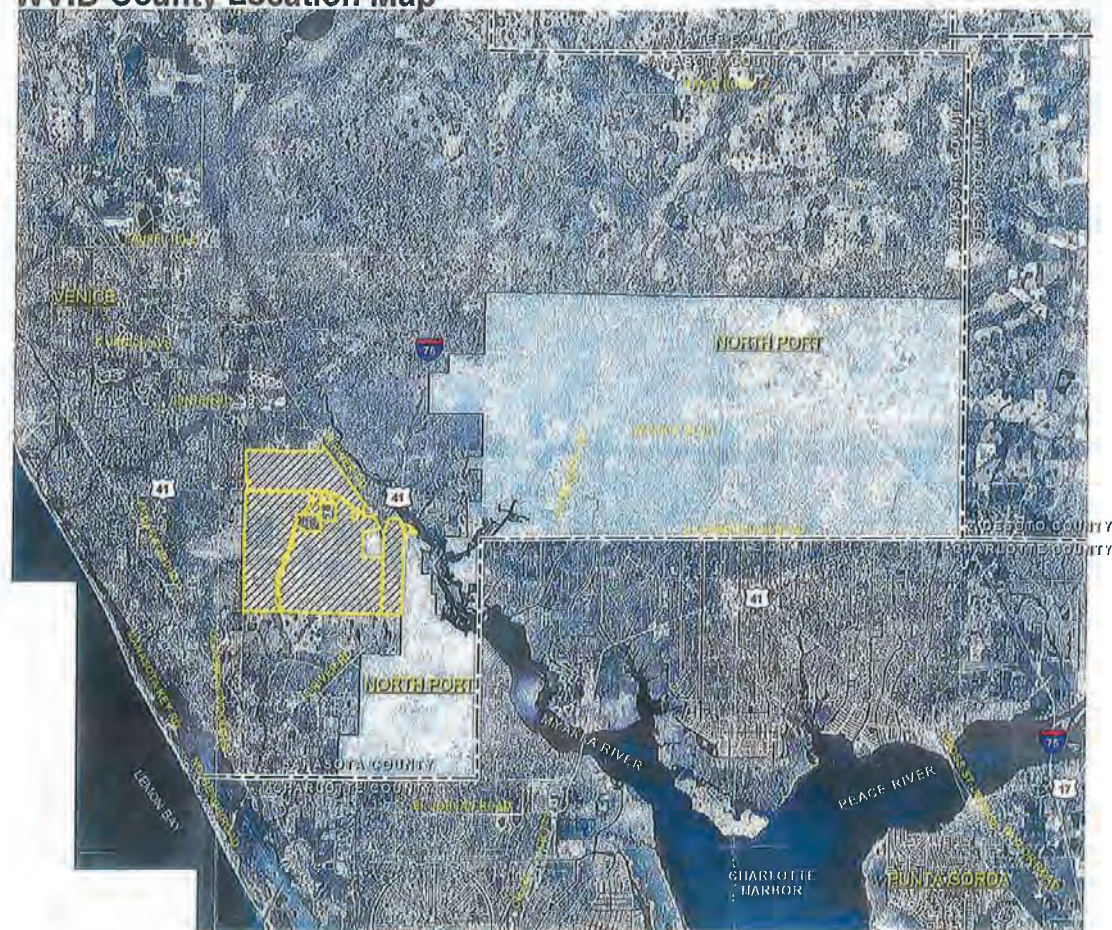
WVID Unit 1



Legend

- COUNTY BOUNDARIES
- NORTH PORT CITY LIMITS
- ▨ WEST VILLAGES IMPROVEMENT DISTRICT
- UNIT 1 BOUNDARY

WVID County Location Map



West Villages Improvement District - Unit 1 Boundary



Kimley-Horn
and Associates, Inc.

Contact: Alan Melo, AICP, 941-925-0157
Date: 15 November, 2005
Aerial Flight Date: December 2001

**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION A. INTRODUCTIONS
November 20, 2015

SECTION A. INTRODUCTIONS

1. General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-458, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. Purpose and Scope

The purpose of this Plan of Improvements is to present the nature and extend of the improvements which may be implemented by WVID for and on behalf of the Unit of Development, which improvements will thereafter be owned, operated and/or maintained by either WVID or another legally empowered governmental entity.

The text of this Plan of Improvements generally describes the existing land within Unit No. 1 and the proposed improvements and recommendations. The Plan of Improvements is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been prepared.

3. Lands in Unit of Development No. 1

West Villages Improvement District Resolution No. 2008-08 designated approximately 8,193 acres of the West Villages Improvement District as the West Villages Improvement District Unit of Development No. 1 ("Unit 1"). Unit 1 consists of all of the property contained within WVID.

Aerial Location Map hereof shows the location of Unit of Development No. 1 in relation to the City of North Port and Sarasota County. The Legal Description and Sketch (Exhibit "A") reflects the lands included in Unit of Development No. 1.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION B. EXISTING CONDITIONS
November 20, 2015

SECTION B. EXISTING CONDITIONS

1. Topography

The area within Unit of Development No. 1 is relatively flat with site elevations ranging from approximately 4.5 feet to 15 feet based on 1983 Southwest Florida Water Management District contour maps and U.S.C. & G.A.S. Datum. The lower elevations occur in the wetlands along the east side of the site while the higher elevations are located near the southwest corner of the site. The Unit is primarily underdeveloped pasture and rangelands, upland pine flatwood, wetlands, and undeveloped woodlands.

2. Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soils No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within the Unit currently consists of 22 different vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands. These land altering activities have comprised, to a certain extent, the overall quality on several of the onsite vegetation communities. The predominate habitat types on the site are disturbed pine flatwoods, hardwood conifer mixed, wetlands, improved pastures, and mixed rangelands.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION B. EXISTING CONDITIONS
November 20, 2015

3. Land Use and Zoning

Unit 1 is located within the City of North Port, Florida ("City"). Parcels within Unit 1 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive a Village comprehensive plan and zoning designation from the City that is compatible with the comprehensive land use plan adopted by the City.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION C. PLAN OF IMPROVEMENTS
November 20, 2015

SECTION C. PLAN OF IMPROVEMENTS

1. Incorporation by Reference

In compliance with Florida Statute 298.225(3), Section 189.415, Florida Statutes, as Facility Reports are prepared, they will be incorporated by reference and made part hereof. The Facility Reports will be available for inspection and copying at WVID's administrative headquarters.

2. Public Infrastructure Improvements

Unit 1 was formed in order to finance District-wide improvements and also to finance standards development and master planning activities required to develop public infrastructure plans for the Unit (the "Project").

The improvements as well as the standards development and master planning for the Unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans, and may include:

- Preparation and Development of Regulatory Standards and Procedures
- Master Planning for Public Infrastructure needs
- Alignment of future Units and Allocation of Benefit methodologies and procedures
- Roadways, including thoroughfares, arterial, collector, or local streets
- Stormwater Improvements
- Master Irrigation facilities
- Roadways Landscape, Lighting, Signage, and Furnishings
- Roadways Gateway features
- Park and Recreation improvements
- Fire/ Rescue, Law Enforcement, Solid Waste, and General Government related facilities contributions to the City of North Port
- School sites
- Engineering and Contingencies



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION C. PLAN OF IMPROVEMENTS
November 20, 2015

3. Permitting

Required permits will be applied for as the design of various facilities progresses.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plan or permitting of the Plan of Improvements, subject to continued compliance with all agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described above, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.

4. Estimated Cost of Improvements

Table 1 lists the components of the Plan of Improvements for Unit of Development No. 1, together with their estimated costs of design, implementation and construction. The Table also includes an estimate of administrative, engineering and legal fees, and contingencies associates with the improvements. The Table is divided into two sections, those being projects previously constructed and those planned for future construction.

**Table 1
Estimated Cost of Improvements**

A. Previously Constructed Projects

Element	Cost
Master Planning	\$ 1,407,452
Major Thoroughfare Landscape, Lighting, Signing, and Furnishings	\$ 3,161,645
Gateway Features	\$ 949,354
Regional Parks	\$ 2,725,617
Fire Rescue/ Law Enforcement/ Solid Waste/ General Government Contributions	\$ 487,675
Subtotal	\$ 8,731,743
Engineering, Legal and Administrative	\$ 4,000,957
Contingencies	-0-
Subtotal	\$ 4,000,957
Total	\$ 12,732,700



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION C. PLAN OF IMPROVEMENTS
November 20, 2015

B. Future Construction Projects

Element	Cost
Master Planning	\$ 50,000
Roadway Improvements and Enhancements	\$ 4,950,000
Gateway Features	\$ 500,000
Regional Parks/ Recreation	\$ 2,500,000
General Government Contributions (Emergency Services, Education, other Government/ Public Facilities and Services)	\$ 6,000,000
Subtotal	\$14,000,000
Engineering, Legal and Administrative	\$1,750,000
Contingencies	\$1,750,000
Subtotal	\$3,500,000
Total	\$17,500,000

Please note that estimated individual Element totals will vary and are only to establish a Total Estimated Cost of Improvements.

**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION D. RIGHTS-OF-WAY/ PROPERTY INTERESTS
November 20, 2015

SECTION D. RIGHTS-OF-WAY/ PROPERTY INTERESTS

The WVID will be required to acquire certain real property interests, including fee simple title, rights-of-way, easements and access as necessary for the implementation, installation, operation, and maintenance of the Project. It is anticipated that some of said real property interests will be donated by the landowners in the Unit and some will be purchased by the WVID from the landowners within and outside the Unit. The above Estimated Costs of Improvements include allowances for such purchases.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION E. MAINTENANCE RESPONSIBILITIES
November 20, 2015

SECTION E. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and updating of the Master Plans and Standards as the District develops. It is expected that this responsibility will remain with the WVID in cooperation with the Developer.
2. Maintenance and operation of the Gateway features and Landscaping and Irrigation associated with the roadway system. It is expected that this responsibility will remain with the WVID, although some may remain with the developer.
3. Maintenance and operation of the Regional Parks. It is expected that the Regional Parks may be turned over to the City of North Port upon its request and that the City of North Port may assume operation and maintenance responsibilities (although the District may retain ownership). Unless and until that time, the WVID will be responsible for operation and maintenance of the Regional Parks.
4. Maintenance and operation of the Fire Rescue and Law Enforcement facilities and equipment. Any Fire Rescue and Law Enforcement facilities and equipment will be turned over to the City of North Port for operation and maintenance.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION F. METHOD OF FUNDING
November 20, 2015

SECTION F. METHOD OF FUNDING

Several alternative methods of funding the implementation of improvements authorized in the Plan of Improvements which is to be constructed on existing or acquired rights-of-way are available to the WVID in accordance with past policy and applicable State Statutes. These are as follows:

1. Donations by the landowners of the proposed improvements provided such improvements are constructed in accordance with plans and specifications approved by the WVID Engineer and designed by WVID Project Engineer(s).
2. Donation of funding by the landowners to the WVID for construction of required improvements.
3. Construction of required improvements utilizing available non-ad valorem assessments, loan or bond proceeds, with the loans or bonds being repaid from annual assessments to the benefitted lands within the Unit until the indebtedness are retired.

Combination of 1, 2 and 3 above, including the authority, if the WVID so determines, to reimburse the landowners for any funds previously advanced by them to the WVID or for improvements constructed by them and turned over to the WVID, to the extent said improvements, works or services are authorized in this Plan



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

SECTION G. RECOMMENDATIONS
November 20, 2015

SECTION G. RECOMMENDATIONS

Based on the information presented in this Plan, the following recommendations are made:

1. That the West Villages Improvement District Board of Supervisors approve the Plan of Improvements.
2. That all lands, rights-of-way or easements required for the Plan be acquired by or furnished to the WVID, in fee simple title by perpetual easement, as the case may be.
3. That usage of the provisions of Chapter 170, Florida Statutes, or Chapter 298, Florida Statutes, and/or Chapter 2004-456, be authorized by the determination, assessment, apportionment, levy, collection, and repayment of such non-ad valorem assessments, connection charges or fees as the Board of Supervisors deems appropriate.
4. That the improvements presented in this Plan be implemented and upon their completion thereafter be either owned by the WVID or turned over to the appropriate unit of local government, which will maintain and operate same for the benefit of the lands within Unit of Development No. 1.



**AMENDED UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS**

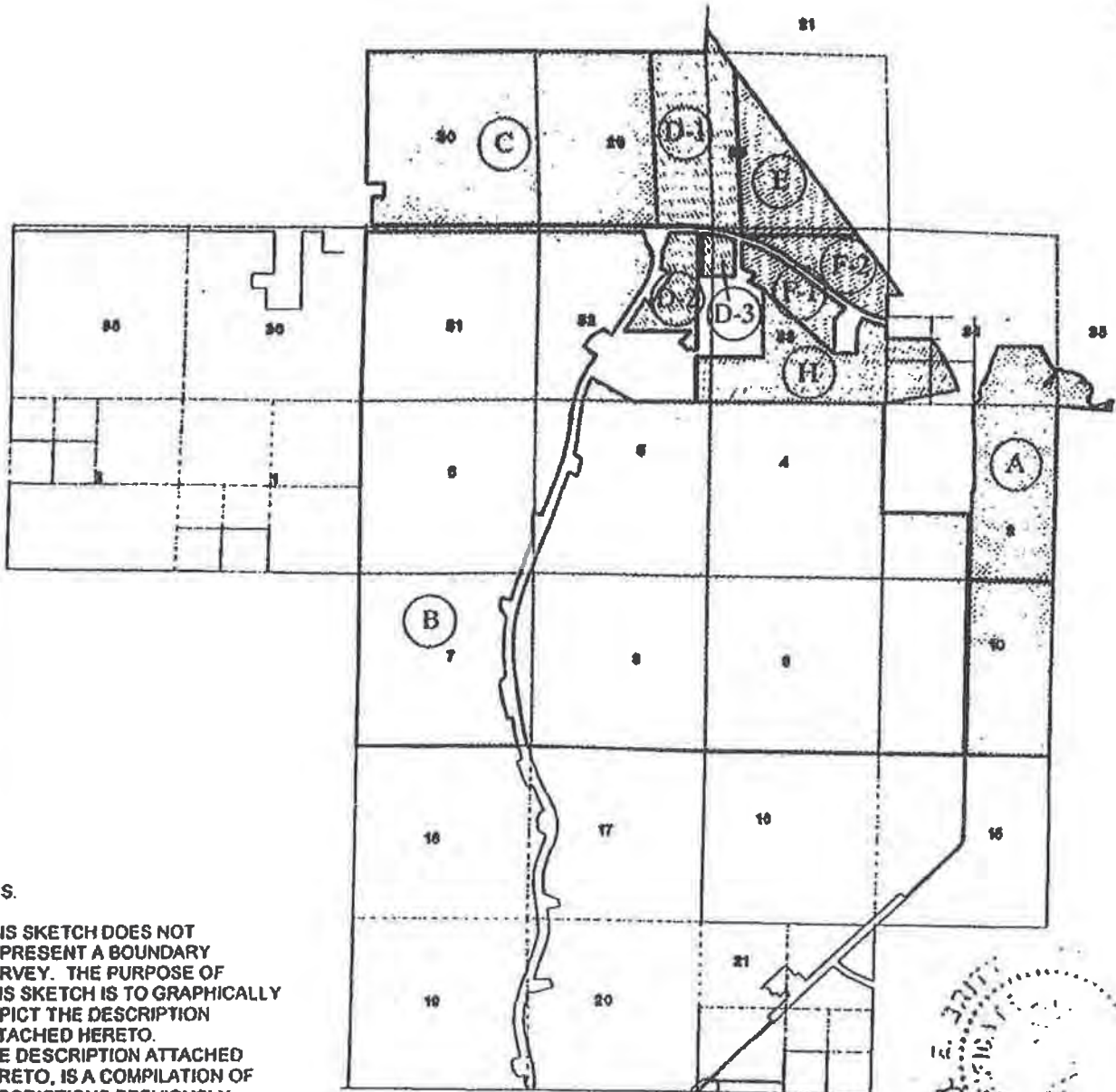
EXHIBIT "A" UNIT 1 SKETCH AND LEGAL DESCRIPTION
November 20, 2015

EXHIBIT "A" UNIT 1 SKETCH AND LEGAL DESCRIPTION



WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY KEY MAP

SCALE: 1" = 5000'



NOTES.

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY. THE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY DEPICT THE DESCRIPTION ATTACHED HERETO.
2. THE DESCRIPTION ATTACHED HERETO, IS A COMPILATION OF DESCRIPTIONS PREVIOUSLY PREPARED FOR ANNEXATION PARCELS.

Randall E. Britt
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3979

PREPARED FOR

WEST VILLAGES IMPROVEMENT DISTRICT

DATE OF SKETCH NOVEMBER 21, 2005

JOB NUMBER 05-11-51



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. #638

606 Cypress Avenue Venice, Florida 34285
Telephone (941) 493-1396 Fax (941) 484-5766
Email: bsr@brittsurveying.com

DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

PARCEL "B"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:

Right-of-way of U. S. Highway # 41 (State Road # 45).

That portion of Section 32 lying West of Right-of-way for Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, and lying South of Right-of-way of U.S. Highway #41 (State Road #45); Also that portion of Section 32 described as follows:

Commence at a 4" concrete monument (LS #1303) found marking the Southeast corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°05'06"W., along the

South line of said Section 32 as monumented, a distance of 2354.83 feet to an Iron Rod & Cap LB # 043 found for a POINT OF BEGINNING; thence continue along said South line of Section 32 as monumented, N.89°06'30"W., a distance of 1518.80 feet to the easterly Right-of-way line of Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, same being a curve to the right, having: a radius of 2734.79 feet, a central angle of 15°34'00", a chord bearing of N.20°00'32"E., and a chord length of 740.73 feet; thence northeasterly along said easterly Right-of-way line of Pine Street Extension, along the arc of said curve, an arc length of 743.01 feet to an Iron Rod & Cap LB #043 found marking the southerly line of lands described in Official Records Book 2785, Page 634, Public Records of Sarasota County, Florida; thence S.60°12'45"E., along said southerly line of lands described in Official Records Book 2785, Page 634, a distance of 1429.96 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 6, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 7, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW 1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a

point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-2

A Parcel of Land lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W. along the East Line of said Section 32 a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 04°13'27", a chord bearing of N.82°31'13"W., and a chord length of 413.04 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 413.13 feet to the POINT OF BEGINNING, same being a point on the West Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along said West Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 3533.90 feet to a point on the Northerly Line of Lands described in Official Records Book 2785, Page 634; thence along said Northerly Line the following four (4) courses and distances: (1) N.89°29'35"W., a distance of 290.64 feet; (2) thence N.44°41'43"W., a distance of 293.63 feet; (3) thence N.43°18'10"E., a distance of 463.97 feet; (4) thence N.89°29'35"W., a distance of 2052.16 feet to a point on the Easterly Line of Pine Street, (Not Open) as shown on the Sarasota County Right of Way Map, prepared by Harry W. Marlow, P.L.S; thence Northerly along the Easterly Line of said Pine Street the following eight (8) courses and distances: (1) N.33°51'40"E a distance of 1151.27 feet; (2) thence S.61°33'22"E., a distance of 233.04 feet; (3) thence N.35°54'33"E., a distance of 1060.63 feet; (4) thence N.64°10'57"W., a distance of 392.56 feet to the point of curvature of a curve to the left having a radius of 2069.86 feet, a central angle of 12°00'14", a chord bearing of N.06°00'06"E., and a chord length of 432.86 feet; (5) thence along the arc of said curve an arc length of 433.65 feet to the end of said curve; (6) thence N.00°00'00"E., a distance of 65.87 feet; (7) thence N.26°09'49"E., a distance of 306.39 feet; (8) thence N.17°29'15"E., a distance of 342.67 feet to a point on the Southerly Right of Way of said U.S. Highway No.41; thence S.89°41'04"E., along said Southerly Right of way a distance of 843.04 feet to the point of curvature of a curve to the right having a radius of 5603.58 feet, a central angle of 00°12'52", a chord bearing of S.84°44'23"E., and a chord length of 20.96 feet; thence along the arc of said curve an arc length of 20.96 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly

Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41, (State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of

Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a

point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL "H"

A portion of Sections 32, 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.89°04'43"W., along the South line of said Section 32, a distance of 410.14 feet to the Southeast corner of the lands described in Official Records Book 2785 at Page 634, of the Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the East line of said lands described in Official Records Book and Page, same being the West line of a 120.00 foot wide Perpetual Non-exclusive Easement per Official Records Book 2785 at Page 641, a distance of 1400.76 feet to a point on the westerly extension of the southerly boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along the westerly extension and boundary of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1960.21 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central

angle of $02^{\circ}00'54''$, a chord bearing of $S.35^{\circ}38'40''E.$ and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence $N.55^{\circ}21'47''E.$, radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of $15^{\circ}31'30''$, a chord bearing of $S.26^{\circ}52'28''E.$ and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence $S.78^{\circ}41'04''W.$, along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $N.89^{\circ}39'52''W.$, along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

Overall Parcel contains 8193.748 acres, more or less.

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 1

Amendment to Amended Unit No. 1 Plan of Improvements
Engineer's Report dated November 20, 2015

JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this Amendment to the Amended Unit No. 1 Plan of Improvements Engineer's Report prepared by Stantec Consulting Services Inc. on November 20, 2015, is to revise and update the area and boundary. The new area will be 8,480.7 acres. An updated sketch and legal description for the revised boundary is included in Exhibit 1. There are no additional changes to the original Engineer's Report.

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

SCALE: 1" = 5000'



This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 1 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 2 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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All of Section 7.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord

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feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

Overall Parcel contains 8480.6592 acres, more or less.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 25, 2022 - 16:46:54 EDMEJIA\J:\2156\active\215613193\survey\drawing\215613193v-spex03_revA.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 6 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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WEST VILLAGES IMPROVEMENT DISTRICT PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING



Prepared for:
West Villages Improvement District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

June 29, 2017

**WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING**

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EXHIBIT 4 UNIT 3 BOUNDARY MAP
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1. INTRODUCTIONS

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

District has adopted a Plan of Improvements for the 2007 Project which remains in full force and effect. For those improvements, refer to adopted Plan.

The purpose of this Report is to present the nature and extent of the improvements intended to be funded, in part, by the District's Series 2017 Refunding Bonds (Unit of Development No. 1) which may be implemented by WVID for and on behalf of the Unit of Development No. 1 (the 2017 Project), which improvements will thereafter be owned, operated and/or maintained by either WVID or other legally empowered governmental entities. The text generally describes the existing land within Unit No. 1 and the proposed improvements comprising the 2017 Project.

Aerial Location Maps (Exhibits "1 through 5") hereof shows overall District Boundary and the location of Unit of Developments Nos. 1 through 4. The Legal Description and Sketch (Exhibit "6") reflects the lands included in Unit of Development No. 1.

2 GENERAL DESCRIPTION

A. Topography

The area within Unit of Development No. 1 (the Unit) is relatively flat with site elevations ranging from approximately 4.5 feet to 15 feet based on 1983 Southwest Florida Water Management District contour maps and U.S.C. & G.A.S. Datum. The lower elevations occur in the wetlands along the east side of the site while the higher elevations are located near the southwest corner of the site. The Unit is primarily underdeveloped pasture and rangelands, upland pine flatwood, wetlands, and undeveloped woodlands.



**WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING**

B. Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soils No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within the Unit currently consists of 22 different vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands. These land altering activities have comprised, to a certain extent, the overall quality on several of the onsite vegetation communities. The predominate habitat types on the site are disturbed pine flatwoods, hardwood conifer mixed, wetlands, improved pastures, and mixed rangelands.

C. Land Use and Zoning

Unit 1 is located within the City of North Port, Florida ("City"). Parcels within Unit 1 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive a Village comprehensive plan and zoning designation from the City that is compatible with the comprehensive land use plan adopted by the City.



3. INFRASTRUCTURE IMPROVEMENTS

A. Public Infrastructure Improvements

The improvements as well as the standards development and master planning for the Unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans, and may include:

- Roadways, including thoroughfares, arterial, collector, or local streets (including related drainage)
- Master Irrigation Facilities
- Gateway Features and Landscaping
- Engineering and Contingencies

B. Permitting

Required permits will be applied for as the design of various facilities progresses.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plan or permitting of the Plan of Improvements, subject to continued compliance with all agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the 2017 Project have either been obtained as described above, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.

C. Rights-of-Way

The WVID will be required to acquire certain real property interests, including fee simple title, rights-of-way, easements and access as necessary for the implementation, installation, operation, and maintenance of the 2017 Project. It is anticipated that some of said real property interests will be donated by the landowners in the Unit and some will be purchased by the WVID (subject to statutory approvals and satisfactory appraisals) from the landowners within and outside the Unit. The Estimated Costs of Improvements include allowances for such purchases.



D. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the 2017 Project will include the following:

1. Maintenance and updating of the Master Plans and Standards as the District develops. It is expected that this responsibility will remain with the WVID in cooperation with the Developer.
2. Maintenance and operation of the roadways and Gateway features and Landscaping and Irrigation associated with the roadway system. It is expected that this responsibility will remain with the WVID.
3. Maintenance of other utilities such as water and sewer (including lines, pump stations, treatment plants, etc.) are expected to be turned over to the City of North Port.

4 SUMMARY AND CONCLUSION

The 2017 Project as outlined is necessary for the functional development of the District. The 2017 Project is being designed in accordance with current governmental regulatory requirements. The 2017 Project will serve its intended function so long as the construction is in substantial compliance with the design. Items of construction for the 2017 Project are based upon concurrent development plans.

It is our professional opinion that the infrastructure costs provided herein for the District improvements for the 2017 Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. These estimated costs are based upon prices currently being experienced for similar items of work in Southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



LIST OF TABLES

TABLE 1	PROPOSED IMPROVEMENT COSTS (SUMMARY)
---------	--------------------------------------

WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING

Table 1
Estimated Cost of Improvements for 2017 Project

Element	Cost
Roadway Improvements and Enhancements	\$ 2,500,000
Master Irrigation Facilities	\$ 800,000
Gateway Features and Landscaping	\$ 300,000
Subtotal	\$ 3,600,000
Contingencies (10%)	\$ 360,000
Engineering, Legal and Administrative (15%)	\$ 540,000
Subtotal	\$ 900,000
Total	\$ 4,500,000

Please note that estimated individual Element totals will vary and are only to establish a Total Estimated Cost of Improvements.

LIST OF EXHIBITS

**WEST VILLAGES IMPROVEMENT DISTRICT
PLAN OF IMPROVEMENTS FOR UNIT 1 REFINANCING**

EXHIBIT 1	OVERALL BOUNDARY OF WVID
EXHIBIT 2	UNIT 1 BOUNDARY MAP
EXHIBIT 3	UNIT 2 BOUNDARY MAP
EXHIBIT 4	UNIT 3 BOUNDARY MAP
EXHIBIT 5	UNIT 4 BOUNDARY MAP
EXHIBIT 6	SKETCH AND LEGAL DESCRIPTION – UNIT 1

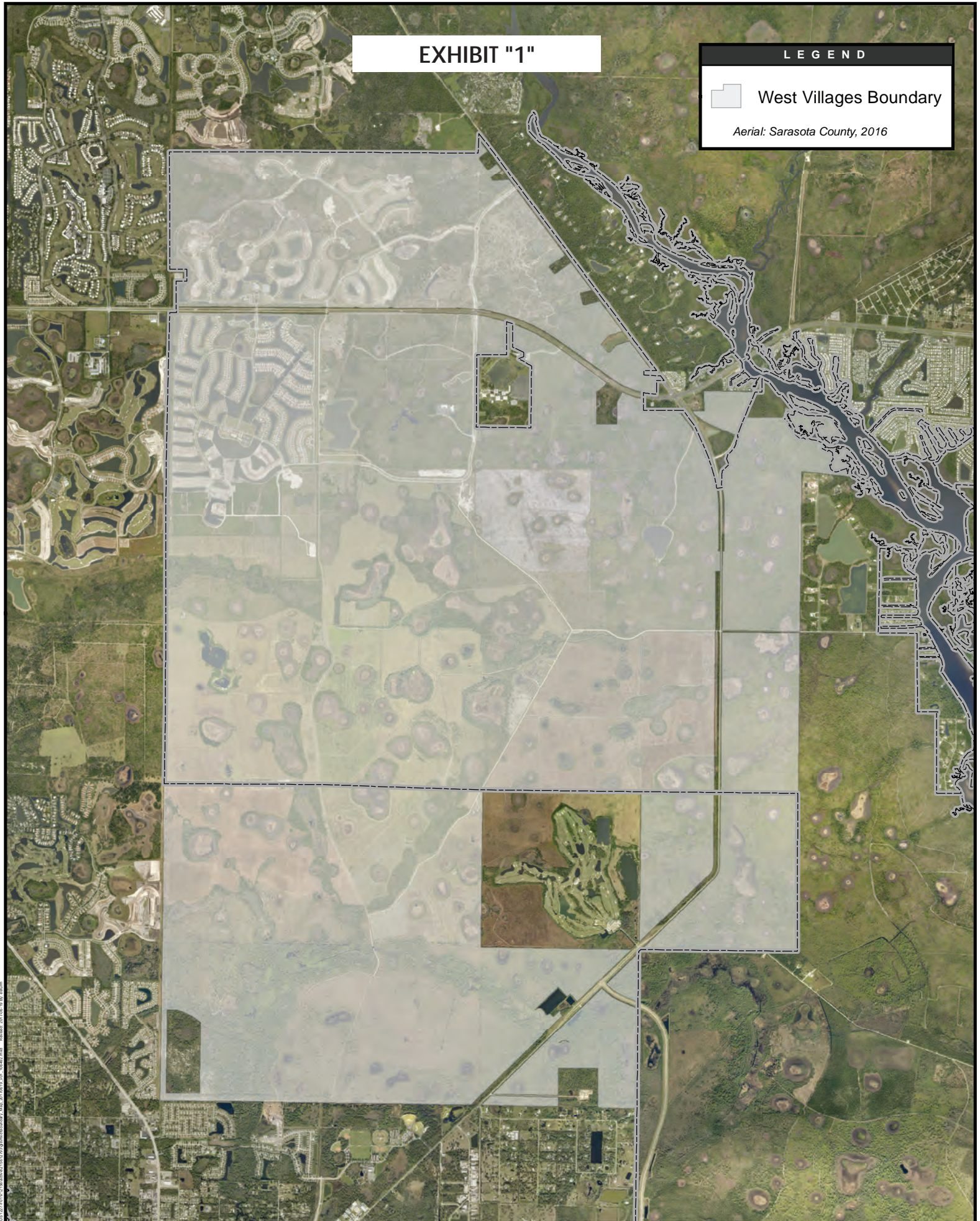
EXHIBIT "1"

LEGEND



West Villages Boundary

Aerial: Sarasota County, 2016



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West Villages Improvement District

Page 140
June 2017

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Sarasota, FL 34240
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fax 941.907.6911

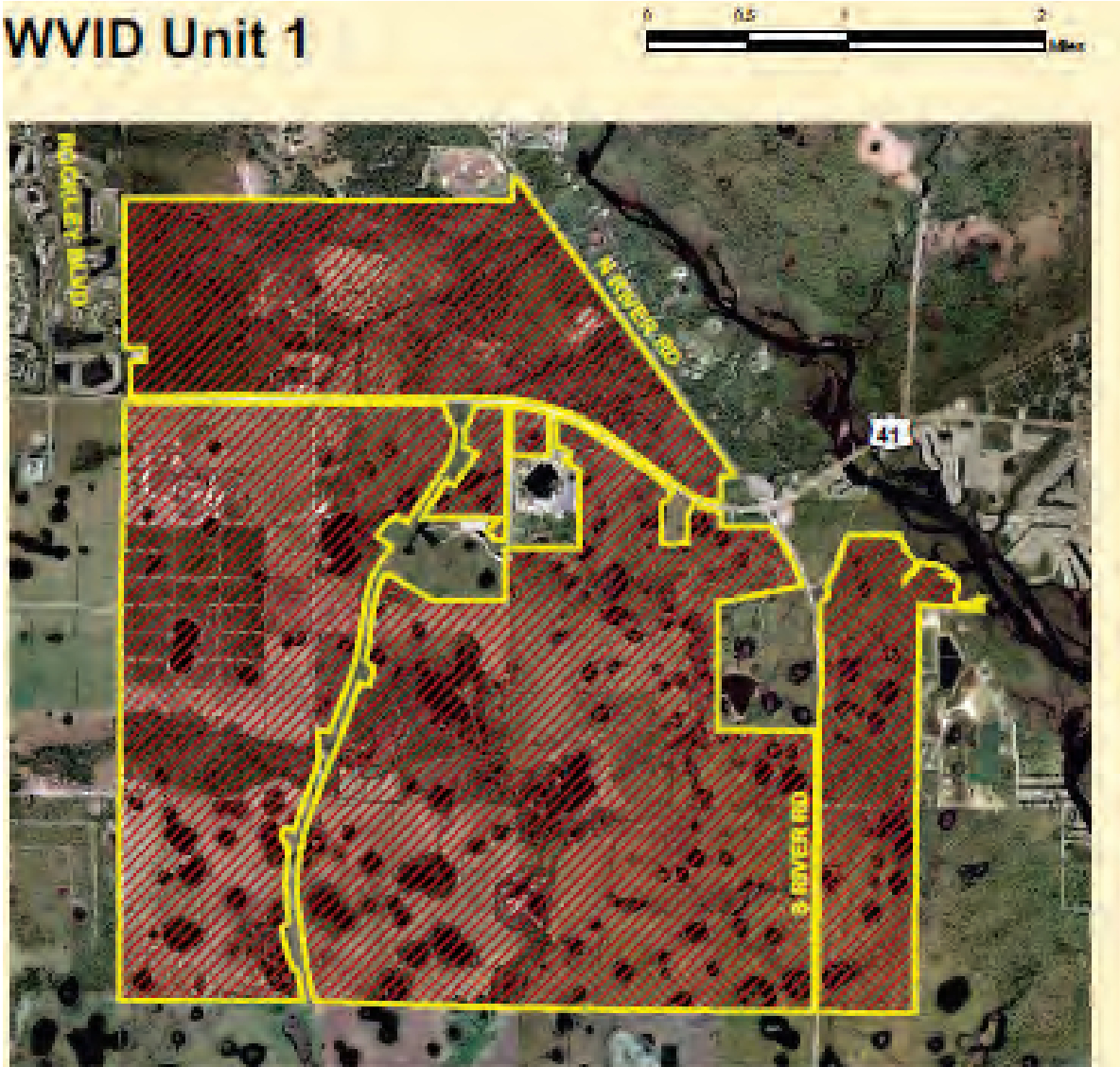


0 1,000 2,000
Feet



EXHIBIT "2"

WVID Unit 1



Legend

- COUNTY BOUNDARIES
- NORTH PORT CITY LIMITS
- WEST VILLAGES IMPROVEMENT DISTRICT
- UNIT 1 BOUNDARY

EXHIBIT "3"

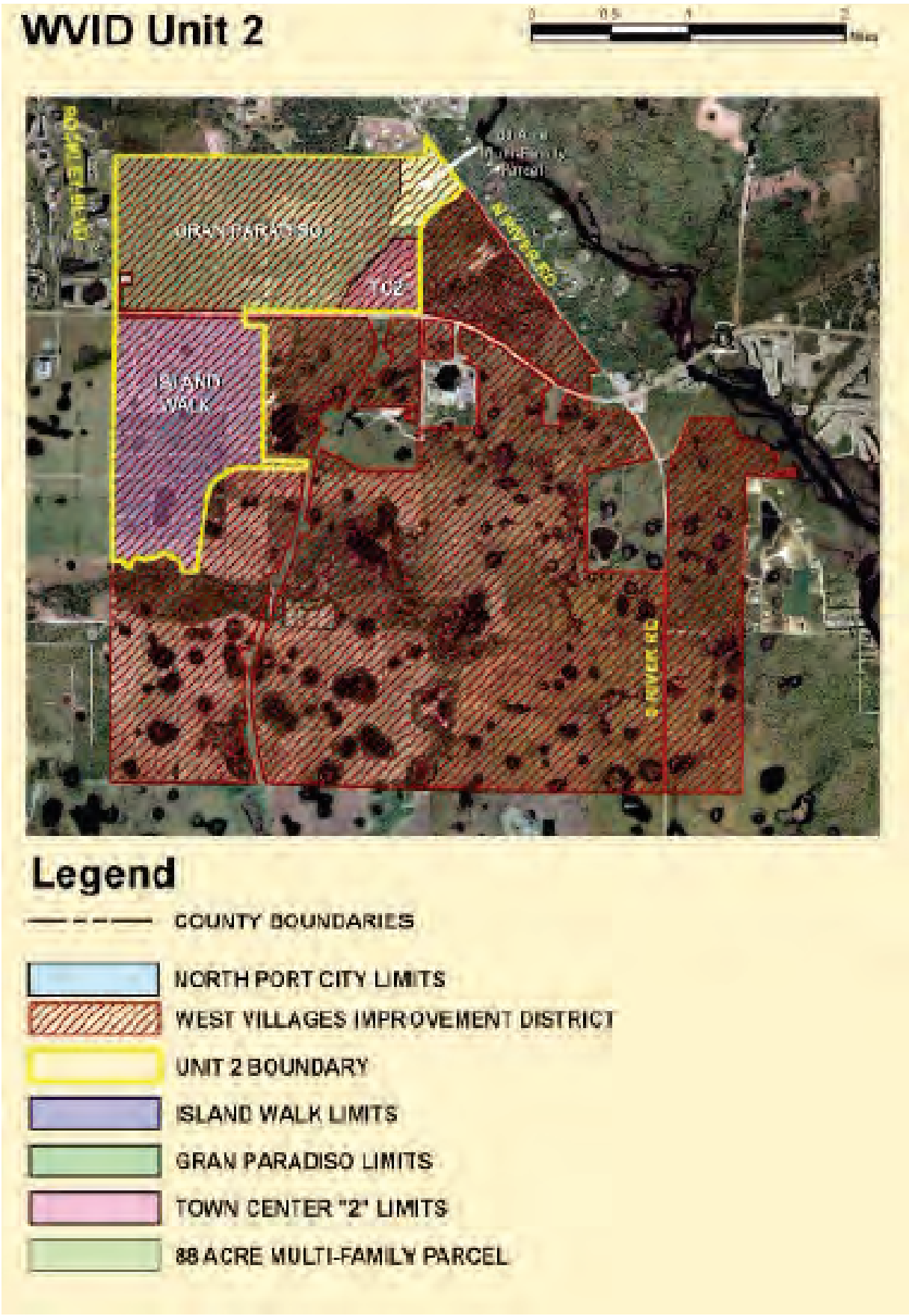


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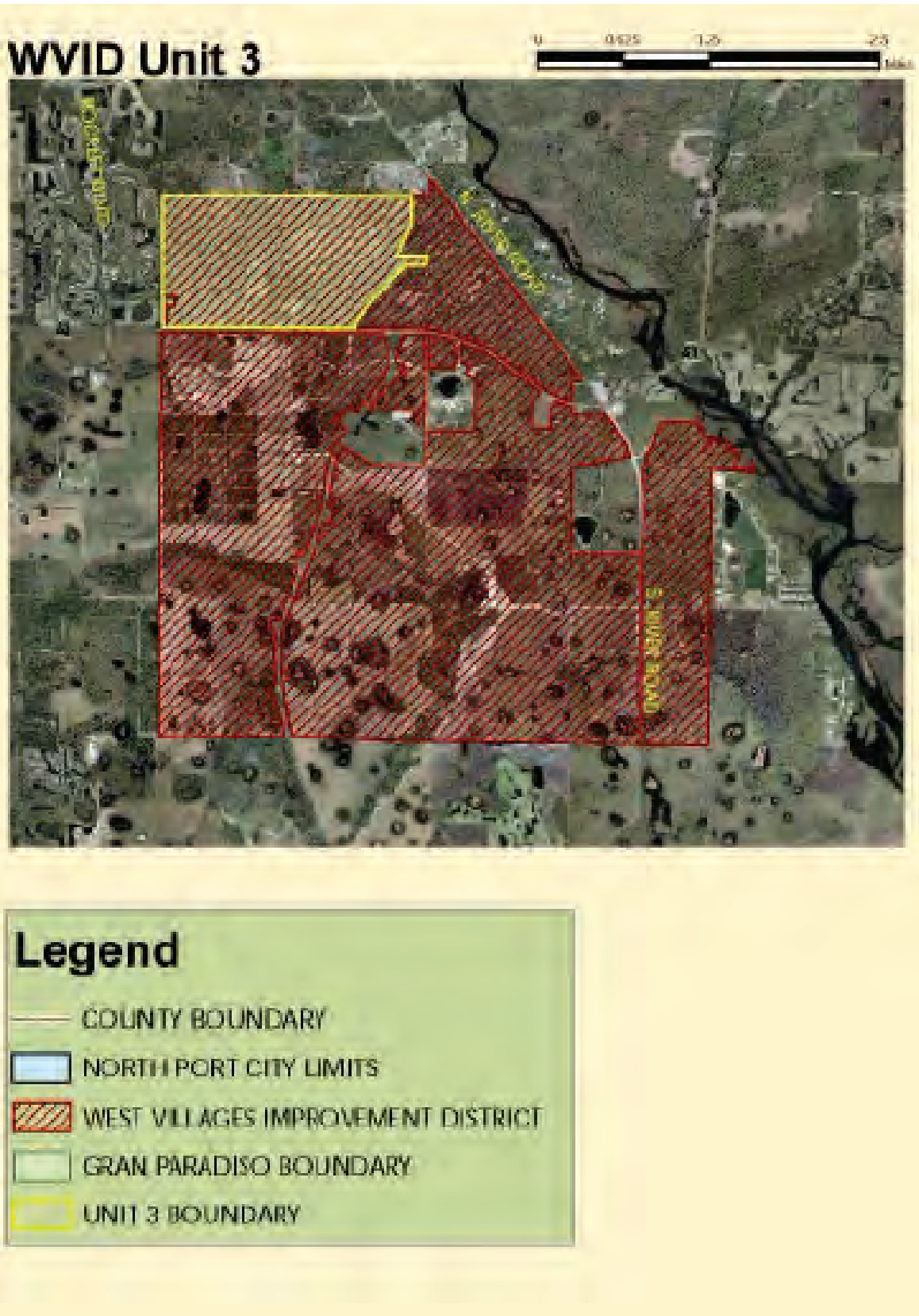
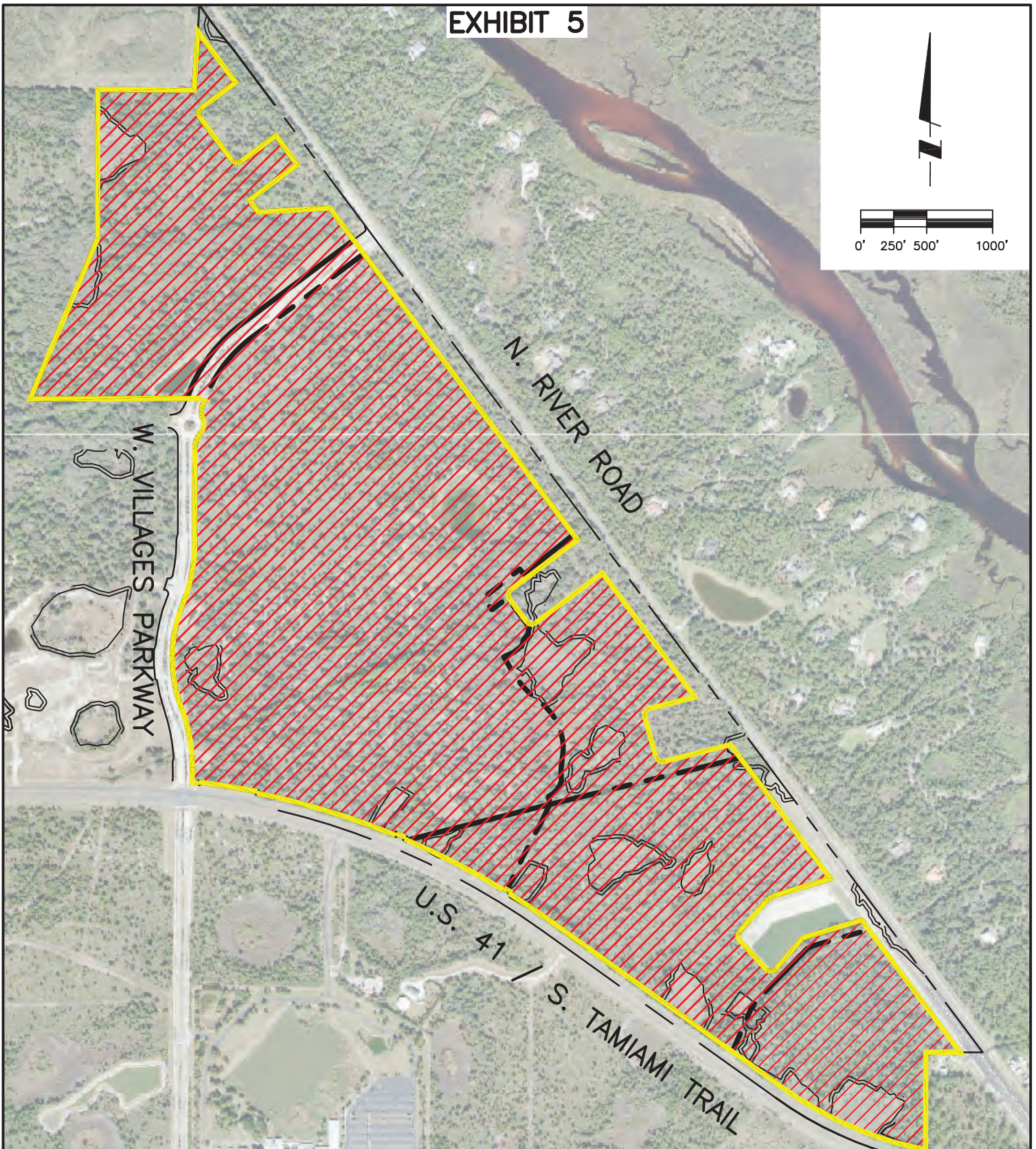
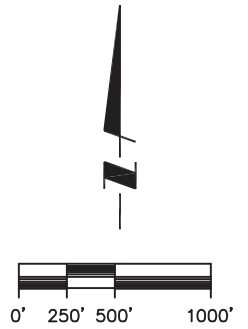


EXHIBIT 5



PROJECT: UNIT 4 BOUNDARY

CLIENT: WEST VILLAGES IMPROVEMENT DISTRICT



Stantec

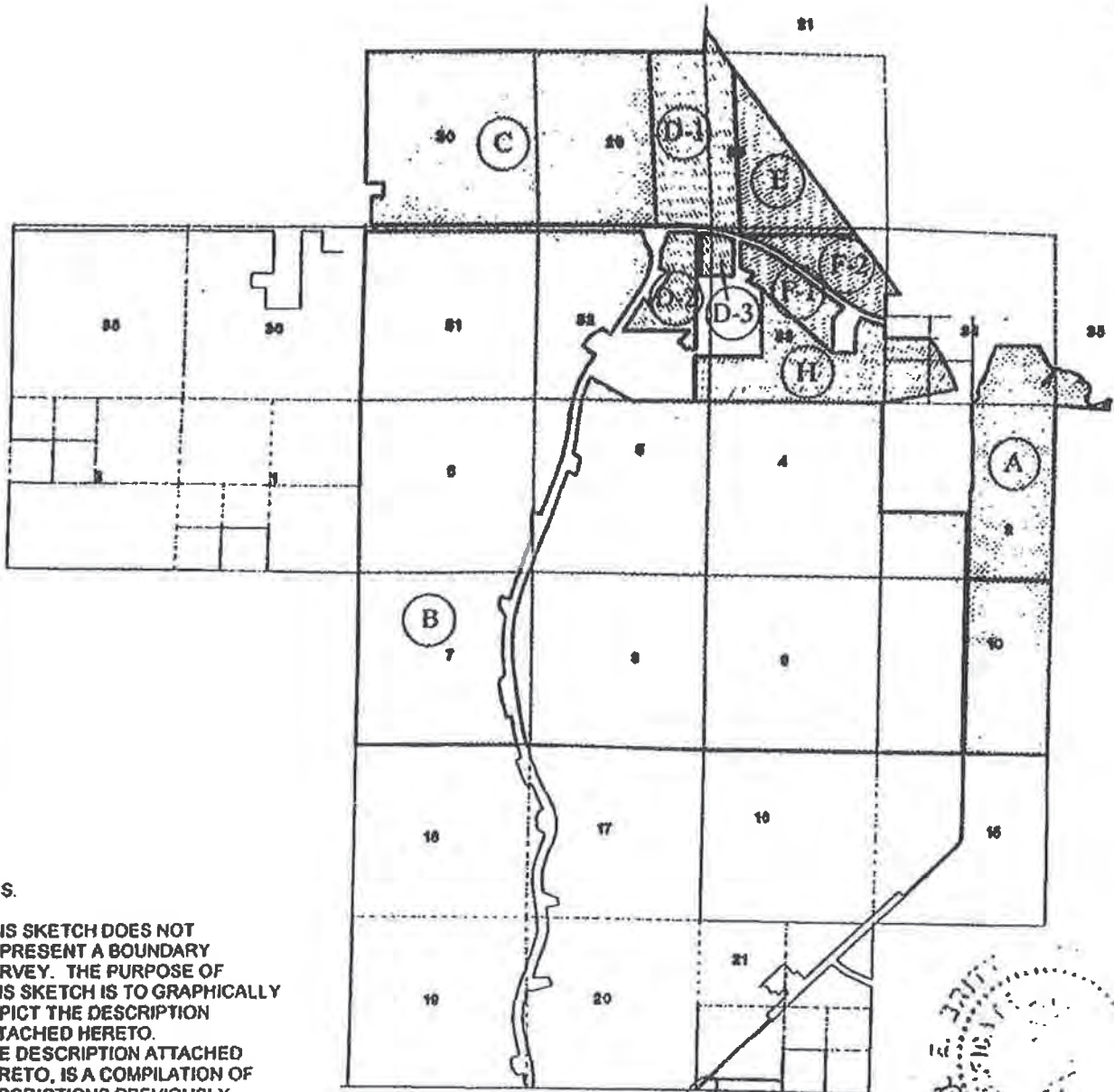
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SCALE:	1" = 1000'	DATE:	03/09/16
SEC:	28,33,34	TWP:	39S
		RGE:	20E
PROJECT NO.	215612617	INDEX NO:	215612617-03C-832EX
DRWN BY/EMP NO.	DNS/103302	SHEET NO:	1 OF 1

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY KEY MAP

SCALE: 1" = 5000'



NOTES.

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY. THE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY DEPICT THE DESCRIPTION ATTACHED HERETO.
2. THE DESCRIPTION ATTACHED HERETO, IS A COMPILATION OF DESCRIPTIONS PREVIOUSLY PREPARED FOR ANNEXATION PARCELS.

Randall E. Britt
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3979

PREPARED FOR

WEST VILLAGES IMPROVEMENT DISTRICT

DATE OF SKETCH NOVEMBER 21, 2005

JOB NUMBER 05-11-51



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 8638

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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

PARCEL "B"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:

Right-of-way of U. S. Highway # 41 (State Road # 45).

That portion of Section 32 lying West of Right-of-way for Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, and lying South of Right-of-way of U.S. Highway #41 (State Road #45); Also that portion of Section 32 described as follows:

Commence at a 4" concrete monument (LS #1303) found marking the Southeast corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°05'06"W., along the

South line of said Section 32 as monumented, a distance of 2354.83 feet to an Iron Rod & Cap LB # 043 found for a POINT OF BEGINNING; thence continue along said South line of Section 32 as monumented, N.89°06'30"W., a distance of 1518.80 feet to the easterly Right-of-way line of Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, same being a curve to the right, having: a radius of 2734.79 feet, a central angle of 15°34'00", a chord bearing of N.20°00'32"E., and a chord length of 740.73 feet; thence northeasterly along said easterly Right-of-way line of Pine Street Extension, along the arc of said curve, an arc length of 743.01 feet to an Iron Rod & Cap LB #043 found marking the southerly line of lands described in Official Records Book 2785, Page 634, Public Records of Sarasota County, Florida; thence S.60°12'45"E., along said southerly line of lands described in Official Records Book 2785, Page 634, a distance of 1429.96 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 6, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 7, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW 1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a

point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-2

A Parcel of Land lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W. along the East Line of said Section 32 a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 04°13'27", a chord bearing of N.82°31'13"W., and a chord length of 413.04 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 413.13 feet to the POINT OF BEGINNING, same being a point on the West Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along said West Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 3533.90 feet to a point on the Northerly Line of Lands described in Official Records Book 2785, Page 634; thence along said Northerly Line the following four (4) courses and distances: (1) N.89°29'35"W., a distance of 290.64 feet; (2) thence N.44°41'43"W., a distance of 293.63 feet; (3) thence N.43°18'10"E., a distance of 463.97 feet; (4) thence N.89°29'35"W., a distance of 2052.16 feet to a point on the Easterly Line of Pine Street, (Not Open) as shown on the Sarasota County Right of Way Map, prepared by Harry W. Marlow, P.L.S; thence Northerly along the Easterly Line of said Pine Street the following eight (8) courses and distances: (1) N.33°51'40"E a distance of 1151.27 feet; (2) thence S.61°33'22"E., a distance of 233.04 feet; (3) thence N.35°54'33"E., a distance of 1060.63 feet; (4) thence N.64°10'57"W., a distance of 392.56 feet to the point of curvature of a curve to the left having a radius of 2069.86 feet, a central angle of 12°00'14", a chord bearing of N.06°00'06"E., and a chord length of 432.86 feet; (5) thence along the arc of said curve an arc length of 433.65 feet to the end of said curve; (6) thence N.00°00'00"E., a distance of 65.87 feet; (7) thence N.26°09'49"E., a distance of 306.39 feet; (8) thence N.17°29'15"E., a distance of 342.67 feet to a point on the Southerly Right of Way of said U.S. Highway No.41; thence S.89°41'04"E., along said Southerly Right of way a distance of 843.04 feet to the point of curvature of a curve to the right having a radius of 5603.58 feet, a central angle of 00°12'52", a chord bearing of S.84°44'23"E., and a chord length of 20.96 feet; thence along the arc of said curve an arc length of 20.96 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly

Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41, (State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of

Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a

point on a curve to the left having a radius of 5791.58 feet, a central angle of $03^{\circ}54'56''$, a chord bearing of $N.69^{\circ}36'26''W.$, and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence $N.90^{\circ}00'00''E.$, leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence $S.36^{\circ}46'13''E.$, along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence $N.89^{\circ}48'07''W.$, leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.00^{\circ}58'25''W.$, along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL "H"

A portion of Sections 32, 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence $N.89^{\circ}04'43''W.$, along the South line of said Section 32, a distance of 410.14 feet to the Southeast corner of the lands described in Official Records Book 2785 at Page 634, of the Public Records of Sarasota County, Florida; thence $N.00^{\circ}30'25''E.$, along the East line of said lands described in Official Records Book and Page, same being the West line of a 120.00 foot wide Perpetual Non-exclusive Easement per Official Records Book 2785 at Page 641, a distance of 1400.76 feet to a point on the westerly extension of the southerly boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along the westerly extension and boundary of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) $S.89^{\circ}29'35''E.$, a distance of 1960.21 feet; (2) thence $N.00^{\circ}30'25''E.$, a distance of 2062.70 feet to the Northeast corner of said lands; thence $S.48^{\circ}24'50''E.$, a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) $S.89^{\circ}58'33''E.$, a distance 676.50 feet; (2) thence $N.00^{\circ}01'27''E.$, a distance of 752.33 feet; (3) thence $N.28^{\circ}06'22''E.$, a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of $14^{\circ}28'18''$, a chord bearing of $S.72^{\circ}07'12''E.$ and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.00^{\circ}16'02''W.$, along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence $S.89^{\circ}37'27''E.$, a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) $S.00^{\circ}07'30''W.$, a distance of 5.48 feet; (2) thence $S.89^{\circ}23'52''E.$, a distance of 9.74 feet; (3) thence $S.36^{\circ}39'07''E.$, a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central

angle of $02^{\circ}00'54''$, a chord bearing of $S.35^{\circ}38'40''E.$ and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence $N.55^{\circ}21'47''E.$, radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of $15^{\circ}31'30''$, a chord bearing of $S.26^{\circ}52'28''E.$ and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence $S.78^{\circ}41'04''W.$, along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $N.89^{\circ}39'52''W.$, along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

Overall Parcel contains 8193.748 acres, more or less.

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 1

Amendment to 2017 Plan of Improvements

JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this Amendment to the Unit 1 Plan of Improvements prepared by Stantec Consulting Services Inc. on June 29, 2017, is to revise and update the area and boundary. The new area will be 8480.7 acres. An updated sketch and legal description for the revised boundary is included in Exhibit 1. There are no additional changes to the original Plan of Improvements.

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

SCALE: 1" = 5000'



This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
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Certificate of Authorization #27013 • www.stantec.com
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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 1 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 2 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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All of Section 7.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 3 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence

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WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
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N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

Overall Parcel contains 8480.6592 acres, more or less.

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March 14, 2006

WEST VILLAGES IMPROVEMENT DISTRICT



Unit 1
Report of Engineer

REPORT OF ENGINEER

PREPARED FOR

UNIT 1

WEST VILLAGES IMPROVEMENT DISTRICT

March 14, 2006

**KIMLEY-HORN AND ASSOCIATES, INC.
DISTRICT ENGINEER**

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EXHIBITS

EXHIBIT A PLAN OF IMPROVEMENTS
EXHIBIT B DESCRIPTION OF LANDS TO BE ACQUIRED BY CONDEMNATION
EXHIBIT C ESTIMATED COST OF PLAN OF IMPROVEMENTS AND ORGANIZATIONAL/ADMINISTRATIVE EXPENSES
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EXHIBIT D4 LEGAL DESCRIPTION OF PROPERTY
EXHIBIT D5 LEGAL DESCRIPTION OF PROPERTY
EXHIBIT D6 LEGAL DESCRIPTION OF PROPERTY

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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1.0 INTRODUCTION

- 1.1 The West Villages is a proposed development consisting of residential Neighborhoods and Villages with associated Neighborhood and Village Centers, and a mixed-use Town Center containing approximately 8,200 acres located in the City of North Port, Florida. The West Villages is contained within the West Villages Improvement District (the "District") and is planned for up to 15,000 residential units and 300 to 1,000 acres of mixed-use Town Center. The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. West Villages Improvement District Resolution No. 2004-08 designated approximately 8,193 acres of the West Villages Improvement District as the West Villages Improvement District Unit of Development No. 1 ("Unit 1"). Unit 1 consists of all of the property currently contained within WVID. Unit 1 was designated to provide for Master Planning, Standards Development, plus the construction, financing, long-term administration, and management of certain public infrastructure required for the District.
- 1.2 This Report of Engineer ("Report") was prepared by Kimley-Horn and Associates, Inc. in its capacity as the District Engineer for the District. This Report was prepared by the District Engineer pursuant to the applicable provisions of Chapter 298, Florida Statutes and Chapter 2004-456, Laws of Florida and authorized by Resolution No. 2006 - 01 adopted by the WVID Board of Supervisors on January 9, 2006.
- 1.3 In rendering the findings and opinions set forth herein, the District Engineer has considered and relied upon opinions, information and documentation supplied by others including public entities, entities or individuals having an interest in portions of the real property within Unit 1, other professionals, WVID staff and consultants.
- 1.4 The cost estimates contained in the Plan of Improvements are based on information supplied by individuals or entities having an ownership of portions of the real property within Unit 1 and upon general market pricing information and experience of the District Engineer. As a result, the actual cost of construction may deviate from the estimates set forth herein.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

Unit 1 was formed in part, in order to finance District-wide improvements standards development, master planning activities, plus long term administration and management service as the District deems necessary in order to develop public infrastructure plans for the Unit (individually and collectively the "Project"). The total cost of (including soft costs, technical services, and contingency) is currently estimated to be \$29,030,000.00 . A detail of the total Project costs is included herein as Table 1.

The Project is described in the Unit 1 Plan of Improvements dated March 14, 2006, a copy of which is attached hereto as Exhibit A. Said proposed Plan of Improvements, including any amendments thereto, shall be a "water control plan" as defined in Chapter 298, Florida Statutes.

Bonds or notes may be issued by the District to finance the Project and the bonds or notes will be repaid through the levy of non-ad valorem special assessments on all assessable real property located within Unit 1. Any portion of these project costs not financed through the issuance of the bonds or notes may be paid for by the developers or landowners of real property within the Unit.

2.1 FUNDING OF IMPROVEMENTS

To defray the costs of construction, acquisition, operation and maintenance of the Project, the District will impose non-ad valorem special assessments on benefited real property. These special assessments are based on the special benefits accruing to real property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that will be assessed to pay for those facilities and services. The Project's capital facilities, which will be funded through these special assessments, include only facilities which may be undertaken by Unit 1 of the West Villages Improvement District under its Act.

In summary, special assessments may be made only:

1. for facilities or services which provide special benefits to real property as distinct from general benefits,
2. against real property which receives that special benefit,
3. in proportion to the benefits received by the real properties, and
4. according to methods that the District's Board of Supervisors determine.

If the District issues bonds or notes to pay the costs of the Project then the Board of Supervisors must levy a non-ad valorem assessment in a sum not less than 90% of which will be equal to the principal of such bonds or notes; provided the total amount of the bond or notes cannot exceed 90% of the benefits herein determined.

3.0 BENEFIT ALLOCATION

For the purpose of this Report, the District Engineer has determined that allocating the benefits of the Project based on the number of portions of land of a half-acre or less is the basis selected for apportioning the special benefit. Planning studies prepared by the District Engineer for the Unit have established a projected number of half-acre or less portions of land within the Unit. These half-acre or less portions of land are employed in this special assessment methodology for the determination, allocating and apportionment of the benefits.

For the purpose of this report, the total half-acre or less portions of land in the Unit is 16,400. The District Engineer has determined that the total of 16,400 half-acre or less portions of land will be specially benefited by the Project.

The District Engineer has estimated the total benefits to be received by the lands in Unit 1 from the Project described in the proposed Plan of Improvements to be \$49,895,467.88. This amount of total benefit divided by 16,400 (the estimated and projected number half-acre or less portions of land in the Unit) equals \$3,042.41 of benefit per half-acre or less portion of land.

4.0 FINDINGS AND OPINIONS OF DISTRICT ENGINEER

- 4.1 The District Engineer has visited and viewed Unit 1.
- 4.2 Attached hereto as Exhibit A is a true and correct copy of the proposed Plan of Improvements.
- 4.3 Attached hereto as Exhibit B is a description of all lands located either within or outside of Unit 1, if any, that needs to be acquired by condemnation and used for rights-of-way for improvements described in the proposed Plan of Improvements.
- 4.4 All assessable real property located within Unit 1 will be improved and benefited from the implementation of the proposed Plan of Improvements.
- 4.5 Attached hereto as Exhibit C and incorporated herein is the estimated costs of constructing and implementing the proposed Plan of Improvements along with the probable expense of the initial organization and administration of Unit 1 and the Plan of Improvements.
- 4.6 Attached hereto as Exhibit D and incorporated herein is the Engineer's Report in tabular form in substantial compliance with the requirements of Chapter 298, Florida Statutes, containing the following:
 - The names of the owners of assessable real property within Unit 1.
 - The description of the assessable real property.
 - The number of assessable half-acre or less portions of land.
 - The amount of determined benefits.
 - The amount of determined damages.
 - The number of acres to be taken for rights-of-way, district works, etc.

5.0 MAINTENANCE ASSESSMENT

WVID will incur expenses required to maintain and preserve the Project, including updates, repair, restoration and replacement. In addition, WVID will incur expenses related to the administration, management, operating and maintenance of the Project and Unit 1. Since these expenses will vary from year to year, the District Engineer recommends that an annual

"Maintenance Assessment" be determined, assessed, apportioned and levied by the WVID Board of Supervisors upon the assessable real property located within Unit 1 in an amount sufficient to pay the above described costs and expenses. The Maintenance Assessment should be determined, assessed, apportioned and levied in accordance with attached Exhibit D upon the assessable real property within Unit 1.

6.0 COLLECTION OF SPECIAL ASSESSMENTS

Special assessments shall be collected by the District based on the procedures set forth in Chapter 298, Florida Statutes.

If a parcel of property that is herein currently anticipated to be specially assessed by the District is designated by plat or used for an exempt or non-assessable purpose (including but not limited to water management, environmental, rights-of-way, neighborhood centers, recreational facilities, community service space, community clubhouse or passive open space) or acquired by an entity not subject to the levy of such special assessments, then in that event the special assessment(s) that would otherwise be assessed and levied on said parcel of property shall, to the extent legally permissible under the laws of the State of Florida and as determined by the District in its sole discretion, be reallocated to other assessable real property within Unit 1, in accordance with the methods set forth in this Report.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, F.S. or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include a 1% fee for the County Property Appraiser and a 1% collection fee of the County Tax Collector and a 4% discount for early payment of taxes. These additional costs may be calculated by dividing the annual debt service and maintenance assessment amounts by 0.94.

7.0 ADDITIONAL LANDS

If additional lands (the "Additional Lands") should be added to the Unit, whether by amendment to the Unit's boundaries by means of a formal boundary amendment pursuant to the District's enabling legislation or informally by means of an agreement to join the Unit pursuant to Section 11(6) of the District's enabling legislation, then in that event, the assessment methodology set forth herein shall be reapplied promptly to all lands, including the Additional Lands, then included within the Unit without the requirement that the District recommence any Chapter 298, Florida Statutes assessment and allocation process. Rather, all of the lands within the Unit, including the Additional Lands, shall as a result of the reapplication of the assessment methodology set forth herein, be allocated or re-allocated, as the case may be, their allocable share of the total benefits and special assessments as previously approved for the Unit.

8.0 PLAN MODIFICATION

During development and implementation of the Plan of Improvements, it may be necessary to make modifications and/or deviations to the Plan. Therefore, if such modifications and/or deviations do not significantly change the overall primary objectives of the Plan of

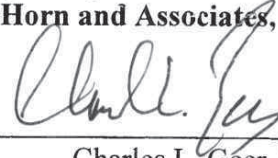
Improvements and if the costs for such modifications and deviations do not exceed the total benefits as herein determined, and if the assessable real property receives the same or greater benefits as determined herein, then it is determined that such changes will not materially affect the benefits accruing to the assessable real property.

9.0 ALTERNATE ASSESSMENT OPTIONS

This Report, including the recommendations, opinions and findings contained herein, is not intended nor shall it be interpreted as limiting or restricting WVID's authority to exercise alternative or additional procedures for the levy and assessment of taxes or special assessments, including the power to determine, order, levy, impose, collect and enforce taxes or special assessment pursuant to Chapter 170, Florida Statutes.

Respectfully Submitted by:

**District Engineer for West
Villages Improvement District
Kimley-Horn and Associates, Inc.**



Charles L. Geer, P.E.
FL P.E. Number: 31435

Kimley-Horn and Associates, Inc.
4431 Embarcadero Drive
West Palm Beach, FL 33407
Phone: **561-845-0665**
Fax: **561-863-8175**
CA Number 00000696

Exhibit A

Plan of Improvements

March 14, 2006

WVAD

WEST VILLAGES IMPROVEMENT DISTRICT



Unit 1 Plan of Improvements



Kimley-Horn
and Associates, Inc.

UNIT OF DEVELOPMENT NO. 1
PLAN OF IMPROVEMENTS

PREPARED FOR
WEST VILLAGES IMPROVEMENT DISTRICT

March 14, 2006

KIMLEY-HORN AND ASSOCIATES, INC.
DISTRICT ENGINEER

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West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

This document is a copy and is being provided at the request of **West Villages Improvement District** for informational purposes only. The signed and sealed original of this document was filed with **West Villages Improvement District**, Thomas Ranch, 7000 S. Tamiami Trail, Venice, Florida.

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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ENGINEER'S CERTIFICATION

I HEREBY CERTIFY, as a Professional Engineer in the State of Florida, that the information in this ***Plan of Improvements for West Villages Improvement District Unit of Development No. 1*** was assembled under my direct responsible charge. The certifying Engineer cannot be responsible for added or deleted information once distributed. This report is not intended or represented to be suitable for any reuse without specific verification or adoption by the Engineer. This verification is provided in accordance with the Florida Board of Professional Engineers' Rule on Certification under Chapter 61G15-18.011(4).



Charles L. Geer, P.E.
FL P.E. Number: 31435



Date

Kimley-Horn and Associates, Inc.
4431 Embarcadero Drive
West Palm Beach, FL 33407
Phone: **561-845-0665**
Fax: **561-863-8175**
CA Number 00000696

[Reproductions are not valid unless
signed, dated and embossed with an
Engineer's seal]

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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WVID Unit 1



Legend

- COUNTY BOUNDARIES
- NORTH PORT CITY LIMITS
- ▨ WEST VILLAGES IMPROVEMENT DISTRICT
- UNIT 1 BOUNDARY

WVID County Location Map



West Villages Improvement District - Unit 1 Boundary



Kimley-Horn
and Associates, Inc.

Contact: Alan Maio, AICP, 941-922-8187
Date: 18 November, 2005
Aerial Flight Date: December 2004

SECTION A. INTRODUCTIONS

I. General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in the Chapter 2004-456, Laws of Florida.

WVID is governed by a five-member Board of Supervisors, each member of which holds office for a 4-year term. The terms of the Board Members are staggered so that no more than two Supervisors are elected at the Annual Landowner's Meeting held in June of each year. At the Annual Landowner's Meeting, any Landowner owning an acre or fraction thereof of real property within WVID's jurisdictional boundary is entitled to vote, on an owned acreage basis, for each Supervisor position then subject to an election.

WVID's Board of Supervisors meets regularly on the fourth Tuesday of each month.

II. Authorization

This Plan of Improvements was authorized by the Board of Supervisors of the West Villages Improvement District and the existence of this Plan of Improvements will be disclosed to prospective buyers of property within the Unit, pursuant to disclosure procedures that have been approved by WVID.

III. Acknowledgements

The WVID District Engineer would like to acknowledge the efforts of the various current Landowners and the Landowners' engineers in working with WVID to provide information used in this Plan.

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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IV. Purpose and Scope

The purpose of this Plan of Improvements is to present the nature and extent of the improvements which may be implemented by WVID for and on behalf of the Unit of Development, which improvements will thereafter be owned, operated and/or maintained by either WVID or another legally empowered governmental entity.

The text of this Plan of Improvements generally describes the existing land within Unit No. 1 and the proposed improvements and recommendations. The Plan is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been prepared.

V. Lands in Unit of Development No. 1

West Villages Improvement District Resolution No. 2004-08 designated approximately 8,193 acres of the West Villages Improvement District as the West Villages Improvement District Unit of Development No. 1 ("Unit 1"). Unit 1 consists of all of the property currently contained within WVID.

Page 3 hereof shows the location of Unit of Development No. 1 in relation to the City of North Port and Sarasota County. The Legal Description and Sketch (Exhibit "A") reflects the lands included in Unit of Development No. 1

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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SECTION B. EXISTING CONDITIONS

I. Topography

The area within Unit of Development No. 1 is relatively flat, mostly vacant or agricultural land with site elevations ranging from approximately 4.5 feet to 15 feet based on 1983 Southwest Florida Water Management District contour maps and U.S.C. & G.S. datum. The lower elevations occur in the wetlands along the east side of the site while the higher elevations are located near the southwest corner of the site. The Unit is primarily underdeveloped pasture and rangelands, upland pine flatwoods, wetlands, and undeveloped woodlands.

II. Climatology

Unit of Development No. 1 is located in a subtropical climate zone. Winters are generally mild to dry while summers are usually warm and rainy. The annual temperature averages approximately seventy-three degrees Fahrenheit. Approximately sixty percent (60%) of the annual fifty-four inches of rainfall occurs between June and September.

III. Soils and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soil No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are gray fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within the Unit currently consists of 22 different vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching as also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands. These land altering activities have compromised, to a certain extent, the overall quality on several of the onsite vegetation communities. The predominate habitat types on the site are disturbed pine flatwoods, hardwood conifer mixed, wetlands, improved pastures, and mixed rangelands.

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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IV. Land Use and Zoning

Unit 1 is located within the City of North Port, Florida ("City"). Parcels within Unit 1 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive a Village zoning designation from the City that is compatible with the comprehensive land use plan adopted by the City.

SECTION C. PLAN OF IMPROVEMENTS

I. Incorporation by Reference

In compliance with Florida Statute 298.225(3), Section 189.415, Florida Statutes, as Facility Reports are prepared, they will be incorporated by reference and made part hereof. The Facility Reports will be available for inspection and copying at WVID's administrative headquarters.

II. Public Infrastructure Improvements

Unit 1 was formed in order to finance District-wide improvements and also to finance standards development and master planning activities required to develop public infrastructure plans for the Unit (the "Project").

The improvements as well as the standards development and master planning for the Unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans and will include:

- Preparation and Development of Regulatory Standards and Procedures
- Master Planning for Public Infrastructure Needs
- Alignment of future Units and Allocation of Benefit methodologies and procedures
- Major thoroughfare landscape, lighting, signage and furnishings
- Major thoroughfare gateway features
- Regional park property and improvements
- Fire/Rescue, Law Enforcement, Solid Waste, and General Government related facilities contributions to the City of North Port

III. Permitting

At the time of this report, no permit applications have been submitted for construction of the Project.

Required permits will be applied for as the design progresses.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plan or permitting of the Plan of Improvements, subject to continued compliance with all agency criteria and conditions of the already approved plans and permits. All permits necessary to complete the Project have either been obtained as described above, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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III. Estimated Cost of Improvements

The following Table 1 lists the components of the Plan of Improvements for Unit of Development No. 1, together with their estimated costs of design, implementation and construction. The Table also includes an estimate for administrative, engineering and legal fees and contingencies associated with the improvements.

Table 1
Estimated Cost of Improvements

Element	Costs
Master Planning	\$1,500,000.00
Major Thoroughfare Landscape, Lighting, Signing and Furnishings	\$7,583,000.00
Gateway Features	\$3,640,000.00
Regional Parks	\$5,465,000.00
Fire Rescue/Law Enforcement/Solid Waste and General Government Contributions	\$5,961,000.00
SubTotal	\$24,149,000.00
Engineering, Legal and Administrative	\$2,591,000.00
Contingencies	\$2,290,000.00
Total	\$29,030,000.00

SECTION D. RIGHTS-OF-WAY/PROPERTY INTERESTS

The WVID will be required to acquire certain real property interests, including fee simple title, rights-of-way, easements and access as necessary for the implementation, installation, operation and maintenance of the Project. It is anticipated that some of said real property interests will be donated by the landowners in the Unit and some will be purchased by the WVID from the landowners within and outside the Unit. The above Estimated Costs of Improvements include allowances for such purchases.

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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SECTION E. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and updating of the master plans and standards as the District develops. It is expected that this responsibility will remain with the WVID.
2. Maintenance and operation of the gateway features and landscaping and irrigation associated with the major thoroughfare roadway system. It is expected that this responsibility will remain with the WVID.
3. Maintenance and operation of the regional parks. It is expected that the regional parks will be turned over to the City of North Port upon its request and that the City of North Port will assume operation and maintenance responsibility. Until that time, the WVID will be responsible for operation and maintenance of the regional parks.
4. Maintenance and operation of the fire rescue and law enforcement facilities and equipment. Any fire rescue and law enforcement facilities and equipment will be turned over to the City of North Port for operation and maintenance.

SECTION F. METHOD OF FUNDING

Several alternative methods of funding the implementation of improvements authorized in the Plan of Improvements which is to be constructed on existing or acquired rights-of-way are available to the WVID in accordance with past policy and applicable state statutes. These are as follows:

1. Donations by the Landowners of the proposed improvements provided such improvements are constructed in accordance with plans and specifications approved by the WVID Engineer and designed by WVID Project Engineers.
2. Donation of funding by the Landowners to the WVID for construction of required improvements.
3. Construction of required improvements utilizing available non-ad valorem assessments, loan or bond proceeds, with the loans or bonds being repaid from annual assessments to the benefited lands within the Unit until the indebtedness is retired.

Combination of 1, 2, and 3 above, including the authority, if the WVID so determines, to reimburse the Landowners for any funds previously advanced by them to the WVID or for improvements constructed by them and turned over to the WVID, to the extent said improvements, works or services are authorized in this Plan.

SECTION G. RECOMMENDATIONS

Based on the information presented in this Plan, the following recommendations are made:

That the West Villages Improvement District Board of Supervisors approve the Plan of Improvements.

That all lands, rights-of-way or easements required for the Plan be acquired by or furnished to the WVID , in fee simple title and/or by perpetual easement, as the case may be.

That usage of the provisions of Chapter 170, Florida Statutes, or Chapter 298, Florida Statutes, and/or Chapter 2004-456, be authorized for the determination, assessment, apportionment, levy, collection and repayment of such non-ad valorem assessments, connection charges or fees as the Board of Supervisors deems appropriate.

That the improvements presented in this Plan be implemented and upon their completion thereafter be either owned by the WVID or turned over to the appropriate unit of local government, which will maintain and operate same for the benefit of the lands within Unit of Development No. 1 .

West Villages Improvement District

Kimley-Horn and Associates, Inc.
District Engineer

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EXHIBIT "A"

West Villages Improvement District

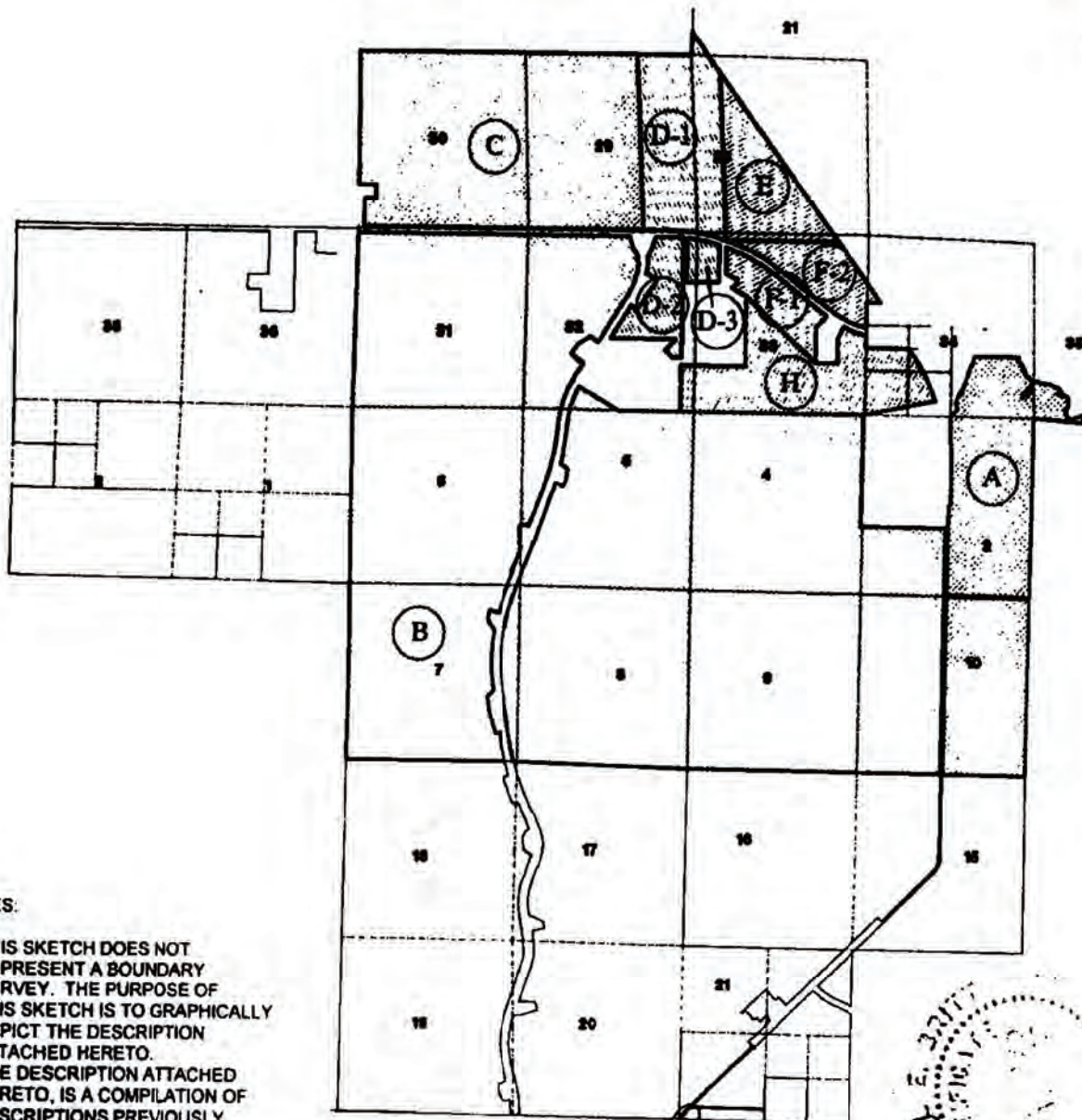
Kimley-Horn and Associates, Inc.
District Engineer

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A-26

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY KEY MAP

SCALE 1" = 5000'



NOTES:

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY. THE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY DEPICT THE DESCRIPTION ATTACHED HERETO.
2. THE DESCRIPTION ATTACHED HERETO, IS A COMPILATION OF DESCRIPTIONS PREVIOUSLY PREPARED FOR ANNEXATION PARCELS.

Randall E. Britt
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3979

PREPARED FOR

WEST VILLAGES IMPROVEMENT DISTRICT

DATE OF SKETCH NOVEMBER 21, 2005

JOB NUMBER 05-11-61



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34785
Telephone (941) 493-1396 Fax (941) 484-5766
Email bs@brittsurveying.com

DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

PARCEL "B"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:

Right-of-way of U. S. Highway # 41 (State Road # 45).

That portion of Section 32 lying West of Right-of-way for Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, and lying South of Right-of-way of U.S. Highway #41 (State Road #45); Also that portion of Section 32 described as follows:

Commence at a 4" concrete monument (LS #1303) found marking the Southeast corner of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°05'06"W., along the

South line of said Section 32 as monumented, a distance of 2354.83 feet to an Iron Rod & Cap LB # 043 found for a POINT OF BEGINNING; thence continue along said South line of Section 32 as monumented, N.89°06'30"W., a distance of 1518.80 feet to the easterly Right-of-way line of Pine Street Extension as recorded in Official Records Book 2536, Pages 811-974 of the Public Records of Sarasota County, Florida, same being a curve to the right, having: a radius of 2734.79 feet, a central angle of 15°34'00", a chord bearing of N.20°00'32"E., and a chord length of 740.73 feet; thence northeasterly along said easterly Right-of-way line of Pine Street Extension, along the arc of said curve, an arc length of 743.01 feet to an Iron Rod & Cap LB #043 found marking the southerly line of lands described in Official Records Book 2785, Page 634, Public Records of Sarasota County, Florida; thence S.60°12'45"E., along said southerly line of lands described in Official Records Book 2785, Page 634, a distance of 1429.96 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 6, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 7, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a

point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-2

A Parcel of Land lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W. along the East Line of said Section 32 a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 04°13'27", a chord bearing of N.82°31'13"W., and a chord length of 413.04 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 413.13 feet to the POINT OF BEGINNING, same being a point on the West Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along said West Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 3533.90 feet to a point on the Northerly Line of Lands described in Official Records Book 2785, Page 634; thence along said Northerly Line the following four (4) courses and distances: (1) N.89°29'35"W., a distance of 290.64 feet; (2) thence N.44°41'43"W., a distance of 293.63 feet; (3) thence N.43°18'10"E., a distance of 463.97 feet; (4) thence N.89°29'35"W., a distance of 2052.16 feet to a point on the Easterly Line of Pine Street, (Not Open) as shown on the Sarasota County Right of Way Map, prepared by Harry W. Marlow, P.L.S.; thence Northerly along the Easterly Line of said Pine Street the following eight (8) courses and distances: (1) N.33°51'40"E a distance of 1151.27 feet; (2) thence S.61°33'22"E., a distance of 233.04 feet; (3) thence N.35°54'33"E., a distance of 1060.63 feet; (4) thence N.64°10'57"W., a distance of 392.56 feet to the point of curvature of a curve to the left having a radius of 2069.86 feet, a central angle of 12°00'14", a chord bearing of N.06°00'06"E., and a chord length of 432.86 feet; (5) thence along the arc of said curve an arc length of 433.65 feet to the end of said curve; (6) thence N.00°00'00"E., a distance of 65.87 feet; (7) thence N.26°09'49"E., a distance of 306.39 feet; (8) thence N.17°29'15"E., a distance of 342.67 feet to a point on the Southerly Right of Way of said U.S. Highway No.41; thence S.89°41'04"E., along said Southerly Right of way a distance of 843.04 feet to the point of curvature of a curve to the right having a radius of 5603.58 feet, a central angle of 00°12'52", a chord bearing of S.84°44'23"E., and a chord length of 20.96 feet; thence along the arc of said curve an arc length of 20.96 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence **S.00°30'20"W.**, along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of **N.81°54'15"W.**, and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the **POINT OF BEGINNING**, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence **S.00°30'25"W.**, along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence **S.89°29'35"E.**, along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence **N.00°30'25"E.**, along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of **N.75°11'44"W.**, and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence **N.12°32'57"E.**, a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of **N.80°25'31"W.**, and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the **POINT OF BEGINNING**.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence **S.89°44'12"E.**, along the South Line of said Section 28, a distance of 884.85 feet to the **POINT OF BEGINNING**, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence **S.02°48'38"E.**, along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence **EAST**, a distance of 3489.12 feet to a point on the Westerly

Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41, (State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of

Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a

point on a curve to the left having a radius of 5791.58 feet, a central angle of $03^{\circ}54'56''$, a chord bearing of $N.69^{\circ}36'26''W.$, and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence $N.90^{\circ}00'00''E.$, leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence $S.36^{\circ}46'13''E.$, along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence $N.89^{\circ}48'07''W.$, leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.00^{\circ}58'25''W.$, along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL "H"

A portion of Sections 32, 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence $N.89^{\circ}04'43''W.$, along the South line of said Section 32, a distance of 410.14 feet to the Southeast corner of the lands described in Official Records Book 2785 at Page 634, of the Public Records of Sarasota County, Florida; thence $N.00^{\circ}30'25''E.$, along the East line of said lands described in Official Records Book and Page, same being the West line of a 120.00 foot wide Perpetual Non-exclusive Easement per Official Records Book 2785 at Page 641, a distance of 1400.76 feet to a point on the westerly extension of the southerly boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along the westerly extension and boundary of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) $S.89^{\circ}29'35''E.$, a distance of 1960.21 feet; (2) thence $N.00^{\circ}30'25''E.$, a distance of 2062.70 feet to the Northeast corner of said lands; thence $S.48^{\circ}24'50''E.$, a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) $S.89^{\circ}58'33''E.$, a distance 676.50 feet; (2) thence $N.00^{\circ}01'27''E.$, a distance of 752.33 feet; (3) thence $N.28^{\circ}06'22''E.$, a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of $14^{\circ}28'18''$, a chord bearing of $S.72^{\circ}07'12''E.$ and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.00^{\circ}16'02''W.$, along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence $S.89^{\circ}37'27''E.$, a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) $S.00^{\circ}07'30''W.$, a distance of 5.48 feet; (2) thence $S.89^{\circ}23'52''E.$, a distance of 9.74 feet; (3) thence $S.36^{\circ}39'07''E.$, a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central

angle of $02^{\circ}00'54''$, a chord bearing of $S.35^{\circ}38'40''E.$ and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence $N.55^{\circ}21'47''E.$, radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of $15^{\circ}31'30''$, a chord bearing of $S.26^{\circ}52'28''E.$ and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence $S.78^{\circ}41'04''W.$, along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence $N.89^{\circ}39'52''W.$, along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

Overall Parcel contains 8193.748 acres, more or less.

Exhibit B

Description of Lands to be Acquired by Condemnation

None

Exhibit C

Estimated Cost of the Plan of Improvements and Organizational/Administrative Expenses

Element	Costs
Master Planning	\$1,500,000.00
Major Thoroughfare Landscape, Lighting, Signing and Furnishings	\$7,583,000.00
Gateway Features	\$3,640,000.00
Regional Parks	\$5,465,000.00
Fire Rescue/Law Enforcement/Solid Waste/General Government Contributions	\$5,961,000.00
SubTotal	\$24,149,000.00
Engineering, Legal and Administrative	\$2,591,000.00
Contingencies	\$2,290,000.00
Total	\$29,030,000.00

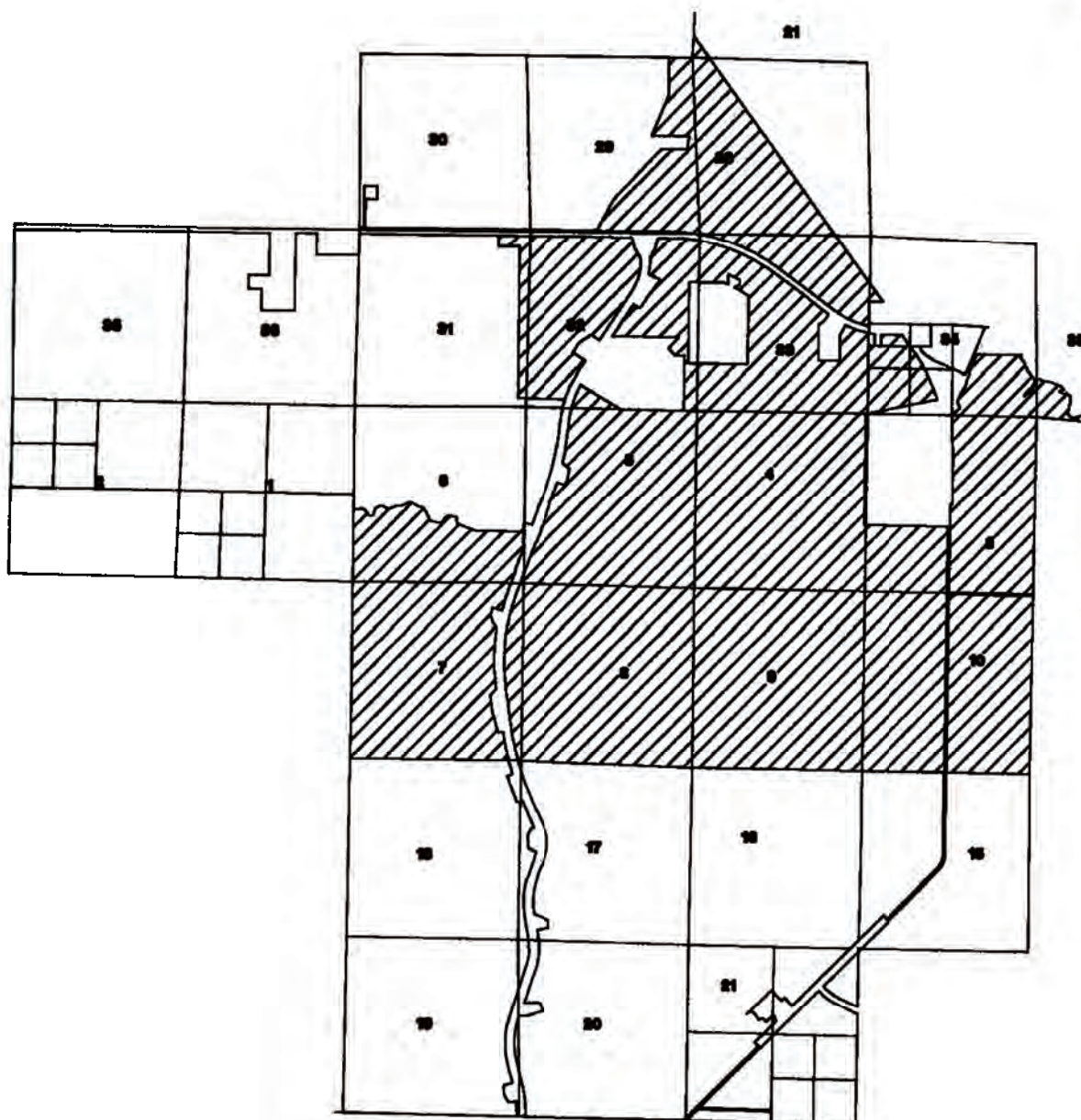
Exhibit D

Column 1 Owner of Property	Column 2 Description of Property	Column 3 Assessable Half-Acre or Less Portions	Column 4 Amount of Determined Benefits	Column 5 Amount of Determined Damages	Column 6 Number of Acres to be Taken of Rights-of- Way, etc
Fourth Quarter Properties, XXXII, LLC	Exhibit D-1	12,101	\$36,816,162.00	\$0	0
DiVosta and Company, Inc.	Exhibit D-2	1,200	\$3,650,887.89	\$0	0
Divosta Homes, LP	Exhibit D-3	962	\$2,926,795.13	\$0	0
Gran Paradiso I, LLC	Exhibit D-4	1,432	\$4,356,726.22	\$0	0
Gran Paradiso II, LLC	Exhibit D-5	621	\$1,889,334.48	\$0	0
Lee Weatherington Development, Inc.	Exhibit D-6	84	\$255,562.15	\$0	0

Exhibit D-1

Legal Description of Property

SCALE: 1" = 5000'



DATE OF SKETCH: MARCH 24, 2005
 JOB NUMBER: 04-11-16 A



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 483-1396 Fax: (941) 484-5766
 Email: bsl@brittsurveying.com

DESCRIPTION:

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All that part of Section 21, as lies Southwesterly of County Road # 777 (West River Road).

All that part of Section 28 lying West of County Road # 777 (West River Road).

All of Section 29, less and except the following:

- Right-of-way for U. S. Highway # 41 (State Road # 45);
- Any portion of lands conveyed to Gran Paradiso I, LLC in Official Records Instrument # 2004216590, Public Records of Sarasota County, Florida;
- Any portion of lands conveyed to Gran Paradiso II, LLC in Official Records Instrument # 2004216591, Public Records of Sarasota County, Florida.

All of Section 31, less and except the following:

- Right-of-way of U. S. Highway # 41 (State Road # 45);
- Any portion of lands conveyed to DiVosta and Company, Inc. per Official Records Instrument No. 2003259292.

All of Section 32, less and except the following:

- Right-of-way of U. S. Highway # 41 (State Road # 45);
- That portion conveyed in Official Record. Book 2785, Page 634 of the Public Records of Sarasota County, Florida;
- That portion conveyed in Official Record Book 1571, Page 2172 of the Public Records of Sarasota County, Florida;
- Right-of-way for Pine Street Extension as recorded in Official Record Book 2536, pages 811-974 of The Public Records of Sarasota County, Florida;
- Any portion of lands conveyed to DiVosta and Company, Inc. per Official Records Instrument No. 2003259292.

All of Section 33 lying West of County Road # 777, less and except the following:

- Right-of-way of U. S. Highway # 41 (State Road # 45);
- That portion conveyed in Official Record Book 1571, Page 2172; of the Public Records of Sarasota County, Florida;
- That portion conveyed in Official Record Instrument No.1998166154 of the Public Records of Sarasota County, Florida;
- That portion conveyed in Official Record Book 2469, Page 451-454 of the Public Records of Sarasota County, Florida.

The South ½ of Section 34, lying West of the Myakka River, and that part of the NW 1/4 of the SW 1/4 of NW 1/4 lying West of County Road # 777, less and except the following:

- That portion conveyed in Official Records Instrument # 1999057534, Public Records of Sarasota County, Florida;
- The NW 1/4 of the NE 1/4 of the SW 1/4;

The maintained right-of-way of South River Road;
The right-of-way of County Road # 777 (as realigned) as per Official Record Book 2679 at Pages 2750-2754;
That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida;
That portion conveyed in Official Record Instrument No. 1999111833, of the Public Records of Sarasota County, Florida.

All of Section 35 lying West of the Myakka River.

IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida;
That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida;
The maintained right-of-way of County Road #777 (South River Road);
The South 25 feet of the East Half for right-of-way of East River Road, per Deed Book 168, Page 240, Public Records of Sarasota County, Florida.

All of Section 4.

All of Section 5, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida;
Any portion of lands conveyed to DiVosta Homes, L.P. per Official Records Instrument No. 2004012753.

All of Section 6, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida;
Any portion of lands conveyed to DiVosta Homes, L.P. per Official Records Instrument No. 2004012753.

All of Section 7, less and except the following:

Right-of-way conveyed for Pine Street Extension recorded in Official Record Book 2536, Page 811-974, of the Public Records of Sarasota County, Florida.

All of Section 8.

All of Section 9.

All of Section 10, less and except the following:

The maintained right-of-way for County Road # 777 (South River Road);

The North 25 feet of the East Half for right-of-way of East River Road, per Deed Book 168, Page 240, Public Records of Sarasota County, Florida.

Exhibit D-2

Legal Description of Property

DESCRIPTION:

A part of Sections 31 and 32, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the Southeast corner of Section 31, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°05'35"E., along the South line of Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, a distance of 1186.16 feet to the West Right of Way Line of Pine Street, as described in Order of Taking in Official Records Book 2536, at Page 811, Public Records of Sarasota County, Florida, same being a point on a curve to the right, having: a radius of 2999.79 feet, a central angle of 04°01'41", a chord bearing of N.15°32'37"E., and a chord length of 263.17 feet; thence northerly along said West Right of Way Line of Pine Street, along the arc of said curve, an arc length of 263.25 feet to the end of said curve; thence N.89°05'35"W., along a line parallel with said South line of Section 32, a distance of 1254.89 feet; thence S.89°54'05"W., along a line parallel with the South line of said Section 31, a distance of 256.03 feet; thence N.00°14'53"E., a distance of 4550.46 feet; thence N.89°38'31"W., a distance of 664.68 feet; thence N.01°05'02"E., along a line lying 990 feet westerly of and parallel with the East line of said Section 31, a distance of 330.03 feet to the South Right of Way Line of U.S. Highway No. 41 (State Road No 45 as shown on Florida Department of Transportation Right of Way Map Section 17010-2508); thence along said South Right of Way Line of U.S. Highway No. 41, the following six (6) courses and distances: (1) N.89°38'31"W., a distance of 2213.79 feet; (2) S.84°38'10"W., a distance of 100.30 feet; (3) N.89°38'31"W., a distance of 80.07 feet; (4) N.83°55'35"W., a distance of 100.41 feet; (5) thence N.89°38'31"W., a distance of 1768.90 feet; (6) S.84°38'16"W., a distance of 69.26 feet to the West line of said Section 31; thence S.01°19'34"W., along said West line of said Section 31, a distance of 5169.48 feet to the Southwest corner of said Section 31; thence N.89°54'05"E., along the South line of said Section 31, a distance of 5343.95 feet to the POINT OF BEGINNING.

Parcel contains 600.000 Acres more or less.

Exhibit D-3

Legal Description of Property

DESCRIPTION:

A part of Sections 5 and 6, Township 40 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the Northeast corner of Section 6, Township 40 South, Range 20 East, Sarasota County, Florida; thence S.89°05'35"E., along the North line of Section 5, Township 40 South, Range 20 East, Sarasota County, Florida a distance of 1186.16 feet to a point on the Westerly Right of Way line of Pine Street, as described in Order of Taking, recorded in Official Records Book 2536, at Page 811, Public Records of Sarasota County, Florida, same being a point on a curve to the left, having a radius of 2999.79 feet, a central angle of 05°56'35", a chord bearing of S.10°03'29"W., and a chord length of 311.01 feet; thence southerly along said Westerly Right of Way line of Pine Street, the following eleven (11) courses and distances: (1) along the arc of said curve an arc length of 311.15 feet to the point of tangency of said curve; (2) thence S.07°05'12"W., a distance of 704.37 feet to the point of curvature of a curve to the right, having a radius of 5594.58 feet, a central angle of 01°03'18", a chord bearing of S.07°36'51"W., and a chord length of 103.01 feet; (3) thence along the arc of said curve, an arc length of 103.01 feet to the end of said curve; (4) thence S.17°23'11"W., a distance of 98.66 feet to a point on a curve to the right, having: a radius of 5579.58 feet, a central angle of 11°44'31", a chord bearing of S.15°00'45"W. and a chord length of 1141.45 feet; (5) thence along the arc of said curve, an arc length of 1143.45 feet to the point of tangency of said curve; (6) thence S.20°53'01"W., a distance of 425.81 feet; (7) thence S.26°35'39"W., a distance of 100.50 feet; (8) thence S.20°53'01"W., a distance of 789.00 feet; (9) thence N.77°06'59"W., a distance of 186.82 feet; (10) thence S.62°12'10"W., a distance of 121.17 feet; (11) thence S.01°26'06"E., a distance of 202.49 feet; thence leaving said Westerly Right of Way line of Pine Street, N.89°13'11"W., a distance of 1512.38 feet; thence N.69°24'57"W., a distance of 583.03 feet; thence N.09°41'57"W., a distance of 205.89 feet; thence S.86°22'25"W., a distance of 63.92 feet to a point on a curve to the left, having: a radius of 202.10 feet, a central angle of 111°57'19", a chord bearing of S.73°55'20"W. and a chord length of 335.00 feet; thence along the arc of said curve, an arc length of 394.89 feet to the point of reverse curvature of a curve to the right, having: a radius of 100.00 feet, a central angle of 59°16'15", a chord bearing of S.47°34'48"W. and a chord length of 98.90 feet; thence along the arc of said curve, an arc length of 103.45 feet to the point of compound curvature of a curve to the right, having: a radius of 407.21 feet, a central angle of 31°34'41", a chord bearing of N.86°59'44"W. and a chord length of 221.60 feet; thence along the arc of said curve, an arc length of 224.43 feet to the point of tangency of said curve; thence N.71°12'24"W., a distance of 151.95 feet to a point on a curve to the left, having: a radius of 912.50 feet, a central angle of 28°31'33", a chord bearing of N.29°07'59"W. and a chord length of 449.63 feet; thence along the arc of said curve, an arc length of 454.31 feet to a point on a curve to the right, having: a radius of 238.12 feet, a central angle of 37°10'44", a chord bearing of N.79°24'02"W. and a chord length of 151.82 feet; thence along the arc of said curve, an arc length of 154.52 feet to the end of said curve; thence N.59°49'31"W., a distance of 155.45 feet to a point on a curve to the left, having: a radius of 224.35 feet, a central angle of 59°25'43", a chord bearing of S.89°28'28"W. and a chord length of 222.41 feet; thence along the arc of said curve, an arc length of 232.70 feet to the point of reverse curvature of a curve to the right, having: a radius of 565.61 feet, a central angle of 33°10'24", a chord bearing of S.76°20'49"W. and a chord length of 322.92 feet; thence along the arc of said curve, an arc length of 327.48 feet to the end of said curve; thence S.69°47'28"W., a distance of 238.17 feet; thence N.79°48'26"W., a distance of 101.21 feet to

a point on a curve to the left, having: a radius of 255.42 feet, a central angle of $50^{\circ}26'37''$, a chord bearing of $N.74^{\circ}37'38''W.$ and a chord length of 217.68 feet; thence along the arc of said curve, an arc length of 224.88 feet to the point of compound curvature of a curve to the left, having: a radius of 206.41 feet, a central angle of $79^{\circ}37'44''$, a chord bearing of $S.40^{\circ}20'11''W.$ and a chord length of 264.33 feet; thence along the arc of said curve, an arc length of 286.86 feet to the point of reverse curvature of a curve to the right, having: a radius of 103.32 feet, a central angle of $157^{\circ}38'36''$, a chord bearing of $S.79^{\circ}20'37''W.$ and a chord length of 202.71 feet; thence along the arc of said curve, an arc length of 284.27 feet to the point of reverse curvature of a curve to the left, having: a radius of 280.04 feet, a central angle of $31^{\circ}09'43''$, a chord bearing of $N.37^{\circ}24'57''W.$ and a chord length of 150.44 feet; thence along the arc of said curve, an arc length of 152.31 feet to the point of compound curvature of a curve to the left, having: a radius of 174.77 feet, a central angle of $35^{\circ}33'31''$, a chord bearing of $N.70^{\circ}46'34''W.$ and a chord length of 106.73 feet; thence along the arc of said curve, an arc length of 108.46 feet to the point of compound curvature of a curve to the left, having: a radius of 633.03 feet, a central angle of $22^{\circ}39'05''$, a chord bearing of $S.80^{\circ}07'08''W.$ and a chord length of 248.64 feet; thence along the arc of said curve, an arc length of 250.26 feet to the end of said curve, same being a point on the West line of the Southwest Quarter of said Section 6; thence $N.00^{\circ}08'44''E.$, along said West line of the Southwest Quarter of Section 6, a distance of 489.51 feet to the West Quarter corner of said Section 6; thence $N.00^{\circ}08'52''E.$, along the Northwest Quarter of said Section 6, a distance of 2653.77 feet to the Northwest corner of said Section 6; thence $N.89^{\circ}54'05''E.$, along the North line of said Section 6, a distance of 5343.95 feet to the POINT OF BEGINNING.

Parcel contains 480.84 acres, more or less.

Exhibit D-4

Legal Description of Property

Record: # 80,50
Doc Stamp: # 202,202 =

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004216590 10 PGS
2004 NOV 12 03:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#547100
Doc Stamp-Deed: 202,202.0

Prepared By and Return To:
MARGARET S. FROOK, ESQUIRE
BOONE, BOONE, BOONE, KODA & FROOK, P.A.
P.O. BOX 1596
VENICE, FLORIDA 34284

Parcel ID Number: 780003010; 779001000; 777001000

Grantor #1 TIN

Grantee #2 TIN



Special Warranty Deed

This Indenture, Made this 12th day of November, 2004 A.D. Between
FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability
company
of the County of Coweta, State of Georgia, grantor, and
GRAN PARADISO I, LLC, a Florida limited liability company

whose address is: 1265 Horse & Chaise Blvd., Venice, FL 34285

of the County of Sarasota, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Sarasota, State of Florida to wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to restrictions, reservations and easements of record, if
any, and taxes for the year 2005 and thereafter.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FOURTH QUARTER PROPERTIES XXXII,
LLC, a Georgia limited liability
company

Printed Name: G Lamar Maddox
Witness

By:
Stanley E. Thomas (Seal)
Manager and Sole Member
P.O. Address: 45 Ansley Drive, Newnan, GA 30263

Printed Name: Lynne Wright
Witness

STATE OF Georgia
COUNTY OF Coweta

The foregoing instrument was acknowledged before me this _____ day of November, 2004 by
Stanley E. Thomas, Manager and Sole Member of FOURTH QUARTER PROPERTIES
XXXII, LLC, a Georgia limited liability company, on behalf of the
company
he is personally known to me or produced his driver's license as identification



Printed Name: Cheryl J. Edwards
Notary Public
My Commission Expires:

DESCRIPTION: PARCEL "E"

INSTRUMENT # 2004216590

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A part of Sections 29 and 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the Northwest corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°53'13"E., along the North line of the Northwest Quarter of said Section 30, a distance of 2,585.33 feet to the North Quarter Corner of said Section 30; thence continue S.89°53'13"E., along the North line of the Northeast Quarter of said Section 30, a distance of 2,585.33 feet to the Northwest corner of Section 29, Township 39 South, Range 20 East; thence S.89°37'07"E., along the North line of the Northwest Quarter of said Section 29, a distance of 2,588.17 feet to the North Quarter Corner of said Section 29; thence S.89°37'21"E., along the North line of the Northeast Quarter of said Section 29, a distance of 1,857.18 feet; thence leaving said North line of the Northeast Quarter of Section 29, a bearing of South, a distance of 1,128.57 feet; thence S.22°49'39"W., a distance of 1319.92 feet; thence N.89°48'27"E., a distance of 1171.67 feet to a point on a non-tangent curve to the left, having a radius of 1,079.00 feet, a central angle of 20°09'50", a chord bearing of S.10°08'19"W., and a chord length of 377.77 feet; thence southwesterly along the arc of said curve, an arc length of 379.73 feet; thence S.00°01'36"E., a distance of 16.56 feet; thence S.89°52'29"W., a distance of 802.97 feet; thence S.43°53'57"W., a distance of 1027.32 feet; thence S.43°11'09"W., a distance of 379.89 feet; thence S.44°11'28"W., a distance of 636.94 feet; thence S.32°40'52"W., a distance of 218.86 feet; thence S.28°34'57"W., a distance of 815.30 feet; thence S.13°10'59"W., a distance of 85.47 feet; to the North Right of Way line of U.S. Highway No. 41 (State Road No. 45); thence along said North Right of Way line of U.S. Highway No. 41, the following sixteen (16) courses: (1) N.80°32'30"W., a distance of 16.74 feet; (2) thence N.89°38'31"W., a distance of 75.08 feet; (3) thence S.81°16'04"W., a distance of 101.27 feet; (4) thence N.89°38'31"W., a distance of 899.50 feet; (5) thence N.80°33'06"W., a distance of 101.27 feet; (6) thence N.89°38'31"W., a distance of 74.93 feet; (7) thence S.81°07'09"W., a distance of 99.66 feet; (8) thence N.89°38'31"W., a distance of 826.17 feet; (9) thence N.80°33'06"W., a distance of 101.27 feet; (10) thence N.89°38'31"W., a distance of 74.98 feet; (11) thence S.81°17'32"W., a distance of 101.54 feet; (12) thence N.89°38'31"W., a distance of 2,873.19 feet; (13) thence N.80°32'00"W., a distance of 101.07 feet; (14) thence N.89°38'31"W., a distance of 80.07 feet; (15) thence S.81°15'37"W., a distance of 101.19 feet; (16) thence N.89°38'31"W., a distance of 1,664.53 feet, to the monumented boundary line of lands described in Official Records Book 1036, at Page 802 of the Public Records of Sarasota County, Florida; thence along said monumented boundary line of lands described in Official Records Book 1036, at Page 802, the following five (5) courses: (1) N.00°28'29"E., a distance of 850.78 feet; (2) thence S.89°42'21"E., a distance of 349.86 feet; (3) thence N.00°29'37"E., a distance of 400.03 feet; (4) thence N.89°43'04"W., a distance of 400.02 feet; (5) thence S.00°28'45"W., a distance of 1,250.67 feet to said North Right of Way line of U.S. Highway No. 41; thence along said North Right of Way line of U.S. Highway No. 41, N.89°38'31"W., a distance of 54.39 feet; thence continue along said North Right of Way line of U.S. Highway No. 41, N.80°31'12"W., a distance of 68.08 feet to the West line of the Southwest Quarter of said Section 30; thence N.00°02'57"W., along said West line of the Southwest Quarter of Section 30, a distance of 2550.65 feet to the West Quarter corner of said Section 30; thence N.00°06'22"W., along the West line of the Northwest Quarter of said Section 30, a distance of 2633.66 feet to the POINT OF BEGINNING.

LESS:

A part of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

EXHIBIT A

COMMENCE at the Northwest corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S. 89°53'13" E., along the North line of the Northwest Quarter of said Section 30, a distance of 2585.33 feet to the North Quarter Corner of said Section 30; thence continue S. 89°53'13" E., along the North line of the Northeast Quarter of said Section 30, a distance of 860.04 feet; thence S. 00°06'47" W. a distance of 1694.20 feet to the POINT OF BEGINNING, also being a curve to the left; thence along said curve to the left, having a radius of 1162.00 feet, a central angle of 4°48'41", a chord bearing of N.78°07'41"E., and a chord length of 97.55 feet; thence along the arc of said curve an arc length of 97.58 feet; thence S.14°44'28"E., a distance of 32.61 feet to a point on a curve to the left, having a radius of 950.00 feet, a central angle of 7°26'46", a chord bearing of S.18°27'51"E., and a chord length of 123.37 feet; thence along the arc of said curve an arc length of 123.46 feet; thence N.67°48'46"E., a distance of 120.00 feet to a point on a curve to the left, having a radius of 830.00 feet, a central angle of 20°21'25", a chord bearing of S.32°21'57"E., and a chord length of 293.35 feet; thence along the arc of said curve an arc length of 294.90 feet to a point on a curve to the right, having a radius of 530.00 feet, a central angle of 99°35'05", a chord bearing of S.65°50'31"E., and a chord length of 809.53 feet; thence along the arc of said curve an arc length of 921.18 feet; thence S.16°02'58"E., a distance of 587.83 feet to a point on a curve to the right, having a radius of 720.00 feet, a central angle of 54°05'44", a chord bearing of S.10°59'54"W., and a chord length of 654.82 feet; thence along the arc of said curve an arc length of 679.79 feet; thence S.38°02'46"W., a distance of 17.66 feet to a point on a curve to the right, having a radius of 720.00 feet, a central angle of 11°55'58", a chord bearing of S.44°00'45"W., and a chord length of 149.68 feet; thence along the arc of said curve an arc length of 149.95 feet to a point on a curve to the right, having a radius of 645.00 feet, a central angle of 95°04'51", a chord bearing of S.30°36'59"W., and a chord length of 951.70 feet; thence along the arc of said curve an arc length of 1070.36 feet; thence S.78°09'25"W., a distance of 322.76 feet to a point on a curve to the right, having a radius of 250.00 feet, a central angle of 9°33'39", a chord bearing of S.19°15'20"W., and a chord length of 41.67 feet; thence along the arc of said curve an arc length of 41.72 feet; thence S.24°02'09"W., a distance of 70.46 feet to a point on a curve to the left, having a radius of 474.00 feet, a central angle of 12°06'37", a chord bearing of N.65°57'51"W., and a chord length of 100.00 feet; thence along the arc of said curve an arc length of 100.19 feet; thence N.24°02'09"E., a distance of 40.29 feet to a point on a curve to the left, having a radius of 250.00 feet, a central angle of 35°52'45", a chord bearing of N.06°05'47"E., and a chord length of 154.01 feet; thence along the arc of said curve an arc length of 156.55 feet; thence S.78°09'25"W., a distance of 120.00 feet to a point on a curve to the left, having a radius of 130.00 feet, a central angle of 42°18'40", a chord bearing of N.32°59'55"W., and a chord length of 93.83 feet; thence along the arc of said curve an arc length of 96.00 feet; thence N.54°09'15"W., a distance of 69.64 feet to a point on a curve to the right, having a radius of 472.00 feet, a central angle of 149°53'52", a chord bearing of N.20°47'41"E., and a chord length of 911.62 feet; thence along the arc of said curve an arc length of 1234.85 feet to a point on a curve to the left, having a radius of 705.00 feet, a central angle of 13°46'10", a chord bearing of N.04°17'09"W., and a chord length of 169.02 feet; thence along the arc of said curve an arc length of 169.43 feet; thence N.87°39'18"W., a distance of 99.41 feet; thence S.84°01'13"W., a distance of 19.60 feet; thence S.83°48'04"W., a distance of 14.51 feet; thence N.88°10'00"W., a distance of 19.11 feet; thence N.83°07'10"W., a distance of 104.75 feet; thence N.09°48'07"E., a distance of 20.07 feet; thence N.05°59'58"E., a distance of 20.98 feet; thence N.01°05'17"W., a distance of 20.60 feet; thence N.09°00'42"W., a distance of 17.09 feet; thence N.18°05'46"W., a distance of 18.44 feet; thence N.25°54'37"W., a distance of 12.13 feet; thence N.25°45'59"W., a distance of 14.92 feet; thence N.28°50'36"W., a distance of 12.59 feet; thence N.34°07'07"W., a distance of 8.23 feet; thence N.37°47'27"W., a distance of 6.85 feet; thence N.39°39'10"W., a distance of 11.35 feet; thence N.43°47'46"W., a distance of 14.32 feet; thence N.37°10'06"W., a distance of 8.69 feet; thence N.30°14'57"W., a distance of 7.88 feet; thence N.50°55'53"W., a distance of 15.93 feet; thence N.64°43'14"W., a distance of 13.70 feet; thence

EXHIBIT

A

INSTRUMENT # 2004216590

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N.78°57'44"W., a distance of 6.22 feet; thence N.62°17'13"W., a distance of 3.84 feet; thence N.52°55'47"W., a distance of 8.85 feet; thence N.51°56'20"W., a distance of 10.98 feet; thence N.52°58'27"W., a distance of 8.98 feet; thence N.52°25'33"W., a distance of 8.42 feet; thence N.67°04'46"W., a distance of 20.71 feet; thence S.67°28'11"W., a distance of 35.06 feet; thence S.41°37'19"W., a distance of 17.18 feet; thence S.32°37'30"W., a distance of 12.74 feet; thence S.33°30'53"W., a distance of 14.02 feet; thence S.32°44'21"W., a distance of 2.09 feet; thence N.77°38'58"W., a distance of 4.48 feet; thence N.80°03'52"W., a distance of 14.72 feet; thence S.85°25'06"W., a distance of 6.09 feet; thence S.55°29'48"W., a distance of 262.72 feet to a point on a curve to the left, having a radius of 372.61 feet, a central angle of 45°48'14", a chord bearing of N.34°13'33"W., and a chord length of 290.00 feet; thence along the arc of said curve an arc length of 297.87 feet; thence N.55°29'48"E., a distance of 222.21 feet; thence N.00°55'30"W., a distance of 284.17 feet to a point on a curve to the right, having a radius of 85.00 feet, a central angle of 70°27'34", a chord bearing of N.34°18'16"E., and a chord length of 98.07 feet; thence along the arc of said curve an arc length of 104.53 feet; thence N.69°32'03"E., a distance of 10.50 feet to a point on a curve to the right, having a radius of 150.00 feet, a central angle of 24°24'23", a chord bearing of N.81°44'15"E., and a chord length of 63.41 feet; thence along the arc of said curve an arc length of 63.90 feet; thence S.86°03'33"E., a distance of 100.15 feet to a point on a curve to the left, having a radius of 70.00 feet, a central angle of 26°05'04", a chord bearing of N.80°53'55"E., and a chord length of 31.59 feet; thence along the arc of said curve an arc length of 31.87 feet; thence N.67°51'23"E., a distance of 16.22 feet to a point on a curve to the left, having a radius of 50.00 feet, a central angle of 70°39'57", a chord bearing of N.32°31'24"E., and a chord length of 57.83 feet; thence along the arc of said curve an arc length of 61.67 feet; thence N.02°48'34"W., a distance of 44.39 feet; thence N.00°49'38"W., a distance of 96.85 feet to a point on a curve to the right, having a radius of 50.00 feet, a central angle of 92°43'13", a chord bearing of N.45°31'58"E., and a chord length of 72.37 feet; thence along the arc of said curve an arc length of 80.91 feet; thence S.88°06'25"E., a distance of 114.95 feet to a point on a curve to the left, having a radius of 150.00 feet, a central angle of 21°14'49", a chord bearing of N.81°16'10"E., and a chord length of 55.31 feet; thence along the arc of said curve an arc length of 55.62 feet; thence N.70°38'46"E., a distance of 70.19 feet to a point on a curve to the right, having a radius of 530.00 feet, a central angle of 19°34'58", a chord bearing of N.35°58'42"E., and a chord length of 180.27 feet; thence along the arc of said curve an arc length of 181.15 feet; thence N.41°31'36"W., a distance of 94.12 feet to a point on a curve to the right, having a radius of 1050.00 feet, a central angle of 22°46'26", a chord bearing of N.30°08'23"W., and a chord length of 414.61 feet; thence along the arc of said curve an arc length of 417.35 feet to the POINT OF BEGINNING.

ALSO LESS:

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence along the North line of the Northwest Quarter of said Section 29, S.89°37'07"E., a distance of 2588.17 feet to the North Quarter corner of said Section 29; thence along the North line of the Northeast Quarter of said Section 29, S.89°17'21"E., a distance of 1857.18 feet; thence South a distance of 731.02 feet to the POINT OF BEGINNING; thence SOUTH, a distance of 312.96 feet; thence N.83°34'02"W., a distance of 20.06 feet; thence S.88°38'37"W., a distance of 15.23 feet; thence N.75°50'46"W., a distance of 16.31 feet; thence N.63°11'51"W., a distance of 9.81 feet; thence N.45°39'29"W., a distance of 19.51 feet; thence N.75°50'46"W., a distance of 57.28 feet; thence N.79°22'46"W., a distance of 24.41 feet; thence N.69°41'06"W., a distance of 15.22 feet; thence N.64°51'18"W., a distance of 25.54 feet; thence N.84°15'29"W., a distance of 29.31 feet; thence

EXHIBIT A

INSTRUMENT # 2004216590
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N.85°12'53"W., a distance of 67.28 feet; thence S.85°11'51"W., a distance of 33.26 feet; thence S.78°06'02"W., a distance of 34.60 feet; thence S.64°44'04"W., a distance of 22.61 feet; thence S.56°26'49"W., a distance of 21.26 feet; thence S.50°05'24"W., a distance of 30.88 feet; thence S.31°46'03"W., a distance of 33.81 feet; thence S.16°38'56"W., a distance of 21.44 feet; thence S.42°58'37"W., a distance of 3.74 feet; thence S.69°27'35"W., a distance of 16.29 feet; thence S.80°42'48"W., a distance of 24.87 feet; thence S.74°19'04"W., a distance of 17.79 feet; thence S.69°30'32"W., a distance of 25.76 feet; thence S.56°58'58"W., a distance of 29.62 feet; thence S.50°37'51"W., a distance of 38.09 feet; thence S.38°20'28"W., a distance of 32.42 feet; thence S.27°26'04"W., a distance of 42.54 feet; thence S.16°31'31"W., a distance of 33.83 feet; thence S.22°00'36"W., a distance of 24.37 feet; thence S.15°06'40"W., a distance of 33.83 feet; thence S.06°59'59"E., a distance of 30.07 feet; thence S.03°49'53"W., a distance of 29.64 feet; thence S.13°27'15"E., a distance of 23.16 feet; thence S.13°39'25"E., a distance of 25.09 feet; thence S.01°40'10"W., a distance of 13.31 feet; thence S.21°44'46"W., a distance of 25.76 feet; thence S.06°13'04"W., a distance of 26.98 feet; thence S.16°14'44"E., a distance of 26.81 feet to a point on a curve to the left, having a radius of 496.28 feet, a central angle of 67°25'22", a chord bearing of N.88°39'51"W., and a chord length of 550.88 feet; thence along the arc of said curve an arc length of 583.99 feet; thence S.75°56'34"W., a distance of 62.87 feet; thence S.73°26'48"W., a distance of 30.66 feet; thence S.85°21'21"W., a distance of 43.92 feet; thence S.89°00'19"W., a distance of 49.91 feet; thence N.85°12'53"W., a distance of 34.17 feet; thence N.79°07'54"W., a distance of 28.07 feet; thence N.75°11'58"W., a distance of 23.22 feet; thence N.56°25'21"W., a distance of 33.32 feet; thence N.38°09'57"W., a distance of 22.10 feet; thence N.24°46'11"W., a distance of 19.84 feet; thence N.43°11'28"W., a distance of 25.01 feet; thence N.35°06'04"W., a distance of 39.39 feet; thence N.35°51'49"W., a distance of 26.79 feet; thence N.28°09'02"W., a distance of 3.83 feet to a point on a curve to the right, having a radius of 770.00 feet, a central angle of 30°39'56", a chord bearing of S.62°02'20"W., and a chord length of 407.21 feet; thence along the arc of said curve an arc length of 412.11 feet; thence S.77°22'18"W., a distance of 255.74 feet to a point on a curve to the left, having a radius of 655.00 feet, a central angle of 30°26'13", a chord bearing of S.62°09'11"W., and a chord length of 343.88 feet; thence along the arc of said curve an arc length of 347.95 feet; thence S.46°56'05"W., a distance of 141.44 feet to a point on a curve to the right, having a radius of 1445.00 feet, a central angle of 10°28'45", a chord bearing of S.52°10'27"W., and a chord length of 263.92 feet; thence along the arc of said curve an arc length of 264.29 feet to a point on a curve to the right, having a radius of 170.00 feet, a central angle of 138°03'23", a chord bearing of S.25°07'24"W., and a chord length of 317.48 feet; thence along the arc of said curve an arc length of 409.62 feet to a point on a curve to the left, having a radius of 55.00 feet, a central angle of 54°43'23", a chord bearing of S.66°47'23"W., and a chord length of 50.56 feet; thence along the arc of said curve an arc length of 52.53 feet; thence S.39°25'42"W., a distance of 85.67 feet to a point on a curve to the right, having a radius of 750.00 feet, a central angle of 23°21'24", a chord bearing of N.38°53'36"W., and a chord length of 303.63 feet; thence along the arc of said curve an arc length of 305.74 feet; thence N.27°12'54"W., a distance of 452.12 feet to a point on a curve to the left, having a radius of 1124.00 feet, a central angle of 29°46'08", a chord bearing of N.42°05'58"W., and a chord length of 577.44 feet; thence along the arc of said curve an arc length of 583.99 feet; thence N.56°59'02"W., a distance of 661.31 feet; thence N.78°27'01"E., a distance of 27.17 feet; thence N.81°24'00"E., a distance of 36.30 feet; thence N.82°40'42"E., a distance of 50.24 feet; thence N.77°40'27"E., a distance of 52.98 feet; thence N.04°20'24"E., a distance of 21.26 feet; thence N.39°17'22"E., a distance of 20.29 feet; thence N.30°57'50"E., a distance of 24.97 feet; thence N.21°02'15"E., a distance of 19.88 feet; thence N.16°41'57"E., a distance of 29.80 feet; thence N.08°58'21"E., a distance of 27.46 feet; thence N.15°56'43"W., a distance of 20.78 feet; thence N.29°21'28"W., a distance of 26.20 feet; thence N.31°25'46"W., a distance of 30.11 feet; thence N.33°41'24"W., a distance of 20.59 feet; thence N.08°44'46"E., a distance of 18.77 feet; thence N.45°00'00"E., a distance of 12.11 feet; thence N.56°18'36"E., a distance of 20.59 feet; thence

EXHIBIT A

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N.78°41'24"E., a distance of 21.83 feet; thence N.66°30'05"E., a distance of 35.80 feet; thence N.28°04'21"E., a distance of 24.26 feet; thence N.14°02'10"E., a distance of 17.65 feet; thence N.08°44'46"E., a distance of 35.36 feet; thence N.44°28'41"E., a distance of 6.71 feet; thence N.04°34'08"E., a distance of 53.43 feet; thence N.32°54'19"E., a distance of 4.81 feet; thence N.43°01'30"E., a distance of 27.87 feet; thence N.62°14'29"E., a distance of 12.69 feet; thence S.84°07'58"E., a distance of 41.05 feet; thence N.44°28'42"E., a distance of 0.18 feet; thence S.58°23'33"E., a distance of 21.99 feet; thence S.63°26'06"E., a distance of 13.70 feet to a point on a curve to the right, having a radius of 688.39 feet, a central angle of 1°32'39", a chord bearing of N.20°24'09"E., and a chord length of 18.55 feet; thence along the arc of said curve an arc length of 18.55 feet; thence S.68°49'31"E., a distance of 120.00 feet to a point on a curve to the right, having a radius of 568.39 feet, a central angle of 3°48'01", a chord bearing of N.23°04'29"E., and a chord length of 37.69 feet; thence along the arc of said curve an arc length of 37.70 feet to a point on a curve to the left, having a radius of 136.30 feet, a central angle of 1°58'09", a chord bearing of N.25°00'42"E., and a chord length of 4.68 feet; thence along the arc of said curve an arc length of 4.68 feet to a point on a curve to the right, having a radius of 550.00 feet, a central angle of 58°18'24", a chord bearing of N.54°10'00"E., and a chord length of 535.86 feet; thence along the arc of said curve an arc length of 559.70 feet; thence N.20°59'21"E., a distance of 19.87 feet; thence N.11°42'25"W., a distance of 29.44 feet; thence N.13°10'07"W., a distance of 26.24 feet; thence N.39°10'23"W., a distance of 28.29 feet; thence N.58°24'52"W., a distance of 29.35 feet; thence N.64°56'07"W., a distance of 26.35 feet; thence N.68°48'22"W., a distance of 17.62 feet; thence S.89°37'07"E., a distance of 924.60 feet; thence S.42°48'13"W., a distance of 21.41 feet; thence S.31°57'52"W., a distance of 14.45 feet; thence S.33°41'28"W., a distance of 21.54 feet; thence S.27°54'51"W., a distance of 16.02 feet; thence S.26°13'00"W., a distance of 20.15 feet; thence S.28°36'16"W., a distance of 15.16 feet; thence S.31°58'59"W., a distance of 7.04 feet; thence S.40°30'06"W., a distance of 8.00 feet; thence S.51°43'35"W., a distance of 10.52 feet; thence S.44°47'18"W., a distance of 14.33 feet; thence S.43°23'47"W., a distance of 7.31 feet; thence S.39°01'14"W., a distance of 12.56 feet; thence S.32°52'31"W., a distance of 12.08 feet; thence S.11°21'31"W., a distance of 30.05 feet; thence S.07°17'01"E., a distance of 35.50 feet; thence S.12°57'43"E., a distance of 14.02 feet; thence S.20°45'00"E., a distance of 15.33 feet; thence S.64°37'51"E., a distance of 80.95 feet to a point on a curve to the left, having a radius of 600.00 feet, a central angle of 41°01'06", a chord bearing of S.85°08'24"E., and a chord length of 420.43 feet; thence along the arc of said curve an arc length of 429.54 feet; thence N.74°21'03"E., a distance of 141.64 feet to a point on a curve to the right, having a radius of 400.00 feet, a central angle of 23°44'41", a chord bearing of N.86°13'23"E., and a chord length of 164.59 feet; thence along the arc of said curve an arc length of 165.77 feet; thence N.08°05'43"E., a distance of 120.00 feet; thence N.37°23'28"E., a distance of 8.02 feet; thence N.33°54'19"E., a distance of 17.30 feet; thence N.36°48'32"E., a distance of 17.77 feet; thence N.43°29'28"E., a distance of 12.81 feet; thence N.35°22'21"E., a distance of 18.63 feet; thence N.38°04'23"E., a distance of 10.78 feet; thence N.44°47'18"E., a distance of 16.21 feet; thence N.46°18'16"E., a distance of 13.00 feet; thence N.56°04'58"E., a distance of 14.09 feet; thence N.50°06'28"E., a distance of 14.69 feet; thence N.40°37'14"E., a distance of 15.55 feet; thence N.35°08'51"E., a distance of 15.66 feet; thence N.25°46'27"E., a distance of 5.23 feet; thence S.89°37'21"E., a distance of 489.29 feet; thence S.00°24'34"E., a distance of 21.08 feet; thence S.06°36'56"E., a distance of 19.00 feet; thence S.15°11'04"E., a distance of 15.20 feet; thence S.13°06'46"E., a distance of 29.87 feet; thence S.13°45'07"E., a distance of 21.06 feet; thence S.14°45'05"E., a distance of 35.43 feet; thence S.22°24'56"E., a distance of 21.66 feet; thence S.20°29'41"E., a distance of 16.34 feet; thence S.26°49'05"E., a distance of 27.00 feet; thence S.26°42'33"E., a distance of 20.05 feet; thence S.24°35'58"E., a distance of 15.09 feet; thence S.12°01'01"E., a distance of 18.74 feet; thence S.17°11'59"E., a distance of 32.37 feet; thence S.16°15'21"E., a distance of 13.63 feet; thence S.10°15'47"E., a distance of 10.79 feet; thence S.03°01'48"E., a distance of 10.96 feet; thence

EXHIBIT A

INSTRUMENT # 2004216590
10 PGS

S.02°16'46"W., a distance of 23.65 feet; thence S.09°16'53"W., a distance of 11.27 feet; thence S.16°37'32"W., a distance of 11.37 feet; thence S.27°20'03"W., a distance of 18.68 feet; thence S.34°52'27"W., a distance of 18.07 feet; thence S.39°29'47"W., a distance of 9.46 feet; thence S.45°22'38"W., a distance of 9.38 feet; thence S.55°58'44"W., a distance of 8.53 feet; thence S.55°58'44"W., a distance of 20.74 feet; thence S.49°53'56"W., a distance of 22.21 feet; thence S.49°38'09"W., a distance of 38.17 feet; thence S.37°47'30"W., a distance of 15.39 feet; thence S.30°37'05"W., a distance of 19.32 feet; thence S.34°16'51"W., a distance of 18.12 feet; thence S.26°16'21"W., a distance of 18.57 feet; thence S.40°42'09"E., a distance of 76.04 feet to a point on a curve to the right, having a radius of 495.00 feet, a central angle of 19°00'26", a chord bearing of S.31°11'56"E., and a chord length of 163.46 feet; thence along the arc of said curve an arc length of 164.21 feet to a point on a curve to the right, having a radius of 590.60 feet, a central angle of 17°19'54", a chord bearing of S.79°00'27"E., and a chord length of 177.97 feet; thence along the arc of said curve an arc length of 178.65 feet to a point on a curve to the left, having a radius of 480.00 feet, a central angle of 11°31'07", a chord bearing of S.76°06'03"E., and a chord length of 96.33 feet; thence along the arc of said curve an arc length of 96.50 feet; thence N.70°01'02"E., a distance of 1.29 feet; thence N.80°03'54"E., a distance of 11.17 feet; thence N.67°25'23"E., a distance of 5.94 feet; thence N.71°23'19"E., a distance of 3.75 feet; thence S.84°03'38"E., a distance of 10.66 feet; thence S.83°26'26"E., a distance of 15.54 feet; thence N.89°58'25"E., a distance of 28.17 feet; thence N.63°44'06"E., a distance of 21.13 feet; thence N.47°55'28"E., a distance of 23.06 feet; thence N.25°12'18"E., a distance of 27.15 feet; thence N.21°31'05"E., a distance of 28.06 feet; thence N.24°11'00"E., a distance of 30.36 feet; thence N.24°44'15"E., a distance of 19.32 feet; thence N.17°49'59"E., a distance of 27.23 feet; thence N.15°38'49"E., a distance of 22.35 feet; thence N.11°57'48"E., a distance of 21.30 feet; thence N.04°42'43"E., a distance of 23.40 feet; thence N.08°36'29"E., a distance of 12.93 feet; thence N.01°47'02"E., a distance of 13.91 feet; thence N.17°30'35"W., a distance of 21.43 feet; thence N.34°48'55"W., a distance of 20.60 feet; thence N.39°11'48"W., a distance of 16.45 feet; thence N.52°10'15"W., a distance of 25.13 feet; thence N.40°22'15"W., a distance of 18.36 feet; thence N.50°01'08"W., a distance of 25.27 feet; thence N.27°37'29"W., a distance of 17.05 feet; thence N.32°31'02"W., a distance of 24.16 feet; thence N.30°03'33"W., a distance of 23.72 feet; thence N.26°43'40"W., a distance of 28.00 feet; thence N.23°02'49"W., a distance of 29.41 feet; thence N.15°57'39"W., a distance of 5.73 feet; thence N.06°44'07"W., a distance of 22.96 feet; thence N.02°43'45"W., a distance of 12.61 feet; thence N.19°54'01"E., a distance of 13.71 feet; thence N.27°39'02"E., a distance of 15.97 feet; thence N.40°55'58"E., a distance of 13.19 feet; thence N.49°10'33"E., a distance of 13.48 feet; thence N.52°41'25"E., a distance of 19.36 feet; thence N.57°21'11"E., a distance of 18.71 feet; thence N.47°59'05"E., a distance of 22.22 feet; thence N.40°00'31"E., a distance of 23.71 feet; thence N.28°27'04"E., a distance of 25.64 feet; thence N.20°30'45"E., a distance of 28.94 feet; thence N.22°33'25"E., a distance of 17.46 feet; thence N.23°28'51"E., a distance of 27.50 feet; thence N.86°39'00"E., a distance of 183.81 feet to a point on a curve to the right, having a radius of 190.00 feet, a central angle of 31°50'16", a chord bearing of S.77°25'52"E., and a chord length of 104.23 feet; thence along the arc of said curve an arc length of 105.58 feet; thence S.61°30'44"E., a distance of 129.57 feet to a point on a curve to the right, having a radius of 390.00 feet, a central angle of 65°27'44", a chord bearing of S.28°46'52"E., and a chord length of 421.74 feet; thence along the arc of said curve an arc length of 445.59 feet; thence S.44°01'53"E., a distance of 9.77 feet; thence S.51°06'23"E., a distance of 23.59 feet; thence S.57°22'10"E., a distance of 24.54 feet; thence S.63°56'53"E., a distance of 16.62 feet; thence S.68°37'02"E., a distance of 9.34 feet; thence S.59°47'21"E., a distance of 18.35 feet; thence S.58°10'16"E., a distance of 7.96 feet; thence S.39°52'27"E., a distance of 4.07 feet; thence S.35°47'33"E., a distance of 8.73 feet; thence S.48°39'22"E., a distance of 7.51 feet; thence S.41°16'27"E., a distance of 7.99 feet; thence S.42°31'20"E., a distance of 6.41 feet; thence

EXHIBIT

A

INSTRUMENT # 2804216590

10 PGS

S.51°11'52"E., a distance of 17.07 feet; thence S.69°41'06"E., a distance of 10.87 feet to the POINT OF BEGINNING.

ALSO LESS:

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°37'07"E., along the North line of the Northwest Quarter of said Section 29 a distance of 2588.17 feet; thence S.89°37'21"E., along the North line of the Northeast Quarter of said Section 29 a distance of 1857.18 feet; thence South a distance of 1128.57 feet; thence S.22°49'39"W. a distance of 765.35 feet to the POINT OF BEGINNING; thence S.22°49'39"W., a distance of 554.57 feet to a point on a curve to the left, having a radius of 2610.00 feet, a central angle of 2°32'53", a chord bearing of S.20°31'45"W., and a chord length of 116.06 feet; thence along the arc of said curve an arc length of 116.07 feet; thence S.80°47'35"W., a distance of 925.91 feet to a point on a curve to the right, having a radius of 1550.00 feet, a central angle of 4°02'58", a chord bearing of S.03°03'53"E., and a chord length of 109.53 feet; thence along the arc of said curve an arc length of 109.55 feet; thence S.01°02'23"E., a distance of 19.79 feet to a point on a curve to the left, having a radius of 1124.00 feet, a central angle of 5°05'58", a chord bearing of S.89°37'11"W., and a chord length of 100.01 feet; thence along the arc of said curve an arc length of 100.04 feet; thence N.01°02'23"W., a distance of 18.64 feet to a point on a curve to the left, having a radius of 1450.00 feet, a central angle of 3°45'54", a chord bearing of N.02°55'20"W., and a chord length of 95.27 feet; thence along the arc of said curve an arc length of 95.28 feet; thence S.80°47'35"W., a distance of 302.28 feet; thence S.63°26'15"W., a distance of 693.33 feet to a point on a curve to the left, having a radius of 1262.00 feet, a central angle of 24°12'15", a chord bearing of N.39°13'30"W., and a chord length of 529.17 feet; thence along the arc of said curve an arc length of 533.12 feet; thence N.51°19'38"W., a distance of 252.51 feet to a point on a curve to the right, having a radius of 750.00 feet, a central angle of 0°45'20", a chord bearing of N.50°56'58"W., and a chord length of 9.89 feet; thence along the arc of said curve an arc length of 9.89 feet; thence N.39°25'42"E., a distance of 85.67 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 54°43'23", a chord bearing of N.66°47'23"E., and a chord length of 50.56 feet; thence along the arc of said curve an arc length of 52.53 feet to a point on a curve to the left, having a radius of 170.00 feet, a central angle of 138°03'23", a chord bearing of N.25°07'24"E., and a chord length of 317.48 feet; thence along the arc of said curve an arc length of 409.62 feet to a point on a curve to the left, having a radius of 1445.00 feet, a central angle of 10°28'45", a chord bearing of N.52°10'27"E., and a chord length of 263.92 feet; thence along the arc of said curve an arc length of 264.29 feet; thence N.46°56'05"E., a distance of 141.44 feet to a point on a curve to the right, having a radius of 655.00 feet, a central angle of 30°26'13", a chord bearing of N.62°09'11"E., and a chord length of 343.88 feet; thence along the arc of said curve an arc length of 347.95 feet; thence N.77°22'18"E., a distance of 255.74 feet to a point on a curve to the left, having a radius of 770.00 feet, a central angle of 30°39'56", a chord bearing of N.62°02'20"E., and a chord length of 407.21 feet; thence along the arc of said curve an arc length of 412.11 feet; thence S.28°09'02"E., a distance of 3.83 feet; thence S.35°51'49"E., a distance of 26.79 feet; thence S.35°06'04"E., a distance of 39.39 feet; thence S.43°11'28"E., a distance of 25.01 feet; thence S.24°46'11"E., a distance of 19.84 feet; thence S.38°09'57"E., a distance of 22.10 feet; thence S.56°25'21"E., a distance of 33.32 feet; thence S.75°11'58"E., a distance of 23.22 feet; thence S.79°07'54"E., a distance of 28.07 feet; thence S.85°12'53"E., a distance of 34.17 feet; thence N.89°00'19"E., a distance of 49.91 feet; thence N.85°21'21"E., a distance of 43.92 feet; thence N.73°26'48"E., a distance of 30.66 feet; thence N.75°56'34"E., a distance of 62.87 feet to a point on a curve to the right, having a radius of 496.28 feet.

EXHIBIT A

INSTRUMENT # 2004216590
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a central angle of $67^{\circ}25'22''$, a chord bearing of $S.88^{\circ}39'51''E.$, and a chord length of 550.88 feet; thence along the arc of said curve an arc length of 583.99 feet to a point on a curve to the right, having a radius of 496.28 feet, a central angle of $48^{\circ}18'12''$, a chord bearing of $S.30^{\circ}48'04''E.$, and a chord length of 406.11 feet; thence along the arc of said curve an arc length of 418.39 feet; thence $S.56^{\circ}31'57''E.$, a distance of 33.18 feet; thence $N.85^{\circ}38'36''E.$, a distance of 31.61 feet; thence $N.65^{\circ}12'13''E.$, a distance of 27.29 feet; thence $N.80^{\circ}12'26''E.$, a distance of 23.10 feet; thence $N.76^{\circ}10'14''E.$, a distance of 24.26 feet; thence $N.77^{\circ}22'41''E.$, a distance of 2.02 feet to the POINT OF BEGINNING

AND LESS:

A Part of Section 29 and 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence $S.89^{\circ}37'07''E.$ along the North line of the Northwest Quarter of said Section 29, a distance of 2588.17 feet to the North Quarter corner of said Section 29; thence $S.89^{\circ}37'21''E.$, along the North line of the Northeast Quarter of said Section 29, a distance of 1857.18 feet; thence South a distance of 1128.57 feet; thence $S.22^{\circ}49'39''W.$, a distance of 1319.92 feet; thence $N.89^{\circ}48'27''E.$, a distance of 1171.67 feet to a point on a curve to the left, having a radius of 1079.00 feet, a central angle of $20^{\circ}09'50''$, a chord bearing of $S.10^{\circ}08'19''W.$, and a chord length of 377.77 feet; thence along the arc of said curve an arc length of 379.73 feet; thence $S.89^{\circ}52'29''W.$, a distance of 802.97 feet; thence $S.43^{\circ}53'57''W.$, a distance of 956.27 feet to the POINT OF BEGINNING; thence $S.43^{\circ}53'57''W.$, a distance of 71.05 feet; thence $S.43^{\circ}11'09''W.$, a distance of 379.89 feet; thence $S.44^{\circ}11'28''W.$, a distance of 476.07 feet; thence $N.03^{\circ}01'34''E.$, a distance of 16.15 feet; thence $N.04^{\circ}29'59''W.$, a distance of 18.02 feet; thence $N.00^{\circ}32'44''W.$, a distance of 12.91 feet; thence $N.07^{\circ}24'32''E.$, a distance of 18.95 feet; thence $N.11^{\circ}11'36''E.$, a distance of 23.81 feet; thence $N.19^{\circ}26'36''E.$, a distance of 15.58 feet; thence $N.18^{\circ}14'10''E.$, a distance of 22.99 feet; thence $N.09^{\circ}49'35''E.$, a distance of 23.00 feet; thence $N.02^{\circ}40'59''E.$, a distance of 27.23 feet; thence $N.09^{\circ}16'53''E.$, a distance of 15.79 feet; thence $N.00^{\circ}12'44''W.$, a distance of 34.41 feet; thence $N.06^{\circ}31'10''W.$, a distance of 22.04 feet; thence $N.12^{\circ}43'04''W.$, a distance of 36.19 feet; thence $N.22^{\circ}19'28''W.$, a distance of 25.17 feet; thence $N.23^{\circ}17'18''W.$, a distance of 28.10 feet; thence $N.31^{\circ}54'44''W.$, a distance of 19.86 feet; thence $N.30^{\circ}56'53''W.$, a distance of 25.28 feet; thence $N.41^{\circ}52'58''W.$, a distance of 33.28 feet; thence $N.68^{\circ}09'23''W.$, a distance of 36.71 feet; thence $N.74^{\circ}45'42''W.$, a distance of 25.19 feet; thence $N.85^{\circ}49'46''W.$, a distance of 50.86 feet; thence $S.88^{\circ}50'21''W.$, a distance of 14.94 feet; thence $S.75^{\circ}48'57''W.$, a distance of 22.70 feet; thence $S.71^{\circ}02'37''W.$, a distance of 36.07 feet; thence $S.58^{\circ}26'49''W.$, a distance of 27.41 feet; thence $S.48^{\circ}24'00''W.$, a distance of 27.04 feet; thence $S.40^{\circ}33'26''W.$, a distance of 28.12 feet; thence $S.35^{\circ}44'11''W.$, a distance of 56.80 feet; thence $S.32^{\circ}06'14''W.$, a distance of 37.54 feet; thence $S.27^{\circ}02'27''W.$, a distance of 46.38 feet; thence $S.24^{\circ}18'40''W.$, a distance of 38.57 feet; thence $S.14^{\circ}59'56''W.$, a distance of 31.78 feet; thence $S.03^{\circ}39'21''W.$, a distance of 65.34 feet; thence $S.10^{\circ}29'54''E.$, a distance of 23.81 feet; thence $S.09^{\circ}22'24''E.$, a distance of 47.69 feet; thence $S.14^{\circ}13'09''E.$, a distance of 33.23 feet; thence $S.23^{\circ}21'04''E.$, a distance of 28.16 feet; thence $S.39^{\circ}57'08''E.$, a distance of 24.13 feet; thence $S.49^{\circ}30'48''E.$, a distance of 21.03 feet; thence $S.56^{\circ}37'11''E.$, a distance of 24.16 feet; thence $S.61^{\circ}08'06''E.$, a distance of 17.44 feet; thence $S.56^{\circ}42'33''E.$, a distance of 24.15 feet; thence $S.65^{\circ}34'10''E.$, a distance of 40.39 feet; thence $S.70^{\circ}26'39''E.$, a distance of 24.78 feet; thence $S.73^{\circ}24'33''E.$, a distance of 45.11 feet; thence $S.76^{\circ}48'01''E.$, a distance of 5.21 feet; thence $S.59^{\circ}59'29''E.$, a distance of 8.19 feet; thence $S.53^{\circ}09'37''E.$, a distance of 24.70 feet; thence $S.53^{\circ}35'19''E.$, a distance of 2.54 feet; thence $S.32^{\circ}40'52''W.$, a distance of 168.68 feet; thence $S.28^{\circ}34'57''W.$, a distance of 815.30 feet; thence $S.13^{\circ}10'59''W.$, a distance of 85.47 feet to the North

EXHIBIT A

INSTRUMENT # 2004216590

10 PGS

Right-of-way line of U.S. Highway No. 41 (State Road No. 45); thence along said North Right-of-way of U.S. Highway No. 41, the following eleven (11) courses: (1) N.80°32'30"W., a distance of 16.74 feet; (2) thence N.89°38'31"W., a distance of 75.08 feet; (3) thence S.81°16'04"W., a distance of 101.27 feet; (4) thence N.89°38'31"W., a distance of 899.50 feet; (5) thence N.80°33'06"W., a distance of 101.27 feet; (6) thence N.89°38'31"W., a distance of 74.93 feet; (7) thence S.81°07'09"W., a distance of 99.66 feet; (8) thence N.89°38'31"W., a distance of 826.17 feet; (9) thence N.80°33'06"W., a distance of 101.27 feet; (10) thence N.89°38'31"W., a distance of 74.98 feet; (11) thence S.81°17'32"W., a distance of 101.08 feet; thence N.00°21'29"E., leaving said North Right-of-way of U.S. Highway No. 41, a distance of 99.93 feet to a point on a curve to the left, having a radius of 674.00 feet, a central angle of 66°36'13", a chord bearing of N.57°03'23"E., and a chord length of 740.12 feet; thence along the arc of said curve an arc length of 783.49 feet; thence N.23°45'17"E., a distance of 358.92 feet to a point on a curve to the right, having a radius of 475.00 feet, a central angle of 44°46'23", a chord bearing of N.46°08'28"E., and a chord length of 361.81 feet; thence along the arc of said curve an arc length of 371.18 feet to a point on a curve to the left, having a radius of 900.00 feet, a central angle of 24°30'02", a chord bearing of N.56°16'39"E., and a chord length of 381.93 feet; thence along the arc of said curve an arc length of 384.85 feet to a point on a curve to the left, having a radius of 315.00 feet, a central angle of 34°03'58", a chord bearing of N.26°59'39"E., and a chord length of 184.54 feet; thence along the arc of said curve an arc length of 187.29 feet to a point on a curve to the right, having a radius of 275.00 feet, a central angle of 42°21'03", a chord bearing of N.31°08'12"E., and a chord length of 198.67 feet; thence along the arc of said curve an arc length of 203.27 feet to a point on a curve to the right, having a radius of 1416.78 feet, a central angle of 11°07'31", a chord bearing of N.57°52'29"E., and a chord length of 274.67 feet; thence along the arc of said curve an arc length of 275.10 feet; thence N.63°26'15"E., a distance of 1011.88 feet to a point on a curve to the right, having a radius of 1000.00 feet, a central angle of 43°11'50", a chord bearing of N.85°02'10"E., and a chord length of 736.21 feet; thence along the arc of said curve an arc length of 753.94 feet; thence S.73°21'55"E., a distance of 397.08 feet to a point on a curve to the left, having a radius of 662.00 feet, a central angle of 9°11'53", a chord bearing of S.77°57'51"E., and a chord length of 106.16 feet; thence along the arc of said curve an arc length of 106.28 feet; thence S.82°33'48"E., a distance of 48.83 feet to a point on a curve to the left, having a radius of 2610.00 feet, a central angle of 3°28'43", a chord bearing of S.04°20'11"W., and a chord length of 158.43 feet; thence along the arc of said curve an arc length of 158.46 feet; thence N.88°03'22"W., a distance of 33.82 feet; thence N.76°20'01"W., a distance of 2.81 feet; thence N.73°31'22"W., a distance of 11.99 feet; thence N.78°13'02"W., a distance of 11.75 feet; thence N.80°17'25"W., a distance of 21.33 feet; thence S.83°38'25"W., a distance of 38.15 feet; thence S.73°41'37"W., a distance of 7.86 feet; thence S.51°11'06"W., a distance of 25.27 feet; thence S.48°05'25"W., a distance of 17.11 feet; thence S.54°55'05"W., a distance of 13.61 feet; thence S.55°40'40"W., a distance of 15.65 feet; thence S.52°54'10"W., a distance of 9.97 feet; thence S.57°22'27"W., a distance of 12.28 feet; thence S.47°43'51"W., a distance of 13.71 feet; thence S.50°58'40"W., a distance of 13.06 feet; thence S.46°21'11"W., a distance of 20.63 feet; thence S.36°41'47"W., a distance of 18.00 feet; thence S.19°01'03"W., a distance of 17.81 feet; thence S.10°21'50"W., a distance of 11.21 feet; thence S.03°10'15"E., a distance of 10.24 feet; thence S.12°04'02"E., a distance of 19.67 feet; thence S.23°59'56"E., a distance of 9.21 feet; thence S.27°56'43"E., a distance of 5.90 feet; thence S.33°49'36"E., a distance of 31.59 feet; thence S.41°29'46"E., a distance of 12.84 feet; thence S.57°09'55"E., a distance of 11.08 feet; thence S.67°47'32"E., a distance of 10.06 feet; thence S.70°19'30"E., a distance of 10.11 feet; thence S.64°31'15"E., a distance of 11.64 feet; thence S.71°24'11"E., a distance of 1.26 feet; thence S.37°08'41"E., a distance of 1.06 feet to the POINT OF BEGINNING.

Containing 715.7724 acres more or less.

EXHIBIT A

INSTRUMENT # 2004216590
10 PGS

ALSO INCLUDING LANDS

Rec. \$78.00
Doc. 1.70
\$78.70

RETURN TO: ✓
WILLIAMS, PARKER, HARRISON,
DIETZ & GETZEN P.A.
200 SOUTH ORANGE AVENUE
SARASOTA, FLORIDA 34237

(3)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005257193 9 PGS
2005 NOV 17 06:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARSH Receipt#714215

This instrument prepared
without examination of title
at the request of the parties
By: Richard S. Webb, IV, Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237

Doc Stamp-Deed: 0.70



QUITCLAIM DEED

THIS INDENTURE, made as of this 15 day of November, 2005, by GRAN PARADISO II, LLC, a Florida limited liability company, whose address is 1265 Horse & Chaise Boulevard, Venice, Florida 34285, first party*, and GRAN PARADISO I, LLC, a Florida limited liability company, whose post office address is 1265 Horse & Chaise Boulevard, Venice, Florida 34285, second party*,

WITNESSETH, that said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said first party in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel I.D. No. 0777-00-1300

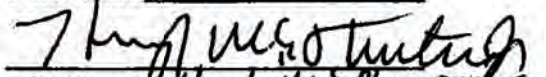
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

*Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.

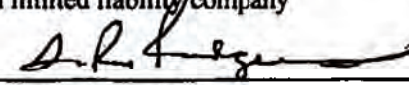
IN WITNESS WHEREOF, first party has hereunto set first party's hand and seal the day and year first above written.

WITNESSES:


Print Name: Richard Webb


Print Name: Hugh M. Pheasant Jr.

GRAN PARADISO II, LLC,
a Florida limited liability company

By: 
Sam R. Rodgers, Manager

[notary acknowledgment on following page]

A-62

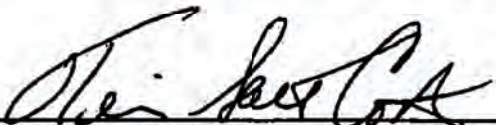
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15 day of November, 2005
by Sam R. Rodgers, as Manager of Gran Paradiso II, LLC, a Florida limited liability company

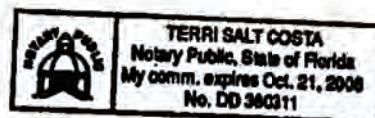
✓ who is personally known to me,
_____ who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and
voluntarily for the purposes therein expressed.

(Notary Seal)


NOTARY PUBLIC
Print Name: _____
State of Florida at Large
My Commission Expires: _____

W:\RSW\RODGERS\GRAN PARADISO\GRAN PARADISO II, LLC\Deed-QC-Gran II.frm



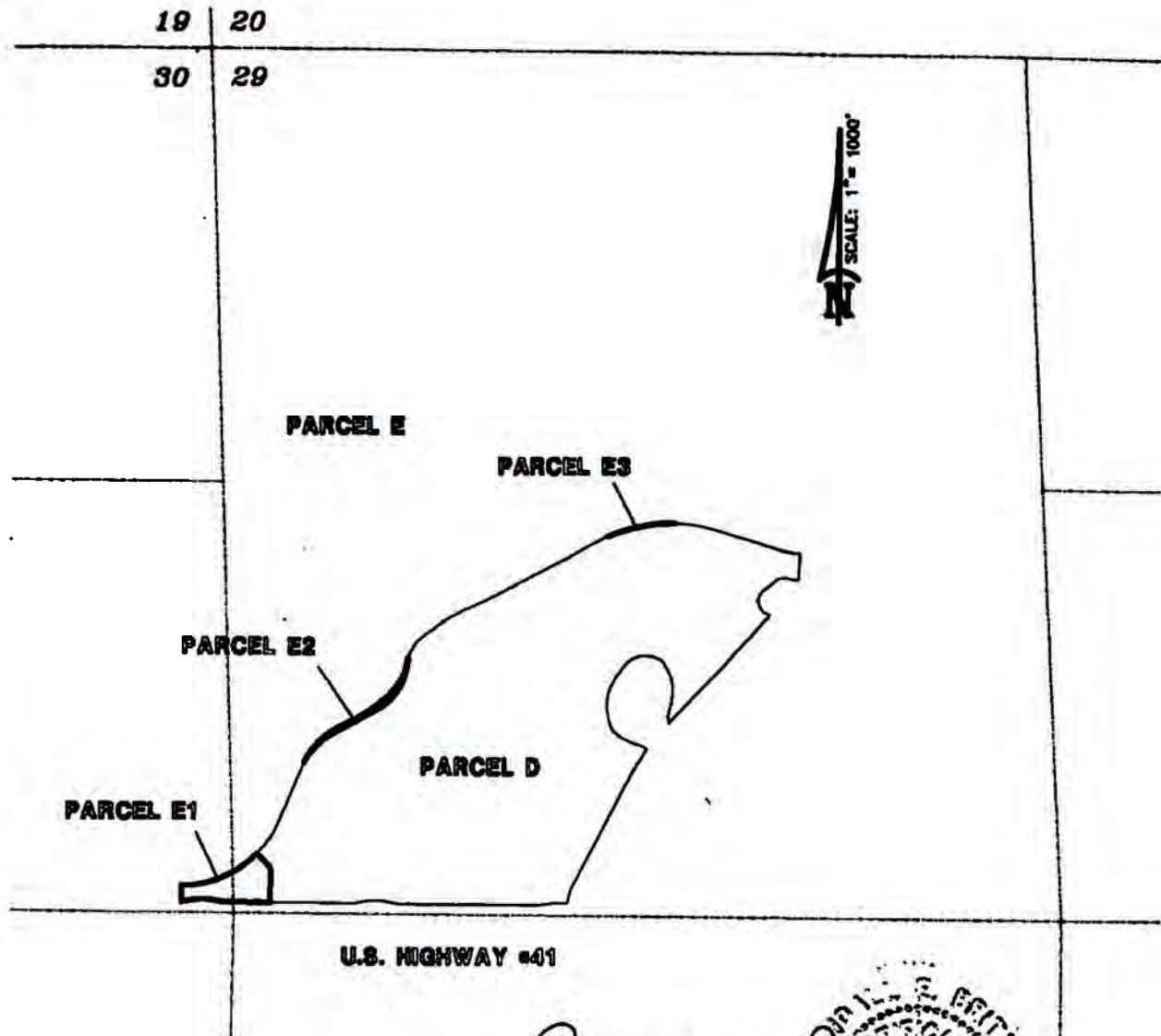
**DESCRIPTION OF LANDS TO BE DEEDED FROM GRAN
PARADISO II, LLC TO GRAN PARADISO I, LLC**

EXHIBIT "A"

SKETCH OF DESCRIPTION
PARCELS "E1", "E2", AND "E3"

SHEET 1 OF 6

KEY MAP



Randall E. Britt
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3979

CERTIFIED TO:

GRAN PARADISO II, LLC
GRAN PARADISO I, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.S. 8838

806 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-3788
Email: be@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "E1", AND "E2"

SHEET 2 OF 6

DESCRIPTION: EXHIBIT "E1"

A Part of Section 29 and 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 4928.72 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 157.45 feet to the POINT OF BEGINNING; thence; S.44°37'11"E. a distance of 124.60 feet; thence S.00°21'29"W. a distance of 209.09 feet to a point on the North right of way line of U.S. Highway #41 (Tamiami Trail) per Order of Taking in Official Records Book 1039, Page 762 of the Public Records of Sarasota County, Florida; thence Westerly along said North right of way line of U.S. Highway #41, the following four (4) courses; (1) N.89°38'31"W., a distance of 289.67 feet; (2) thence N.80°33'06"W. a distance of 101.27 feet; (3) thence N.89°38'31"W. a distance of 74.98 feet; (4) thence S.81°17'32"W. a distance of 101.08 feet; thence N.00°21'29"E., leaving the North Right of Way line of said U.S. Highway #41, a distance of 99.93 feet to a point on a curve to the left, having a radius of 674.00 feet, a central angle of 44°58'40", a chord bearing of N.67°52'09"E., and a chord length of 515.62 feet; thence along the arc of said curve an arc length of 529.10 feet to the POINT OF BEGINNING.

Parcel contains 96357 Square Feet, or 2.2120 Acres

DESCRIPTION: EXHIBIT "E2"

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 3756.73 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 1152.42 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 226.00 feet, a central angle of 3°08'22", a chord bearing of S.04°02'25"W., and a chord length of 12.38 feet; thence along the arc of said curve an arc length of 12.38 feet to a point on a curve to the right, having a radius of 370.00 feet, a central angle of 60°58'01", a chord bearing of S.32°57'14"W., and a chord length of 375.39 feet; thence along the arc of said curve an arc length of 393.71 feet; thence S.63°26'15"W. a distance of 287.79 feet to a point on a curve to the left, having a radius of 475.00 feet, a central angle of 33°56'21", a chord bearing of S.46°28'04"W., and a chord length of 277.27 feet; thence along the arc of said curve an arc length of 281.37 feet to a point on a curve to the right, having a radius of 475.00 feet, a central angle of 42°28'02", a chord bearing of N.47°17'39"E., and a chord length of 344.06 feet; thence along the arc of said curve an arc length of 352.07 feet to a point on a curve to the left, having a radius of 900.00 feet, a central angle of 24°30'02", a chord bearing of N.56°16'39"E., and a chord length of 381.93 feet; thence along the arc of said curve an arc length of 384.85 feet to a point on a curve to the left, having a radius of 315.00 feet, a central angle of 34°03'58", a chord bearing of N.26°59'39"E., and a chord length of 184.54 feet; thence along the arc of said curve an arc length of 187.29 feet to a point on a curve to the right, having a radius of 275.00 feet, a central angle of 07°59'22", a chord bearing of N.13°57'21"E., and a chord length of 38.32 feet; thence along the arc of said curve an arc length of 38.35 feet to the POINT OF BEGINNING.

Parcel contains 14071 Square Feet,

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1388 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

**SKETCH OF DESCRIPTION
PARCELS "E3"**

SHEET 3 OF 6

DESCRIPTION: "E3"

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 3043.99 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 2446.88 feet to the POINT OF BEGINNING, same being a point on a curve to the right, having a radius of 1000.00 feet, a central angle of 25°09'22", a chord bearing of N.78°38'36"E., and a chord length of 435.54 feet; thence along the arc of said curve an arc length of 439.06 feet to a point on a curve to the left, having a radius of 1140.00 feet, a central angle of 22°01'31", a chord bearing of S.78°38'36"W., and a chord length of 435.54 feet; thence along the arc of said curve an arc length of 438.23 feet to the POINT OF BEGINNING.

Parcel contains 879 Square Feet, or 0.0202 Acres

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285
Telephone: (941) 483-1386 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "E1"

SHEET 4 OF 6

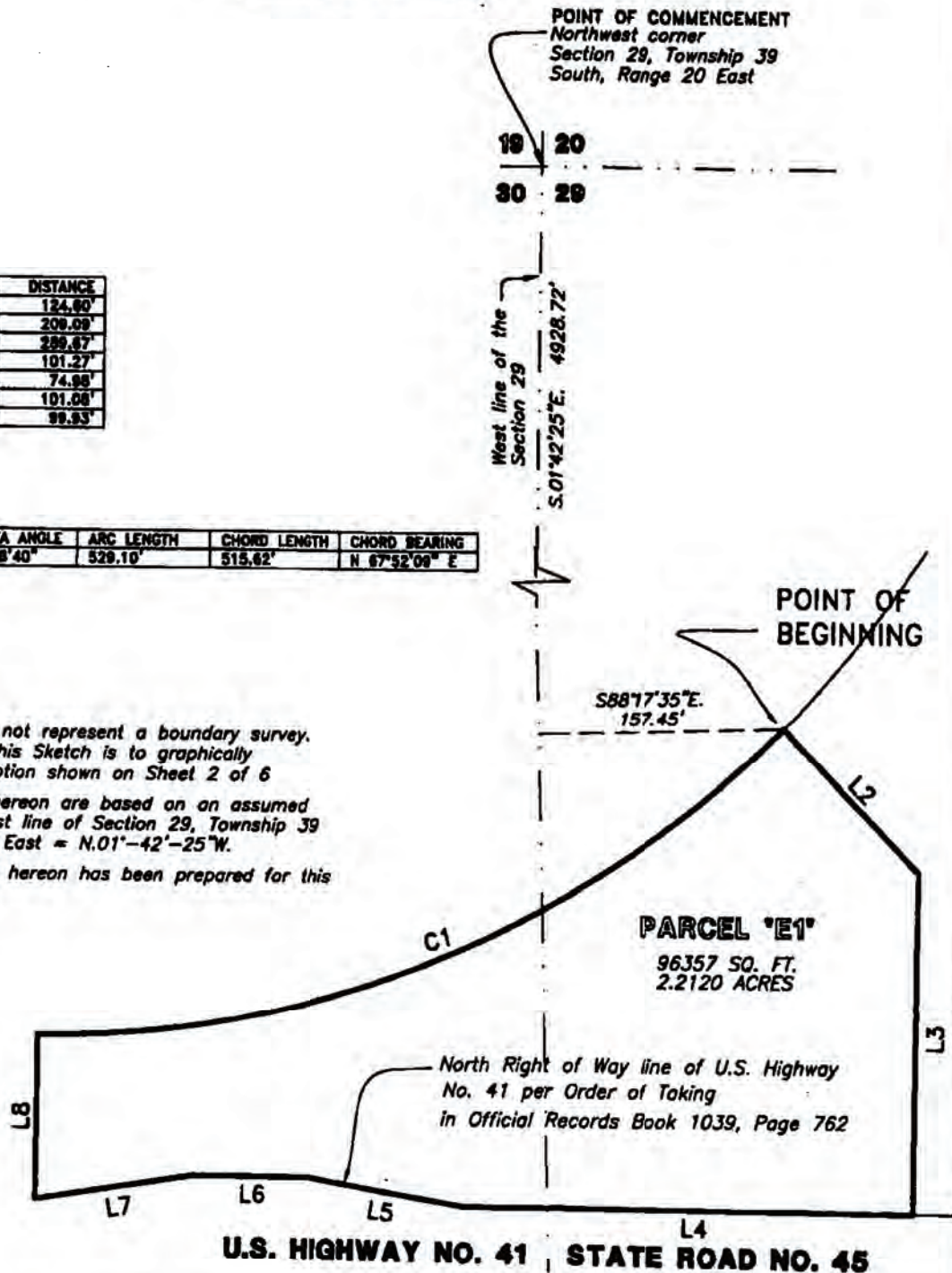


LINE	BEARING	DISTANCE
L2	S 44°57'11" E	124.60'
L3	S 00°21'29" W	208.09'
L4	N 89°38'31" W	288.67'
L5	N 80°33'04" W	101.27'
L6	N 89°38'31" W	74.98'
L7	S 81°17'32" W	101.08'
L8	N 00°21'29" E	99.93'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	674.00'	44°38'40"	529.10'	515.62'	N 67°52'08" E

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 2 of 6
2. Bearings shown hereon are based on an assumed meridian. The West line of Section 29, Township 39 South, Range 20 East = N.01°-42'-25"W.
3. Description shown hereon has been prepared for this Sketch.



CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6635
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 483-1396 Fax: (941) 484-5768
Email: bal@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "E2"

SHEET 5 OF 6

POINT OF COMMENCEMENT
Northwest corner
Section 29, Township 39
South, Range 20 East

19 20
30 29

West line of the
Section 29

S.01°42'25"E. 3756.73'

N.88°17'35"E. 1152.42'

POINT OF
BEGINNING

PARCEL "E2"
14071 SQ. FT.
0.3230 ACRES

LINE	BEARING	DISTANCE
L1	S 83°28'13" W	287.70'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	226.00'	03°08'22"	12.38'	12.38'	S 04°02'25" W
C2	370.00'	80°58'01"	393.71'	375.39'	S 32°57'14" W
C3	475.00'	33°56'21"	281.37'	277.27'	S 46°28'04" W
C4	475.00'	42°28'02"	352.07'	344.08'	N 47°17'38" E
C5	800.00'	24°30'02"	384.85'	381.93'	N 56°16'38" E
C6	315.00'	34°03'58"	187.29'	184.54'	N 26°58'38" E
C7	275.00'	07°59'22"	38.35'	38.32'	N 13°57'21" E

SCALE: 1" = 200'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 2 of 6
2. Bearings shown hereon are based on an assumed meridian. The West line of Section 29, Township 39 South, Range 20 East = N.01°42'25"W.
3. Description shown hereon has been prepared for this Sketch.

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
806 Cypress Avenue Venice Florida 34283
Telephone: (941) 483-1386 Fax: (941) 484-5766
Email: bel@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "E3"

SHEET 6 OF 6

19 20
30 29

POINT OF COMMENCEMENT
Northwest corner
Section 29, Township 39
South, Range 20 East

West line of the
Section 29

S.01°42'25"E. 3043.99'

N.88°17'35"E. 2446.88'

POINT OF
BEGINNING

PARCEL "DS"
879 SQ. FT.
0.0202 ACRES

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1000.00'	23°09'22"	439.06'	435.54'	N 78°38'36" E
C2	1140.00'	22°01'31"	438.23'	435.54'	S 78°38'36" W



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 3 of 6.
2. Bearings shown hereon are based on an assumed meridian. The West line of Section 29, Township 39 South, Range 20 East = N.01°42'25"W.
3. Description shown hereon has been prepared for this Sketch.

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
806 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1386 Fax: (941) 484-5786
Email: bs@brittsurveying.com

**NOT INCLUDING THE
FOLLOWING LANDS**

6 RETURN TO: ✓
WILLIAMS, PARKER, HARRISON,
DIETZ & GETZEN P.A.
300 SOUTH ORANGE AVENUE
SARASOTA, FLORIDA 34237

Fee \$52.50

Doc

.70 This instrument prepared
without examination of title

\$53.20

at the request of the parties
By: Richard S. Webb, IV, Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237

(4)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005257194 6 PGS
2005 NOV 17 06:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARSH Receipt#714215

Doc Stamp-Deed: 0.70



QUITCLAIM DEED

THIS INDENTURE, made as of this 15 day of November, 2005, by GRAN PARADISO I, LLC, a Florida limited liability company, whose address is 1265 Horse & Chaise Boulevard, Venice, Florida 34285, first party*, and GRAN PARADISO II, LLC, a Florida limited liability company, whose post office address is 1265 Horse & Chaise Boulevard, Venice, Florida 34285, second party*,

WITNESSETH, that said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said first party in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel I.D. No. 0779-00-1100

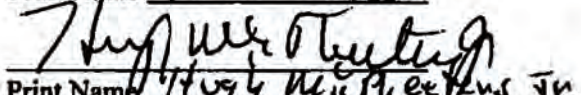
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

*Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.

IN WITNESS WHEREOF, first party has hereunto set first party's hand and seal the day and year first above written.

WITNESSES:


Print Name: Richard S. Webb, IV


Print Name: Hugh H. McPherson, Jr.

GRAN PARADISO I, LLC,
a Florida limited liability company

By: 
Sam R. Rodgers, Manager

[notary acknowledgment on following page]


STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15 day of November, 2005
by Sam R. Rodgers, as Manager of Gran Paradiso I, LLC, a Florida limited liability company

 ✓ who is personally known to me,
 who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and
voluntarily for the purposes therein expressed.

(Notary Seal)


NOTARY PUBLIC
Print Name: _____
State of Florida at Large
My Commission Expires: _____

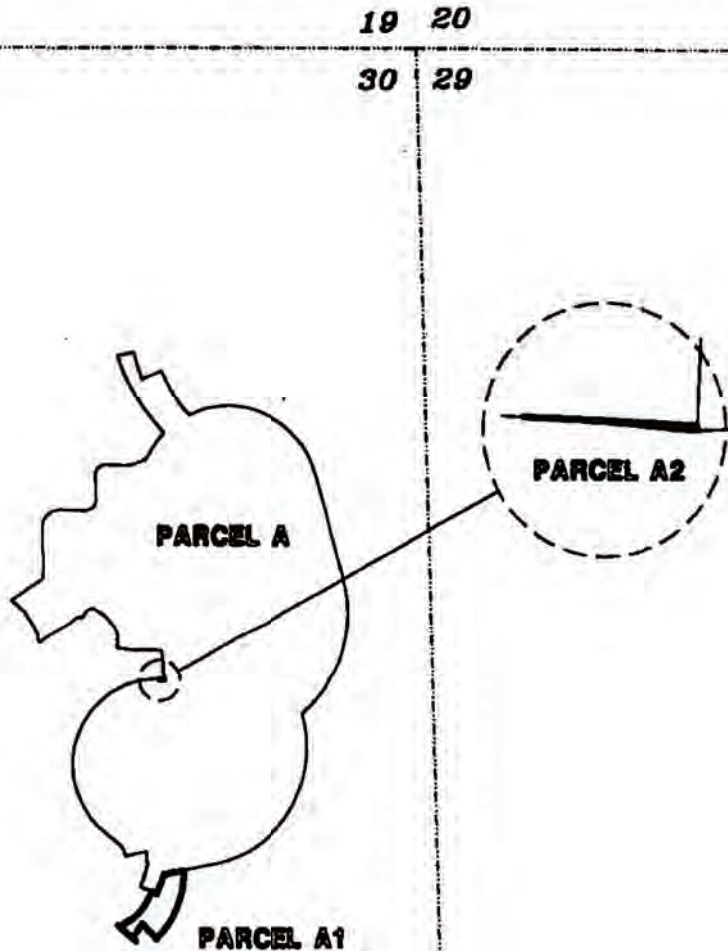
W:\RSW\RODGERS\GRAN PARADISO\GRAN PARADISO I, LLC\Deed-QC-Gran I.frm



SKETCH OF DESCRIPTION PARCELS "A1" AND "A2"

SHEET 1 OF 4

KEY MAP



U.S. HIGHWAY #41

Randall E. Britt
 RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3979

CERTIFIED TO:

GRAN PARADISO I, LLC
 GRAN PARADISO II, LLC

DATE OF SKETCH: NOVEMBER 10, 2005JOB NUMBER: 05-10-42**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.S. 8638

808 Cypress Avenue Venice Florida 34285
 Telephone: (941) 483-1386 Fax: (941) 484-5766
 Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "A1" AND "A2"

SHEET 2 OF 4

DESCRIPTION: PARCEL "A1"

A Part of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northeast corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the East line of said Section 30, a distance of 4501.83 feet; thence S.88°17'35"W., leaving the East line of said Section 30, a distance of 1478.56 feet to the POINT OF BEGINNING, same being a point on a curve to the right, having a radius of 495.00 feet, a central angle of 48°21'57", a chord bearing of S.22°30'00"W., and a chord length of 405.56 feet; thence along the arc of said curve an arc length of 417.85 feet; thence N.43°19'02"W. a distance of 118.92 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 15°48'28", a chord bearing of S.31°14'04"W., and a chord length of 51.15 feet; thence along the arc of said curve an arc length of 51.32 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 22°24'00", a chord bearing of S.34°31'49"W., and a chord length of 16.32 feet; thence along the arc of said curve an arc length of 16.42 feet; thence S.45°43'49"W. a distance of 2.79 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 102°16'50", a chord bearing of S.05°24'36"E., and a chord length of 38.93 feet; thence along the arc of said curve an arc length of 44.63 feet to a point on a curve to the right, having a radius of 340.00 feet, a central angle of 11°56'13", a chord bearing of N.50°34'55"W., and a chord length of 70.71 feet; thence along the arc of said curve an arc length of 70.83 feet to a point on a curve to the left, having a radius of 400.00 feet, a central angle of 9°20'00", a chord bearing of N.49°16'48"W., and a chord length of 65.09 feet; thence along the arc of said curve an arc length of 65.16 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 80°19'23", a chord bearing of N.85°53'30"E., and a chord length of 32.25 feet; thence along the arc of said curve an arc length of 35.05 feet; thence N.45°43'49"E. a distance of 16.03 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 21°51'09", a chord bearing of N.56°39'23"E., and a chord length of 15.92 feet; thence along the arc of said curve an arc length of 16.02 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 27°15'11", a chord bearing of N.53°57'22"E., and a chord length of 87.64 feet; thence along the arc of said curve an arc length of 88.47 feet to a point on a curve to the left, having a radius of 325.00 feet, a central angle of 22°54'42", a chord bearing of N.28°52'26"E., and a chord length of 129.10 feet; thence along the arc of said curve an arc length of 129.96 feet to a point on a curve to the right, having a radius of 474.00 feet, a central angle of 3°59'55", a chord bearing of S.61°54'30"E., and a chord length of 33.07 feet; thence along the arc of said curve an arc length of 33.08 feet; thence N.24°02'09"E. a distance of 70.46 feet to a point on a curve to the left, having a radius of 250.00 feet, a central angle of 9°33'39", a chord bearing of N.19°15'20"E., and a chord length of 41.67 feet; thence along the arc of said curve an arc length of 41.72 feet; thence N.78°09'25"E. a distance of 115.53 feet; to the POINT OF BEGINNING. Parcel contains 59971 Square Feet, or 1.3767 Acres

DESCRIPTION: PARCEL "A2"

A Part of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northeast corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the East line of said Section 30, a distance of 3448.51 feet; thence S.88°17'35"W., leaving the East line of said Section 30, a distance of 1562.65 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 472.00 feet, a central angle of 3°12'17", a chord bearing of N.85°51'31"W., and a chord length of 26.40 feet; thence along the arc of said curve an arc length of 26.40 feet; thence S.87°27'40"E. a distance of 26.39 feet to a point on a curve to the right, having a radius of 705.00 feet, a central angle of 0°03'36", a chord bearing of S.02°34'08"W., and a chord length of 0.74 feet; thence along the arc of said curve an arc length of 0.74 feet to the POINT OF BEGINNING. Parcel contains 6 Square Feet, or 0.0001 Acres

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: NOVEMBER 09, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
808 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5786
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION PARCEL "A1"

SHEET 3 OF 4

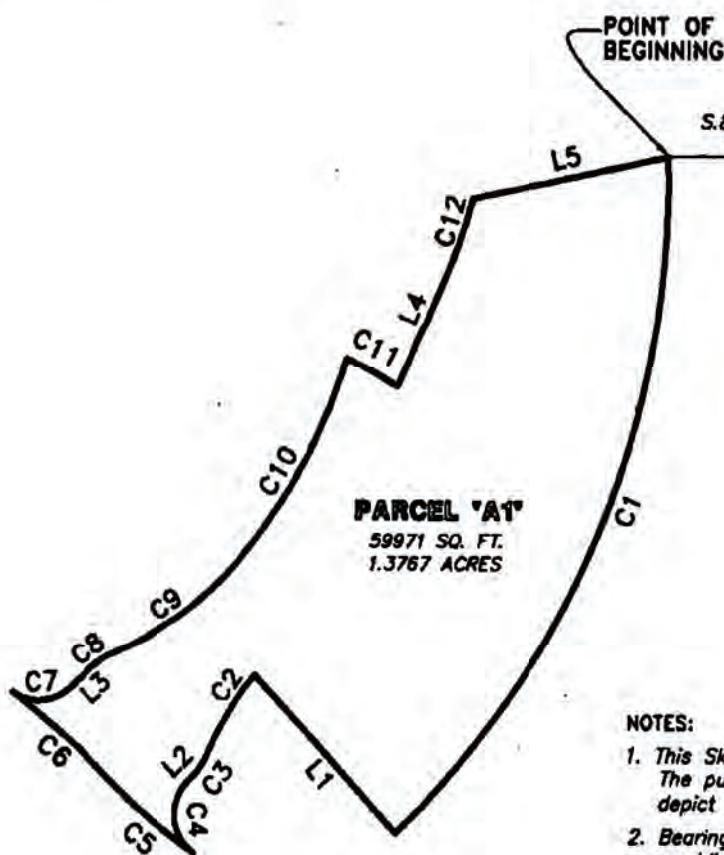
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	495.00'	48°21'57"	417.85'	405.56'	S 22°30'00" W
C2	186.00'	15°48'28"	51.32'	51.15'	S 31°14'04" W
C3	42.00'	22°24'00"	16.42'	16.32'	S 34°31'49" W
C4	25.00'	102°16'50"	44.63'	38.93'	S 05°24'56" E
C5	340.00'	11°56'13"	70.83'	70.71'	N 50°34'55" W
C6	400.00'	09°20'00"	65.16'	65.09'	N 49°16'48" W
C7	25.00'	80°19'23"	35.05'	32.25'	N 85°53'30" E
C8	42.00'	21°51'09"	16.02'	15.92'	N 56°39'23" E
C9	186.00'	27°15'11"	88.47'	87.64'	N 53°57'22" E
C10	325.00'	22°54'42"	129.96'	129.10'	N 28°52'26" E
C11	474.00'	03°59'55"	33.08'	33.07'	S 61°54'50" E
C12	250.00'	09°33'38"	41.72'	41.67'	N 19°15'20" E

POINT OF COMMENCEMENT
Northeast corner
Section 30, Township 39
South, Range 20 East

19 20
30 29

S.01°42'25"E. 4501.83'
East line of the
Section 30

SCALE: 1" = 100'



S.88°17'35"W.
1478.56'

LINE	BEARING	DISTANCE
L1	N 43°19'02" W	118.92'
L2	S 45°43'49" W	2.79'
L3	N 45°43'49" E	16.03'
L4	N 24°02'09" E	70.46'
L5	N 78°09'25" E	115.53'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 2 of 3.
2. Bearings shown hereon are based on an assumed meridian. The East line of Section 30, Township 39 South, Range 20 East = N.01°42'25"W.
3. Description shown hereon has been prepared for this Sketch.

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: NOVEMBER 09, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 483-1386 Fax: (941) 484-5766
Email: bel@brittsurveying.com

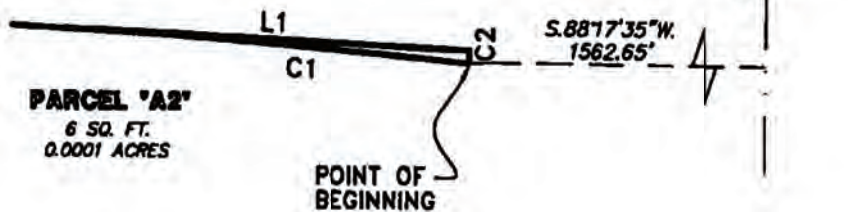
SKETCH OF DESCRIPTION PARCEL "A2"

SHEET 4 OF 4



POINT OF
COMMENCEMENT
Northeast corner
Section 30, Township 39
South, Range 20 East

LINE	BEARING	DISTANCE
L1	S 87°27'40" E	26.39'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	472.00'	03°12'17"	26.40'	26.40'	N 85°51'31" W
C2	705.00'	00°03'36"	0.74'	0.74'	S 02°34'08" W

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 2 of 3.
2. Bearings shown hereon are based on an assumed meridian. The East line of Section 30, Township 39 South, Range 20 East = N.01°42'25"W.
3. Description shown hereon has been prepared for this Sketch.

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: NOVEMBER 09, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.S. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1388 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

Exhibit D-5

Legal Description of Property

Rec'd: 495.0
Sec 4-495: 186,648.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004216591 11 PGS
2004 NOV 12 03:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
NTAYLOR Receipt#547100
Doc Stamp-Deed: 186,648.0

Prepared By and Return To:
MARGARET S. FROOK, ESQUIRE
BOONE, BOONE, BOONE, KODA & FROOK, P.A.
P.O. BOX 1596
VENICE, FLORIDA 34284

Parcel ID Number: 780003010; 779001000; 777001000

Grantee #1 TIN

Grantee #2 TIN

Special Warranty Deed



This Indenture, Made this 12th day of November, 2004 A.D., Between
FOURTH QUARTER PROPERTIES XXXII, LLC, a Georgia limited liability
company
of the County of Coweta, State of Georgia, grantor, and
GRAN PARADISO II, LLC, a Florida limited liability company

whose address is 1265 Horse & Chaise Blvd., Venice, FL 34285

of the County of Sarasota, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Sarasota, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to restrictions, reservations and easements of record, if
any, and taxes for the year 2005 and thereafter.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FOURTH QUARTER PROPERTIES XXXII,
LLC, a Georgia limited liability
company

Printed Name: G Lamar Maddox
Witness

By:
Stanley E. Thomas (Seal)
Manager and Sole Member
P.O. Address: 45 Ansley Drive, Newnan, GA 30263

Printed Name: Lynne Wright
Witness

STATE OF Georgia
COUNTY OF Coweta

The foregoing instrument was acknowledged before me this _____ day of November, 2004 by
Stanley E. Thomas, Manager and Sole Member of FOURTH QUARTER PROPERTIES
XXXII, LLC, a Georgia limited liability company, on behalf of the
company

he is personally known to me or produced his _____ license as identification



Printed Name: Cheryl J. Edwards
Notary Public
My Commission Expires: _____

PARCEL A:

A part of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S. 89°53'13" E., along the North line of the Northwest Quarter of said Section 30, a distance of 2585.33 feet to the North Quarter Corner of said Section 30; thence continue S. 89°53'13" E., along the North line of the Northeast Quarter of said Section 30, a distance of 860.04 feet; thence S. 00°06'47" W. a distance of 1694.20 feet to the POINT OF BEGINNING, also being a curve to the left; thence along said curve to the left, having a radius of 1162.00 feet, a central angle of 4°48'41", a chord bearing of N.78°07'41"E., and a chord length of 97.55 feet; thence along the arc of said curve an arc length of 97.58 feet; thence S.14°44'28"E., a distance of 32.61 feet to a point on a curve to the left, having a radius of 950.00 feet, a central angle of 7°26'46", a chord bearing of S.18°27'51"E., and a chord length of 123.37 feet; thence along the arc of said curve an arc length of 123.46 feet; thence N.67°48'46"E., a distance of 120.00 feet to a point on a curve to the left, having a radius of 830.00 feet, a central angle of 20°21'25", a chord bearing of S.32°21'57"E., and a chord length of 293.35 feet; thence along the arc of said curve an arc length of 294.90 feet to a point on a curve to the right, having a radius of 530.00 feet, a central angle of 99°35'05", a chord bearing of S.65°50'31"E., and a chord length of 809.53 feet; thence along the arc of said curve an arc length of 921.18 feet; thence S.16°02'58"E., a distance of 587.83 feet to a point on a curve to the right, having a radius of 720.00 feet, a central angle of 54°05'44", a chord bearing of S.10°59'54"W., and a chord length of 654.82 feet; thence along the arc of said curve an arc length of 679.79 feet; thence S.38°02'46"W., a distance of 17.66 feet to a point on a curve to the right, having a radius of 720.00 feet, a central angle of 11°55'58", a chord bearing of S.44°00'45"W., and a chord length of 149.68 feet; thence along the arc of said curve an arc length of 149.95 feet to a point on a curve to the right, having a radius of 645.00 feet, a central angle of 95°04'51", a chord bearing of S.30°36'59"W., and a chord length of 951.70 feet; thence along the arc of said curve an arc length of 1070.36 feet; thence S.78°09'25"W., a distance of 322.76 feet to a point on a curve to the right, having a radius of 250.00 feet, a central angle of 9°33'39", a chord bearing of S.19°15'20"W., and a chord length of 41.67 feet; thence along the arc of said curve an arc length of 41.72 feet; thence S.24°02'09"W., a distance of 70.46 feet to a point on a curve to the left, having a radius of 474.00 feet, a central angle of 12°06'37", a chord bearing of N.65°57'51"W., and a chord length of 100.00 feet; thence along the arc of said curve an arc length of 100.19 feet; thence N.24°02'09"E., a distance of 40.29 feet to a point on a curve to the left, having a radius of 250.00 feet, a central angle of 35°52'45", a chord bearing of N.06°05'47"E., and a chord length of 154.01 feet; thence along the arc of said curve an arc length of 156.55 feet; thence S.78°09'25"W., a distance of 120.00 feet to a point on a curve to the left, having a radius of 130.00 feet, a central angle of 42°18'40", a chord bearing of N.32°59'55"W., and a chord length of 93.83 feet; thence along the arc of said curve an arc length of 96.00 feet; thence N.54°09'15"W., a distance of 69.64 feet to a point on a curve to the right, having a radius of 472.00 feet, a central angle of 149°53'52", a chord bearing of N.20°47'41"E., and a chord length of 911.62 feet; thence along the arc of said curve an arc length of 1234.85 feet to a point on a curve to the left, having a radius of 705.00 feet, a central angle of 13°46'10", a chord bearing of N.04°17'09"W., and a chord length of 169.02 feet; thence along the arc of said curve an arc length of 169.43 feet; thence N.87°39'18"W., a distance of 99.41 feet; thence S.84°01'13"W., a distance of 19.60 feet; thence S.83°48'04"W., a distance of 14.51 feet; thence N.88°10'00"W., a distance of 19.11 feet; thence N.83°07'10"W., a distance of 104.75 feet; thence N.09°48'07"E., a distance of 20.07 feet; thence N.05°59'58"E., a distance of 20.98 feet; thence N.01°05'17"W., a distance of 20.60 feet; thence N.09°00'42"W., a distance of 17.09 feet; thence N.18°05'46"W., a distance of 18.44 feet; thence N.25°54'37"W., a distance of 12.13 feet; thence

EXHIBIT A

N.25°45'59"W., a distance of 14.92 feet; thence N.28°50'36"W., a distance of 12.59 feet; thence N.34°07'07"W., a distance of 8.23 feet; thence N.37°47'27"W., a distance of 6.85 feet; thence N.39°39'10"W., a distance of 11.35 feet; thence N.43°47'46"W., a distance of 14.32 feet; thence N.37°10'06"W., a distance of 8.69 feet; thence N.30°14'57"W., a distance of 7.88 feet; thence N.50°55'53"W., a distance of 15.93 feet; thence N.64°43'14"W., a distance of 13.70 feet; thence N.78°57'44"W., a distance of 6.22 feet; thence N.62°17'13"W., a distance of 3.84 feet; thence N.52°55'47"W., a distance of 8.85 feet; thence N.51°56'20"W., a distance of 10.98 feet; thence N.52°58'27"W., a distance of 8.98 feet; thence N.52°25'33"W., a distance of 8.42 feet; thence N.67°04'46"W., a distance of 20.71 feet; thence S.67°28'11"W., a distance of 35.06 feet; thence S.41°37'19"W., a distance of 17.18 feet; thence S.32°37'30"W., a distance of 12.74 feet; thence S.33°30'53"W., a distance of 14.02 feet; thence S.32°44'21"W., a distance of 2.09 feet; thence N.77°38'58"W., a distance of 4.48 feet; thence N.80°03'52"W., a distance of 14.72 feet; thence S.85°25'06"W., a distance of 6.09 feet; thence S.55°29'48"W., a distance of 262.72 feet to a point on a curve to the left, having a radius of 372.61 feet, a central angle of 45°48'14", a chord bearing of N.34°13'33"W., and a chord length of 290.00 feet; thence along the arc of said curve an arc length of 297.87 feet; thence N.55°29'48"E., a distance of 222.21 feet; thence N.00°55'30"W., a distance of 284.17 feet to a point on a curve to the right, having a radius of 85.00 feet, a central angle of 70°27'34", a chord bearing of N.34°18'16"E., and a chord length of 98.07 feet; thence along the arc of said curve an arc length of 104.53 feet; thence N.69°32'03"E., a distance of 10.50 feet to a point on a curve to the right, having a radius of 150.00 feet, a central angle of 24°24'23", a chord bearing of N.81°44'15"E., and a chord length of 63.41 feet; thence along the arc of said curve an arc length of 63.90 feet; thence S.86°03'33"E., a distance of 100.15 feet to a point on a curve to the left, having a radius of 70.00 feet, a central angle of 26°05'04", a chord bearing of N.80°53'55"E., and a chord length of 31.59 feet; thence along the arc of said curve an arc length of 31.87 feet; thence N.67°51'23"E., a distance of 16.22 feet to a point on a curve to the left, having a radius of 50.00 feet, a central angle of 70°39'57", a chord bearing of N.32°31'24"E., and a chord length of 57.83 feet; thence along the arc of said curve an arc length of 61.67 feet; thence N.02°48'34"W., a distance of 44.39 feet; thence N.00°49'38"W., a distance of 96.85 feet to a point on a curve to the right, having a radius of 50.00 feet, a central angle of 92°43'13", a chord bearing of N.45°31'58"E., and a chord length of 72.37 feet; thence along the arc of said curve an arc length of 80.91 feet; thence S.88°06'25"E., a distance of 114.95 feet to a point on a curve to the left, having a radius of 150.00 feet, a central angle of 21°14'49", a chord bearing of N.81°16'10"E., and a chord length of 55.31 feet; thence along the arc of said curve an arc length of 55.62 feet; thence N.70°38'46"E., a distance of 70.19 feet to a point on a curve to the right, having a radius of 530.00 feet, a central angle of 19°34'58", a chord bearing of N.35°58'42"E., and a chord length of 180.27 feet; thence along the arc of said curve an arc length of 181.15 feet; thence N.41°31'36"W., a distance of 94.12 feet to a point on a curve to the right, having a radius of 1050.00 feet, a central angle of 22°46'26", a chord bearing of N.30°08'23"W., and a chord length of 414.61 feet; thence along the arc of said curve an arc length of 417.35 feet to the POINT OF BEGINNING.

Containing 3,290,866 square feet, 75.5478 acres more or less.

INSTRUMENT # 2004216591

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EXHIBIT

A

PARCEL B:

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence along the North line of the Northwest Quarter of said Section 29, S.89°37'07"E. a distance of 2588.17 feet to the North Quarter corner of said Section 29; thence along the North line of the Northeast Quarter of said Section 29, S.89°37'21"E. a distance of 1857.18 feet; thence South a distance of 731.02 feet to the POINT OF BEGINNING; thence SOUTH, a distance of 312.96 feet; thence N.83°34'02"W., a distance of 20.06 feet; thence S.88°38'37"W., a distance of 15.23 feet; thence N.75°50'46"W., a distance of 16.31 feet; thence N.63°11'51"W., a distance of 9.81 feet; thence N.45°39'29"W., a distance of 19.51 feet; thence N.75°50'46"W., a distance of 57.28 feet; thence N.79°22'46"W., a distance of 24.41 feet; thence N.69°41'06"W., a distance of 15.22 feet; thence N.64°51'18"W., a distance of 25.54 feet; thence N.84°15'29"W., a distance of 29.31 feet; thence N.85°12'53"W., a distance of 67.28 feet; thence S.85°11'51"W., a distance of 33.26 feet; thence S.78°06'02"W., a distance of 34.60 feet; thence S.64°44'04"W., a distance of 22.61 feet; thence S.56°26'49"W., a distance of 21.26 feet; thence S.50°05'24"W., a distance of 30.88 feet; thence S.31°46'03"W., a distance of 33.81 feet; thence S.16°38'56"W., a distance of 21.44 feet; thence S.42°58'37"W., a distance of 3.74 feet; thence S.69°27'35"W., a distance of 16.29 feet; thence S.80°42'48"W., a distance of 24.87 feet; thence S.74°19'04"W., a distance of 17.79 feet; thence S.69°30'32"W., a distance of 25.76 feet; thence S.56°58'58"W., a distance of 29.62 feet; thence S.50°37'51"W., a distance of 38.09 feet; thence S.38°20'28"W., a distance of 32.42 feet; thence S.27°26'04"W., a distance of 42.54 feet; thence S.16°31'31"W., a distance of 33.83 feet; thence S.22°00'36"W., a distance of 24.37 feet; thence S.15°06'40"W., a distance of 33.83 feet; thence S.06°59'59"E., a distance of 30.07 feet; thence S.03°49'53"W., a distance of 29.64 feet; thence S.13°27'15"E., a distance of 23.16 feet; thence S.13°39'25"E., a distance of 25.09 feet; thence S.01°40'10"W., a distance of 13.31 feet; thence S.21°44'46"W., a distance of 25.76 feet; thence S.06°13'04"W., a distance of 26.98 feet; thence S.16°14'44"E., a distance of 26.81 feet to a point on a curve to the left, having a radius of 496.28 feet, a central angle of 67°25'22", a chord bearing of N.88°39'51"W., and a chord length of 550.88 feet; thence along the arc of said curve an arc length of 583.99 feet; thence S.75°56'34"W., a distance of 62.87 feet; thence S.73°26'48"W., a distance of 30.66 feet; thence S.85°21'21"W., a distance of 43.92 feet; thence S.89°00'19"W., a distance of 49.91 feet; thence N.85°12'53"W., a distance of 34.17 feet; thence N.79°07'54"W., a distance of 28.07 feet; thence N.75°11'58"W., a distance of 23.22 feet; thence N.56°25'21"W., a distance of 33.32 feet; thence N.38°09'57"W., a distance of 22.10 feet; thence N.24°46'11"W., a distance of 19.84 feet; thence N.43°11'28"W., a distance of 25.01 feet; thence N.35°06'04"W., a distance of 39.39 feet; thence N.35°51'49"W., a distance of 26.79 feet; thence N.28°09'02"W., a distance of 3.83 feet to a point on a curve to the right, having a radius of 770.00 feet, a central angle of 30°39'56", a chord bearing of S.62°02'20"W., and a chord length of 407.21 feet; thence along the arc of said curve an arc length of 412.11 feet; thence S.77°22'18"W., a distance of 255.74 feet to a point on a curve to the left, having a radius of 655.00 feet, a central angle of 30°26'13", a chord bearing of S.62°09'11"W., and a chord length of 343.88 feet; thence along the arc of said curve an arc length of 347.95 feet; thence S.46°56'05"W., a distance of 141.44 feet to a point on a curve to the right, having a radius of 1445.00 feet, a central angle of 10°28'45", a chord bearing of S.52°10'27"W., and a chord length of 263.92 feet; thence along the arc of said curve an arc length of 264.29 feet to a point on a curve to the right, having a radius of 170.00 feet, a central angle of 138°03'23", a chord bearing of S.25°07'24"W., and a chord length of 317.48 feet; thence along the arc of said curve an arc length of 409.62 feet to a point on a curve to the left, having a radius of 55.00 feet, a central angle of 54°43'23", a chord bearing of S.66°47'23"W., and a chord length

EXHIBIT A

of 50.56 feet; thence along the arc of said curve an arc length of 52.53 feet; thence S.39°25'42"W., a distance of 85.67 feet to a point on a curve to the right, having a radius of 750.00 feet, a central angle of 23°21'24", a chord bearing of N.38°53'36"W., and a chord length of 303.63 feet; thence along the arc of said curve an arc length of 305.74 feet; thence N.27°12'54"W., a distance of 452.12 feet to a point on a curve to the left, having a radius of 1124.00 feet, a central angle of 29°46'08", a chord bearing of N.42°05'58"W., and a chord length of 577.44 feet; thence along the arc of said curve an arc length of 583.99 feet; thence N.56°59'02"W., a distance of 661.31 feet; thence N.78°27'01"E., a distance of 27.17 feet; thence N.81°24'00"E., a distance of 36.30 feet; thence N.82°40'42"E., a distance of 50.24 feet; thence N.77°40'27"E., a distance of 52.98 feet; thence N.04°20'24"E., a distance of 21.26 feet; thence N.39°17'22"E., a distance of 20.29 feet; thence N.30°57'50"E., a distance of 24.97 feet; thence N.21°02'15"E., a distance of 19.88 feet; thence N.16°41'57"E., a distance of 29.80 feet; thence N.08°58'21"E., a distance of 27.46 feet; thence N.15°56'43"W., a distance of 20.78 feet; thence N.29°21'28"W., a distance of 26.20 feet; thence N.31°25'46"W., a distance of 30.11 feet; thence N.33°41'24"W., a distance of 20.59 feet; thence N.08°44'46"E., a distance of 18.77 feet; thence N.45°00'00"E., a distance of 12.11 feet; thence N.56°18'36"E., a distance of 20.59 feet; thence N.78°41'24"E., a distance of 21.83 feet; thence N.66°30'05"E., a distance of 35.80 feet; thence N.28°04'21"E., a distance of 24.26 feet; thence N.14°02'10"E., a distance of 17.65 feet; thence N.08°44'46"E., a distance of 35.36 feet; thence N.44°28'41"E., a distance of 6.71 feet; thence N.04°34'08"E., a distance of 53.43 feet; thence N.32°54'19"E., a distance of 4.81 feet; thence N.43°01'30"E., a distance of 27.87 feet; thence N.62°14'29"E., a distance of 12.69 feet; thence S.84°07'58"E., a distance of 41.05 feet; thence N.44°28'42"E., a distance of 0.18 feet; thence S.58°23'33"E., a distance of 21.99 feet; thence S.63°26'06"E., a distance of 13.70 feet to a point on a curve to the right, having a radius of 688.39 feet, a central angle of 1°32'39", a chord bearing of N.20°24'09"E., and a chord length of 18.55 feet; thence along the arc of said curve an arc length of 18.55 feet; thence S.68°49'31"E., a distance of 120.00 feet to a point on a curve to the right, having a radius of 568.39 feet, a central angle of 3°48'01", a chord bearing of N.23°04'29"E., and a chord length of 37.69 feet; thence along the arc of said curve an arc length of 37.70 feet to a point on a curve to the left, having a radius of 136.30 feet, a central angle of 1°58'09", a chord bearing of N.25°00'42"E., and a chord length of 4.68 feet; thence along the arc of said curve an arc length of 4.68 feet to a point on a curve to the right, having a radius of 550.00 feet, a central angle of 58°18'24", a chord bearing of N.54°10'00"E., and a chord length of 535.86 feet; thence along the arc of said curve an arc length of 559.70 feet; thence N.20°59'21"E., a distance of 19.87 feet; thence N.11°42'25"W., a distance of 29.44 feet; thence N.13°10'07"W., a distance of 26.24 feet; thence N.39°10'23"W., a distance of 28.29 feet; thence N.58°24'52"W., a distance of 29.35 feet; thence N.64°56'07"W., a distance of 26.35 feet; thence N.68°48'22"W., a distance of 17.62 feet; thence S.89°37'07"E., a distance of 924.60 feet; thence S.42°48'13"W., a distance of 21.41 feet; thence S.31°57'52"W., a distance of 14.45 feet; thence S.33°41'28"W., a distance of 21.54 feet; thence S.27°54'51"W., a distance of 16.02 feet; thence S.26°13'00"W., a distance of 20.15 feet; thence S.28°36'16"W., a distance of 15.16 feet; thence S.31°58'59"W., a distance of 7.04 feet; thence S.40°30'06"W., a distance of 8.00 feet; thence S.51°43'35"W., a distance of 10.52 feet; thence S.44°47'18"W., a distance of 14.33 feet; thence S.43°23'47"W., a distance of 7.31 feet; thence S.39°01'14"W., a distance of 12.56 feet; thence S.32°52'31"W., a distance of 12.08 feet; thence S.11°21'31"W., a distance of 30.05 feet; thence S.07°17'01"E., a distance of 35.50 feet; thence S.12°57'43"E., a distance of 14.02 feet; thence S.20°45'00"E., a distance of 15.33 feet; thence S.64°37'51"E., a distance of 80.95 feet to a point on a curve to the left, having a radius of 600.00 feet, a central angle of 41°01'06", a chord bearing of S.85°08'24"E., and a chord length of 420.43 feet; thence along the arc of said curve an arc length of 429.54 feet; thence N.74°21'03"E., a distance of 141.64 feet to a point on a curve to the right, having a radius of 400.00 feet, a central angle of 23°44'41", a chord bearing of N.86°13'23"E., and a chord length of 164.59 feet; thence along the arc of said curve an arc length of 165.77 feet; thence N.08°05'43"E., a

EXHIBIT A

INSTRUMENT # 2004216591

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distance of 120.00 feet; thence N.37°23'28"E., a distance of 8.02 feet; thence N.33°54'19"E., a distance of 17.30 feet; thence N.36°48'32"E., a distance of 17.77 feet; thence N.43°29'28"E., a distance of 12.81 feet; thence N.35°22'21"E., a distance of 18.63 feet; thence N.38°04'23"E., a distance of 10.78 feet; thence N.44°47'18"E., a distance of 16.21 feet; thence N.46°18'16"E., a distance of 13.00 feet; thence N.56°04'58"E., a distance of 14.09 feet; thence N.50°06'28"E., a distance of 14.69 feet; thence N.40°37'14"E., a distance of 15.55 feet; thence N.35°08'51"E., a distance of 15.66 feet; thence N.25°46'27"E., a distance of 5.23 feet; thence S.89°37'21"E., a distance of 489.29 feet; thence S.00°24'34"E., a distance of 21.08 feet; thence S.06°36'56"E., a distance of 19.00 feet; thence S.15°11'04"E., a distance of 15.20 feet; thence S.13°06'46"E., a distance of 29.87 feet; thence S.13°45'07"E., a distance of 21.06 feet; thence S.14°45'05"E., a distance of 35.43 feet; thence S.22°24'56"E., a distance of 21.66 feet; thence S.20°29'41"E., a distance of 16.34 feet; thence S.26°49'05"E., a distance of 27.00 feet; thence S.26°42'33"E., a distance of 20.05 feet; thence S.24°35'58"E., a distance of 15.09 feet; thence S.12°01'01"E., a distance of 18.74 feet; thence S.17°11'59"E., a distance of 32.37 feet; thence S.16°15'21"E., a distance of 13.63 feet; thence S.10°15'47"E., a distance of 10.79 feet; thence S.03°01'48"E., a distance of 10.96 feet; thence S.02°16'46"W., a distance of 23.65 feet; thence S.09°16'53"W., a distance of 11.27 feet; thence S.16°37'32"W., a distance of 11.37 feet; thence S.27°20'03"W., a distance of 18.68 feet; thence S.34°52'27"W., a distance of 18.07 feet; thence S.39°29'47"W., a distance of 9.46 feet; thence S.45°22'38"W., a distance of 9.38 feet; thence S.55°58'44"W., a distance of 8.53 feet; thence S.55°58'44"W., a distance of 20.74 feet; thence S.49°53'56"W., a distance of 22.21 feet; thence S.49°38'09"W., a distance of 38.17 feet; thence S.37°47'30"W., a distance of 15.39 feet; thence S.30°37'05"W., a distance of 19.32 feet; thence S.34°16'51"W., a distance of 18.12 feet; thence S.26°16'21"W., a distance of 18.57 feet; thence S.40°42'09"E., a distance of 76.04 feet to a point on a curve to the right, having a radius of 495.00 feet, a central angle of 19°00'26", a chord bearing of S.31°11'56"E., and a chord length of 163.46 feet; thence along the arc of said curve an arc length of 164.21 feet to a point on a curve to the right, having a radius of 590.60 feet, a central angle of 17°19'54", a chord bearing of S.79°00'27"E., and a chord length of 177.97 feet; thence along the arc of said curve an arc length of 178.65 feet to a point on a curve to the left, having a radius of 480.00 feet, a central angle of 11°31'07", a chord bearing of S.76°06'03"E., and a chord length of 96.33 feet; thence along the arc of said curve an arc length of 96.50 feet; thence N.70°01'02"E., a distance of 1.29 feet; thence N.80°03'54"E., a distance of 11.17 feet; thence N.67°25'23"E., a distance of 5.94 feet; thence N.71°23'19"E., a distance of 3.75 feet; thence S.84°03'38"E., a distance of 10.66 feet; thence S.83°26'26"E., a distance of 15.54 feet; thence N.89°58'25"E., a distance of 28.17 feet; thence N.63°44'06"E., a distance of 21.13 feet; thence N.47°55'28"E., a distance of 23.06 feet; thence N.25°12'18"E., a distance of 27.15 feet; thence N.21°31'05"E., a distance of 28.06 feet; thence N.24°11'00"E., a distance of 30.36 feet; thence N.24°44'15"E., a distance of 19.32 feet; thence N.17°49'59"E., a distance of 27.23 feet; thence N.15°38'49"E., a distance of 22.35 feet; thence N.11°57'48"E., a distance of 21.30 feet; thence N.04°42'43"E., a distance of 23.40 feet; thence N.08°36'29"E., a distance of 12.93 feet; thence N.01°47'02"E., a distance of 13.91 feet; thence N.17°30'35"W., a distance of 21.43 feet; thence N.34°48'55"W., a distance of 20.60 feet; thence N.39°11'48"W., a distance of 16.45 feet; thence N.52°10'15"W., a distance of 25.13 feet; thence N.40°22'15"W., a distance of 18.36 feet; thence N.50°01'08"W., a distance of 25.27 feet; thence N.27°37'29"W., a distance of 17.05 feet; thence N.32°31'02"W., a distance of 24.16 feet; thence N.30°03'33"W., a distance of 23.72 feet; thence N.26°43'40"W., a distance of 28.00 feet; thence N.23°02'49"W., a distance of 29.41 feet; thence N.15°57'39"W., a distance of 5.73 feet; thence N.06°44'07"W., a distance of 22.96 feet; thence N.02°43'45"W., a distance of 12.61 feet; thence N.19°54'01"E., a distance of 13.71 feet; thence N.27°39'02"E., a distance of 15.97 feet; thence N.40°55'58"E., a distance of 13.19 feet; thence N.49°10'33"E., a distance of 13.48 feet; thence N.52°41'25"E., a distance of 19.36 feet; thence N.57°21'11"E., a distance of 18.71 feet; thence

EXHIBIT A

INSTRUMENT # 2004216591

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N.47°59'05"E., a distance of 22.22 feet; thence N.40°00'31"E., a distance of 23.71 feet; thence N.28°27'04"E., a distance of 25.64 feet; thence N.20°30'45"E., a distance of 28.94 feet; thence N.22°33'25"E., a distance of 17.46 feet; thence N.23°28'51"E., a distance of 27.50 feet; thence N.86°39'00"E., a distance of 183.81 feet to a point on a curve to the right, having a radius of 190.00 feet, a central angle of 31°50'16", a chord bearing of S.77°25'52"E., and a chord length of 104.23 feet; thence along the arc of said curve an arc length of 105.58 feet; thence S.61°30'44"E., a distance of 129.57 feet to a point on a curve to the right, having a radius of 390.00 feet, a central angle of 65°27'44", a chord bearing of S.28°46'52"E., and a chord length of 421.74 feet; thence along the arc of said curve an arc length of 445.59 feet; thence S.44°01'53"E., a distance of 9.77 feet; thence S.51°06'23"E., a distance of 23.59 feet; thence S.57°22'10"E., a distance of 24.54 feet; thence S.63°56'53"E., a distance of 16.62 feet; thence S.68°37'02"E., a distance of 9.34 feet; thence S.59°47'21"E., a distance of 18.35 feet; thence S.58°10'16"E., a distance of 7.96 feet; thence S.39°52'27"E., a distance of 4.07 feet; thence S.35°47'33"E., a distance of 8.73 feet; thence S.48°39'22"E., a distance of 7.51 feet; thence S.41°16'27"E., a distance of 7.99 feet; thence S.42°31'20"E., a distance of 6.41 feet; thence S.51°11'52"E., a distance of 17.07 feet; thence S.69°41'06"E., a distance of 10.87 feet to the POINT OF BEGINNING.

Containing 5,125,015.25 square feet, 117.65416 acres more or less.

INSTRUMENT # 2004216591
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EXHIBIT A

PARCEL C:

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°37'07"E., along the North line of the Northwest Quarter of said Section 29 a distance of 2588.17 feet; thence S.89°37'21"E., along the North line of the Northeast Quarter of said Section 29 a distance of 1857.18 feet; thence South a distance of 1128.57 feet; thence S.22°49'39"W., a distance of 765.35 feet to the POINT OF BEGINNING; thence S.22°49'39"W., a distance of 554.57 feet to a point on a curve to the left, having a radius of 2610.00 feet, a central angle of 2°32'53", a chord bearing of S.20°31'45"W., and a chord length of 116.06 feet; thence along the arc of said curve an arc length of 116.07 feet; thence S.80°47'35"W., a distance of 925.91 feet to a point on a curve to the right, having a radius of 1550.00 feet, a central angle of 4°02'58", a chord bearing of S.03°03'53"E., and a chord length of 109.53 feet; thence along the arc of said curve an arc length of 109.55 feet; thence S.01°02'23"E., a distance of 19.79 feet to a point on a curve to the left, having a radius of 1124.00 feet, a central angle of 5°05'58", a chord bearing of S.89°37'11"W., and a chord length of 100.01 feet; thence along the arc of said curve an arc length of 100.04 feet; thence N.01°02'23"W., a distance of 18.64 feet to a point on a curve to the left, having a radius of 1450.00 feet, a central angle of 3°45'54", a chord bearing of N.02°55'20"W., and a chord length of 95.27 feet; thence along the arc of said curve an arc length of 95.28 feet; thence S.80°47'35"W., a distance of 302.28 feet; thence S.63°26'15"W., a distance of 693.33 feet to a point on a curve to the left, having a radius of 1262.00 feet, a central angle of 24°12'15", a chord bearing of N.39°13'30"W., and a chord length of 529.17 feet; thence along the arc of said curve an arc length of 533.12 feet; thence N.51°19'38"W., a distance of 252.51 feet to a point on a curve to the right, having a radius of 750.00 feet, a central angle of 0°45'20", a chord bearing of N.50°56'58"W., and a chord length of 9.89 feet; thence along the arc of said curve an arc length of 9.89 feet; thence N.39°25'42"E., a distance of 85.67 feet to a point on a curve to the right, having a radius of 55.00 feet, a central angle of 54°43'23", a chord bearing of N.66°47'23"E., and a chord length of 50.56 feet; thence along the arc of said curve an arc length of 52.53 feet to a point on a curve to the left, having a radius of 170.00 feet, a central angle of 138°03'23", a chord bearing of N.25°07'24"E., and a chord length of 317.48 feet; thence along the arc of said curve an arc length of 409.62 feet to a point on a curve to the left, having a radius of 1445.00 feet, a central angle of 10°28'45", a chord bearing of N.52°10'27"E., and a chord length of 263.92 feet; thence along the arc of said curve an arc length of 264.29 feet; thence N.46°56'05"E., a distance of 141.44 feet to a point on a curve to the right, having a radius of 655.00 feet, a central angle of 30°26'13", a chord bearing of N.62°09'11"E., and a chord length of 343.88 feet; thence along the arc of said curve an arc length of 347.95 feet; thence N.77°22'18"E., a distance of 255.74 feet to a point on a curve to the left, having a radius of 770.00 feet, a central angle of 30°39'56", a chord bearing of N.62°02'20"E., and a chord length of 407.21 feet; thence along the arc of said curve an arc length of 412.11 feet; thence S.28°09'02"E., a distance of 3.83 feet; thence S.35°51'49"E., a distance of 26.79 feet; thence S.35°06'04"E., a distance of 39.39 feet; thence S.43°11'28"E., a distance of 25.01 feet; thence S.24°46'11"E., a distance of 19.84 feet; thence S.38°09'57"E., a distance of 22.10 feet; thence S.56°25'21"E., a distance of 33.32 feet; thence S.75°11'58"E., a distance of 23.22 feet; thence S.79°07'54"E., a distance of 28.07 feet; thence S.85°12'53"E., a distance of 34.17 feet; thence N.89°00'19"E., a distance of 49.91 feet; thence N.85°21'21"E., a distance of 43.92 feet; thence N.73°26'48"E., a distance of 30.66 feet; thence N.75°56'34"E., a distance of 62.87 feet to a point on a curve to the right, having a radius of 496.28 feet, a central angle of 67°25'22", a chord bearing of S.88°39'51"E., and a chord length of 550.88 feet; thence along the arc of said curve an arc length of 583.99 feet to a point on a curve to the right, having a radius of 496.28 feet, a central angle of 48°18'12", a chord bearing of S.30°48'04"E., and a chord length of

EXHIBIT A

406.11 feet; thence along the arc of said curve an arc length of 418.39 feet; thence S.56°31'57"E., a distance of 33.18 feet; thence N.85°38'36"E., a distance of 31.61 feet; thence N.65°12'13"E., a distance of 27.29 feet; thence N.80°12'26"E., a distance of 23.10 feet; thence N.76°10'14"E., a distance of 24.26 feet; thence N.77°22'41"E., a distance of 2.02 feet to the POINT OF BEGINNING

Containing 2586661.58 square feet, 59.38158 acres more or less.

INSTRUMENT # 2004216591
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EXHIBIT A

PARCEL D:

A Part of Section 29 and 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°37'07"E. along the North line of the Northwest Quarter of said Section 29, a distance of 2588.17 feet to the North Quarter corner of said Section 29; thence S.89°37'21"E., along the North line of the Northeast Quarter of said Section 29, a distance of 1857.18 feet; thence South a distance of 1128.57 feet; thence S.22°49'39"W., a distance of 1319.92 feet; thence N.89°48'27"E., a distance of 1171.67 feet to a point on a curve to the left, having a radius of 1079.00 feet, a central angle of 20°09'50", a chord bearing of S.10°08'19"W., and a chord length of 377.77 feet; thence along the arc of said curve an arc length of 379.73 feet; thence S.89°52'29"W., a distance of 802.97 feet; thence S.43°53'57"W., a distance of 956.27 feet to the POINT OF BEGINNING; thence S.43°53'57"W., a distance of 71.05 feet; thence S.43°11'09"W., a distance of 379.89 feet; thence S.44°11'28"W., a distance of 476.07 feet; thence N.03°01'34"E., a distance of 16.15 feet; thence N.04°29'59"W., a distance of 18.02 feet; thence N.00°32'44"W., a distance of 12.91 feet; thence N.07°24'32"E., a distance of 18.95 feet; thence N.11°11'36"E., a distance of 23.81 feet; thence N.19°26'36"E., a distance of 15.58 feet; thence N.18°14'10"E., a distance of 22.99 feet; thence N.09°49'35"E., a distance of 23.00 feet; thence N.02°40'59"E., a distance of 27.23 feet; thence N.09°16'53"E., a distance of 15.79 feet; thence N.00°12'44"W., a distance of 34.41 feet; thence N.06°31'10"W., a distance of 22.04 feet; thence N.12°43'04"W., a distance of 36.19 feet; thence N.22°19'28"W., a distance of 25.17 feet; thence N.23°37'18"W., a distance of 28.10 feet; thence N.31°54'44"W., a distance of 19.86 feet; thence N.30°56'53"W., a distance of 25.28 feet; thence N.41°52'58"W., a distance of 33.28 feet; thence N.68°09'23"W., a distance of 36.71 feet; thence N.74°45'42"W., a distance of 25.19 feet; thence N.85°49'46"W., a distance of 50.86 feet; thence S.88°50'21"W., a distance of 14.94 feet; thence S.75°48'57"W., a distance of 22.70 feet; thence S.71°02'37"W., a distance of 36.07 feet; thence S.58°26'49"W., a distance of 27.41 feet; thence S.48°24'00"W., a distance of 27.04 feet; thence S.40°33'26"W., a distance of 28.12 feet; thence S.35°44'11"W., a distance of 56.80 feet; thence S.32°06'14"W., a distance of 37.54 feet; thence S.27°02'27"W., a distance of 46.38 feet; thence S.24°18'40"W., a distance of 38.57 feet; thence S.14°59'56"W., a distance of 31.78 feet; thence S.03°39'21"W., a distance of 65.34 feet; thence S.10°29'54"E., a distance of 23.81 feet; thence S.09°22'24"E., a distance of 47.69 feet; thence S.14°13'09"E., a distance of 33.23 feet; thence S.23°21'04"E., a distance of 28.16 feet; thence S.39°57'08"E., a distance of 24.13 feet; thence S.49°30'48"E., a distance of 21.03 feet; thence S.56°37'11"E., a distance of 24.16 feet; thence S.61°08'06"E., a distance of 17.44 feet; thence S.56°42'33"E., a distance of 24.15 feet; thence S.65°34'10"E., a distance of 40.39 feet; thence S.70°26'39"E., a distance of 24.78 feet; thence S.73°24'33"E., a distance of 45.11 feet; thence S.76°48'01"E., a distance of 5.21 feet; thence S.59°59'29"E., a distance of 8.19 feet; thence S.53°09'37"E., a distance of 24.70 feet; thence S.53°35'19"E., a distance of 2.54 feet; thence S.32°40'52"W., a distance of 168.68 feet; thence S.28°34'57"W., a distance of 815.30 feet; thence S.13°10'59"W., a distance of 85.47 feet to the North Right-of-way line of U.S. Highway No. 41 (State Road No. 45); thence along said North Right-of-way of U.S. Highway No. 41, the following eleven (11) courses: (1) N.80°32'30"W., a distance of 16.74 feet; (2) thence N.89°38'31"W., a distance of 75.08 feet; (3) thence S.81°16'04"W., a distance of 101.27 feet; (4) thence N.89°38'31"W., a distance of 899.50 feet; (5) thence N.80°33'06"W., a distance of 101.27 feet; (6) thence N.89°38'31"W., a distance of 74.93 feet; (7) thence S.81°07'09"W., a distance of 99.66 feet; (8) thence N.89°38'31"W., a distance of 826.17 feet; (9) thence N.80°33'06"W., a distance of 101.27 feet; (10) thence N.89°38'31"W., a distance of 74.98 feet; (11) thence S.81°17'32"W., a distance of 101.08 feet; thence N.00°21'29"E., leaving said North Right-of-way of U.S. Highway No. 41, a

EXHIBIT A

distance of 99.93 feet to a point on a curve to the left, having a radius of 674.00 feet, a central angle of 66°36'13", a chord bearing of N.57°03'23"E., and a chord length of 740.12 feet; thence along the arc of said curve an arc length of 783.49 feet; thence N.23°45'17"E., a distance of 358.92 feet to a point on a curve to the right, having a radius of 475.00 feet, a central angle of 44°46'23", a chord bearing of N.46°08'28"E., and a chord length of 361.81 feet; thence along the arc of said curve an arc length of 371.18 feet to a point on a curve to the left, having a radius of 900.00 feet, a central angle of 24°30'02", a chord bearing of N.56°16'39"E., and a chord length of 381.93 feet; thence along the arc of said curve an arc length of 384.85 feet to a point on a curve to the left, having a radius of 315.00 feet, a central angle of 34°03'58", a chord bearing of N.26°59'39"E., and a chord length of 184.54 feet; thence along the arc of said curve an arc length of 187.29 feet to a point on a curve to the right, having a radius of 275.00 feet, a central angle of 42°21'03", a chord bearing of N.31°08'12"E., and a chord length of 198.67 feet; thence along the arc of said curve an arc length of 203.27 feet to a point on a curve to the right, having a radius of 1416.78 feet, a central angle of 11°07'31", a chord bearing of N.57°52'29"E., and a chord length of 274.67 feet; thence along the arc of said curve an arc length of 275.10 feet; thence N.63°26'15"E., a distance of 1011.88 feet to a point on a curve to the right, having a radius of 1000.00 feet, a central angle of 43°11'50", a chord bearing of N.85°02'10"E., and a chord length of 736.21 feet; thence along the arc of said curve an arc length of 753.94 feet; thence S.73°21'55"E., a distance of 397.08 feet to a point on a curve to the left, having a radius of 662.00 feet, a central angle of 9°11'53", a chord bearing of S.77°57'51"E., and a chord length of 106.16 feet; thence along the arc of said curve an arc length of 106.28 feet; thence S.82°33'48"E., a distance of 48.83 feet to a point on a curve to the left, having a radius of 2610.00 feet, a central angle of 3°28'43", a chord bearing of S.04°20'11"W., and a chord length of 158.43 feet; thence along the arc of said curve an arc length of 158.46 feet; thence N.88°03'22"W., a distance of 33.82 feet; thence N.76°20'01"W., a distance of 2.81 feet; thence N.73°31'22"W., a distance of 11.99 feet; thence N.78°13'02"W., a distance of 11.75 feet; thence N.80°17'25"W., a distance of 21.33 feet; thence S.83°38'25"W., a distance of 38.15 feet; thence S.73°41'37"W., a distance of 7.86 feet; thence S.51°11'06"W., a distance of 25.27 feet; thence S.48°05'25"W., a distance of 17.11 feet; thence S.54°55'05"W., a distance of 13.61 feet; thence S.55°40'40"W., a distance of 15.65 feet; thence S.52°54'10"W., a distance of 9.97 feet; thence S.57°22'27"W., a distance of 12.28 feet; thence S.47°43'51"W., a distance of 13.71 feet; thence S.50°58'40"W., a distance of 13.06 feet; thence S.46°21'11"W., a distance of 20.63 feet; thence S.36°41'47"W., a distance of 18.00 feet; thence S.19°01'03"W., a distance of 17.81 feet; thence S.10°21'50"W., a distance of 11.21 feet; thence S.03°10'15"E., a distance of 10.24 feet; thence S.12°04'02"E., a distance of 19.67 feet; thence S.23°59'56"E., a distance of 9.21 feet; thence S.27°56'43"E., a distance of 5.90 feet; thence S.33°49'36"E., a distance of 31.59 feet; thence S.41°29'46"E., a distance of 12.84 feet; thence S.57°09'55"E., a distance of 11.08 feet; thence S.67°47'32"E., a distance of 10.06 feet; thence S.70°19'30"E., a distance of 10.11 feet; thence S.64°31'15"E., a distance of 11.64 feet; thence S.71°24'11"E., a distance of 1.26 feet; thence S.37°08'41"E., a distance of 1.06 feet to the POINT OF BEGINNING.

Containing 4,344,435 square feet, 99.7345 acres more or less.

INSTRUMENT # 2004216591
11 PGS

EXHIBIT A

ALSO INCLUDING LANDS

6 RETURN TO: ✓
WILLIAMS, PARKER, HARRISON,
DIETZ & GETTEN P.A.
300 SOUTH GRANGE AVENUE
SARASOTA, FLORIDA 34237

Rev. 6-52-50

Doc. 0.70 This instrument prepared
without examination of title
at the request of the parties
By: Richard S. Webb, IV, Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005257194 6 PGS
2005 NOV 17 06:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARSH Receipt#714215

Doc Stamp-Deed: 0.70

QUITCLAIM DEED



THIS INDENTURE, made as of this 15 day of November, 2005, by GRAN PARADISO I, LLC, a Florida limited liability company, whose address is 1265 Horse & Chaise Boulevard, Venice, Florida 34285, first party*, and GRAN PARADISO II, LLC, a Florida limited liability company, whose post office address is 1265 Horse & Chaise Boulevard, Venice, Florida 34285, second party*,

WITNESSETH, that said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said first party in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel I.D. No. 0779-00-1100

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

*Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.

IN WITNESS WHEREOF, first party has hereunto set first party's hand and seal the day and year first above written.

WITNESSES:

GRAN PARADISO I, LLC,
a Florida limited liability company

Print Name: Richard Webb

By:
Sam R. Rodgers, Manager

Print Name: Hugue M. Thibault Jr.

[notary acknowledgment on following page]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15 day of November, 2005
by Sam R. Rodgers, as Manager of Gran Paradiso I, LLC, a Florida limited liability company

 ✓ who is personally known to me,
 who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and
voluntarily for the purposes therein expressed.

(Notary Seal)



NOTARY PUBLIC

Print Name: _____

State of Florida at Large

My Commission Expires: _____

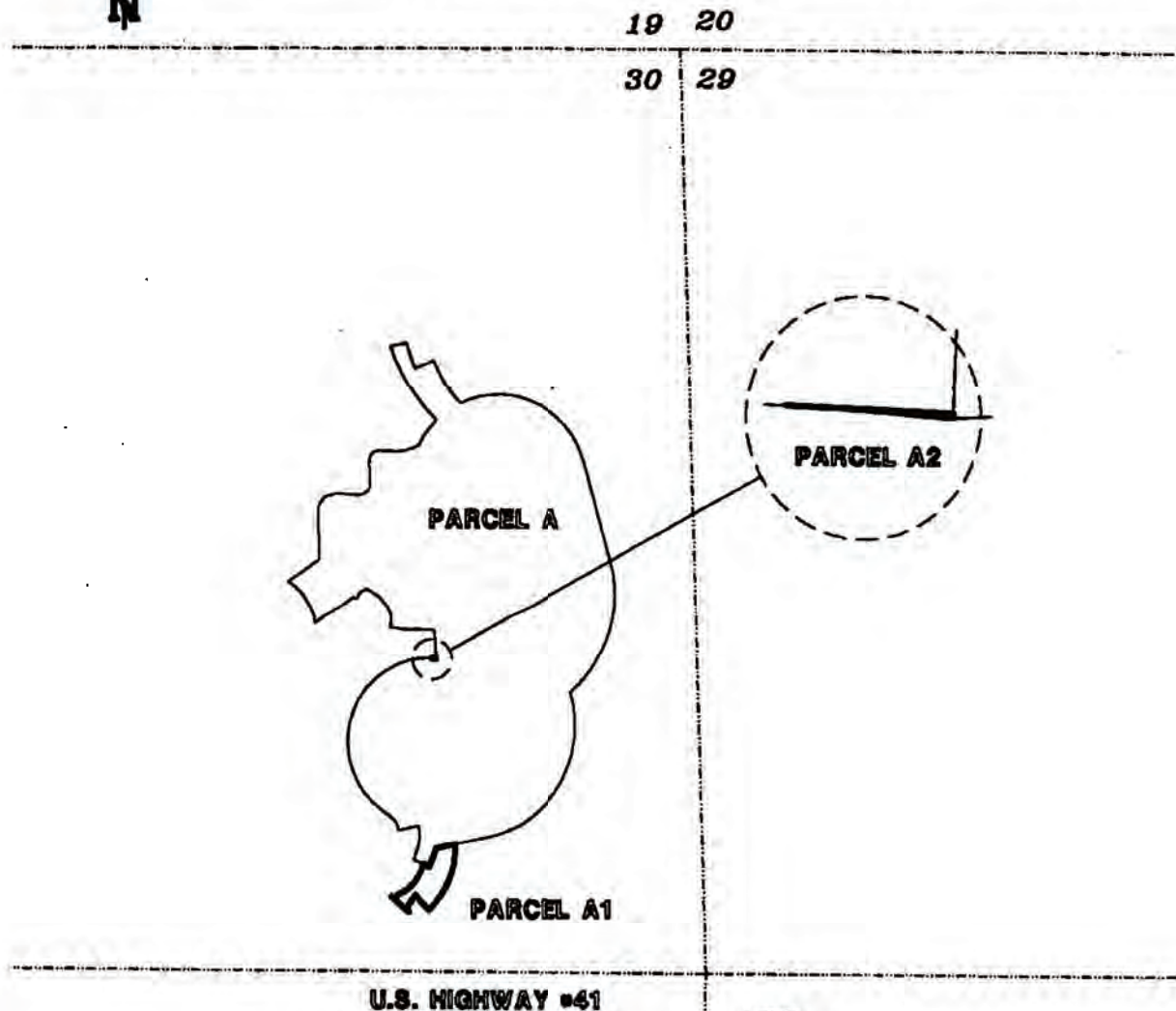
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SKETCH OF DESCRIPTION PARCELS "A1" AND "A2"

SHEET 1 OF 4

KEY MAP



Randall E. Britt
 RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3979

CERTIFIED TO:

GRAN PARADISO I, LLC
 GRAN PARADISO II, LLC

DATE OF SKETCH: NOVEMBER 10, 2005JOB NUMBER: 05-10-42**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6636

808 Cypress Avenue Venice Florida 34285
 Telephone: (941) 483-1388 Fax: (941) 484-5766
 Email: bs@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "A1" AND "A2"

SHEET 2 OF 4

DESCRIPTION: PARCEL "A1"

A Part of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northeast corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the East line of said Section 30, a distance of 4501.83 feet; thence S.88°17'35"W., leaving the East line of said Section 30, a distance of 1478.56 feet to the POINT OF BEGINNING, same being a point on a curve to the right, having a radius of 495.00 feet, a central angle of 48°21'57", a chord bearing of S.22°30'00"W., and a chord length of 405.56 feet; thence along the arc of said curve an arc length of 417.85 feet; thence N.43°19'02"W. a distance of 118.92 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 15°48'28", a chord bearing of S.31°14'04"W., and a chord length of 51.15 feet; thence along the arc of said curve an arc length of 51.32 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 22°24'00", a chord bearing of S.34°31'49"W., and a chord length of 16.32 feet; thence along the arc of said curve an arc length of 16.42 feet; thence S.45°43'49"W. a distance of 2.79 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 102°16'50", a chord bearing of S.05°24'36"E., and a chord length of 38.93 feet; thence along the arc of said curve an arc length of 44.63 feet to a point on a curve to the right, having a radius of 340.00 feet, a central angle of 11°56'13", a chord bearing of N.50°34'55"W., and a chord length of 70.71 feet; thence along the arc of said curve an arc length of 70.83 feet to a point on a curve to the left, having a radius of 400.00 feet, a central angle of 9°20'00", a chord bearing of N.49°16'48"W., and a chord length of 65.09 feet; thence along the arc of said curve an arc length of 65.16 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 80°19'23", a chord bearing of N.85°53'30"E., and a chord length of 32.25 feet; thence along the arc of said curve an arc length of 35.05 feet; thence N.45°43'49"E. a distance of 16.03 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 21°51'09", a chord bearing of N.56°39'23"E., and a chord length of 15.92 feet; thence along the arc of said curve an arc length of 16.02 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 27°15'11", a chord bearing of N.53°57'22"E., and a chord length of 87.64 feet; thence along the arc of said curve an arc length of 88.47 feet to a point on a curve to the left, having a radius of 325.00 feet, a central angle of 22°54'42", a chord bearing of N.28°52'26"E., and a chord length of 129.10 feet; thence along the arc of said curve an arc length of 129.96 feet to a point on a curve to the right, having a radius of 474.00 feet, a central angle of 3°59'55", a chord bearing of S.61°54'30"E., and a chord length of 33.07 feet; thence along the arc of said curve an arc length of 33.08 feet; thence N.24°02'09"E. a distance of 70.46 feet to a point on a curve to the left, having a radius of 250.00 feet, a central angle of 9°33'39", a chord bearing of N.19°15'20"E., and a chord length of 41.67 feet; thence along the arc of said curve an arc length of 41.72 feet; thence N.78°09'25"E. a distance of 115.53 feet; to the POINT OF BEGINNING. Parcel contains 59971 Square Feet, or 1.3767 Acres

DESCRIPTION: PARCEL "A2"

A Part of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northeast corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the East line of said Section 30, a distance of 3448.51 feet; thence S.88°17'35"W., leaving the East line of said Section 30, a distance of 1562.65 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 472.00 feet, a central angle of 3°12'17", a chord bearing of N.85°51'31"W., and a chord length of 26.40 feet; thence along the arc of said curve an arc length of 26.40 feet; thence S.87°27'40"E. a distance of 26.39 feet to a point on a curve to the right, having a radius of 705.00 feet, a central angle of 0°03'36", a chord bearing of S.02°34'08"W., and a chord length of 0.74 feet; thence along the arc of said curve an arc length of 0.74 feet to the POINT OF BEGINNING. Parcel contains 6 Square Feet, or 0.0001 Acres

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: NOVEMBER 09, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
806 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1395 Fax: (941) 484-5788
Email: bsl@brittsurveying.com

SKETCH OF DESCRIPTION PARCEL "A1"

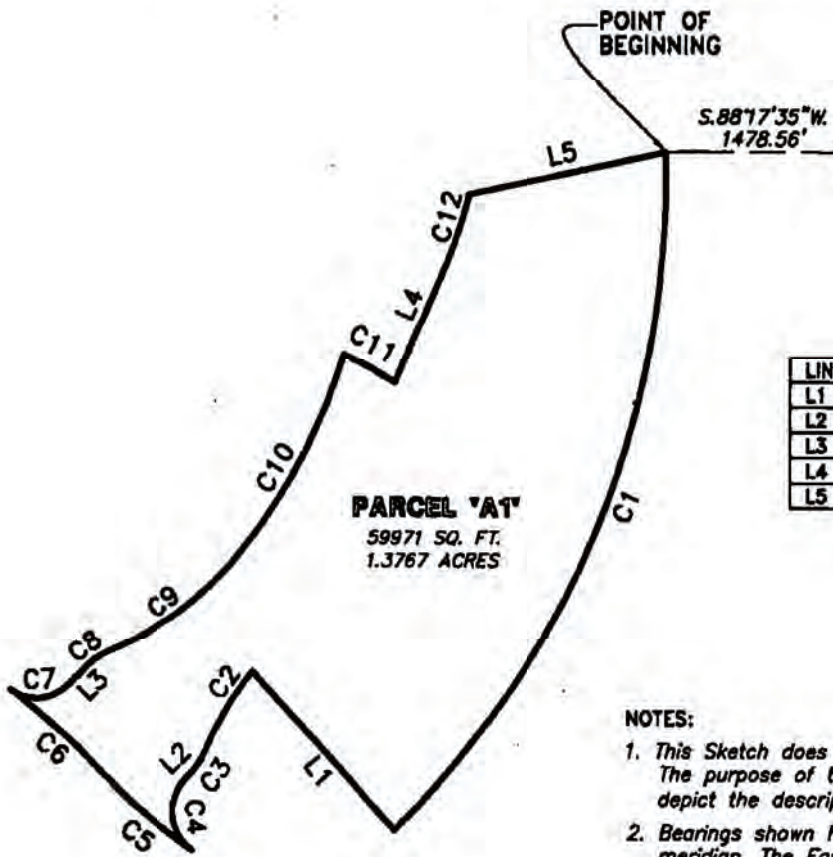
SHEET 3 OF 4

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	495.00'	48°21'57"	417.85'	405.56'	S 22°30'00" W
C2	186.00'	15°48'28"	51.32'	51.15'	S 31°14'04" W
C3	42.00'	22°24'00"	16.42'	16.32'	S 34°31'49" W
C4	25.00'	102°16'30"	44.63'	38.93'	S 05°24'36" E
C5	340.00'	11°56'13"	70.83'	70.71'	N 50°34'55" W
C6	400.00'	09°20'00"	65.16'	65.09'	N 49°16'48" W
C7	25.00'	80°19'23"	35.05'	32.25'	N 85°53'30" E
C8	42.00'	21°51'09"	16.02'	15.92'	N 56°39'23" E
C9	186.00'	27°15'11"	88.47'	87.64'	N 53°57'22" E
C10	325.00'	22°54'42"	129.96'	129.10'	N 28°52'26" E
C11	474.00'	03°59'55"	33.08'	33.07'	S 81°54'30" E
C12	250.00'	09°33'39"	41.72'	41.67'	N 19°15'20" E

POINT OF
COMMENCEMENT
Northeast corner
Section 30, Township 39
South, Range 20 East

19 20
30 29

S.01°42'25"E. 4501.83'
East line of the
Section 30



LINE	BEARING	DISTANCE
L1	N 43°19'02" W	118.92'
L2	S 45°43'49" W	2.79'
L3	N 45°43'49" E	16.03'
L4	N 24°02'09" E	70.46'
L5	N 78°09'25" E	115.53'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 2 of 3.
2. Bearings shown hereon are based on an assumed meridian. The East line of Section 30, Township 39 South, Range 20 East = N.01°42'25"W.
3. Description shown hereon has been prepared for this Sketch.

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: NOVEMBER 09, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
806 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1398 Fax: (941) 484-5768
Email: bsl@brittsurveying.com

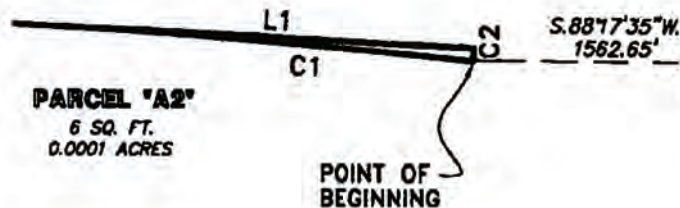
SKETCH OF DESCRIPTION PARCEL "A2"

SHEET 4 OF 4

SCALE: 1" = 100'

POINT OF COMMENCEMENT
Northeast corner
Section 30, Township 39
South, Range 20 East

LINE	BEARING	DISTANCE
L1	S 87°27'40" E	26.39'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	472.00'	03°12'17"	26.40'	26.40'	N 85°51'31" W
C2	705.00'	00°03'36"	0.74'	0.74'	S 02°34'08" W

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 2 of 3.
2. Bearings shown hereon are based on an assumed meridian. The East line of Section 30, Township 39 South, Range 20 East = N.01°42'25"W.
3. Description shown hereon has been prepared for this Sketch.

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: NOVEMBER 09, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 8838
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1398 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

NOT INCLUDING THE FOLLOWING LANDS

Rec. \$78.00
Doc. 70
\$78.70

RETURN TO: ✓
WILLIAMS, PARKER, HARRISON,
DIETZ & GETZEN P.A.
200 SOUTH ORANGE AVENUE
SARASOTA, FLORIDA 34237

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005257193 9 PGS
2005 NOV 17 06:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARSH Receipt#714215

This instrument prepared
without examination of title
at the request of the parties
By: Richard S. Webb, IV, Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237

Doc Stamp-Deed: 0.70



QUITCLAIM DEED

THIS INDENTURE, made as of this 15 day of November, 2005, by GRAN PARADISO II, LLC, a Florida limited liability company, whose address is 1265 Horse & Chaise Boulevard, Venice, Florida 34285, first party*, and GRAN PARADISO I, LLC, a Florida limited liability company, whose post office address is 1265 Horse & Chaise Boulevard, Venice, Florida 34285, second party*,

WITNESSETH, that said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said first party in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel I.D. No. 0777-00-1300

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

*Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.

IN WITNESS WHEREOF, first party has hereunto set first party's hand and seal the day and year first above written.

WITNESSES:

GRAN PARADISO II, LLC,
a Florida limited liability company

By: [Signature]
Sam R. Rodgers, Manager

[Signature]
Print Name: Richard Webb

[Signature]
Print Name: Hugh M. Pheasant Jr.

[notary acknowledgment on following page]

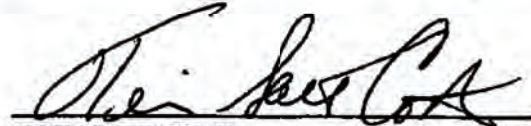
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15 day of November, 2005
by Sam R. Rodgers, as Manager of Gran Paradiso II, LLC, a Florida limited liability company

✓
_____ who is personally known to me,
_____ who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and
voluntarily for the purposes therein expressed.

(Notary Seal)



NOTARY PUBLIC

Print Name: _____

State of Florida at Large

My Commission Expires: _____

W:\RSW\RODGERS\GRAN PARADISO\GRAN PARADISO II, LLC\Deed-QC-Gran II.frm

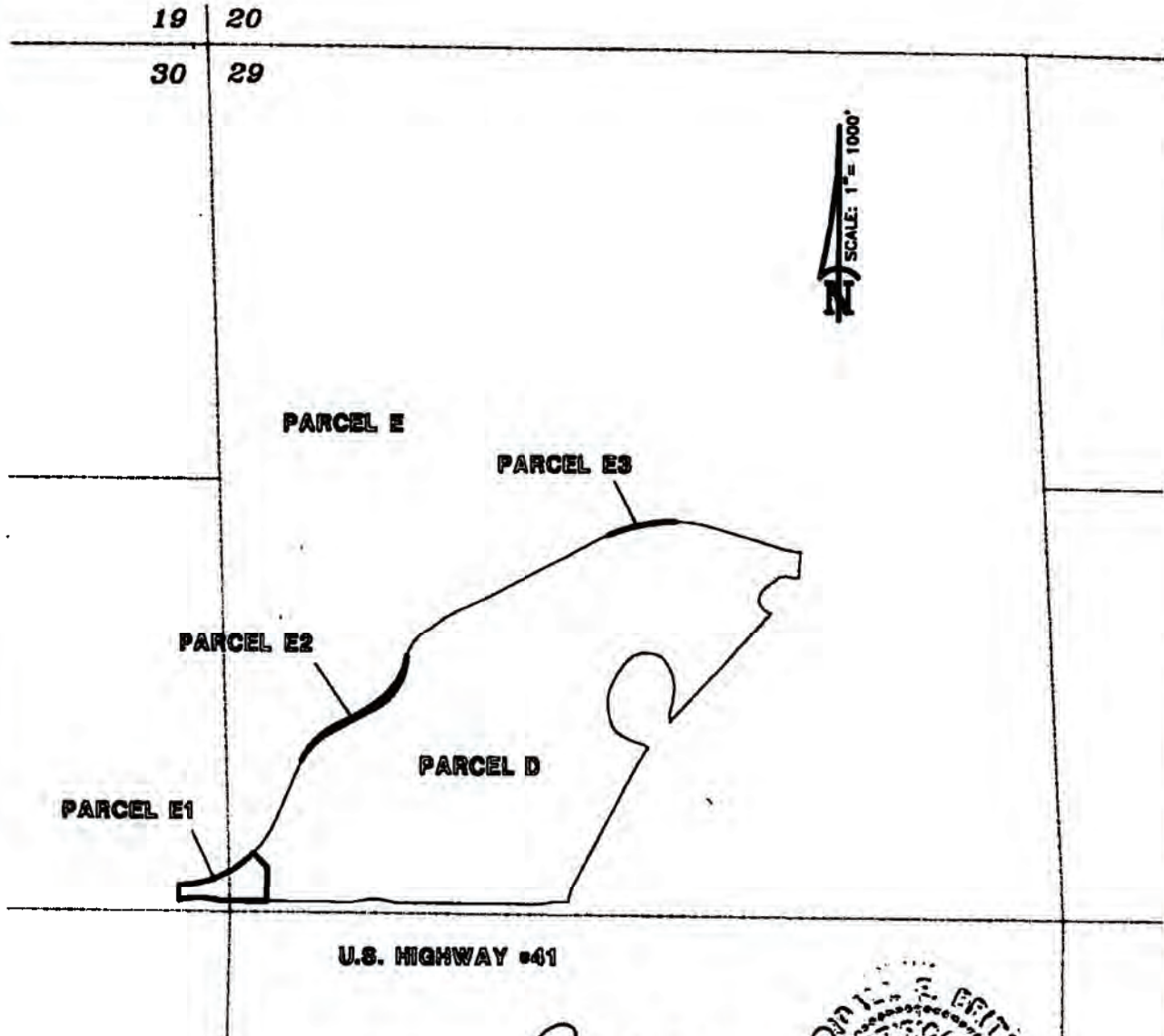


**DESCRIPTION OF LANDS TO BE DEEDED FROM GRAN
PARADISO II, LLC TO GRAN PARADISO I, LLC**

SKETCH OF DESCRIPTION PARCELS "E1", "E2", AND "E3"

SHEET 1 OF 6

KEY MAP



Randall E. Britt
 RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3979

CERTIFIED TO:

GRAN PARADISO II, LLC
 GRAN PARADISO I, LLC

DATE OF SKETCH: OCTOBER 26, 2005JOB NUMBER: 05-10-42**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 0636
 606 Cypress Avenue Venice Florida 34285
 Telephone: (341) 493-1396 Fax: (341) 484-5766
 Email: bs@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "E1", AND "E2"

SHEET 2 OF 6

DESCRIPTION: EXHIBIT "E1"

A Part of Section 29 and 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 4928.72 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 157.45 feet to the POINT OF BEGINNING; thence; S.44°37'11"E. a distance of 124.60 feet; thence S.00°21'29"W. a distance of 209.09 feet to a point on the North right of way line of U.S. Highway #41 (Tamiami Trail) per Order of Taking in Official Records Book 1039, Page 762 of the Public Records of Sarasota County, Florida; thence Westerly along said North right of way line of U.S. Highway #41, the following four (4) courses; (1) N.89°38'31"W., a distance of 289.67 feet; (2) thence N.80°33'06"W. a distance of 101.27 feet; (3) thence N.89°38'31"W. a distance of 74.98 feet; (4) thence S.81°17'32"W. a distance of 101.08 feet; thence N.00°21'29"E., leaving the North Right of Way line of said U.S. Highway #41, a distance of 99.93 feet to a point on a curve to the left, having a radius of 674.00 feet, a central angle of 44°58'40", a chord bearing of N.67°52'09"E., and a chord length of 515.62 feet; thence along the arc of said curve an arc length of 529.10 feet to the POINT OF BEGINNING.

Parcel contains 96357 Square Feet, or 2.2120 Acres

DESCRIPTION: EXHIBIT "E2"

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 3756.73 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 1152.42 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 226.00 feet, a central angle of 3°08'22", a chord bearing of S.04°02'25"W., and a chord length of 12.38 feet; thence along the arc of said curve an arc length of 12.38 feet to a point on a curve to the right, having a radius of 370.00 feet, a central angle of 60°58'01", a chord bearing of S.32°57'14"W., and a chord length of 375.39 feet; thence along the arc of said curve an arc length of 393.71 feet; thence S.63°26'15"W. a distance of 287.79 feet to a point on a curve to the left, having a radius of 475.00 feet, a central angle of 33°56'21", a chord bearing of S.46°28'04"W., and a chord length of 277.27 feet; thence along the arc of said curve an arc length of 281.37 feet to a point on a curve to the right, having a radius of 475.00 feet, a central angle of 42°28'02", a chord bearing of N.47°17'39"E., and a chord length of 344.06 feet; thence along the arc of said curve an arc length of 352.07 feet to a point on a curve to the left, having a radius of 900.00 feet, a central angle of 24°30'02", a chord bearing of N.56°16'39"E., and a chord length of 381.93 feet; thence along the arc of said curve an arc length of 384.85 feet to a point on a curve to the left, having a radius of 315.00 feet, a central angle of 34°03'58", a chord bearing of N.26°59'39"E., and a chord length of 184.54 feet; thence along the arc of said curve an arc length of 187.29 feet to a point on a curve to the right, having a radius of 275.00 feet, a central angle of 07°59'22", a chord bearing of N.13°57'21"E., and a chord length of 38.32 feet; thence along the arc of said curve an arc length of 38.35 feet to the POINT OF BEGINNING.

Parcel contains 14071 Square Feet,

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
608 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1388 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

**SKETCH OF DESCRIPTION
PARCELS "E3"**

SHEET 3 OF 6

DESCRIPTION: "E3"

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 3043.99 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 2446.88 feet to the POINT OF BEGINNING, same being a point on a curve to the right, having a radius of 1000.00 feet, a central angle of 25°09'22", a chord bearing of N.78°38'36"E., and a chord length of 435.54 feet; thence along the arc of said curve an arc length of 439.06 feet to a point on a curve to the left, having a radius of 1140.00 feet, a central angle of 22°01'31", a chord bearing of S.78°38'36"W., and a chord length of 435.54 feet; thence along the arc of said curve an arc length of 438.23 feet to the POINT OF BEGINNING.

Parcel contains 879 Square Feet, or 0.0202 Acres

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6636

606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1395 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "E1"

SHEET 4 OF 6



POINT OF COMMENCEMENT
Northwest corner
Section 29, Township 39
South, Range 20 East

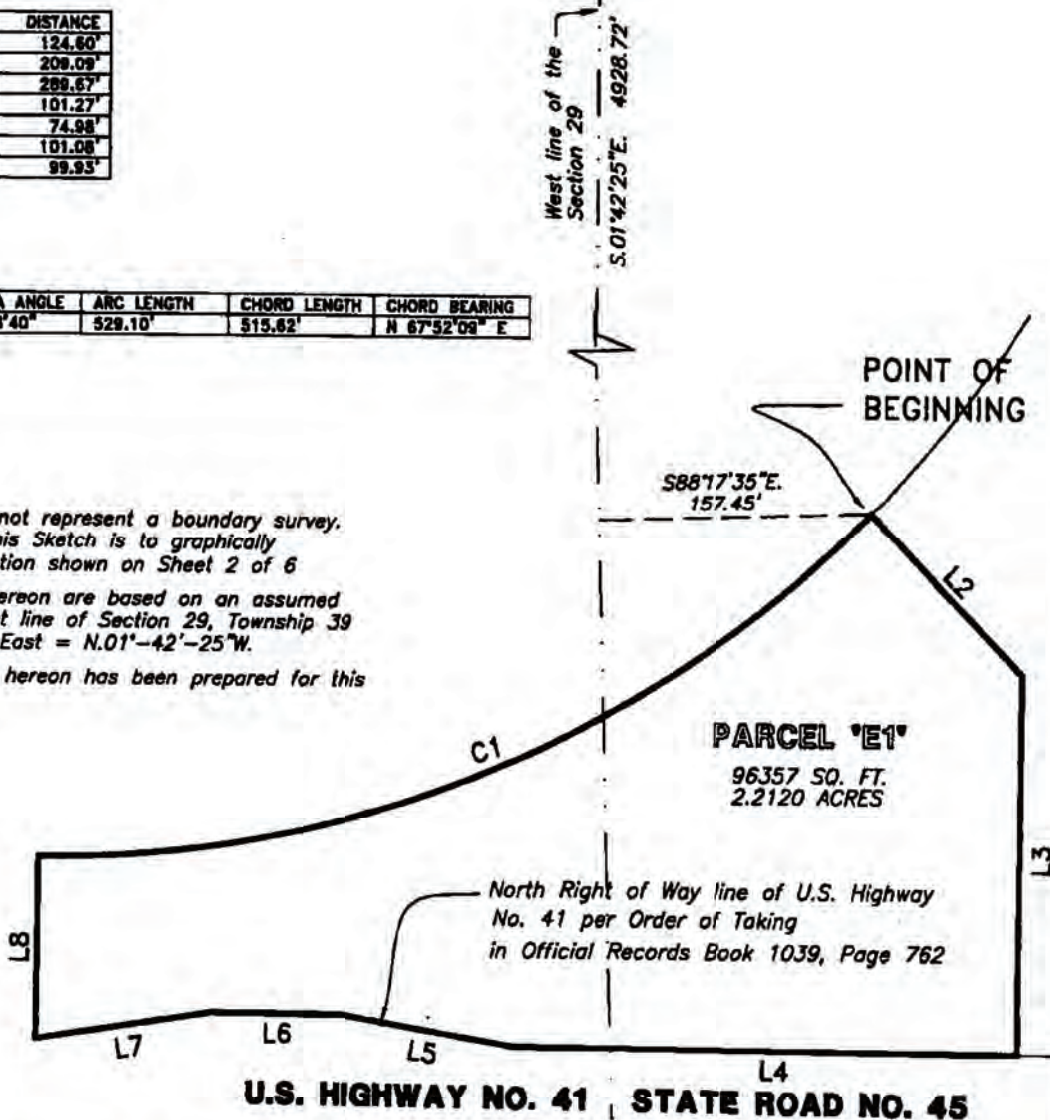
19 20
30 29

LINE	BEARING	DISTANCE
L2	S 44°37'11" E	124.60'
L3	S 00°21'29" W	209.09'
L4	N 89°38'31" W	289.67'
L5	N 80°33'06" W	101.27'
L6	N 89°38'31" W	74.98'
L7	S 81°17'32" W	101.06'
L8	N 00°21'29" E	99.93'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	674.00'	44°58'40"	529.10'	515.62'	N 67°52'09" E

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 2 of 6
2. Bearings shown hereon are based on an assumed meridian. The West line of Section 29, Township 39 South, Range 20 East = N.01°-42'-25"W.
3. Description shown hereon has been prepared for this Sketch.



CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 483-1396 Fax: (941) 484-5766
Email: bel@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "E2"

SHEET 5 OF 6

POINT OF COMMENCEMENT
Northwest corner
Section 29, Township 39
South, Range 20 East

19 20
30 29

West line of the
Section 29

S.01°42'25"E. 3756.73'

N.88°17'35"E. 1152.42'

POINT OF
BEGINNING

PARCEL "E2"
14071 SQ. FT.
0.3230 ACRES

LINE	BEARING	DISTANCE
L1	S 83°20'15" W	287.79'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	228.00'	03°08'22"	12.38'	12.38'	S 04°02'25" W
C2	370.00'	60°56'01"	393.71'	375.38'	S 32°57'14" W
C3	475.00'	33°56'21"	281.37'	277.27'	S 46°28'04" W
C4	475.00'	42°28'02"	352.07'	344.06'	N 47°17'39" E
C5	900.00'	24°30'02"	384.85'	381.93'	N 56°16'39" E
C6	315.00'	34°03'58"	187.28'	184.54'	N 26°59'39" E
C7	275.00'	07°56'22"	38.35'	38.32'	N 13°57'21" E

SCALE: 1" = 200'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 2 of 6
2. Bearings shown hereon are based on an assumed meridian. The West line of Section 29, Township 39 South, Range 20 East = N.01°42'25"W.
3. Description shown hereon has been prepared for this Sketch.

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
608 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1366 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION PARCELS "E3"

SHEET 6 OF 6

19 20
30 29

POINT OF COMMENCEMENT
Northwest corner
Section 29, Township 39
South, Range 20 East

West line of the
Section 29

S.01°42'25"E. 3043.99'

N.88°17'35"E. 2446.88'

POINT OF
BEGINNING

PARCEL "D3"
879 SQ. FT.
0.0202 ACRES

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1000.00'	25°08'22"	438.06'	435.54'	N 78°38'36" E
C2	1140.00'	22°01'51"	438.23'	435.54'	S 78°38'36" W



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheet 3 of 6.
2. Bearings shown hereon are based on an assumed meridian. The West line of Section 29, Township 39 South, Range 20 East = N.01°42'25"W.
3. Description shown hereon has been prepared for this Sketch.

CERTIFIED TO:

GRAN PARADISO I, LLC
GRAN PARADISO II, LLC

DATE OF SKETCH: OCTOBER 26, 2005

JOB NUMBER: 05-10-42



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1388 Fax: (941) 484-5786
Email: bs@brittsurveying.com

NOT INCLUDING THE FOLLOWING LANDS

DESCRIPTION:

A Part of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northeast corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the East line of said Section 30, a distance of 3603.35 feet; thence N.88°17'35"E., leaving the East line of said Section 30, a distance of 891.45 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 25.00 feet, a central angle of 79°41'19", a chord bearing of S.16°08'50"W., and a chord length of 32.04 feet; thence along the arc of said curve an arc length of 34.77 feet to a point on a curve to the right, having a radius of 525.00 feet, a central angle of 1°16'16", a chord bearing of S.23°03'41"E., and a chord length of 11.65 feet; thence along the arc of said curve an arc length of 11.65 feet; thence S.67°34'27"W. a distance of 50.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 92°20'58", a chord bearing of N.68°36'02"W., and a chord length of 36.07 feet; thence along the arc of said curve an arc length of 40.30 feet to a point on a curve to the right, having a radius of 600.00 feet, a central angle of 8°49'36", a chord bearing of S.69°38'17"W., and a chord length of 92.34 feet; thence along the arc of said curve an arc length of 92.43 feet; thence S.15°56'55"E. a distance of 120.00 feet to a point on a curve to the right, having a radius of 720.00 feet, a central angle of 30°13'27", a chord bearing of S.89°09'48"W., and a chord length of 375.42 feet; thence along the arc of said curve an arc length of 379.81 feet; thence N.75°43'28"W. a distance of 169.99 feet to a point on a curve to the left, having a radius of 182.00 feet, a central angle of 158°25'47", a chord bearing of S.25°03'39"W., and a chord length of 357.57 feet; thence along the arc of said curve an arc length of 503.25 feet; thence S.54°09'15"E. a distance of 86.90 feet to a point on a curve to the right, having a radius of 510.00 feet, a central angle of 13°32'57", a chord bearing of S.47°22'47"E., and a chord length of 120.32 feet; thence along the arc of said curve an arc length of 120.60 feet; thence S.49°23'41"W. a distance of 122.34 feet to a point on a curve to the right, having a radius of 375.00 feet, a central angle of 11°29'18", a chord bearing of S.33°12'16"E., and a chord length of 75.06 feet; thence along the arc of said curve an arc length of 75.19 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 74°22'59", a chord bearing of S.64°39'06"E., and a chord length of 30.22 feet; thence along the arc of said curve an arc length of 32.46 feet; thence N.78°09'25"E. a distance of 14.69 feet; thence S.11°50'35"E. a distance of 50.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 91°06'02", a chord bearing of S.32°36'24"W., and a chord length of 35.69 feet; thence along the arc of said curve an arc length of 39.75 feet to a point on a curve to the right, having a radius of 375.00 feet, a central angle of 11°15'38", a chord bearing of S.07°18'48"E., and a chord length of 73.58 feet; thence along the arc of said curve an arc length of 73.70 feet; thence N.88°19'01"E. a distance of 120.00 feet to a point on a curve to the right, having a radius of 495.00 feet, a central angle of 48°21'57", a chord bearing of S.22°30'00"W., and a chord length of 405.56 feet; thence along the arc of said curve an arc length of 417.85 feet; thence N.43°19'02"W. a distance of 118.92 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 15°48'28", a chord bearing of S.31°14'04"W., and a chord length of 51.15 feet; thence along the arc of said curve an arc length of 51.32 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 22°24'00", a chord bearing of S.34°31'49"W., and a chord length of 16.32 feet; thence along the arc of said curve an arc length of 16.42 feet; thence S.45°43'49"W. a distance of 2.79 feet to a point on a curve to the left, having a radius of 25.00 feet,

a central angle of $102^{\circ}16'50''$, a chord bearing of $S.05^{\circ}24'36''E.$, and a chord length of 38.93 feet; thence along the arc of said curve an arc length of 44.63 feet to a point on a curve to the right, having a radius of 340.00 feet, a central angle of $11^{\circ}56'13''$, a chord bearing of $N.50^{\circ}34'55''W.$, and a chord length of 70.71 feet; thence along the arc of said curve an arc length of 70.83 feet to a point on a curve to the left, having a radius of 400.00 feet, a central angle of $9^{\circ}20'00''$, a chord bearing of $N.49^{\circ}16'48''W.$, and a chord length of 65.09 feet; thence along the arc of said curve an arc length of 65.16 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $80^{\circ}19'23''$, a chord bearing of $N.85^{\circ}53'30''E.$, and a chord length of 32.25 feet; thence along the arc of said curve an arc length of 35.05 feet; thence $N.45^{\circ}43'49''E.$ a distance of 16.03 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of $21^{\circ}51'09''$, a chord bearing of $N.56^{\circ}39'23''E.$, and a chord length of 15.92 feet; thence along the arc of said curve an arc length of 16.02 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of $27^{\circ}15'11''$, a chord bearing of $N.53^{\circ}57'22''E.$, and a chord length of 87.64 feet; thence along the arc of said curve an arc length of 88.47 feet to a point on a curve to the left, having a radius of 325.00 feet, a central angle of $94^{\circ}29'02''$, a chord bearing of $N.06^{\circ}54'44''W.$, and a chord length of 477.25 feet; thence along the arc of said curve an arc length of 535.94 feet; thence $N.54^{\circ}09'15''W.$ a distance of 46.46 feet; thence $S.35^{\circ}50'45''W.$ a distance of 120.00 feet; thence $N.54^{\circ}09'15''W.$ a distance of 32.91 feet to a point on a curve to the right, having a radius of 472.00 feet, a central angle of $14^{\circ}58'09''$, a chord bearing of $N.46^{\circ}40'11''W.$, and a chord length of 122.97 feet; thence along the arc of said curve an arc length of 123.32 feet; thence $N.50^{\circ}48'54''E.$ a distance of 120.00 feet to a point on a curve to the right, having a radius of 352.00 feet, a central angle of $7^{\circ}49'09''$, a chord bearing of $N.35^{\circ}16'31''W.$, and a chord length of 48.00 feet; thence along the arc of said curve an arc length of 48.04 feet; thence $S.58^{\circ}38'03''W.$ a distance of 120.00 feet to a point on a curve to the right, having a radius of 472.00 feet, a central angle of $123^{\circ}54'17''$, a chord bearing of $N.30^{\circ}35'12''E.$, and a chord length of 833.13 feet; thence along the arc of said curve an arc length of 1020.72 feet; thence $S.87^{\circ}27'40''E.$ a distance of 26.39 feet to a point on a curve to the left, having a radius of 705.00 feet, a central angle of $48^{\circ}50'23''$, a chord bearing of $N.21^{\circ}52'51''W.$, and a chord length of 582.92 feet; thence along the arc of said curve an arc length of 600.95 feet; thence $N.46^{\circ}18'03''W.$ a distance of 10.69 feet; thence $N.46^{\circ}18'03''W.$ a distance of 121.04 feet to a point on a curve to the left, having a radius of 1050.00 feet, a central angle of $10^{\circ}36'13''$, a chord bearing of $N.46^{\circ}20'06''E.$, and a chord length of 194.04 feet; thence along the arc of said curve an arc length of 194.32 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $87^{\circ}20'03''$, a chord bearing of $S.02^{\circ}38'01''E.$, and a chord length of 34.52 feet; thence along the arc of said curve an arc length of 38.11 feet; thence $S.46^{\circ}18'03''E.$ a distance of 97.83 feet to a point on a curve to the right, having a radius of 875.00 feet, a central angle of $8^{\circ}03'42''$, a chord bearing of $S.42^{\circ}16'12''E.$, and a chord length of 123.01 feet; thence along the arc of said curve an arc length of 123.11 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $86^{\circ}48'55''$, a chord bearing of $S.81^{\circ}38'48''E.$, and a chord length of 34.36 feet; thence along the arc of said curve an arc length of 37.88 feet; thence $S.35^{\circ}03'16''E.$ a distance of 50.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $86^{\circ}48'55''$, a chord bearing of $S.11^{\circ}32'17''W.$, and a chord length of 34.36 feet; thence along the arc of said curve an arc length of 37.88 feet to a point on a curve to the right, having a radius of 875.00 feet, a central angle of $6^{\circ}21'14''$, a chord bearing of $S.28^{\circ}41'34''E.$, and a chord length of 96.99 feet; thence along the arc of said curve an arc length of 97.04 feet; thence $N.54^{\circ}56'44''E.$ a distance of 121.48 feet to a point on a curve to the right, having a radius of 995.00 feet, a central angle of $32^{\circ}12'38''$, a chord bearing of $S.10^{\circ}34'11''E.$, and a chord length of 552.03 feet; thence along the arc of said curve an arc length

of 559.37 feet to a point on a curve to the left, having a radius of 430.00 feet, a central angle of $39^{\circ}05'07''$, a chord bearing of $N.77^{\circ}39'01''E.$, and a chord length of 287.68 feet; thence along the arc of said curve an arc length of 293.33 feet; thence $S.31^{\circ}53'33''E.$ a distance of 120.00 feet to a point on a curve to the left, having a radius of 550.00 feet, a central angle of $2^{\circ}06'57''$, a chord bearing of $N.57^{\circ}02'59''E.$, and a chord length of 20.31 feet; thence along the arc of said curve an arc length of 20.31 feet; thence $S.34^{\circ}00'30''E.$ a distance of 50.00 feet; to the POINT OF BEGINNING.

Parcel contains 736139 Square Feet, or 16.8994 Acres

DESCRIPTION:

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 1124.67 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 219.14 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of N.78°00'58"E., and a chord length of 35.36 feet; thence along the arc of said curve an arc length of 39.27 feet; thence N.33°00'58"E. a distance of 14.00 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 25°42'12", a chord bearing of N.45°52'04"E., and a chord length of 18.68 feet; thence along the arc of said curve an arc length of 18.84 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 17°58'04", a chord bearing of N.49°44'08"E., and a chord length of 58.09 feet; thence along the arc of said curve an arc length of 58.33 feet to a point on a curve to the right, having a radius of 425.00 feet, a central angle of 29°53'09", a chord bearing of N.55°41'41"E., and a chord length of 219.18 feet; thence along the arc of said curve an arc length of 221.68 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 80°23'39", a chord bearing of N.30°26'25"E., and a chord length of 32.27 feet; thence along the arc of said curve an arc length of 35.08 feet; thence N.80°14'36"E. a distance of 50.00 feet to a point on a curve to the left, having a radius of 505.00 feet, a central angle of 6°55'41", a chord bearing of S.13°13'15"E., and a chord length of 61.03 feet; thence along the arc of said curve an arc length of 61.06 feet; thence N.73°18'55"E. a distance of 120.00 feet to a point on a curve to the left, having a radius of 385.00 feet, a central angle of 83°40'55", a chord bearing of S.58°31'32"E., and a chord length of 513.64 feet; thence along the arc of said curve an arc length of 562.30 feet; thence S.10°22'00"E. a distance of 120.00 feet to a point on a curve to the left, having a radius of 505.00 feet, a central angle of 3°03'32", a chord bearing of N.78°06'14"E., and a chord length of 26.96 feet; thence along the arc of said curve an arc length of 26.96 feet; thence S.12°34'29"E. a distance of 50.01 feet to a point on a curve to the left, having a radius of 555.00 feet, a central angle of 5°39'11", a chord bearing of N.73°49'28"E., and a chord length of 54.74 feet; thence along the arc of said curve an arc length of 54.76 feet; thence S.09°15'11"E. a distance of 121.44 feet to a point on a curve to the left, having a radius of 705.00 feet, a central angle of 15°46'47", a chord bearing of S.22°05'02"E., and a chord length of 193.55 feet; thence along the arc of said curve an arc length of 194.16 feet; thence S.29°58'25"E. a distance of 225.78 feet; thence S.60°01'35"W. a distance of 120.25 feet to a point on a curve to the right, having a radius of 550.00 feet, a central angle of 8°41'36", a chord bearing of S.23°53'54"E., and a chord length of 83.37 feet; thence along the arc of said curve an arc length of 83.45 feet to a point on a curve to the left, having a radius of 500.00 feet, a central angle of 1°03'06", a chord bearing of S.20°04'39"E., and a chord length of 9.18 feet; thence along the arc of said curve an arc length of 9.18 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 95°17'31", a chord bearing of S.68°14'58"E., and a chord length of 36.95 feet; thence along the arc of said curve an arc length of 41.58 feet; thence S.27°01'15"E. a distance of 50.16 feet to a point on a curve to the left, having a radius of 1325.00 feet, a central angle of 6°06'01", a chord bearing of N.60°20'09"E., and a chord length of 141.01 feet; thence along the arc of said curve an arc length of 141.07 feet; thence S.32°42'51"E. a distance of 120.00 feet; thence S.32°42'51"E. a distance of 32.99 feet to a point on a curve to the right, having a radius of 170.00

feet, a central angle of $180^{\circ}38'53''$, a chord bearing of $S.57^{\circ}36'35''W.$, and a chord length of 339.99 feet; thence along the arc of said curve an arc length of 535.99 feet; thence $N.32^{\circ}03'59''W.$ a distance of 141.24 feet to a point on a curve to the right, having a radius of 670.00 feet, a central angle of $4^{\circ}09'10''$, a chord bearing of $N.29^{\circ}59'24''W.$, and a chord length of 48.55 feet; thence along the arc of said curve an arc length of 48.56 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of $14^{\circ}09'51''$, a chord bearing of $S.51^{\circ}20'06''W.$, and a chord length of 45.86 feet; thence along the arc of said curve an arc length of 45.98 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of $18^{\circ}31'56''$, a chord bearing of $S.53^{\circ}31'08''W.$, and a chord length of 13.53 feet; thence along the arc of said curve an arc length of 13.58 feet; thence $S.62^{\circ}47'06''W.$ a distance of 14.04 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing of $S.17^{\circ}47'06''W.$, and a chord length of 35.36 feet; thence along the arc of said curve an arc length of 39.27 feet; thence $N.27^{\circ}12'54''W.$ a distance of 134.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $89^{\circ}59'59''$, a chord bearing of $S.72^{\circ}12'54''E.$, and a chord length of 35.36 feet; thence along the arc of said curve an arc length of 39.27 feet; thence $N.62^{\circ}47'06''E.$ a distance of 13.95 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of $25^{\circ}34'38''$, a chord bearing of $N.75^{\circ}34'25''E.$, and a chord length of 18.59 feet; thence along the arc of said curve an arc length of 18.75 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of $19^{\circ}41'03''$, a chord bearing of $N.78^{\circ}31'13''E.$, and a chord length of 63.59 feet; thence along the arc of said curve an arc length of 63.90 feet to a point on a curve to the right, having a radius of 825.00 feet, a central angle of $1^{\circ}37'56''$, a chord bearing of $N.69^{\circ}29'39''E.$, and a chord length of 23.50 feet; thence along the arc of said curve an arc length of 23.50 feet to a point on a curve to the left, having a radius of 1275.00 feet, a central angle of $2^{\circ}19'44''$, a chord bearing of $N.69^{\circ}08'45''E.$, and a chord length of 51.82 feet; thence along the arc of said curve an arc length of 51.82 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $89^{\circ}14'50''$, a chord bearing of $N.23^{\circ}21'29''E.$, and a chord length of 35.12 feet; thence along the arc of said curve an arc length of 38.94 feet to a point on a curve to the right, having a radius of 550.00 feet, a central angle of $1^{\circ}42'50''$, a chord bearing of $N.20^{\circ}24'31''W.$, and a chord length of 16.45 feet; thence along the arc of said curve an arc length of 16.45 feet to a point on a curve to the left, having a radius of 500.00 feet, a central angle of $2^{\circ}19'28''$, a chord bearing of $N.20^{\circ}42'50''W.$, and a chord length of 20.28 feet; thence along the arc of said curve an arc length of 20.29 feet; thence $S.68^{\circ}07'25''W.$ a distance of 120.00 feet to a point on a curve to the left, having a radius of 380.00 feet, a central angle of $8^{\circ}05'50''$, a chord bearing of $N.25^{\circ}55'30''W.$, and a chord length of 53.66 feet; thence along the arc of said curve an arc length of 53.70 feet; thence $N.29^{\circ}58'25''W.$ a distance of 209.19 feet to a point on a curve to the right, having a radius of 995.00 feet, a central angle of $18^{\circ}33'13''$, a chord bearing of $N.20^{\circ}41'49''W.$, and a chord length of 320.80 feet; thence along the arc of said curve an arc length of 322.20 feet to a point on a curve to the right, having a radius of 675.00 feet, a central angle of $63^{\circ}27'43''$, a chord bearing of $N.50^{\circ}28'15''W.$, and a chord length of 710.01 feet; thence along the arc of said curve an arc length of 747.64 feet to a point on a curve to the left, having a radius of 375.00 feet, a central angle of $6^{\circ}09'28''$, a chord bearing of $S.51^{\circ}36'06''W.$, and a chord length of 40.28 feet; thence along the arc of said curve an arc length of 40.30 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of $32^{\circ}38'30''$, a chord bearing of $S.32^{\circ}12'07''W.$, and a chord length of 104.54 feet; thence along the arc of said curve an arc length of 105.97 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of $17^{\circ}08'06''$, a chord bearing of $S.24^{\circ}26'55''W.$, and a chord length of 12.51 feet; thence along the arc of said curve an arc length of 12.56 feet; thence $S.33^{\circ}00'58''W.$ a

distance of 14.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing of $S.11^{\circ}59'02''E.$, and a chord length of 35.36 feet; thence along the arc of said curve an arc length of 39.27 feet; thence $N.56^{\circ}59'02''W.$ a distance of 134.00 feet; to the POINT OF BEGINNING.

Parcel contains 525960 Square Feet or 12.0744 Acres

DESCRIPTION:

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 2693.65 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 1601.24 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 25.00 feet, a central angle of 87°00'40", a chord bearing of N.88°29'18"E., and a chord length of 34.42 feet; thence along the arc of said curve an arc length of 37.97 feet; thence N.44°58'58"E. a distance of 15.75 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 15°42'09", a chord bearing of N.52°50'02"E., and a chord length of 11.47 feet; thence along the arc of said curve an arc length of 11.51 feet; thence N.45°01'02"W. a distance of 139.37 feet; thence N.44°58'58"E. a distance of 45.00 feet; thence S.45°01'02"E. a distance of 14.80 feet; thence N.44°58'58"E. a distance of 30.71 feet to a point on a curve to the left, having a radius of 560.00 feet, a central angle of 23°18'13", a chord bearing of N.33°19'51"E., and a chord length of 226.20 feet; thence along the arc of said curve an arc length of 227.76 feet; thence N.21°40'45"E. a distance of 92.16 feet to a point on a curve to the right, having a radius of 715.00 feet, a central angle of 64°33'38", a chord bearing of N.53°57'34"E., and a chord length of 763.71 feet; thence along the arc of said curve an arc length of 805.66 feet; thence N.86°14'23"E. a distance of 181.63 feet to a point on a curve to the left, having a radius of 860.00 feet, a central angle of 7°56'25", a chord bearing of N.82°16'10"E., and a chord length of 119.08 feet; thence along the arc of said curve an arc length of 119.18 feet; thence S.11°42'02"E. a distance of 140.00 feet to a point on a curve to the left, having a radius of 1000.00 feet, a central angle of 4°27'47", a chord bearing of N.76°04'05"E., and a chord length of 77.87 feet; thence along the arc of said curve an arc length of 77.89 feet; thence S.16°09'48"E. a distance of 50.00 feet to a point on a curve to the left, having a radius of 1050.00 feet, a central angle of 5°58'17", a chord bearing of N.70°51'03"E., and a chord length of 109.38 feet; thence along the arc of said curve an arc length of 109.43 feet; thence S.13°05'37"E. a distance of 141.55 feet; thence S.68°56'11"W. a distance of 4.95 feet to a point on a curve to the right, having a radius of 465.00 feet, a central angle of 15°44'57", a chord bearing of S.03°06'37"W., and a chord length of 127.41 feet; thence along the arc of said curve an arc length of 127.82 feet to a point on a curve to the left, having a radius of 335.00 feet, a central angle of 20°11'30", a chord bearing of S.00°53'20"W., and a chord length of 117.45 feet; thence along the arc of said curve an arc length of 118.06 feet; thence S.09°12'25"E. a distance of 51.68 feet; thence S.80°47'35"W. a distance of 140.00 feet to a point on a curve to the left, having a radius of 16.00 feet, a central angle of 45°01'01", a chord bearing of S.31°42'56"E., and a chord length of 12.25 feet; thence along the arc of said curve an arc length of 12.57 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 270°02'03", a chord bearing of S.80°47'35"W., and a chord length of 59.38 feet; thence along the arc of said curve an arc length of 197.95 feet to a point on a curve to the left, having a radius of 16.00 feet, a central angle of 45°01'01", a chord bearing of N.13°18'06"E., and a chord length of 12.25 feet; thence along the arc of said curve an arc length of 12.57 feet; thence N.09°12'25"W. a distance of 33.30 feet; thence S.80°47'35"W. a distance of 140.00 feet; thence N.09°12'25"W. a distance of 18.38 feet to a point on a curve to the right, having a radius of 665.00 feet, a central angle of 19°18'50", a chord bearing of N.00°27'14"E., and a chord length of 223.10 feet; thence along the arc of said curve an arc length

of 224.16 feet; thence S.86°14'23"W. a distance of 193.97 feet to a point on a curve to the left, having a radius of 385.00 feet, a central angle of 64°33'38", a chord bearing of S.53°57'34"W., and a chord length of 411.23 feet; thence along the arc of said curve an arc length of 433.81 feet; thence S.21°40'45"W. a distance of 92.16 feet to a point on a curve to the right, having a radius of 890.00 feet, a central angle of 7°02'30", a chord bearing of S.25°12'00"W., and a chord length of 109.31 feet; thence along the arc of said curve an arc length of 109.38 feet; thence S.28°43'16"W. a distance of 90.79 feet to a point on a curve to the right, having a radius of 300.00 feet, a central angle of 8°11'26", a chord bearing of N.57°45'09"W., and a chord length of 42.85 feet; thence along the arc of said curve an arc length of 42.89 feet; thence N.53°39'26"W. a distance of 78.05 feet; thence S.36°20'34"W. a distance of 50.01 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 86°21'17", a chord bearing of S.83°11'16"W., and a chord length of 34.21 feet; thence along the arc of said curve an arc length of 37.68 feet to a point on a curve to the right, having a radius of 750.00 feet, a central angle of 4°59'29", a chord bearing of S.42°30'22"W., and a chord length of 65.32 feet; thence along the arc of said curve an arc length of 65.34 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 22°15'55", a chord bearing of S.33°52'08"W., and a chord length of 71.83 feet; thence along the arc of said curve an arc length of 72.28 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 22°15'55", a chord bearing of S.33°52'08"W., and a chord length of 16.22 feet; thence along the arc of said curve an arc length of 16.32 feet; thence S.44°58'58"W. a distance of 15.75 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 87°00'40", a chord bearing of S.01°28'38"W., and a chord length of 34.42 feet; thence along the arc of said curve an arc length of 37.97 feet to a point on a curve to the left, having a radius of 1260.00 feet, a central angle of 5°58'39", a chord bearing of N.45°01'02"W., and a chord length of 131.39 feet; thence along the arc of said curve an arc length of 131.45 feet to the POINT OF BEGINNING.

Parcel contains 563548 Square Feet, or 12.9373 Acres

Exhibit D-6

Legal Description of Property

DESCRIPTION:

A Part of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northeast corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the East line of said Section 30, a distance of 3603.35 feet; thence N.88°17'35"E., leaving the East line of said Section 30, a distance of 891.45 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 25.00 feet, a central angle of 79°41'19", a chord bearing of S.16°08'50"W., and a chord length of 32.04 feet; thence along the arc of said curve an arc length of 34.77 feet to a point on a curve to the right, having a radius of 525.00 feet, a central angle of 1°16'16", a chord bearing of S.23°03'41"E., and a chord length of 11.65 feet; thence along the arc of said curve an arc length of 11.65 feet; thence S.67°34'27"W. a distance of 50.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 92°20'58", a chord bearing of N.68°36'02"W., and a chord length of 36.07 feet; thence along the arc of said curve an arc length of 40.30 feet to a point on a curve to the right, having a radius of 600.00 feet, a central angle of 8°49'36", a chord bearing of S.69°38'17"W., and a chord length of 92.34 feet; thence along the arc of said curve an arc length of 92.43 feet; thence S.15°56'55"E. a distance of 120.00 feet to a point on a curve to the right, having a radius of 720.00 feet, a central angle of 30°13'27", a chord bearing of S.89°09'48"W., and a chord length of 375.42 feet; thence along the arc of said curve an arc length of 379.81 feet; thence N.75°43'28"W. a distance of 169.99 feet to a point on a curve to the left, having a radius of 182.00 feet, a central angle of 158°25'47", a chord bearing of S.25°03'39"W., and a chord length of 357.57 feet; thence along the arc of said curve an arc length of 503.25 feet; thence S.54°09'15"E. a distance of 86.90 feet to a point on a curve to the right, having a radius of 510.00 feet, a central angle of 13°32'57", a chord bearing of S.47°22'47"E., and a chord length of 120.32 feet; thence along the arc of said curve an arc length of 120.60 feet; thence S.49°23'41"W. a distance of 122.34 feet to a point on a curve to the right, having a radius of 375.00 feet, a central angle of 11°29'18", a chord bearing of S.33°12'16"E., and a chord length of 75.06 feet; thence along the arc of said curve an arc length of 75.19 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 74°22'59", a chord bearing of S.64°39'06"E., and a chord length of 30.22 feet; thence along the arc of said curve an arc length of 32.46 feet; thence N.78°09'25"E. a distance of 14.69 feet; thence S.11°50'35"E. a distance of 50.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 91°06'02", a chord bearing of S.32°36'24"W., and a chord length of 35.69 feet; thence along the arc of said curve an arc length of 39.75 feet to a point on a curve to the right, having a radius of 375.00 feet, a central angle of 11°15'38", a chord bearing of S.07°18'48"E., and a chord length of 73.58 feet; thence along the arc of said curve an arc length of 73.70 feet; thence N.88°19'01"E. a distance of 120.00 feet to a point on a curve to the right, having a radius of 495.00 feet, a central angle of 48°21'57", a chord bearing of S.22°30'00"W., and a chord length of 405.56 feet; thence along the arc of said curve an arc length of 417.85 feet; thence N.43°19'02"W. a distance of 118.92 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 15°48'28", a chord bearing of S.31°14'04"W., and a chord length of 51.15 feet; thence along the arc of said curve an arc length of 51.32 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 22°24'00", a chord bearing of S.34°31'49"W., and a chord length of 16.32 feet; thence along the arc of said curve an arc length of 16.42 feet; thence S.45°43'49"W. a distance of 2.79 feet to a point on a curve to the left, having a radius of 25.00 feet,

a central angle of $102^{\circ}16'50''$, a chord bearing of $S.05^{\circ}24'36''E.$, and a chord length of 38.93 feet; thence along the arc of said curve an arc length of 44.63 feet to a point on a curve to the right, having a radius of 340.00 feet, a central angle of $11^{\circ}56'13''$, a chord bearing of $N.50^{\circ}34'55''W.$, and a chord length of 70.71 feet; thence along the arc of said curve an arc length of 70.83 feet to a point on a curve to the left, having a radius of 400.00 feet, a central angle of $9^{\circ}20'00''$, a chord bearing of $N.49^{\circ}16'48''W.$, and a chord length of 65.09 feet; thence along the arc of said curve an arc length of 65.16 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $80^{\circ}19'23''$, a chord bearing of $N.85^{\circ}53'30''E.$, and a chord length of 32.25 feet; thence along the arc of said curve an arc length of 35.05 feet; thence $N.45^{\circ}43'49''E.$ a distance of 16.03 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of $21^{\circ}51'09''$, a chord bearing of $N.56^{\circ}39'23''E.$, and a chord length of 15.92 feet; thence along the arc of said curve an arc length of 16.02 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of $27^{\circ}15'11''$, a chord bearing of $N.53^{\circ}57'22''E.$, and a chord length of 87.64 feet; thence along the arc of said curve an arc length of 88.47 feet to a point on a curve to the left, having a radius of 325.00 feet, a central angle of $94^{\circ}29'02''$, a chord bearing of $N.06^{\circ}54'44''W.$, and a chord length of 477.25 feet; thence along the arc of said curve an arc length of 535.94 feet; thence $N.54^{\circ}09'15''W.$ a distance of 46.46 feet; thence $S.35^{\circ}50'45''W.$ a distance of 120.00 feet; thence $N.54^{\circ}09'15''W.$ a distance of 32.91 feet to a point on a curve to the right, having a radius of 472.00 feet, a central angle of $14^{\circ}58'09''$, a chord bearing of $N.46^{\circ}40'11''W.$, and a chord length of 122.97 feet; thence along the arc of said curve an arc length of 123.32 feet; thence $N.50^{\circ}48'54''E.$ a distance of 120.00 feet to a point on a curve to the right, having a radius of 352.00 feet, a central angle of $7^{\circ}49'09''$, a chord bearing of $N.35^{\circ}16'31''W.$, and a chord length of 48.00 feet; thence along the arc of said curve an arc length of 48.04 feet; thence $S.58^{\circ}38'03''W.$ a distance of 120.00 feet to a point on a curve to the right, having a radius of 472.00 feet, a central angle of $123^{\circ}54'17''$, a chord bearing of $N.30^{\circ}35'12''E.$, and a chord length of 833.13 feet; thence along the arc of said curve an arc length of 1020.72 feet; thence $S.87^{\circ}27'40''E.$ a distance of 26.39 feet to a point on a curve to the left, having a radius of 705.00 feet, a central angle of $48^{\circ}50'23''$, a chord bearing of $N.21^{\circ}52'51''W.$, and a chord length of 582.92 feet; thence along the arc of said curve an arc length of 600.95 feet; thence $N.46^{\circ}18'03''W.$ a distance of 10.69 feet; thence $N.46^{\circ}18'03''W.$ a distance of 121.04 feet to a point on a curve to the left, having a radius of 1050.00 feet, a central angle of $10^{\circ}36'13''$, a chord bearing of $N.46^{\circ}20'06''E.$, and a chord length of 194.04 feet; thence along the arc of said curve an arc length of 194.32 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $87^{\circ}20'03''$, a chord bearing of $S.02^{\circ}38'01''E.$, and a chord length of 34.52 feet; thence along the arc of said curve an arc length of 38.11 feet; thence $S.46^{\circ}18'03''E.$ a distance of 97.83 feet to a point on a curve to the right, having a radius of 875.00 feet, a central angle of $8^{\circ}03'42''$, a chord bearing of $S.42^{\circ}16'12''E.$, and a chord length of 123.01 feet; thence along the arc of said curve an arc length of 123.11 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $86^{\circ}48'55''$, a chord bearing of $S.81^{\circ}38'48''E.$, and a chord length of 34.36 feet; thence along the arc of said curve an arc length of 37.88 feet; thence $S.35^{\circ}03'16''E.$ a distance of 50.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $86^{\circ}48'55''$, a chord bearing of $S.11^{\circ}32'17''W.$, and a chord length of 34.36 feet; thence along the arc of said curve an arc length of 37.88 feet to a point on a curve to the right, having a radius of 875.00 feet, a central angle of $6^{\circ}21'14''$, a chord bearing of $S.28^{\circ}41'34''E.$, and a chord length of 96.99 feet; thence along the arc of said curve an arc length of 97.04 feet; thence $N.54^{\circ}56'44''E.$ a distance of 121.48 feet to a point on a curve to the right, having a radius of 995.00 feet, a central angle of $32^{\circ}12'38''$, a chord bearing of $S.10^{\circ}34'11''E.$, and a chord length of 552.03 feet; thence along the arc of said curve an arc length

of 559.37 feet to a point on a curve to the left, having a radius of 430.00 feet, a central angle of $39^{\circ}05'07''$, a chord bearing of $N.77^{\circ}39'01''E.$, and a chord length of 287.68 feet; thence along the arc of said curve an arc length of 293.33 feet; thence $S.31^{\circ}53'33''E.$ a distance of 120.00 feet to a point on a curve to the left, having a radius of 550.00 feet, a central angle of $2^{\circ}06'57''$, a chord bearing of $N.57^{\circ}02'59''E.$, and a chord length of 20.31 feet; thence along the arc of said curve an arc length of 20.31 feet; thence $S.34^{\circ}00'30''E.$ a distance of 50.00 feet; to the POINT OF BEGINNING.

Parcel contains 736139 Square Feet, or 16.8994 Acres

DESCRIPTION:

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 1124.67 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 219.14 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of N.78°00'58"E., and a chord length of 35.36 feet; thence along the arc of said curve an arc length of 39.27 feet; thence N.33°00'58"E. a distance of 14.00 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 25°42'12", a chord bearing of N.45°52'04"E., and a chord length of 18.68 feet; thence along the arc of said curve an arc length of 18.84 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 17°58'04", a chord bearing of N.49°44'08"E., and a chord length of 58.09 feet; thence along the arc of said curve an arc length of 58.33 feet to a point on a curve to the right, having a radius of 425.00 feet, a central angle of 29°53'09", a chord bearing of N.55°41'41"E., and a chord length of 219.18 feet; thence along the arc of said curve an arc length of 221.68 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 80°23'39", a chord bearing of N.30°26'25"E., and a chord length of 32.27 feet; thence along the arc of said curve an arc length of 35.08 feet; thence N.80°14'36"E. a distance of 50.00 feet to a point on a curve to the left, having a radius of 505.00 feet, a central angle of 6°55'41", a chord bearing of S.13°13'15"E., and a chord length of 61.03 feet; thence along the arc of said curve an arc length of 61.06 feet; thence N.73°18'55"E. a distance of 120.00 feet to a point on a curve to the left, having a radius of 385.00 feet, a central angle of 83°40'55", a chord bearing of S.58°31'32"E., and a chord length of 513.64 feet; thence along the arc of said curve an arc length of 562.30 feet; thence S.10°22'00"E. a distance of 120.00 feet to a point on a curve to the left, having a radius of 505.00 feet, a central angle of 3°03'32", a chord bearing of N.78°06'14"E., and a chord length of 26.96 feet; thence along the arc of said curve an arc length of 26.96 feet; thence S.12°34'29"E. a distance of 50.01 feet to a point on a curve to the left, having a radius of 555.00 feet, a central angle of 5°39'11", a chord bearing of N.73°49'28"E., and a chord length of 54.74 feet; thence along the arc of said curve an arc length of 54.76 feet; thence S.09°15'11"E. a distance of 121.44 feet to a point on a curve to the left, having a radius of 705.00 feet, a central angle of 15°46'47", a chord bearing of S.22°05'02"E., and a chord length of 193.55 feet; thence along the arc of said curve an arc length of 194.16 feet; thence S.29°58'25"E. a distance of 225.78 feet; thence S.60°01'35"W. a distance of 120.25 feet to a point on a curve to the right, having a radius of 550.00 feet, a central angle of 8°41'36", a chord bearing of S.23°53'54"E., and a chord length of 83.37 feet; thence along the arc of said curve an arc length of 83.45 feet to a point on a curve to the left, having a radius of 500.00 feet, a central angle of 1°03'06", a chord bearing of S.20°04'39"E., and a chord length of 9.18 feet; thence along the arc of said curve an arc length of 9.18 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 95°17'31", a chord bearing of S.68°14'58"E., and a chord length of 36.95 feet; thence along the arc of said curve an arc length of 41.58 feet; thence S.27°01'15"E. a distance of 50.16 feet to a point on a curve to the left, having a radius of 1325.00 feet, a central angle of 6°06'01", a chord bearing of N.60°20'09"E., and a chord length of 141.01 feet; thence along the arc of said curve an arc length of 141.07 feet; thence S.32°42'51"E. a distance of 120.00 feet; thence S.32°42'51"E. a distance of 32.99 feet to a point on a curve to the right, having a radius of 170.00

feet, a central angle of $180^{\circ}38'53''$, a chord bearing of $S.57^{\circ}36'35''W.$, and a chord length of 339.99 feet; thence along the arc of said curve an arc length of 535.99 feet; thence $N.32^{\circ}03'59''W.$ a distance of 141.24 feet to a point on a curve to the right, having a radius of 670.00 feet, a central angle of $4^{\circ}09'10''$, a chord bearing of $N.29^{\circ}59'24''W.$, and a chord length of 48.55 feet; thence along the arc of said curve an arc length of 48.56 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of $14^{\circ}09'51''$, a chord bearing of $S.51^{\circ}20'06''W.$, and a chord length of 45.86 feet; thence along the arc of said curve an arc length of 45.98 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of $18^{\circ}31'56''$, a chord bearing of $S.53^{\circ}31'08''W.$, and a chord length of 13.53 feet; thence along the arc of said curve an arc length of 13.58 feet; thence $S.62^{\circ}47'06''W.$ a distance of 14.04 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing of $S.17^{\circ}47'06''W.$, and a chord length of 35.36 feet; thence along the arc of said curve an arc length of 39.27 feet; thence $N.27^{\circ}12'54''W.$ a distance of 134.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $89^{\circ}59'59''$, a chord bearing of $S.72^{\circ}12'54''E.$, and a chord length of 35.36 feet; thence along the arc of said curve an arc length of 39.27 feet; thence $N.62^{\circ}47'06''E.$ a distance of 13.95 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of $25^{\circ}34'38''$, a chord bearing of $N.75^{\circ}34'25''E.$, and a chord length of 18.59 feet; thence along the arc of said curve an arc length of 18.75 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of $19^{\circ}41'03''$, a chord bearing of $N.78^{\circ}31'13''E.$, and a chord length of 63.59 feet; thence along the arc of said curve an arc length of 63.90 feet to a point on a curve to the right, having a radius of 825.00 feet, a central angle of $1^{\circ}37'56''$, a chord bearing of $N.69^{\circ}29'39''E.$, and a chord length of 23.50 feet; thence along the arc of said curve an arc length of 23.50 feet to a point on a curve to the left, having a radius of 1275.00 feet, a central angle of $2^{\circ}19'44''$, a chord bearing of $N.69^{\circ}08'45''E.$, and a chord length of 51.82 feet; thence along the arc of said curve an arc length of 51.82 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $89^{\circ}14'50''$, a chord bearing of $N.23^{\circ}21'29''E.$, and a chord length of 35.12 feet; thence along the arc of said curve an arc length of 38.94 feet to a point on a curve to the right, having a radius of 550.00 feet, a central angle of $1^{\circ}42'50''$, a chord bearing of $N.20^{\circ}24'31''W.$, and a chord length of 16.45 feet; thence along the arc of said curve an arc length of 16.45 feet to a point on a curve to the left, having a radius of 500.00 feet, a central angle of $2^{\circ}19'28''$, a chord bearing of $N.20^{\circ}42'50''W.$, and a chord length of 20.28 feet; thence along the arc of said curve an arc length of 20.29 feet; thence $S.68^{\circ}07'25''W.$ a distance of 120.00 feet to a point on a curve to the left, having a radius of 380.00 feet, a central angle of $8^{\circ}05'50''$, a chord bearing of $N.25^{\circ}55'30''W.$, and a chord length of 53.66 feet; thence along the arc of said curve an arc length of 53.70 feet; thence $N.29^{\circ}58'25''W.$ a distance of 209.19 feet to a point on a curve to the right, having a radius of 995.00 feet, a central angle of $18^{\circ}33'13''$, a chord bearing of $N.20^{\circ}41'49''W.$, and a chord length of 320.80 feet; thence along the arc of said curve an arc length of 322.20 feet to a point on a curve to the right, having a radius of 675.00 feet, a central angle of $63^{\circ}27'43''$, a chord bearing of $N.50^{\circ}28'15''W.$, and a chord length of 710.01 feet; thence along the arc of said curve an arc length of 747.64 feet to a point on a curve to the left, having a radius of 375.00 feet, a central angle of $6^{\circ}09'28''$, a chord bearing of $S.51^{\circ}36'06''W.$, and a chord length of 40.28 feet; thence along the arc of said curve an arc length of 40.30 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of $32^{\circ}38'30''$, a chord bearing of $S.32^{\circ}12'07''W.$, and a chord length of 104.54 feet; thence along the arc of said curve an arc length of 105.97 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of $17^{\circ}08'06''$, a chord bearing of $S.24^{\circ}26'55''W.$, and a chord length of 12.51 feet; thence along the arc of said curve an arc length of 12.56 feet; thence $S.33^{\circ}00'58''W.$ a

distance of 14.00 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing of $S.11^{\circ}59'02''E.$, and a chord length of 35.36 feet; thence along the arc of said curve an arc length of 39.27 feet; thence $N.56^{\circ}59'02''W.$ a distance of 134.00 feet; to the POINT OF BEGINNING.

Parcel contains 525960 Square Feet or 12.0744 Acres

DESCRIPTION:

A Part of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.01°42'25"E. along the West line of said Section 29, a distance of 2693.65 feet; thence N.88°17'35"E., leaving the West line of said Section 29, a distance of 1601.24 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having a radius of 25.00 feet, a central angle of 87°00'40", a chord bearing of N.88°29'18"E., and a chord length of 34.42 feet; thence along the arc of said curve an arc length of 37.97 feet; thence N.44°58'58"E. a distance of 15.75 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 15°42'09", a chord bearing of N.52°50'02"E., and a chord length of 11.47 feet; thence along the arc of said curve an arc length of 11.51 feet; thence N.45°01'02"W. a distance of 139.37 feet; thence N.44°58'58"E. a distance of 45.00 feet; thence S.45°01'02"E. a distance of 14.80 feet; thence N.44°58'58"E. a distance of 30.71 feet to a point on a curve to the left, having a radius of 560.00 feet, a central angle of 23°18'13", a chord bearing of N.33°19'51"E., and a chord length of 226.20 feet; thence along the arc of said curve an arc length of 227.76 feet; thence N.21°40'45"E. a distance of 92.16 feet to a point on a curve to the right, having a radius of 715.00 feet, a central angle of 64°33'38", a chord bearing of N.53°57'34"E., and a chord length of 763.71 feet; thence along the arc of said curve an arc length of 805.66 feet; thence N.86°14'23"E. a distance of 181.63 feet to a point on a curve to the left, having a radius of 860.00 feet, a central angle of 7°56'25", a chord bearing of N.82°16'10"E., and a chord length of 119.08 feet; thence along the arc of said curve an arc length of 119.18 feet; thence S.11°42'02"E. a distance of 140.00 feet to a point on a curve to the left, having a radius of 1000.00 feet, a central angle of 4°27'47", a chord bearing of N.76°04'05"E., and a chord length of 77.87 feet; thence along the arc of said curve an arc length of 77.89 feet; thence S.16°09'48"E. a distance of 50.00 feet to a point on a curve to the left, having a radius of 1050.00 feet, a central angle of 5°58'17", a chord bearing of N.70°51'03"E., and a chord length of 109.38 feet; thence along the arc of said curve an arc length of 109.43 feet; thence S.13°05'37"E. a distance of 141.55 feet; thence S.68°56'11"W. a distance of 4.95 feet to a point on a curve to the right, having a radius of 465.00 feet, a central angle of 15°44'57", a chord bearing of S.03°06'37"W., and a chord length of 127.41 feet; thence along the arc of said curve an arc length of 127.82 feet to a point on a curve to the left, having a radius of 335.00 feet, a central angle of 20°11'30", a chord bearing of S.00°53'20"W., and a chord length of 117.45 feet; thence along the arc of said curve an arc length of 118.06 feet; thence S.09°12'25"E. a distance of 51.68 feet; thence S.80°47'35"W. a distance of 140.00 feet to a point on a curve to the left, having a radius of 16.00 feet, a central angle of 45°01'01", a chord bearing of S.31°42'56"E., and a chord length of 12.25 feet; thence along the arc of said curve an arc length of 12.57 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 270°02'03", a chord bearing of S.80°47'35"W., and a chord length of 59.38 feet; thence along the arc of said curve an arc length of 197.95 feet to a point on a curve to the left, having a radius of 16.00 feet, a central angle of 45°01'01", a chord bearing of N.13°18'06"E., and a chord length of 12.25 feet; thence along the arc of said curve an arc length of 12.57 feet; thence N.09°12'25"W. a distance of 33.30 feet; thence S.80°47'35"W. a distance of 140.00 feet; thence N.09°12'25"W. a distance of 18.38 feet to a point on a curve to the right, having a radius of 665.00 feet, a central angle of 19°18'50", a chord bearing of N.00°27'14"E., and a chord length of 223.10 feet; thence along the arc of said curve an arc length

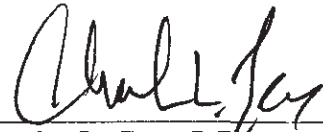
of 224.16 feet; thence S.86°14'23"W. a distance of 193.97 feet to a point on a curve to the left, having a radius of 385.00 feet, a central angle of 64°33'38", a chord bearing of S.53°57'34"W., and a chord length of 411.23 feet; thence along the arc of said curve an arc length of 433.81 feet; thence S.21°40'45"W. a distance of 92.16 feet to a point on a curve to the right, having a radius of 890.00 feet, a central angle of 7°02'30", a chord bearing of S.25°12'00"W., and a chord length of 109.31 feet; thence along the arc of said curve an arc length of 109.38 feet; thence S.28°43'16"W. a distance of 90.79 feet to a point on a curve to the right, having a radius of 300.00 feet, a central angle of 8°11'26", a chord bearing of N.57°45'09"W., and a chord length of 42.85 feet; thence along the arc of said curve an arc length of 42.89 feet; thence N.53°39'26"W. a distance of 78.05 feet; thence S.36°20'34"W. a distance of 50.01 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 86°21'17", a chord bearing of S.83°11'16"W., and a chord length of 34.21 feet; thence along the arc of said curve an arc length of 37.68 feet to a point on a curve to the right, having a radius of 750.00 feet, a central angle of 4°59'29", a chord bearing of S.42°30'22"W., and a chord length of 65.32 feet; thence along the arc of said curve an arc length of 65.34 feet to a point on a curve to the left, having a radius of 186.00 feet, a central angle of 22°15'55", a chord bearing of S.33°52'08"W., and a chord length of 71.83 feet; thence along the arc of said curve an arc length of 72.28 feet to a point on a curve to the right, having a radius of 42.00 feet, a central angle of 22°15'55", a chord bearing of S.33°52'08"W., and a chord length of 16.22 feet; thence along the arc of said curve an arc length of 16.32 feet; thence S.44°58'58"W. a distance of 15.75 feet to a point on a curve to the left, having a radius of 25.00 feet, a central angle of 87°00'40", a chord bearing of S.01°28'38"W., and a chord length of 34.42 feet; thence along the arc of said curve an arc length of 37.97 feet to a point on a curve to the left, having a radius of 1260.00 feet, a central angle of 5°58'39", a chord bearing of N.45°01'02"W., and a chord length of 131.39 feet; thence along the arc of said curve an arc length of 131.45 feet to the POINT OF BEGINNING.

Parcel contains 563548 Square Feet, or 12.9373 Acres

UNIT OF DEVELOPMENT NO. 1
Report of Engineer
First Amendment

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY, as a Professional Engineer in the State of Florida, that the information in this *First Amendment to the Report of Engineer for West Villages Improvement District Unit of Development No. 1* was assembled under my direct responsible charge. The certifying Engineer cannot be responsible for added or deleted information once distributed. This report is not intended or represented to be suitable for any reuse without specific verification or adoption by the Engineer. This verification is provided in accordance with the Florida Board of Professional Engineers' Rule on Certification under Chapter 61G15-18.011(4).



Charles L. Geer, P.E.
FL P.E. Number: 31435

4/25/06

Date

Kimley-Horn and Associates, Inc.
4431 Embarcadero Drive
West Palm Beach, FL 33407
Phone: 561-845-0665
Fax: 561-863-8175
CA Number 00000696

[Reproductions are not valid unless
signed, dated and embossed with an
Engineer's seal]

UNIT OF DEVELOPMENT NO. 1
Report of Engineer
First Amendment

FIRST AMENDMENT TO THE REPORT OF ENGINEER
FOR UNIT OF DEVELOPMENT NO. 1

The purpose of this First Amendment to the Report of Engineer is to clarify the allocation of Determined Benefits process related assessment methodology of the lands located within the Unit of Development, which clarification is as set forth in the attached Amended Benefit Allocation.

AMENDED BENEFIT ALLOCATION

Section 3.0 of the Report of Engineer Dated March 14, 2006 is hereby deleted and inserted in lieu thereof is the following amended Section 3.0, namely:

3.0 Amended Benefit Allocation. For the purpose of this Report, the District Engineer has determined that allocating the benefits of the Project based on the number of portions of land of a half-acre or less is the basis selected for apportioning the special benefit. Planning studies prepared by the District Engineer for the Unit have established a projected number of half-acre or less portions of land within the Unit. These half-acre or less portions of land are employed in this special assessment methodology for the determination, allocating and apportionment of the benefits.

For the purpose of this report, the total half-acre or less portions of land in the Unit is 16,400. The District Engineer has determined that the total of 16,400 half-acre or less portions of land will be specially benefited by the Project.

The District Engineer has estimated the total benefits to be received by the lands in Unit 1 from the Project described in the proposed Plan of Improvements to be \$49,896,395.31. This amount of total benefit divided by 16,400 (the estimated and projected number half-acre or less portions of land in the Unit) equals \$3,042.46 of benefit per half-acre or less portion of land.

For purposes of this Report, the District Engineer has determined that the calculation of the half-acre portions of land shall be as follows:

- (a) Each parcel of land not subject to a legally constituted condominium and having an area less than or equal to one-half acre shall represent one "Half-Acre Portion of Land."
- (b) Each parcel of land not subject to a legally constituted condominium and having an area (the "Total Area") equal to or greater than one acre shall constitute a number of "Half-Acre Portions of Land" equal to the sum of (i) 2 times the number of whole acres (the "Whole Acres") included within the Total Area, plus (ii) that number of Half Acre Portions of Land equal to the result of (x) the Total Area minus the Whole Acres divided by (y) 0.50, rounded up to the next higher whole number.
- (c) Any land that is subject to a legally constituted condominium shall not be allocated benefits pursuant to (a) or (b) above, but each condominium unit shall constitute one Half Acre Portion of Land.
- (d) The Determined Benefit allocated to each parcel of land or condominium unit in the Unit shall equal the total Determined Benefit multiplied by the number of Half-Acre Portions of Land represented by such parcel or condominium divided by the total Half-Acre Portions of Land for all parcels and condominiums in the Unit.

- (e) The allocation of benefits shall be performed annually based upon the final tax roll for the Unit.

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 1

Second Amendment to the Engineer's Report

JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this Second Amendment to the Engineer's Report prepared by Kimley Horn on March 14, 2006, as amended by the First Amendment dated April 25, 2006, is to revise and update the area and boundary. The new area will be 8,480.7 acres. The cost of the Project, as described in the approved Plan of Improvements, as amended, is \$49,896,395.31. This total benefit amount divided by 16,167 of half-acre or less portions of lands that will be specially benefitted by the Project equals \$3,086.31 of benefit per half-acre of less portion of land. An updated sketch and legal description for the revised boundary is included in Exhibit 1. There are no additional changes to the original Engineer's Report.

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

SCALE: 1" = 5000'



This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:

That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 25, 2022 - 16:46:54 EDMEJIA\J:\2156\active\215613193\survey\drawing\215613193v-spex03_revA.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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All of Section 7.

All of Section 8.

All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.


ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 25, 2022 - 16:46:54 EDMEJIA\J:\2156\active\215613193\survey\drawing\215613193v-spex03_revA.dwg

EXHIBIT OF WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1 TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA				 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7866			
TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 4	DRAWING INDEX NO: 215613193v-spex03	REV:

feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet; (4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E., a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT

May 25, 2022 - 16:46:54

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 5 OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:
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N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

AND ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)


A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

Overall Parcel contains 8480.6592 acres, more or less.

This is NOT a Survey

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 25, 2022 - 16:46:54 EDMEJIA\J:\2156\active\215613193\survey\drawing\215613193v-spex03_revA.dwg

EXHIBIT OF WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1 TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA				<div> Stantec</div> <div>6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7866</div>				
TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 6	OF 6	DRAWING INDEX NO: 215613193v-spex03	REV:



**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 1
Series 2017 Refunding Bonds**

**Amended and Restated Assessment Methodology Report of Benefits
for 2017 Refinancing**

JULY 14, 2022

Submitted by:

Special District Services, Inc.

2501A Burns Road
Palm Beach Gardens, Fla. 33410

Toll Free: 877.737.4922

Fax: 561.630.4923

www.sdsinc.org

The West Villages is a development consisting of residential Neighborhoods and Villages with associated Neighborhood and Village Centers, and a proposed mixed-use Town Center containing approximately 12,440 acres located in the City of North Port, Florida. The West Villages is contained within the West Villages Improvement District (the "District"). The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. Unit of Development No. 1 ("Unit 1") consists of all of the property currently contained within WVID that is located within the City of North Port, Florida. Unit 1 was designated to provide for Master Planning, Standards Development, plus the construction, financing, long-term administration, and management of certain public infrastructure required for the District. The purpose of this Amended and Restated Report is to revise the acreage and half-acre or less calculations for the District and Unit 1, respectively, after a boundary amendment adding additional acreage to Unit 1.

In accordance with that certain *Report of Engineer*, dated March 14, 2006, *First Amendment to the Report of Engineer*, dated April 26, 2006, prepared by the then-current District Engineer, Kimley-Horn and Associates, Inc., and the *Second Amendment to the Report of Engineer*, dated July 14, 2022, prepared by Dewberry & Associates, Inc. (the "Original Reports"), along with other associated reports, the District levied and imposed special assessments securing its \$34,895,000 in Special Assessment Bonds, Series 2007 (Unit of Development No. 1) (the "Series 2007 Bonds") and its \$33,000,000 in Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1) (the "Series 2017 Bonds").

In such reports, the District Engineer specifically determined:

"that allocating the benefits of the Project based on the number of portions of land of a half-acre or less is the basis selected for apportioning the special benefits. Planning studies prepared by the District Engineer for the Unit have established a projected number of half-acre or less portions of land within the Unit. These half-acre or less portions of land are employed in the special assessment methodology for the determination, allocation and apportionment of the benefits.

For the purpose of this report, the total half-acre or less portions of land in the Unit is 16,167. The District Engineer has determined that the total of 16,167 half-acre or less portions of land will be specially benefited by the Project.

The District Engineer has estimated that the total benefits to be received by the lands in Unit 1 from the Project described in the proposed Plan of Improvements to be \$49,896,395.31. This amount of total benefits divided by 16,167 (the estimated and projected number half-acre or less portions of land in the Unit) equals \$\$3,086.31 of benefit per half-acre or less portion of land.

For purposes of this Report, the District Engineer has determined that the calculation of the half-acre portions of land shall be as follows:

- a) Each parcel of land not subject to a legally constituted condominium and having an area less than or equal to one-half acre shall represent one "Half-Acre Portion of Land"*
- b) Each parcel of land not subject to a legally constituted condominium and having an area (the "Total Area") equal to or greater than one acre shall constitute a number of "Half-Acre Portions of Land" equal to the sum of (i) 2 times the number of whole acres (the "Whole Acres") included within the Total Area, plus (ii) that number of Half Acre Portions of Land equal to the result of (x) the Total Area minus the Whole Acres divided by (y) 0.50, rounded up to the next higher whole number.*
- c) Any land that is subject to a legally constituted condominium shall not be allocated benefits pursuant to (a) or (b) above, but each condominium unit shall constitute one Half Acre Portion of Land.*
- d) The Determined Benefits allocated to each parcel of land or condominium unit in the Unit shall equal the total Determined Benefit multiplied by the number of Half-Acre Portions of Land represented by such parcel or condominium divided by the total Half-Acre Portions of Land for all parcels and condominium in the Unit.*
- e) The allocation of benefits shall be performed annually based upon the final tax roll for the Unit."*

The District has refunded the Series 2007 Bonds (the "Series 2017 Bonds") to, among other things, take advantage of interest rate savings which will result in new capital to be used for newly-contemplated infrastructure improvements while maintaining the same per parcel annual debt assessment. The purpose of this report is to memorialize this refinancing and provide assurance there will be no change in the non-ad valorem assessments to secure the Series 2017 Bonds (the "Series 2017 Assessments").

Table 1 provides a computation of the annual non-ad valorem assessments assessed, imposed and levied against and peculiar to each assessable residential unit subject to the Series 2017 Assessments and demonstrates that the Series 2017 Assessments provide sufficient revenue to meet the maximum annual debt service requirement for the Series 2017 Bonds. The anticipated effect of the refunding of the Series 2007 Bonds will result in an increased par debt amount of outstanding District debt. However, due to the reduced interest rate associated with the re-issuance, the annual payment of debt assessments will stay the same and the new capital will be used for newly-contemplated infrastructure improvements.

In order to ensure that there is sufficient special assessment revenue to pay the Series 2017 Bonds, the District is required to perform an analysis which requires a determination of the amount of non-ad valorem assessments assessed, imposed and levied against and peculiar to each product type in order to meet the required debt service on the Series 2017 Bonds. Based on a Series 2017 refunding bond size of \$32,165,000, the maximum annual debt service for the Series 2017 Bonds is \$2,377,180, which has not been adjusted to include a 4% discount for early payment of assessments, a 1% fee for the Tax Collector, and a 1% service fee for the Property Appraiser (see attached Table 1).

Since the total amount of the Series 2007 Bonds and the Series 2017 Bonds new capital do not exceed \$44,906,755.77, which is 90% of the total benefits number of \$49,896,395.31 as described in the Original Reports, the benefit findings discussed in the report and Exhibit D as well as the 16,167 units (the estimated and projected number half-acre or less portions of land in the Unit) and methodology described in the Original Reports do not change and are incorporated herein by reference relative to the Series 2017 Bonds. In that regard, it is concluded that the allocation of special benefits remain unchanged as they flow peculiar to each acre, lot or unit within the District and that the apportionment of the special benefits for the Series 2017 Assessments remains fair and reasonable. It is also concluded that the Series 2017 Assessments remain not in excess of the special benefits peculiar to the property as apportioned.

Please note that Special District Services, Inc. is a management company and does not hold a certificate of authorization to perform engineering services in Florida. As such, this report is not the Report of Engineer as referenced in Florida Statutes 298.

Table 1

Series 2017 Bonds Summary – Note: Total Maximum Annual Assessment Per Unit Does NOT Change Due to the Refunding

Product Type	Number of Units	Series 2007 Bonds Maximum Annual Assessment per Unit*	Total Maximum Annual Assessment	Series 2007 Existing Par Amount Per Unit Type	Series 2007 Existing Par Amount Per Unit	Series 2017 Future Par Amount Per Unit Type	Series 2017 Future Par Amount Per Unit	Series 2017 Bonds Maximum Annual Assessment per Unit*
All	16,167	\$144.56	\$2,377,180	\$29,575,000	\$1,829	\$32,165,000	\$1,990	\$144.56

** Does not include discounts and fees*

RESOLUTION 2022-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING A MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION RELATIVE TO U.S. HIGHWAY 41 IMPROVEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (“District”) is a local unit of special-purpose government created and existing by the Florida Legislature pursuant to Chapter 2004-456, *Laws of Florida*, as amended; and

WHEREAS, the District operates and/or maintains, or plans to operate and/or maintain, certain landscaping, irrigation, sidewalks, and paver improvements adjacent to U.S. Highway 41 that are owned by the Florida Department of Transportation (“FDOT”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) accordingly desires to approve that that certain *Master Maintenance Agreement* and that certain *First Amendment*, both by and between the District and FDOT, in substantial form, which are attached hereto as **Composite Exhibit A** (hereinafter, collectively referred to as the “Agreement”); and

WHEREAS, the Board accordingly desires to adopt this Resolution to evidence its approval of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby approves the Agreement attached hereto as **Composite Exhibit A**. The District’s Chairman and/or Vice Chairman and applicable District staff are authorized to execute the Agreement on behalf of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of August, 2022.

ATTEST:

WEST VILLAGES IMPROVEMENT DISTRICT

Secretary

Chairman, Board of Supervisors

Exhibit A: Form of the Agreement

EXHIBIT A

COUNTY: SARASOTA
ROADWAY: US 41 / SR 45
AGENCY: West Villages

**MASTER MAINTENANCE AGREEMENT BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION AND
WEST VILLAGES IMPROVEMENT DISTRICT**

THIS Agreement, made and entered into this ____ day of _____, **2022**, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, (hereinafter, "DEPARTMENT") and, the WEST VILLAGES IMPROVEMENT DISTRICT (hereinafter, "AGENCY") for the AGENCY to maintain, at the AGENCY'S expense, the Right-of-Way, Facilities, Landscaping, and other improvements outlined within the area specified below.

W I T N E S S E T H

WHEREAS, the DEPARTMENT and the AGENCY wish to establish a Master Maintenance and Installation Agreement, (herein after "MASTER AGREEMENT") to replace two existing agreements and to provide a mechanism for amendments to delineate specific maintenance geographical limits; and

WHEREAS, the DEPARTMENT has jurisdiction over and maintains SR 45 / US 41 including Section 17010-000, MP 6.347 to MP 9.482, attached and incorporated by reference as **Exhibit A**; and

WHEREAS, the AGENCY, by Resolution No. _____, dated _____, **2022** attached and incorporated by reference as **Exhibit B**, authorized its Chairman or Designee to execute this MASTER AGREEMENT on its behalf.

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

1. The DEPARTMENT and the AGENCY agree that this MASTER AGREEMENT will cause the previous maintenance agreements between the parties (Post Project Maintenance Agreement, executed on December 3, 2010; and Sidewalk Maintenance and Installation Agreement, executed on September 23, 2020) **to be null and void upon execution of this MASTER AGREEMENT.**
2. The AGENCY hereby assures the DEPARTMENT, it has Complied with all permit requirements from the appropriate agencies (county, municipality, etc.) in connection with the activities described hereunder.
3. The DEPARTMENT agrees to maintain, as it's cost and expense, all asphalt pavement, curbs, gutters, stormwater systems, signage and pavement markings, and colorized concrete aprons within round-a-bouts.
4. The AGENCY agrees to maintain, as it's cost and expense, and in accordance with the

COUNTY: SARASOTA
ROADWAY: US 41 / SR 45
AGENCY: West Villages

Technical Maintenance Plan attached and incorporated by reference as **Exhibit C**, all landscape and irrigation, sidewalks, and pavers, including but not exclusive of mowing, edging, and litter removal and fertilizing within the Right-of-Way pursuant to any **Landscape Plan(s)** submitted and approved by the DEPARTMENT. The AGENCY shall maintain all said improvements within the right of way so that they meet or exceed minimum Maintenance Rating Performance Standards (MRP) as defined by the DEPARTMENT.

5. The maintenance activities performed by the AGENCY shall be subject to periodic inspections by the DEPARTMENT. The AGENCY shall not change or deviate from DEPARTMENT approved plan(s) without written approval of the DEPARTMENT.
6. All maintenance activities undertaken by AGENCY shall be pursuant to the Work Zone Traffic Control Plan(s) using the FDOT Standard Plans Index 102, and incorporated into this Agreement, and Rule 14-40.003, Florida Administrative Code.
7. The AGENCY may utilize its employees or third parties to accomplish its obligations under this Agreement. However, the AGENCY remains responsible for proper performance under this Agreement and shall take all steps necessary to ensure that its employees or third parties perform as required under this Agreement.
8. It is understood between the parties hereto that the landscaping, irrigation and any other improvements covered by this Agreement may be removed, relocated or adjusted by the DEPARTMENT at any time in the future as determined to be necessary by the DEPARTMENT in order to widen, alter or otherwise change the state road to meet with future criteria or planning of the DEPARTMENT. The AGENCY shall be given sixty (60) calendar days notice to remove said landscaping and irrigation which time the DEPARTMENT may remove the same.
9. The maintenance activities performed by the AGENCY shall be subject to periodic inspections by the DEPARTMENT. The AGENCY shall not change or deviate from DEPARTMENT approved plan(s) without written approval of the DEPARTMENT. If it shall come to the attention of the DEPARTMENT that the improvements not properly maintained pursuant to the terms of this Agreement, the District Secretary or his designee may issue a written notice to the AGENCY that a deficiency or deficiencies exist(s). Upon receipt of the notice, the AGENCY shall have a period of thirty (30) calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the DEPARTMENT may at its option, proceed as follows:
 - a) The DEPARTMENT may take action to maintain the improvements which are the responsibility of the AGENCY as specified above, or a part thereof, with DEPARTMENT or its Contractor's personnel and invoice the AGENCY for expenses incurred and the AGENCY shall promptly reimburse the DEPARTMENT for the costs, or
 - b) The DEPARTMENT may terminate the MASTER AGREEMENT, or any amendments thereto, in which case the AGENCY shall at its own expense and within sixty (60) days after written notice by the DEPARTMENT, remove all improvements

COUNTY: SARASOTA
ROADWAY: US 41 / SR 45
AGENCY: West Villages

that the DEPARTMENT directs be removed and return the right-of-way to its original condition.

10. This Agreement shall remain in effect until such time the AGENCY or DEPARTMENT wishes to terminate this Agreement. Termination shall be done in writing giving the other party thirty (30) days' notice. Upon notice of termination by either party, all improvements which are the responsibility of the AGENCY to maintain shall be removed by the AGENCY and the DEPARTMENT'S right-of-way returned to its original condition. If, after thirty (30) days, the improvements have not been removed, the DEPARTMENT may, at its option, proceed as follows:
 - a) Maintain said improvements within the limits of said project with DEPARTMENT'S contractor or personnel and the AGENCY shall promptly reimburse the DEPARTMENT upon receipt of an invoice for the reasonable values of such work; or
 - b) Remove said improvements; return the right-of-way to its original condition with the DEPARTMENT'S contractor or personnel and the AGENCY shall promptly reimburse the DEPARTMENT upon receipt of an invoice for the reasonable values of such work.
11. The AGENCY shall keep in force during the period of this Agreement public liability insurance and property damage insurance, listing the DEPARTMENT as co-insured for both, and worker's compensation insurance through an insurance policy(ies) as evidenced by an ACCORD form which shall be submitted to the DEPARTMENT upon periodic updates or as requested. The DEPARTMENT shall also be listed as co-certificate holder on said form.
12. When the DEPARTMENT receives a notice of claim for damages that may have been caused by the AGENCY in the performance of services pursuant to this Agreement, the DEPARTMENT will immediately forward the claim to AGENCY, and the DEPARTMENT will evaluate the claim and report their findings to each other within seven working days and will jointly discuss options in defending the claim. After reviewing the claim, the DEPARTMENT will determine whether to require the participation of the AGENCY in the defense of the claim or to require that the AGENCY defend the DEPARTMENT in such claim pursuant to this section. The DEPARTMENT'S failure to notify the AGENCY of a claim shall not release the AGENCY from any of the requirements of this section. The DEPARTMENT and the AGENCY will pay their own costs for the evaluation, settlement negotiations, and trial, if any. However, if only one party participates in the defense of the claim at trial, that party is responsible for all costs, but if the verdict determines that there is joint responsibility, the costs and liability for damages will be shared in the same percentage as that judicially established.
13. To the extent permitted by law, AGENCY shall indemnify, defend and hold harmless DEPARTMENT against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of AGENCY, or any of its officers, agents or employees, acting within the scope of their office or employment, in connection with the obligations and rights granted to or exercised by AGENCY hereunder, to the extent and within

COUNTY: SARASOTA
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AGENCY: West Villages

the limitations of any applicable Florida Statute. The foregoing indemnification shall not constitute a waiver of sovereign immunity, if applicable, beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by AGENCY to indemnify DEPARTMENT for the negligent acts or omissions of DEPARTMENT, its officers, agents or employees, or for the acts of third parties. Nothing herein shall be construed as consent by AGENCY to be sued by third parties in any manner arising out of this agreement. The AGENCY shall also require all contractors and subcontractors who conduct operations within the Project to indemnify and hold DEPARTMENT harmless against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of said Contractor or Subcontractor or any of their officers, agents or employees, acting within the scope of their office or employment. The indemnities assumed by the AGENCY shall survive termination of this agreement.

14. This writing embodies the entire Agreement and understanding between the parties hereto and there are no other agreements and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.
15. This Agreement may not be assigned or transferred by the AGENCY in whole or part without the consent of the DEPARTMENT.
16. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
17. All notices under this Agreement shall be directed to the following addresses:

TO DEPARTMENT:
District Maintenance Admin.
801 North Broadway (MS 1-28)
Bartow, FL 33830-1249

STATE OF FLORIDA AUDITOR GENERAL:
Room 401, Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450

Rest of this page intentionally left blank.

COUNTY: SARASOTA
ROADWAY: US 41 / SR 45
AGENCY: West Villages

IN WITNESS WHEREOF, WEST VILLAGES IMPROVEMENT DISTRICT, has caused this Agreement to be executed in its behalf, by the Chairman or its designee, and the FLORIDA DEPARTMENT OF TRANSPORTATION has caused this Agreement to be executed in its behalf through its District Secretary or authorized designee. This Agreement shall become effective on:

Department to enter date.

WEST VILLAGES IMPROVEMENT DISTRICT:

ATTEST

(Not necessary if DocuSigned)

CLERK (Seal)

CHAIRMAN OR DESIGNEE

DATE

PRINT NAME DATE

WEST VILLAGES IMP. DIST. LEGAL REVIEW:

BY:

DATE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST (Not necessary if DocuSigned)

EXECUTIVE SECRETARY (Seal)

BY:

DISTRICT SECRETARY OR DESIGNEE
DISTRICT ONE

PRINT NAME DATE

PRINT NAME DATE

REVIEW & APPROVAL

FLA. DEPT. OF TRANS. LEGAL REVIEW:

BY

DISTRICT LANDSCAPE ARCHITECT DATE

BY:

Don Conway, Senior Attorney

DS



EXHIBIT A

PAGE 1 OF 1

LOCATION MAP AND AGENCY MAINTENANCE RESPONSIBILITIES

SECTION 17010-000 FROM MP 6.347 TO MP 9.482

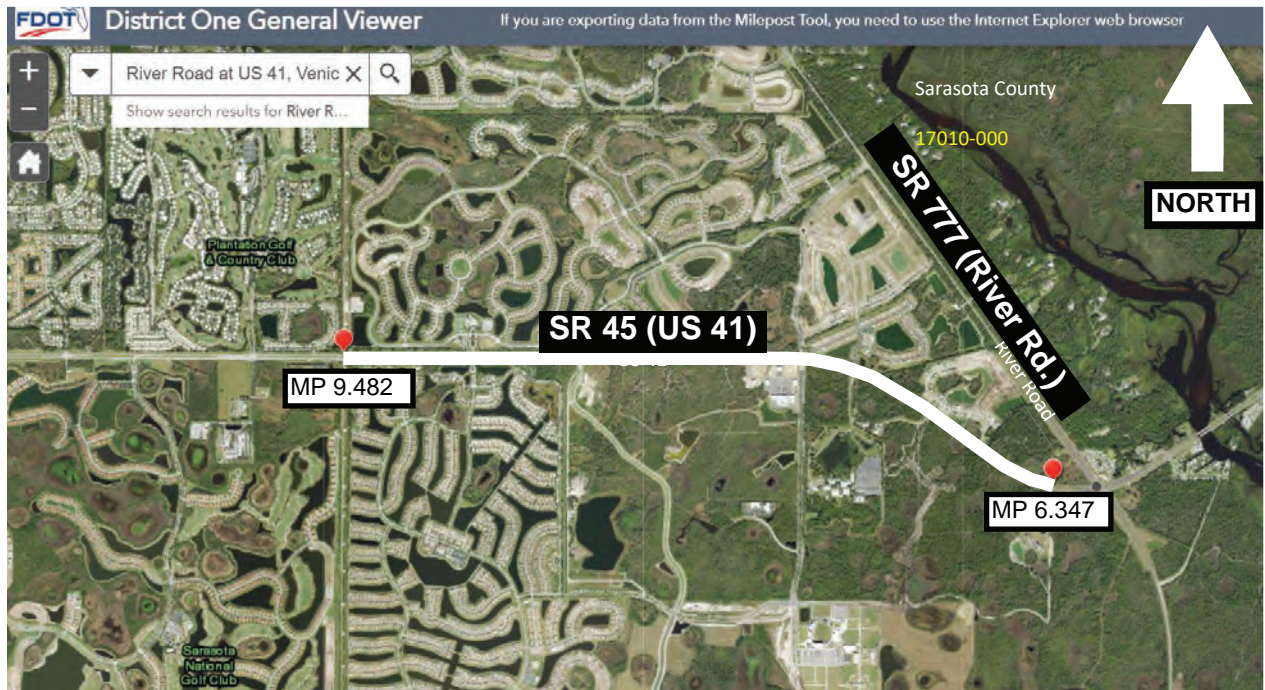


EXHIBIT B

(agency Resolution)

EXHIBIT C

TECHNICAL MAINTENANCE PLAN

ARCHITECTURAL PAVERS

General: The work specified in this Technical Maintenance Plan consists of maintenance and repair of architectural pavers in sidewalk areas. Repair of pavers shall conform to the requirements of Section 526 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, dated 2010, except as amended herein.

Tolerances: Architectural pavers shall be repaired whenever any of the following conditions exist:

- a. Greater than ¼" unit-to-unit offset from flush
- b. Greater than ½" in 2'0" from level or slope as designed
- c. Pavers are loose, chipped, broken or otherwise damaged.

Repair: Repair shall consist of replacement or resetting of unit or units. Provide new units to match adjoining units and install or re-set in same manner as original units with same joint treatment to eliminate evidence of replacement. Repaired areas shall meet the following tolerances:

- a. Do not exceed 1/16" unit-to-unit offset from flush
- b. Do not exceed 1/8" in 2' 0" from level or slope as designed.

Cleaning: Stained pavers shall be cleaned with potable water and stiff fiber brushes until all dirt, stains, and other blemishes are removed. Use cleaner and procedures recommended by paver manufacturer. Test small sample areas for acceptance of cleaning procedures. Do not use wire brushes, metal scrapers or acids. Protect adjacent surfaces from damage during cleaning and operations.

STAMPED CONCRETE SIDEWALK:

General: The work specified in this Technical Maintenance Plan consists of maintenance and repair of stamped concrete crosswalks. Repair of concrete crosswalks shall conform to the requirements of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, dated 2010, Section 353: Concrete Pavement Slab Replacement

EXHIBIT C

LANDSCAPE TECHNICAL MAINTENANCE PLAN	
THE ACTIVITIES AND FREQUENCIES SHOWN REPRESENT THE MINIMUM REQUIREMENTS.	
MOWING:	MOW WITHIN THE ENTIRE PROJECT LIMITS FROM RIGHT-OF-WAY TO RIGHT-OF-WAY. MOWING FREQUENCY WILL BE BASED ON MAINTAINING THE TURF AND VEGETATION HEIGHT BETWEEN <u>4</u> INCHES AND <u>9</u> INCHES.
WATERING:	WATER PLANT MATERIAL TO MAINTAIN HEALTH AND VIGOR.
LITTER REMOVAL:	PERFORM LITTER REMOVAL WITHIN THE ENTIRE PROJECT LIMITS FROM RIGHT-OF-WAY TO RIGHT-OF-WAY PRIOR TO AND IN CONJUNCTION WITH THE MOWING.
EDGING:	EDGE EACH MOWING CYCLE. MECHANICAL EDGING SHALL BE USED FOR TURF ADJACENT TO PAVEMENT. CHEMICAL HERBICIDE EDGING CAN BE USED ON TREE RINGS AND PLANTING BEDS.
WEEDING:	MAINTAIN TREE RINGS AND BEDS 90% WEED FREE AT ALL TIMES. ERADICATE FLORIDA EXOTIC PEST PLANT COUNCIL CATEGORY ONE INVASIVE PLANT SPECIES AND THEIR SEEDS, AND VINES.
CHEMICAL APPLICATIONS:	INSPECT ALL PALMS AND TREES FOR PEST INFESTATION AND DISEASE ON A MONTHLY BASIS, CHECKING FOR THE PRESENCE FOR INSECTS, GRUBS, MITES, FUNGUS, MOLD, ETC. APPLY FUNGICIDE AND PESTICIDES PER MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION METHODS AND RATES AS REQUIRED.
WATER SAUCERS, STAKES AND GUYS:	CONTINUOUSLY MONITOR AND REPAIR WATER SAUCERS. MAINTAIN TREES AND PALMS UPRIGHT, WITH STAKES/GUYS. INSPECT AND ADJUST STAKES AND GUYS TO ENSURE STABILITY AND PLUMB CONDITION OF TREES AND PALMS.
FERTILIZATION OF TREES, PALMS AND OTHER PLANTS AND VEGETATION	FERTILIZE TREES AND PALMS AS NEEDED TO PREVENT NUTRITIONAL DEFICIENCIES, TO PROMOTE GROWTH , AND MAINTAIN A HEATHY APPEARANCE. FERTILIZER SHOULD CONTAIN MACRONUTRIENTS AND MICRONUTRIENTS IN A CONTROLLED RELEASED FORM APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION METHODS AND RATES.
MULCH:	MAINTAIN A MINIMUM OF THREE (3) INCHES DEPTH OF MULCH MATERIAL FOR ALL PLANT AREAS AS SHOW IN THE PLANS. MULCH THREE (3) FEET AROUND THE TRUNK OF ALL TREES AND PALMS. INSPECT SLOPES AFTER MAJOR RAIN EVENTS AND CORRECT MULCH DEFICIENCIES.
PRUNING:	PRUNE AS REQUIRED TO MAINTAIN HORIZONTAL CLEARANCE (FDOT SPECIFICATION 700), AND TO MAINTAIN STRUCTURAL INTEGRITY. MAINTAIN CLEARANCE SO THERE IS NO ENCROACHMENT OF TREES, PALMS. TREE LIMBS, PALM FRONDS OR VEGETATION IN OR OVER THE TRAVEL WAY, GUARDRAIL OR CLEAR ZONE, LOWER THAN 14.5 FEET OR LOWER THAN 10 FEET OVER SIDEWALKS, BIKE, OR MULTIUSE PATHS. NO VEGETATION SHALL VIOLATE THE CLEARANCE REQUIREMENT. TREES: REMOVE ALL SUCKERS, DEAD, DISEASED OR BROKEN BRANCHES. PALMS: PRUNE AS REQUIRED TO REMOVE BROKEN OR DEAD FRONDS AND ALL FLOWER/SEED STALKS. FLOWER/SEED STALKS SHALL BE REMOVED PRIOR TO DROPPING OF SEEDS, NUTS, OR PRODUCTION OF FRUIT. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE, CAMERAS AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS AT ALL TIMES.
TURF:	MAINTAIN TURF AREAS TO THE CURRENT EDITION OF THE MAINTENANCE RATING PROGRAM (MRP). REPAIR ALL AREAS DAMAGED BY EROSION. ENSURE THE PROJECT MEETS FDOT MRP TURF STANDARDS AT ALL TIMES.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

AMENDMENT #1

**to the MASTER MAINTENANCE AGREEMENT BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND
WEST VILLAGES IMPROVEMENT DISTRICT**

ROW PERMIT NO. n/a

THIS AMENDMENT TO THE MASTER MAINTENANCE AGREEMENT ("Amendment") is made and entered into on this ____ day of _____, 2022 by and between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION ("Department"), an agency of the State of Florida, and WEST VILLAGES IMPROVEMENT DISTRICT (" Agency").

RECITALS

WHEREAS, the Department and the Agency on ____/____/2022 entered into a Master Maintenance and Installation Agreement ("Master Agreement"); and

WHEREAS, the Parties have agreed to modify the Master Agreement by specifying geographical areas within which the Agency will be responsible for maintaining; and

WHEREAS, the Agency, by Resolution No. _____ dated ____/____/2022, attached and incorporated by reference as **Exhibit B** in the Master Agreement, authorized its Chairman or Designee to execute this Amendment on its behalf.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Master Agreement is amended as follows:

Exhibit D , WEST VILLAGES PARKWAY IMPROVEMENTS, is attached and incorporated by reference. The agency is responsible for the maintenance, at its sole cost and expense, of all improvements within the geographical area of **Exhibit A**, as per the terms and conditions of the Master Agreement.

Furthermore, it is agreed, except as expressly or by necessary implication modified hereby, all provisions, terms and conditions of the Master Agreement shall remain in full force and effect, but in the event of any inconsistency between the Master Agreement and this Amendment **#1** , the latter shall prevail.

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment on the day, month and year set forth above.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AMENDMENT #1
to the MASTER MAINTENANCE AGREEMENT BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND
WEST VILLAGES IMPROVEMENT DISTRICT

IN WITNESS WHEREOF, WEST VILLAGES IMPROVEMENT DISTRICT, has caused this Agreement to be executed in its behalf, by the Chairman or its designee, and the FLORIDA DEPARTMENT OF TRANSPORTATION has caused this Agreement to be executed in its behalf through its District Secretary or authorized designee. This Agreement shall become effective on:

Department to enter date.

WEST VILLAGES IMPROVEMENT DISTRICT:

ATTEST

(Not necessary if DocuSigned)

CLERK (Seal)

CHAIRMAN OR DESIGNEE

DATE

PRINT NAME DATE

WEST VILLAGES IMP. DIST. LEGAL REVIEW:

BY:

DATE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST (Not necessary if DocuSigned)

EXECUTIVE SECRETARY (Seal)

BY:

DISTRICT SECRETARY OR DESIGNEE
DISTRICT ONE

PRINT NAME DATE

PRINT NAME DATE

REVIEW & APPROVAL

FLA. DEPT. OF TRANS. LEGAL REVIEW:

BY

DISTRICT LANDSCAPE ARCHITECT DATE

BY:

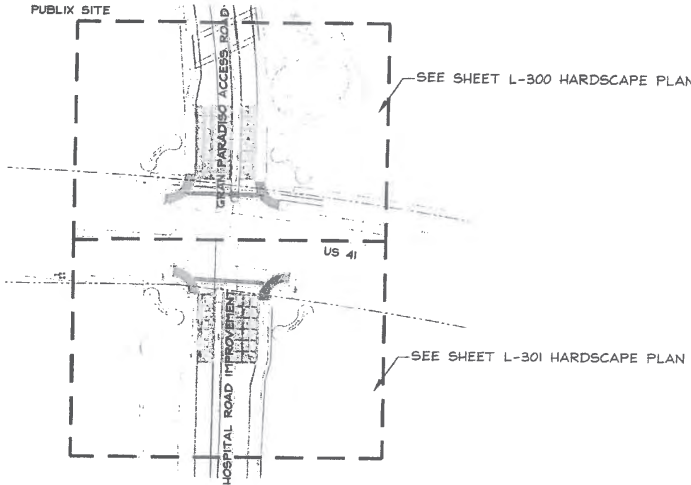
Don Conway, Senior Attorney

DS
DC

EXHIBIT D

WEST VILLAGES PARKWAY IMPROVEMENTS

URG
URBAN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.
URBAN & DEVELOPMENT PLANNING
LANDSCAPE ARCHITECTURE
SITE GRAPHICS
SUITE 500 - 2601 CATTLEMAN ROAD - SARASOTA, FLORIDA 34232
PHONE 941-929-1130 FAX 941-922-2331



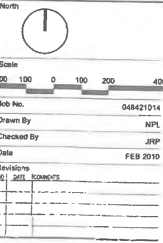
WEST VILLAGES PKWY/U.S. 41 INTERSECTION ENHANCEMENTS - KEY SHEET
HARDSCAPE PLAN

SCALE 1"=100'

LAYOUT NOTES:

1. ALL LAYOUT MEASUREMENTS ARE TO EDGE OF PAVEMENT OR CENTER OF RADIUS UNLESS OTHERWISE NOTED.
2. COORDINATE POINTS ARE SET USING THE COORDINATE SYSTEM REFERENCED BY SURVEY PROVIDED BY BRITT SURVEYING INC. LANDSCAPE ARCHITECT WILL SUPPLY COORDINATES USING EXISTING BENCHMARKS AS REQUESTED BY CONTRACTOR.
4. REFER TO CIVIL ENGINEERING DRAWINGS (BY KIMLEY HORN AND ASSOCIATES) FOR DIMENSIONING THAT DIRECTLY REFERS TO THE SIDEWALKS, CURBS, AND/OR ROADS.
5. AT THE CONTRACTOR'S REQUEST, CAD FILES MAY BE MADE AVAILABLE. DIGITAL INFORMATION PROVIDED BY URG SHALL BE USED FOR THE CONTRACTOR'S REFERENCE. ONLY HARD COPIES OF PERMITTED SHOP DRAWINGS AND PLANS SHALL BE RELIED UPON.
6. ALL RADII SHALL BE FORMED AS SMOOTH, CIRCULAR ARCS WITH NO KINKS, FACETS, OR TANGENTS.
7. CONTRACTOR SHALL FIELD STAKE LOCATIONS OF SIDEWALKS, PLANTER CURBS, LIGHT FIXTURES, AND SITE AMENITIES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
8. ADA ACCESSIBLE RAMPS AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, CITY, AND LOCAL CODES, WHICHEVER HAS JURISDICTION. SEE LAYOUT PLANS (FOR LOCATION ONLY), CIVIL GRADING PLANS, AND DETAILS FOR ADA ACCESSIBLE RAMPS AND WALK LOCATIONS.
9. LAYOUT SHOWN IS FOR CONSTRUCTION PURPOSES.

Hospital Road Improvement
Enhanced Landscape Plan Supplement
West Villages Improvement District
City of North Port, Florida
HARDSCAPE KEY SHEET



Revisions:
NO 2/18/2010
JAMES R. FRANKOVIN, P.E.
FL. CERT. NO. 1416888000
Date: 03-31-09
2/18/10
See Section 1, along with the original and always present Section 1, as an integral part of this contract, and for the specific terms and conditions for which it was prepared. This is not a separate contract, but a part of the original contract. It is the responsibility of the client to ensure that the original contract is complete and correct. If the client has any questions or concerns, they should contact the original contract administrator.

CALL 48 HOURS BEFORE YOU DIG
811
IT'S THE LAW!
DIAL 811
Know what's below.
Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

L-200

EXHIBIT D

WEST VILLAGES PARKWAY IMPROVEMENTS

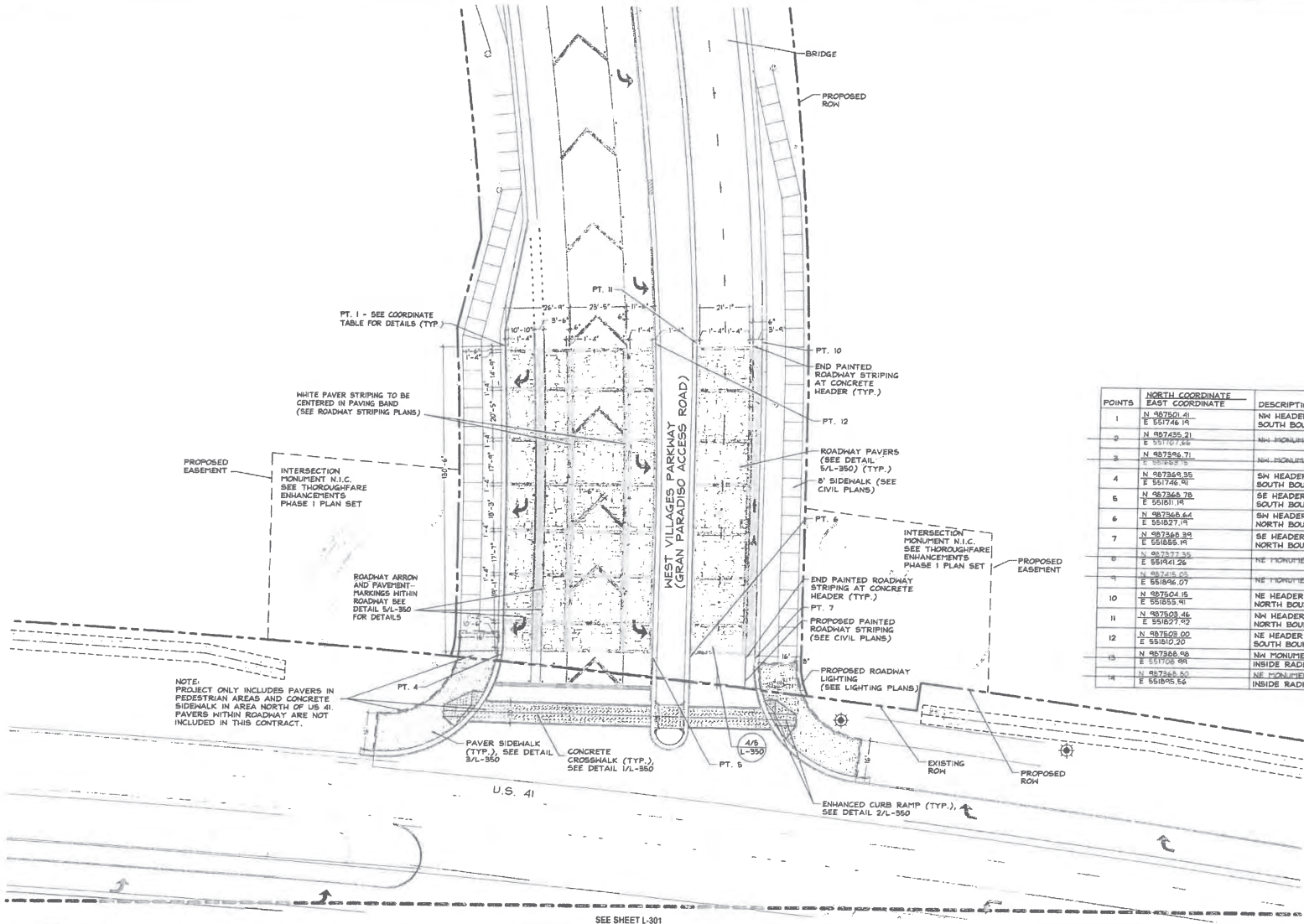
URG
URBAN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.
URBAN & DEVELOPMENT PLANNING
LANDSCAPE ARCHITECTURE
SITE GRAPHICS
SUITE 500 - 2901 CATTLEMAN ROAD - SARASOTA, FLORIDA 34232
PHONE 941-920-1730 FAX 941-923-2251

Hospital Road Improvement
Enhanced Landscape Plan Supplement
West Villages Improvement District
City of North Port, Florida
HARDSCAPE PLAN

North
Scale
20 10 0 10 20 40
Job No. 048421014
Drawn By NPL
Checked By JJP
Date FEB 2010
Revision
NO. DATE REVISION
1 1/8/10

X
JAMES R. PANKOWITZ, RLA
FL Civil No. 14186-0200
Date: 03-31-09
No. Correct, along with the original design presented
herein, are a part of the project and shall be used
properly and not be altered, copied, or reproduced
without the written consent of the designer and approval
by the Board of Directors and the City of North Port.
Date: 1/8/10
Sheet L-300

POINTS	NORTH COORDINATE	EAST COORDINATE	DESCRIPTION
1	N 987501.41	E 551748.19	NW HEADER CORNER SOUTH BOUND LANE
2	N 987495.21	E 551707.48	NW MONUMENT SIGN
3	N 987596.71	E 551903.76	NW MONUMENT SIGN
4	N 987363.35	E 551746.91	SW HEADER CORNER SOUTH BOUND LANE
5	N 987364.78	E 551811.14	SE HEADER CORNER SOUTH BOUND LANE
6	N 987364.64	E 551827.14	SW HEADER CORNER NORTH BOUND LANE
7	N 987368.33	E 551856.14	SE HEADER CORNER NORTH BOUND LANE
8	N 987377.35	E 551941.26	NE MONUMENT SIGN
9	N 987375.03	E 551896.07	NE MONUMENT SIGN
10	N 987504.15	E 551855.41	NE HEADER CORNER NORTH BOUND LANE
11	N 987503.46	E 551827.02	NW HEADER CORNER NORTH BOUND LANE
12	N 987502.00	E 551810.20	NE HEADER CORNER SOUTH BOUND LANE
13	N 987365.98	E 551805.91	NW MONUMENT INSIDE RADIUS OF HALL
14	N 987365.92	E 551805.84	NE MONUMENT INSIDE RADIUS OF HALL



NOTE:
PROJECT ONLY INCLUDED PAVERS IN
PEDESTRIAN AREAS AND CONCRETE
SIDEWALK IN AREA NORTH OF US 41.
PAVERS WITHIN ROADWAY ARE NOT
INCLUDED IN THIS CONTRACT.

SEE SHEET L-301

EXHIBIT D

WEST VILLAGES PARKWAY IMPROVEMENTS

U R G
URBAN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.
URBAN & DEVELOPMENT PLANNING
LANDSCAPE ARCHITECTURE
SITE GRAPHICS
SUITE 600 - 2801 GATLEMAN ROAD - SARASOTA, FLORIDA 34232
PHONE 941-552-1730 FAX 941-552-2291

Hospital Road Improvement
Enhanced Landscape Plan Supplement
West Villages Improvement District
City of North Port, Florida
Hardscape Details

PAVER LEGEND

- (A) PAVER TYPE A: STYLE: BRICK 4XB
SIZE: 3/8"X1 1/2"X3/4"
PATTERN: SOLDIER COURSE
COLOR: TAN
- (B) PAVER TYPE B: STYLE: BRICK 4XB
SIZE: 3/8"X1 1/2"X3/4"
PATTERN: BASKETWEAVE
COLOR: RANDOMLY PLACED EQUAL MIX OF
CHARCOAL, TAN, AND DARK ORANGE
- (C) PAVER TYPE C: STYLE: MEGA OLDE TONNE TUBULED
SIZE: RANDOM ASSORTMENT
PATTERN: ASHLAR
COLOR: OLD CHICAGO RANDOMLY MIXED
- (D) PAVER TYPE D: STYLE: OLDE TONNE
SIZE: VARIES X 3/4"
PATTERN: SAILOR COURSE, 6 1/4" WIDE
COLOR: WHITE
- (E) PAVER TYPE E: STYLE: BRICK 4XB
SIZE: VARIES X 3/4"
PATTERN: SAILOR COURSE, 6 1/4" WIDE
COLOR: WHITE
- (F) PAVER TYPE F: STYLE: HERRINGBONE
SIZE: 3/8"X1 1/2"X3/4"
PATTERN: BASKETWEAVE
COLOR: CHARCOAL
- (G) PAVER TYPE G: STYLE: BRICK 4XB (TRUNCATED DOME)
SIZE: 3/8"X1 1/2"X3/4"
PATTERN: SOLDIER COURSE
COLOR: TAN
- (H) PAVER TYPE H: STYLE: INTEGRAL COLORED CONCRETE
COLOR: ADJUSTURE BY LHM SCOFFIELD
SIZE: 12"X12" SCORE JOINT PATTERN
PATTERN: SOLDIER COURSE
COLOR: SORRENTO RED
- (I) PAVER TYPE I: STYLE: INTEGRAL COLORED CONCRETE
COLOR: ADJUSTURE BY LHM SCOFFIELD
SIZE: 12"X12" SCORE JOINT PATTERN
PATTERN: 45° SCORE JOINT TO PAVER
TYPE H
COLOR: SORRENTO RED, SANDBLAST FINISH

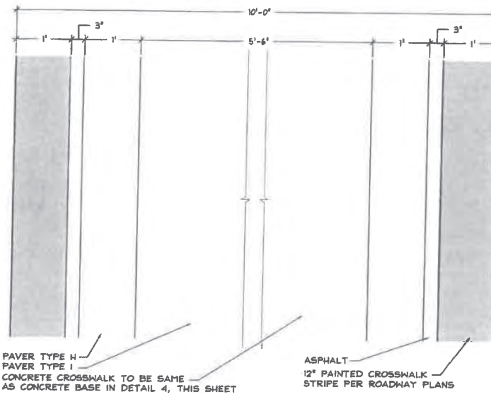
- NOTES:
- ALL PAVERS SPECIFIED ARE MANUFACTURED BY TREHON GROUP. CONTACT TREHON (ARCADIA) AT 877-490-0990.
 - ALL PAVERS TO BE FLUSH WITH SURROUNDING SIDEWALK AND PAVER SURFACES.
 - PAVERS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 - ALL PAVERS IN VEHICULAR AREAS TO BE 3 1/8" THICK.
 - ALL PAVER TYPES, PATTERNS, COLORS, ETC., TO MATCH EXISTING PAVERS ON GRAN PARADO ACCESS ROAD.
 - CONTRACTOR TO PROVIDE 7'-6" X 7'-6" MOCK UP OF PAVER TYPES H AND I TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 - CONCRETE CROSSWALK TO BE 8" THICK, 3500 PSI @ 28 DAYS AND REINFORCED WITH WELDED WIRE FABRIC (SIMILAR TO CONCRETE BASE IN DETAIL 4, THIS SHEET).

- NOTE:
- CONCRETE BASE MINIMUM 2% SLOPE FROM CENTERLINE TO HEADER (SEE CIVIL PLANS FOR ROAD GRADINGS).
 - DO NOT PROVIDE DRAIN HOLES TO SUBGRADE WHEN WATER TABLE IS LESS THAN 2 FT. FROM TOP OF SOIL SUBGRADE.

CONCRETE PAVER FIELD

SECTION

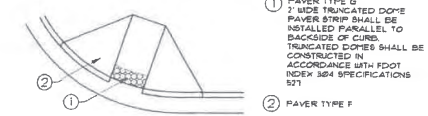
NTS



1 CONCRETE CROSSWALK PAVING DETAIL

PLAN VIEW

SCALE: NTS



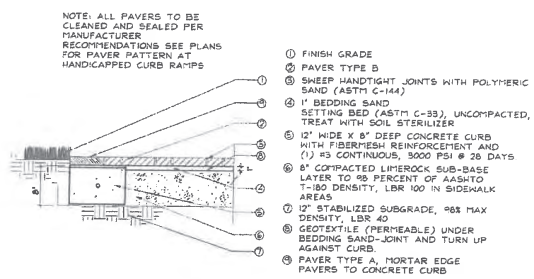
NOTES:

THIS DETAIL IS FOR SURFACE TREATMENT ONLY. REFER TO ROADWAY DRAININGS FOR SPECIFICATION OF MATERIALS RAMP CONFIGURATIONS, ETC. THE INTENT OF THIS DETAIL IS TO SHOW TYPICAL TACTILE SURFACE TREATMENT FOR HANDICAPPED RAMPS WITHIN THE PROJECT. SEE CIVIL PLANS FOR LOCATIONS, DIMENSIONS, AND AREA.

2 ENHANCED CURB RAMP

PLAN

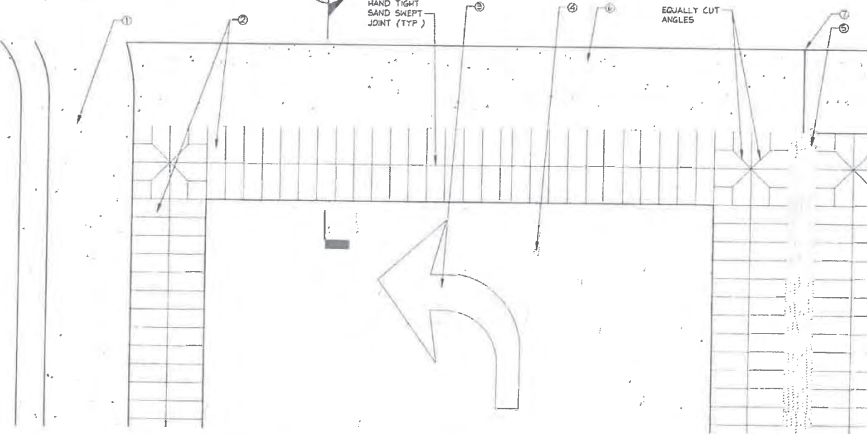
SCALE: NTS



3 PAVER SIDEWALK DETAIL

SECTION

SCALE: NTS



4 ROADWAY PAVER LAYOUT

PLAN

NTS

- PLAN
- CONCRETE CURB AND GUTTER, SEE CIVIL PLANS
 - PAVER TYPE A
 - PAVER TYPE E
 - PAVER TYPE C
 - PAVER TYPE D
 - 18" CONCRETE HEADER
 - 1/4" X 1 1/2" SANKUT TO BE CENTERED ON ALL LANE MARKINGS

- NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF CONCRETE PAVER LAYOUT FOR APPROVAL AND PAVEMENT MARKINGS
 - SEE PAVING AND MARKING PLAN FOR TYPE AND SPECIFICATIONS

Scale

Job No. 048421011

Drawn By NPL

Checked By JRP

Date FEB 2010

Revisions

1. JRP

2. JRP

3. JRP

4. JRP

5. JRP

6. JRP

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L-350

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

AMENDMENT #2

**to the MASTER MAINTENANCE AGREEMENT BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND
WEST VILLAGES IMPROVEMENT DISTRICT**

ROW PERMIT NO. 2019-D-194-00013

THIS AMENDMENT TO THE MASTER MAINTENANCE AGREEMENT ("Amendment") is made and entered into on this ____ day of _____, 2022 by and between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION ("Department"), an agency of the State of Florida, and WEST VILLAGES IMPROVEMENT DISTRICT (" Agency").

RECITALS

WHEREAS, the Department and the Agency on ____/____/2022 entered into a Master Maintenance and Installation Agreement ("Master Agreement"); and

WHEREAS, the Parties have agreed to modify the Master Agreement by specifying geographical areas within which the Agency will be responsible for maintaining; and

WHEREAS, the Agency, by Resolution No. _____ dated ____/____/2022, attached and incorporated by reference as **Exhibit B** in the Master Agreement, authorized its Chairman or Designee to execute this Amendment on its behalf.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Master Agreement is amended as follows:

Exhibit E, 2019-D-194-00013, is attached and incorporated by reference. The agency is responsible for the maintenance, at its sole cost and expense, of all improvements within the geographical area of **Exhibit A**, as per the terms and conditions of the Master Agreement.

Furthermore, it is agreed, except as expressly or by necessary implication modified hereby, all provisions, terms and conditions of the Master Agreement shall remain in full force and effect, but in the event of any inconsistency between the Master Agreement and this Amendment **#2** , the latter shall prevail.

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment on the day, month and year set forth above.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

AMENDMENT #2

to the MASTER MAINTENANCE AGREEMENT BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND
WEST VILLAGES IMPROVEMENT DISTRICT

IN WITNESS WHEREOF, WEST VILLAGES IMPROVEMENT DISTRICT, has caused this Agreement to be executed in its behalf, by the Chairman or its designee, and the FLORIDA DEPARTMENT OF TRANSPORTATION has caused this Agreement to be executed in its behalf through its District Secretary or authorized designee. This Agreement shall become effective on:

Department to enter date.

WEST VILLAGES IMPROVEMENT DISTRICT:

ATTEST

(Not necessary if DocuSigned)

CLERK (Seal)

CHAIRMAN OR DESIGNEE

DATE

PRINT NAME DATE

WEST VILLAGES IMP. DIST. LEGAL REVIEW:

BY: _____
DATE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST (Not necessary if DocuSigned)

EXECUTIVE SECRETARY (Seal)

BY: _____
DISTRICT SECRETARY OR DESIGNEE
DISTRICT ONE

PRINT NAME DATE

PRINT NAME DATE

REVIEW & APPROVAL

FLA. DEPT. OF TRANS. LEGAL REVIEW:

BY _____
DISTRICT LANDSCAPE ARCHITECT DATE

BY: _____
Don Conway, Senior Attorney

DS



DRAINAGE ACCESS #2019-D-194-00013

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL SITE PLAN
3	MASTER SITE PLAN AND KEY SHEET
4-13A	GRADING AND DRAINAGE SHEET
14-23A	ROADWAY SECTIONS
24	DETAILS AND SECTIONS
25	BEST MANAGEMENT PRACTICES PLAN
26	BEST MANAGEMENT PRACTICES DETAILS

[illegible]

LOCATION MAP



SITE MAP



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stentec.com

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▲			
▲	11/07/19	PER 1205 COMMENTS	10/6/2020
▲	10/06/19	PER 1205 COMMENTS	10/6/2020
▲	08/07/19	PER 1205 COMMENTS	10/6/2020
▲	08/26/19	PER 1205 COMMENTS	10/6/2020
NO	DATE	DESCRIPTION	DATE

STATUS : REVISIONS

PROJECT SURVEYOR JOE LACEY, P.S.M.	PROJECT ENGINEER TYLER WILKINSON, E.I.	PROJECT MANAGER KEITH E. LITZELL, P.E. PL 000766 Lic-000001000000
---------------------------------------	---	---

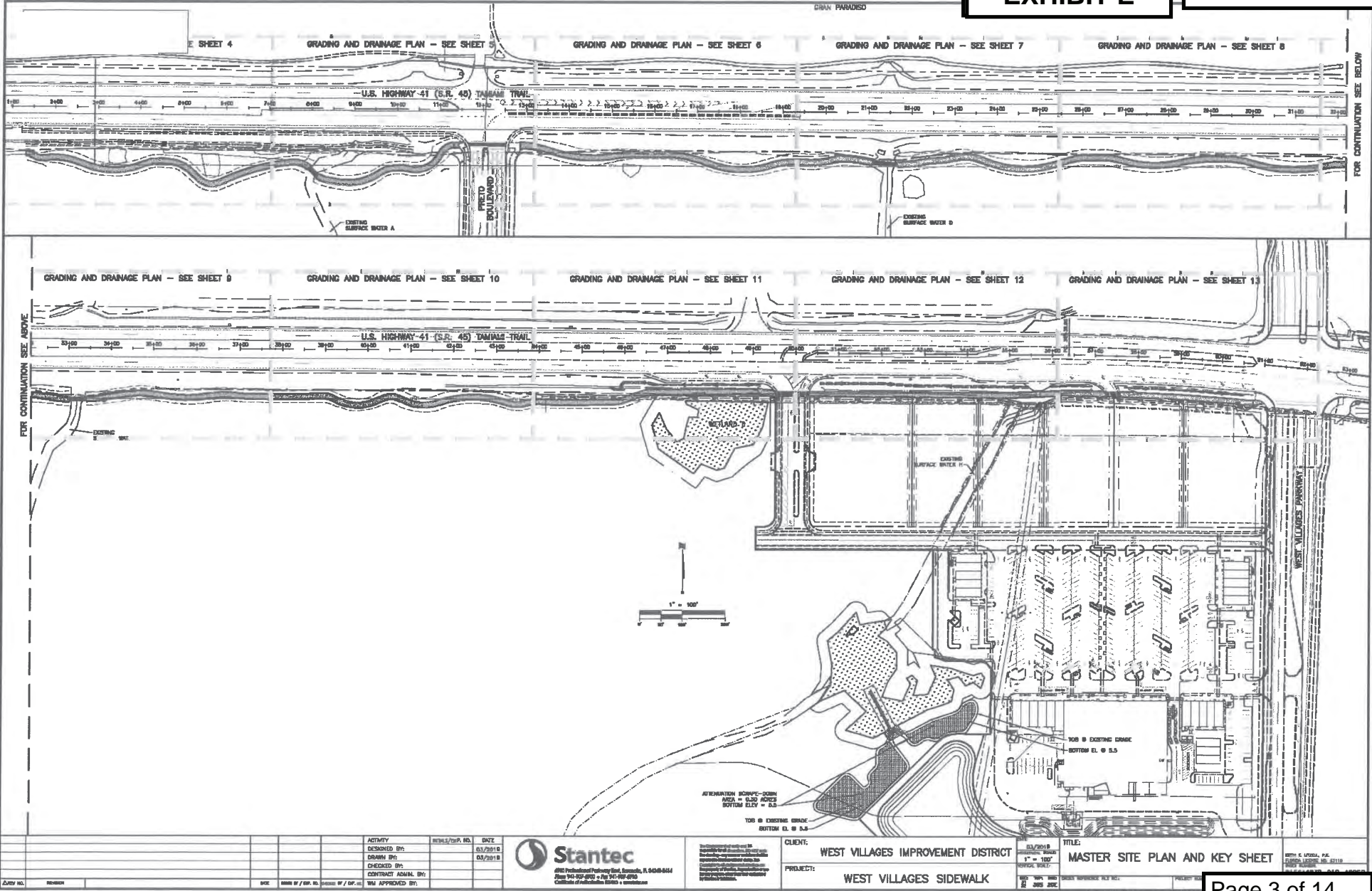
DATE _____ CHECKED BY _____

NEEDS FOR STUDY CARD ONLY

PROJECT NUMBER
215614832

DATE
03/2019

Page 1 of 14



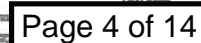
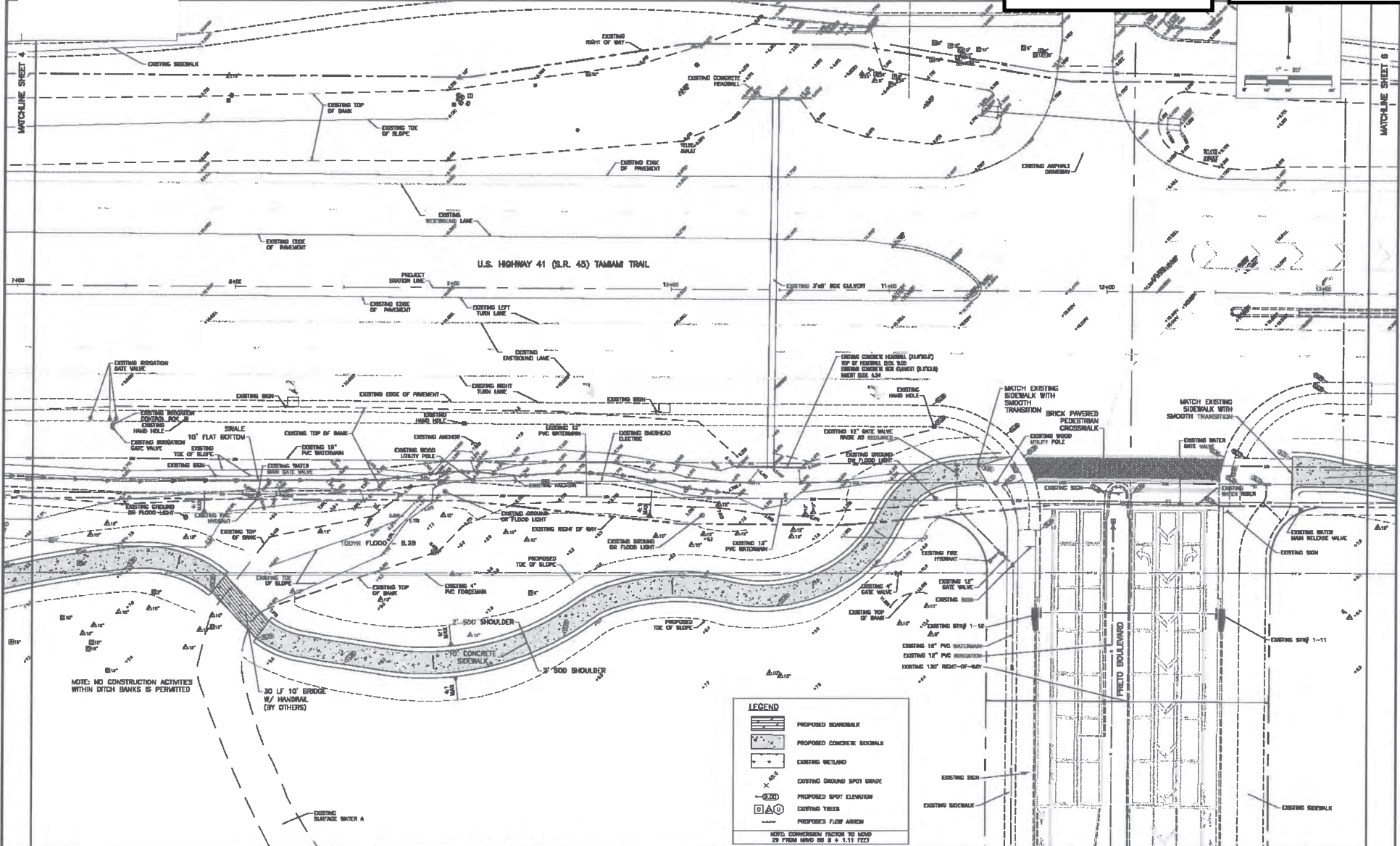


EXHIBIT E

2019-D-194-00013



C		UPDATED GRADES AND NOTE FOR BRIDGE, ADDED 10' FLAT BOTTOM SLOPE	15/08/19	BLR/117073	ACTIVITY	REVIEWED BY:	DATE:
A		REVISED 100YR FLOOD PLAIN ELEVATION, ADDED BRIDGE NOTE	06/29/19	BLR/117073	DESIGNED BY:	03/2019	
DATE:		REVISION	DATE	BY	CONTRACT ADMIN. BY:		
					BY APPROVED BY:		

4000 Technology Center Blvd, Suite 1000, Dallas, TX 75244
Phone 972-997-4000 • Fax 972-997-4000
stantec.com

CLIENT:	WEST VILLAGES IMPROVEMENT DISTRICT	DATE:	03/2019
PROJECT:	WEST VILLAGES SIDEWALK	TITLE:	GRADING AND DRAINAGE SHEET

DATE: 03/2019
BY: BLR
CHECKED BY: JLR
DATE: 03/2019

DATE: 03/2019
BY: JLR
CHECKED BY: JLR
DATE: 03/2019

EXHIBIT E

2019-D-194-00013

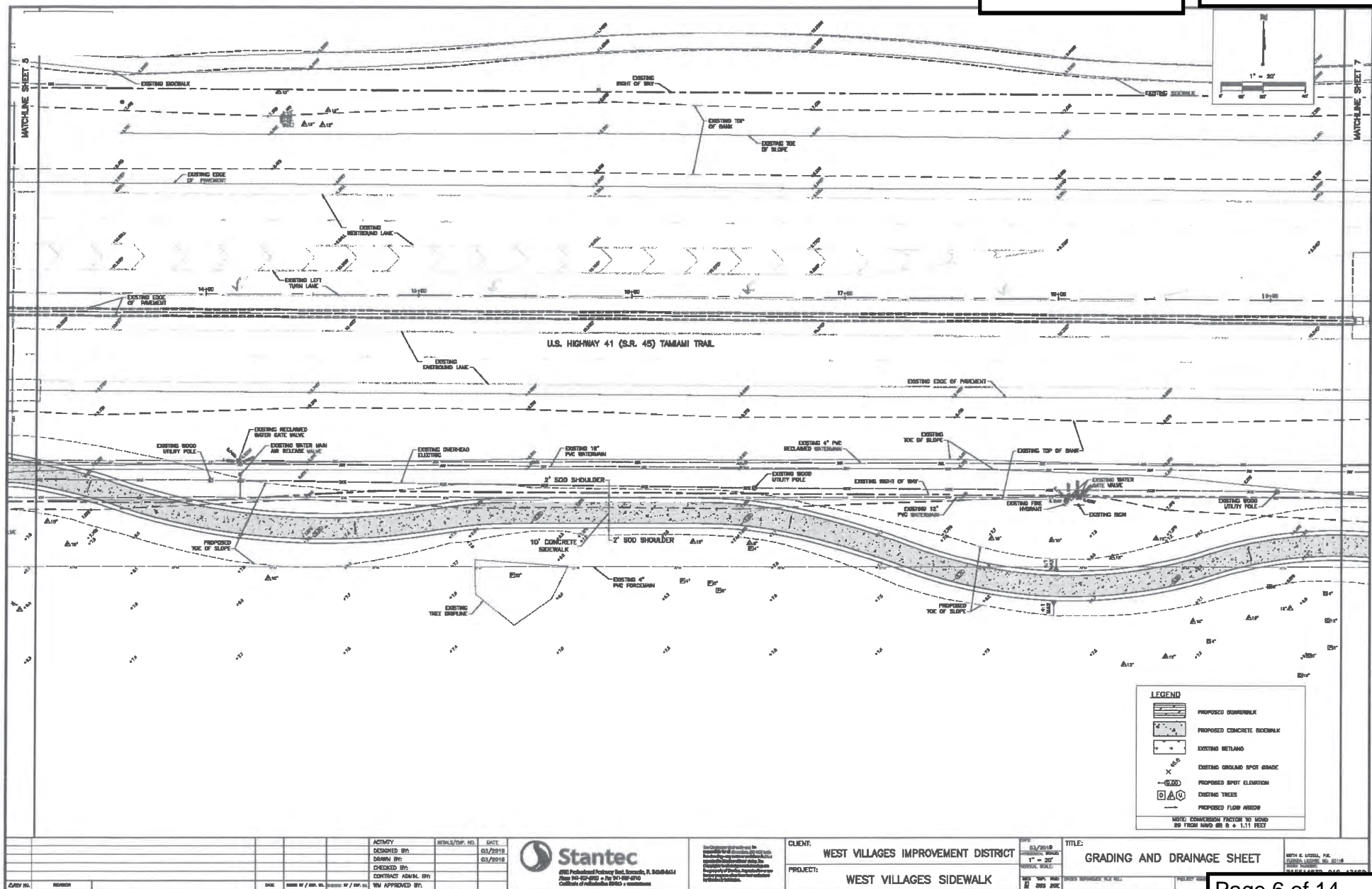


EXHIBIT E

2019-D-194-00013

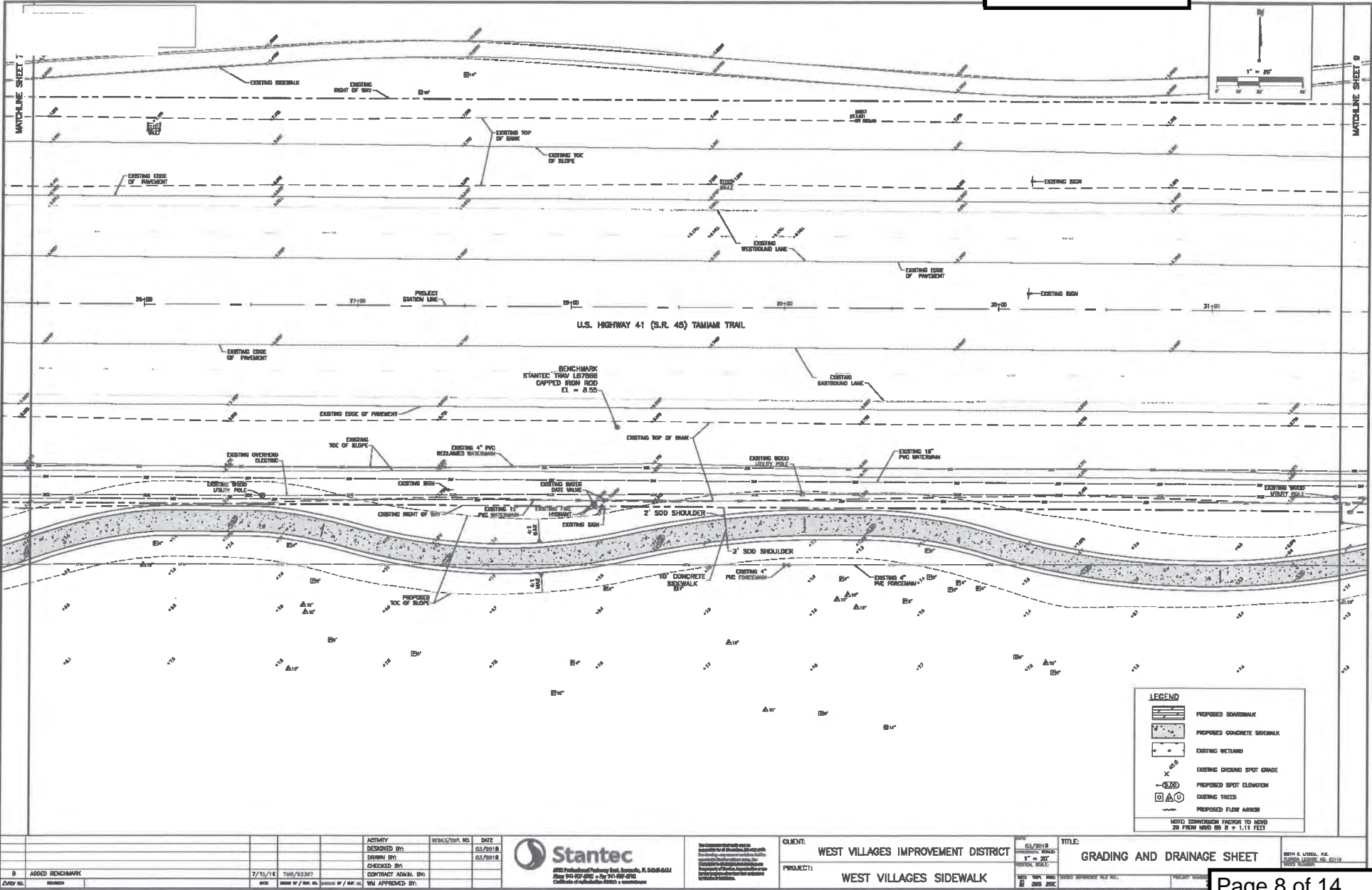


EXHIBIT E

2019-D-194-00013

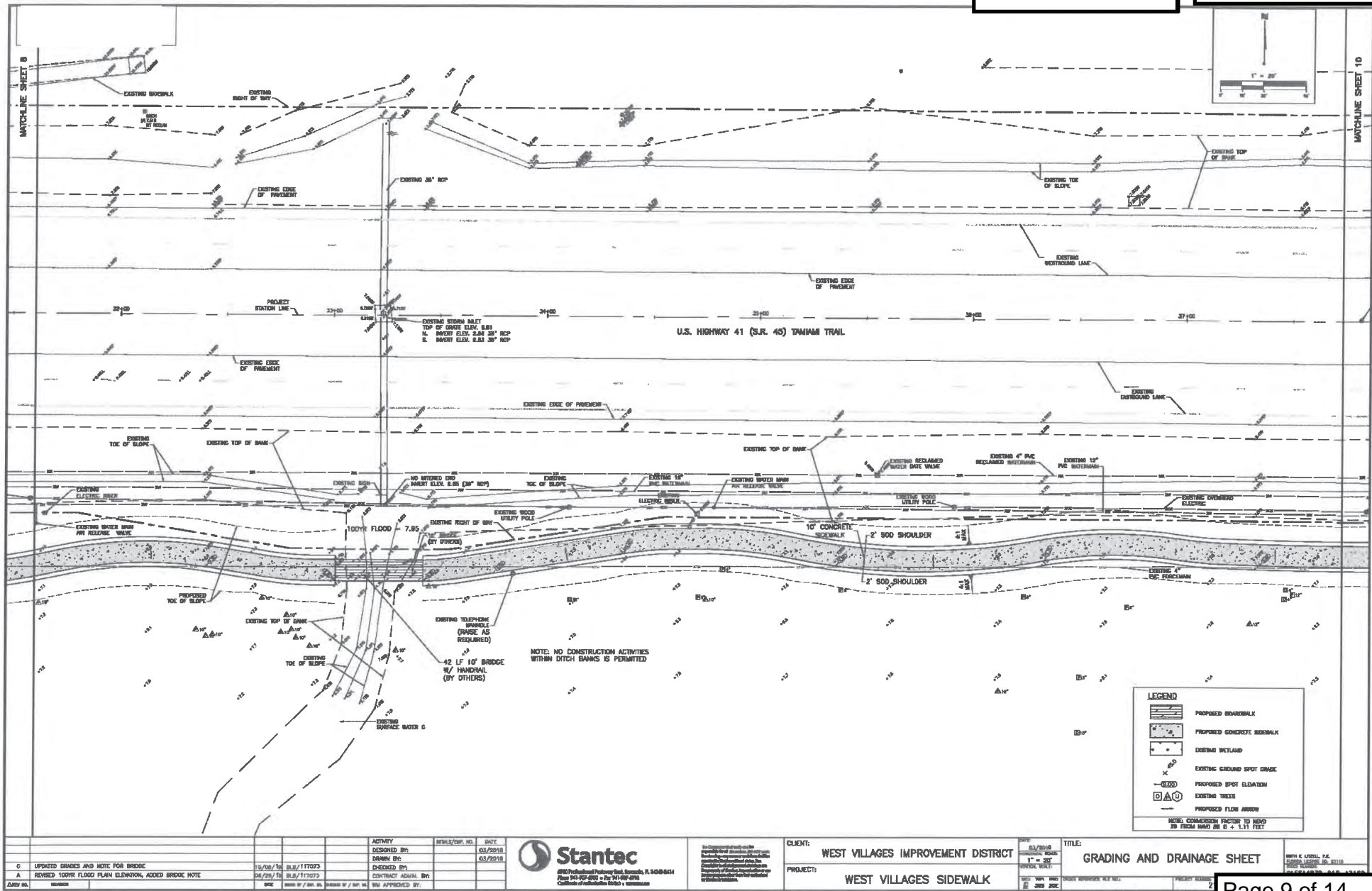


EXHIBIT E

2019-D-194-00013

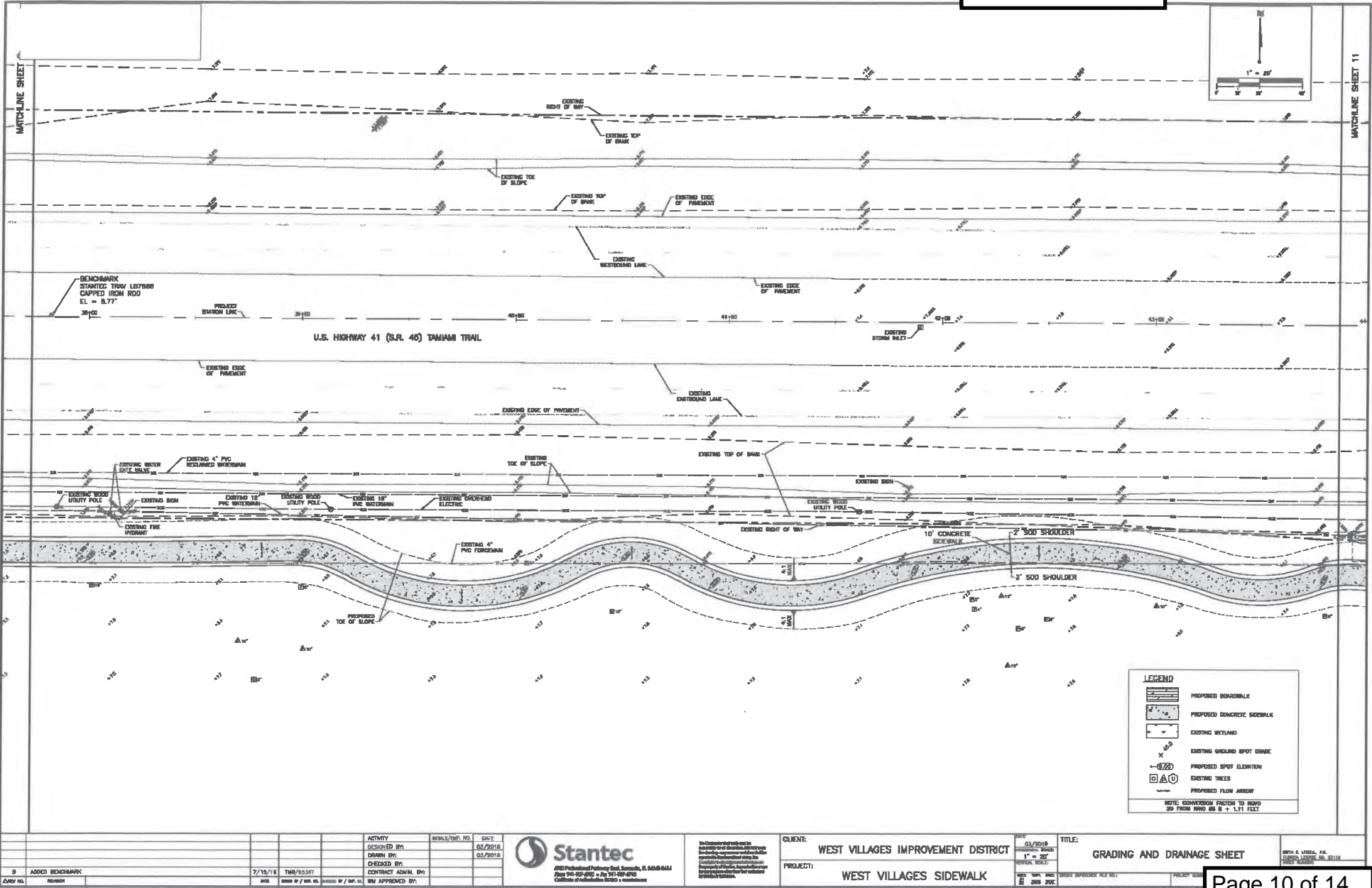


EXHIBIT E

2019-D-194-00013

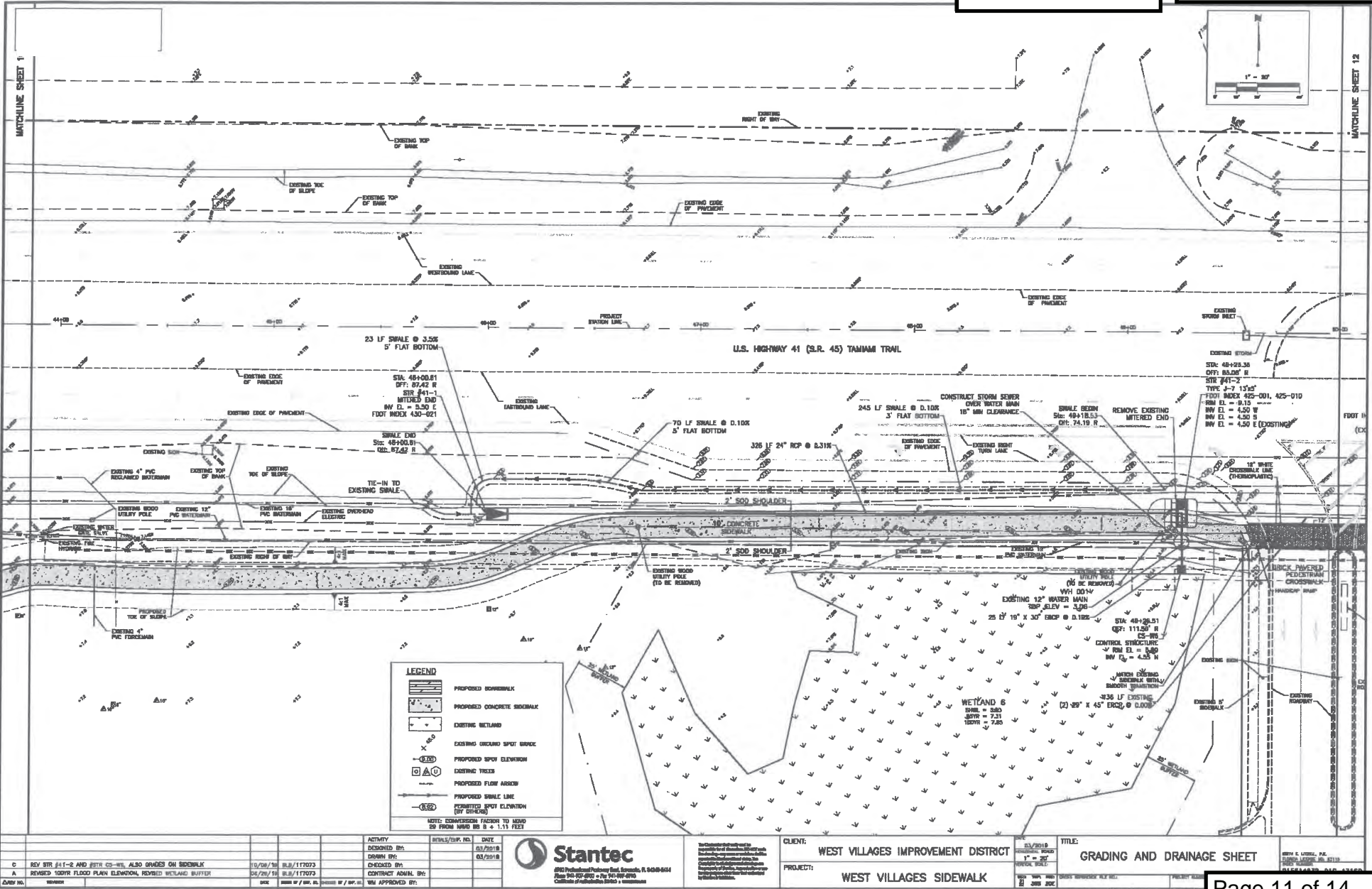
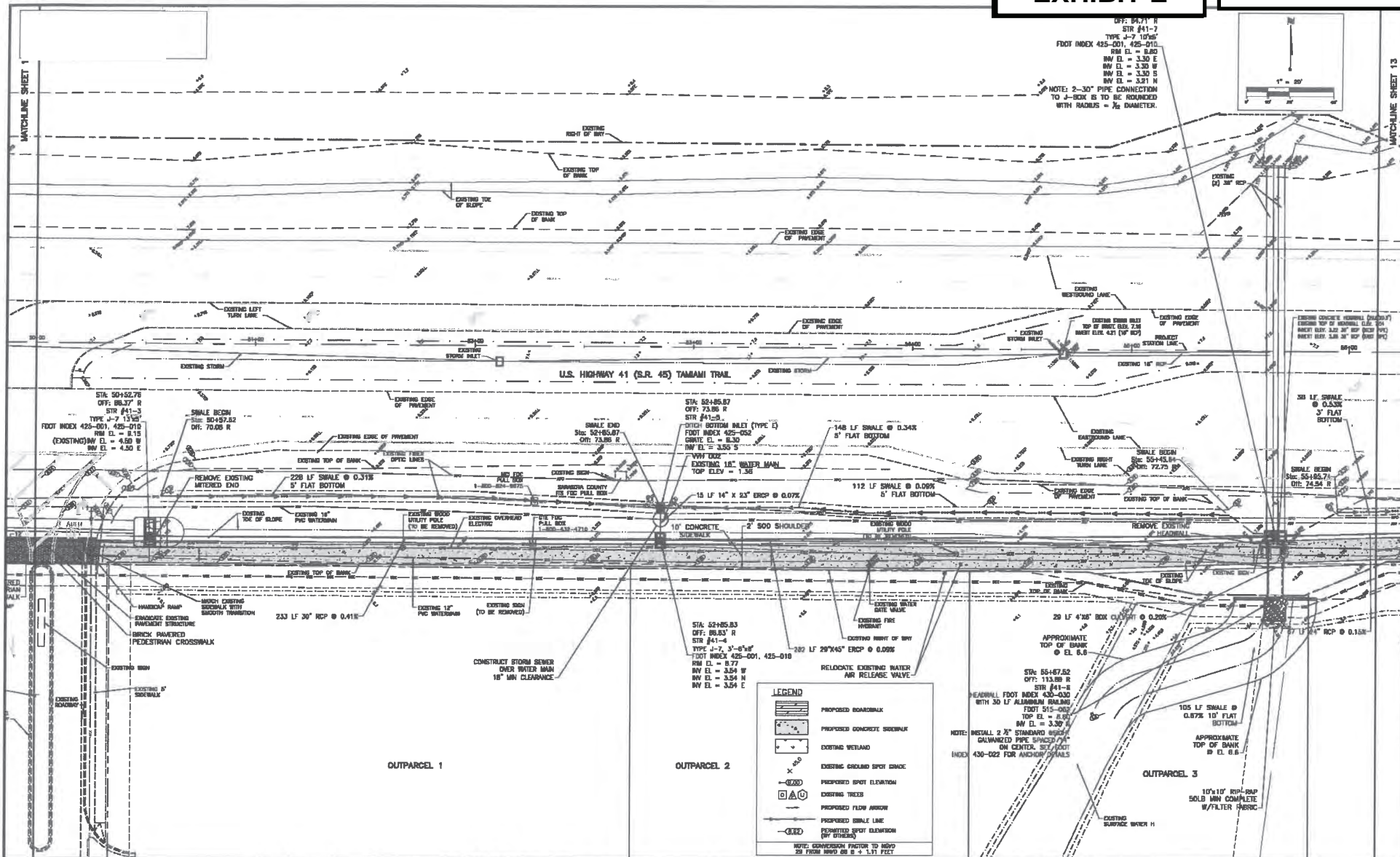


EXHIBIT E

2019-D-194-00013



D REV STR #41-4, 41-7		1/27/18	TMS/SS367	ACTIVITY	DESIGNED BY	03/20/18	DATE
C REV STR #41-3 AND #41-7, ADDED LABEL, STR 41-5, SIDEWALK GRADES		5/5/2018	BLB/117073	DRAWN BY			
B REV STR #41-4, #41-5 & #41-7, SNAKE ELEVATION AND SLOPE		7/15/18	TMS/SS367	CHECKED BY			
A REVISED STORM SYSTEM, ADDED REPAIR		01/25/19	BLB/117073	CONTRACT ADMIN. BY			
DATE		DATE	DATE	DATE	DATE	DATE	DATE

400 Parkland Parkway, Suite 200, St. Louis, MO 63104
Phone: 314-597-4000 • Fax: 314-597-4000
stantec.com

CLIENT:	WEST VILLAGES IMPROVEMENT DISTRICT	DATE:	03/20/18	TITLE:	GRADING AND DRAINAGE SHEET	DESIGNED BY:	BLB/117073
PROJECT:	WEST VILLAGES SIDEWALK	DATE:	03/20/18	DESIGNED BY:	BLB/117073	CHECKED BY:	TMS/SS367

NOTES: 1. CONVERSION FACTOR TO HUNDREDS FROM FEET: 1' = 100' 2. 1\"/>

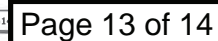
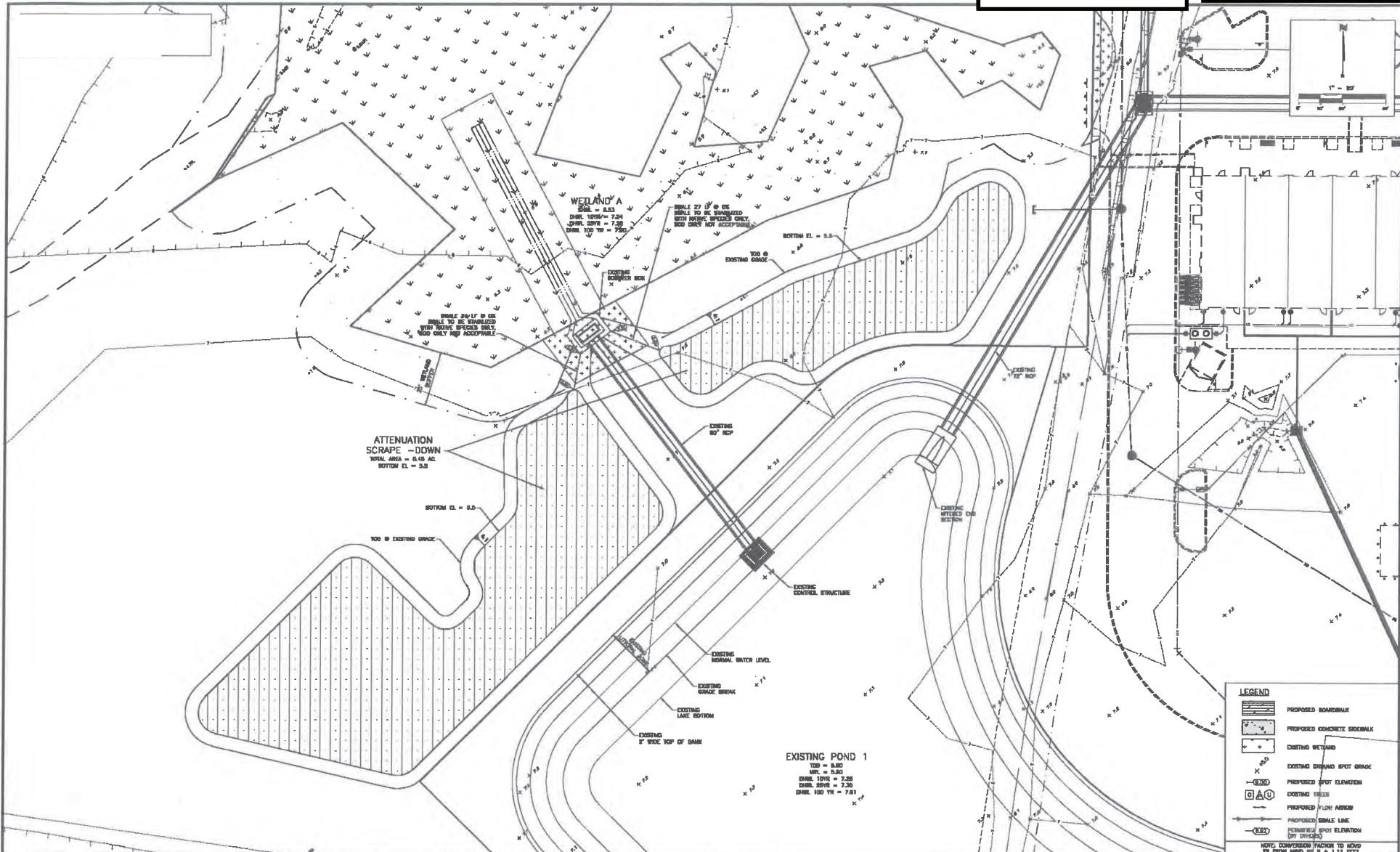


EXHIBIT E

2019-D-194-00013



C ADDED SNALE AND NOTE		10/09/18	BLB/117073	ACTIVITY DESIGNED BY	REVIEW/CHK. NO.	DATE
B ADDED BENCHMARK		7/15/18	TMO/13367	DESIGN BY	03/2018	03/2018
A ADDED SNALE AND NOTE				CHECKED BY		
				CONTRACT ADMIN. BY		
DATE		DATE	DATE	DATE	DATE	DATE
BY		BY	BY	BY	BY	BY
APPROVED BY:						

Stantec
400 Professional Building, Suite 1000, B. 00000000
P.O. Box 900, 00000 - 0000
00000-0000

CLIENT: WEST VILLAGES IMPROVEMENT DISTRICT

PROJECT: WEST VILLAGES SIDEWALK

DATE: 03/2018

DESIGNED BY: BLB/117073

CHECKED BY: TMO/13367

CONTRACT ADMIN. BY:

DATE: 03/2018

BY:

TITLE: GRADING AND DRAINAGE SHEET

DATE: 03/2018

BY: BLB/117073

DATE: 03/2018

BY: TMO/13367

DATE: 03/2018

BY:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

AMENDMENT #____

to the MASTER MAINTENANCE AGREEMENT BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND
WEST VILLAGES IMPROVEMENT DISTRICT

ROW PERMIT NO. XXXXXXXX

THIS AMENDMENT TO THE MASTER MAINTENANCE AGREEMENT ("Amendment") is made and entered into on this ____ day of _____, 2022 by and between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION ("Department"), an agency of the State of Florida, and WEST VILLAGES IMPROVEMENT DISTRICT (" Agency").

RECITALS

WHEREAS, the Department and the Agency on ____/____/2022 entered into a Master Maintenance and Installation Agreement ("Master Agreement"); and

WHEREAS, the Parties have agreed to modify the Master Agreement by specifying geographical areas within which the Agency will be responsible for maintaining; and

WHEREAS, the Agency, by Resolution No. _____ dated ____/____/2022, attached and incorporated by reference as **Exhibit B** in the Master Agreement, authorized its Chairman or Designee to execute this Amendment on its behalf.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Master Agreement is amended as follows:

Exhibit ____, _____, is attached and incorporated by reference. The agency is responsible for the maintenance, at its sole cost and expense, of all improvements within the geographical area of **Exhibit A**, as per the terms and conditions of the Master Agreement.

Furthermore, it is agreed, except as expressly or by necessary implication modified hereby, all provisions, terms and conditions of the Master Agreement shall remain in full force and effect, but in the event of any inconsistency between the Master Agreement and this Amendment #____, the latter shall prevail.

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment on the day, month and year set forth above.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

AMENDMENT #____

to the MASTER MAINTENANCE AGREEMENT BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND
WEST VILLAGES IMPROVEMENT DISTRICT

IN WITNESS WHEREOF, WEST VILLAGES IMPROVEMENT DISTRICT, has caused this Agreement to be executed in its behalf, by the Chairman or its designee, and the FLORIDA DEPARTMENT OF TRANSPORTATION has caused this Agreement to be executed in its behalf through its District Secretary or authorized designee. This Agreement shall become effective on:

Department to enter date.

WEST VILLAGES IMPROVEMENT DISTRICT:

ATTEST

(Not necessary if DocuSigned)

CLERK (Seal)

CHAIRMAN OR DESIGNEE

DATE

PRINT NAME

DATE

WEST VILLAGES IMP. DIST. LEGAL REVIEW:

BY:

DATE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ATTEST (Not necessary if DocuSigned)

EXECUTIVE SECRETARY (Seal)

BY:

DISTRICT SECRETARY OR DESIGNEE
DISTRICT ONE

PRINT NAME

DATE

PRINT NAME

DATE

REVIEW & APPROVAL

FLA. DEPT. OF TRANS. LEGAL REVIEW:

BY

BY:

DISTRICT LANDSCAPE ARCHITECT DATE

Don Conway, Senior Attorney DATE

CHANGE ORDER NO. 12

Date of Issuance: _____ Effective Date: _____

Project: WEST VILLAGES SOUTHWEST WASTEWATER RECLAMATION FACILITY	Owner: WEST VILLAGES IMPROVEMENT DISTRICT	Agreement No.: n/a
Contract: Construction Management Agreement		Date of Agreement: March 9, 2018 (assigned to WVID 4/12/18)
Contractor/Vendor: Garney Companies, Inc.		Architect's/Engineer's Project No.: n/a

The foregoing agreement is modified as follows upon execution of this Change Order:

Description:
Village F Lift Stations and RCWM Extension Final Change OrderAttachments:
Proposals

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:		
Original Contract Price:	Original Contract	Working days	Calendar days
\$14,304,745.00	Times:	Substantial completion (days or date):	12/09/19
		Ready for final payment (days or date):	01/08/20
Increase/Decrease from prior Change Orders:	Increase/Decrease from previously approved Change Orders		
\$20,312,737.12		Substantial completion (days):	753
		Ready for final payment (days):	782
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:		
\$34,617,482.12		Substantial completion (days or date):	12/31/21
		Ready for final payment (days or date):	02/28/22
Increase/Decrease of this Change Order:	Increase/Decrease of this Change Order:		
<\$23,674.82>		Substantial completion (days or date):	61
		Ready for final payment (days or date):	66
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:		
\$34,593,807.30		Substantial completion (days or date):	03/02/22
		Ready for final payment (days or date):	05/05/22

RECOMMENDED BY:
Kimley-Horn & Associates, Inc.
PROJECT ENGINEERACCEPTED:
West Villages Improvement DistrictACCEPTED:
Garney Companies, Inc.

By: _____

By: _____

By: _____

Title: _____

Title: _____

Title: _____

Date: _____

Date: _____

Date: _____

PROPOSAL SUMMARY

It is agreed that final completion on the Reclaim Water Main Extension was granted on April 6, 2022. All warranties associated with the work for the Reclaim Water Main Extension will be effective on the date of Final Completion. Deduct \$9,436.26 for deleting point of connection assembly and lake discharge spillway for the Reclaim Water Main scope of work.

<\$9,436.26>

It is agreed that substantial completion for Lift Stations 1F & 3F was granted on August 5, 2021 and Lift Stations 2F and 4F was granted on March 2, 2022. All warranties associated with the work for these Lift Stations will be effective on the date of their Substantial Completion. Final Completion of all four lift stations was granted on May 5, 2022. Deduct \$14,238.56 as the remaining balance of Village F Lift Stations contract for quantities not installed.

<\$14,238.56>

The contract price will be reduced from \$34,617,482.12 to \$34,593,807.30.

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE WEST VILLAGES IMPROVEMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE WEST VILLAGES IMPROVEMENT DISTRICT
NOTICE OF MEETING OF THE WEST VILLAGES IMPROVEMENT DISTRICT

The Board of Supervisors (the "Board") of the West Villages Improvement District (the "District") will hold a public hearing on **August 18, 2022, at 11:00 A.M. in person at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293** to consider the adoption of an assessment roll, the imposition of special assessments to secure existing and future bonds on additional benefited lands within Unit of Development No. 7 within the District ("Unit No. 7") that were recently added to such unit pursuant to a boundary amendment (the "Boundary Amendment Property"), and to provide for the levy, collection, and enforcement of the associated special assessments.

The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended. The streets and areas to be improved within revised Unit No. 7 are graphically depicted below. A description of the Boundary Amendment Property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by contacting the District Manager, Special District Services, Inc., at 2501-A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") for Unit No. 7 include, but are not limited to, roadways and streetlighting improvements, stormwater management improvements, water distribution improvements, sewer improvements, irrigation facilities, landscaping, and other improvements, all as more specifically described in the District's Unit of Development No. 7 Master Plan of Improvements, dated December 13, 2018, as amended by that certain Unit of Development No. 7 Amendment to Master Plan of Improvements, dated July 14, 2022, as supplemented by the Plan of Improvements for Bond Issue No. 1, dated January 29, 2019, as amended by that certain Amendment to Plan of Improvements for Bond Issue No. 1, dated July 14, 2022, (collectively, the "Plan of Improvements"), on file and available during normal business hours at the address provided above. In furtherance thereof, the District has previously issued its West Villages Improvement District Special Assessment Revenue Bonds (Unit of Development No. 7), Series 2019 (Master Infrastructure) in the aggregate principal amount of \$31,040,000 (the "Series 2019 Bonds").

The District intends to impose assessments on all assessable, benefited lands within the Boundary Amendment Property in the manner set forth in the District's Amended and Restated Unit of Development No. 7 Master Special Assessment Methodology Report, dated July 14, 2022, as supplemented by that certain Amended and Restated Final First Supplemental Special Assessment Methodology Report for Unit No. 7, dated July 14, 2022, which is on file and available during normal business hours at the address provided above.

The annual principal assessment levied against each parcel in Unit No. 7, including the Boundary Amendment Property, will be based on repayment over a maximum of thirty (30) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$174,000,000 in debt to be assessed by the District relative to Unit No. 7, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements.

The proposed schedule of maximum debt service assessments that can be imposed on the Boundary Amendment Property relative to the financing of the construction and/or acquisition of the Improvements is as follows:

Development Plan Type of Use (Product Type)	Number of Units by Type*	Proposed ERU Factor*	PAR Bond Debt Allocation per Unit Type Based on Proposed ERU Factor	Total ERUs*
80' Single Family Unit	N/A	1.60	\$ 109,996.80	N/A
74' Single Family Unit	N/A	1.48	\$ 101,747.04	N/A
60' Single Family Unit	N/A	1.20	\$ 82,497.60	N/A
40' Single Family Unit	N/A	0.80	\$ 54,998.40	N/A
50' Single Family Unit	N/A	1.00	\$ 68,748.00	N/A
Coach Unit	N/A	0.75	\$ 51,561.00	N/A
Multi-Family Unit	N/A	0.70	\$ 48,123.60	N/A
2-Story Unit	N/A	0.55	\$ 37,811.40	N/A
4-Story Unit	N/A	0.50	\$ 34,374.00	N/A
TOTALS	N/A	N/A	N/A	N/A

The proposed schedule of the debt service assessments securing the Series 2019 Bonds to be imposed on the Boundary Amendment Property is as follows:

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Master Bond Debt Allocation Per Parcel/Unit Type	*Series 2019 Subdivision Bond Debt Allocation Per Unit
Village B 50' Units	111	1.00	111	\$1,361,425	\$12,265
Village E 50' Units	334	1.00	334	\$4,096,540	\$12,265
Village F-1 50' Units	272	1.00	272	\$3,336,105	\$12,265
Village F-2 50' Units	143	1.00	143	\$1,753,908	\$12,265
Village F-3 50' Units	249	1.00	249	\$3,054,007	\$12,265
Village F-4 50' Units	132	1.00	132	\$1,618,902	\$12,265
Village F-5 50' Units	398	1.00	398	\$4,881,506	\$12,265
Village F-6 50' Units	63	1.00	63	\$772,701	\$12,265
Village G 50' Units	195	1.00	195	\$2,391,693	\$12,265
Village G 74' Units	77	1.48	114	\$1,397,730	\$18,152
Village G Coach Units	216	0.75	162	\$1,986,945	\$9,199
Village G 2 Story Units	296	0.55	163	\$1,996,757	\$6,746
Village G 4 Story Units	390	0.50	195	\$2,391,693	\$6,133
Totals	2,876	N/A	2,531	\$31,040,000	N/A

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Village B Subdivision Bond Debt Allocation Per Parcel/Unit Type	*Series 2019 Village B Subdivision Bond Debt Allocation Per Unit
Village B 50' Units	111	1.00	111	\$1,320,000	\$11,892

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Master Bond & Subdivision Bond Total Par Debt	*Series 2019 Master & Subdivision Bond Par Debt Allocation Per Unit
Grand Totals	2,876	N/A	2,531	\$32,360,000	N/A

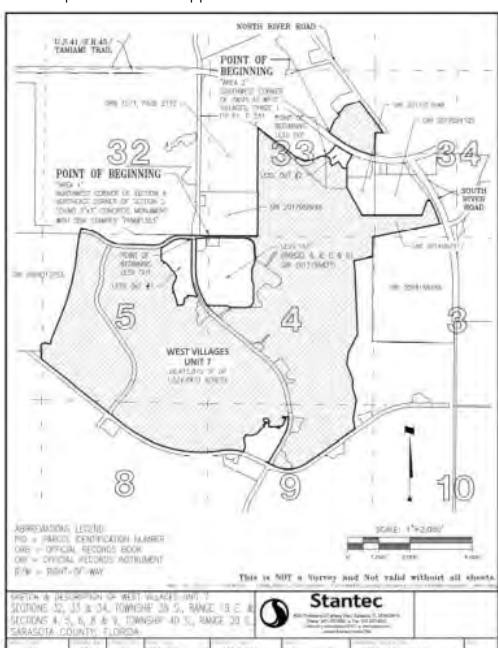
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments to finance the Improvements. These annual assessments will be collected on the Sarasota County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners of the Boundary Amendment Property have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on **August 18, 2022, at 11:00 A.M., in person at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293**, the Board will hold a public meeting to consider business that may lawfully be considered by the District. A copy of the agenda may be obtained by contacting the office of the District Manager, Special District Services, Inc., located at 2501-A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922, during normal business hours. The meeting and public hearing is open to the public and will be conducted in accordance with the provisions of Florida law.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.



RESOLUTION 2022-15

[UNIT NO. 7 2022 BOUNDARY AMENDMENT]

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 7 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the "Special Act") for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

WHEREAS, in accordance with Section 11 of the Special Act, the District previously established Unit of Development No. 7 ("Unit No. 7"); and

WHEREAS, the District previously levied debt service special assessments on all developable land within Unit No. 7 in order to secure proposed bonds to be issued to finance the construction and acquisition of public infrastructure improvements (the "Improvements") within Unit No. 7 (hereinafter, the "Debt Assessments"); and

WHEREAS, the Debt Assessments were levied and imposed in accordance with that certain Unit of Development No. 7 Master Special Assessment Methodology Report, dated December 13, 2018 as supplemented by that certain Final First Supplemental Special Assessment Methodology Report for Unit No. 7, dated March 28, 2019; and

WHEREAS, concurrent with the adoption of this Resolution, the District has entered into that certain Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 7, dated July 14, 2022 by and between the District and Manasota Beach Ranchlands, LLLP approving the inclusion of approximately 41 acres to the boundary of Unit No. 7 (hereinafter, the "Boundary Amendment Property"); and

WHEREAS, the District now has a need to levy and impose the Debt

Assessments on the Boundary Amendment Property in proportion to the property's benefit from such improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District accordingly hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Improvements within the Boundary Amendment Property as described in that certain Unit of Development No. 7 Master Plan of Improvements, dated December 13, 2018, as amended by that certain Unit of Development No. 7 Amendment to Master Plan of Improvements dated July 14, 2022, as supplemented by the Plan of Improvements for Bond Issue No. 1, dated January 29, 2019, as amended by that certain Amendment to Plan of Improvements for Bond Issue No. 1, dated July 14, 2022, (collectively, the "Plan of Improvements"), all of which are attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting the non-ad valorem Debt Assessments among the benefited properties with Unit No. 7, including the Boundary Amendment Property, pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended; and

WHEREAS, the District is empowered by Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the assessable real property located within the Boundary Amendment Property, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the District's Amended and Restated Unit of Development No. 7 Master Special Assessment Methodology Report, dated July 14, 2022 as supplemented by that certain Amended and Restated Final First Supplemental Special Assessment Methodology Report for Unit No. 7, dated July 14, 2022, attached hereto as **Composite Exhibit B** and incorporated herein by reference and on file at 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 19503 S. West Villages Parkway #A3, Venice, Florida 34293 (collectively, the "District Records Office"); and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefit to the Boundary Amendment Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

1. Debt Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements planned for Unit No. 7, including for the Boundary Amendment Property, are described in Composite Exhibit A, which is on file at the District Records Office. Composite Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$148,000,000 (the "Estimated Cost").
4. The Debt Assessments will defray \$174,000,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
5. The manner in which the Debt Assessments shall be apportioned and paid is set forth in Composite Exhibit B, including provisions for supplemental assessment resolutions.
6. The Debt Assessments shall be levied on all lots and lands within the Boundary Amendment Property adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the Boundary Amendment Property which is to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Debt Assessments are certified for collection, the Debt Assessments shall be paid in not more than thirty (30) annual installments. The Debt Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad-valorem assessment method of collecting the Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Debt Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Composite Exhibit B** hereto, which shows the lots and lands within the Boundary Amendment Property to be assessed, the amount of benefit to and the Debt Assessments against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Debt Assessments relative to the Boundary Amendment Property or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against the Boundary Amendment Property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the City of North Port and to provide such other notice as may be required by law or desired in the best interests of the District.

12. Nothing herein shall affect the Debt Assessments previously levied and imposed by the District.

13. This Resolution shall become effective upon its passage. **PASSED AND ADOPTED** this 14th day of July, 2022.

ATTEST:
Secretary/Assistant Secretary
Chairman, Board of Supervisors

WEST VILLAGES IMPROVEMENT DISTRICT
www.westvillagesid.org
PUBLISH: SARASOTA HERALD TRIBUNE 07/29/22 & 08/05/22

RESOLUTION 2022-25

[UNIT NO. 7 2022 BOUNDARY AMENDMENT]

A RESOLUTION CONFIRMING THE DISTRICT'S UNIT NO. 7 PROJECT FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 7 OF THE DISTRICT SPECIALLY BENEFITED BY SUCH UNIT NO. 7 PROJECT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA, AS AMENDED; CONFIRMING THE DISTRICT'S ISSUANCE OF SPECIAL ASSESSMENT REVENUE BONDS FOR SUCH PURPOSES; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES AND OTHER EXEMPT ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the "Special Act") for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

WHEREAS, in accordance with Section 11 of the Special Act, the District previously established Unit of Development No. 7 ("Unit No. 7"); and

WHEREAS, the District previously levied debt service special assessments on all developable land within Unit No. 7 in order to secure proposed bonds to be issued to finance the construction and acquisition of public infrastructure improvements (the "Improvements") within Unit No. 7 (hereinafter, the "Debt Assessments"); and

WHEREAS, the Debt Assessments were levied and imposed in accordance with that certain

Unit of Development No. 7 Master Special Assessment Methodology Report, dated December 13, 2018 relative to the “Master Unit No. 7 Project,” as supplemented by that certain *Final First Supplemental Special Assessment Methodology Report for Unit No. 7*, dated March 28, 2019 relative to the “Series 2019 Project;” and

WHEREAS, the Master Unit No. 7 Project and the Series 2019 Project are collectively referred to herein as the “Unit No. 7 Project;” and

WHEREAS, the District previously issued its \$31,040,000 West Villages Improvement District Special Assessment Revenue Bonds (Unit of Development No. 7), Series 2019 (Master Infrastructure) relative to certain lands within Unit No. 7 to fund a portion of the infrastructure improvements comprising the Series 2019 Project; and

WHEREAS, the District has previously entered into that certain *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 7*, dated July 14, 2022 by and between the District and Manasota Beach Ranchlands, LLLP approving the inclusion of approximately 41 acres to the boundary of Unit No. 7 (hereinafter, the “Boundary Amendment Property”); and

WHEREAS, by the adoption of Resolution 2022-15, the District previously indicated its intention to construct certain types of infrastructure improvements within Unit No. 7, and to finance such infrastructure improvements by the issuance of the special assessment bonds would be repaid by the imposition of special assessments on benefited property within the District, including but not limited to the Boundary Amendment Property; and

WHEREAS, the District Board of Supervisors (“Board”) noticed and conducted a public hearing pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 2004-456, *Laws of Florida*, as amended.

(b) The District is authorized by Chapter 2004-456, *Laws of Florida*, as amended, to finance,

fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, water and sewer systems, stormwater management systems, landscape and hardscape, and other infrastructure projects and services necessitated by the development of, and serving lands within, Unit No. 7 within the District.

(c) The District is authorized by Chapter 2004-456, *Laws of Florida*, as amended, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170 and 197, *Florida Statutes* and Chapter 2004-456, *Laws of Florida*, as amended.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the “Unit No. 7 Project,” the nature and location of which was initially described in Resolution 2022-15 and is shown in the District’s *Unit of Development No. 7 Master Plan of Improvements*, dated December 13, 2018, as amended by that certain *Unit of Development No. 7 Amendment to Master Plan of Improvements* dated, July 14, 2022, as supplemented by the *Plan of Improvements for Bond Issue No. 1*, dated January 29, 2019, as amended by that certain *Amendment to Plan of Improvements for Bond Issue No. 1*, dated July 14, 2022, the plans and specifications for which are on file in the offices of the District Manager located at 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and at the District’s local records office located at 19503 S. West Villages Parkway #A3, Venice, Florida 34293; (ii) the cost of such Unit No. 7 Project be assessed against the Boundary Amendment Property specially benefited by such Unit No. 7 Project; and (iii) the District utilize the Series 2019 Bonds and/or the proceeds of a future issuance of special assessment bonds (collectively, the “Unit No. 7 Bonds”) to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Unit No. 7 Project, the levying of such Special Assessments (as herein defined) and the sale and issuance of the Unit No. 7 Bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Unit No. 7 Project which are to be assessed against the Boundary Amendment Property, pending the collection of such Special Assessments, the District previously issued its Series 2019 Bonds, and may issue additional series of special assessment bonds in the future to pay for additional portions of the Unit No. 7 Project.

(g) By Resolution 2022-15, the Board determined to provide the Unit No. 7 Project and to defray the costs thereof by making special assessments on the Boundary Amendment Property, and expressed an intention to utilize the Unit No. 7 Bonds to provide a portion of the funds needed for the Unit No. 7 Project prior to the collection of such Special Assessments. Resolution 2022-15 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2022-15, said Resolution 2022-15 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2022-15, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-16 fixing the time and place of a public hearing at which owners of the properties that are to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the infrastructure improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On August 18, 2022, the public hearing, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Unit No. 7 Project, the Unit No. 7 Bonds, and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Unit No. 7 Project are as specified in that certain *Unit of Development No. 7 Master Plan of Improvements*, dated December 13, 2018, as amended by that certain *Unit of Development No. 7 Amendment to Master Plan of Improvements* dated, July 14, 2022, as supplemented by the *Plan of Improvements for Bond Issue No. 1*, dated January 29, 2019, as amended by that certain *Amendment to Plan of Improvements for Bond Issue No. 1*, dated July 14, 2022, (collectively, the "Plan of Improvements"), all of which are attached hereto as **Composite Exhibit A** and incorporated herein by reference, which Plan of Improvements is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Unit No. 7 Project against the Boundary Amendment Property using the method determined by the Board set forth in that certain *Amended and Restated Unit of Development No. 7*

Master Special Assessment Methodology Report, dated July 14, 2022 as supplemented by that certain *Amended and Restated Final First Supplemental Special Assessment Methodology Report for Unit No. 7*, dated July 14, 2022, attached hereto as **Composite Exhibit B** and incorporated herein by reference (collectively the “Assessment Methodology Report”), which results in the Special Assessments set forth on the final assessment roll; and

(iii) it is hereby declared that the Unit No. 7 Project will constitute a special benefit to all parcels of real property listed on said final assessment roll, including the Boundary Amendment Property, and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. CONFIRMATION OF DISTRICT UNIT NO. 7 PROJECT. That certain Unit No. 7 Project for construction of infrastructure improvements initially described in Resolution No. 2022-15, and more specifically identified and described in **Exhibit A** attached hereto, is hereby confirmed and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Unit No. 7 Project and the costs to be paid by Special Assessments on all specially benefited property within Unit No. 7, including the Boundary Amendment Property, are set forth in the master reports attached hereto as **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on the Boundary Amendment Property specially benefited by the Unit No. 7 Project, all as specified in the final assessment roll set forth in **Exhibit B**, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “Improvement Lien Book.” The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any future bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent

resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Series 2019 Project or portion of the Unit No. 7 Project funded with the proceeds of a future issuance of special assessment bonds have been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*, for such respective project(s). Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a Unit No. 7 Project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of such respective project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the respective portion of the Unit No. 7 Project and the adoption by the Board of a resolution accepting the respective portion of the Unit No. 7 Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the respective portion of the Unit No. 7 Project has been completed and a resolution accepting the respective portion of the Unit No. 7 Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments at any time, or a portion of the remaining balance of the Special Assessment one time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not

entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Sarasota County who may notify each owner of a lot or parcel within Unit No. 7 of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to true-up agreements that have or may be entered into by and between the District and i) Manasota Beach Ranchlands, LLLP and Thomas Ranch Land Partners Village 1, LLLP in conjunction with the issuance of the Series 2019 Bonds; and ii) landowners within Unit No. 7 relative to the issuance of future series of special assessment bonds (collectively, the “True-Up Agreement”), there may be required from time to time certain true-up payments. As parcels of land or lots are platted within Unit No. 7, the Special Assessments securing the Unit No. 7 Bonds shall be allocated as set forth in the Assessment Methodology Report for each respective project. In furtherance thereof, at such time as parcels or land or lots are platted within Unit No. 7, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within Unit No. 7 of the District, as the boundaries of such unit may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated to the units within Unit No. 7 being platted and the remaining property in accordance with **Exhibit B**, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in the True-Up Agreement, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres within Unit No. 7.

(b) The District will take all necessary steps to ensure that true-up payments are made in a

timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the landowner(s) executing the True-Up Agreements at the time of issuance of the Unit No. 7 Bonds, that it intends to develop the unit types and amounts within Unit No. 7 shown in **Exhibit B**, on the net developable acres that it owns within such unit, and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer unit type amounts are developed within Unit No. 7. However, no action by the District prohibits more than the maximum unit type amounts shown in **Exhibit B** from being developed within Unit No. 7. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Unit No. 7 Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in Unit No. 7 of the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Unit No. 7 Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres within Unit No. 7, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT; PROPERTY EXCLUDED BY LAW. Real property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or a home owners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general revised Notice of Assessments relative to Unit No. 7, including the Boundary

Amendment Property, in the Official Records of Sarasota County, Florida.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. Notwithstanding the foregoing, nothing herein shall affect the Debt Assessments previously levied and imposed by the District.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Continued on Next Page]

PASSED AND ADOPTED this 18th day of August, 2022.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Composite

Exhibit A: *Unit of Development No. 7 Master Plan of Improvements, dated December 13, 2018*
Unit of Development No. 7 Amendment to Master Plan of Improvements, dated, July 14, 2022
Plan of Improvements for Bond Issue No. 1, dated January 29, 2019
Amendment to Plan of Improvements for Bond Issue No. 1, dated July 14, 2022

Composite *Amended and Restated Unit of Development No. 7 Master Special Assessment*
Exhibit B: *Methodology Report, dated June 14, 2022*
Amended and Restated Final First Supplemental Special Assessment Methodology
Report for Unit No. 7, dated June 14, 2022

Composite Exhibit A

Unit of Development No. 7 Master Plan of Improvements, dated December 13, 2018
Unit of Development No. 7 Amendment to Master Plan of Improvements, dated, July 14, 2022
Plan of Improvements for Bond Issue No. 1, dated January 29, 2019
Amendment to Plan of Improvements for Bond Issue No. 1, dated July 14, 2022

Composite Exhibit B

Amended and Restated Unit of Development No. 7 Master Special Assessment Methodology Report, dated July 14, 2022

Amended and Restated Final First Supplemental Special Assessment Methodology Report for Unit No. 7, dated July 14, 2022

WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT No. 7

Master Plan of Improvements



Prepared for:
West Villages Improvement District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

December 13, 2018

WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7
MASTER PLAN OF IMPROVEMENTS

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December 13, 2018

SECTION A. INTRODUCTIONS

1. General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-458, Laws of Florida as amended (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. Purpose and Scope

The purpose of this Bond Validation Report is to present the nature and extent of the improvements which may be implemented by WVID for and on behalf of the Unit of Development No. 7 ("Unit No. 7"), which improvements will thereafter be owned, operated and/or maintained by either WVID or another legally empowered governmental entity.

The text of this report generally describes the existing land within Unit No. 7 and the proposed improvements and recommendations. The report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized.

3. Lands in Unit of Development No. 7

An Aerial Location Map showing the location of Unit No. 7 is included as Exhibit A. The Legal Description(s) and Sketch(s) are included as Exhibit B and reflect the lands to be included in Unit No. 7. These lands total approximately 1,476 acres.



December 13, 2018

SECTION B. EXISTING CONDITIONS

1. Topography

The area within Unit No. 7 is relatively flat with site elevations ranging from approximately 9 feet to 12 feet. The land within the unit is primarily undeveloped pasture and rangelands, upland pine flatwood, and wetlands.

2. Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit No. 7 are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soils No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within Unit No. 7 currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

3. Land Use and Zoning

Unit No. 7 is located within the City of North Port, Florida ("City"). Parcels within the boundary of Unit No. 7 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive approvals from the City that are compatible with the comprehensive land use plan adopted by the City.



December 13, 2018

SECTION C. INFRASTRUCTURE PLANS

1. Public Infrastructure Improvements

Unit No. 7 is intended to be formed in order to finance infrastructure design and construction required to provide public infrastructure for the Unit (the "Project") and its ultimate property owners.

The improvements for the unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets
- Stormwater Improvements
- Water and sewer facilities
- Irrigation facilities
- Public roadway landscape, lighting, signage, and furnishings
- Entry features
- Engineering and contingencies

Access to the project will be provided via River Road, US-41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City of North Port.

2. Permitting

Required permits already received or ones that will be applied for are summarized in Table 1. It is our opinion that there are no technical reasons existing at this time which would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described above, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7

MASTER PLAN OF IMPROVEMENTS

December 13, 2018

Table 1
Permitting Status

Permit	Permit Number	Date Approved
Village B Rezone Approval	Ordinance 2015-19	6/8/15
VDPP Village E	VDPP 17-159	Pending
VDPP Village F	VDPP 17-160	Pending
VDPP Village G	VDPP 17-161	Pending
West Villages Pkwy – Playmore Dr to Atlanta Braves Spring Training Complex	MAS 17-075	10/12/18
West Villages Pkwy – Atlanta Braves Spring Training Complex to Manasota Beach Rd	PRE 18-260	Pending
Playmore Dr Realignment	INF 17-129	9/21/17
Preto Blvd – US-41 to Playmore Dr including US-41 Improvements	INF 17-128 FDOT 2018-A-194-001	2/19/18
Preto Blvd – Playmore Dr to Manasota Beach Rd	PRE 18-261	TBD
Manasota Beach Rd – West Villages Pkwy to River Rd	TBD	TBD
Wastewater Treatment Plant	FDEP FLA 984841-001-DWIP MAS 17-168	9/20/17 1/16/18
Water Treatment Plant	TBD	TBD
Parks (Dog Park on River Road)	INF-15-153/ SCP-15-122	10/4/16
Various Water Management Improvements	TBD	TBD
Monuments	TBD	TBD
Landscaping on US-41	TBD	TBD
Various Subdivision Improvements	TBD	TBD
Various Other Arterial and Collector Roads	TBD	TBD

3. Estimated Costs of Improvements

Table 2 lists the components of the planned improvements for the Unit No. 7, together with their estimated costs of design and construction. The Table also includes an estimate of administrative, engineering and other fees, and contingencies associated with the improvements.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7

MASTER PLAN OF IMPROVEMENTS

December 13, 2018

Table 2
Estimated Costs of Improvements (2018 \$)

Item	Description	Estimated Construction Costs (Note 2)
1	Collector and Arterial Roads (see Note No. 1)	\$ 22,000,000
2	Wastewater Treatment Plant (Pro Rata Share-see Note 3)	\$ 13,000,000
3	Water Treatment Plant (Pro Rata Share-see Note 3)	\$ 4,000,000
4	Water Management	\$ 6,000,000
5	Parks	\$ 1,000,000
6	Hardscape and Landscape	\$ 2,000,000
7	Various Subdivision Improvements (based on 2500 Lots at \$30,000/ Lot)	\$ 75,000,000
Subtotal		\$ 123,000,000
8	Consultants and Contingencies (20%)	\$ 25,000,000
Total		\$ 148,000,000

Note No. 1: Roadway costs include roads, water, sewer, irrigation, drainage, landscaping, and street lights.

Note No. 2: Cost rounded to nearest \$1 million.

Note No. 3: Costs of wastewater and water plants represent Unit 7's estimated proportionate share of plant(s) usage.

SECTION D. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and operation of the Entry features and Landscaping and Irrigation associated with the roadway system are expected to be the responsibility of WVID.
2. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City.



MASTER PLAN OF IMPROVEMENTS

December 13, 2018

3. Maintenance and operation of the stormwater management system will be the responsibility of the WVID.
4. Maintenance and operation of the off-site roadway improvements will be the responsibility of WVID, City or FDOT depending on the ownership of the road.

SECTION E. SUMMARY AND CONCLUSION

The Improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current governmental regulatory requirements. The Project will serve its intended function so long as the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

It is our professional opinion that the infrastructure costs provided herein for the District improvements for the Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. These estimated costs are based upon prices currently being experienced for similar items of work in Southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7
MASTER PLAN OF IMPROVEMENTS

December 13, 2018

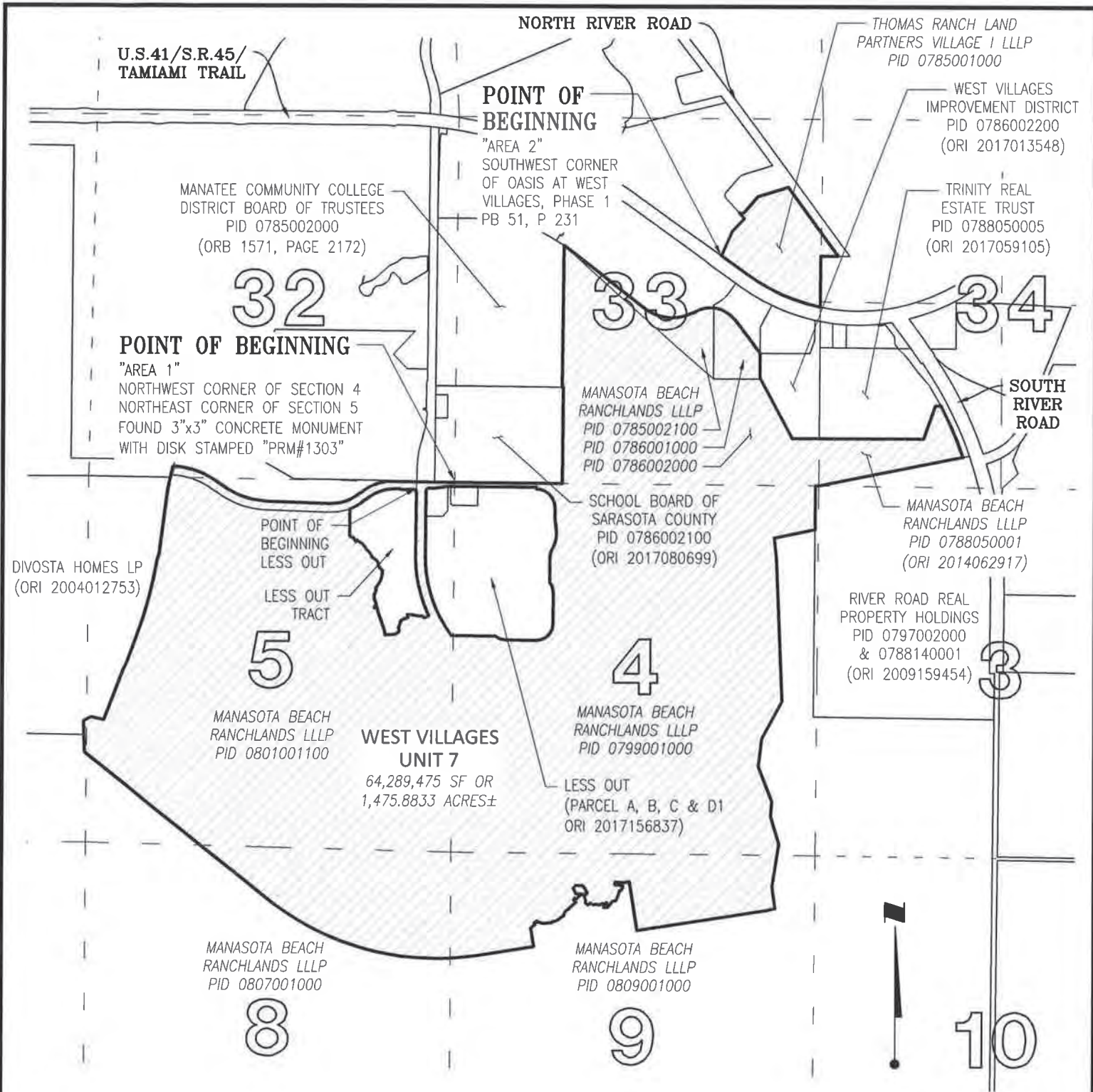
EXHIBIT A - AERIAL LOCATION MAP



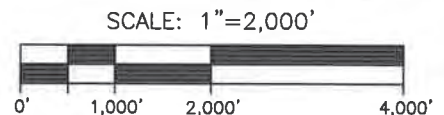


December 13, 2018

EXHIBIT B – UNIT 7 SKETCH AND LEGAL DESCRIPTION



ABBREVIATIONS LEGEND:
PID = PARCEL IDENTIFICATION NUMBER
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT



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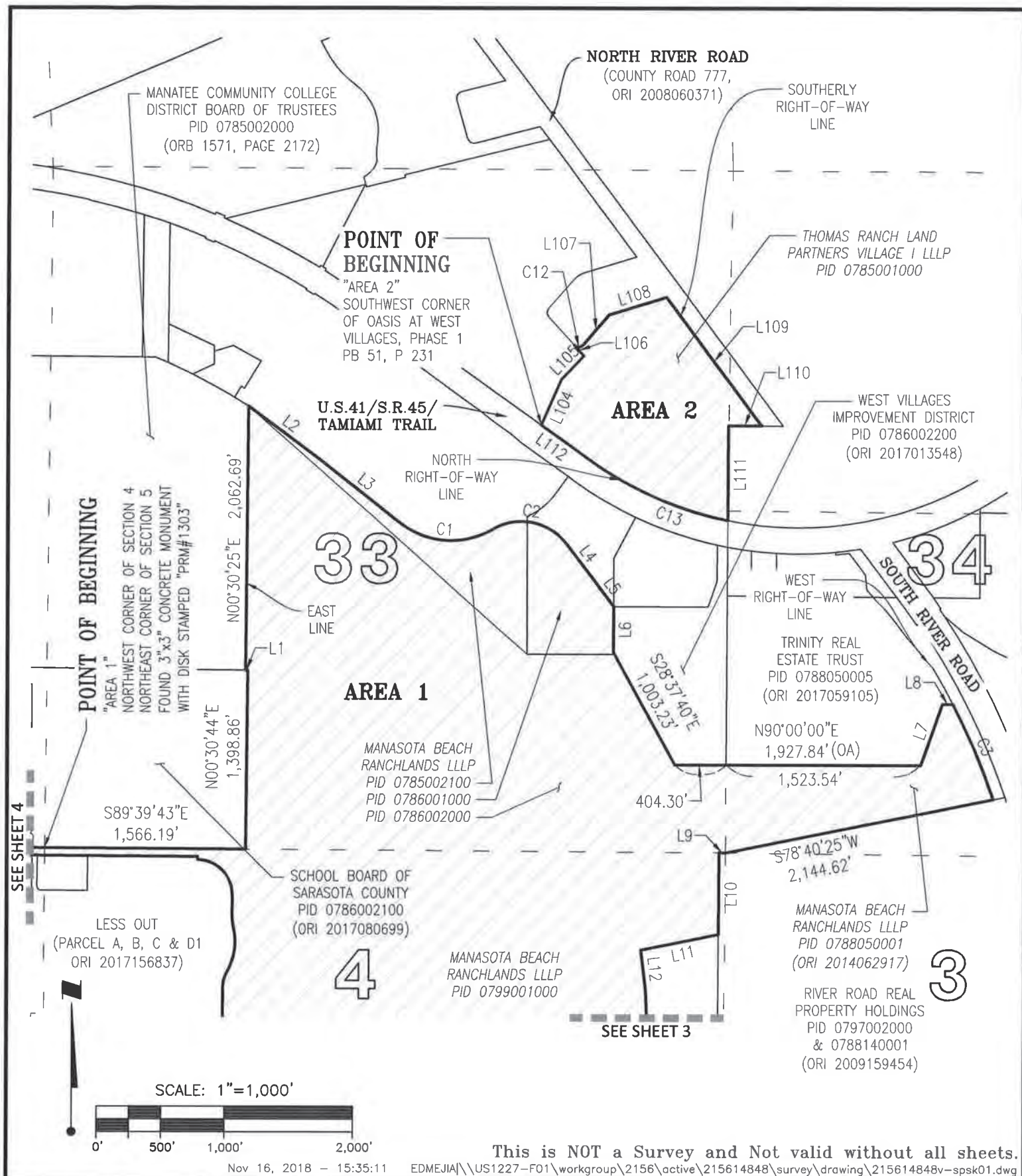
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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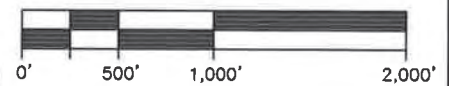
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POINT OF BEGINNING

"AREA 1"
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCALE: 1"=1,000'



SEE SHEET 2

S89°39'43"E
1,566.19'

MANASOTA BEACH
RANCHLANDS LLLP
PID 0786002000

SEE SHEET 2

S78°40'25"W
2,144.62'

MANASOTA BEACH
RANCHLANDS LLLP
PID 0788050001
(ORI 2014062917)

RIVER ROAD REAL
PROPERTY HOLDINGS
PID 0797002000
& 0788140001
(ORI 2009159454)

SCHOOL BOARD OF
SARASOTA COUNTY
PID 0786002100
(ORI 2017080699)

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)

LESS OUT
TRACT

5

4

3

MANASOTA BEACH
RANCHLANDS LLLP
PID 0801001100

MANASOTA BEACH
RANCHLANDS LLLP
PID 0799001000

AREA 1

MANASOTA BEACH
RANCHLANDS LLLP
PID 0807001000

9

SEE SHEET 5
FOR DETAIL

MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000

S80°59'49"W 1,930.97'

S80°59'49"W
818.52'

10

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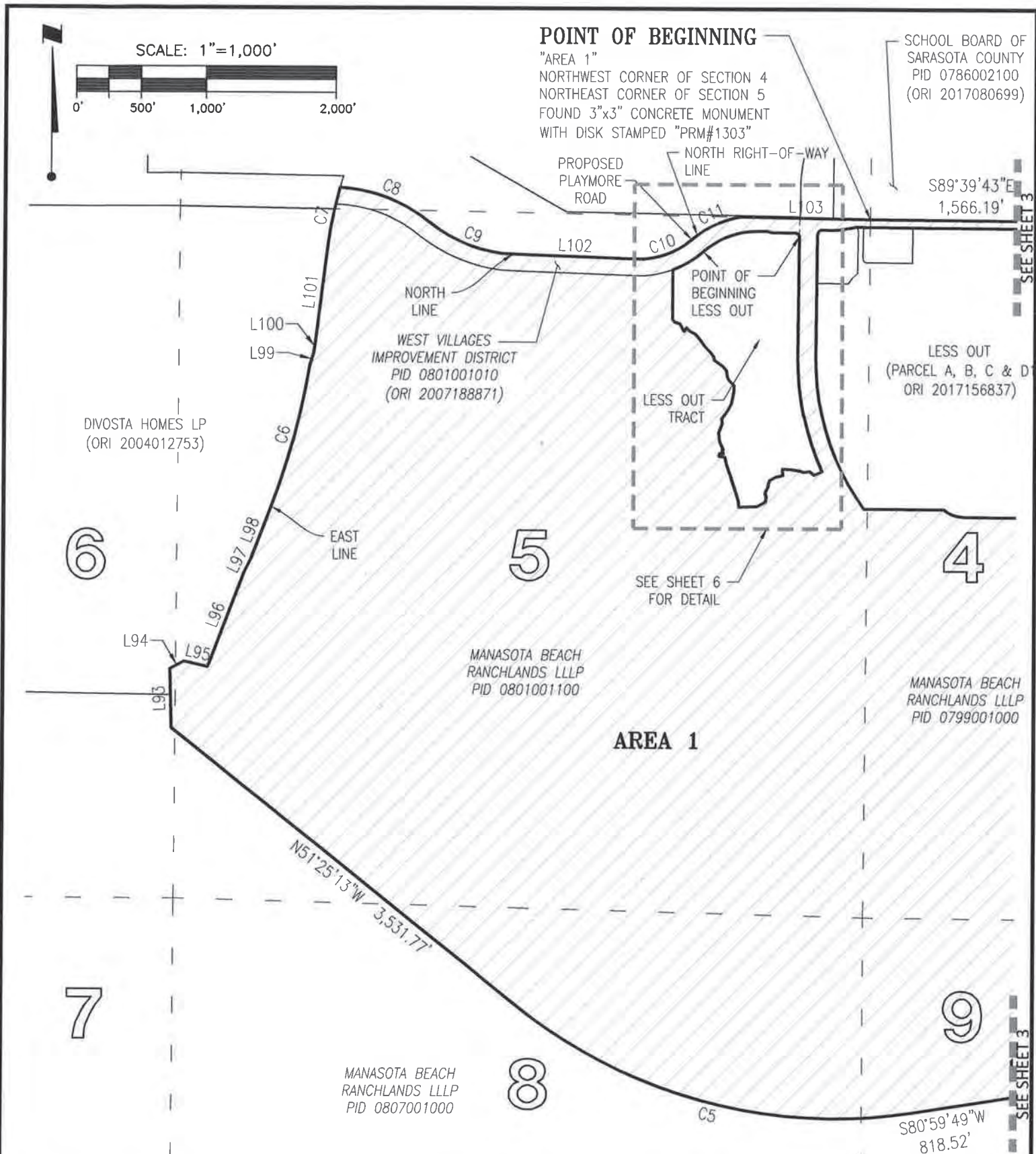
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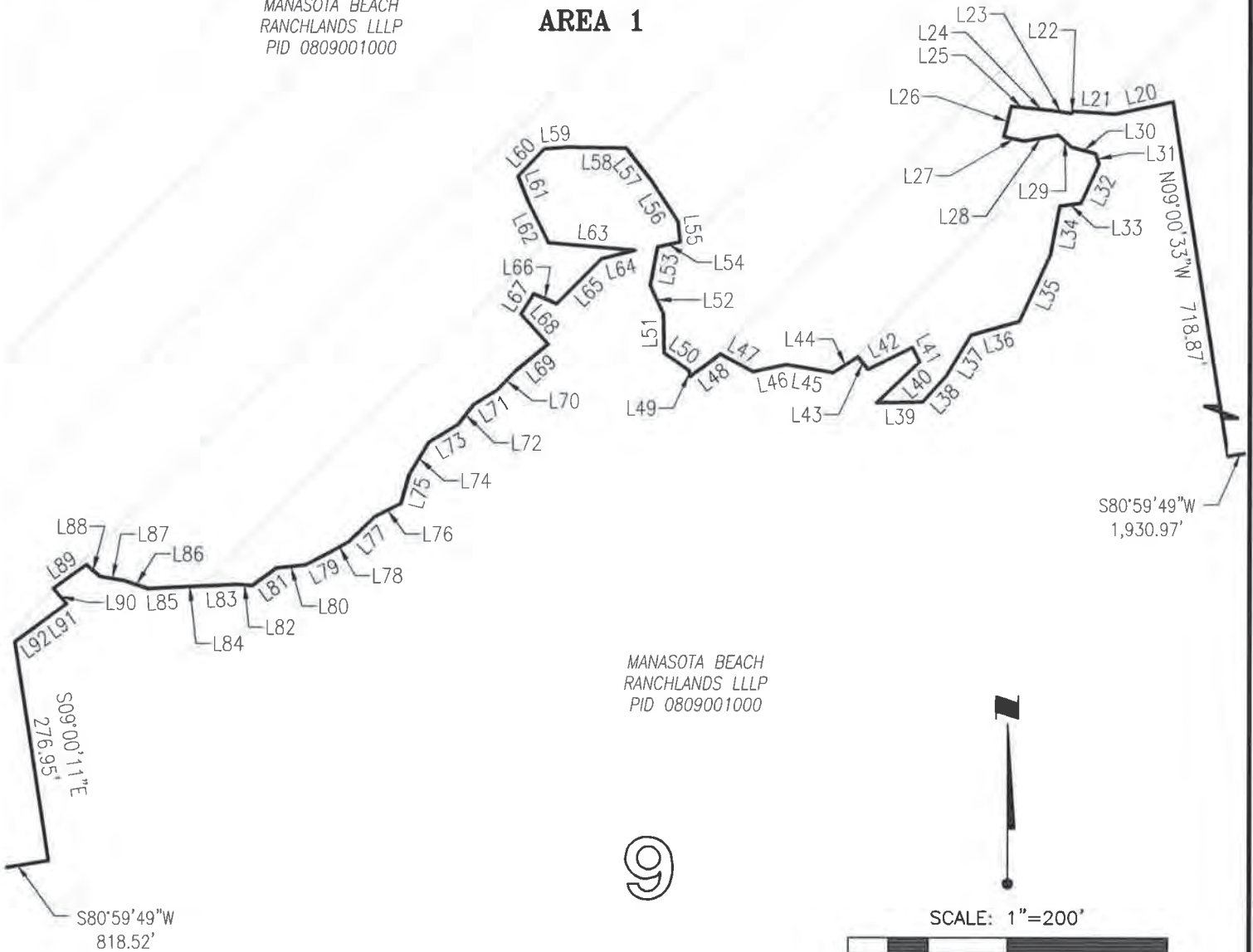
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MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000

AREA 1

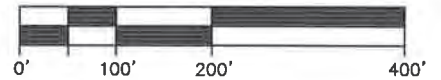


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MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000



SCALE: 1"=200'



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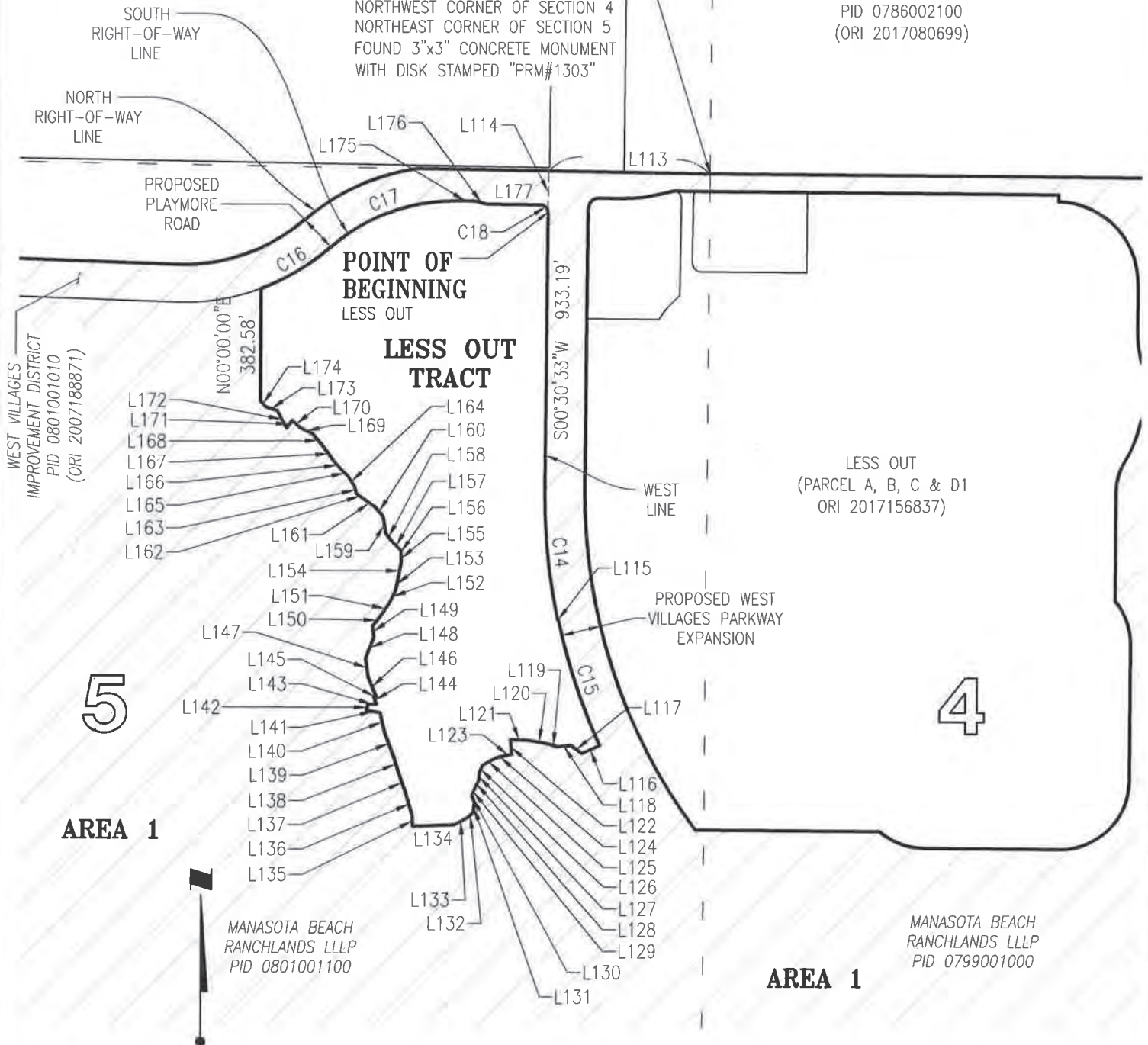
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POINT OF COMMENCEMENT

LESS OUT
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCHOOL BOARD OF
SARASOTA COUNTY
PID 0786002100
(ORI 2017080699)



5

AREA 1

4

AREA 1

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L2	S53°11'39"E	697.29'
L3	S51°41'03"E	779.04'
L4	S37°47'26"E	349.52'
L5	S36°09'48"E	270.19'
L6	S00°01'26"W	355.39'
L7	N19°33'57"E	507.94'
L8	N90°00'00"E	83.65'
L9	N89°39'52"W	50.00'
L10	S00°24'58"W	637.89'
L11	S78°39'57"W	619.12'
L12	S06°22'39"E	318.81'
L13	S28°44'39"W	616.14'
L14	S06°40'23"W	413.04'
L15	S21°28'54"E	544.75'
L16	S04°34'46"W	220.46'
L17	S17°10'53"E	417.11'
L18	S09°03'48"W	626.79'
L19	S08°20'04"E	325.39'
L20	S77°39'39"W	73.08'
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L22	S41°44'37"W	3.63'
L23	N81°51'55"W	26.65'
L24	N84°01'25"W	21.82'
L25	N84°05'15"W	27.14'
L26	S14°09'27"W	39.29'
L27	S78°31'41"E	25.88'
L28	N80°39'38"E	43.65'
L29	S48°22'47"E	22.47'
L30	S75°12'44"E	31.44'
L31	S17°50'30"E	14.01'
L32	S25°24'48"W	53.25'

LINE TABLE		
LINE	BEARING	DISTANCE
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L35	S24°58'27"W	91.62'
L36	S74°24'55"W	62.66'
L37	S31°20'19"W	60.23'
L38	S42°39'42"W	43.82'
L39	S89°03'35"W	57.65'
L40	N46°16'48"E	74.11'
L41	N28°00'51"W	20.12'
L42	S63°31'19"W	61.39'
L43	N39°37'20"W	19.87'
L44	S57°15'01"W	36.77'
L45	N80°05'09"W	59.19'
L46	S77°56'58"W	42.86'
L47	N62°14'25"W	46.08'
L48	S53°38'28"W	46.87'
L49	N09°00'33"W	7.28'
L50	N55°09'32"W	38.42'
L51	N01°13'24"W	48.94'
L52	N24°59'35"W	38.66'
L53	N10°27'48"E	49.10'
L54	N77°08'14"E	29.27'
L55	N07°10'23"W	25.37'
L56	N32°59'31"W	60.41'
L57	N38°12'08"W	51.89'
L58	N89°17'21"W	73.23'
L59	S85°59'09"W	30.16'
L60	S43°46'05"W	47.31'
L61	S22°13'12"E	35.54'
L62	S26°38'12"E	56.03'
L63	S85°15'04"E	109.12'
L64	S75°54'45"W	43.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S45°03'58"W	79.74'
L66	N66°31'06"W	31.16'
L67	S32°10'30"W	29.91'
L68	S41°56'22"E	50.53'
L69	S50°23'12"W	52.06'
L70	S44°08'07"W	33.75'
L71	S57°33'43"W	33.96'
L72	S38°38'26"W	31.61'
L73	S58°31'55"W	42.37'
L74	S30°55'17"W	47.02'
L75	S15°20'48"W	37.52'
L76	S62°49'34"W	36.97'
L77	S45°36'09"W	44.29'
L78	S61°16'30"W	27.11'
L79	S62°32'27"W	34.95'
L80	S84°05'44"W	37.46'
L81	S54°15'32"W	37.41'
L82	N86°29'09"W	18.87'
L83	S87°23'08"W	40.21'
L84	S87°05'39"W	37.13'
L85	S86°40'31"W	32.02'
L86	N71°14'37"W	30.86'
L87	N79°57'02"W	31.06'
L88	N48°26'15"W	21.95'
L89	S54°32'36"W	51.35'
L90	S41°47'46"E	25.27'
L91	S54°22'57"W	41.12'
L92	S53°59'00"W	40.22'
L93	N01°26'06"W	457.48'
L94	N62°12'10"E	121.17'
L95	S77°06'59"E	186.82'
L96	N20°53'01"E	789.00'

LINE TABLE		
LINE	BEARING	DISTANCE
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L98	N20°53'01"E	425.81'
L99	N17°23'11"E	98.66'
L100	N07°36'51"E	103.01'
L101	N07°05'12"E	704.37'
L102	S88°00'00"E	949.70'
L103	S89°05'29"E	999.93'
L104	N23°29'29"E	389.67'
L105	N44°14'02"E	254.25'
L106	N42°23'22"W	115.91'
L107	N40°38'04"E	308.73'
L108	N73°00'35"E	469.59'
L109	S36°46'13"E	1,250.51'
L110	N89°48'19"W	261.41'
L111	S00°13'53"W	740.81'
L112	N54°22'31"W	470.10'
L113	N89°05'29"W	547.07'
L114	S00°54'31"W	139.76'
L115	N77°53'19"E	3.00'
L116	S65°28'55"W	66.05'
L117	N53°27'33"W	44.88'
L118	S84°52'22"W	48.96'
L119	N70°33'21"W	26.68'
L120	N80°05'39"W	75.11'
L121	N88°29'35"W	62.43'
L122	S05°57'54"E	49.75'
L123	S79°36'43"W	24.94'
L124	S75°35'43"W	32.44'
L125	S61°02'48"W	51.77'
L126	S21°39'19"W	28.21'
L127	S02°53'16"W	23.48'
L128	S26°24'39"W	31.94'

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE 210	DRAWN BY EDM	CHECKED BY JRJ	CAD FILE 215614848v-spsk01	PROJECT NO. 215614848	SHEET 7 OF 11	DRAWING INDEX NO. 215614848v-spsk01	REV.
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LINE TABLE		
LINE	BEARING	DISTANCE
L129	S23°08'57"W	24.62'
L130	S19°10'03"E	25.42'
L131	S05°14'59"W	36.18'
L132	S48°22'55"W	24.58'
L133	S61°50'16"W	52.30'
L134	S87°51'04"W	139.94'
L135	N02°08'56"W	37.05'
L136	N16°26'52"W	79.14'
L137	N19°33'53"W	74.05'
L138	N17°03'39"W	59.01'
L139	N20°09'19"W	87.18'
L140	N12°12'03"W	66.08'
L141	N81°17'33"W	47.05'
L142	N13°50'53"E	22.37'
L143	N89°51'04"E	28.07'
L144	N18°06'23"W	27.52'
L145	S85°10'32"E	7.32'
L146	N22°11'41"W	70.97'
L147	N07°31'27"W	65.13'
L148	N21°05'58"E	76.10'
L149	N06°28'39"W	38.79'
L150	N37°41'05"E	49.71'
L151	N33°29'11"E	47.21'
L152	N25°02'41"E	46.89'
L153	N12°12'45"E	40.67'
L154	N10°27'15"E	54.73'
L155	N00°30'32"W	29.04'
L156	N00°30'32"W	13.59'
L157	N45°02'27"W	44.35'
L158	N36°04'55"W	32.34'
L159	N09°51'38"W	59.08'
L160	N39°46'28"W	39.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	N54°55'27"W	50.01'
L162	N55°20'09"W	30.83'
L163	N11°12'33"W	24.55'
L164	N33°14'25"W	40.20'
L165	N45°29'16"W	32.50'
L166	N41°34'32"W	42.70'
L167	N35°36'28"W	54.80'
L168	N40°39'41"W	58.49'
L169	N63°25'03"W	48.02'
L170	N46°31'15"W	36.86'
L171	S36°47'05"W	32.43'
L172	N28°23'26"W	66.59'
L173	N72°01'31"W	41.12'
L174	N42°44'55"W	26.38'
L175	S89°29'27"E	65.99'
L176	S75°59'43"E	42.85'
L177	S89°29'27"E	184.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	654.32'	66°37'11"	760.80'	718.66'	S83°56'36"E
C2	439.46'	87°06'20"	668.10'	605.59'	S81°20'36"E
C3	5,524.72'	8°24'28"	810.73'	810.00'	S23°27'08"E
C4	1,432.50'	3°50'16"	95.95'	95.94'	S79°04'41"W
C5	3,948.37'	45°45'30"	3,153.30'	3,070.17'	N76°03'34"W
C6	5,579.45'	11°44'32"	1,143.45'	1,141.45'	N15°00'45"E
C7	3,000.17'	9°11'57"	481.69'	481.18'	N11°41'10"E
C8	1,210.00'	35°58'42"	759.81'	747.39'	S68°59'15"E
C9	1,082.00'	37°00'06"	698.76'	686.68'	S69°29'57"E
C10	631.00'	42°42'11"	470.29'	459.48'	N70°38'54"E
C11	759.00'	31°51'37"	422.05'	416.64'	N65°13'37"E
C12	48.99'	96°58'34"	82.92'	73.37'	N89°06'27"E
C13	2,807.73'	24°13'02"	1,186.74'	1,177.92'	N66°29'02"W
C14	2,067.00'	12°37'13"	455.29'	454.37'	S05°48'04"E
C15	2,064.00'	12°28'28"	449.37'	448.49'	S18°20'55"E
C16	759.00'	20°57'57"	277.73'	276.19'	N59°09'29"E
C17	631.00'	41°50'02"	460.72'	450.55'	N69°35'32"E
C18	25.00'	90°00'00"	39.27'	35.36'	S44°29'27"E

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.
Florida Registration No. 7168

Date of Signature

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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TASK CODE	DRAWN BY	CHECKED BY	CAD FILE	PROJECT NO.	SHEET	DRAWING INDEX NO.	REV.
210	EDM	JRJ	215614848v-spsk01	215614848	8 OF 11	215614848v-spsk01	

DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 87°06'20"; thence Easterly along the arc of said curve, a distance of 668.10 feet, said curve having a chord bearing and distance of S.81°20'36"E., 605.59 feet, to the point of tangency of said curve; thence S.37°47'26"E., a distance of 349.52 feet; thence S.36°09'48"E., a distance of 270.19 feet to a point in the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'26"W., a distance of 355.39 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 325.39 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,432.50 feet and a central angle of 03°50'16"; thence Westerly along the arc of said curve, a distance of 95.95 feet, said curve having a chord bearing and distance of S.79°04'41"W., 95.94 feet, to the point of tangency of said curve; thence S.80°59'49"W., a distance of 1,930.97 feet; thence N.09°00'33"W., a distance of 718.87 feet; thence S.77°39'39"W., a distance of 73.08 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.80°59'49"W., a distance of 818.52 feet to the point of curvature of a non-tangent curve to the right, having a radius of 3,948.37 feet and a central angle of 45°45'30"; thence Westerly along the arc of said curve, a distance of 3,153.30 feet, said curve having a chord bearing and distance of N.76°03'34"W., 3,070.17 feet, to the end of said curve; thence N.51°25'13"W. along a line non-tangent to said curve, a distance of 3,531.77 feet; thence N.01°26'06"W., a distance of 457.48 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 67,903,750 square feet or 1,558.8556 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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210	EDM	JRJ	215614848v-spsk01	215614848	10 OF 11	215614848v-spsk01	

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

Unit 7 contains 64,289,475 square feet or 1,475.8833 acres, more or less.

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 7
Amendment to Master Plan of Improvements

JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this amendment is to revise and update the area and boundary in the Master Plan of Improvements prepared by Stantec Consulting Services Inc. on December 13, 2018. The new area will be 1524.70 acres. An updated sketch and legal description for the revised boundary is included in the attached Exhibit 1. There are no additional changes to the original Master Plan of Improvements.

EXHIBIT 1

DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet to a point on the northerly extension of the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'27"W., a distance of 735.15 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 337.43 feet; thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'57"; thence Westerly along the arc of said curve, a distance of 1,101.60 feet, to the point of tangency of said curve; thence N.64°10'08"W., a distance of 291.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 55.00 feet and a central angle of 16°39'23"; thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; thence N.81°30'54"E., a distance of 46.48 feet; thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; thence Northerly along the arc of said curve, a distance of 666.53 feet, to the point of tangency of said curve; thence S.77°39'39"W., a distance of 59.54 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 9 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75 feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.17°07'31"W., a distance of 178.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,514.99 feet and a central angle of 26°48'18"; thence Westerly along the arc of said curve, a distance of 708.77 feet, said curve having a chord bearing and distance of N.86°16'38"W., 702.32 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 460.74 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 70,030,089 square feet or 1,607.6696 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 10 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT #1

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

ALSO LESS OUT #2

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the POINT OF BEGINNING; also being the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet; thence S.00°01'27"W., a distance of 122.44 feet; thence N.89°58'33"W., a distance of 105.12 feet; thence N.55°36'38"W., a distance of 59.15 feet; thence N.33°04'42"W., a distance of 216.64 feet; thence S.56°55'18"W., a distance of 255.35 feet; thence N.06°09'57"W., a distance of 30.30 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 79°06'01"; thence Northwesterly along the arc of said curve, a distance of 34.51 feet, to the point of tangency of said curve; thence N.85°15'58"W., a distance of 1.66 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 63°45'03"; thence Northwesterly along the arc of said curve, a distance of 27.82 feet, to the point of tangency of said curve; thence N.21°30'54"W., a distance of 5.01 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 29°41'24"; thence Northerly along the arc of said curve, a distance of 12.95 feet, to the point of tangency of said curve; thence N.08°10'30"E., a distance of 66.32 feet to a point of curvature of a curve to the left having a radius of 130.00 feet and a central angle of 85°40'43"; thence Northwesterly along the arc of said curve, a distance of 194.40 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 417.00 feet and a central angle of 06°31'54"; thence Westerly along the arc of said curve, a distance of 47.54 feet, to the point of tangency of said curve; thence N.00°01'27"E., a distance of 64.44 feet to the POINT OF BEGINNING.

Containing 341,818 square feet or 7.8471 acres, more or less.

Unit 7 contains 66,415,815 square feet or 1,524.6973 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.

Date of Signature

Florida Registration No. 7168

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT No. 7

Plan of Improvements for Bond Issue No. 1



Prepared for:
West Villages Improvement District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240

January 29, 2019

WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7
MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1

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January 29, 2019

SECTION A. INTRODUCTIONS

1. General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-458, Laws of Florida as amended (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. Purpose and Scope

The purpose of this Bond Issue No. 1 Report is to present the nature and extent of the improvements which may be implemented by WVID for and on behalf of the Unit of Development No. 7 ("Unit No. 7"), which improvements will thereafter be owned, operated and/or maintained by either WVID or another legally empowered governmental entity.

The text of this report generally describes the existing land within Unit No. 7 and the proposed improvements and recommendations. The report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized.

3. Lands in Unit of Development No. 7

An Aerial Location Map showing the location of Unit No. 7 is included as Exhibit A. The Legal Description(s) and Sketch(s) are included as Exhibit B and reflect the lands included in Unit No. 7. These lands total approximately 1,476 acres.



January 29, 2019

SECTION B. EXISTING CONDITIONS

1. Topography

The area within Unit No. 7 is relatively flat with site elevations ranging from approximately 9 feet to 12 feet. The land within the unit is primarily undeveloped pasture and rangelands, upland pine flatwood, and wetlands.

2. Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit No. 7 are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands and SCS Soils No. 31, Pineda Fine Sand. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam.

The property within Unit No. 7 currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

3. Land Use and Zoning

Unit No. 7 is located within the City of North Port, Florida ("City"). Parcels within the boundary of Unit No. 7 are currently in various stages of development review and approval with the City, however, it is expected that the parcels will receive approvals from the City that are compatible with the comprehensive land use plan adopted by the City.



January 29, 2019

SECTION C. INFRASTRUCTURE PLANS

1. Public Infrastructure Improvements

WVID has formed Unit No. 7 in order to finance infrastructure design and construction required to provide public infrastructure for the Unit (the "Project") and its ultimate property owners.

The improvements for the unit will be consistent with the City of North Port Comprehensive Plan and Implementing Ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets
- Stormwater Improvements
- Water and sewer facilities
- Irrigation facilities
- Public roadway landscape, lighting, signage, and furnishings
- Entry features
- Engineering and contingencies

Access to the project will be provided via River Road, US-41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City of North Port.

2. Permitting

Required permits already received or ones that will be applied for are summarized in Table 1. It is our opinion that there are no technical reasons existing at this time which would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described below, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7**MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1**

January 29, 2019

Table 1
Permitting Status

Permit	Permit Number	Date Approved
Village B Rezone Approval	Ordinance 2015-19	6/8/15
VDPP Village E	VDPP 17-159	Pending
VDPP Village F	VDPP 17-160	Pending
VDPP Village G	VDPP 17-161	Pending
West Villages Pkwy – Playmore Dr to Atlanta Braves Spring Training Complex	MAS 17-075	10/12/18
West Villages Pkwy – Atlanta Braves Spring Training Complex to Manasota Beach Rd	PRE 18-260	Pending
Playmore Dr Realignment	INF 17-129	9/21/17
Preto Blvd – US-41 to Playmore Dr including US-41 Improvements	INF 17-128 FDOT 2018-A-194-001	2/19/18
US-41/ West Villages Pkwy Intersection Improvements	FDOT 2018-A-194-012	10/4/18
Preto Blvd – Playmore Dr to Manasota Beach Rd	PRE 18-261	Pending
Manasota Beach Rd – West Villages Pkwy to River Rd	TBD	TBD
Wastewater Treatment Plant	FDEP FLA 984841-001-DWIP MAS 17-168	9/20/17 1/16/18
Water Treatment Plant	TBD	TBD
Parks (Dog Park on River Road)	INF-15-153/ SCP-15-122	10/4/16
Various Water Management Improvements	TBD	TBD
Monuments	TBD	TBD
Landscaping on US-41	TBD	TBD
Village B Subdivision Improvements	TBD	TBD

3. Estimated Costs of Improvements

Table 2 lists the components of the planned improvements for the Unit No. 7, together with their estimated costs of design and construction. The Table also includes an estimate of administrative, engineering and other fees, and contingencies associated with the improvements.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7

MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1

January 29, 2019

Table 2
Estimated Costs of Improvements (2019 \$)

Item	Description	Estimated Construction Costs (Note 2)
1	Collector and Arterial Roads (see Note No. 1)	\$ 22,000,000
2	Wastewater Treatment Plant (Pro Rata Share-see Note 3)	\$ 13,000,000
3	Water Treatment Plant (Pro Rata Share-see Note 3)	\$ 4,000,000
4	Water Management	\$ 6,000,000
5	Parks	\$ 1,000,000
6	Hardscape and Landscape	\$ 2,000,000
7	Consultants and Contingencies (20%)	\$ 9,600,000
	Subtotal	\$ 57,600,000
8	Village B Subdivision Improvements based on 111 Lots at \$25,000/ Lot (see Note No. 1)	\$ 2,775,000
9	Consultants and Contingencies (20%)	\$ 555,000
	Subtotal	\$ 3,330,000
	Total	\$ 60,930,000

Note No. 1: Costs include roads, water, sewer, irrigation, drainage, landscaping, and street lights.

Note No. 2: Cost rounded to nearest \$1 million with the exception of Village B Subdivision Improvements.

Note No. 3: Costs of wastewater and water plants represent Unit 7's estimated proportionate share of plant(s) usage.

SECTION D. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and operation of the Entry features and Landscaping and Irrigation associated with the roadway system are expected to be the responsibility of WVID.



January 29, 2019

2. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City.
3. Maintenance and operation of the stormwater management system will be the responsibility of the WVID.
4. Maintenance and operation of the off-site roadway improvements will be the responsibility of WVID, City or FDOT depending on the ownership of the road.

SECTION E. SUMMARY AND CONCLUSION

The Improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current governmental regulatory requirements. The Project will serve its intended function so long as the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

It is our professional opinion that the infrastructure costs provided herein for the District improvements for the Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. These estimated costs are based upon prices currently being experienced for similar items of work in Southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7
MASTER PLAN OF IMPROVEMENTS FOR BOND ISSUE NO. 1

January 29, 2019

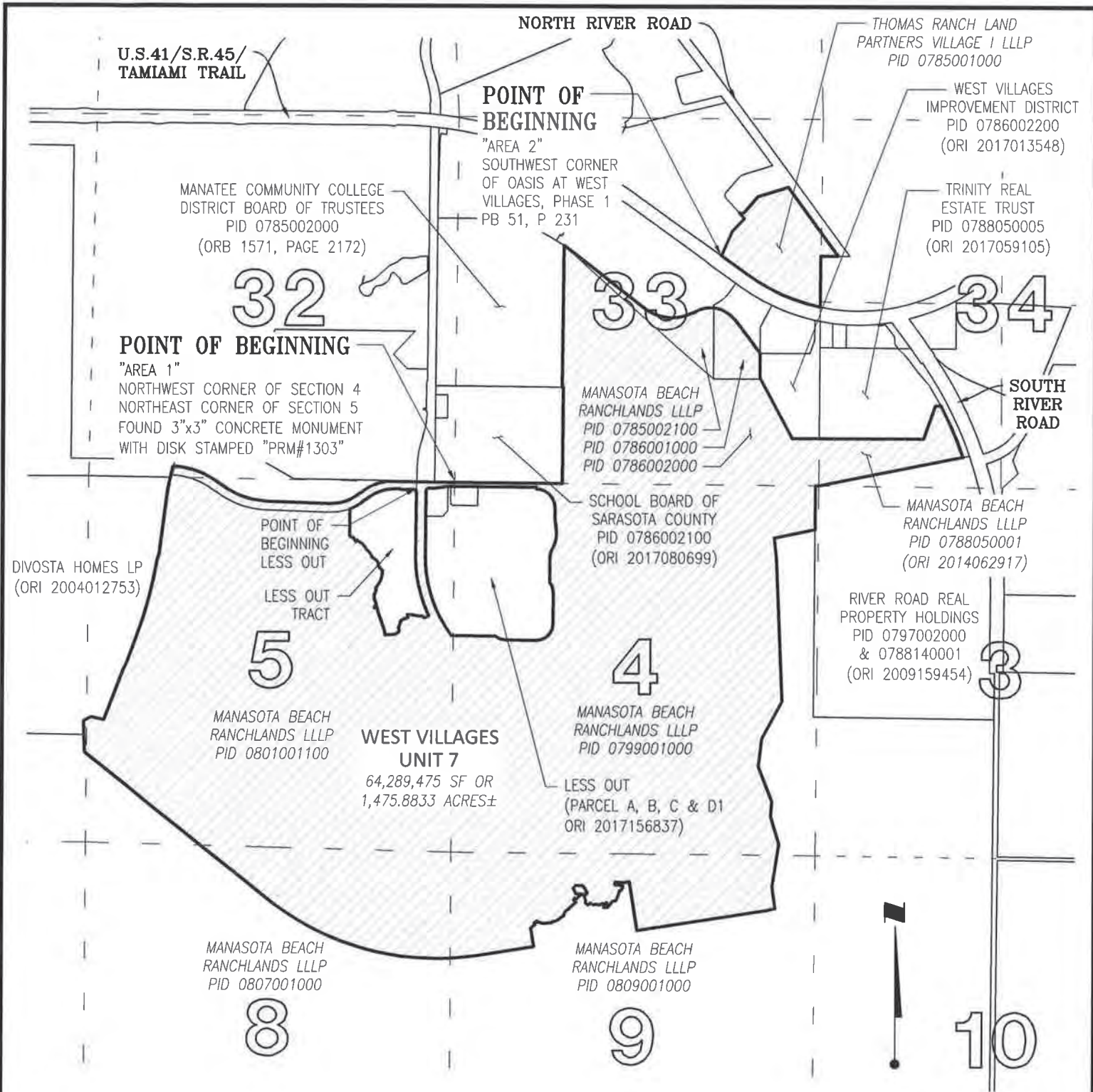
EXHIBIT A - AERIAL LOCATION MAP



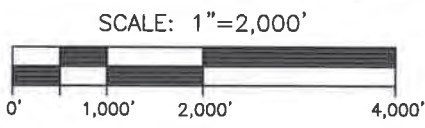


January 29, 2019

EXHIBIT B – UNIT 7 SKETCH AND LEGAL DESCRIPTION



ABBREVIATIONS LEGEND:
 PID = PARCEL IDENTIFICATION NUMBER
 ORB = OFFICIAL RECORDS BOOK
 ORI = OFFICIAL RECORDS INSTRUMENT



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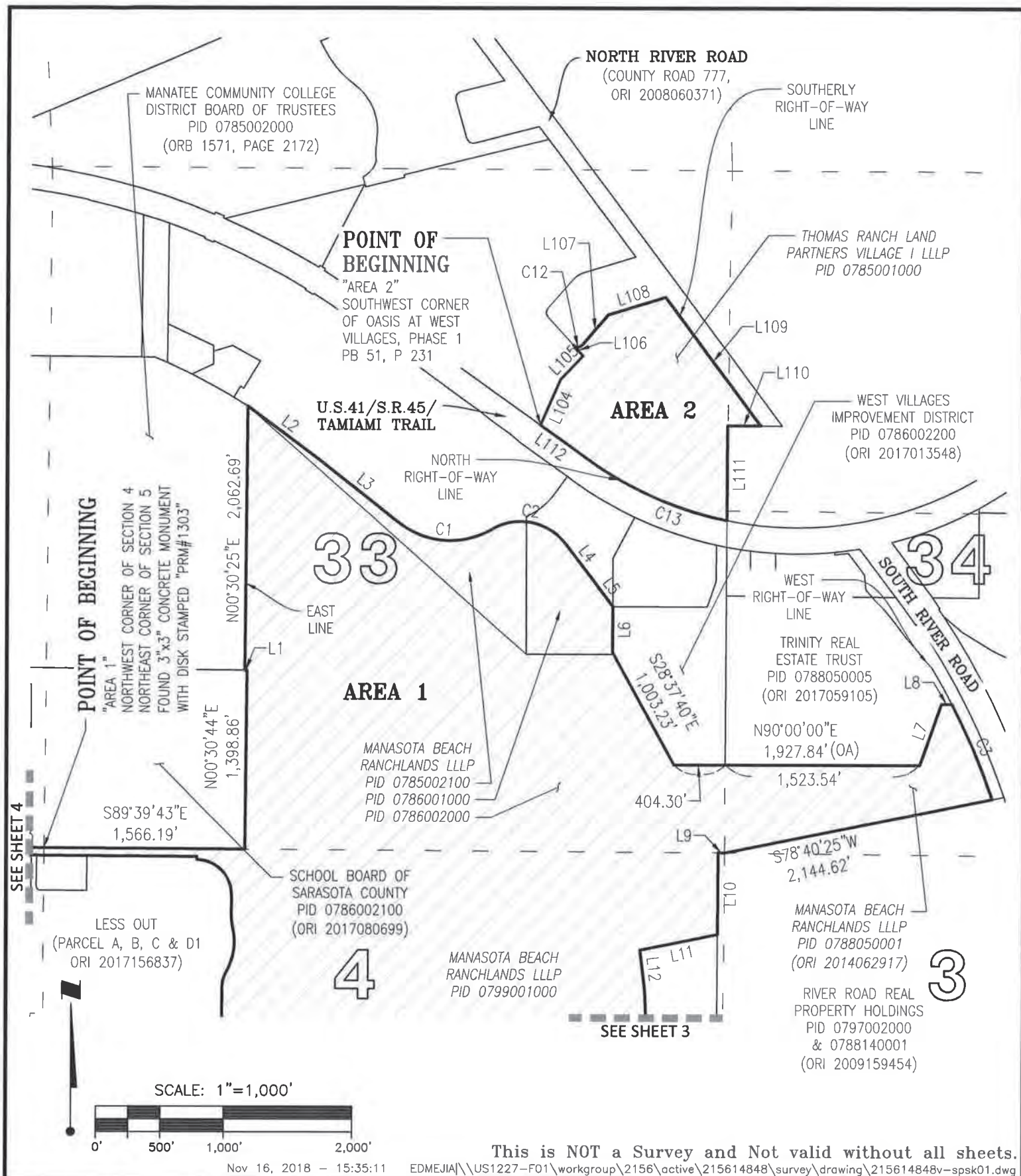
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
 SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
 SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

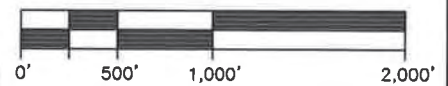
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POINT OF BEGINNING

"AREA 1"
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCALE: 1"=1,000'



SEE SHEET 2

MANASOTA BEACH
RANCHLANDS LLLP
PID 0786002000

SEE SHEET 2

S89°39'43"E
1,566.19'

L103

LESS OUT
TRACT

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)

SCHOOL BOARD OF
SARASOTA COUNTY
PID 0786002100
(ORI 2017080699)

S78°40'25"W
2,144.62'

MANASOTA BEACH
RANCHLANDS LLLP
PID 0788050001
(ORI 2014062917)

RIVER ROAD REAL
PROPERTY HOLDINGS
PID 0797002000
& 0788140001
(ORI 2009159454)

5

4

3

MANASOTA BEACH
RANCHLANDS LLLP
PID 0801001100

MANASOTA BEACH
RANCHLANDS LLLP
PID 0799001000

AREA 1

MANASOTA BEACH
RANCHLANDS LLLP
PID 0807001000

SEE SHEET 4

8

9

SEE SHEET 5
FOR DETAIL

S80°59'49"W
818.52'

S80°59'49"W 1,930.97'

MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000

10

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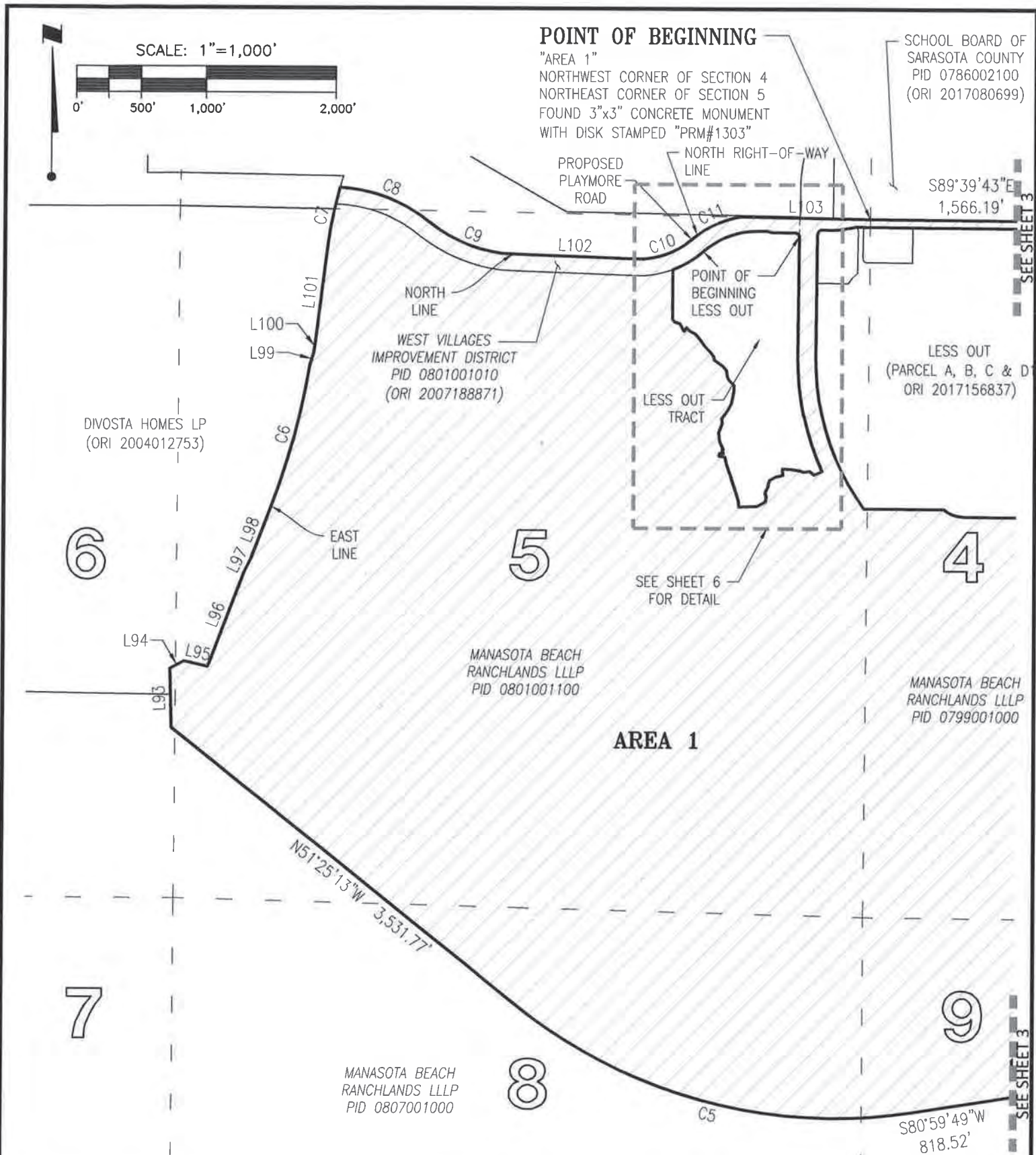
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHECKED BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 3 OF 11	DRAWING INDEX NO: 215614848v-spsk01	REV:
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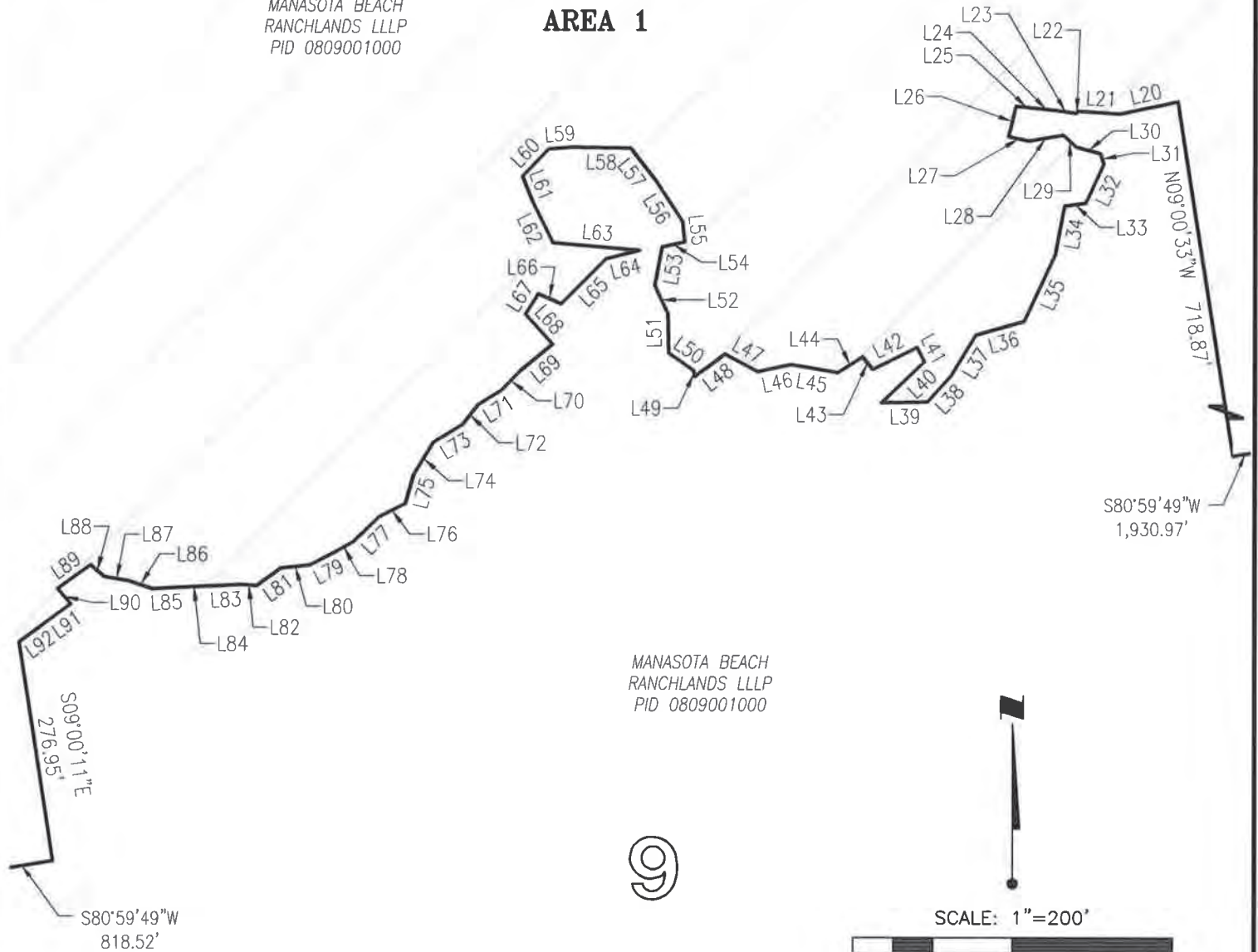
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MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000

AREA 1

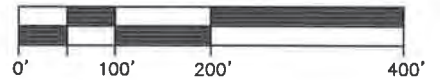


9

MANASOTA BEACH
RANCHLANDS LLLP
PID 0809001000



SCALE: 1"=200'



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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
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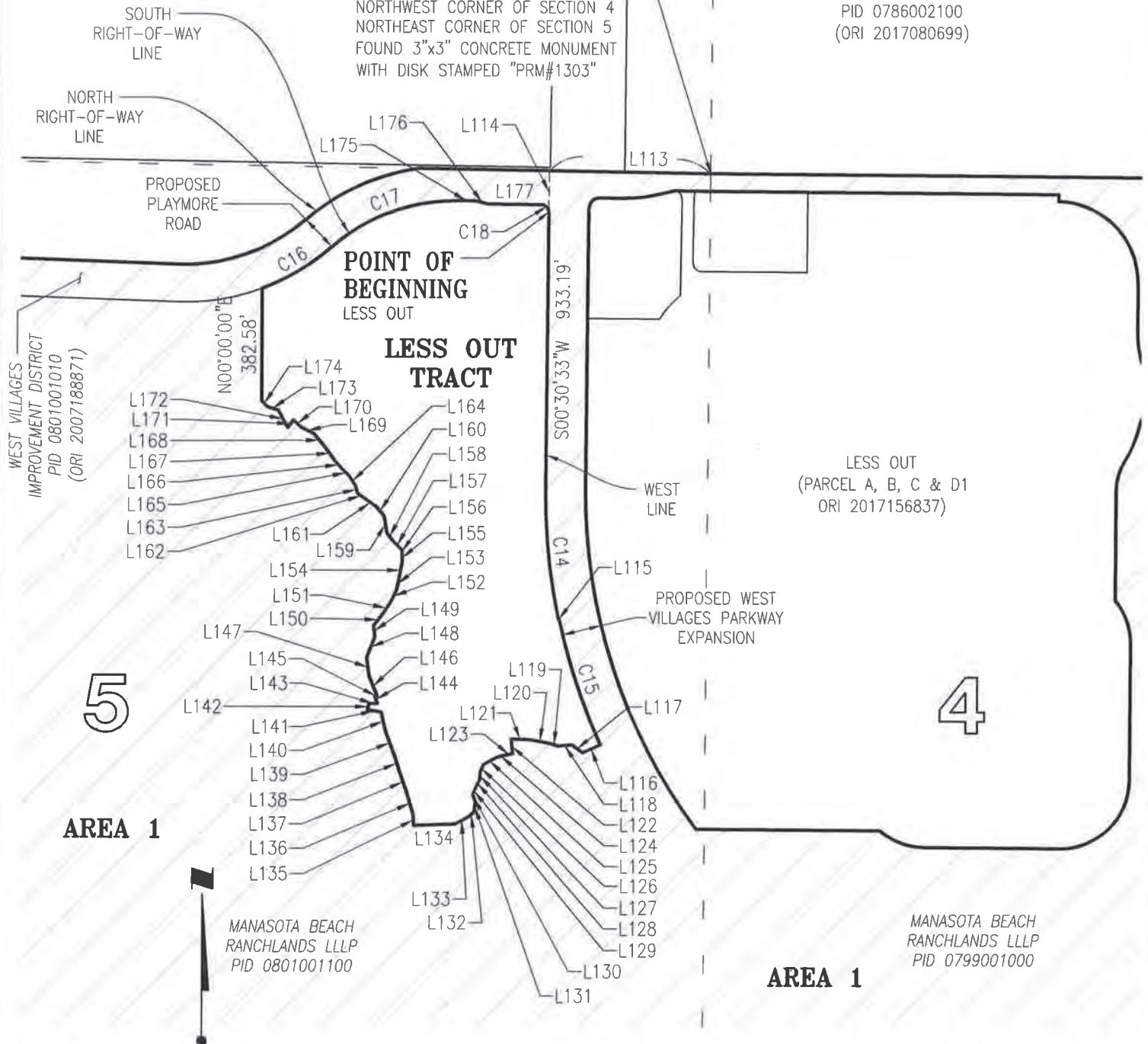
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POINT OF COMMENCEMENT

LESS OUT
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCHOOL BOARD OF
SARASOTA COUNTY
PID 0786002100
(ORI 2017080699)



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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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TASK CODE	DRAWN BY	CHECKED BY	CAD FILE	PROJECT NO.	SHEET	DRAWING INDEX NO.	REV.
210	EDM	JRJ	215614848v-spsk01	215614848	6 OF 11	215614848v-spsk01	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°22'45"W	16.32'
L2	S53°11'39"E	697.29'
L3	S51°41'03"E	779.04'
L4	S37°47'26"E	349.52'
L5	S36°09'48"E	270.19'
L6	S00°01'26"W	355.39'
L7	N19°33'57"E	507.94'
L8	N90°00'00"E	83.65'
L9	N89°39'52"W	50.00'
L10	S00°24'58"W	637.89'
L11	S78°39'57"W	619.12'
L12	S06°22'39"E	318.81'
L13	S28°44'39"W	616.14'
L14	S06°40'23"W	413.04'
L15	S21°28'54"E	544.75'
L16	S04°34'46"W	220.46'
L17	S17°10'53"E	417.11'
L18	S09°03'48"W	626.79'
L19	S08°20'04"E	325.39'
L20	S77°39'39"W	73.08'
L21	N86°18'31"W	52.94'
L22	S41°44'37"W	3.63'
L23	N81°51'55"W	26.65'
L24	N84°01'25"W	21.82'
L25	N84°05'15"W	27.14'
L26	S14°09'27"W	39.29'
L27	S78°31'41"E	25.88'
L28	N80°39'38"E	43.65'
L29	S48°22'47"E	22.47'
L30	S75°12'44"E	31.44'
L31	S17°50'30"E	14.01'
L32	S25°24'48"W	53.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	S81°57'38"W	26.90'
L34	S10°55'46"W	62.19'
L35	S24°58'27"W	91.62'
L36	S74°24'55"W	62.66'
L37	S31°20'19"W	60.23'
L38	S42°39'42"W	43.82'
L39	S89°03'35"W	57.65'
L40	N46°16'48"E	74.11'
L41	N28°00'51"W	20.12'
L42	S63°31'19"W	61.39'
L43	N39°37'20"W	19.87'
L44	S57°15'01"W	36.77'
L45	N80°05'09"W	59.19'
L46	S77°56'58"W	42.86'
L47	N62°14'25"W	46.08'
L48	S53°38'28"W	46.87'
L49	N09°00'33"W	7.28'
L50	N55°09'32"W	38.42'
L51	N01°13'24"W	48.94'
L52	N24°59'35"W	38.66'
L53	N10°27'48"E	49.10'
L54	N77°08'14"E	29.27'
L55	N07°10'23"W	25.37'
L56	N32°59'31"W	60.41'
L57	N38°12'08"W	51.89'
L58	N89°17'21"W	73.23'
L59	S85°59'09"W	30.16'
L60	S43°46'05"W	47.31'
L61	S22°13'12"E	35.54'
L62	S26°38'12"E	56.03'
L63	S85°15'04"E	109.12'
L64	S75°54'45"W	43.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S45°03'58"W	79.74'
L66	N66°31'06"W	31.16'
L67	S32°10'30"W	29.91'
L68	S41°56'22"E	50.53'
L69	S50°23'12"W	52.06'
L70	S44°08'07"W	33.75'
L71	S57°33'43"W	33.96'
L72	S38°38'26"W	31.61'
L73	S58°31'55"W	42.37'
L74	S30°55'17"W	47.02'
L75	S15°20'48"W	37.52'
L76	S62°49'34"W	36.97'
L77	S45°36'09"W	44.29'
L78	S61°16'30"W	27.11'
L79	S62°32'27"W	34.95'
L80	S84°05'44"W	37.46'
L81	S54°15'32"W	37.41'
L82	N86°29'09"W	18.87'
L83	S87°23'08"W	40.21'
L84	S87°05'39"W	37.13'
L85	S86°40'31"W	32.02'
L86	N71°14'37"W	30.86'
L87	N79°57'02"W	31.06'
L88	N48°26'15"W	21.95'
L89	S54°32'36"W	51.35'
L90	S41°47'46"E	25.27'
L91	S54°22'57"W	41.12'
L92	S53°59'00"W	40.22'
L93	N01°26'06"W	457.48'
L94	N62°12'10"E	121.17'
L95	S77°06'59"E	186.82'
L96	N20°53'01"E	789.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	N26°35'39"E	100.50'
L98	N20°53'01"E	425.81'
L99	N17°23'11"E	98.66'
L100	N07°36'51"E	103.01'
L101	N07°05'12"E	704.37'
L102	S88°00'00"E	949.70'
L103	S89°05'29"E	999.93'
L104	N23°29'29"E	389.67'
L105	N44°14'02"E	254.25'
L106	N42°23'22"W	115.91'
L107	N40°38'04"E	308.73'
L108	N73°00'35"E	469.59'
L109	S36°46'13"E	1,250.51'
L110	N89°48'19"W	261.41'
L111	S00°13'53"W	740.81'
L112	N54°22'31"W	470.10'
L113	N89°05'29"W	547.07'
L114	S00°54'31"W	139.76'
L115	N77°53'19"E	3.00'
L116	S65°28'55"W	66.05'
L117	N53°27'33"W	44.88'
L118	S84°52'22"W	48.96'
L119	N70°33'21"W	26.68'
L120	N80°05'39"W	75.11'
L121	N88°29'35"W	62.43'
L122	S05°57'54"E	49.75'
L123	S79°36'43"W	24.94'
L124	S75°35'43"W	32.44'
L125	S61°02'48"W	51.77'
L126	S21°39'19"W	28.21'
L127	S02°53'16"W	23.48'
L128	S26°24'39"W	31.94'

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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LINE TABLE		
LINE	BEARING	DISTANCE
L129	S23°08'57"W	24.62'
L130	S19°10'03"E	25.42'
L131	S05°14'59"W	36.18'
L132	S48°22'55"W	24.58'
L133	S61°50'16"W	52.30'
L134	S87°51'04"W	139.94'
L135	N02°08'56"W	37.05'
L136	N16°26'52"W	79.14'
L137	N19°33'53"W	74.05'
L138	N17°03'39"W	59.01'
L139	N20°09'19"W	87.18'
L140	N12°12'03"W	66.08'
L141	N81°17'33"W	47.05'
L142	N13°50'53"E	22.37'
L143	N89°51'04"E	28.07'
L144	N18°06'23"W	27.52'
L145	S85°10'32"E	7.32'
L146	N22°11'41"W	70.97'
L147	N07°31'27"W	65.13'
L148	N21°05'58"E	76.10'
L149	N06°28'39"W	38.79'
L150	N37°41'05"E	49.71'
L151	N33°29'11"E	47.21'
L152	N25°02'41"E	46.89'
L153	N12°12'45"E	40.67'
L154	N10°27'15"E	54.73'
L155	N00°30'32"W	29.04'
L156	N00°30'32"W	13.59'
L157	N45°02'27"W	44.35'
L158	N36°04'55"W	32.34'
L159	N09°51'38"W	59.08'
L160	N39°46'28"W	39.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	N54°55'27"W	50.01'
L162	N55°20'09"W	30.83'
L163	N11°12'33"W	24.55'
L164	N33°14'25"W	40.20'
L165	N45°29'16"W	32.50'
L166	N41°34'32"W	42.70'
L167	N35°36'28"W	54.80'
L168	N40°39'41"W	58.49'
L169	N63°25'03"W	48.02'
L170	N46°31'15"W	36.86'
L171	S36°47'05"W	32.43'
L172	N28°23'26"W	66.59'
L173	N72°01'31"W	41.12'
L174	N42°44'55"W	26.38'
L175	S89°29'27"E	65.99'
L176	S75°59'43"E	42.85'
L177	S89°29'27"E	184.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	654.32'	66°37'11"	760.80'	718.66'	S83°56'36"E
C2	439.46'	87°06'20"	668.10'	605.59'	S81°20'36"E
C3	5,524.72'	8°24'28"	810.73'	810.00'	S23°27'08"E
C4	1,432.50'	3°50'16"	95.95'	95.94'	S79°04'41"W
C5	3,948.37'	45°45'30"	3,153.30'	3,070.17'	N76°03'34"W
C6	5,579.45'	11°44'32"	1,143.45'	1,141.45'	N15°00'45"E
C7	3,000.17'	9°11'57"	481.69'	481.18'	N11°41'10"E
C8	1,210.00'	35°58'42"	759.81'	747.39'	S68°59'15"E
C9	1,082.00'	37°00'06"	698.76'	686.68'	S69°29'57"E
C10	631.00'	42°42'11"	470.29'	459.48'	N70°38'54"E
C11	759.00'	31°51'37"	422.05'	416.64'	N65°13'37"E
C12	48.99'	96°58'34"	82.92'	73.37'	N89°06'27"E
C13	2,807.73'	24°13'02"	1,186.74'	1,177.92'	N66°29'02"W
C14	2,067.00'	12°37'13"	455.29'	454.37'	S05°48'04"E
C15	2,064.00'	12°28'28"	449.37'	448.49'	S18°20'55"E
C16	759.00'	20°57'57"	277.73'	276.19'	N59°09'29"E
C17	631.00'	41°50'02"	460.72'	450.55'	N69°35'32"E
C18	25.00'	90°00'00"	39.27'	35.36'	S44°29'27"E

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.
Florida Registration No. 7168

Date of Signature

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 87°06'20"; thence Easterly along the arc of said curve, a distance of 668.10 feet, said curve having a chord bearing and distance of S.81°20'36"E., 605.59 feet, to the point of tangency of said curve; thence S.37°47'26"E., a distance of 349.52 feet; thence S.36°09'48"E., a distance of 270.19 feet to a point in the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'26"W., a distance of 355.39 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 325.39 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,432.50 feet and a central angle of 03°50'16"; thence Westerly along the arc of said curve, a distance of 95.95 feet, said curve having a chord bearing and distance of S.79°04'41"W., 95.94 feet, to the point of tangency of said curve; thence S.80°59'49"W., a distance of 1,930.97 feet; thence N.09°00'33"W., a distance of 718.87 feet; thence S.77°39'39"W., a distance of 73.08 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE	DRAWN BY	CHECKED BY	CAD FILE	PROJECT NO.	SHEET	DRAWING INDEX NO.	REV.
210	EDM	JRJ	215614848v-spsk01	215614848	9 OF 11	215614848v-spsk01	

feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.80°59'49"W., a distance of 818.52 feet to the point of curvature of a non-tangent curve to the right, having a radius of 3,948.37 feet and a central angle of 45°45'30"; thence Westerly along the arc of said curve, a distance of 3,153.30 feet, said curve having a chord bearing and distance of N.76°03'34"W., 3,070.17 feet, to the end of said curve; thence N.51°25'13"W. along a line non-tangent to said curve, a distance of 3,531.77 feet; thence N.01°26'06"W., a distance of 457.48 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 67,903,750 square feet or 1,558.8556 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

Unit 7 contains 64,289,475 square feet or 1,475.8833 acres, more or less.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 7
Plan of Improvements for Bond Issue No. 1

JULY 14, 2022



SUBMITTED BY
Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO
West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

1. Purpose and Scope

The purpose of this amendment is to revise and update the area and boundary in the Plan of Improvements prepared by Stantec Consulting Services Inc. on January 29, 2019. The new area will be 1,524.70 acres. An updated sketch and legal description for the revised boundary is included in the attached Exhibit 1. There are no additional changes to the original Plan of Improvements for Bond Issue No. 1.

EXHIBIT 1

DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet to a point on the northerly extension of the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'27"W., a distance of 735.15 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 337.43 feet; thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'57"; thence Westerly along the arc of said curve, a distance of 1,101.60 feet, to the point of tangency of said curve; thence N.64°10'08"W., a distance of 291.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 55.00 feet and a central angle of 16°39'23"; thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; thence N.81°30'54"E., a distance of 46.48 feet; thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; thence Northerly along the arc of said curve, a distance of 666.53 feet, to the point of tangency of said curve; thence S.77°39'39"W., a distance of 59.54 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 9 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75 feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.17°07'31"W., a distance of 178.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,514.99 feet and a central angle of 26°48'18"; thence Westerly along the arc of said curve, a distance of 708.77 feet, said curve having a chord bearing and distance of N.86°16'38"W., 702.32 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 460.74 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 70,030,089 square feet or 1,607.6696 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 10 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT #1

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 11 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

ALSO LESS OUT #2

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the POINT OF BEGINNING; also being the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet; thence S.00°01'27"W., a distance of 122.44 feet; thence N.89°58'33"W., a distance of 105.12 feet; thence N.55°36'38"W., a distance of 59.15 feet; thence N.33°04'42"W., a distance of 216.64 feet; thence S.56°55'18"W., a distance of 255.35 feet; thence N.06°09'57"W., a distance of 30.30 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 79°06'01"; thence Northwesterly along the arc of said curve, a distance of 34.51 feet, to the point of tangency of said curve; thence N.85°15'58"W., a distance of 1.66 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 63°45'03"; thence Northwesterly along the arc of said curve, a distance of 27.82 feet, to the point of tangency of said curve; thence N.21°30'54"W., a distance of 5.01 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 29°41'24"; thence Northerly along the arc of said curve, a distance of 12.95 feet, to the point of tangency of said curve; thence N.08°10'30"E., a distance of 66.32 feet to a point of curvature of a curve to the left having a radius of 130.00 feet and a central angle of 85°40'43"; thence Northwesterly along the arc of said curve, a distance of 194.40 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 417.00 feet and a central angle of 06°31'54"; thence Westerly along the arc of said curve, a distance of 47.54 feet, to the point of tangency of said curve; thence N.00°01'27"E., a distance of 64.44 feet to the POINT OF BEGINNING.

Containing 341,818 square feet or 7.8471 acres, more or less.

Unit 7 contains 66,415,815 square feet or 1,524.6973 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.

Date of Signature

Florida Registration No. 7168

This is NOT a Survey and Not valid without all sheets.

May 19, 2022 - 17:26:35 EDMEJIA\2156\active\215614848\survey\drawing\215614848v-spsk01_revB.dwg

SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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Amended and Restated Master Special Assessment Methodology Report

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 7

July 14, 2022

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The West Villages Improvement District (the “District”) is a local unit of special-purpose government with portions located in the City of North Port, Florida (the “City”) within Sarasota County, Florida (the “County”). The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature (the “Act”). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the public infrastructure improvements authorized by the Act. In order to address its authorized purpose, the District has and continues to create separate Units of Development. This Master Special Assessment Methodology Report (the “Master Report”) applies exclusively to Unit of Development No. 7 (“Unit No. 7”) of the District and the plan of development which currently contemplates a total of 2,531 residential dwelling units, of varying product types.

Unit No. 7 includes approximately 1,525+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands within Unit No. 7 (the “Unit No. 7 Improvements”). The West Villages Improvement District Unit of Development No. 7 Plan of Improvements dated December 13, 2018 and amended by a First Amendment dated July 14, 2022 (the “Engineer’s Report”), prepared by Stantec Consulting Services Inc., 6900 Professional Parkway East, Sarasota, Florida 34240. (the “District Engineer”), includes on-site and off-site roadways, surface water management/drainage system; a potable water system (including water treatment plant), wastewater system/facilities (including wastewater treatment plant), parks, irrigation systems, landscaping and hardscape features; and associated permits and professional fees (collectively the “Project”). The total estimated costs of the construction of the Project are \$148,000,000.

The District could issue up to approximately \$174,000,000 of Special Assessment Bonds (the “Bonds”) if the District were to finance the entire Project, as described in the Engineer’s Report. It is expected that the District will finance only a portion of the Project with the issuance of Bonds in one or more series.

This Master Report will equitably allocate the costs being incurred by the District to provide the Unit No. 7 Improvements to the assessable lands within Unit No. 7 in the District. The implementation of the Project will convey special and peculiar benefits to the assessable properties within Unit No. 7 in the District. The Bonds issued to finance the Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 7.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 7. The total cost of the Project is currently estimated to be \$148,000,000.00. A detail of the estimated Project costs for the development is included herein on **Table A**.

Since it is contemplated that the Project will be developed in phases, the Project has been designed to be functional and confer special benefits to all landowners within Unit No. 7, prior to all phases being completed. Under such a phasing plan, each phase or portion of the Project can be financed independently of the other phases. As the finance program is implemented, supplemental methodology reports will be issued detailing the particulars of a specific bond issue. The supplemental report(s) will apply the principles set forth herein to determine the specific assessments required to repay the bonds issued to fund the then current development program. Any portion of the Project not financed through the issuance of the Bonds will be paid for by Manasota Beach Ranchlands, LLLP and Thomas Ranch

Land Partners Village 1, LLLP, (both entities are subsidiaries of West Villages, LLLP) or their successors or assigns (collectively the “Developer”).

Each component of the infrastructure works as a system to provide benefits to the lands within Unit No. 7 in the District. It is useful to consider three (3) distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the plan of development have received a certificate of occupancy. This condition exists when the infrastructure is financed prior to any development. In the undeveloped state all the lands within Unit No. 7 in the District receive benefit from the Project and all of the lands within Unit No. 7 will be assessed to repay the Bonds. These assessments would be calculated on an equal acreage basis.

The second condition is “on-going development”. During this stage the installation of infrastructure has commenced. Additionally, the plan of development has started to unfold. Therefore, each platted parcel and/or unit/lot would be assigned a proportionate debt service assessment amount. The remaining unassigned debt would continue to fall on the balance of the unplatted land and the unplatted land would continue to be assessed on an equal acre basis.

The third condition is the “completed development state”. In this condition the entire plan of development has been platted and the total par value of the bonds has been assigned as specific assessments to each platted parcel of development within Unit No. 7 in the District.

The construction costs for the Project identified in this Master Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition, of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within Unit No. 7. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in Unit No. 7 must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project. The assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

- A. Allocation of Benefit: Each parcel of land, lot and/or unit within Unit No. 7 in the District benefits from the construction and financing of the proposed improvements.
- B. Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within Unit No. 7 cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the proposed Bonds, the District's debt will be allocated to the gross acreage within Unit No. 7 which totals approximately 1,525+/- acres and upon platting, to each platted parcel and/or residential dwelling unit/lot in Unit No. 7 on an Equivalent Residential Unit ("*ERU*") basis and on the remaining unplatted land on an equal acreage basis. As platting occurs the debt assessment will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers; and allocated on an *ERU* basis as shown herein on **Table C-1** and **Table F**. For the purpose of this Master Report each 50' single family residential dwelling unit will be the base unit upon which other product types will be compared to and has been assigned one (1) *ERU*. (Refer to **Table C-1** attached hereto for proposed *ERU* Factors).

Given the District's approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt based upon the development rights conveyed based upon the *ERU* factors as shown herein on **Table C-1**.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* ("*F.S.*") or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Project is \$148,000,000.00. The construction program and the costs associated with Unit No. 7 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project is assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually against all assessable properties within Unit No. 7 in the District (currently estimated at 1,525+/-

acres). Based on the current market conditions the total aggregate principal amount of the Bonds (approximately \$174,000,000.00) for Unit No. 7 is shown herein on **Table B**. The proceeds of the Bonds will provide a maximum of approximately \$148,000,000.00 for construction related costs. The sizing of the Bonds is assumed to include capitalized interest, if so required, a debt service reserve fund equal to the maximum annual net debt service and issuance costs as shown herein on **Table B**. (Note: The District may not issue the total Par Debt of \$174,000,000 referenced in this Master Report.)

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and debt, shown herein on **Table C**, **Table C-1**, **Table D** and **Table D-1**, for the infrastructure improvements financed by the District for the Project (estimated at \$148,000,000.00) is initially based on the estimated number of residential dwelling units (2,531) projected to be constructed within Unit No. 7 in the District and benefited by the infrastructure improvements comprising the Project. Based on a Bond size of approximately \$174,000,000.00 at an assumed interest rate of 5.75% the estimated annual debt service on the Unit No. 7 Bonds will be approximately \$12,555,747.00 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential unit is assessed no more than their pro-rata amount of the annual debt service shown in **Table E** and **Table F**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable dwelling units. The District shall, at the time a plat or re-plat is submitted to the City and/or County:

A. Assume that the total number of *ERUs* relative to the Project is at least 2,531.

B. Ascertain the number of assessable residential dwelling units/lots in the plat (unrecorded at this time) or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of *ERUs* associated with such Planned Assessable Units/Lots.

C. Ascertain the current amount of potential remaining assessable dwelling units/lots (“Remaining Assessable Units/Lots,” and together with the Planned Assessable Units/Lots, the “Total Assessable Units/Lots”) and total number of *ERUs* associated with the Remaining Assessable Units/Lots.

If the *ERUs* associated with the Total Assessable Units/Lots are equal to 2,531, then no action would be required at that time. However, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are less than 2,531, then the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Bonds such that the amount of debt service allocated to each *ERU* associated with the Total Assessable Units/Lots does not exceed the amounts set forth in **Table D-1**. Conversely, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are more than 2,531 after the filing of the final plat for the Project, then the District shall equitably reallocate the assessments resulting in a reduction in the par debt allocations per unit type set forth in **Table D-1**.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land is annexed into Unit No. 7 which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

As previously described in the Master Report, the debt associated with the District's improvement plan will be initially distributed on an equal acreage basis on all of the benefiting acreage within Unit No. 7 in the District as outlined herein on **Table F** and **Exhibit "A"** attached hereto. As plats are approved parcels and/or lot/units within Unit No. 7 will be assessed in the manner described herein.

The lands within Unit No. 7 consist of approximately 1,525+/- acres as described in **Exhibit "A"** attached hereto. As of the date of this Master Report Unit No. 7 is unplatted and the majority of the property in Unit No. 7 is undeveloped. The anticipated par amount of Bonds to be issued by the District to pay for the Project is approximately \$174,000,000.00. Prior to final plat approval the assessments levied against the lands within Unit No. 7 in the District will be apportioned on a gross acre basis. Therefore, each gross acre of land in Unit No. 7 in the District will be assessed a maximum of approximately \$114,121.01 as outlined herein on **Table F**. When fully developed, Unit No. 7 is expected to contain approximately 2,531 residential dwelling units of varying product types.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Master Report.

Special District Services, Inc. does not represent the District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

	Estimated Project Costs
Collector and Arterial Roads	\$ 22,000,000
Wastewater Treatment Plant	\$ 13,000,000
Water Treatment Plant	\$ 4,000,000
Water Management	\$ 6,000,000
Parks/Recreation	\$ 1,000,000
Hardscape, Landscaping, Irrigation	\$ 2,000,000
Subdivision Improvements	\$ 75,000,000
Consultants and Contingencies	\$ 25,000,000
Total Estimated Costs	\$ 148,000,000

TABLE B

BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

	BOND SIZING
Par Amount	\$ 174,000,000
Debt Service Reserve Fund (DSRF)	\$ (12,304,632)
Capitalized Interest (12 Months)	\$ (10,005,005)
Underwriters Discount	\$ (3,500,363)
Issuance Costs	\$ (190,000)
Construction Funds (Approximately)	\$ 148,000,000
Bond Interest Rate	5.75% *
Principal Amortization Period (Years)	30

*Subject to Change at Pricing

TABLE C

ALLOCATION OF PROJECT COSTS

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Development Plan Type of Use (Product Type)	Number of Units by Type*	ERU Factor*	Total ERUs*	Project Cost Allocation Per Type	Project Cost Allocation Per Unit
50' Single Family Unit	2,531	1.00	2,531	\$ 148,000,000	\$ 58,475
Totals	2,531	N/A	2,531	\$ 148,000,000	N/A

*At this time all Unit Types are in the process of being determined; therefore, the 50' Single Family Unit will be used as the base unit upon which the other product types will be compared to and has been assigned one (1) ERU. Specific ERU Factors for future Unit Types will be determined in proportion to their relationship to a 50' Single Family Unit. Refer to **Table C-1** for a list of the proposed ERU Factors.

TABLE C-1

PROPOSED PROJECT COST ALLOCATION
BASED UPON EQUIVALENT RESIDENTIAL UNIT ("ERU") FACTORS

WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7

Development Plan Type of Use (Product Type)	Number of Units by Type*	Proposed ERU Factor*	Project Cost Allocation per Unit Type Based on Proposed ERU Factor	Total ERUs*
80' Single Family Unit	N/A	1.60	\$ 93,560.00	N/A
74' Single Family Unit	N/A	1.48	\$ 86,543.00	N/A
60' Single Family Unit	N/A	1.20	\$ 70,170.00	N/A
40' Single Family Unit	N/A	0.80	\$ 46,780.00	N/A
50' Single Family Unit	N/A	1.00	\$ 58,475.00	N/A
Coach Unit	N/A	0.75	\$ 43,856.25	N/A
Multi-Family Unit	N/A	0.70	\$ 40,932.50	N/A
2-Story Unit	N/A	0.55	\$ 32,161.25	N/A
4-Story Unit	N/A	0.50	\$ 29,237.50	N/A
TOTALS	N/A	N/A	N/A	N/A

*At this time the Number of Units by Type have not been determined; therefore, the Total ERUs are not calculated. For the purpose of this Master Report the **50' Single Family Unit** has been used as the base unit upon which the other Unit Types have been compared to and has been assigned one **(1) ERU**. **Note:** The Development Plan designated Product Types are subject to change.

TABLE D

ALLOCATION OF BOND DEBT

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Development Plan Type of Use (Product Type)	Number of Units by Type*	ERU Factor*	Total ERUs*	PAR Bond Debt Allocation Per Unit Type	PAR Bond Debt Allocation Per Unit
50' Single Family Unit	2,531	1.00	2,531	\$ 174,000,000	\$ 68,748
Total Units	2,531	N/A	2,531	\$ 174,000,000	N/A

*At this time all Unit Types are in the process of being determined; therefore, the 50' Single Family Unit will be used as the base unit upon which the other product types will be compared to and has been assigned **one (1) ERU**.

TABLE D-1

PROPOSED BOND DEBT ALLOCATION
BASED UPON EQUIVALENT RESIDENTIAL UNIT ("ERU") FACTORS

WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7

Development Plan Type of Use (Product Type)	Number of Units by Type*	Proposed ERU Factor*	PAR Bond Debt Allocation per Unit Type Based on Proposed ERU Factor	Total ERUs*
80' Single Family Unit	N/A	1.60	\$ 109,996.80	N/A
74' Single Family Unit	N/A	1.48	\$ 101,747.04	N/A
60' Single Family Unit	N/A	1.20	\$ 82,497.60	N/A
40' Single Family Unit	N/A	0.80	\$ 54,998.40	N/A
50' Single Family Unit	N/A	1.00	\$ 68,748.00	N/A
Coach Unit	N/A	0.75	\$ 51,561.00	N/A
Multi-Family Unit	N/A	0.70	\$ 48,123.60	N/A
2-Story Unit	N/A	0.55	\$ 37,811.40	N/A
4-Story Unit	N/A	0.50	\$ 34,374.00	N/A
TOTALS	N/A	N/A	N/A	N/A

*At this time the Number of Units by Type have not been determined; therefore, the Total ERUs are not calculated. For the purpose of this Master Report the **50' Single Family Unit** has been used as the base unit upon which the other Unit Types have been compared to and has been assigned one **(1) ERU**. **Note:** The Development Plan designated Product Types are subject to change.

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

	Annual Bond Debt Service
1 Maximum Annual Debt Service	\$ 12,555,746.84
2 Maximum Annual Debt Service Assessment to be Collected	\$ 13,090,033.94
3 Total Number of Gross Acres	1,525
4 Maximum Annual Debt Service per Gross Acre	\$ 8,585.33 *
5 Total Number of Residential Units Planned	2,531
6 Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F

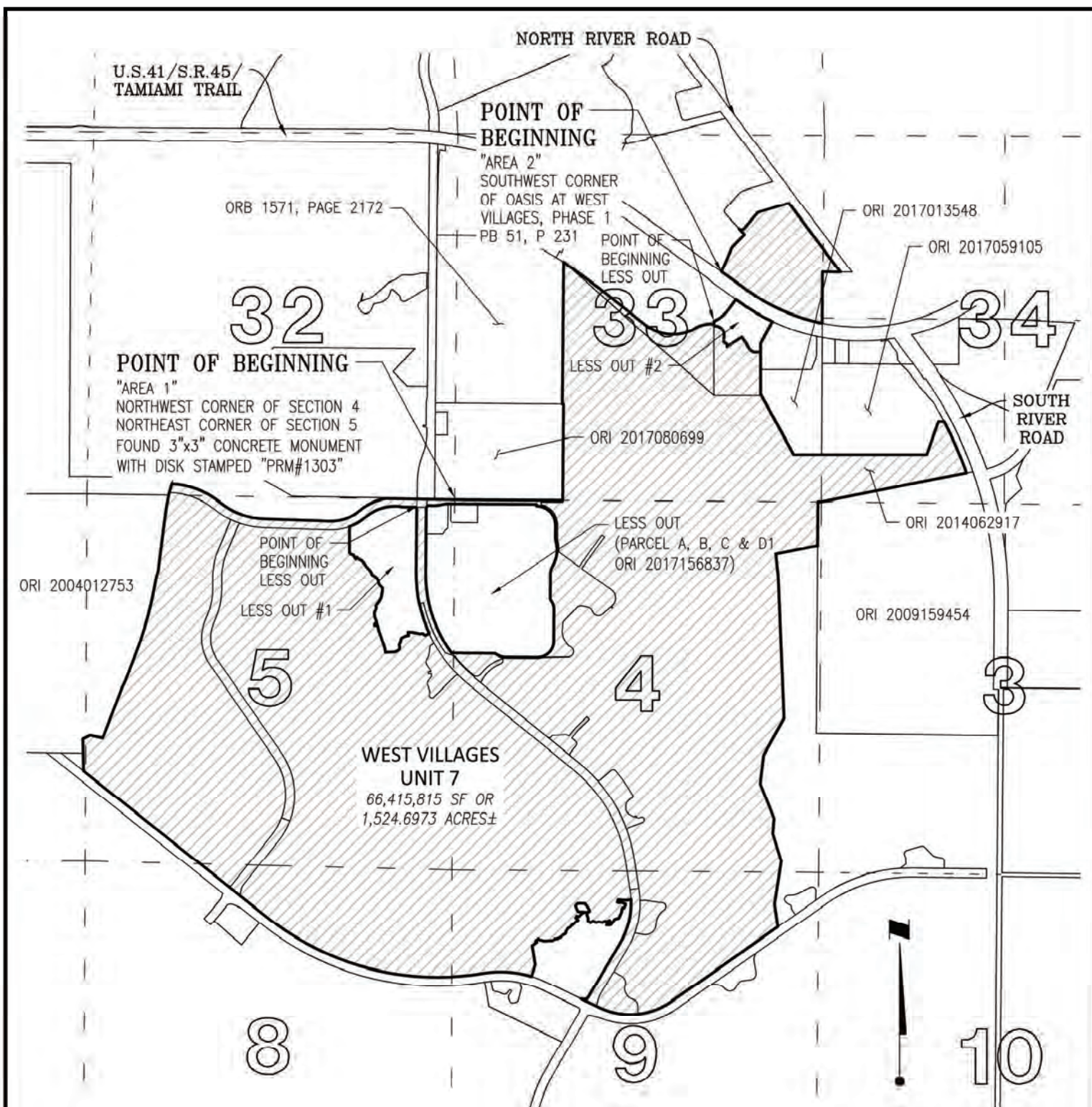
ALLOCATION OF DEBT SERVICE ASSESSMENTS

PRELIMINARY ASSESSMENT ROLL

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Parcel Description and/or Property ID	Gross Acreage (Unit No. 7)	Proposed Maximum Par Debt Assigned Per Acre	Proposed Total Par Debt Assigned to Unit No. 7	Proposed Maximum Annual Debt Service Assigned Per Acre*
Unit No. 7	1,524.6973	\$114,121.01	\$174,000,000	\$8,868.59
Totals	1,524.6973	\$114,121.01	\$174,000,000	\$8,868.59

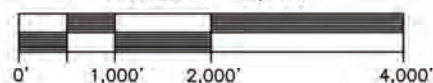
*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.



ABBREVIATIONS LEGEND:

PID = PARCEL IDENTIFICATION NUMBER
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT
R/W = RIGHT-OF-WAY

SCALE: 1"=2,000'



This is NOT a Survey and Not valid without all sheets.

May 19, 2022 - 17:24:52 EDMEJIAV:\2156\active\215614848\survey\drawing\215614848v-spsk01_revB.dwg

SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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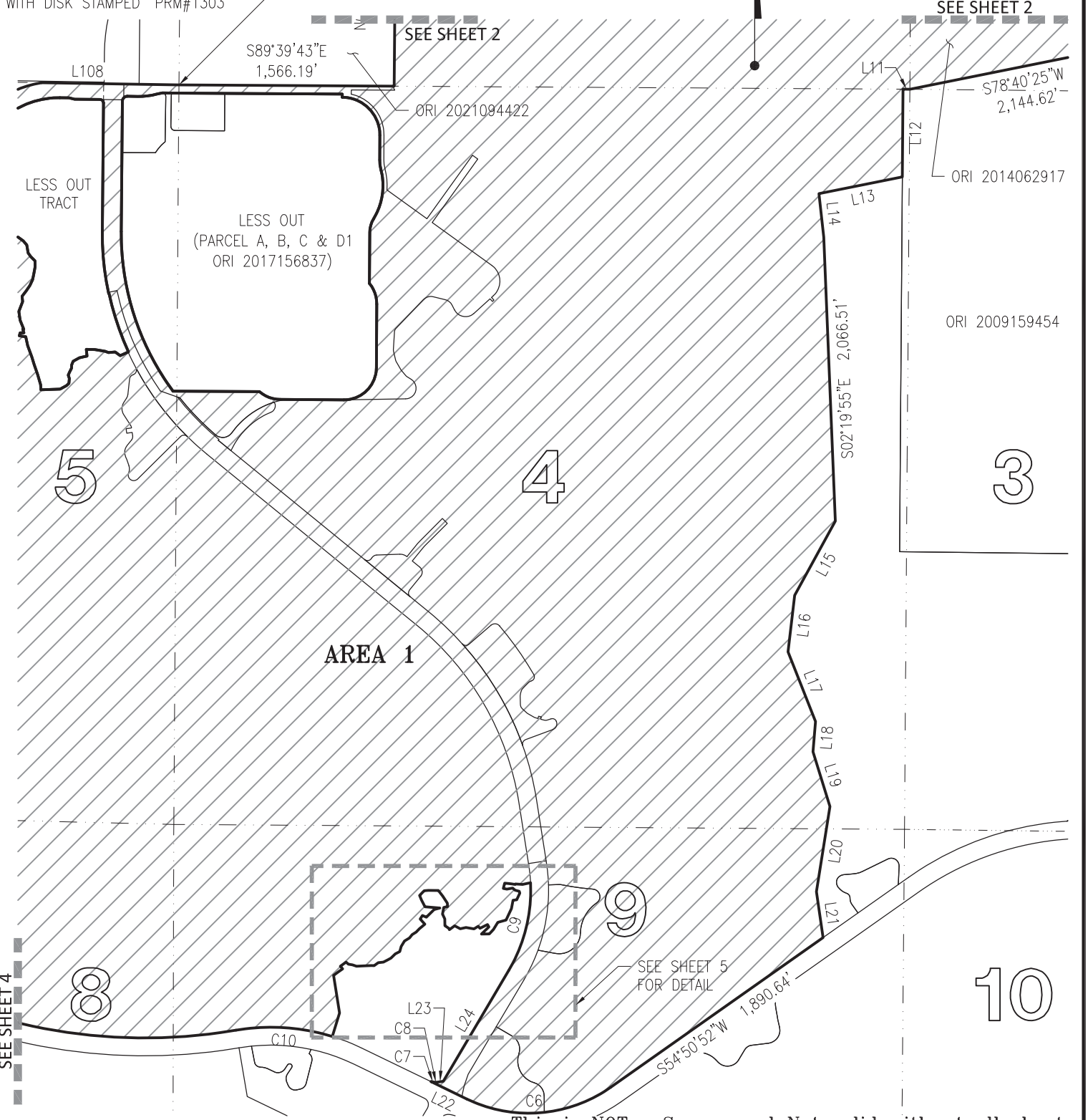
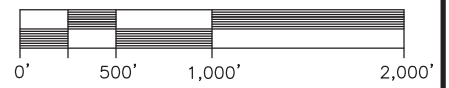
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 1 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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POINT OF BEGINNING

"AREA 1"
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

SCALE: 1"=1,000'



This is NOT a Survey and Not valid without all sheets.

May 19, 2022 - 17:25:04 EDMEJIA\V:\2156\active\215614848\survey\drawing\215614848v-spsk01_revB.dwg

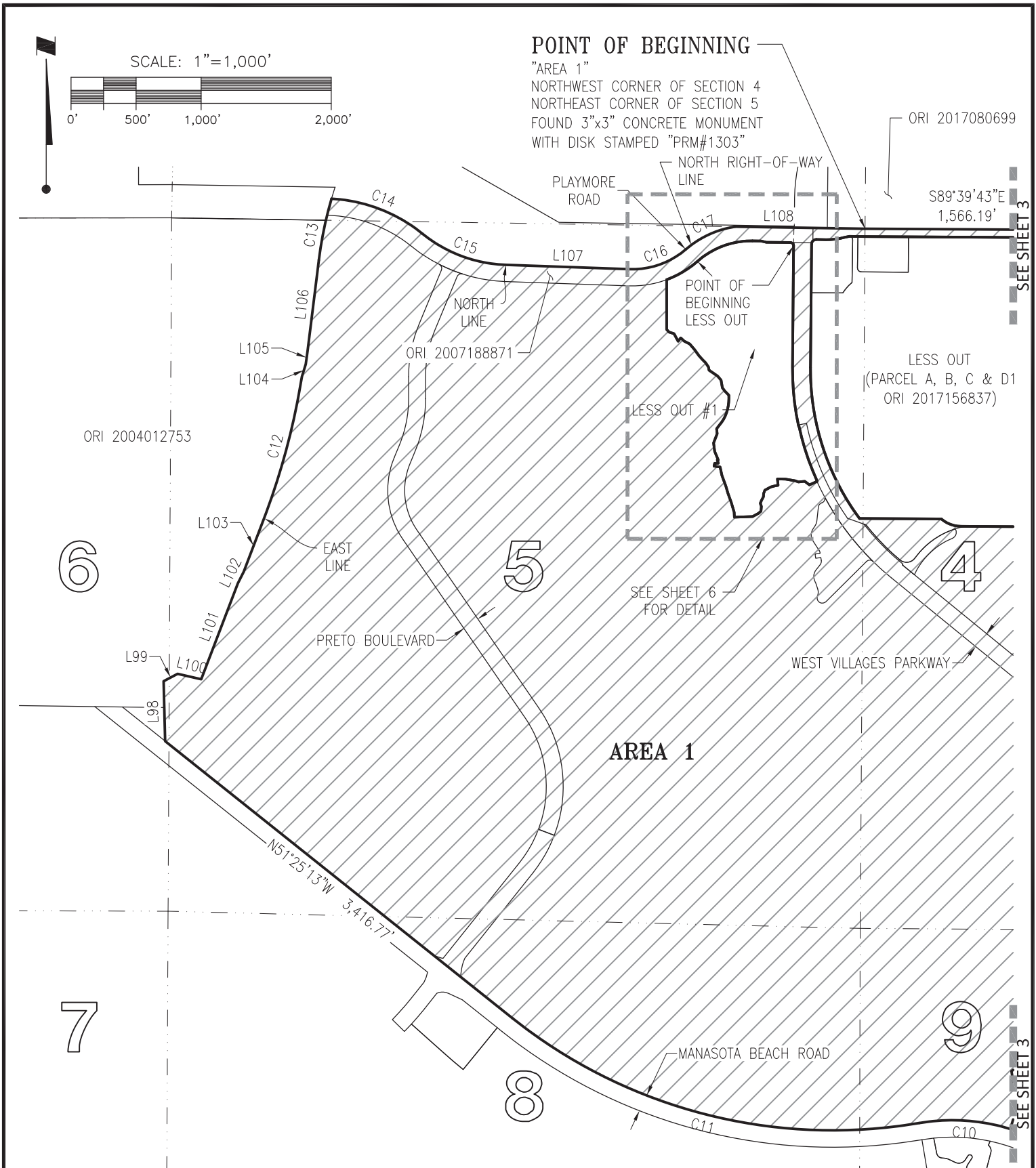
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 3 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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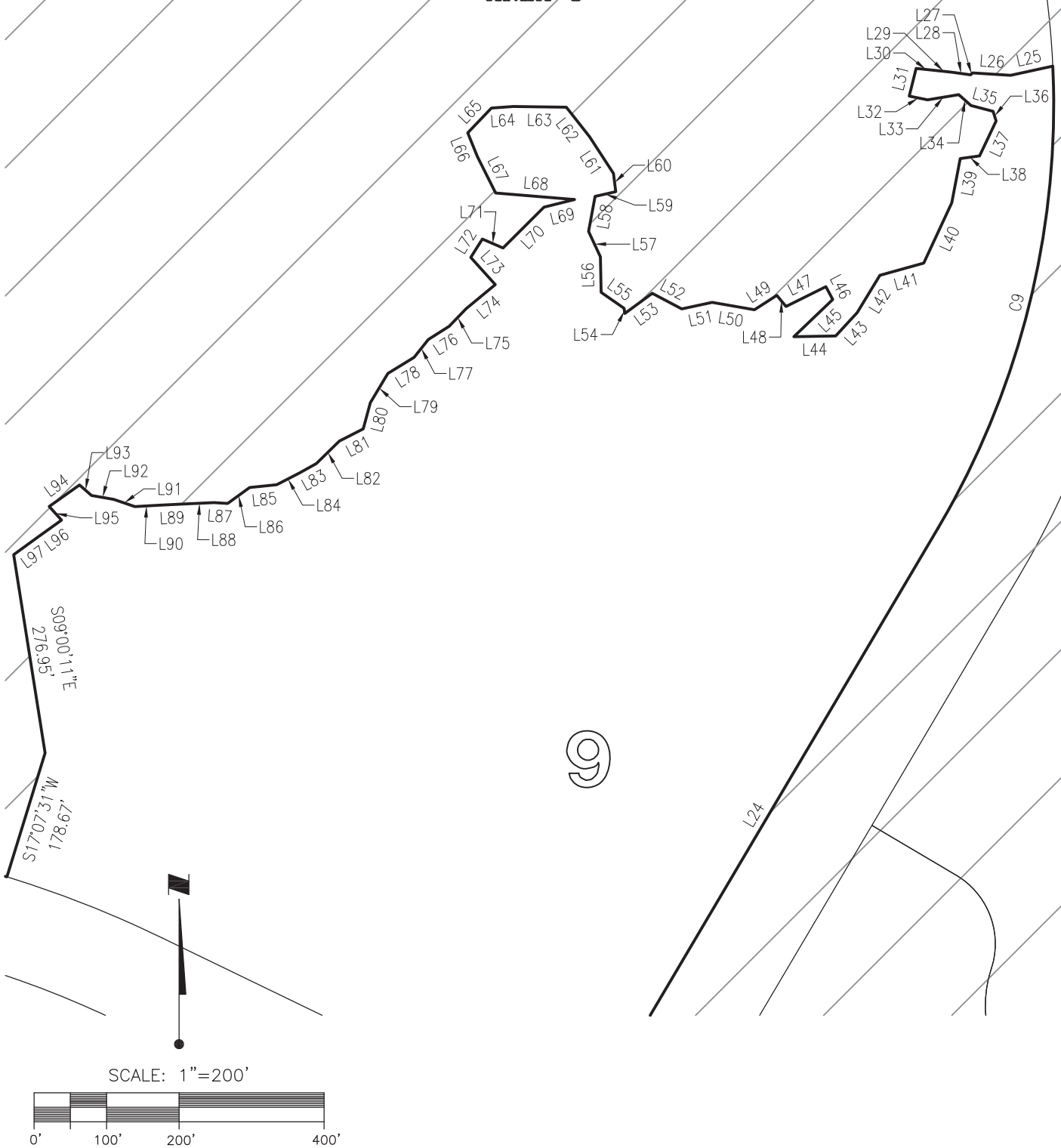


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AREA 1



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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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POINT OF COMMENCEMENT

LESS OUT
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

ORI 2017080699

S89°39'43"E
1,566.19'

SOUTH
RIGHT-OF-WAY
LINE

NORTH
RIGHT-OF-WAY
LINE

PLAYMORE ROAD

POINT OF BEGINNING

LESS OUT

LESS OUT TRACT

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)

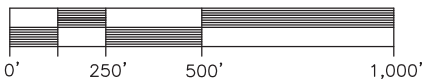
WEST
LINE

WEST VILLAGES PARKWAY

AREA 1

AREA 1

SCALE: 1"=500'



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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°22'45"W	16.32'
L2	S53°11'39"E	697.29'
L3	S51°41'03"E	779.04'
L4	N00°01'27"E	39.43'
L5	N35°36'01"E	165.17'
L6	S54°22'31"E	67.46'
L7	S28°02'23"W	362.00'
L8	S00°01'27"W	735.15'
L9	N19°33'57"E	507.94'
L10	N90°00'00"E	83.65'
L11	N89°39'52"W	50.00'
L12	S00°24'58"W	637.89'
L13	S78°39'57"W	619.12'
L14	S06°22'39"E	318.81'
L15	S28°44'39"W	616.14'
L16	S06°40'23"W	413.04'
L17	S21°28'54"E	544.75'
L18	S04°34'46"W	220.46'
L19	S17°10'53"E	417.11'
L20	S09°03'48"W	626.79'
L21	S08°20'04"E	337.43'
L22	N64°10'08"W	291.18'
L23	N81°30'54"E	46.48'
L24	N30°34'52"E	936.12'
L25	S77°39'39"W	59.54'
L26	N86°18'31"W	52.94'
L27	S41°44'37"W	3.63'
L28	N81°51'55"W	26.65'
L29	N84°01'25"W	21.82'
L30	N84°05'15"W	27.14'
L31	S14°09'27"W	39.29'
L32	S78°31'41"E	25.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N80°39'38"E	43.65'
L34	S48°22'47"E	22.47'
L35	S75°12'44"E	31.44'
L36	S17°50'30"E	14.01'
L37	S25°24'48"W	53.25'
L38	S81°57'38"W	26.90'
L39	S10°55'46"W	62.19'
L40	S24°58'27"W	91.62'
L41	S74°24'55"W	62.66'
L42	S31°20'19"W	60.23'
L43	S42°39'42"W	43.82'
L44	S89°03'35"W	57.65'
L45	N46°16'48"E	74.11'
L46	N28°00'51"W	20.12'
L47	S63°31'19"W	61.39'
L48	N39°37'20"W	19.87'
L49	S57°15'01"W	36.77'
L50	N80°05'09"W	59.19'
L51	S77°56'58"W	42.86'
L52	N62°14'25"W	46.08'
L53	S53°38'28"W	46.87'
L54	N09°00'33"W	7.28'
L55	N55°09'32"W	38.42'
L56	N01°13'24"W	48.94'
L57	N24°59'35"W	38.66'
L58	N10°27'48"E	49.10'
L59	N77°08'14"E	29.27'
L60	N07°10'23"W	25.37'
L61	N32°59'31"W	60.41'
L62	N38°12'08"W	51.89'
L63	N89°17'21"W	73.23'
L64	S85°59'09"W	30.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S43°46'05"W	47.31'
L66	S22°13'12"E	35.54'
L67	S26°38'12"E	56.03'
L68	S85°15'04"E	109.12'
L69	S75°54'45"W	43.38'
L70	S45°03'58"W	79.74'
L71	N66°31'06"W	31.16'
L72	S32°10'30"W	29.91'
L73	S41°56'22"E	50.53'
L74	S50°23'12"W	52.06'
L75	S44°08'07"W	33.75'
L76	S57°33'43"W	33.96'
L77	S38°38'26"W	31.61'
L78	S58°31'55"W	42.37'
L79	S30°55'17"W	47.02'
L80	S15°20'48"W	37.52'
L81	S62°49'34"W	36.97'
L82	S45°36'09"W	44.29'
L83	S61°16'30"W	27.11'
L84	S62°32'27"W	34.95'
L85	S84°05'44"W	37.46'
L86	S54°15'32"W	37.41'
L87	N86°29'09"W	18.87'
L88	S87°23'08"W	40.21'
L89	S87°05'39"W	37.13'
L90	S86°40'31"W	32.02'
L91	N71°14'37"W	30.86'
L92	N79°57'02"W	31.06'
L93	N48°26'15"W	21.95'
L94	S54°32'36"W	51.35'
L95	S41°47'46"E	25.27'
L96	S54°22'57"W	41.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	S53°59'00"W	40.22'
L98	N01°26'06"W	460.74'
L99	N62°12'10"E	121.17'
L100	S77°06'59"E	186.82'
L101	N20°53'01"E	789.00'
L102	N26°35'39"E	100.50'
L103	N20°53'01"E	425.81'
L104	N17°23'11"E	98.66'
L105	N07°36'51"E	103.01'
L106	N07°05'12"E	704.37'
L107	S88°00'00"E	949.70'
L108	S89°05'29"E	999.93'
L109	N23°29'29"E	389.67'
L110	N44°14'02"E	254.25'
L111	N42°23'22"W	115.91'
L112	N40°38'04"E	308.73'
L113	N73°00'35"E	469.59'
L114	S36°46'13"E	1,250.51'
L115	N89°48'19"W	261.41'
L116	S00°13'53"W	740.81'
L117	N54°22'31"W	470.10'
L120	N77°53'19"E	3.00'
L121	S65°28'55"W	66.05'
L122	N53°27'33"W	44.88'
L123	S84°52'22"W	48.96'
L124	N70°33'21"W	26.68'
L125	N80°05'39"W	75.11'
L126	N88°29'35"W	62.43'
L127	S05°57'54"E	49.75'
L128	S79°36'43"W	24.94'
L129	S75°35'43"W	32.44'
L130	S61°02'48"W	51.77'

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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TASK CODE: 210	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 7 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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LINE TABLE		
LINE	BEARING	DISTANCE
L131	S21°39'19"W	28.21'
L132	S02°53'16"W	23.48'
L133	S26°24'39"W	31.94'
L134	S23°08'57"W	24.62'
L135	S19°10'03"E	25.42'
L136	S05°14'59"W	36.18'
L137	S48°22'55"W	24.58'
L138	S61°50'16"W	52.30'
L139	S87°51'04"W	139.94'
L140	N02°08'56"W	37.05'
L141	N16°26'52"W	79.14'
L142	N19°33'53"W	74.05'
L143	N17°03'39"W	59.01'
L144	N20°09'19"W	87.18'
L145	N12°12'03"W	66.08'
L146	N81°17'33"W	47.05'
L147	N13°50'53"E	22.37'
L148	N89°51'04"E	28.07'
L149	N18°06'23"W	27.52'
L150	S85°10'32"E	7.32'
L151	N22°11'41"W	70.97'
L152	N07°31'27"W	65.13'
L153	N21°05'58"E	76.10'
L154	N06°28'39"W	38.79'
L155	N37°41'05"E	49.71'
L156	N33°29'11"E	47.21'
L157	N25°02'41"E	46.89'
L158	N12°12'45"E	40.67'
L159	N10°27'15"E	54.73'
L160	N00°30'32"W	29.04'
L161	N00°30'32"W	13.59'
L162	N45°02'27"W	44.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L163	N36°04'55"W	32.34'
L164	N09°51'38"W	59.08'
L165	N39°46'28"W	39.95'
L166	N54°55'27"W	50.01'
L170	N45°29'16"W	32.50'
L172	N35°36'28"W	54.80'
L173	N40°39'41"W	58.49'
L174	N63°25'03"W	48.02'
L175	N46°31'15"W	36.86'
L176	S36°47'05"W	32.43'
L177	N28°23'26"W	66.59'
L178	N72°01'31"W	41.12'
L179	N42°44'55"W	26.38'
L180	S89°29'27"E	65.99'
L181	S75°59'43"E	42.85'
L182	S89°29'27"E	184.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L118	N89°05'29"W	547.07'
L119	S00°54'31"W	139.76'
L183	S00°01'27"W	122.44'
L184	N89°58'33"W	105.12'
L185	N55°36'38"W	59.15'
L186	N33°04'42"W	216.64'
L187	S56°55'18"W	255.35'
L188	N06°09'57"W	30.30'
L189	N85°15'58"W	1.66'
L191	N08°10'30"E	66.32'
L192	N00°01'27"E	64.44'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	654.32'	66°37'11"	760.80'	718.66'	S83°56'36"E
C2	439.46'	40°43'39"	312.38'	305.85'	N75°28'04"E
C3	560.00'	29°29'44"	288.29'	285.11'	N50°30'59"E
C4	3,011.73'	10°30'02"	551.95'	551.18'	S59°37'32"E
C5	5,524.72'	8°24'28"	810.73'	810.00'	S23°27'08"E
C6	1,035.00'	60°58'57"	1,101.60'	1,050.33'	S85°20'21"W
C7	577.00'	2°54'55"	29.36'	29.36'	S80°22'16"E
C8	55.00'	16°39'23"	15.99'	15.93'	N89°50'35"E
C9	1,150.00'	33°12'28"	666.53'	657.24'	N13°58'38"E
C10	1,514.99'	26°48'18"	708.77'	702.32'	N86°16'38"W
C11	3,946.41'	48°15'34"	3,324.01'	3,226.62'	N75°33'00"W
C12	5,579.45'	11°44'32"	1,143.45'	1,141.45'	N15°00'45"E
C13	3,000.17'	9°11'57"	481.69'	481.18'	N11°41'10"E
C14	1,210.00'	35°58'42"	759.81'	747.39'	S68°59'15"E
C15	1,082.00'	37°00'06"	698.76'	686.68'	S69°29'57"E
C16	631.00'	42°42'11"	470.29'	459.48'	N70°38'54"E
C17	759.00'	31°51'37"	422.05'	416.64'	N65°13'37"E
C18	48.99'	96°58'34"	82.92'	73.37'	N89°06'27"E
C19	2,807.73'	24°13'02"	1,186.74'	1,177.92'	N66°29'02"W
C20	2,067.00'	12°37'13"	455.29'	454.37'	S05°48'04"E
C21	2,064.00'	12°28'28"	449.37'	448.49'	S18°20'55"E
C22	759.00'	20°57'57"	277.73'	276.19'	N59°09'29"E
C23	631.00'	41°50'02"	460.72'	450.55'	N69°35'32"E
C24	25.00'	90°00'00"	39.27'	35.36'	S44°29'27"E
C25	25.00'	79°06'01"	34.51'	31.84'	N45°42'57"W
C26	25.00'	63°45'03"	27.82'	26.40'	N53°23'26"W
C27	25.00'	29°41'24"	12.95'	12.81'	N06°40'12"W
C28	130.00'	85°40'43"	194.40'	176.79'	N34°39'52"W
C29	417.00'	6°31'54"	47.54'	47.51'	N80°46'10"W

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet to a point on the northerly extension of the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'27"W., a distance of 735.15 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 337.43 feet; thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'57"; thence Westerly along the arc of said curve, a distance of 1,101.60 feet, to the point of tangency of said curve; thence N.64°10'08"W., a distance of 291.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 55.00 feet and a central angle of 16°39'23"; thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; thence N.81°30'54"E., a distance of 46.48 feet; thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; thence Northerly along the arc of said curve, a distance of 666.53 feet, to the point of tangency of said curve; thence S.77°39'39"W., a distance of 59.54 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 9 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75 feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.17°07'31"W., a distance of 178.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,514.99 feet and a central angle of 26°48'18"; thence Westerly along the arc of said curve, a distance of 708.77 feet, said curve having a chord bearing and distance of N.86°16'38"W., 702.32 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 460.74 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 70,030,089 square feet or 1,607.6696 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 10 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT #1

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 11 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

ALSO LESS OUT #2

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the POINT OF BEGINNING; also being the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet; thence S.00°01'27"W., a distance of 122.44 feet; thence N.89°58'33"W., a distance of 105.12 feet; thence N.55°36'38"W., a distance of 59.15 feet; thence N.33°04'42"W., a distance of 216.64 feet; thence S.56°55'18"W., a distance of 255.35 feet; thence N.06°09'57"W., a distance of 30.30 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 79°06'01"; thence Northwesterly along the arc of said curve, a distance of 34.51 feet, to the point of tangency of said curve; thence N.85°15'58"W., a distance of 1.66 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 63°45'03"; thence Northwesterly along the arc of said curve, a distance of 27.82 feet, to the point of tangency of said curve; thence N.21°30'54"W., a distance of 5.01 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 29°41'24"; thence Northerly along the arc of said curve, a distance of 12.95 feet, to the point of tangency of said curve; thence N.08°10'30"E., a distance of 66.32 feet to a point of curvature of a curve to the left having a radius of 130.00 feet and a central angle of 85°40'43"; thence Northwesterly along the arc of said curve, a distance of 194.40 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 417.00 feet and a central angle of 06°31'54"; thence Westerly along the arc of said curve, a distance of 47.54 feet, to the point of tangency of said curve; thence N.00°01'27"E., a distance of 64.44 feet to the POINT OF BEGINNING.

Containing 341,818 square feet or 7.8471 acres, more or less.

Unit 7 contains 66,415,815 square feet or 1,524.6973 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M. *Date of Signature*
Florida Registration No. 7168

This is NOT a Survey and Not valid without all sheets.

May 19, 2022 - 17:26:35 EDMEJIA[V:\2156\active\215614848\survey\drawing\215614848v-spsk01_revB.dwg

SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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Certificate of Authorization #27013 • www.stantec.com
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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 12 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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Amended and Restated Final First Supplemental Special Assessment Methodology Report

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 7

July 14, 2022

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The West Villages Improvement District (the “District”) is a local unit of special-purpose government with portions located in both the City of North Port, Florida and Sarasota County, Florida. The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature as amended (collectively, the “Act”). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the infrastructure improvements authorized in the Act. In order to address its authorized purpose, the District previously created Unit of Development No. 7 (“Unit No. 7”). This Amended and Restated Final First Supplemental Special Assessment Methodology Report (the “Final First Supplemental Report”) will address the current development plan within Unit No. 7 and the issuance of Special Assessment Revenue Bonds, Series 2019 (the “Series 2019 Bonds”) to finance the 2019 Project (defined herein). Unit No. 7 includes approximately 1,525+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands in Unit No. 7 (the “Unit No. 7 Improvements”).

The West Villages Improvement District Unit of Development No. 7 Plan of Improvements (the “Engineer’s Report”), dated January 25, 2019 amended by a First Amendment dated July 14, 2022 includes stormwater improvements; a potable water transmission system (including proportionate share of water treatment plant usage); wastewater (sanitary sewer) system (including proportionate share of wastewater treatment plant usage); an irrigation system; public roadway/street landscaping, lighting, signage, entrance features; and associated engineering/professional fees and contingencies (the “2019 Master Project”) as well as certain subdivision infrastructure improvements specific to Village B within Unit No. 7 (the “2019 Village B Project,” and together with the “2019 Master Project”, the “2019 Project”). The Engineer’s Report was prepared by Stantec Consulting Services, Inc., 6900 Professional Parkway East, Sarasota, Florida 34240.

It is anticipated that Unit No. 7 will include a variety of Unit Types and lot sizes, but at this time all Unit Types are in the process of being determined; therefore, the 50' Single Family Unit will be used as the base unit upon which the other product types will be compared and has been assigned one (1) ERU. Specific ERU Factors for future Unit Types will be determined in proportion to their relationship to a 50' Single Family Unit.

Unit No. 7 includes Villages E, F and G and a portion of Village B. These Villages will be further divided into an undetermined number of sub-villages. The table below shows the estimated number of 50’ lot equivalents in Villages B, E and F and a potential product mix for Village G-1. The table is for illustrative purposes only, and the actual Unit Types will vary.

Product Types and Number of Units

Product Type	Village B	Village E	Village F-1	Village F-2	Village F-3	Village F-4	Village F-5	Village F-6	Village G-1	Total
50' Lot Single Family	111	334	272	143	249	132	398	63	195	1,897
74' Lot Single Family	-	-	-	-	-	-	-	-	77	77
Coach Unit	-	-	-	-	-	-	-	-	216	216
2 Story Unit	-	-	-	-	-	-	-	-	296	296
4 Story Unit	-	-	-	-	-	-	-	-	390	390
Total(s)	111	334	272	143	249	132	398	63	1,174	2,876

This Final First Supplemental Report will equitably allocate the costs being incurred by the District to provide infrastructure improvements to the benefitted, developable lands within Unit No. 7. The implementation of the improvements will convey special and peculiar benefits to the assessable properties in Unit No. 7. The Series 2019 Bonds to be issued to finance **i)** the 2019 Master Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 7 and **ii)** the 2019 Village B Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Village B within Unit No. 7.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The 2019 Master Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 7, and the 2019 Village B Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Village B within Unit No. 7. The total cost of the 2019 Project is currently estimated to be \$60,930,000.00 which does not include the debt service reserve fund, capitalized interest, issuance costs and other assumptions. A detail of the total costs of the 2019 Project is shown herein on **Table A**.

The construction costs for the 2019 Project shown herein on **Table A** were provided by the District Engineer, Stantec Consulting Services, Inc. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

On April 15, 2019, the District will issue \$32,360,000.00 of Series 2019 Bonds for the purpose of financing a portion of the 2019 Project in Unit No. 7. The Series 2019 Bonds, when issued, will be repaid through the levy of non-ad valorem special assessments on all benefitted, assessable property within Unit No. 7 as shown herein on **Table E** and **Table F**. Any portion of the 2019 Project not financed through the issuance of the Series 2019 Bonds will be paid for by Manasota Beach Ranchlands, LLLP and Thomas Ranch Land Partners Village 1, LLLP, (both entities are subsidiaries of West Villages, LLLP) or their successors or assigns (collectively the “Developer”).

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction of a portion of the 2019 Project, the District will impose non-ad valorem special assessments on benefitted real property within Unit No. 7. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the 2019 Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the 2019 Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied only against certain property: (1) for facilities which provide special benefits to such property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties, and (4) according to fair and reasonable methods of allocation that the governing body of the jurisdiction determines. The special assessments (both capital and operation assessments) placed upon benefitted properties within Unit No. 7 with respect to the 2019 Project, must be sufficient to cover the debt service of the Series 2019 Bonds that will be issued for financing a portion of the 2019 Project and the costs to maintain those portions of the infrastructure that remain

under the ownership of the District. The assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF COSTS AND ASSESSMENTS

In developing the methodology used for special assessments for Unit No. 7, two interrelated factors were used:

- A.** Allocation of Benefit: Each assessable lot/unit/parcel of land within Unit No. 7 benefits from the construction and financing of the 2019 Master Project and each assessable lot/unit/parcel of land within Village B within Unit No. 7 benefits from the construction and financing of the 2019 Village B Project.
- B.** Allocation of Cost/Debt: The special assessments imposed on each assessable lot/unit/parcel of land within Unit No. 7 cannot exceed the value of the benefits provided to such lot/unit/parcel of land.

The planned improvements comprising the 2019 Master Project are an integrated system of facilities designed to provide benefits to all assessable property within Unit No. 7. The 2019 Master Project is intended to work as a total system which will provide special and peculiar benefits to all the residential units in Unit No. 7. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit type. Therefore, for the purpose of this Final First Supplemental Report each 50 foot (50') single family residential lot/unit will be assigned one (1) ERU. It is anticipated that Unit No. 7 will include a variety of Unit Types and lot sizes, but at this time all Unit Types are in the process of being determined; therefore, the 50' Single Family Unit will be used as the base unit upon which the other product types will be compared and has been assigned one (1) ERU. Specific ERU Factors for future Unit Types will be determined in proportion to their relationship to a 50' Single Family Unit.

Unit No. 7 includes Villages E, F and G and a portion of Village B. These Villages will be further divided into an undetermined number of sub-villages. The table below shows the estimated number of 50' lot equivalents in Villages B, E and F and a potential product mix for Village G-1. The table is for illustrative purposes only, and the actual Unit Types will vary.

The other proposed land uses within the 2019 Master Project will be assigned ERUs as shown below on **Table I**.

Table I – Equivalent Residential Unit (ERU)
(2019 Master Project)

Development Plan Residential Parcel (Product Type)	Number of Units by Parcel/Type	ERU Factor by Type	Total ERUs
Village B - 50' Units	111	1.00	111.00
Village E - 50' Units	334	1.00	334.00
Village F-1 - 50' Units	272	1.00	272.00
Village F-2 - 50' Units	143	1.00	143.00
Village F-3 - 50' Units	249	1.00	249.00
Village F-4 - 50' Units	132	1.00	132.00

Village F-5 - 50' Units	398	1.00	398.00
Village F-6 - 50' Units	63	1.00	63.00
Village G - 50' Units	195	1.00	195.00
Village G - 74' Units	77	1.48	114.00
Village G - Coach Units	216	0.75	162.00
Village G - 2 Story Units	296	0.55	163.00
Village G - 4 Story Units	390	0.50	195.00
Totals	2,876	N/A	2,531

The planned improvements comprising the 2019 Village B Project are an integrated system of facilities designed to provide benefits to all assessable property within Village B within Unit No. 7. The 2019 Village B Project is intended to work as a total system which will provide special and peculiar benefits to all residential units in Village B. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit type. Therefore, for the purpose of this Final First Supplemental Report each 50 foot (50') single family residential lot/unit will be assigned one (1) ERU as shown below on **Table II**.

Table II – Equivalent Residential Unit (ERU)
(2019 Village B Project)

Development Plan Residential Parcel (Product Type)	Number of Units by Parcel/Type	ERU Factor by Type	Total ERUs
Village B - 50' Units	111	1.00	111.00

The 2019 Project cost allocations per unit are shown herein on **Table C** and the Series 2019 Bond debt allocations per unit are shown herein on **Table D**. The debt service assessments will be allocated to each unit type in the proportions as shown herein on **Table I** and **Table F**.

Upon the sale of the Series 2019 Bonds, the District’s debt attributable to the 2019 Master Project will be allocated to the gross acreage within Unit No. 7 which totals approximately 1,525+/- acres and upon platting, to each platted residential dwelling unit/lot in Unit No. 7 on an Equivalent Residential Unit (“ERU”) basis as shown herein on **Table F** and on the remaining unplatted land on an equal acreage basis. As platting occurs, the debt assessment will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers; and allocated on an ERU basis as shown herein on **Table F**. Upon the sale of the Series 2019 Bonds, the District’s debt portion attributable to the 2019 Village B Project will be allocated to the gross acreage within Village B which totals 39+/- acres and upon platting, to each platted residential dwelling unit/lot in Village B on an Equivalent Residential Unit (“ERU”) basis as shown herein on **Table F** and on the remaining unplatted land on an equal acreage basis. As platting occurs, the debt assessment will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers; and allocated on an ERU basis as shown herein on **Table F**.

In addition to the special assessments imposed for debt service on the Series 2019 Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and

managing the District. Since each residential dwelling unit in Unit No. 7 will benefit equally from the operation and management of Unit No. 7 in connection with the 2019 Project, the annual operation and management assessments will be allocated equally to each type of residential dwelling unit on a per lot/unit basis.

Given the District's land use plan and the type of infrastructure and/or services to be funded by the proposed Series 2019 Bond Assessments, this method will result in a fair allocation of benefits and services and an equitable allocation of costs for the Series 2019 Bonds. However, if the future platting results in changes in land use or proportion of benefit per unit, this allocation methodology may need to be supplemented to accommodate such changes.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt assessments based upon the development rights conveyed and/or assigned to the parcel in the land sale based upon the ERU factors as shown herein on **Tables D, E and F**.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments relating to the 2019 Project for Unit No. 7 will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *F.S.* or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other legal means available to the District), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of the 2019 Project is \$60,930,000.00. The construction program and the costs associated therewith are shown herein on **Table A**.

A portion of the capital improvements comprising the 2019 Project planned to be financed by the Series 2019 Bonds which, when issued, will be payable from and secured by Series 2019 Bond Assessments levied annually against the benefitted, assessable properties within Unit No. 7 as described herein. Based on the current market conditions the total aggregate principal amount of the Series 2019 Bonds to be issued by the District for the 2019 Project will be \$32,360,000.00. The proceeds of the Series 2019 Bonds will provide approximately \$27,893,744.00 for construction related costs. The sizing of the Series 2019 Bonds will include a debt service reserve fund equal to 100% of the maximum annual debt service, capitalized interest through May 1, 2020 and issuance costs as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and debt, shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for the 2019 Project (estimated at \$60,930,000.00) is based on the estimated 2,876 residential dwelling units to be constructed within Unit No. 7 and benefitted by the 2019 Project. Based on the par Series 2019 Bond size of \$32,360,000.00 at an average interest rate of approximately 4.89 % the maximum annual debt service on the Series 2019 Bonds

will be \$2,060,662.50 which *has not* been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential unit within Unit No. 7 is assessed no more than their pro-rata amount of the annual debt service (*for the 2019 Master Project*) shown herein on **Table E** and **Table F**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining Equivalent Residential Units. The District shall, at such times as a plat or re-plat is submitted to the City and/or County:

- A. Assume that the total number of assessable residential dwelling units/lots being utilized as a basis for this assessment methodology is 2,876 mixed use residential units/lots as shown herein on **Tables C, D and F** (“Total Assessable Units/Lots”), with a total of 2,531 ERUs as shown herein on **Table I**.
- B. Ascertain the number of assessable residential dwelling units/lots in the proposed plat or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of ERUs (as shown herein on **Table I**) associated with such Planned Assessable Units/Lots.
- C. Ascertain the current amount of remaining assessable residential dwelling units/lots (the “Remaining Assessable Units/Lots”) and total number of ERUs associated with the Remaining Assessable Units/Lots.

If the ERUs associated with the Planned Assessable Units/Lots are equal to the ERUs associated with the Total Assessable Units/Lots, no action would be required at that time. However, if the sum of the ERUs associated with the Planned Assessable Units/Lots and the ERUs associated with the Remaining Assessable Units/Lots are less than the ERUs associated with the Total Assessable Units/Lots, then, the Landowner will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Series 2019 Bonds such that the amount of debt service allocated to each ERU associated with the Planned Assessable Unit/Lot does not exceed the amount of debt service that would have been allocated thereto had the total number of Planned Assessable Units/Lots been 2,876 mixed use residential units/lots, with a total of 2,531 ERUs. Conversely, if the Planned Assessable Units/Lots or the mix of residential units is greater than the Total Assessable Units/Lots, then, there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

To ensure that each residential unit within Village B is assessed no more than their pro-rata amount of the annual debt service (*for the 2019 Village B Project*) shown herein on **Table E** and **Table F**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining Equivalent Residential Units. The District shall, at such times as a plat or re-plat is submitted to the City and/or County:

- A. Assume that the total number of assessable residential dwelling units/lots being utilized as a basis for this assessment methodology is 111 single family 50’ residential units/lots as shown herein on **Tables C, D and F** (“Total Assessable Units/Lots”), with a total of 111 ERUs as shown herein on **Table II**.

B. Ascertain the number of assessable residential dwelling units/lots in the proposed plat or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of ERUs (as shown herein on **Table II**) associated with such Planned Assessable Units/Lots.

C. Ascertain the current amount of remaining assessable residential dwelling units/lots (the “Remaining Assessable Units/Lots”) and total number of ERUs associated with the Remaining Assessable Units/Lots.

If the ERUs associated with the Planned Assessable Units/Lots are equal to the ERUs associated with the Total Assessable Units/Lots, no action would be required at that time. However, if the sum of the ERUs associated with the Planned Assessable Units/Lots and the ERUs associated with the Remaining Assessable Units/Lots are less than the ERUs associated with the Total Assessable Units/Lots, then, the Landowner will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Series 2019 Bonds such that the amount of debt service allocated to each ERU associated with the Planned Assessable Unit/Lot does not exceed the amount of debt service that would have been allocated thereto had the total number of Planned Assessable Units/Lots been 111 single family 50’ residential units/lots, with a total of 111 ERUs. Conversely, if the Planned Assessable Units/Lots or the mix of residential units is greater than the Total Assessable Units/Lots, then, there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

In the event that additional land is annexed into Unit No. 7 which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the 2019 Project described herein, it will be necessary for this assessment methodology to be reallocated to include such parcels. The additional land will then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 ASSESSMENT ROLL

Currently the property in Unit No. 7 (inclusive of Village B residential units) is in the process of being developed by the Landowner. When fully developed, it is expected to contain an estimated 2,876 residential units. Also, the Landowner is considering the potential for non-residential uses (commercial) and a multi-family component on lands within Unit No. 7. To the extent there are such uses, a Developer contribution will be made to satisfy such special assessments as would be allocable to such uses. This contribution will be in the form of public infrastructure to satisfy any benefit received by the commercial use and/or multi-family use. The legal description of the property in Unit No. 7, as prepared by the District Engineer, is attached hereto as **Exhibit A** and is made a part of the assessment roll; and the legal description of the property in Village B (expected to contain 111 residential units) within Unit No. 7 is attached hereto as **Exhibit B**, prepared by Britt Surveying, Inc. and is made a part of the assessment roll as shown herein on **Table F**.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, Consultants and/or the landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Final First Supplemental Report.

Special District Services, Inc. does not represent the West Villages Improvement District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the West Villages Improvement District with financial advisory services or offer investment advice in any form.

TABLE A

2019 PROJECT COST ESTIMATES**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

DESCRIPTION OF IMPROVEMENT	2019 MASTER PROJECT COSTS	2019 VILLAGE B PROJECT COSTS	TOTAL 2019 PROJECT COSTS
Collector and Arterial Roads	\$22,000,000.00	\$0.00	\$22,000,000.00
Wastewater Treatment Plant	\$13,000,000.00	\$0.00	\$13,000,000.00
Water Treatment Plant	\$4,000,000.00	\$0.00	\$4,000,000.00
Stormwater Management	\$6,000,000.00	\$0.00	\$6,000,000.00
Parks	\$1,000,000.00	\$0.00	\$1,000,000.00
Hardscape & Landscape Features	\$2,000,000.00	\$0.00	\$2,000,000.00
Subtotal	\$48,000,000.00	\$0.00	\$48,000,000.00
2019 Village B Project	\$0.00	\$2,775,000.00	\$2,775,000.00
Consultants and Contingencies	\$9,600,000.00	\$555,000.00	\$10,155,000.00
Total(s)	\$57,600,000.00	\$3,330,000.00	\$60,930,000.00

TABLE B

SERIES 2019 BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7
(2019 Master Project and 2019 Village B Project)**

	SERIES 2019 BOND SIZING (MASTER PROJECT)	SERIES 2019 BOND SIZING (VILLAGE B PROJECT)	SERIES 2019 TOTAL BOND SIZE FOR MASTER & VILLAGE B
Par Amount	\$ 31,040,000.00	\$ 1,320,000.00	\$ 32,360,000.00
Original Issue Discount	\$ (58,133.10)	\$ (2,471.70)	\$ (60,604.80)
Debt Service Reserve Fund (DSRF)	\$ (1,974,131.25)	\$ (86,531.25)	\$ (2,060,662.50)
Capitalized Interest (Through May 1, 2020)	\$ (1,550,308.06)	\$ (65,930.56)	\$ (1,616,238.62)
Underwriters Discount	\$ (465,600.00)	\$ (19,800.00)	\$ (485,400.00)
Issuance Costs	\$ (233,423.49)	\$ (9,926.51)	\$ (243,350.00)
Construction Funds	\$ 26,758,404.10	\$ 1,135,339.98	\$ 27,893,744.08
Interest Rate (Average)	4.89%	4.89%	4.89%
Period (Years)	30	30	30

TABLE C

ALLOCATION OF 2019 PROJECT COSTS**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	2019 Project Total Cost Allocation Per Parcel**	2019 Project Total Cost Allocation Per Unit**
**Village B 50' Units	111	1.00	111	\$5,856,355.72	\$52,759.96
Village E 50' Units	334	1.00	334	\$7,601,827.12	\$22,759.96
Village F-1 50' Units	272	1.00	272	\$6,190,709.51	\$22,759.96
Village F-2 50' Units	143	1.00	143	\$3,254,674.49	\$22,759.96
Village F-3 50' Units	249	1.00	249	\$5,667,230.40	\$22,759.96
Village F-4 50' Units	132	1.00	132	\$3,004,314.91	\$22,759.96
Village F-5 50' Units	398	1.00	398	\$9,058,464.65	\$22,759.96
Village F-6 50' Units	63	1.00	63	\$1,433,877.57	\$22,759.96
Village G 50' Units	195	1.00	195	\$4,438,192.48	\$22,759.96
Village G 74' Units	77	1.48	114	\$2,593,725.21	\$33,684.74
Village G Coach Units	216	0.75	162	\$3,687,113.75	\$17,069.97
Village G 2 Story Units	296	0.55	163	\$3,705,321.72	\$12,517.98
Village G 4 Story Units	390	0.50	195	\$4,438,192.48	\$11,379.98
Totals	2,876	N/A	2,531	\$60,930,000.00	N/A

*Rounded

****Village B Only:** 2019 Project Total Cost Allocation also Includes the 2019 Village B Project Cost Allocation in the amount of \$3,330,000.00 as shown on **Table A**.

TABLE D**ALLOCATION OF SERIES 2019 BOND DEBT****WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7**

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Master Bond Debt Allocation Per Parcel/Unit Type	*Series 2019 Subdivision Bond Debt Allocation Per Unit
Village B 50' Units	111	1.00	111	\$1,361,425	\$12,265
Village E 50' Units	334	1.00	334	\$4,096,540	\$12,265
Village F-1 50' Units	272	1.00	272	\$3,336,105	\$12,265
Village F-2 50' Units	143	1.00	143	\$1,753,908	\$12,265
Village F-3 50' Units	249	1.00	249	\$3,054,007	\$12,265
Village F-4 50' Units	132	1.00	132	\$1,618,992	\$12,265
Village F-5 50' Units	398	1.00	398	\$4,881,506	\$12,265
Village F-6 50' Units	63	1.00	63	\$772,701	\$12,265
Village G 50' Units	195	1.00	195	\$2,391,693	\$12,265
Village G 74' Units	77	1.48	114	\$1,397,730	\$18,152
Village G Coach Units	216	0.75	162	\$1,986,945	\$9,199
Village G 2 Story Units	296	0.55	163	\$1,996,757	\$6,746
Village G 4 Story Units	390	0.50	195	\$2,391,693	\$6,133
Totals	2,876	N/A	2,531	\$31,040,000	N/A

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Village B Subdivision Bond Debt Allocation Per Parcel/Unit Type	*Series 2019 Village B Subdivision Bond Debt Allocation Per Unit
Village B 50' Units	111	1.00	111	\$1,320,000	\$11,892

Development Plan (Village Description and Product Type)	Number of Units by Parcel/Type	ERU Factor	*Total ERUs	*Series 2019 Master Bond & Subdivision Bond Total Par Debt	*Series 2019 Master & Subdivision Bond Par Debt Allocation Per Unit
Grand Total(s)	2,876	N/A	2,531	\$32,360,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE
(SERIES 2019 BONDS)

WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7

	2019 Series Master Bond Debt Service	2019 Series Village B Subdivision Bond Debt Service	2019 Series Master Bond & Village B Subdivision Bond Debt Service
1 Maximum Annual Debt Service	\$1,974,131.25	\$86,531.25	\$2,060,662.50
2 Maximum Annual Debt Service Assessment to be Collected	\$2,100,139.63	* \$92,054.52	* \$2,192,194.15 *
3 Total Number of Gross Acres	1,525	39	N/A
4 Maximum Annual Debt Service per Gross Acre	\$1,377.41	\$2,360.37	N/A
5 Total Number of Residential Units Planned	2,876	111	N/A
6 Maximum Annual Debt Service per Unit Type	See Table F	See Table F	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Fees and discounts may not be applicable if assessments are direct billed.

TABLE F
ALLOCATION OF DEBT SERVICE ASSESSMENTS
(2019 SERIES BONDS)

ASSESSMENT ROLL

WEST VILLAGES IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT NO. 7

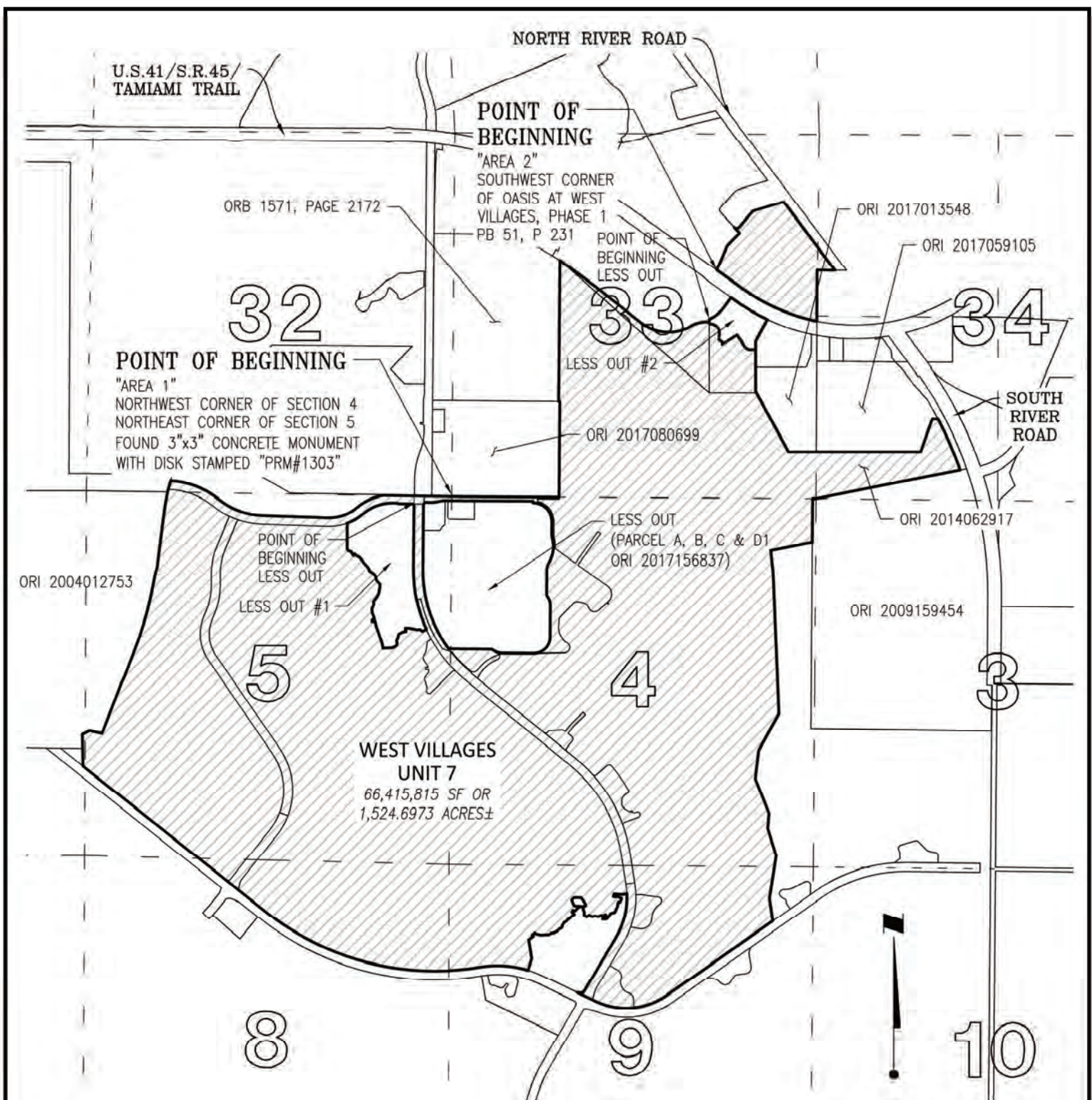
Development Plan (Village Description - Product Unit/Type)	Number of Units	ERU Factor	Total ERUs*	**Series 2019 Master Bond Maximum Annual Debt Assessment Per Unit*	**Series 2019 Maximum Annual Debt Assessment Per Unit Type*	Series 2019 Master PAR Bond Debt Allocation Per Unit Type*	Series 2019 Master PAR Bond Debt Allocation Per Unit*
Village B 50' Units	111	1.00	111	\$830	\$92,107	\$1,361,425	\$11,030
Village E 50' Units	334	1.00	334	\$830	\$277,150	\$4,096,540	\$12,265
Village F-1 50' Units	272	1.00	272	\$830	\$225,703	\$3,336,105	\$12,265
Village F-2 50' Units	143	1.00	143	\$830	\$118,660	\$1,753,908	\$12,265
Village F-3 50' Units	249	1.00	249	\$830	\$206,618	\$3,054,007	\$12,265
Village F-4 50' Units	132	1.00	132	\$830	\$109,532	\$1,618,992	\$12,265
Village F-5 50' Units	398	1.00	398	\$830	\$330,256	\$4,881,506	\$12,265
Village F-6 50' Units	63	1.00	63	\$830	\$52,277	\$772,701	\$12,265
Village G 50' Units	195	1.00	195	\$830	\$161,809	\$2,391,693	\$12,265
Village G 74' Units	77	1.48	114	\$1,228	\$94,563	\$1,397,730	\$18,152
Village G Coach Units	216	0.75	162	\$622	\$134,426	\$1,986,945	\$9,199
Village G 2 Story Units	296	0.55	163	\$456	\$135,090	\$1,996,757	\$6,746
Village G 4 Story Units	390	0.50	195	\$415	\$161,809	\$2,391,693	\$6,133
Total(s)	2876	N/A	2,531	N/A	\$2,100,139	\$31,040,000	N/A

Development Plan (Village Description of Product Unit/Type)	Number of Units	ERU Factor	Total ERUs*	**Series 2019 Village B Subdivision Bond Maximum Annual Debt Assessment Per Unit*	**Series 2019 Maximum Annual Debt Assessment Per Unit Type*	Series 2019 Subdivision PAR Bond Debt Allocation Per Unit Type*	Series 2019 Subdivision PAR Bond Debt Allocation Per Unit*
Village B 50' Units	111	1.00	111	\$830	\$92,057	\$1,320,000	\$11,892

Development Plan (Village Description of Product Unit/Type)	Number of Units	ERU Factor	Total ERUs*	Series 2019 Master & Subdivision Bond Annual Debt Assessment Per Unit	**Series 2019 Maximum Annual Debt Assessment*	Series 2019 Master & Subdivision PAR Bond Debt Allocation Per Unit Type*	Series 2019 Master & Subdivision PAR Bond Debt Allocation Per Unit
Grand Total(s)	2,876	N/A	2,531	N/A	\$2,192,196	\$32,360,000	N/A

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Fees and discounts may not be applicable if assessments are direct billed.



ABBREVIATIONS LEGEND:

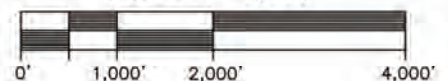
PID = PARCEL IDENTIFICATION NUMBER

ORB = OFFICIAL RECORDS BOOK

ORI = OFFICIAL RECORDS INSTRUMENT

R/W = RIGHT-OF-WAY

SCALE: 1"=2,000'

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May 19, 2022 - 17:24:52 EDMEJIAV:\2156\active\215614848\survey\drawing\215614848v-spsk01_revB.dwg

SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA

**Stantec**

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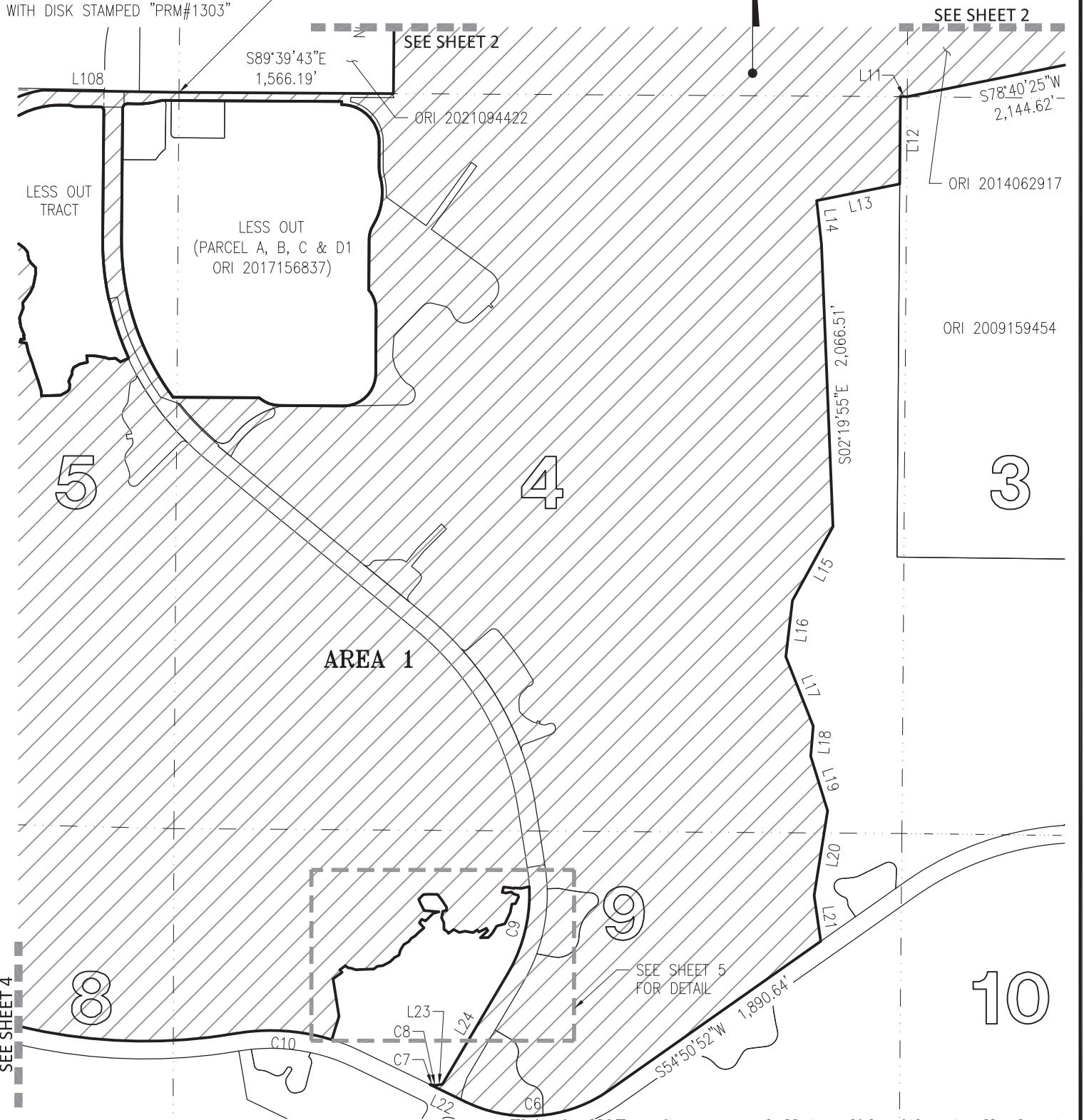
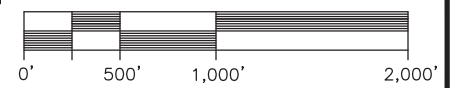
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POINT OF BEGINNING

"AREA 1"
 NORTHWEST CORNER OF SECTION 4
 NORTHEAST CORNER OF SECTION 5
 FOUND 3"x3" CONCRETE MONUMENT
 WITH DISK STAMPED "PRM#1303"

SCALE: 1"=1,000'



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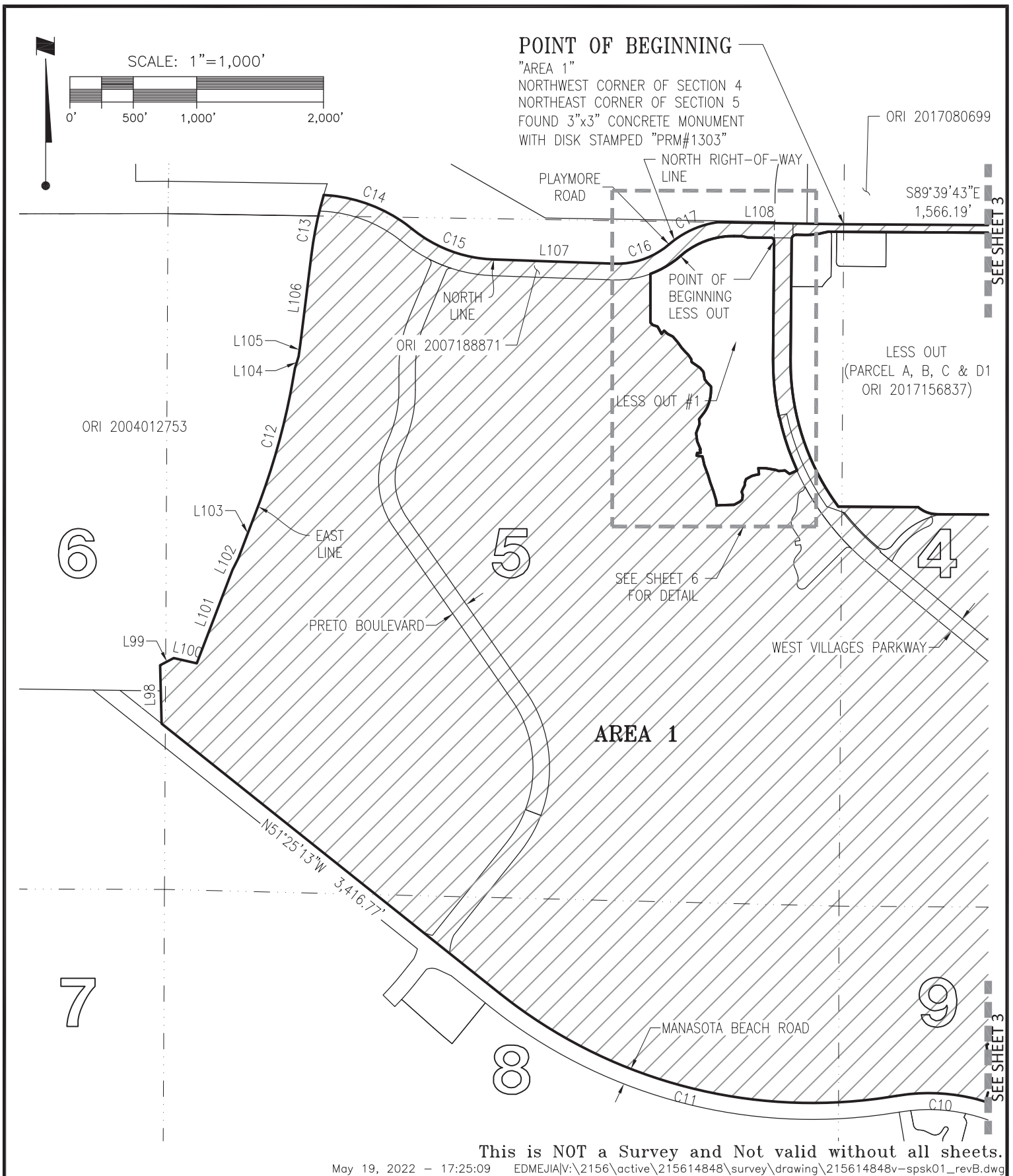
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
 SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
 SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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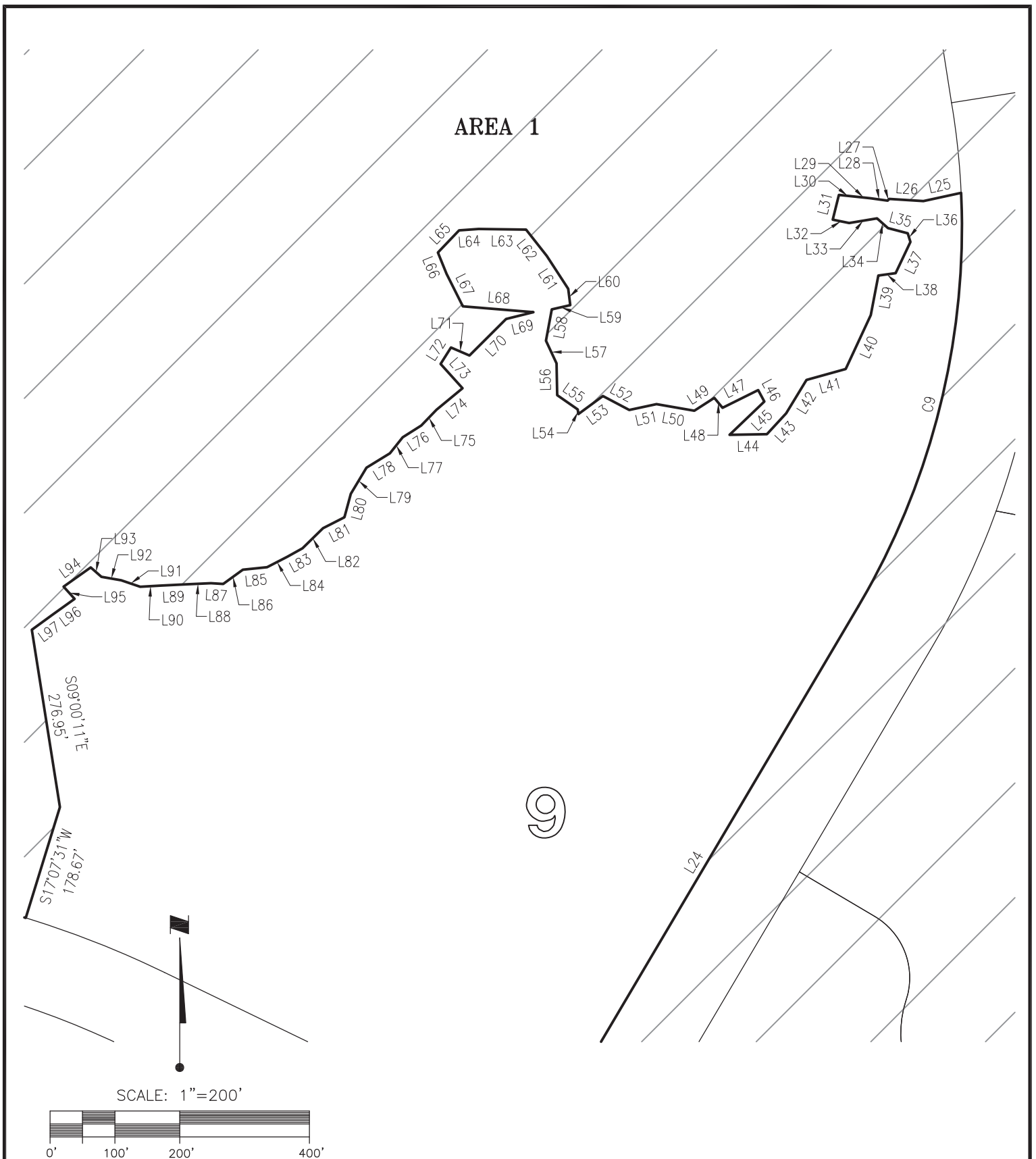
SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
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POINT OF COMMENCEMENT

LESS OUT
NORTHWEST CORNER OF SECTION 4
NORTHEAST CORNER OF SECTION 5
FOUND 3"x3" CONCRETE MONUMENT
WITH DISK STAMPED "PRM#1303"

ORI 2017080699

S89°39'43"E
1,566.19'

SOUTH
RIGHT-OF-WAY
LINE

NORTH
RIGHT-OF-WAY
LINE

PLAYMORE ROAD

POINT OF BEGINNING

LESS OUT

LESS OUT TRACT

LESS OUT
(PARCEL A, B, C & D1
ORI 2017156837)

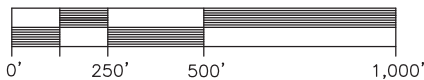
WEST LINE

WEST VILLAGES PARKWAY

AREA 1

AREA 1

SCALE: 1"=500'



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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°22'45"W	16.32'
L2	S53°11'39"E	697.29'
L3	S51°41'03"E	779.04'
L4	N00°01'27"E	39.43'
L5	N35°36'01"E	165.17'
L6	S54°22'31"E	67.46'
L7	S28°02'23"W	362.00'
L8	S00°01'27"W	735.15'
L9	N19°33'57"E	507.94'
L10	N90°00'00"E	83.65'
L11	N89°39'52"W	50.00'
L12	S00°24'58"W	637.89'
L13	S78°39'57"W	619.12'
L14	S06°22'39"E	318.81'
L15	S28°44'39"W	616.14'
L16	S06°40'23"W	413.04'
L17	S21°28'54"E	544.75'
L18	S04°34'46"W	220.46'
L19	S17°10'53"E	417.11'
L20	S09°03'48"W	626.79'
L21	S08°20'04"E	337.43'
L22	N64°10'08"W	291.18'
L23	N81°30'54"E	46.48'
L24	N30°34'52"E	936.12'
L25	S77°39'39"W	59.54'
L26	N86°18'31"W	52.94'
L27	S41°44'37"W	3.63'
L28	N81°51'55"W	26.65'
L29	N84°01'25"W	21.82'
L30	N84°05'15"W	27.14'
L31	S14°09'27"W	39.29'
L32	S78°31'41"E	25.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N80°39'38"E	43.65'
L34	S48°22'47"E	22.47'
L35	S75°12'44"E	31.44'
L36	S17°50'30"E	14.01'
L37	S25°24'48"W	53.25'
L38	S81°57'38"W	26.90'
L39	S10°55'46"W	62.19'
L40	S24°58'27"W	91.62'
L41	S74°24'55"W	62.66'
L42	S31°20'19"W	60.23'
L43	S42°39'42"W	43.82'
L44	S89°03'35"W	57.65'
L45	N46°16'48"E	74.11'
L46	N28°00'51"W	20.12'
L47	S63°31'19"W	61.39'
L48	N39°37'20"W	19.87'
L49	S57°15'01"W	36.77'
L50	N80°05'09"W	59.19'
L51	S77°56'58"W	42.86'
L52	N62°14'25"W	46.08'
L53	S53°38'28"W	46.87'
L54	N09°00'33"W	7.28'
L55	N55°09'32"W	38.42'
L56	N01°13'24"W	48.94'
L57	N24°59'35"W	38.66'
L58	N10°27'48"E	49.10'
L59	N77°08'14"E	29.27'
L60	N07°10'23"W	25.37'
L61	N32°59'31"W	60.41'
L62	N38°12'08"W	51.89'
L63	N89°17'21"W	73.23'
L64	S85°59'09"W	30.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S43°46'05"W	47.31'
L66	S22°13'12"E	35.54'
L67	S26°38'12"E	56.03'
L68	S85°15'04"E	109.12'
L69	S75°54'45"W	43.38'
L70	S45°03'58"W	79.74'
L71	N66°31'06"W	31.16'
L72	S32°10'30"W	29.91'
L73	S41°56'22"E	50.53'
L74	S50°23'12"W	52.06'
L75	S44°08'07"W	33.75'
L76	S57°33'43"W	33.96'
L77	S38°38'26"W	31.61'
L78	S58°31'55"W	42.37'
L79	S30°55'17"W	47.02'
L80	S15°20'48"W	37.52'
L81	S62°49'34"W	36.97'
L82	S45°36'09"W	44.29'
L83	S61°16'30"W	27.11'
L84	S62°32'27"W	34.95'
L85	S84°05'44"W	37.46'
L86	S54°15'32"W	37.41'
L87	N86°29'09"W	18.87'
L88	S87°23'08"W	40.21'
L89	S87°05'39"W	37.13'
L90	S86°40'31"W	32.02'
L91	N71°14'37"W	30.86'
L92	N79°57'02"W	31.06'
L93	N48°26'15"W	21.95'
L94	S54°32'36"W	51.35'
L95	S41°47'46"E	25.27'
L96	S54°22'57"W	41.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	S53°59'00"W	40.22'
L98	N01°26'06"W	460.74'
L99	N62°12'10"E	121.17'
L100	S77°06'59"E	186.82'
L101	N20°53'01"E	789.00'
L102	N26°35'39"E	100.50'
L103	N20°53'01"E	425.81'
L104	N17°23'11"E	98.66'
L105	N07°36'51"E	103.01'
L106	N07°05'12"E	704.37'
L107	S88°00'00"E	949.70'
L108	S89°05'29"E	999.93'
L109	N23°29'29"E	389.67'
L110	N44°14'02"E	254.25'
L111	N42°23'22"W	115.91'
L112	N40°38'04"E	308.73'
L113	N73°00'35"E	469.59'
L114	S36°46'13"E	1,250.51'
L115	N89°48'19"W	261.41'
L116	S00°13'53"W	740.81'
L117	N54°22'31"W	470.10'
L120	N77°53'19"E	3.00'
L121	S65°28'55"W	66.05'
L122	N53°27'33"W	44.88'
L123	S84°52'22"W	48.96'
L124	N70°33'21"W	26.68'
L125	N80°05'39"W	75.11'
L126	N88°29'35"W	62.43'
L127	S05°57'54"E	49.75'
L128	S79°36'43"W	24.94'
L129	S75°35'43"W	32.44'
L130	S61°02'48"W	51.77'

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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LINE TABLE		
LINE	BEARING	DISTANCE
L131	S21°39'19"W	28.21'
L132	S02°53'16"W	23.48'
L133	S26°24'39"W	31.94'
L134	S23°08'57"W	24.62'
L135	S19°10'03"E	25.42'
L136	S05°14'59"W	36.18'
L137	S48°22'55"W	24.58'
L138	S61°50'16"W	52.30'
L139	S87°51'04"W	139.94'
L140	N02°08'56"W	37.05'
L141	N16°26'52"W	79.14'
L142	N19°33'53"W	74.05'
L143	N17°03'39"W	59.01'
L144	N20°09'19"W	87.18'
L145	N12°12'03"W	66.08'
L146	N81°17'33"W	47.05'
L147	N13°50'53"E	22.37'
L148	N89°51'04"E	28.07'
L149	N18°06'23"W	27.52'
L150	S85°10'32"E	7.32'
L151	N22°11'41"W	70.97'
L152	N07°31'27"W	65.13'
L153	N21°05'58"E	76.10'
L154	N06°28'39"W	38.79'
L155	N37°41'05"E	49.71'
L156	N33°29'11"E	47.21'
L157	N25°02'41"E	46.89'
L158	N12°12'45"E	40.67'
L159	N10°27'15"E	54.73'
L160	N00°30'32"W	29.04'
L161	N00°30'32"W	13.59'
L162	N45°02'27"W	44.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L163	N36°04'55"W	32.34'
L164	N09°51'38"W	59.08'
L165	N39°46'28"W	39.95'
L166	N54°55'27"W	50.01'
L170	N45°29'16"W	32.50'
L172	N35°36'28"W	54.80'
L173	N40°39'41"W	58.49'
L174	N63°25'03"W	48.02'
L175	N46°31'15"W	36.86'
L176	S36°47'05"W	32.43'
L177	N28°23'26"W	66.59'
L178	N72°01'31"W	41.12'
L179	N42°44'55"W	26.38'
L180	S89°29'27"E	65.99'
L181	S75°59'43"E	42.85'
L182	S89°29'27"E	184.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L118	N89°05'29"W	547.07'
L119	S00°54'31"W	139.76'
L183	S00°01'27"W	122.44'
L184	N89°58'33"W	105.12'
L185	N55°36'38"W	59.15'
L186	N33°04'42"W	216.64'
L187	S56°55'18"W	255.35'
L188	N06°09'57"W	30.30'
L189	N85°15'58"W	1.66'
L191	N08°10'30"E	66.32'
L192	N00°01'27"E	64.44'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	654.32'	66°37'11"	760.80'	718.66'	S83°56'36"E
C2	439.46'	40°43'39"	312.38'	305.85'	N75°28'04"E
C3	560.00'	29°29'44"	288.29'	285.11'	N50°30'59"E
C4	3,011.73'	10°30'02"	551.95'	551.18'	S59°37'32"E
C5	5,524.72'	8°24'28"	810.73'	810.00'	S23°27'08"E
C6	1,035.00'	60°58'57"	1,101.60'	1,050.33'	S85°20'21"W
C7	577.00'	2°54'55"	29.36'	29.36'	S80°22'16"E
C8	55.00'	16°39'23"	15.99'	15.93'	N89°50'35"E
C9	1,150.00'	33°12'28"	666.53'	657.24'	N13°58'38"E
C10	1,514.99'	26°48'18"	708.77'	702.32'	N86°16'38"W
C11	3,946.41'	48°15'34"	3,324.01'	3,226.62'	N75°33'00"W
C12	5,579.45'	11°44'32"	1,143.45'	1,141.45'	N15°00'45"E
C13	3,000.17'	9°11'57"	481.69'	481.18'	N11°41'10"E
C14	1,210.00'	35°58'42"	759.81'	747.39'	S68°59'15"E
C15	1,082.00'	37°00'06"	698.76'	686.68'	S69°29'57"E
C16	631.00'	42°42'11"	470.29'	459.48'	N70°38'54"E
C17	759.00'	31°51'37"	422.05'	416.64'	N65°13'37"E
C18	48.99'	96°58'34"	82.92'	73.37'	N89°06'27"E
C19	2,807.73'	24°13'02"	1,186.74'	1,177.92'	N66°29'02"W
C20	2,067.00'	12°37'13"	455.29'	454.37'	S05°48'04"E
C21	2,064.00'	12°28'28"	449.37'	448.49'	S18°20'55"E
C22	759.00'	20°57'57"	277.73'	276.19'	N59°09'29"E
C23	631.00'	41°50'02"	460.72'	450.55'	N69°35'32"E
C24	25.00'	90°00'00"	39.27'	35.36'	S44°29'27"E
C25	25.00'	79°06'01"	34.51'	31.84'	N45°42'57"W
C26	25.00'	63°45'03"	27.82'	26.40'	N53°23'26"W
C27	25.00'	29°41'24"	12.95'	12.81'	N06°40'12"W
C28	130.00'	85°40'43"	194.40'	176.79'	N34°39'52"W
C29	417.00'	6°31'54"	47.54'	47.51'	N80°46'10"W

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 8 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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DESCRIPTION UNIT 7 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 32, 33 & 34, Township 39 South, Range 19 East and Sections 4, 5, 6, 8 & 9, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

AREA 1

BEGIN at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet to a point on the northerly extension of the west line of a tract of land as recorded in Official Records Instrument Number 2017013548 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence S.00°01'27"W., a distance of 735.15 feet; (2) thence S.28°37'40"E., a distance of 1,003.23 feet; (3) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of a tract of land as recorded in Official Records Instrument Number 2017059105 of said Public Records; thence along said tract of land the following three (3) calls: (1) thence continue N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point in the west right-of-way line of South River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060381 of said Public Records), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'28"; thence Southeasterly along the arc of said curve, a distance of 810.73 feet, said curve having a chord bearing and distance of S.23°27'08"E., 810.00 feet, to the end of said curve; thence S.78°40'25"W. along a line non-tangent to said curve and along the south line of said tract of land and the north line of a tract of land as recorded in Official Records Instrument Number 2009159454 of said Public Records, a distance of 2,144.62 feet; thence along said tract of land recorded in Official Records Instrument Number 2009159454, the following two (2) calls: (1) thence N.89°39'52"W., a distance of 50.00 feet; (2) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 619.12 feet; thence S.06°22'39"E., a distance of 318.81 feet; thence S.02°19'55"E., a distance of 2,066.51 feet; thence S.28°44'39"W., a distance of 616.14 feet; thence S.06°40'23"W., a distance of 413.04 feet; thence S.21°28'54"E., a distance of 544.75 feet; thence S.04°34'46"W., a distance of 220.46 feet; thence S.17°10'53"E., a distance of 417.11 feet; thence S.09°03'48"W., a distance of 626.79 feet; thence S.08°20'04"E., a distance of 337.43 feet; thence S.54°50'52"W., a distance of 1,890.64 feet to a point of curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 60°58'57"; thence Westerly along the arc of said curve, a distance of 1,101.60 feet, to the point of tangency of said curve; thence N.64°10'08"W., a distance of 291.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 577.00 feet and a central angle of 02°54'55"; thence Easterly along the arc of said curve, a distance of 29.36 feet, said curve having a chord bearing and distance of S.80°22'16"E., 29.36 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 55.00 feet and a central angle of 16°39'23"; thence Easterly along the arc of said curve, a distance of 15.99 feet, to the point of tangency of said curve; thence N.81°30'54"E., a distance of 46.48 feet; thence N.30°34'52"E., a distance of 936.12 feet to a point of curvature of a curve to the left having a radius of 1,150.00 feet and a central angle of 33°12'28"; thence Northerly along the arc of said curve, a distance of 666.53 feet, to the point of tangency of said curve; thence S.77°39'39"W., a distance of 59.54 feet; thence N.86°18'31"W., a distance of 52.94 feet; thence S.41°44'37"W., a distance of 3.63 feet; thence N.81°51'55"W., a distance of 26.65 feet; thence N.84°01'25"W., a distance of 21.82 feet; thence N.84°05'15"W., a distance of 27.14 feet; thence S.14°09'27"W., a distance of 39.29 feet; thence S.78°31'41"E., a distance of 25.88 feet; thence N.80°39'38"E., a distance of 43.65 feet; thence S.48°22'47"E., a distance of 22.47 feet; thence S.75°12'44"E., a distance of 31.44 feet; thence S.17°50'30"E., a distance of 14.01 feet; thence S.25°24'48"W., a distance of 53.25 feet; thence S.81°57'38"W., a distance of 26.90 feet; thence S.10°55'46"W., a distance of 62.19 feet; thence S.24°58'27"W., a distance of 91.62 feet; thence S.74°24'55"W., a distance of 62.66 feet; thence

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 9 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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S.31°20'19"W., a distance of 60.23 feet; thence S.42°39'42"W., a distance of 43.82 feet; thence S.89°03'35"W., a distance of 57.65 feet; thence N.46°16'48"E., a distance of 74.11 feet; thence N.28°00'51"W., a distance of 20.12 feet; thence S.63°31'19"W., a distance of 61.39 feet; thence N.39°37'20"W., a distance of 19.87 feet; thence S.57°15'01"W., a distance of 36.77 feet; thence N.80°05'09"W., a distance of 59.19 feet; thence S.77°56'58"W., a distance of 42.86 feet; thence N.62°14'25"W., a distance of 46.08 feet; thence S.53°38'28"W., a distance of 46.87 feet; thence N.09°00'33"W., a distance of 7.28 feet; thence N.55°09'32"W., a distance of 38.42 feet; thence N.01°13'24"W., a distance of 48.94 feet; thence N.24°59'35"W., a distance of 38.66 feet; thence N.10°27'48"E., a distance of 49.10 feet; thence N.77°08'14"E., a distance of 29.27 feet; thence N.07°10'23"W., a distance of 25.37 feet; thence N.32°59'31"W., a distance of 60.41 feet; thence N.38°12'08"W., a distance of 51.89 feet; thence N.89°17'21"W., a distance of 73.23 feet; thence S.85°59'09"W., a distance of 30.16 feet; thence S.43°46'05"W., a distance of 47.31 feet; thence S.22°13'12"E., a distance of 35.54 feet; thence S.26°38'12"E., a distance of 56.03 feet; thence S.85°15'04"E., a distance of 109.12 feet; thence S.75°54'45"W., a distance of 43.38 feet; thence S.45°03'58"W., a distance of 79.74 feet; thence N.66°31'06"W., a distance of 31.16 feet; thence S.32°10'30"W., a distance of 29.91 feet; thence S.41°56'22"E., a distance of 50.53 feet; thence S.50°23'12"W., a distance of 52.06 feet; thence S.44°08'07"W., a distance of 33.75 feet; thence S.57°33'43"W., a distance of 33.96 feet; thence S.38°38'26"W., a distance of 31.61 feet; thence S.58°31'55"W., a distance of 42.37 feet; thence S.30°55'17"W., a distance of 47.02 feet; thence S.15°20'48"W., a distance of 37.52 feet; thence S.62°49'34"W., a distance of 36.97 feet; thence S.45°36'09"W., a distance of 44.29 feet; thence S.61°16'30"W., a distance of 27.11 feet; thence S.62°32'27"W., a distance of 34.95 feet; thence S.84°05'44"W., a distance of 37.46 feet; thence S.54°15'32"W., a distance of 37.41 feet; thence N.86°29'09"W., a distance of 18.87 feet; thence S.87°23'08"W., a distance of 40.21 feet; thence S.87°05'39"W., a distance of 37.13 feet; thence S.86°40'31"W., a distance of 32.02 feet; thence N.71°14'37"W., a distance of 30.86 feet; thence N.79°57'02"W., a distance of 31.06 feet; thence N.48°26'15"W., a distance of 21.95 feet; thence S.54°32'36"W., a distance of 51.35 feet; thence S.41°47'46"E., a distance of 25.27 feet; thence S.54°22'57"W., a distance of 41.12 feet; thence S.53°59'00"W., a distance of 40.22 feet; thence S.09°00'11"E., a distance of 276.95 feet; thence S.17°07'31"W., a distance of 178.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,514.99 feet and a central angle of 26°48'18"; thence Westerly along the arc of said curve, a distance of 708.77 feet, said curve having a chord bearing and distance of N.86°16'38"W., 702.32 feet, to the point of tangency of said curve to a point of curvature of a reverse curve to the right having a radius of 3,946.41 feet and a central angle of 48°15'34"; thence Westerly along the arc of said curve, a distance of 3,324.01 feet, to the point of tangency of said curve; thence N.51°25'13"W., a distance of 3,416.77 feet; thence N.01°26'06"W., a distance of 460.74 feet to a point in the easterly line of a tract of land as recorded in Official Records Instrument Number 2004012753 of said Public Records; thence along the easterly line of said tract of land the following ten (10) calls: (1) thence N.62°12'10"E., a distance of 121.17 feet; (2) thence S.77°06'59"E., a distance of 186.82 feet; (3) thence N.20°53'01"E., a distance of 789.00 feet; (4) thence N.26°35'39"E., a distance of 100.50 feet; (5) thence N.20°53'01"E., a distance of 425.81 feet to the point of curvature of a curve to the left having a radius of 5,579.45 feet and a central angle of 11°44'32"; (6) thence Northerly along the arc of said curve, a distance of 1,143.45 feet to the end of said curve; (7) thence N.17°23'11"E. along a line non-tangent to said curve, a distance of 98.66 feet; (8) thence N.07°36'51"E., a distance of 103.01 feet; (9) thence N.07°05'12"E., a distance of 704.37 feet to the point of curvature of a curve to the right having a radius of 3,000.17 feet and a central angle of 09°11'57"; (10) thence Northerly along the arc of said curve, a distance of 481.69 feet to a point in the north line of a tract of land as recorded in Official Records Instrument Number 2007188871 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 1,210.00 feet and a central angle of 35°58'42"; thence along said north line the following three (3) calls: (1) thence Easterly along the arc of said curve, a distance of 759.81 feet, said curve having a chord bearing and distance of S.68°59'15"E., 747.39 feet, to the point of reverse curvature of a curve to the left having a radius of 1,082.00 feet and a central angle of 37°00'06"; (2) thence Easterly along the arc of said curve, a distance of 698.76 feet to the point of tangency of said curve; (3) thence S.88°00'00"E., a distance of 949.70 feet to the north right-of-way line of Proposed Playmore Road, also being the point of curvature of a curve to the left having a radius of 631.00 feet and a central angle of 42°42'11"; thence along said north right-of-way line the following two (2) calls: (1) thence Easterly along the arc of said curve, a distance of 470.29 feet to the point of reverse curvature of a curve to the right having a radius of 759.00 feet and a central angle of 31°51'37"; (2) thence Northeasterly along the arc of said curve, a distance of 422.05 feet to the end of said curve, also being a point in the north line of Section 5 and south line of Section 32; thence S.89°05'29"E. along a line non-tangent to said curve, a distance of 999.93 feet to the POINT OF BEGINNING.

Said tract contains 70,030,089 square feet or 1,607.6696 acres, more or less.

AND AREA 2

BEGIN at southwest corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, Page 231 of the Public Records of Sarasota County, Florida, said point also being a point on the north right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); thence along the boundary of said plat, the following three (3) calls: (1) thence N.23°29'29"E., a distance of 389.67 feet; (2) thence N.44°14'02"E., a distance of 254.25 feet; (3) thence N.42°23'22"W., a distance of 115.93 feet to the southerly right-of-way line of North River Road (County Road 777; variable width public right-of-way, Official Records Instrument Number 2008060371 of said Public Records), also being the point of curvature of a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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non-tangent curve to the left, having a radius of 48.99 feet and a central angle of 96°58'34"; thence along said southerly right-of-way line the following four (4) calls: (1) thence Easterly along the arc of said curve, a distance of 82.92 feet, said curve having a chord bearing and distance of N.89°06'27"E., 73.37 feet, to the point of tangency of said curve; (2) thence N.40°38'04"E. along a line non-tangent to said curve, a distance of 308.73 feet; (3) thence N.73°00'35"E., a distance of 469.59 feet; (4) thence S.36°46'13"E., a distance of 1,250.51 feet; thence N.89°48'19"W., a distance of 261.41 feet; thence S.00°13'53"W., a distance of 740.81 feet to a point on the abovementioned north right-of-way line of U.S.41, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,807.73 feet and a central angle of 24°13'02"; thence along said north right-of-way line the following two (2) calls: (1) thence Northwesterly along the arc of said curve, a distance of 1,186.74 feet, said curve having a chord bearing and distance of N.66°29'02"W., 1,177.92 feet, to the point of tangency of said curve; (2) thence N.54°22'31"W., a distance of 470.10 feet to the POINT OF BEGINNING.

Said tract contains 1,698,700 square feet or 38.9968 acres, more or less.

LESS OUT

Parcels A, B, C and D1 recorded in Official Records Instrument Number 2017156837 of the Public Records of Sarasota County, Florida.

Said tract contains 3,888,632 square feet or 89.2707 acres, more or less.

ALSO LESS OUT #1

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; thence N.89°05'29"W. along the north line of Section 5, a distance of 547.07 feet; thence S.00°54'31"W., a distance of 139.76 feet to the POINT OF BEGINNING; said point also being on the west line of proposed right-of-way expansion of West Villages Parkway; thence along said west line the following four (4) calls: (1) thence S.00°30'33"W., a distance of 933.19 feet to the point of curvature of a curve to the left having a radius of 2,067.00 feet and a central angle of 12°37'13"; (2) thence Southerly along the arc of said curve, a distance of 455.29 feet to the end of said curve; (3) thence N.77°53'19"E. along a radial line to said curve, a distance of 3.00 feet to the point of curvature of a radial curve to the left, having a radius of 2,064.00 feet and a central angle of 12°28'28"; (4) thence Southerly along the arc of said curve, a distance of 449.37 feet, said curve having a chord bearing and distance of S.18°20'55"E., 448.49 feet, to the end of said curve; thence S.65°28'55"W. along a line non-tangent to said curve, a distance of 66.05 feet; thence N.53°27'33"W., a distance of 44.88 feet; thence S.84°52'22"W., a distance of 48.96 feet; thence N.70°33'21"W., a distance of 26.68 feet; thence N.80°05'39"W., a distance of 75.11 feet; thence N.88°29'35"W., a distance of 62.43 feet; thence S.05°57'54"E., a distance of 49.75 feet; thence S.79°36'43"W., a distance of 24.94 feet; thence S.75°35'43"W., a distance of 32.44 feet; thence S.61°02'48"W., a distance of 51.77 feet; thence S.21°39'19"W., a distance of 28.21 feet; thence S.02°53'16"W., a distance of 23.48 feet; thence S.26°24'39"W., a distance of 31.94 feet; thence S.23°08'57"W., a distance of 24.62 feet; thence S.19°10'03"E., a distance of 25.42 feet; thence S.05°14'59"W., a distance of 36.18 feet; thence S.48°22'55"W., a distance of 24.58 feet; thence S.61°50'16"W., a distance of 52.30 feet; thence S.87°51'04"W., a distance of 139.94 feet; thence N.02°08'56"W., a distance of 37.05 feet; thence N.16°26'52"W., a distance of 79.14 feet; thence N.19°33'53"W., a distance of 74.05 feet; thence N.17°03'39"W., a distance of 59.01 feet; thence N.20°09'19"W., a distance of 87.18 feet; thence N.12°12'03"W., a distance of 66.08 feet; thence N.81°17'33"W., a distance of 47.05 feet; thence N.13°50'53"E., a distance of 22.37 feet; thence N.89°51'04"E., a distance of 28.07 feet; thence N.18°06'23"W., a distance of 27.52 feet; thence S.85°10'32"E., a distance of 7.32 feet; thence N.22°11'41"W., a distance of 70.97 feet; thence N.07°31'27"W., a distance of 65.13 feet; thence N.21°05'58"E., a distance of 76.10 feet; thence N.06°28'39"W., a distance of 38.79 feet; thence N.37°41'05"E., a distance of 49.71 feet; thence N.33°29'11"E., a distance of 47.21 feet; thence N.25°02'41"E., a distance of 46.89 feet; thence N.12°12'45"E., a distance of 40.67 feet; thence N.10°27'15"E., a distance of 54.73 feet; thence N.00°30'32"W., a distance of 29.04 feet; thence continue N.00°30'32"W., a distance of 13.59 feet; thence N.45°02'27"W., a distance of 44.35 feet; thence N.36°04'55"W., a distance of 32.34 feet; thence N.09°51'38"W., a distance of 59.08 feet; thence N.39°46'28"W., a distance of 39.95 feet; thence N.54°55'27"W., a distance of 50.01 feet; thence N.55°20'09"W., a distance of 30.83 feet; thence N.11°12'33"W., a distance of 24.55 feet; thence N.33°14'25"W., a distance of 40.20 feet; thence N.45°29'16"W., a distance of 32.50 feet; thence N.41°34'32"W., a distance of 42.70 feet; thence N.35°36'28"W., a distance of 54.80 feet; thence N.40°39'41"W., a distance of 58.49 feet; thence N.63°25'03"W., a distance of 48.02 feet; thence N.46°31'15"W., a distance of 36.86 feet; thence S.36°47'05"W., a distance of 32.43 feet; thence N.28°23'26"W., a distance of 66.59 feet; thence N.72°01'31"W., a distance of 41.12 feet; thence N.42°44'55"W., a distance of 26.38 feet; thence N.00°00'00"E., a distance of 382.58 feet to a point on the south right-of-way line of Proposed Playmore Road, also being the point of curvature of a non-tangent curve to the left, having a radius of 759.00 feet and a central angle of 20°57'57"; thence along said proposed south right-of-way line the following six (6) calls: (1) thence Northeasterly along the arc of said curve, a distance of 277.73 feet, said curve having a chord bearing and distance of N.59°09'29"E., 276.19 feet, to the point of reverse curvature of a curve to the right having a radius of 631.00 feet and a central angle of 41°50'02"; (2) thence Easterly along the arc of said curve, a distance of 460.72 feet to the point of tangency of said curve; (3) thence S.89°29'27"E., a distance of 65.99 feet; (4) thence S.75°59'43"E., a distance of 42.85 feet; (5) thence S.89°29'27"E., a distance of 184.49 feet to the point of curvature of a curve to the right having a

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 11 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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radius of 25.00 feet and a central angle of 90°00'00"; (6) thence Southeasterly along the arc of said curve, a distance of 39.27 feet to the POINT OF BEGINNING.

Said tract contains 1,424,343 square feet or 32.6984 acres, more or less.

ALSO LESS OUT #2

COMMENCE at the northwest corner of Section 4 and the northeast corner of section 5; said point being in the south line of a tract of land as recorded in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida; thence along said tract of land the following three (3) calls: (1) thence S.89°39'43"E. along the south line of Section 33 and north line of Section 4, a distance of 1,566.19 feet; (2) thence N.00°30'44"E., a distance of 1,398.86 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet; to a point in the east line of a tract of land as recorded in Official Records Book 1571, Page 2172 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 2,062.69 feet; thence S.53°11'39"E., a distance of 697.29 feet; thence S.51°41'03"E., a distance of 779.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 654.32 feet and a central angle of 66°37'11"; thence Easterly along the arc of said curve, a distance of 760.80 feet, said curve having a chord bearing and distance of S.83°56'36"E., 718.66 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 439.46 feet and a central angle of 40°43'39"; thence Easterly along the arc of said curve, a distance of 312.38 feet, said curve having a chord bearing and distance of N.75°28'04"E., 305.85 feet, to the end of said curve; thence N.00°01'27"E. along a line non-tangent to said curve, a distance of 39.43 feet to the POINT OF BEGINNING; also being the point of curvature of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 29°29'44"; thence Northeasterly along the arc of said curve, a distance of 288.29 feet, said curve having a chord bearing and distance of N.50°30'59"E., 285.11 feet, to the point of tangency of said curve; thence N.35°36'01"E., a distance of 165.17 feet to the south right-of-way line of U.S.41(S.R.45, Tamiami Trail; 100-foot wide public right-of-way, Florida Department of Transportation Section 1701, Road Plat Book 1, Page 1); the following two (2) calls are along said south right-of-way line: (1) thence S.54°22'31"E., a distance of 67.46 feet to a point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 10°30'02"; (2) thence Southeasterly along the arc of said curve, a distance of 551.95 feet, to the end of said curve; thence S.28°02'23"W. along a line non-tangent to said curve, a distance of 362.00 feet; thence S.00°01'27"W., a distance of 122.44 feet; thence N.89°58'33"W., a distance of 105.12 feet; thence N.55°36'38"W., a distance of 59.15 feet; thence N.33°04'42"W., a distance of 216.64 feet; thence S.56°55'18"W., a distance of 255.35 feet; thence N.06°09'57"W., a distance of 30.30 feet to a point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 79°06'01"; thence Northwesterly along the arc of said curve, a distance of 34.51 feet, to the point of tangency of said curve; thence N.85°15'58"W., a distance of 1.66 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 63°45'03"; thence Northwesterly along the arc of said curve, a distance of 27.82 feet, to the point of tangency of said curve; thence N.21°30'54"W., a distance of 5.01 feet to a point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 29°41'24"; thence Northerly along the arc of said curve, a distance of 12.95 feet, to the point of tangency of said curve; thence N.08°10'30"E., a distance of 66.32 feet to a point of curvature of a curve to the left having a radius of 130.00 feet and a central angle of 85°40'43"; thence Northwesterly along the arc of said curve, a distance of 194.40 feet, to the point of tangency of said curve to a point of curvature of a compound curve to the left having a radius of 417.00 feet and a central angle of 06°31'54"; thence Westerly along the arc of said curve, a distance of 47.54 feet, to the point of tangency of said curve; thence N.00°01'27"E., a distance of 64.44 feet to the POINT OF BEGINNING.

Containing 341,818 square feet or 7.8471 acres, more or less.

Unit 7 contains 66,415,815 square feet or 1,524.6973 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 4 HAVING A BEARING OF S89°39'43"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joseph R. Jasper, P.S.M.

Date of Signature

Florida Registration No. 7168

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF WEST VILLAGES UNIT 7
SECTIONS 32, 33 & 34, TOWNSHIP 39 S., RANGE 19 E. &
SECTIONS 4, 5, 6, 8 & 9, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614848v-spsk01	PROJECT NO: 215614848	SHEET 12 OF 12	DRAWING INDEX NO: 215614848v-spsk01	REV:
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EXHIBIT B

WEST VILLAGES IMPROVEMENT DISTRICT (WVID) VILLAGE B (WITHIN UNIT NO. 7)

LEGAL DESCRIPTION ASSESSMENT ROLL

A part of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the West Quarter Corner of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°13'53"W. a distance of 81.44 feet; to the northerly Right of Way Line of State Road No. 45 (U.S. Highway No 41), per Order of Taking recorded in Official Records Book 1034, Page 762, of the Public Records of Sarasota County, Florida, same being a point on a curve to the right having: a radius of 2807.73 feet, a central angle of 24°13'02": a chord bearing of N. 66°29'02"W., and a chord length of 1177.92 feet; thence along said northerly Right of Way Line of State Road No. 45, the following two (2) courses: (1) along the arc of said curve an arc length of 1186.74 feet; (2) thence N.54°22'31"W. a distance of 470.10 feet to the most southeasterly corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, at Page 231 of the Public Records of Sarasota County, Florida; thence along the southeasterly Boundary line of said plat of Oasis at West Villages, Phase 1, the following three (3) courses: (1) N.23°29'29"E. a distance of 389.68 feet; (2) thence N.44°14'02"E. a distance of 254.25 feet; (3) thence N.42°23'22"W. a distance of 115.93 feet; to a point on the westerly Right of Way Line of County Road No. 777 (North River Road), as described in Official Records Instrument No. 2008060371 of the Public Records of Sarasota County, Florida, same being a point on a curve to the left having: a radius of 49.00 feet, a central angle of 96°58'34": a chord bearing of N.89°07'21"E., and a chord length of 73.38 feet; thence along said westerly Right of Way Line of County Road No. 777 the following four (4) courses: (1) along the arc of said curve, an arc length of 82.94 feet; (2) thence N.40°38'04"E. a distance of 308.73 feet; (3) thence N.73°00'35"E. a distance of 469.59 feet; (4) thence S.36°46'13"E. a distance of 1250.51 feet to a point on the South line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 34, Township 39 South, Range 20 East; thence N.89°48'19"W., along said South line of the North Half of the Southwest Quarter of the Northwest Quarter of Section 34, a distance of 261.41 feet to the Southwest corner of said North Half of the Southwest Quarter of the Northwest Quarter of Section 34; thence S.00°13'53"W., along the West line of the Southwest Quarter of the Northwest Quarter of said Section 34, a distance of 659.37 feet to the POINT OF BEGINNING.

Parcel contains 1698701 square feet, or 38.9968 acres, more or less.

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF
SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA
STATUTES, BY THE WEST VILLAGES IMPROVEMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF
ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA
STATUTES, BY THE WEST VILLAGES IMPROVEMENT DISTRICT**

NOTICE OF MEETING OF THE WEST VILLAGES IMPROVEMENT DISTRICT

The Board of Supervisors (the "Board") of the West Villages Improvement District (the "District") will hold a public hearing on **August 18, 2022, at 11:00 A.M.** at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293.

The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within Unit of Development No. 9 within the District ("Unit No. 9"), a depiction of which lands to be assessed is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail the office of the District Manager located at 2501-A Burns Road, Palm Beach Gardens, Florida 33410, by calling the District Manager at (561) 630-4922, or by visiting the District's website, www.westvillagesid.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

As a public health precaution, all those attending the meeting in person will be asked to wear a mask and maintain social distancing. The District fully encourages public participation in a safe and efficient manner in light of the COVID-19 public health emergency.

The streets and areas to be improved are depicted below and in the District's preliminary Unit of Development No. 9 Master Engineer's Report, dated July 14, 2022 (the "Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by contacting the District Manager, Special District Services, Inc., at 2501-A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (the "Improvements") planned for Unit No. 9 are currently expected to include, but are not limited to, roadways, sidewalks, and streetlighting improvements, earthwork and stormwater management improvements, water distribution improvements (including a water treatment plant), sewer distribution improvements (including a wastewater treatment plant), parks, irrigation facilities, landscaping, hardscaping, entry features, and other improvements, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on all assessable, benefited lands within Unit No. 9 of the District in the manner set forth in the District's preliminary Unit of Development No. 9 Master Special Assessment Methodology Report, dated July 14, 2022 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The annual principal assessment levied against each parcel will be based on repayment over a maximum of thirty (30) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$63,905,000, in debt to be assessed by the District, inclusive of the estimated cost of the Improvements, plus financing-related costs, capitalized interest, and debt service reserve. The proposed schedule of assessments is as follows:

Product	Number of Units by Type	ERU Factor*	Total ERUs	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
50'	238	1.00	238.00	\$ 21,357,903	\$ 89,759
62'	98	1.24	121.52	\$ 10,905,094	\$ 111,276
75'	81	1.50	121.50	\$ 10,903,299	\$ 134,609
85'	63	1.70	107.10	\$ 9,611,056	\$ 152,556
Coach	248	0.50	124.00	\$ 11,127,647	\$ 44,870
Total	728	N/A	712.12	\$ 63,905,000	N/A

*Rounded

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Sarasota County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners within Unit No. 9 have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on August 18, 2022, at the same time and location as referenced above, the Board will hold a public meeting to consider business that may lawfully be considered by the District. A copy of the agenda may be obtained by contacting the office of the District Manager, Special District Services, Inc., located at 2501-A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922, during normal business hours. The meeting and public hearing is open to the public and will be conducted in accordance with the provisions of Florida law.

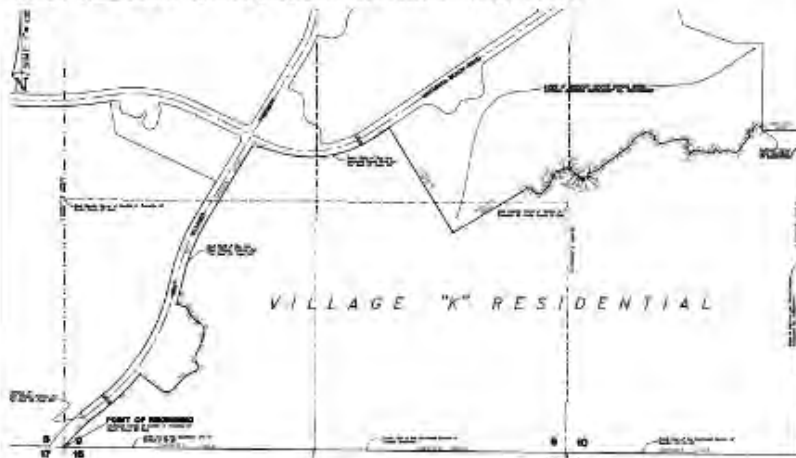
There may be occasions when one or more Supervisors and staff will participate

by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The public hearing and/or meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

WEST VILLAGES IMPROVEMENT DISTRICT – UNIT NO. 9



RESOLUTION 2022-17

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO UNIT OF DEVELOPMENT NO. 9 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the West Villages Improvement District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") within Unit of Development No. 9 ("Unit No. 9") as described in the District's preliminary Unit of Development No. 9 Master Engineer's Report, dated July 14, 2022, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended (the "Assessments"); and

WHEREAS, the District is empowered by Chapters 170 and 197, Florida Statutes, and Chapter 2004-456, Laws of Florida, as amended, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the assessable real property located within Unit No. 9, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District's preliminary Unit of Development No. 9 Master Special Assessment Methodology Report, dated July 14, 2022, attached hereto as Exhibit B and incorporated herein by reference and on file at 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 19503 S. West Villages Parkway #A3, Venice, Florida 34293 (collectively, the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the assessable real property located within Unit No. 9.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements planned for Unit No. 9 are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$51,000,000 (the "Estimated Cost").

4. The Assessments will defray approximately \$63,905,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied on all lots and lands within Unit No. 9 adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the real property within Unit No. 9 within the District to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are certified for collection, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands within Unit No. 9 to be assessed, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Sarasota County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of July, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

/X/

Secretary/Assistant Secretary

/X/

Chairman, Board of Supervisors

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 07/29/22 & 08/05/22

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 9
Master Engineer's Report

JULY 14, 2022



SUBMITTED BY
Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 941.702.9672
Contact: Richard Ellis

SUBMITTED TO
West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

Master Engineer’s Report

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1. GENERAL

The West Villages Improvement District (“WVID”) was created by and operates under Chapter 2004-458, Laws of Florida as amended (the “Act”) and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes and other Florida law. WVID was created to construct, operate, and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway, or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. PURPOSE AND SCOPE

The purpose of this Master Plan of Improvements is to present the nature and extent of the improvements that may be constructed or acquired by WVID for and on behalf of the Unit of Development No. 9 (“Unit” or “Project”). These improvements will thereafter be owned, operated, and/or maintained by either WVID or another legally empowered governmental entity.

The text of this report generally describes the existing land within Unit No. 9 and the proposed improvements and recommendations. The report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized.

3. LANDS IN UNIT OF DEVELOPMENT NO. 9

An Aerial Location Map showing the location of Unit No. 9 is included as Exhibit A. The legal description(s) and sketch(es) are included as Exhibit B and reflect the lands included in Unit No. 9. These lands total approximately 470.9 acres.

4. EXISTING CONDITIONS

4.1 Topography

The area within Unit No. 9 is relatively flat with site elevations ranging from approximately nine (9) feet to thirteen (13) feet. The land within the Unit is primarily undeveloped pasture and rangelands, upland pine flatwood, and wetlands.

4.2 Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within the Unit are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands, SCS Soils No. 31, Pineda Fine Sand, SCD Soils No. 36, and Pople Fine Sands. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam. Pople Fine Sand is nearly level, poorly drained soil on low hammocks and in poorly defined drainageways and broad sloughs. Typically, the surface layer is very dark grayish brown fine sand approximately four (4) inches thick. The subsurface layer is light brownish gray fine sand approximately three (3) inches thick. The subsoil is brown and brownish yellow fine sand in the upper 21-inches and gray fine sandy loam in the lower 28-inches.

The property within Unit No. 9 currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle

grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

4.3 Land Use and Zoning

Unit No. 9 is located within the City of North Port, Florida ("City"). The land within the boundary of the Unit is currently being designed and prepared for development review and approval with the City. It is expected that the City will approve uses compatible with the adopted Comprehensive Land Use Plan.

5. INFRASTRUCTURE PLANS

5.1 Public Infrastructure Improvements

WVID has formed Unit No. 9 to finance infrastructure design and construction to provide public infrastructure for the Unit and its ultimate property owners.

The improvements for the Unit will be consistent with the City of North Port Comprehensive Plan and implementing ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets;
- Drainage and stormwater improvements;
- Water and sewer facilities;
- Irrigation facilities;
- Public roadway landscape, lighting, signage, and furnishings;
- Entry features; and
- Consulting and contingencies.

Access to the project will be provided via River Road, US 41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City of North Port.

5.2 Permitting

Required permits, approved and proposed, are summarized in Table 5.1. It is our opinion that there are no technical reasons existing at this time that would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described below, or in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal, and customary permit conditions.

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Table 5.1 Permitting Status

Permitting Status		
PERMIT	PERMIT NUMBERS	DATE APPROVED
West Villages Pkwy – From Playmore Drive to Atlanta Braves Spring Training Complex	MAS 17-075	10/12/18
West Villages Pkwy – From Atlanta Braves Spring Training Complex south approaching Manasota Beach Road	INF 18-291	9/30/19
Playmore Dr Realignment	INF 17-129	9/21/17
Preto Blvd – From south of Playmore Drive approaching Manasota Beach Road	INF 17-128	2/19/18
Manasota Beach Rd – From Preto Boulevard to River Road, including sections of Preto Boulevard and West Villages Parkway	INF 20-036	6/16/20
Wastewater Treatment Plant	FDEP FLA B07114-001-DWIR MAS 17-168	3/17/20
Water Treatment Plant	FDEP FLA 984841-001-DWIP	9/20/17
Parks/Government	TBD	TBD
Various Water Management Improvements	INF-15-153/ SCP-15-122	10/4/16
US-41 Sidewalk Project	TBD	TBD
Village K Neighborhood Improvements		
SWFWMD ERP - Mass Grading	43032522.048	9/21/2020
CONP Mass Grading INF Permit	INF-20-132	11/20/2020
CONP INF - Construction Permit	21-000006	Pending
CONP SCP - Construction Permit	21-0000028	Pending
SWFWMD ERP - Construction Plans	817644.000	Pending
FDEP Water Permit	TBD	TBD
FDEP Wastewater Permit	TBD	TBD

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5.3 Estimated Costs of Improvements

Table 5.2 lists the components of the planned improvements for the Unit, together with their estimated costs of design and construction. The table also includes an estimate of administrative, consulting, engineering, legal and other fees, and contingencies associated with the improvements.

Table 5.2 Estimated Costs of Improvements

Estimated Costs of Improvements (2022 Dollars)	
IMPROVEMENTS	ESTIMATED COSTS
Collector and Arterial Roads (See Note 1)	\$5,500,000
Wastewater Treatment Plant (Pro Rata Share – See Notes 2 and 3)	\$4,000,000
Water Treatment Plant (Pro Rata Share – See Notes 2 and 3)	\$3,500,000
U.S. 41 Sidewalk Project	\$200,000
Master Water Management	\$5,000,000
Parks/Government	\$200,000
Consultants and Administration (15%)	\$2,800,000
Subtotal	\$21,200,000
Village K Neighborhood Improvements	
Earthwork	\$6,000,000
Drainage and Stormwater	\$6,500,000
Potable Water	\$3,000,000
Wastewater	\$7,500,000
Master Irrigation	\$2,800,000
Consultants and Administration (15%)	\$4,000,000
Subtotal	\$29,800,000
Total	\$51,000,000

Note 1 – Roadway costs include roads, potable water, sanitary sewer, irrigation, drainage, landscaping, and street lighting.

Note 2 – Costs of the wastewater treatment plant and water treatment plant are Unit 9's estimated pro rata share of the plant's usage.

Note 3 – Costs are rounded to the nearest \$1 million.

6. MAINTENANCE RESPONSIBILITIES

6.1 Public Infrastructure Improvements

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City;
2. Maintenance and operation of the stormwater management system will be the responsibility of the WVVD;

3. Maintenance and operation of the collector and arterial roadway, sidewalk, and landscaping improvements will be the responsibility of WVID, City, or FDOT depending on the ownership of the road; and
4. Maintenance of parks or government projects will be the responsibility of the WVID or City.

7. SUMMARY AND CONCLUSION

The improvements, as outlined, are necessary for the functional development of the Project, which is being designed in accordance with current governmental regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

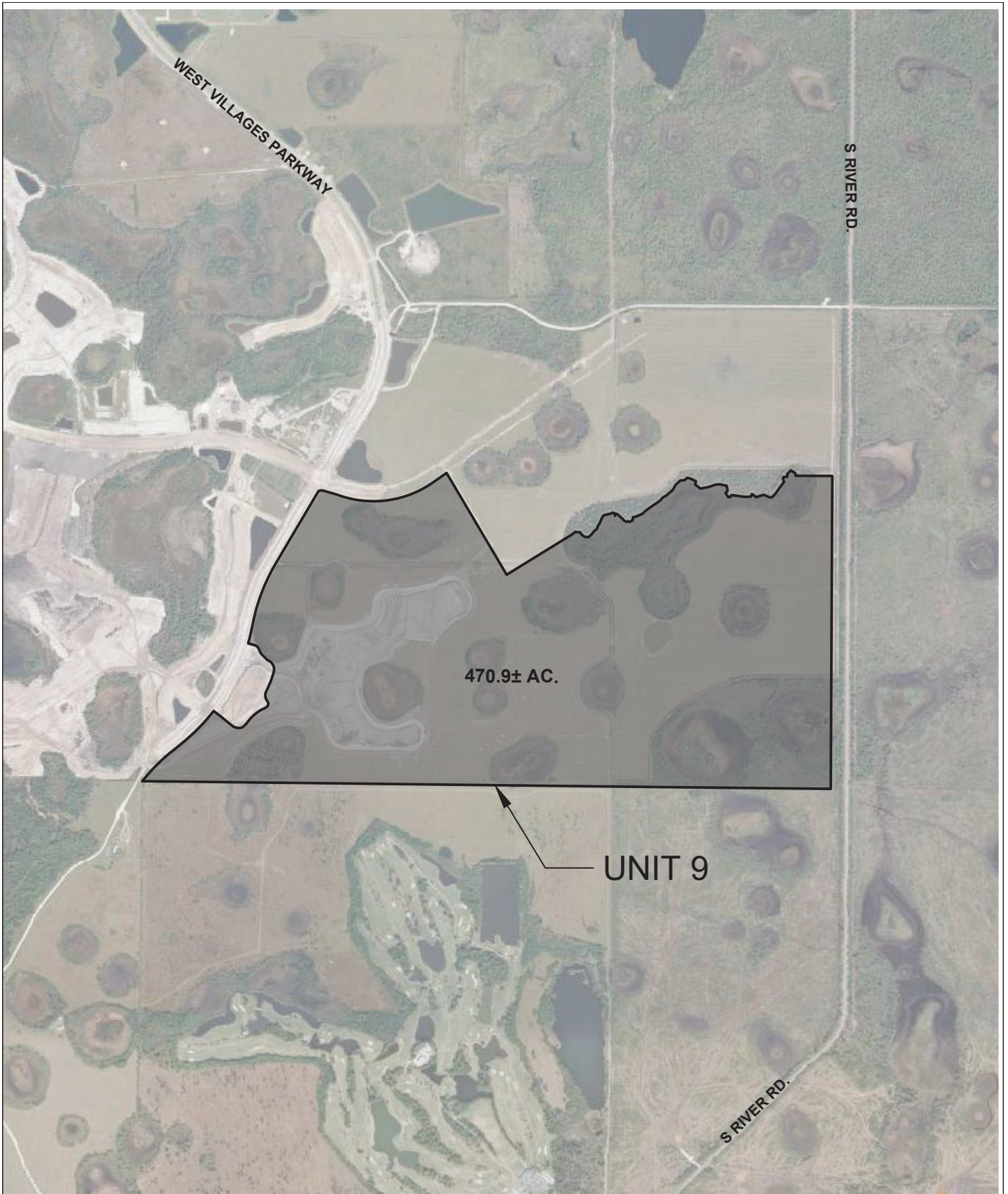
8. ENGINEER'S CERTIFICATION

It is our professional opinion that the infrastructure costs provided herein for the WVID improvements for the Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the WVID. These estimated costs are based upon prices currently being experienced for similar items of work in southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning, and approvals from regulatory agencies.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the WVID.



Richard Ellis, P.E.
Florida Registration No. 34228



**WEST VILLAGES
IMPROVEMENT DISTRICT,
UNIT 9
EXHIBIT "A"**

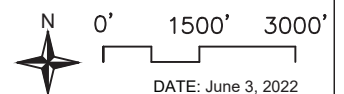


EXHIBIT B

DESCRIPTION:

A part of Sections 9 and 10, Township 40 South, Range 20 East, City of North Port, County of Sarasota, Florida, described as follows:

BEGIN at the Southwest corner of Section 9, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.89°20'16" E., along the South line of the Southwest Quarter of said Section 9, a distance of 2642.30, to the South Quarter Corner of said Section 9; thence S.89°21'03" E., along the South line of the Southeast Quarter of said Section 9, a distance of 2642.80 feet to the Southwest corner of Section 10, Township 40 South, Range 20 East; thence S.89°23'23" E., along the South line of the Southwest Quarter of said Section 10, a distance of 2433.76 feet to a point on the West Right of Way Line of River Road, per Official Records Instrument No. 2008060371, recorded in the Public Records of Sarasota County, Florida; thence N.00°28'30" E., along said West Right of Way Line of River Road, a distance of 3520.99 feet; thence leaving said West Right of Way Line of River Road, N.89°31'30" W., a distance of 400.00 feet to the Southeast corner of lands described in Official Records Instrument No. 2021094420 of said Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Instrument No. 2021094420, the following seventy-eight (78) courses: (1) S.77°24'35" W., a distance of 3.94 feet; (2) thence N.12°16'35" W., a distance of 31.76 feet; (3) thence N.57°13'39" W., a distance of 57.21 feet; (4) thence S.44°43'50" W., a distance of 57.18 feet; (5) thence S.03°54'26" W., a distance of 32.03 feet; (6) thence S.87°28'21" W., a distance of 41.07 feet; (7) thence S.17°07'17" W., a distance of 19.82 feet; (8) thence S.18°08'39" E., a distance of 38.73 feet; (9) thence S.37°29'27" W., a distance of 86.38 feet; (10) thence S.34°44'02" W., a distance of 78.09 feet; (11) thence S.42°51'19" W., a distance of 53.30 feet; (12) thence S.87°04'42" W., a distance of 30.53 feet; (13) thence N.65°52'13" W., a distance of 69.92 feet; (14) thence S.72°49'34" W., a distance of 89.54 feet; (15) thence N.53°46'02" W., a distance of 59.55 feet; (16) thence S.22°18'25" W., a distance of 32.46 feet; (17) thence S.88°26'04" W., a distance of 62.66 feet; (18) thence N.83°17'38" W., a distance of 54.93 feet; (19) thence N.80°45'21" W., a distance of 40.38 feet; (20) thence N.84°19'37" W., a distance of 59.01 feet; (21) thence S.44°55'03" W., a distance of 32.56 feet; (22) thence N.77°41'31" W., a distance of 17.55 feet; (23) thence N.31°40'29" W., a distance of 52.43 feet; (24) thence N.45°15'20" E., a distance of 33.58 feet; (25) thence N.12°32'20" W., a distance of 59.44 feet; (26) thence N.78°51'51" W., a distance of 84.00 feet; (27) thence S.81°34'09" W., a distance of 48.00 feet; (28) thence S.72°08'12" W., a distance of 81.27 feet; (29) thence S.78°46'38" W., a distance of 87.91 feet; (30) thence N.52°00'16" W., a distance of 75.69 feet; (31) thence N.13°52'38" E., a distance of 37.28 feet; (32) thence N.63°09'58" W., a distance of 56.66 feet; (33) thence N.73°58'46" W., a distance of 49.13 feet; (34) thence S.49°51'01" W., a distance of 43.67 feet; (35) thence S.86°45'06" W., a distance of 44.47 feet; (36) thence S.47°32'20" W., a distance of 69.51 feet; (37) thence S.28°59'45" W., a distance of 64.66 feet; (38) thence S.47°46'59" W., a distance of 26.32 feet; (39) thence S.49°07'42" W., a distance of 68.67 feet; (40) thence S.59°35'37" W., a distance of 48.68 feet; (41) thence S.42°44'21" W., a distance of 54.01 feet; (42) thence S.55°44'39" W., a distance of 49.07 feet; (43) thence S.56°21'21" W., a distance of 50.57 feet; (44) thence S.54°15'26" W., a distance of 92.86 feet; (45) thence S.44°01'35" W., a distance of 42.12 feet; (46) thence S.65°00'42" W., a distance of 48.69 feet; (47) thence S.65°14'38" W., a distance of 37.28 feet; (48) thence S.78°55'02" W., a distance of 32.95 feet; (49) thence S.12°24'17" W., a distance of 37.78 feet; (50) thence S.62°00'50" W., a distance of 35.33 feet; (51) thence N.59°58'12" W., a distance of 17.73 feet; (52) thence S.69°05'45" W., a

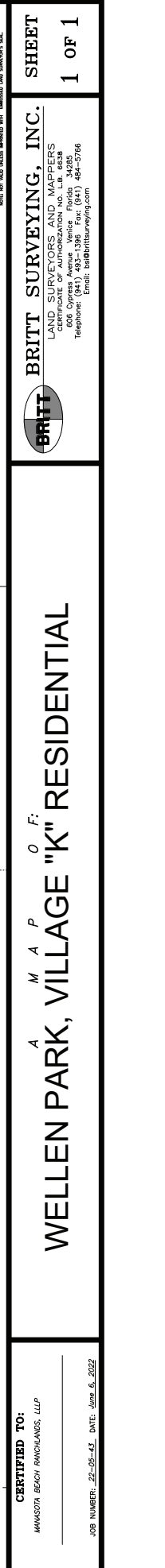
EXHIBIT B

distance of 21.71 feet; (53) thence N.61°52'21" W., a distance of 15.90 feet; (54) thence N.59°40'06" W., a distance of 23.45 feet; (55) thence N.27°26'55" W., a distance of 16.43 feet; (56) thence N.53°13'40" W., a distance of 31.68 feet; (57) thence N.44°09'24" W., a distance of 22.55 feet; (58) thence N.50°58'46" W., a distance of 30.73 feet; (59) thence N.78°40'45" W., a distance of 20.61 feet; (60) thence N.63°50'16" W., a distance of 26.61 feet; (61) thence S.67°07'34" W., a distance of 33.94 feet; (62) thence S.78°50'03" W., a distance of 30.10 feet; (63) thence S.75°34'38" W., a distance of 49.23 feet; (64) thence S.29°07'10" W., a distance of 35.69 feet; (65) thence S.23°27'06" W., a distance of 32.25 feet; (66) thence S.22°23'40" W., a distance of 21.95 feet; (67) thence S.32°08'26" W., a distance of 46.03 feet; (68) thence S.18°08'34" W., a distance of 33.80 feet; (69) thence S.52°01'11" W., a distance of 33.70 feet; (70) thence S.39°11'48" W., a distance of 47.65 feet; (71) thence S.45°44'56" W., a distance of 50.49 feet; (72) thence N.84°15'41" W., a distance of 48.05 feet; (73) thence N.51°00'48" W., a distance of 40.43 feet; (74) thence N.32°00'37" W., a distance of 28.03 feet; (75) thence N.84°05'43" W., a distance of 56.94 feet; (76) thence S.51°06'18" W., a distance of 50.50 feet; (77) thence S.58°22'39" W., a distance of 858.02 feet; (78) thence N.30°32'28" W., a distance of 1325.00 feet to the South Right of Way Line of Manasota Beach Road, as shown on Manasota Beach Ranchlands Plat No. 1, recorded in Plat Book 55, Page 367 of the Public Records of Sarasota County, Florida; thence along said South Right of Way Line of Manasota Beach Road the following four (4) courses: (1) thence S.54°50'52" W., a distance of 187.13 feet to the beginning of a curve to the right, having: a radius of 1165.00 feet, and a central angle of 56°04'48", a chord bearing of S.82°53'17" W., and a chord length of 1095.31 feet; (2) thence along the arc of said curve, an arc length of 1140.28 feet; (3) thence N.74°02'32" W., a distance of 149.78 feet to the beginning of a non-tangent curve to the left, having: a radius of 85.00 feet, and a central angle of 39°46'27", a chord bearing of S.86°07'30" W., and a chord length of 57.83 feet; (4) thence along the arc of said curve, an arc length of 59.01 feet to the East Right of Way Line of West Villages Parkway, as shown on said plat of Manasota Beach Ranchlands Plat No. 1; thence along said East Right of Way Line of West Villages Parkway the following twenty (20) courses: (1) S.30°34'52" W., a distance of 945.90 feet to the beginning of a curve to the left, having: a radius of 2135.00 feet, and a central angle of 19°50'26", a chord bearing of S.20°39'39" W., and a chord length of 735.63 feet; (2) thence along the arc of said curve, an arc length of 739.32 feet, to the beginning of a reverse curve to the right, having: a radius of 2265.00 feet, and a central angle of 05°25'28", a chord bearing of S.13°27'10" W., and a chord length of 214.36 feet; (3) thence along the arc of said curve, an arc length of 214.44 feet; (4) thence S.73°50'06" E., a distance of 79.04 feet to the beginning of a curve to the right, having: a radius of 67.00 feet, and a central angle of 49°47'43", a chord bearing of S.48°56'15" E., and a chord length of 56.41 feet; (5) thence along the arc of said curve, an arc length of 58.23 feet; (6) thence S.24°02'24" E., a distance of 52.17 feet to the beginning of a curve to the left, having: a radius of 53.00 feet, and a central angle of 20°57'59", a chord bearing of S.34°31'23" E., and a chord length of 19.29 feet; (7) thence along the arc of said curve, an arc length of 19.39 feet; (8) thence S.45°00'23" E., a distance of 85.92 feet to the beginning of a curve to the left having: a radius of 53.00 feet, and a central angle of 18°04'21", a chord bearing of S.54°02'33" E., and a chord length of 16.65 feet; (9) thence along the arc of said curve, an arc length of 16.72 feet; (10) thence S.63°04'43" E., a distance of 9.91 feet to the beginning of a curve to the right, having: a radius of 107.00 feet, and a central angle of 80°38'56", a chord bearing of S.22°45'15" E., and a chord length of 138.48 feet; (11) thence along the arc of said curve, an arc length of 150.61 feet; (12) thence S.17°34'13" W., a distance of 51.16 feet to the beginning of a curve to the right, having: a radius of 1007.00 feet, and a central angle of 10°01'39", a chord bearing of S.22°35'02" W., and a chord length of 176.01 feet; (13) thence along the

EXHIBIT B

arc of said curve, an arc length of 176.24 feet, to the beginning of a reverse curve to the left, having: a radius of 103.00 feet, and a central angle of $67^{\circ}04'13''$, a chord bearing of $S.05^{\circ}56'15''$ E., and a chord length of 113.80 feet; (14) thence along the arc of said curve, an arc length of 120.57 feet, to the beginning of a reverse curve to the right, having: a radius of 47.00 feet, and a central angle of $106^{\circ}27'33''$, a chord bearing of $S.13^{\circ}45'25''$ W., and a chord length of 75.30 feet; (15) thence along the arc of said curve, an arc length of 87.33 feet, to the beginning of a reverse curve to the left, having: a radius of 493.00 feet, and a central angle of $33^{\circ}28'23''$, a chord bearing of $S.50^{\circ}15'00''$ W., and a chord length of 283.94 feet; (16) thence along the arc of said curve, an arc length of 288.02 feet, to the beginning of a reverse curve to the right, having: a radius of 107.00 feet, and a central angle of $95^{\circ}38'30''$, a chord bearing of $S.81^{\circ}20'04''$ W., and a chord length of 158.58 feet; (17) thence along the arc of said curve, an arc length of 178.61 feet; (18) thence $N.50^{\circ}50'41''$ W., a distance of 154.43 feet; (19) thence $N.52^{\circ}07'14''$ W., a distance of 115.22 feet to the beginning of a non-tangent curve to the right, having: a radius of 2265.00 feet, and a central angle of $14^{\circ}52'19''$, a chord bearing of $S.45^{\circ}18'55''$ W., and a chord length of 586.26 feet; (20) thence along the arc of said curve, an arc length of 587.91 feet, to the beginning of a reverse curve to the left, having: a radius of 2135.00 feet, and a central angle of $14^{\circ}29'30''$, a chord bearing of $S.45^{\circ}30'20''$ W., and a chord length of 538.56 feet; thence continue along said East Right of Way Line of West Villages Boulevard and its southerly extension, along the arc of said curve, an arc length of 540.00 feet to the POINT OF BEGINNING.

Parcel contains 20513797 square feet, or 470.9320 acres, more or less.





Master Special Assessment Methodology Report

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 9

July 14, 2022

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The West Villages Improvement District (the “District”) is a local unit of special-purpose government with portions located in the City of North Port, Florida (the “City”) within Sarasota County, Florida (the “County”). The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature (the “Act”). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the public infrastructure improvements authorized by the Act. In order to address its authorized purpose, the District has and continues to create separate Units of Development. This Master Special Assessment Methodology Report (the “Master Report”) applies exclusively to Unit of Development No. 9 (“Unit No. 9”) of the District and the plan of development which currently contemplates a total of 728 residential dwelling units of varying product types.

Unit No. 9 includes approximately 470.9+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands within Unit No. 9 (the “Unit No. 9 Improvements”). The West Villages Improvement District Unit of Development No. 9 Master Engineer’s Report dated July 14, 2022 was prepared by Dewberry Engineers Inc., 2201 Cantu Court, Suite 107, Sarasota, Florida (the “District Engineer”), includes public roadways, including thoroughfares, arterial, collector, or local streets; stormwater improvements; water and sewer facilities; irrigation facilities; public roadway sidewalks, landscape, lighting, signage, and furnishings; entry features; and associated permits and professional fees (collectively the “Project”). The total estimated costs of the construction of the Project are \$51,000,000.

The District could issue up to approximately \$63,905,000 of Special Assessment Bonds (the “Bonds”) if the District were to finance the entire Project, as described in the Engineer’s Report. It is expected that the District will finance only a portion of the Project with the issuance of Bonds in one or more series.

This Master Report will equitably allocate the costs being incurred by the District to provide the Unit No. 9 Improvements to the assessable lands within Unit No. 9 in the District. The implementation of the Project will convey special and peculiar benefits to the assessable properties within Unit No. 9 in the District. The Bonds issued to finance the Project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 9.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 9. The total cost of the Project is currently estimated to be \$51,000,000. A detail of the estimated Project costs for the development is included herein on **Table A**.

Since it is contemplated that the Project will be developed in phases, the Project has been designed to be functional and confer special benefits to all landowners within Unit No. 9, prior to all phases being completed. Under such a phasing plan, each phase or portion of the Project can be financed independently of the other phases. As the finance program is implemented, supplemental methodology reports will be issued detailing the particulars of a specific bond issue. The supplemental report(s) will apply the principles set forth herein to determine the specific assessments required to repay the bonds issued to fund the then current development program.

The Project area consists of approximately 470.9 gross acres of land and includes approximately 728 residential units of various unit types as outlined on **Table C**.

The Bonds, when issued will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 9. Any portion of the Project not financed through the issuance of the Bonds will be paid for by Manasota Beach Ranchlands, LLLP or its successors or assigns (collectively the “Developer”).

The construction costs for the Project identified in this Master Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition, of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within Unit No. 9. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in Unit No. 9 must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project. The assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

- A.** Allocation of Benefit: Each parcel of land, lot and/or unit within Unit No. 9 in the District benefits from the construction and financing of the proposed improvements.
- B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within Unit No. cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the proposed Bonds, the District’s debt will be allocated to the gross acreage within Unit No. 9 which totals approximately 470.9+/- acres and upon platting, to each platted parcel and/or residential dwelling unit/lot in Unit No. 9 on an Equivalent Residential Unit (“*ERU*”) basis and on the remaining unplatted land on an equal acreage basis. As platting occurs the debt assessment will be assigned on a first platted first assessed basis to platted parcels and residential dwelling units/lots receiving property folio numbers; and allocated on an *ERU* basis as shown herein on **Table C** and **Table F**. For the purpose of this Master Report each 50’ single family residential dwelling unit will

be the base unit upon which other product types will be compared to and has been assigned one (1) *ERU*. (Refer to **Table C** attached hereto for proposed *ERU* Factors).

Given the District's approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt based upon the development rights conveyed based upon the *ERU* factors as shown herein on **Table C**.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* ("F.S.") for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Project is \$51,000,000.00. The construction program and the costs associated with Unit No. 9 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project is assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually against all assessable properties within Unit No. 9 in the District which totals approximately 470.9+/- acres. Based on the current market conditions the total aggregate principal amount of the Bonds (approximately \$63,905,000.00) for Unit No. 9 is shown herein on **Table B**. The proceeds of the Bonds will provide a maximum of approximately \$51,000,000.00 for construction related costs. The sizing of the Bonds is assumed to include capitalized interest, if so required, a debt service reserve fund equal to the maximum annual net debt service and issuance costs as shown herein on **Table B**. (Note: The District may not issue the total Par Debt of \$63,905,000 referenced in this Master Report.)

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and debt, shown herein on **Table C and Table D**, for the infrastructure improvements financed by the District for the Project (estimated at \$51,000,000.00) is initially based on the estimated number of product types and residential dwelling units (728) projected to be constructed within Unit No. 9 in the District and benefited by the infrastructure improvements comprising the Project. Based on a Bond size of approximately \$63,905,000.00 at an assumed interest

rate of 5.50% the estimated annual debt service on the Unit No. 9 Bonds will be approximately \$4,396,756.00 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each platted parcel or unit is assessed no more than their pro-rata amount of the annual debt service shown in **Table E** and **Table F**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable units. The District shall, at the time a plat or re-plat is submitted to the City and/or County:

A. Assume that the total number of *ERUs* relative to the Project is at least 712.12.

B. Ascertain the number of assessable residential parcels/lots in the plat (unrecorded at this time) or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of *ERUs* associated with such Planned Assessable Units/Lots.

C. Ascertain the current amount of potential remaining assessable parcels/lots (“Remaining Assessable Units/Lots,” and together with the Planned Assessable Units/Lots, the “Total Assessable Units/Lots”) and total number of *ERUs* associated with the Remaining Assessable Units/Lots.

If the *ERUs* associated with the Total Assessable Units/Lots are equal to 712.12, then no action would be required at that time. However, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are less than 712.12, then the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Bonds such that the amount of debt service allocated to each *ERU* associated with the Total Assessable Units/Lots does not exceed the amounts set forth in **Table D**. Conversely, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are more than 712.12 after the filing of the final plat for the Project, then the District shall equitably reallocate the assessments resulting in a reduction in the par debt allocations per unit type set forth in **Table D**.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land is annexed into Unit No. 9 which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

As previously described in the Master Report, the debt associated with the District’s improvement plan will be initially distributed on an equal acreage basis on all of the benefiting acreage within Unit No. 9 in the District as outlined herein on **Table F** and **Exhibit “A”** attached hereto. As plats are approved parcels and/or lot/units within Unit No. 9 will be assessed in the manner described herein.

The lands within Unit No. 9 consist of approximately 470.9+/- acres as described in **Exhibit “A”** attached hereto. As of the date of this Master Report Unit No. 9 is unplatted and the majority of the property in Unit No. 9 is undeveloped. The anticipated par amount of Bonds to be issued by the District to pay for the Project is approximately \$63,905,000.00. Prior to final plat approval the assessments levied against the lands within Unit No. 9 in the District will be apportioned on a gross acre basis. Therefore, each gross acre of land in Unit No. 9 in the District will be assessed a maximum of approximately \$9,932.89 annually as outlined herein on **Table F**. When fully developed, Unit No. 9 is expected to contain approximately 728 residential dwelling units of varying product types.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Master Report.

Special District Services, Inc. does not represent the District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9**

	Total
COLLECTOR AND ARTERIAL ROADS	\$ 5,500,000
WASTEWATER TREATMENT PLANT	\$ 4,000,000
WATER TREATMENT PLANT	\$ 3,500,000
U.S. 41 SIDEWALK PROJECT	\$ 200,000
MASTER WATER MANAGEMENT	\$ 5,000,000
PARKS/GOVERNMENT	\$ 200,000
PROFESSIONAL SERVICES	\$ 2,800,000
VILLAGE K	
EARTHWORK	\$ 6,000,000
NEIGHBORHOOD DRAINAGE AND WATER MANAGEMENT	\$ 6,500,000
NEIGHBORHOOD POTABLE WATER	\$ 3,000,000
NEIGHBORHOOD WASTEWATER	\$ 7,500,000
NEIGHBORHOOD MASTER IRRIGATION	\$ 2,800,000
PROFESSIONAL SERVICES	\$ 4,000,000
Total	\$ 51,000,000

TABLE B

BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9**

	BOND SIZING
Par Amount*	\$ 63,905,000 *
Debt Service Reserve Fund (DSRF)	\$ (4,396,756)
Capitalized Interest (24 months)	\$ (7,029,110)
Issuance Costs	\$ (1,479,134)
Construction Funds	\$ 51,000,000
Bond Interest Rate	5.50%
Principal Amortization Period (Years)	30

*Subject to change at final bond pricing

TABLE C

ALLOCATION OF PROJECT COSTS

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
50'	238	1.00	238.00	\$ 17,044,880	\$ 71,617
62'	98	1.24	121.52	\$ 8,702,915	\$ 88,805
75'	81	1.50	121.50	\$ 8,701,483	\$ 107,426
85'	63	1.70	107.10	\$ 7,670,196	\$ 121,749
Coach	248	0.50	124.00	\$ 8,880,526	\$ 35,809
Total	728	N/A	712.12	\$ 51,000,000	N/A

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
50'	238	1.00	238.00	\$ 21,357,903	\$ 89,739
62'	98	1.24	121.52	\$ 10,905,094	\$ 111,276
75'	81	1.50	121.50	\$ 10,903,299	\$ 134,609
85'	63	1.70	107.10	\$ 9,611,056	\$ 152,556
Coach	248	0.50	124.00	\$ 11,127,647	\$ 44,870
Total	728	N/A	712.12	\$ 63,905,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

WEST VILLAGES IMPROVEMENT DISTRICT

UNIT 9

		2022 Series Bond Debt	
1	Maximum Annual Debt Service	\$	4,396,756.00
2	Maximum Annual Debt Service Assessment to be Collected	\$	4,677,400.00 *
3	Total Number of Gross Acres		470.900
4	Maximum Annual Debt Service per Gross Acre		\$9,932.89
5	Total Number of Residential Units Planned		728
6	Maximum Annual Debt Service per Unit Type		See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F
ALLOCATION OF DEBT SERVICE ASSESSMENTS
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9

Product	Number of Units by Type	ERU Factor*	Total ERUs	**Maximum Annual Debt Assessment Per Unit Type*	**Maximum Annual Debt Assessment Per Unit*
50'	238	1.00	238.00	\$ 1,596,611	\$ 6,708
62'	98	1.24	121.52	\$ 815,211	\$ 8,318
75'	81	1.50	121.50	\$ 815,077	\$ 10,063
85'	63	1.70	107.10	\$ 718,475	\$ 11,404
Coach	248	0.44	109.12	\$ 732,026	\$ 2,952
TOTAL	728	N/A	697.24	\$ 4,677,400	N/A

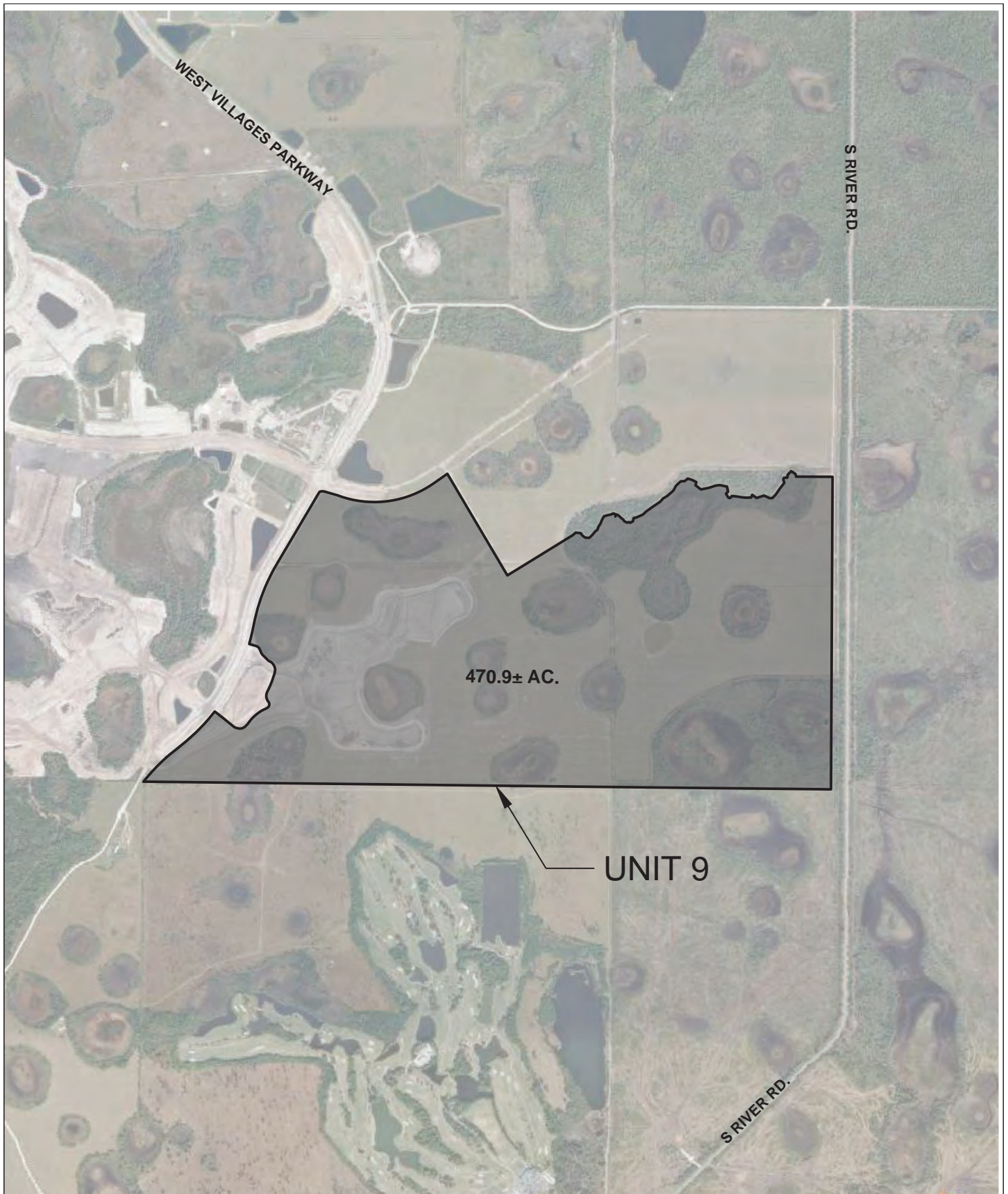
*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

Folio ID#s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
Gross Acreage	470.9	\$ 9,932.89	\$ 135,708.22	\$ 63,905,000.00
TOTALS		N/A	N/A	\$ 63,905,000.00

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.



**WEST VILLAGES
IMPROVEMENT DISTRICT,
UNIT 9
EXHIBIT "A"**

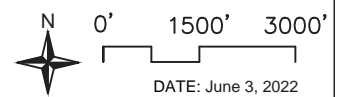


EXHIBIT B

DESCRIPTION:

A part of Sections 9 and 10, Township 40 South, Range 20 East, City of North Port, County of Sarasota, Florida, described as follows:

BEGIN at the Southwest corner of Section 9, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.89°20'16" E., along the South line of the Southwest Quarter of said Section 9, a distance of 2642.30, to the South Quarter Corner of said Section 9; thence S.89°21'03" E., along the South line of the Southeast Quarter of said Section 9, a distance of 2642.80 feet to the Southwest corner of Section 10, Township 40 South, Range 20 East; thence S.89°23'23" E., along the South line of the Southwest Quarter of said Section 10, a distance of 2433.76 feet to a point on the West Right of Way Line of River Road, per Official Records Instrument No. 2008060371, recorded in the Public Records of Sarasota County, Florida; thence N.00°28'30" E., along said West Right of Way Line of River Road, a distance of 3520.99 feet; thence leaving said West Right of Way Line of River Road, N.89°31'30" W., a distance of 400.00 feet to the Southeast corner of lands described in Official Records Instrument No. 2021094420 of said Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Instrument No. 2021094420, the following seventy-eight (78) courses: (1) S.77°24'35" W., a distance of 3.94 feet; (2) thence N.12°16'35" W., a distance of 31.76 feet; (3) thence N.57°13'39" W., a distance of 57.21 feet; (4) thence S.44°43'50" W., a distance of 57.18 feet; (5) thence S.03°54'26" W., a distance of 32.03 feet; (6) thence S.87°28'21" W., a distance of 41.07 feet; (7) thence S.17°07'17" W., a distance of 19.82 feet; (8) thence S.18°08'39" E., a distance of 38.73 feet; (9) thence S.37°29'27" W., a distance of 86.38 feet; (10) thence S.34°44'02" W., a distance of 78.09 feet; (11) thence S.42°51'19" W., a distance of 53.30 feet; (12) thence S.87°04'42" W., a distance of 30.53 feet; (13) thence N.65°52'13" W., a distance of 69.92 feet; (14) thence S.72°49'34" W., a distance of 89.54 feet; (15) thence N.53°46'02" W., a distance of 59.55 feet; (16) thence S.22°18'25" W., a distance of 32.46 feet; (17) thence S.88°26'04" W., a distance of 62.66 feet; (18) thence N.83°17'38" W., a distance of 54.93 feet; (19) thence N.80°45'21" W., a distance of 40.38 feet; (20) thence N.84°19'37" W., a distance of 59.01 feet; (21) thence S.44°55'03" W., a distance of 32.56 feet; (22) thence N.77°41'31" W., a distance of 17.55 feet; (23) thence N.31°40'29" W., a distance of 52.43 feet; (24) thence N.45°15'20" E., a distance of 33.58 feet; (25) thence N.12°32'20" W., a distance of 59.44 feet; (26) thence N.78°51'51" W., a distance of 84.00 feet; (27) thence S.81°34'09" W., a distance of 48.00 feet; (28) thence S.72°08'12" W., a distance of 81.27 feet; (29) thence S.78°46'38" W., a distance of 87.91 feet; (30) thence N.52°00'16" W., a distance of 75.69 feet; (31) thence N.13°52'38" E., a distance of 37.28 feet; (32) thence N.63°09'58" W., a distance of 56.66 feet; (33) thence N.73°58'46" W., a distance of 49.13 feet; (34) thence S.49°51'01" W., a distance of 43.67 feet; (35) thence S.86°45'06" W., a distance of 44.47 feet; (36) thence S.47°32'20" W., a distance of 69.51 feet; (37) thence S.28°59'45" W., a distance of 64.66 feet; (38) thence S.47°46'59" W., a distance of 26.32 feet; (39) thence S.49°07'42" W., a distance of 68.67 feet; (40) thence S.59°35'37" W., a distance of 48.68 feet; (41) thence S.42°44'21" W., a distance of 54.01 feet; (42) thence S.55°44'39" W., a distance of 49.07 feet; (43) thence S.56°21'21" W., a distance of 50.57 feet; (44) thence S.54°15'26" W., a distance of 92.86 feet; (45) thence S.44°01'35" W., a distance of 42.12 feet; (46) thence S.65°00'42" W., a distance of 48.69 feet; (47) thence S.65°14'38" W., a distance of 37.28 feet; (48) thence S.78°55'02" W., a distance of 32.95 feet; (49) thence S.12°24'17" W., a distance of 37.78 feet; (50) thence S.62°00'50" W., a distance of 35.33 feet; (51) thence N.59°58'12" W., a distance of 17.73 feet; (52) thence S.69°05'45" W., a

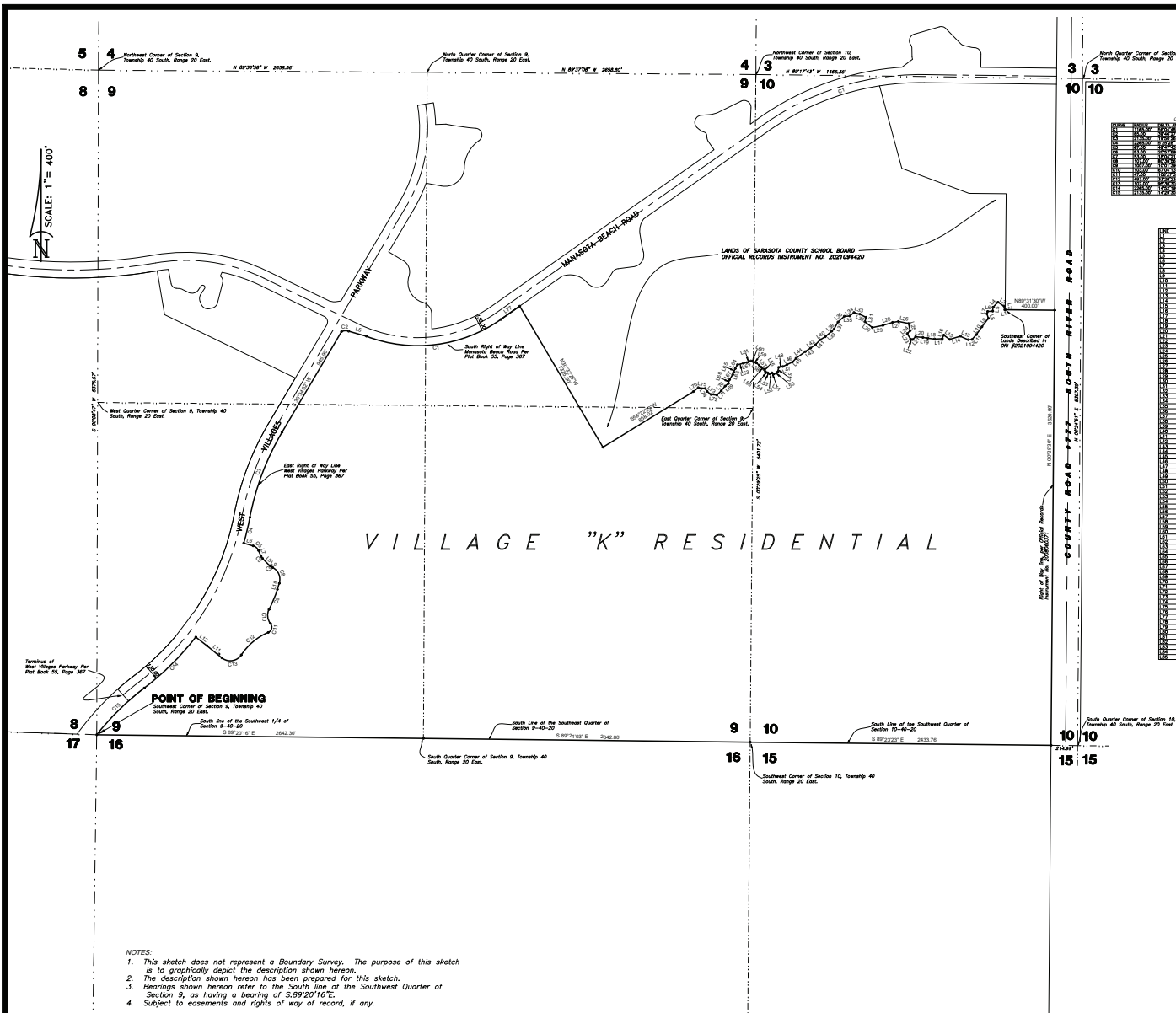
EXHIBIT B

distance of 21.71 feet; (53) thence N.61°52'21" W., a distance of 15.90 feet; (54) thence N.59°40'06" W., a distance of 23.45 feet; (55) thence N.27°26'55" W., a distance of 16.43 feet; (56) thence N.53°13'40" W., a distance of 31.68 feet; (57) thence N.44°09'24" W., a distance of 22.55 feet; (58) thence N.50°58'46" W., a distance of 30.73 feet; (59) thence N.78°40'45" W., a distance of 20.61 feet; (60) thence N.63°50'16" W., a distance of 26.61 feet; (61) thence S.67°07'34" W., a distance of 33.94 feet; (62) thence S.78°50'03" W., a distance of 30.10 feet; (63) thence S.75°34'38" W., a distance of 49.23 feet; (64) thence S.29°07'10" W., a distance of 35.69 feet; (65) thence S.23°27'06" W., a distance of 32.25 feet; (66) thence S.22°23'40" W., a distance of 21.95 feet; (67) thence S.32°08'26" W., a distance of 46.03 feet; (68) thence S.18°08'34" W., a distance of 33.80 feet; (69) thence S.52°01'11" W., a distance of 33.70 feet; (70) thence S.39°11'48" W., a distance of 47.65 feet; (71) thence S.45°44'56" W., a distance of 50.49 feet; (72) thence N.84°15'41" W., a distance of 48.05 feet; (73) thence N.51°00'48" W., a distance of 40.43 feet; (74) thence N.32°00'37" W., a distance of 28.03 feet; (75) thence N.84°05'43" W., a distance of 56.94 feet; (76) thence S.51°06'18" W., a distance of 50.50 feet; (77) thence S.58°22'39" W., a distance of 858.02 feet; (78) thence N.30°32'28" W., a distance of 1325.00 feet to the South Right of Way Line of Manasota Beach Road, as shown on Manasota Beach Ranchlands Plat No. 1, recorded in Plat Book 55, Page 367 of the Public Records of Sarasota County, Florida; thence along said South Right of Way Line of Manasota Beach Road the following four (4) courses: (1) thence S.54°50'52" W., a distance of 187.13 feet to the beginning of a curve to the right, having: a radius of 1165.00 feet, and a central angle of 56°04'48", a chord bearing of S.82°53'17" W., and a chord length of 1095.31 feet; (2) thence along the arc of said curve, an arc length of 1140.28 feet; (3) thence N.74°02'32" W., a distance of 149.78 feet to the beginning of a non-tangent curve to the left, having: a radius of 85.00 feet, and a central angle of 39°46'27", a chord bearing of S.86°07'30" W., and a chord length of 57.83 feet; (4) thence along the arc of said curve, an arc length of 59.01 feet to the East Right of Way Line of West Villages Parkway, as shown on said plat of Manasota Beach Ranchlands Plat No. 1; thence along said East Right of Way Line of West Villages Parkway the following twenty (20) courses: (1) S.30°34'52" W., a distance of 945.90 feet to the beginning of a curve to the left, having: a radius of 2135.00 feet, and a central angle of 19°50'26", a chord bearing of S.20°39'39" W., and a chord length of 735.63 feet; (2) thence along the arc of said curve, an arc length of 739.32 feet, to the beginning of a reverse curve to the right, having: a radius of 2265.00 feet, and a central angle of 05°25'28", a chord bearing of S.13°27'10" W., and a chord length of 214.36 feet; (3) thence along the arc of said curve, an arc length of 214.44 feet; (4) thence S.73°50'06" E., a distance of 79.04 feet to the beginning of a curve to the right, having: a radius of 67.00 feet, and a central angle of 49°47'43", a chord bearing of S.48°56'15" E., and a chord length of 56.41 feet; (5) thence along the arc of said curve, an arc length of 58.23 feet; (6) thence S.24°02'24" E., a distance of 52.17 feet to the beginning of a curve to the left, having: a radius of 53.00 feet, and a central angle of 20°57'59", a chord bearing of S.34°31'23" E., and a chord length of 19.29 feet; (7) thence along the arc of said curve, an arc length of 19.39 feet; (8) thence S.45°00'23" E., a distance of 85.92 feet to the beginning of a curve to the left having: a radius of 53.00 feet, and a central angle of 18°04'21", a chord bearing of S.54°02'33" E., and a chord length of 16.65 feet; (9) thence along the arc of said curve, an arc length of 16.72 feet; (10) thence S.63°04'43" E., a distance of 9.91 feet to the beginning of a curve to the right, having: a radius of 107.00 feet, and a central angle of 80°38'56", a chord bearing of S.22°45'15" E., and a chord length of 138.48 feet; (11) thence along the arc of said curve, an arc length of 150.61 feet; (12) thence S.17°34'13" W., a distance of 51.16 feet to the beginning of a curve to the right, having: a radius of 1007.00 feet, and a central angle of 10°01'39", a chord bearing of S.22°35'02" W., and a chord length of 176.01 feet; (13) thence along the

EXHIBIT B

arc of said curve, an arc length of 176.24 feet, to the beginning of a reverse curve to the left, having: a radius of 103.00 feet, and a central angle of $67^{\circ}04'13''$, a chord bearing of $S.05^{\circ}56'15''$ E., and a chord length of 113.80 feet; (14) thence along the arc of said curve, an arc length of 120.57 feet, to the beginning of a reverse curve to the right, having: a radius of 47.00 feet, and a central angle of $106^{\circ}27'33''$, a chord bearing of $S.13^{\circ}45'25''$ W., and a chord length of 75.30 feet; (15) thence along the arc of said curve, an arc length of 87.33 feet, to the beginning of a reverse curve to the left, having: a radius of 493.00 feet, and a central angle of $33^{\circ}28'23''$, a chord bearing of $S.50^{\circ}15'00''$ W., and a chord length of 283.94 feet; (16) thence along the arc of said curve, an arc length of 288.02 feet, to the beginning of a reverse curve to the right, having: a radius of 107.00 feet, and a central angle of $95^{\circ}38'30''$, a chord bearing of $S.81^{\circ}20'04''$ W., and a chord length of 158.58 feet; (17) thence along the arc of said curve, an arc length of 178.61 feet; (18) thence $N.50^{\circ}50'41''$ W., a distance of 154.43 feet; (19) thence $N.52^{\circ}07'14''$ W., a distance of 115.22 feet to the beginning of a non-tangent curve to the right, having: a radius of 2265.00 feet, and a central angle of $14^{\circ}52'19''$, a chord bearing of $S.45^{\circ}18'55''$ W., and a chord length of 586.26 feet; (20) thence along the arc of said curve, an arc length of 587.91 feet, to the beginning of a reverse curve to the left, having: a radius of 2135.00 feet, and a central angle of $14^{\circ}29'30''$, a chord bearing of $S.45^{\circ}30'20''$ W., and a chord length of 538.56 feet; thence continue along said East Right of Way Line of West Villages Boulevard and its southerly extension, along the arc of said curve, an arc length of 540.00 feet to the POINT OF BEGINNING.

Parcel contains 20513797 square feet, or 470.9320 acres, more or less.



DESCRIPTION:
A part of Sections 9 and 10, Township 40 South, Range 20 East, City of North Port,
County of Sarasota, Florida, described as follows:
BEGIN at the Southwest corner of Section 9, Township 40 South, Range 20 East, City of
North Port, Sarasota County, Florida; thence S.89°20'16"E, along the South line of the
Southwest Quarter of said Section 9, a distance of 264.32 to the South Quarter Corner
of said Section 9, a distance of 264.32 feet to the Southwest corner of Section 10,
Township 40 South, Range 20 East; thence S.89°20'16"E, along the South line of the
Southwest Quarter of said Section 10, a distance of 264.32 feet to a point on the West
Right of Way Line of River Road, per Official Record Instrument No. 200800371, recorded
in the Public Records of Sarasota County, Florida; thence S.89°20'16"E, along said West
Right of Way Line of River Road, a distance of 400.00 feet to the Southwest corner of
said Section 10, Township 40 South, Range 20 East; thence S.89°20'16"E, along the South
Public Records of Sarasota County, Florida; thence along the boundary line of said lands
described in Official Record Instrument No. 200104423, the following seventy-eight (78)
courses: (1) 5.772439' W., a distance of 3.24 feet; (2) thence N.17°18'25" E., a
distance of 31.76 feet; (3) thence S.57°31'47" W., a distance of 57.31 feet; (4) thence
S.44°43'50" W., a distance of 57.18 feet; (5) thence S.53°54'28" W., a distance of 32.03
feet; (6) thence S.87°28'21" W., a distance of 41.07 feet; (7) thence S.17°07'17" W., a
distance of 19.82 feet; (8) thence S.18°08'39" E., a distance of 38.73 feet; (9) thence
S.17°29'21" W., a distance of 68.38 feet; (10) thence S.34°41'21" W., a distance of 35.09
feet; (11) thence S.42°51'19" W., a distance of 53.30 feet; (12) thence S.87°04'42" W., a
distance of 30.53 feet; (13) thence S.65°52'17" W., a distance of 68.82 feet; (14) thence
S.72°49'34" W., a distance of 85.54 feet; (15) thence S.15°48'07" W., a distance of 55.05
feet; (16) thence S.22°18'25" W., a distance of 32.46 feet; (17) thence S.88°20'04" W., a
distance of 62.66 feet; (18) thence S.87°17'30" W., a distance of 54.93 feet; (19) thence
N.80°45'21" W., a distance of 40.38 feet; (20) thence S.84°19'27" W., a distance of 50.01
feet; (21) thence S.44°55'10" W., a distance of 32.56 feet; (22) thence S.77°41'13" W., a
distance of 17.55 feet; (23) thence S.31°40'29" W., a distance of 52.43 feet; (24) thence
N.47°12'07" E., a distance of 33.58 feet; (25) thence S.12°32'30" W., a distance of 58.44
feet; (26) thence N.79°51'01" W., a distance of 84.00 feet; (27) thence S.81°48'00" W., a
distance of 48.00 feet; (28) thence S.73°08'17" W., a distance of 81.27 feet; (29) thence
S.78°38'38" W., a distance of 87.91 feet; (30) thence S.52°07'16" W., a distance of 75.69
feet; (31) thence N.17°32'38" E., a distance of 37.28 feet; (32) thence S.63°00'30" W., a
distance of 56.66 feet; (33) thence S.73°58'46" W., a distance of 49.13 feet; (34) thence
S.49°11'01" W., a distance of 43.67 feet; (35) thence S.86°07'00" W., a distance of 64.47
feet; (36) thence S.47°32'20" W., a distance of 68.51 feet; (37) thence S.28°59'45" W., a
distance of 64.66 feet; (38) thence S.47°46'30" W., a distance of 34.33 feet; (39) thence
S.49°07'42" W., a distance of 68.67 feet; (40) thence S.59°35'37" W., a distance of 44.68
feet; (41) thence S.42°47'17" W., a distance of 54.01 feet; (42) thence S.59°47'40" W., a
distance of 49.07 feet; (43) thence S.56°21'21" W., a distance of 50.57 feet; (44) thence
S.54°12'50" W., a distance of 92.86 feet; (45) thence S.44°55'10" W., a distance of 32.56
feet; (46) thence S.65°05'42" W., a distance of 48.89 feet; (47) thence S.65°14'58" W., a
distance of 37.28 feet; (48) thence S.78°05'30" W., a distance of 51.22 feet; (49) thence
S.12°47'17" W., a distance of 37.78 feet; (50) thence S.62°02'50" W., a distance of 35.33
feet; (51) thence S.63°05'12" W., a distance of 17.23 feet; (52) thence S.69°05'41" W., a
distance of 21.71 feet; (53) thence S.61°52'21" W., a distance of 12.80 feet; (54) thence
S.59°40'04" W., a distance of 21.45 feet; (55) thence S.42°07'28" W., a distance of 35.43
feet; (56) thence S.52°13'40" W., a distance of 31.68 feet; (57) thence S.44°09'24" W., a
distance of 22.55 feet; (58) thence S.63°05'12" W., a distance of 17.23 feet; (59) thence
N.78°40'45" W., a distance of 20.61 feet; (60) thence S.63°05'12" W., a distance of 22.61
feet; (61) thence S.67°07'44" W., a distance of 33.84 feet; (62) thence S.61°15'14" W., a
distance of 30.10 feet; (63) thence S.75°34'38" W., a distance of 49.23 feet; (64) thence
S.39°07'01" W., a distance of 35.69 feet; (65) thence S.53°27'00" W., a distance of 32.25
feet; (66) thence S.22°23'40" W., a distance of 21.85 feet; (67) thence S.32°08'26" W., a
distance of 46.03 feet; (68) thence S.42°07'28" W., a distance of 35.43 feet; (69) thence
S.52°07'17" W., a distance of 33.70 feet; (70) thence S.39°11'48" W., a distance of 47.65
feet; (71) thence S.45°48'46" W., a distance of 31.80 feet; (72) thence S.61°15'14" W., a
distance of 48.05 feet; (73) thence S.51°05'48" W., a distance of 40.43 feet; (74) thence
S.32°02'37" W., a distance of 28.03 feet; (75) thence S.64°02'00" W., a distance of 56.94
feet; (76) thence S.61°08'18" W., a distance of 50.50 feet; (77) thence S.58°22'38" W., a
distance of 89.52 feet; (78) thence S.32°52'38" W., a distance of 125.00 feet to the
South Right of Way Line of Manasota Beach Road, as shown on Manasota Beach
Beachfront Plat No. 1, recorded in Plat Book 55, Page 387 of the Public Records of
Sarasota County, Florida; thence along said South Right of Way Line of Manasota Beach
Road the following four (4) courses: (1) thence S.50°05'52" W., a distance of 187.13
feet to the beginning of a curve to the right, having: a radius of 1165.00 feet, and a
central angle of 90°04'45"; a chord bearing of S.48°21'17" W., and a chord length of
1088.31 feet; (2) thence along the arc of said curve, an arc length of 1140.28 feet; (3)
thence bearing of S.60°05'52" W., and a chord length of 148.78 feet to the beginning of a
curve to the left, having: a radius of 65.00 feet, and a central angle of 39°46'27"; a
chord bearing of S.60°05'52" W., and a chord length of 57.61 feet; (4) thence along the
arc of said curve, an arc length of 56.01 feet to the East Right of Way Line of West
Villages Parkway, as shown on said plat of Manasota Beach Beachfront Plat No. 1; thence
along said East Right of Way Line of West Villages Parkway the following twenty (20)
courses: (1) S.38°34'50" W., a distance of 34.50 feet to the beginning of a curve to the
left, having: a radius of 2135.00 feet, and a central angle of 1°50'26"; a chord
bearing of S.37°38'39" W., and a chord length of 73.63 feet; (2) thence along the arc of
said curve, an arc length of 738.32 feet, to the beginning of a reverse curve to the right,
having: a radius of 2385.00 feet, and a central angle of 02°25'39"; a chord bearing of
S.12°27'10" W., and a chord length of 214.36 feet; (3) thence along the arc of said curve,
an arc length of 214.44 feet; (4) thence S.37°03'41" E., a distance of 75.04 feet to the
beginning of a curve to the right, having: a radius of 87.00 feet, and a central angle of
8°47'42"; a chord bearing of S.48°28'15" W., and a chord length of 56.41 feet; (5) thence
along the arc of said curve, an arc length of 58.23 feet; (6) thence S.24°02'24" E., a
distance of 52.17 feet to the beginning of a curve to the left, having: a radius of 53.00
feet, and a central angle of 20°7'59"; a chord bearing of S.34°31'23" E., and a chord
length of 18.29 feet; (7) thence along the arc of said curve, an arc length of 18.38 feet;
(8) thence S.49°09'23" E., a distance of 85.82 feet to the beginning of a curve to the
left, having: a radius of 61.00 feet, and a central angle of 18°04'21"; a chord bearing of
S.54°02'33" E., and a chord length of 16.65 feet; (9) thence along the arc of said curve,
an arc length of 16.79 feet; (10) thence S.67°04'17" E., a distance of 8.91 feet to the
beginning of a curve to the right, having: a radius of 107.00 feet, and a central angle of
8°38'54"; a chord bearing of S.22°45'15" E., and a chord length of 136.48 feet; (11)
thence along the arc of said curve, an arc length of 150.61 feet; (12) thence S.17°34'13" W.,
a distance of 51.16 feet to the beginning of a curve to the right, having: a radius of
1007.00 feet, and a central angle of 10°17'39"; a chord bearing of S.22°35'02" W., and
a chord length of 178.07 feet; (13) thence along the arc of said curve, an arc length of
178.24 feet, to the beginning of a reverse curve to the left, having: a radius of 183.00
feet, and a central angle of 47°41'12"; a chord bearing of S.08°56'15" E., and a chord
length of 113.80 feet; (14) thence along the arc of said curve, an arc length of 120.57
feet, to the beginning of a reverse curve to the right, having: a radius of 47.00 feet, and
a central angle of 106°27'21"; a chord bearing of S.12°45'25" W., and a chord length of
75.30 feet; (15) thence along the arc of said curve, an arc length of 82.33 feet, to the
beginning of a reverse curve to the left, having: a radius of 49.00 feet, and a central
angle of 178°21'; a chord bearing of S.01°13'00" W., and a chord length of 28.84 feet;
(16) thence along the arc of said curve, an arc length of 288.52 feet, to the beginning of
a reverse curve to the right, having: a radius of 107.00 feet, and a central angle of
82°38'30"; a chord bearing of S.81°20'04" W., and a chord length of 158.58 feet; (17)
thence along the arc of said curve, an arc length of 178.61 feet; (18) thence S.32°07'14" W., a
distance of 154.43 feet; (19) thence S.52°07'14" W., a distance of 115.22 feet to the
beginning of a non-tangent curve to the right, having: a radius of 2365.00 feet, and a
central angle of 1°42'19"; a chord bearing of S.42°18'50" W., and a chord length of
488.28 feet; (20) thence along the arc of said curve, an arc length of 587.81 feet, to the
beginning of a reverse curve to the left, having: a radius of 2135.00 feet, and a central
angle of 1°42'19"; a chord bearing of S.42°32'20" W., and a chord length of 538.56 feet;
thence continue along said East Right of Way Line of West Villages Parkway and it is
evidently extension, along the arc of said curve, an arc length of 565.00 feet to the
POINT OF BEGINNING.

Force contains 2011797 square feet, or 470.820 acres, more or less.

NOTES:
1. This sketch does not represent a Boundary Survey. The purpose of this sketch
is to graphically depict the description shown hereon.
2. The description shown hereon has been prepared for this sketch.
3. Bearings shown hereon refer to the South line of the Southwest Quarter of
Section 9, as having a bearing of S.89°20'16"E.
4. Subject to easements and rights of way of record, if any.

RESOLUTION 2022-26

A RESOLUTION AUTHORIZING THE DISTRICT'S SERIES 2022 PROJECT FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY WITHIN UNIT OF DEVELOPMENT NO. 9 OF THE DISTRICT SPECIALLY BENEFITED BY SUCH SERIES 2022 PROJECT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA, AS AMENDED; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES AND OTHER EXEMPT ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the West Villages Improvement District ("District") previously indicated its intention to construct certain types of infrastructure improvements within Unit of Development No. 9 ("Unit No. 9") within the District, and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("Board") noticed and conducted a public hearing pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, including without limitation, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 2004-456, *Laws of Florida*, as amended.

(b) The District is authorized by Chapter 2004-456, *Laws of Florida*, as amended, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sidewalk and streetlighting improvements, stormwater management improvements, water distribution improvements (including a water treatment plant), sewer distribution improvements (including a wastewater treatment plant), parks, irrigation facilities, landscaping, hardscaping, entry features, and other infrastructure improvements and services necessitated by the development of, and serving lands within, Unit No. 9 within the District.

(c) The District is authorized by Chapter 2004-456, *Laws of Florida*, as amended, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170 and 197, *Florida Statutes* and Chapter 2004-456, *Laws of Florida*, as amended.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the “Series 2022 Project,” the nature and location of which was initially described in Resolution 2022-17 and is shown in the District’s *Unit of Development No. 9 Master Engineer’s Report*, dated July 14, 2022, and which Series 2022 Project’s plans and specifications are on file in the offices of the District Manager located at 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and at the District’s local records office located at 19503 S. West Villages Parkway #A3, Venice, Florida 34293; (ii) the cost of such Series 2022 Project be assessed against the lands within Unit No. 9 specially benefited by such Series 2022 Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Series 2022 Project, the levying of such Special Assessments (as herein defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Series 2022 Project which are to be assessed against the benefitted properties within Unit No. 9, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Revenue Bonds, in one or more series, including but not limited to its Series 2021 Special Assessment Revenue Bonds (the “Series 2022 Bonds”).

(g) By Resolution 2022-17, the Board determined to provide the Series 2022 Project and to defray the costs thereof by making special assessments on benefitted property within Unit No. 9 and expressed an intention to issue the Series 2022 Bonds to provide a portion of the funds needed for

the Series 2022 Project prior to the collection of such Special Assessments. Resolution 2022-17 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2022-17, said Resolution 2022-17 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2022-17, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-18 fixing the time and place of a public hearing at which owners of the property within Unit No. 9 that are to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the infrastructure improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel within Unit No. 9 and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On August 18, 2022, at the public hearing, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Series 2022 Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Series 2022 Project are as specified in that certain *Unit of Development No. 9 Master Engineer's Report*, dated July 14, 2022, attached hereto as **Exhibit A** and incorporated herein by this reference (the "Engineer's Report"), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Series 2022 Project against the properties specially benefited thereby within Unit No. 9 using the

method determined by the Board set forth in that certain final *Unit of Development No. 9 Master Special Assessment Methodology Report*, dated July 14, 2022, attached hereto as **Exhibit B** and incorporated herein by this reference (the “Master Assessment Methodology Report”), which results in the Special Assessments set forth on the final assessment roll; and

(iii) it is hereby declared that the Series 2022 Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT SERIES 2022 PROJECT. That certain Series 2022 Project for construction of infrastructure improvements initially described in Resolution No. 2022-17, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of a series of bonds, including the Series 2022 Bonds, referred to herein.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Series 2022 Project and the costs to be paid by Special Assessments on all specially benefited property within Unit No. 9 are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on the parcels within Unit No. 9 specially benefited by the Series 2022 Project, all as specified in the final assessment roll set forth in **Exhibit B**, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “Improvement Lien Book.” The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the

event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Series 2022 Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a Series 2022 Project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Series 2022 Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Series 2022 Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Series 2022 Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Series 2022 Project and the adoption by the Board of a resolution accepting the Series 2022 Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Series 2022 Project has been completed and a resolution accepting the Series 2022 Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments at any time, or a portion of the remaining balance of the Special Assessment one time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by

Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Sarasota County who may notify each owner of a lot or parcel within Unit No. 9 of the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Master Assessment Methodology Report, attached hereto as **Exhibit B**, there may be required from time to time certain true-up payments. As parcels of land or lots are platted within Unit No. 9, the Special Assessments securing the Series 2022 Bonds shall be allocated as set forth in the Master Assessment Methodology Report. In furtherance thereof, at such time as parcels or land or lots are platted within Unit No. 9, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within Unit No. 9 of the District, as the boundaries of such unit may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated to the units within Unit No. 9 being platted and the remaining property in accordance with **Exhibit B**, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres within Unit No. 9.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding with the landowner, that it intends to develop the ERUs within Unit No. 9 shown in **Exhibit B**, on the net developable acres within such unit, and is intended to provide a formula to ensure that the appropriate ratio of the Special

Assessments to developable acres is maintained if fewer ERUs are developed within Unit No. 9. However, no action by the District prohibits more than the maximum ERU's shown in **Exhibit B** from being developed within Unit No. 9. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Series 2022 Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in Unit No. 9 of the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Series 2022 Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres within Unit No. 9, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT; PROPERTY EXCLUDED BY LAW. Real property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or a home owners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments relative to Unit No. 9 in the Official Records of Sarasota County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of such unit.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the

section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 18th day of August, 2022.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Unit of Development No. 9 Master Engineer's Report*, dated July 14, 2022

Exhibit B: *Unit of Development No. 9 Master Special Assessment Methodology Report*, dated July 14, 2022

Exhibit A

Unit of Development No. 9 Master Plan of Improvements, dated July 14, 2022

Exhibit B

Unit of Development No. 9 Master Special Assessment Methodology Report,
dated July 14, 2022