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Civil Engineers – Land Surveyors

**Stoneybrook South
Community Development District**

Engineer's Report for Assessment Area Two-A

Final May 5, 2014

Prepared For:

**The Board of Supervisors
Stoneybrook South Community Development District
Osceola County, Florida**

Table of Contents

Section

- 1.0 Introduction
- 2.0 Assessment Areas
- 3.0 Construction Status of Assessment Area Two
 - 3.1 Master Infrastructure
 - 3.1.1 Goodman Road Force Main
 - 3.1.2 Connector Road "C"
 - 3.1.3 Stoneybrook Blvd. Extension
 - 3.1.4 Westside Blvd.
 - 3.1.5 Lift Station #1 Completion
 - 3.1.6 Buffer Landscape and Irrigation
 - 3.2 Parcel Infrastructure
 - 3.2.1 Tract D
 - 3.2.2 Tract E
 - 3.2.3 Tract F
 - 3.2.4 Tract G
 - 3.2.5 Tract I
 - 3.2.6 Tract J
- 4.0 Ownership and Maintenance Authority
- 5.0 Conclusion and Engineer's Opinion

Tables

- Table 1 Land Use Summary and Development Program
- Table 2 Assessment Area Two Total Cost Analysis
- Table 2.1 Assessment Area Two Infrastructure Cost Breakdown
- Table 3 Ownership and Maintenance Authority

Exhibits

- Exhibit 1 Location Map
- Exhibit 2 District Boundaries
- Exhibit 2A Planner's PD Plan
- Exhibit 3 Collector Roadways
- Exhibit 4 Master Utilities
- Exhibit 5 Status of Construction
- Exhibit 6 Assessment Areas

1.0 Introduction

The original Engineer's Report prepared June 18, 2007 describes the proposed development program for both the master and parcel infrastructure, and the estimated cost to be funded by the Series 2007 A and 2007 B bonds.

At the June 12, 2013 Board of Supervisor's meeting the Stoneybrook South Community Development District ("District") approved Resolution 2013-13 authorizing creation of two assessment areas within the District, namely Assessment Area One and Assessment Area Two, with the public hearing addressing only Assessment Area One. Resolution 2013-13 was a bifurcation and delegation resolution that created two assessment areas within the District and allocated the debt represented by the District Special Assessment Revenue Bonds, Series 2007A and Series 2007B (collectively the "2007 Bonds") to the two (2) assessment areas. Resolution 2013-13 also authorized the issuance of Special Assessment Refunding Bonds in the principal amount of not to exceed \$10,000,000.00 to currently refund the issuer's outstanding Series 2007 bonds allocated to Assessment Area One.

The purpose of this report is to present the Capital Improvement Program (CIP) for completing the infrastructure in Assessment Area Two-A. The master infrastructure costs for work currently under construction or planned for construction as well as the parcel infrastructure costs are shown for each tract within Assessment Area Two-A. Assessment Areas Two-B and Two C are also included to show how the master infrastructure is allocated over the various tracts within the overall development.

Stoneybrook South is currently being developed by LEN-CG South, LLC ("Master Developer"). Table 1 identifies the overall development program for the entire project, with Assessment Area Two-A highlighted. The Master Developer will complete the remaining infrastructure improvements that support the single-family attached and detached residential parcels. Different sub-developers may purchase and develop some of the remaining residential tracts.

2.0 Assessment Areas

The project is divided into four assessment areas as depicted in Exhibit 6 attached and described below:

- Assessment Area One – Includes Tracts A, B, C, and H.
- Assessment Area Two-A – Includes Tracts D, E, F, G, I and J.
- Future Assessment Area Two-B – Includes only Tract K east of Westside Boulevard.
- Future Assessment Area Two-C – Includes Tracts L, M and N north of Bella Citta Boulevard.

Table 1

**Land Use Summary and Development Program
Assessment Area Two-A**

Parcels	Description	Ownership	Land Use	Area acres	Phase 1A units	Phase 1B units	Phase 2 units	Total Units
D	SFR	LEN-CG So LLC	LDR	12.26	0	34	0	34
E	SFR	LEN-CG So LLC	LDR	9.85	0	31	0	31
F	SFR	LEN-CG So LLC	LDR	31.91	0	0	135	135
G	SFR	LEN-CG So LLC	LDR	31.19	0	0	136	136
I	SFR	LEN-CG So LLC	LDR	29.14	0	0	175	175
J	SFR	LEN-CG So LLC	LDR	48.3	0	0	274	274
Sub-total	Residential			162.65	0	65	720	785
RWC	Connector Road C	LEN-CG So LLC		1.52				
Oasis Club Blvd. Ph 2 R/W	Oasis Club Blvd	LEN-CG So LLC		4.00				
Westside Blvd. R/W	Westside Blvd.	Osceola Co.		16.70				
R4	Oasis Club	LEN-CG So LLC		10.70				
LP 1- 9	Linear Parks	LEN-CG So LLC		10.10				
L 1 – 32, GH	Landscaping	LEN-CG So LLC		19.62				
Sub-total				62.64				
Totals				225.29		65	720	785

Notes:

1. Totals based on Phase 1 Final Plat and Master Developer projections.

3.0 Construction Status of Assessment Area Two-A Infrastructure Improvements

There are current construction projects underway for both the master infrastructure that benefits all or some of the parcels in Assessment Area Two-A, as well as parcel infrastructure improvements within Assessment Area Two-A.

Tables 2 and 2.1 following show the breakdown of the costs by tract and the allocation of the master infrastructure costs by tract.

3.1 Master Infrastructure

The Master Infrastructure described in Table 2.1 and totaling \$4.9 Million will be completed by the end of 2014.

3.1.1 Goodman Road Force Main (\$750,000.00)

The construction of 6,900 linear feet of 20" force main from the Bella Citta Boulevard – Goodman Road intersection northerly to the existing connection point at Happy Trails has begun and will be completed by May 2014 (see Exhibit 4). This is the second phase of the force main

construction that is designed to serve the full build out of both Assessment Areas One and Two. There is currently a temporary force main connection to the ChampionsGate sanitary sewer system that was built to serve the initial development in Assessment Area One. The new force main construction will be located within the existing right-of-way of Goodman Road.

This project will serve the entire development. These costs have been added to the Master Bella Citta Boulevard costs and allocated across all parcels. Upon construction completion and acceptance, these improvements will be owned and maintained by the Toho Water Authority.

3.1.2 Connector Road "C" (\$270,000.00)

The construction of the two-lane Connector Road "C" was completed in February 2014. This roadway connects Tracts D, E and F internally to Tract C and will provide internal access to the future clubhouse facilities serving these tracts.

The public infrastructure consists of the drainage collection and conveyance system, including curb and gutters, inlets and culverts, the sidewalk and landscaping. The roadway base and paving costs are not included in the District funded improvements.

This project serves only Tracts C, D, E and F and these costs have been allocated to those tracts. This connector road will be privately owned and maintained by the HOA. The two small drainage ponds are located within the golf course tract and will be maintained by the HOA or golf course maintenance entity.

3.1.3 Oasis Club Boulevard Extension (\$1,050,000.00) Oasis Club Boulevard Ext. Landscape & Irrigation (\$350,000.00)

The construction of the Oasis Club Boulevard extension to Westside Boulevard is complete. It connects to Westside Boulevard and will not be opened until the Westside Boulevard construction is complete. The landscape and irrigation installation has begun and will be completed by the end of the second quarter 2014.

The public infrastructure consists of the drainage collection and conveyance system, including curb and gutters, inlets and culverts, the pathway, sidewalk and landscaping. The roadway base and paving costs are not included in the District funded improvements.

This project will serve all of the tracts within the gated area. These costs have been added as a new project and allocated to all of the parcels within the gated area. The roadway will be privately maintained by the HOA. The landscaping, drainage system and stormwater pond will be maintained by the District.

The public infrastructure consists of the drainage collection and conveyance system, including curb and gutters, inlets and culverts. It also includes the master stormwater management pond, Tract PJ1.

3.1.4 Westside Boulevard – Osceola County (\$1,800,000.00) Westside Boulevard Landscape (\$300,000.00)

Westside Boulevard Construction began in December 2013 and will be completed by the end of the second quarter 2014. This roadway connects Bella Citta Boulevard with CR 54 to the south in Polk County. It also provides a connection to Oasis Club Boulevard. Only the Osceola County portion of the roadway construction will be funded by the District. No bond funds will be used for the Polk County portion.

The Westside Boulevard public infrastructure consists of all of the improvements within the Osceola County portion of the right-of-way, including the entire pavement structure. These

improvements benefit both Assessment Areas One and Two since the roadway provides additional access to the development to Bella Citta Boulevard and south to CR 54 in Polk County. These costs are allocated to all of the parcels within Assessment Areas One and Two-A.

Existing stormwater ponds P2, P3, and P4 provide drainage for the roadway. One new dry detention pond, PK1, will be constructed in the southern end near the Polk County line. This pond provides drainage for both the Polk County and Osceola County portions of the roadway. The existing ponds are being maintained by the District. The new pond PK1 will also be maintained by the District.

The Osceola County portion of the right-of-way will be conveyed to the District and ultimately deeded to Osceola County for ownership and maintenance. The Polk County portion of the right-of-way will be conveyed to Osceola County directly via deed for ownership and maintenance.

3.1.5 Lift Station #1 Completion (\$178,817.83)

The construction of lift station #1 is complete.

This lift station is public infrastructure and serves tracts within Assessment Areas One and Two-A. The costs were added to the master utility costs and allocated to the tracts within Assessment Areas One and Two-A. This lift station will be conveyed by the District to the Tohopekaliga Water Authority for ownership and maintenance.

3.1.6 Buffer Landscaping and Irrigation (\$475,000.00)

Master landscaping and irrigation will be completed for the southern PD buffer from Tract H to Westside Boulevard. This buffer is a continuation of the property line buffer installed along the western property line and southern boundary of tract H1A. It directly borders the southern property line of Tracts I and J, but is a requirement of the zoning approval and benefits the entire development.

The perimeter PD buffers are maintained by the CDD.

3.2 Parcel Infrastructure

3.2.1 Tract D (\$700,000.00)

Tract D is planned for 34 80-ft wide home sites. Construction was completed in February 2014. The public infrastructure consists of the drainage collection and conveyance system, including curb and gutters, inlets and culverts; the sanitary and water utility systems; the sidewalks; and the stormwater management ponds Tracts D1 and D2.

The roadway base and paving costs are not included in the District funded improvements. The roadway will be maintained by the HOA. The stormwater ponds will be maintained by the District. The utility systems will be maintained by the Toho Water Authority.

3.2.2 Tract E (\$680,000.00)

Tract E is planned for 31 70-ft to 80-ft wide home sites. Design has been completed and construction will begin in May 2014 and completed by the end of the third quarter 2014. The public infrastructure consists of the drainage collection and conveyance system, including curb and gutters, inlets and culverts; the sanitary and water utility systems; and the sidewalks.

The roadway base and paving costs are not included in the District funded improvements. The roadway will be maintained by the HOA. Stormwater management ponds E1 and E2 exist within

the golf course and are to be maintained by the HOA or golf course maintenance entity. The utility systems will be maintained by the Toho Water Authority.

3.2.3 Tract F (\$1,820,000.00)

Tract F is being planned for approximately 135 50-ft wide single-family lots. Construction is scheduled to begin by the end of the fourth quarter of 2014. The public infrastructure will consist of the drainage collection and conveyance system, including curb and gutters, inlets and culverts; the sanitary and water utility systems; and the sidewalks.

A stormwater pond will also be constructed to serve the drainage of Tract F and will be maintained by the District. The utility systems will be maintained by the Toho Water Authority.

3.2.4 Tract G (\$2,450,000.00)

Tract G is planned for 136 50-ft wide home sites. Construction began in March 2014 and is scheduled to be completed in the third quarter 2014. The public infrastructure consists of the drainage collection and conveyance system, including curb and gutters, inlets and culverts; the sanitary and water utility systems; the sidewalks; and the stormwater management dry retention pond Tract GP1.

The roadway base and paving costs are not included in the District funded improvements. The roadway will be maintained by the HOA. The stormwater pond will be maintained by the District. The utility systems will be maintained by the Toho Water Authority.

3.2.5 Tract I (\$2,530,000.00)

Tract I has 97 40-ft wide home sites and 78 townhome lots. Design has begun and construction is scheduled to begin in the third quarter 2014. The public infrastructure will consist of the drainage collection and conveyance system, including curb and gutters, inlets and culverts; the sanitary and water utility systems; and the sidewalks.

The stormwater retention pond serving Tract I (Tract PJ1), has been constructed with the Oasis Club Boulevard extension improvements and serves both Oasis Club Boulevard and Tracts I and J. Tract PJ1 will be maintained by the District.

The roadway base and paving costs are not included in the District funded improvements. The roadway will be maintained by the HOA. The utility systems will be maintained by the Toho Water Authority.

3.2.6 Tract J (\$4,110,000.00)

Tract J is being designed to include a mix of 40-ft, 50-ft, and townhome lots. Approximately 78 40-ft. lots are included with the Tract I subdivision plan. The planning has not been completed for the balance of Tract J. Construction is expected to begin in the fourth quarter of 2014. The public infrastructure consists of the drainage collection and conveyance system, including curb and gutters, inlets and culverts; the sanitary and water utility systems; and the sidewalks.

Stormwater retention pond Tract PJ1 also serves Tract J and will be maintained by the District.

The roadway base and paving costs are not included in the District funded improvements. The roadway will be maintained by the HOA. The utility systems will be maintained by the Toho Water Authority.

Assessment Area Two CIP – Stoneybrook South Community Development District

Table 2
Assessment Area Two Infrastructure Cost Breakdown

Stoneybrook South - South of Bella Citta Blvd.																			
Tract ID	Land Use	# Units Phase	# Units Phase	Net Acres Legal Desc.	Contract Amount										Parcel Road "C"	Parcel Infrastructure	Delete Parcel Paving + RW ¹	Design and Permitting ²	Totals
					Master Mass Grade	Master Bella Citta Blvd	Master Hardscape/LS	Master Utilities	Master Oasis Club Blvd	Delete Master Paving	Master Westside Blvd								
					\$3,235,585	\$16,041,948	\$2,558,865	\$6,518,303	\$3,414,142	(\$1,201,613)	\$1,800,000	\$270,000	\$19,437,509	(\$3,837,614)	\$4,848,105	\$53,085,229.53			
Assessment																			
Area 1		Ph 1A	Ph 1B																
A	Apartments	304		16.97	\$0	\$601,684	\$155,380	\$325,599	\$207,313.82	(\$72,964)	\$0	\$0	\$0	\$0	\$181,837	\$1,398,848.82			
B	Condos	168		13.77	\$290,917	\$488,226	\$126,080	\$264,201	\$168,221.05	(\$59,206)	\$78,794	\$0	\$1,327,387	\$149,831	\$147,549	\$2,680,287.69			
C	SF - 60'	120	77	45.34	\$957,894	\$1,607,563	\$415,139	\$869,926	\$553,895.62	(\$184,941)	\$252,857	\$123,207	\$2,959,870	\$671,455	\$485,828	\$7,359,779.28			
H	SF - 50'	103	104	40.74	\$860,710	\$1,444,467	\$373,021	\$781,667	\$497,699.77	(\$175,166)	\$227,203	\$0	\$2,250,252	\$598,494	\$436,538	\$6,097,897.11			
Sub Totals		695	181	116.82									\$6,537,509	(\$1,419,830)	\$1,251,753	\$17,536,812.90			
Area 2-A			Ph 1B																
D	SF - 80'	34	12.26	\$259,016	\$434,687	\$112,254	\$235,229	\$149,774.16	(\$52,713)	\$68,373	\$33,315	\$700,000		\$173,355	\$131,369	\$1,897,948.86			
E	SF - 80'	31	9.85	\$208,100	\$349,239	\$90,188	\$188,989	\$120,332.42	(\$42,351)	\$54,932	\$26,766	\$680,000		\$143,955	\$105,545	\$1,637,785.69			
F	SF - 50'	135	31.91	\$0	\$1,131,393	\$292,172	\$612,748	\$389,828.17	(\$137,201)	\$177,959	\$86,712	\$2,430,000		\$453,974	\$341,923	\$4,871,060.55			
G	SF - 50'	136	31.19	\$658,948	\$1,105,864	\$285,580	\$598,434	\$381,032.30	(\$134,105)	\$173,943	\$0	\$2,450,000		\$452,600	\$334,208	\$5,401,304.73			
I.1	SF - 50'	97	20.63	\$0	\$731,097	\$188,799	\$395,630	\$251,904.01	(\$88,658)	\$114,996	\$0	\$1,750,000		(\$320,100)	\$220,948	\$3,244,616.50			
I.2	SF - TH	78	8.52	\$0	\$302,083	\$78,010	\$163,471	\$104,084.49	(\$36,633)	\$47,515	\$0	\$780,000		(\$143,000)	\$91,294	\$1,386,824.67			
J.1	SF - 40'	78	11.70	\$0	\$414,832	\$107,127	\$224,485	\$142,932.92	(\$50,305)	\$65,250	\$0	\$1,250,000		(\$219,000)	\$125,368	\$2,060,688.80			
J.2	SF - 40'	60	11.00	\$0	\$390,013	\$100,717	\$211,054	\$134,381.38	(\$47,296)	\$61,346	\$0	\$960,000		(\$168,000)	\$117,868	\$1,760,083.49			
J.2	SF - 50'	66	17.10	\$0	\$606,293	\$156,570	\$328,093	\$208,901.96	(\$73,523)	\$95,365	\$0	\$1,200,000		(\$217,800)	\$183,230	\$2,487,129.79			
J.2	SF - TH	70	8.50	\$0	\$301,374	\$77,827	\$163,087	\$103,840.16	(\$36,547)	\$47,404	\$0	\$700,000		(\$126,000)	\$91,079	\$1,322,064.51			
Sub Totals			785	162.65						(\$699,332)			\$12,900,000	(\$2,417,784)	\$1,742,832	\$26,069,507.73			
Total Ph 1		695	966																
Area 2-B			Ph 2																
K	Townhome	285		60.26	\$0	\$2,136,563		\$1,156,192	\$0	\$0	\$336,064	\$0	\$0		\$645,700	\$4,274,517.78			
Stoneybrook South - North of Bella Citta Blvd.																			
Area 2-C			Ph 2																
L	TH/Condo	510		73.5	\$0	\$2,605,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$787,569	\$3,393,565.89			
M	SF	28		7.02	\$0	\$248,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$75,221	\$324,120.17			
N	SF	462		32.2	\$0	\$1,141,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$345,030	\$1,486,705.06			
Total Ph 2		1285		112.72											\$1,853,520	\$5,204,391.12			
Mass Grade Total Area					153.15														
Oasis Club Blvd-Master Utility Area					339.73														
Road C-Benefit Area					99.36														
Totals					452.45	\$3,235,585	\$16,041,948	\$2,558,865	\$6,518,303	\$3,414,142	(\$1,201,613)	\$1,800,000	\$270,000	\$19,437,509	(\$3,837,614)	\$4,848,105	\$53,085,229.53		
Notes:																			
1 Includes deduct for paving and reclaimed water total																			
2 Includes deduct for paving and reclaimed water design																			

Table 2.1

Cost to Complete Infrastructure Improvements

1.0	Assessment Area #1	# Lots	Construction Cost	Delete	Delete Parcel
	Master Infrastructure			Paving	Reclaimed Water
	Lift Station #1 completion		\$178,817.83		
	Landscape/Hardscape		\$1,500,000.00	N/A	N/A
	Sub-Total		\$1,678,817.83	\$0.00	\$0.00
	Parcel Infrastructure				
	Tract C1A + C1B	197	\$2,959,870.00	\$411,740.00	\$276,955.00
	Tract H1A + H1B	207	\$2,250,252.00	\$382,446.00	\$235,294.00
	Sub-Total		\$5,210,122.00	\$794,186.00	\$512,249.00
	Total		\$6,888,939.83	\$794,186.00	\$512,249.00
2.0	Assessment Area #2-A				
	Master Infrastructure				
	Goodman Road Force Main		\$750,000.00	N/A	
	Connector Road "C"		\$270,000.00	\$67,100.00	\$21,184.00
	Oasis Club Blvd Ext. to Westside Blvd.		\$1,050,000.00	\$275,500.00	
	Oasis Club Blvd Ext. Landscape and Irrigation		\$350,000.00	N/A	
	Westside Blvd		\$1,800,000.00	Public Dedication	
	Westside Boulevard Landscape & Irrigation		\$300,000.00	N/A	
	Perimeter PD Buffer		\$475,000.00	N/A	
	Sub-Total		\$4,995,000.00	\$342,600.00	\$21,184.00
	Parcel Infrastructure				
	Tract D - sf 80' lots	34	\$700,000.00	\$102,900.00	\$64,100.00
	Tract E - sf 80' lots	31	\$680,000.00	\$94,000.00	\$43,600.00
	Tract F - sf 50' lots	135	\$2,430,000.00	\$270,000.00	\$175,500.00
	Tract G - sf 50' lots	136	\$2,450,000.00	\$272,000.00	\$180,600.00
	Tract I.1 - sf 50' lots	97	\$1,750,000.00	\$194,000.00	\$126,100.00
	Tract I.2 - THs	78	\$780,000.00	\$104,000.00	\$39,000.00
	Tract J.1- sf 40' lots	78	\$1,250,000.00	\$141,000.00	\$78,000.00
	Tract J.2- sf 40' lots	60	\$960,000.00	\$108,000.00	\$60,000.00
	Tract J.2- sf 50' lots	66	\$1,200,000.00	\$132,000.00	\$85,800.00
	Tract J.2- THs	70	\$700,000.00	\$91,000.00	\$35,000.00
	Sub-Total	785	\$12,900,000.00	\$1,508,900.00	\$887,700.00
	Total		\$17,895,000.00	\$1,851,500.00	\$908,884.00
3.0	Assessment Areas #2-B				
	Tract K (no site plan)		\$3,000,000.00		
4.0	Assessment Area #2-C - North of Bella Citta Blvd. (no plans completed)				
	Master Infrastructure				
	North Blvd		\$3,500,000.00		
	Master Utilities		\$1,500,000.00		
	Hardscape & Landscape		\$1,800,000.00		
	Parcel Infrastructure				
	Tract L		\$5,100,000.00		
	Tract M		\$400,000.00		
	Tract N		\$6,900,000.00		
	Total North		\$19,200,000.00		

4.0 Ownership and Maintenance Authority

Table 3 lists the Master and Parcel Infrastructure, and the ownership and maintenance entities.

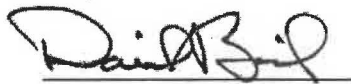
Table 3
Ownership and Maintenance of Proposed Facilities

Item No.	Master Infrastructure	Financed By	Maintenance	Ownership
1.0	Goodman Road Force Main	CDD	TWA	TWA
2.0	Connector Road "C" Drainage System Only	CDD	CDD	CDD
3.0	Oasis Club Boulevard Ext. Drainage System Only	CDD	CDD	CDD
4.0	Westside Boulevard (Osceola County Portion Only)	CDD	County	County
5.0	Lift Station #1	CDD	TWA	TWA
6.0	Buffer Landscape and Irrigation	CDD	CDD	CDD
7.0	Parcel Drainage Infrastructure Only Tracts D, E, G, I, J, and F	CDD	CDD	CDD
8.0	Master Stormwater Ponds – Tracts D1, D2, PG1, PJ1, PF1	CDD	CDD	CDD
9.0	Parcel Utilities - Sanitary, Water and Reclaimed Water	CDD	TWA	TWA

5.0 Conclusion and Engineer's Opinion

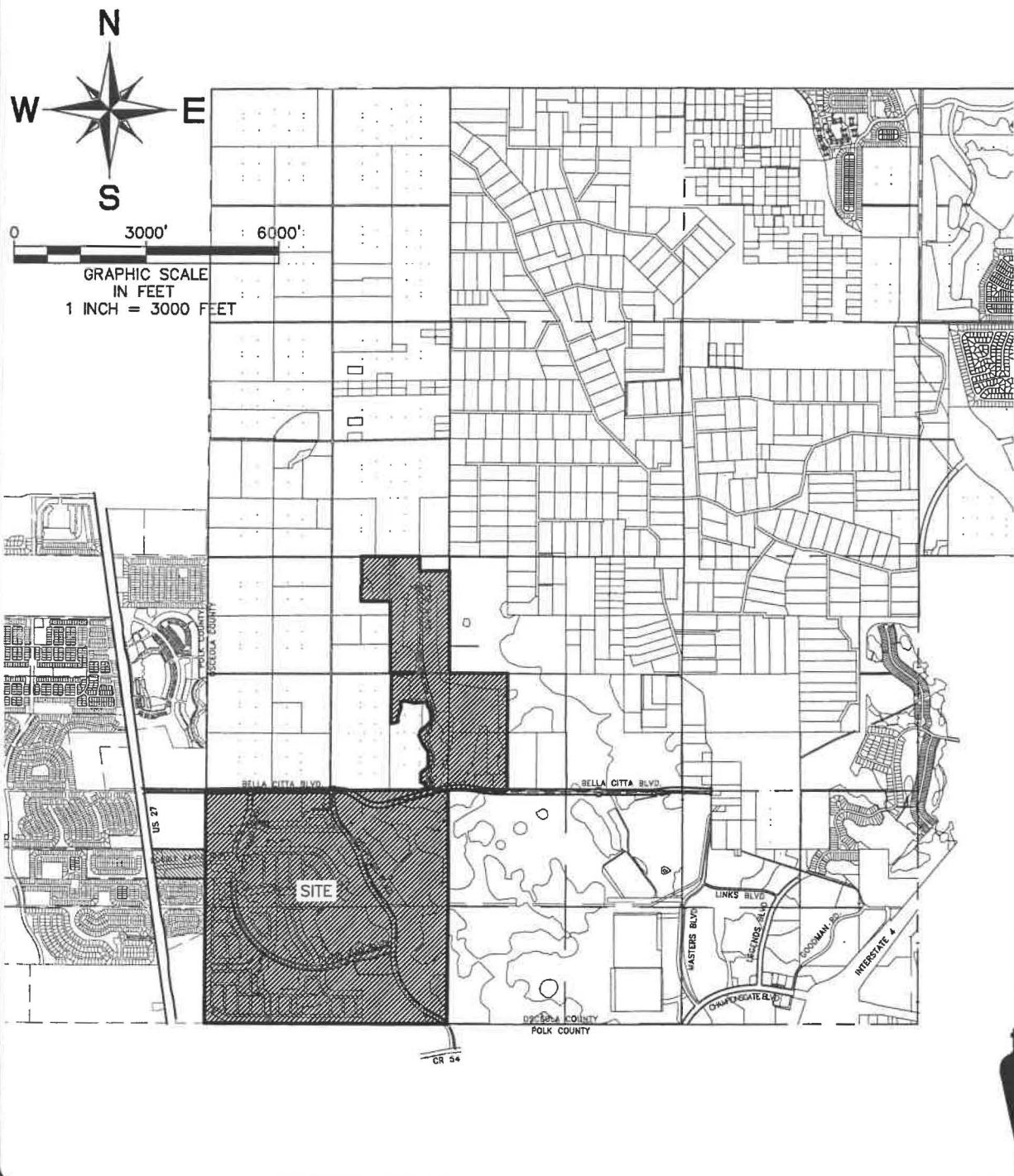
Based on the approved engineering plans and construction contracts, and our inspection of the completed infrastructure to date, it is my opinion that the District's Master and Parcel Infrastructure serving Assessment Area Two-A has been completed as described in this report, and that these infrastructure improvements benefit and add value to the Assessment Area Two-A tracts within the District. All Master Infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The remaining public infrastructure to be completed will also benefit and add value to Assessment Area Two-A. The estimate of the remaining costs to complete the Master and Parcel Infrastructure as described is only an estimate and not a guaranteed maximum price. The estimated cost is based on the contract items and schedule of values used for the current construction of the project. Due to material and labor cost fluctuations and delay in completing the project, the final cost may be more or less than this estimate. Changes in the scope of work may also result in changes to the estimated cost to complete. As long as construction completion proceeds in a timely manner, it is my opinion that the remaining infrastructure improvements can be completed within the estimate of the cost to complete.



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FRANKLIN, HART & REID

CIVIL ENGINEERS - LAND SURVEYORS

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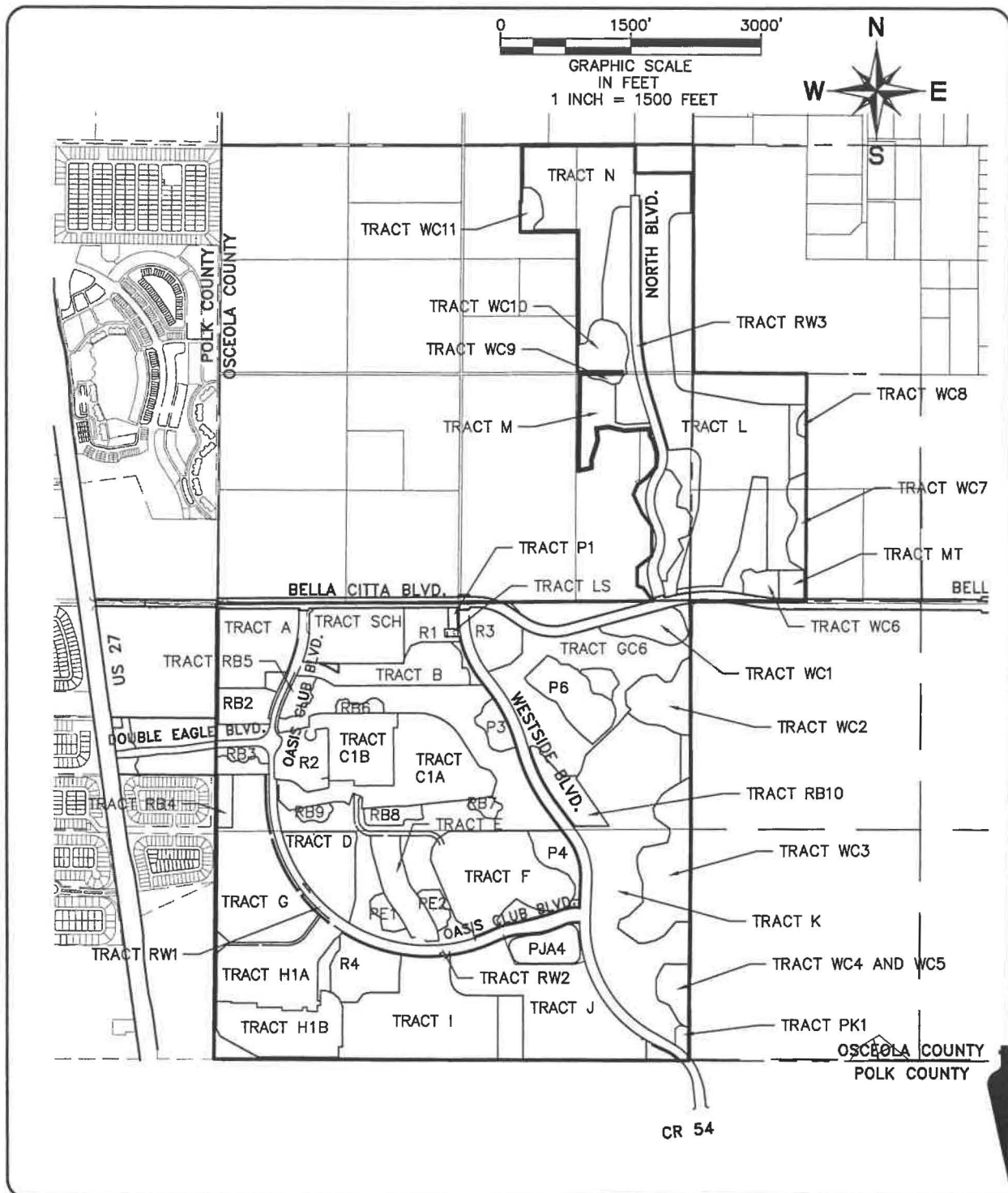
Telephone (407) 846-1216 Fax (407) 343-0324

e-mail: engineering@fhrclvl.com

LOCATION MAP

STONEYBROOK SOUTH

EXHIBIT 1



FRANKLIN, HART & REID

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CDD BOUNDARY

STONEBROOK SOUTH

EXHIBIT 2



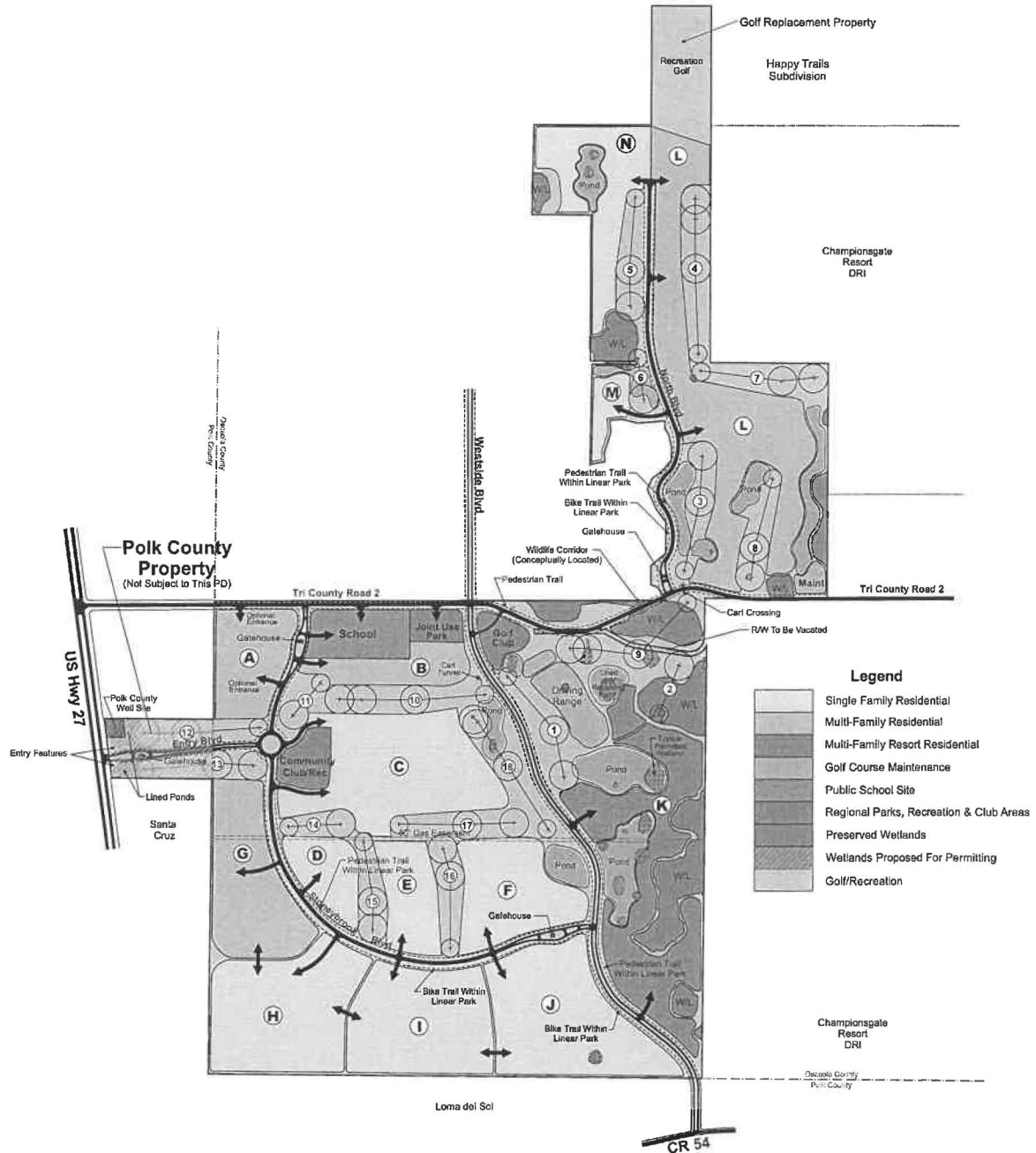
STONEYBROOK SOUTH STRPD

A GOLF COMMUNITY

Sections 19, 29, 30 & 31, Township 25 South, Range 27 East
Osceola County, Florida
Section 36, Township 25 South, Range 26 East
Polk County, Florida

Concept Plan

Date Revised: 9 March 2005

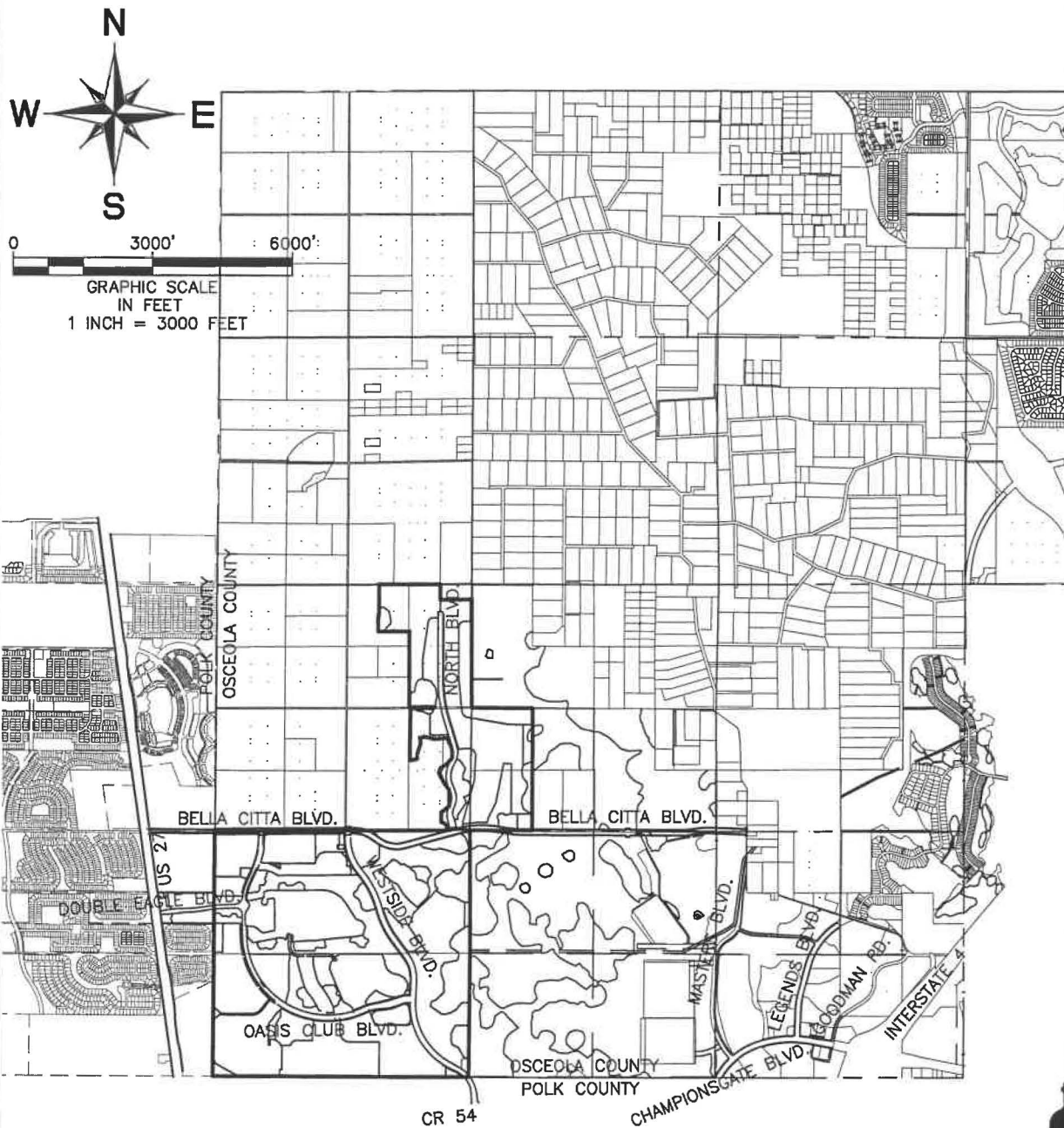


Note:

Land use for Rapid Infiltration Basins (RIBs) for Tohopekaliga Water Authority use for treated effluent will be an allowable use for portions of land lying south of Tri-County Road and west of Westside Blvd., no less than 15 acres of RIB bottom land.



EXHIBIT 2A



BELLA CITTA BLVD.: 11,563 LF = 2.19 MILES
 OASIS CLUB BLVD.: 6,996 LF = 1.33 MILES
 WESTSIDE BLVD.: 6,169 LF = 1.17 MILES

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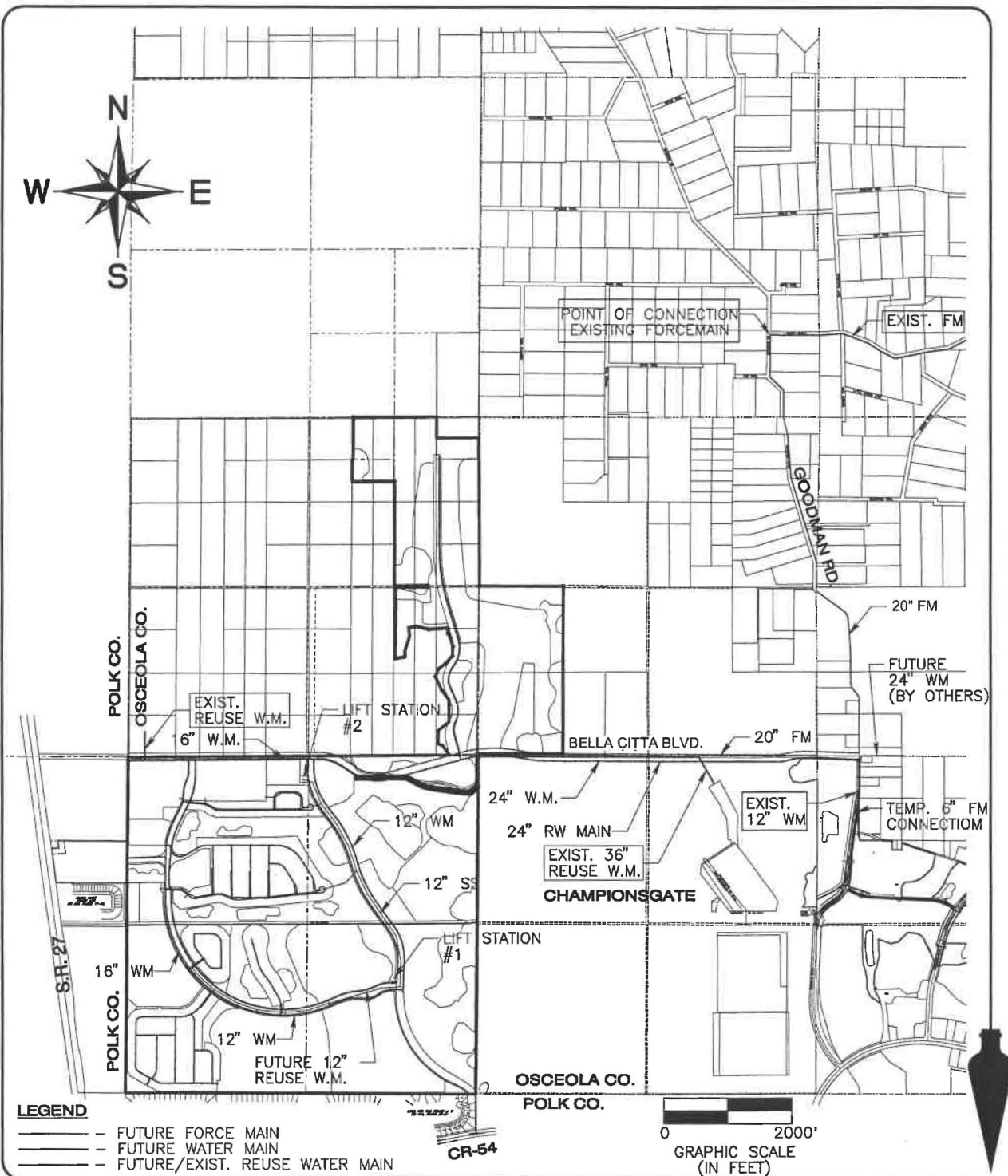
CML ENGINEERS - LAND SURVEYORS
 EB No. 8338 LB No. 6605

1368 East Vine Street, Kissimmee FL, 34744
 Telephone (407) 846-1218 Fax (407) 343-0324
 e-mail: engineering@fhrclvl.com

STONEYBROOK COLLECTOR ROADS

STONEYBROOK SOUTH

EXHIBIT 3



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CIVIL ENGINEERS - LAND SURVEYORS

EB No. 8336 LB No. 6605

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MASTER UTILITIES

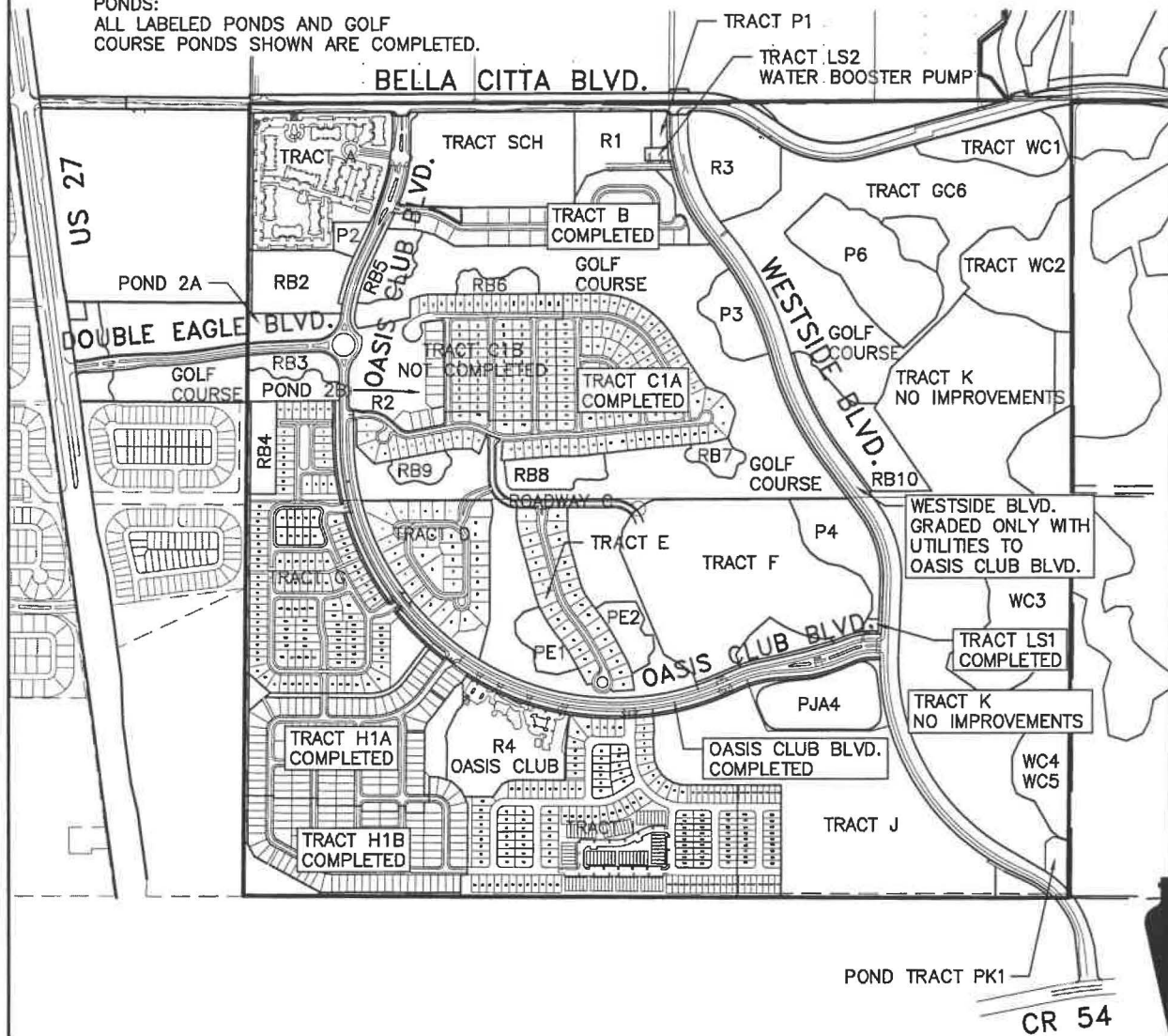
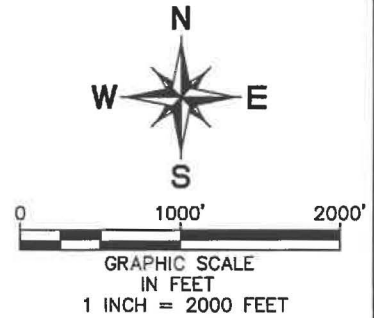
STONEYBROOK SOUTH

EXHIBIT 4

PAVED ROADWAYS:
 OASIS CLUB BLVD. (COMPLETED TO WESTSIDE BLVD.)
 DOUBLE EAGLE BLVD. (FULLY PAVED TO SR 27)
 TRACT B ROADS: NEEDS FINAL 1" LIFT ASPHALT
 TRACT C1A: COMPLETED
 TRACT H1A: COMPLETED
 TRACT D: UNDER CONSTRUCTION
 TRACT C1B: UNDER CONSTRUCTION
 TRACT H1B: UNDER CONSTRUCTION
 ROADWAY C: UNDER CONSTRUCTION

UTILITIES:
 LIFT STATION 1 COMPLETED AND CLEARED FOR USE.
 UTILITIES COMPLETED TO SERVE TRACTS B & C.

PONDS:
 ALL LABELED PONDS AND GOLF
 COURSE PONDS SHOWN ARE COMPLETED.



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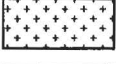

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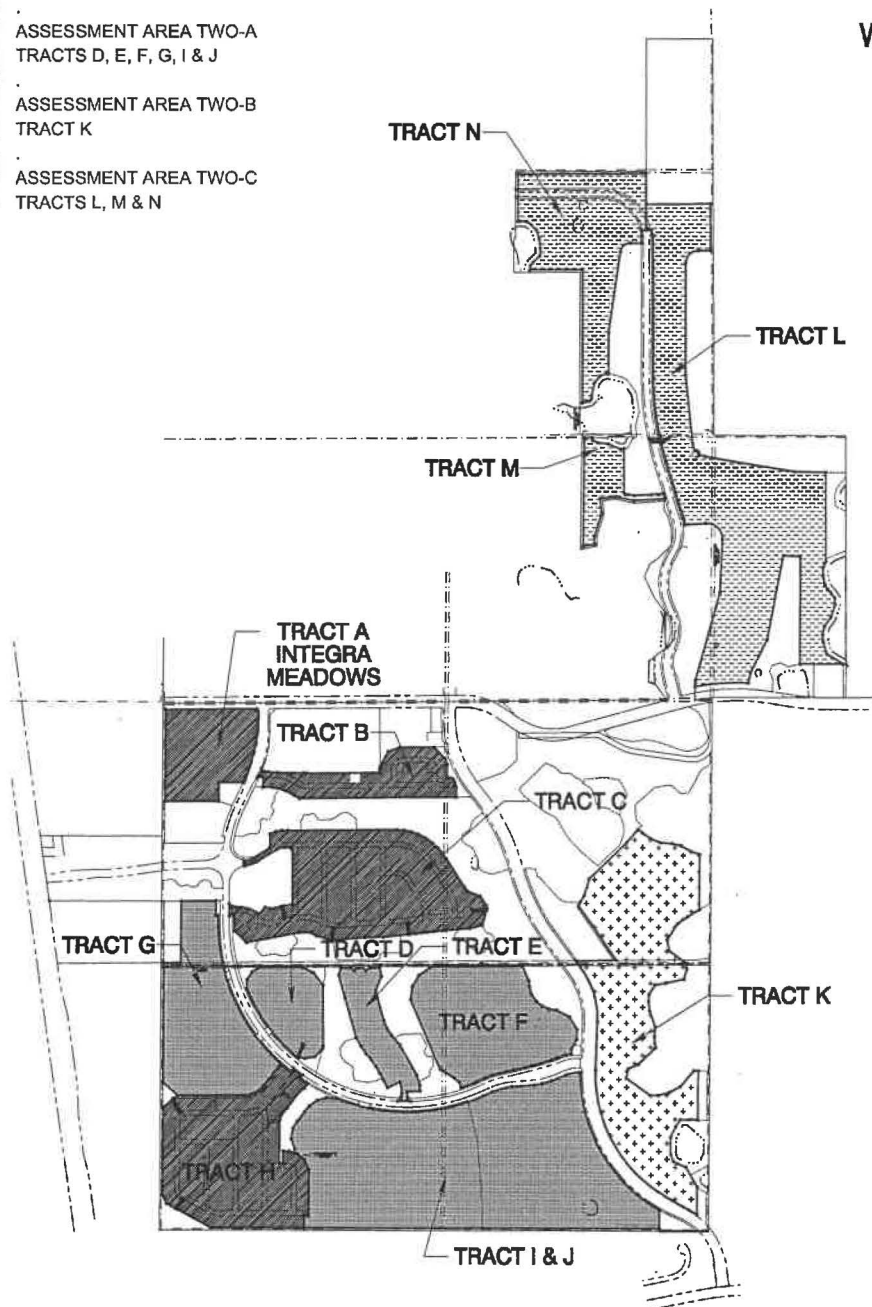
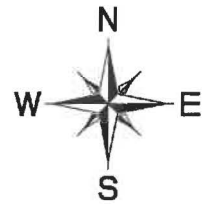
STATUS OF CONSTRUCTION SOUTH OF BELLA CITTA BLVD.

STONEBROOK SOUTH

EXHIBIT 5

LEGEND:

-  ASSESSMENT AREA ONE
TRACTS A, B, C & H
-  ASSESSMENT AREA TWO-A
TRACTS D, E, F, G, I & J
-  ASSESSMENT AREA TWO-B
TRACT K
-  ASSESSMENT AREA TWO-C
TRACTS L, M & N



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ASSESSMENT AREA EXHIBIT

STONEBROOK SOUTH CDD

EXHIBIT 6