

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
ENGINEER'S REPORT**

FOR

PHASES 1, 2 & 3

**OSCEOLA COUNTY
Revised October 29, 2007**

PREPARED BY:

**HANSON, WALTER & ASSOCIATES, INC.
400 WEST EMMETT STREET
KISSIMMEE, FL 34741
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INTRODUCTION

Westside Community Development District (the "District"), was formed by County Ordinance in 2004 and encompassed approximately 788.32 acres. In August 2007, the County adopted another ordinance expanding the District by adding two parcels – one located directly south of the external boundaries of the original district (the "Westside Phase 3 Property") and one located to the east of Westside Boulevard and north of Funie Steed Road (the "LaRosa Expansion Property"). The District, as expanded encompasses approximately 1,148.90 acres within northwestern Osceola County, Florida. The public improvements that will serve the District are expected to be constructed in three phases. Phases 1 and 2 of construction cover the original district and also serve the LaRosa Expansion Property portion of the expansion property. Phase 3 covers the Westside Phase 3 Property parcel of the expansion property. Phase 1 has been broken out into several parcels for construction plan purposes and they are Tracts 1, 2, 3, & 4 and Westside Boulevard from U.S. 192 south to Funie Steed Road. Phase 1 of construction is approximately 305.09 acres with approximately 117.92 acres planned for development. The remaining 187.17 acres of Phase 1 are composed of wetlands, upland buffers and surface waters (i.e., Lake Davenport). Phase 1 District improvements have been designed and permitted and are constructed. Please refer to the Permit Status Summary within the Appendix.

Phase 2 includes development of Florence Villa Grove Road (from Polk County Line east to Westside Boulevard), Goodman Road (from Westside Boulevard east to the southeast property corner of Tract 10), Westside Boulevard (from Funie Steed Road south to the south property line of Tract 11), and Funie Steed Road (from Westside Boulevard east approximately 2,700 feet), and the supporting master infrastructure for Tracts 5, 6, 7, 8, 9 (school site), 10 & 11. Phase 2 is approximately 483.23 acres total with a developable area of approximately 350.71 acres. Developable area as defined by Osceola County and for the purposes of this report is defined as the total project area less the jurisdictional wetland areas to remain. Phase 2 infrastructure has been designed and permitted and is currently under construction. Internal improvements associated with Tracts 5, 6, 7, 8, 9, 10 and 11 will be developed in future phases of construction and will not be funded by the District. Tract 6 internal improvements are currently under construction and will not be funded by the District.

Phase 3 which covers the construction activity for the Westside Phase 3 Property of the expansion property includes the development of Westside Boulevard from approximately 2,600 feet south of Florence Villa Grove Road continuing south 4,300 linear feet to its termination point, along with the supporting master infrastructure for Tract 12. Phase 3 contains approximately 243.15 acres with a developable area of approximately 177.56 acres. Internal improvements for Tract 12 will be developed in future phases of construction and will not be funded by the District.

The LaRosa Expansion Property is approximately 117.43 acres with approximately 72.03 acres planned for development and the remaining 45.40 are composed of wetlands, upland buffers and surface waters. Internal improvements for the LaRosa Expansion Property are under construction and will not be funded by the District.

The District has been established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the public infrastructure necessary for the community development within the District. Phase 1 of the District is located within Section 6, Township 25 South, Range 27 East. Phase 2 is located adjacent to and to the south of Phase 1 within Sections 7 and 18, Township 25 South, Range 27 East. Phase 3 is located within Section 18, Township 25 South, Range 27 East. The District is currently bounded to the north, east, west and south by the following:

North - U.S. 192 / Orange County Line

East - Devon Park, Lindfield's Reserve, unimproved pasture, citrus grove, woodlands, and wetlands (Davenport Creek Swamp)

West - Polk County Line, Lake Davenport, the residential development of Bahama Bay Resort, unimproved pasture, citrus grove, woodlands

South - unimproved pasture, citrus grove, woodlands

Exhibit 1 within the Appendix presents the site location relative to the road systems and other developments in the area. Exhibit 2 within the Appendix presents the site plan of the District.

Exhibit 3 within the Appendix presents the property legal description.

A portion of the District (1,031.47 acres) is located within the 1,153.40 acre Westside Development of Regional Impact (DRI) and is zoned as Planned Mixed Use Development (PMUD). 117.43 acres outside the DRI, but within the boundaries of the District, consist of the LaRosa Expansion Property and are zoned as Planned Development (PD). The total area of the District is 1,148.90 acres. The following Master Site Plan has been provided by R.J. Whidden and Associates, Inc., and is planned to include the following:

WESTSIDE DRI	
Description of Proposed Site Development	
Tract Number	Tract Description
Tract 1	251,150 square feet Commercial & 328 Apartments (i.e. recreational area with pool, clubhouse)
Tract 2	171,000 square feet Commercial & 250 Apartments
Tract 3	187 Multifamily Resort Residential (Condominiums) (i.e. recreational area with pool, clubhouse, tennis court)
Tract 4	75 Single Family Resort Residential
Tract 5	68 Single Family Resort Residential
Tract 6	406 Multifamily Resort Residential (Condominiums) (i.e., 3 recreational areas with 3 pools)
Tract 7	246 Single Family Residential (i.e. 4 recreational areas, 3 pools, tennis court) (Approved for 264 Dwelling units)
Tract 8	124 Multifamily Resort Residential (Townhomes) (i.e. 1 recreational area, 1 pool, 1 multipurpose court)
Tract 9	School Site
Tract 10	146,924 square feet Commercial and Office Space & 650 Multifamily Resort Residential units (Condominiums), 12 Townhouses (i.e. recreational area with pool, 2 clubhouses, sports courts)
Tract 11	568 Multifamily Townhomes
Tract 12	529 Single-Family Residential & 294 Townhomes (Approved for 919 Dwelling Units)

Note: The LaRosa Expansion Property is not included in the Westside DRI, but is in the District. Development plans for the LaRosa Expansion Property include 664 townhomes and recreational amenities.

Current construction plans for Phase 1 of the District include the following:

WESTSIDE DRI Phase 1 Construction Plans	
Roadway	Description
Westside Boulevard (Phase 1)	Roadway with Supporting Master Infrastructure and Stormwater Management Pond(s) to support Tracts 1 through 4

Current construction plans for Phase 2 of the District include the following:

WESTSIDE DRI Phase 2 Construction Plans	
Roadway	Description
Westside Boulevard (Phase 2)	Roadway with Supporting Master Infrastructure and Master Stormwater Management Pond(s) to support Tracts 5 through 11
Florence Villa Grove Road	Roadway with Supporting Master Infrastructure and Master Stormwater Management Pond(s) to support Tracts 5 through 11
Funie Steed Road	Roadway with Supporting Master Infrastructure and Master Stormwater Management Pond(s) to support Tracts 5 through 11
Goodman Road	Roadway with Supporting Master Infrastructure and Master Stormwater Management Pond(s) to support Tracts 5 through 11

Note: Phase 1 and 2 construction also serves the LaRosa Expansion Property.

Current construction plans for Phase 3 of the District include the following:

WESTSIDE DRI Phase 3 Construction Plans	
Tract Number / Roadway	Description
Westside Boulevard (Phase 3)	Roadway with Supporting Master Infrastructure and Master Stormwater Management Pond(s) to support Tract 12
Tract 9	School site – site to be conveyed by the District to Osceola County School Board.

Phases 1, 2 and 3 construction does not include the costs for internal improvements. Any internal improvements are expected to be funded by the Developer or by other Developers/Builders. Permits for Tracts 1 through 4 and Tract 6 either have been or will be obtained as the tracts are developed. Permits for Tract 5 and Tracts 7 through 12 will be obtained

as each individual tract is developed.

Access to the District is via U.S. Highway 192 and Funie Steed Road. Exhibit 2 represents the overall site plan of the District indicating the internal roadway network, lot configuration, stormwater management pond locations and wetland locations for Phases 1 and 2 and an overall conceptual plan for Phase 3.

The District issued Notes and Bonds in 2005 to fund approximately \$13.6 million of District improvements which primarily include roads and supporting master infrastructure and master stormwater management ponds. The District will issue its 2007 Special Assessment Bonds ("2007 Bonds") to fund approximately \$15 million of additional public improvements which primarily include the acquisition of the school site and completed completion of the described roadway and related public improvements. Of the total \$44,958,428.00 in District infrastructure costs, approximately \$26,649,522.39 has been completed to date. The school site, designated as Tract 9, consists of approximately 41 acres and includes the school site, conservation area and a water management pond. The school site will be conveyed to the Osceola County School Board in accordance with an Interlocal Agreement.

The Developer of the project and the District have ongoing contracts for furnishing construction and professional services for the development of the internal and District infrastructure improvements with Hanson, Walter & Associates, Inc. and Jr. Davis Construction Company, Inc.

Phase 1 construction for the District improvements began October 2004 and is now complete. Phase 2 construction for the District improvements began September 2005 and is expected to be completed during the 4th quarter of 2007. Construction of Phase 3 District improvements is expected to begin in December 2007 and is expected to be complete by October 2008.

GOVERNMENTAL ACTIONS

All applicable zoning, vesting and concurrency requirements have been complied with for the Westside Development for Phases 1, 2 and 3. Permits have been secured for the first two phases

of the master infrastructure construction and the construction of the master infrastructure of Phase 1 is complete and the master infrastructure for Phase 2 is currently under construction. Permits for water and sewer have been processed and executed for the master infrastructure for Phase 1 and Phase 2 for services to be provided by the Tohopekaliga Water Authority. Permits for water and sewer for the master infrastructure for Phase 3 are being processed for services to be provided by the Tohopekaliga Water Authority. The master roadway and supporting master infrastructure that will serve the LaRosa Expansion Property have been included within the construction documents for the master infrastructure for Westside Phases 1 and 2 and will be funded by the District.

Permit applications are in process for the Phase 3 infrastructure construction. The South Florida Water Management District (SFWMD) Environmental Resource Permit for Phase 3 was issued on March 1, 2007, Construction Plans are currently under review by Osceola County and are anticipated to be approved in September 2007, the Florida Department of Environmental Protection (FDEP) Water System Construction Permit has been submitted to Tohopekaliga Water Authority and approval is pending and the FDEP Sewer System Construction Permit has been submitted to Tohopekaliga Water Authority and approval is pending. An Army Corp of Engineers permit is not required. The Florida Fish and Wildlife Conservation Commission issued an incidental take permit for gopher tortoise on March 19, 2007 and an incidental take permit application is currently being reviewed by the U.S. Fish and Wildlife Service for removal of sand skinks for Phase 3. Permits for the individual tracts will be obtained as each tract is developed. Please refer to Exhibit 4 within the Appendix for a tabulation of permit status.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District as presented in the Summary of Statutory Items Estimated Project Cost for the Notes and Bonds subject to continued compliance with all conditions of the Development Plan Approval and permit issuance. All pending permits/approvals are expected to be obtained in the ordinary course of development.

STORMWATER MANAGEMENT

The design criteria for the District's stormwater management system are regulated by Osceola County and the South Florida Water Management District (SFWMD). The District is located in the Reedy Creek drainage basin but not within the Reedy Creek Improvement District. The water management systems for Phases 1, 2 and 3 have been developed in agreement with SFWMD and Osceola County criteria. The delineation of the existing onsite natural occurring wetlands have been verified and approved by the SFWMD and the Army Corps of Engineers.

The stormwater management system within Phase 3 (Westside Boulevard Phase 3) has been permitted through SFWMD and is presently being processed through Osceola County. The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment and attenuation in conjunction with the naturally occurring wetlands. For Phase 1 of the District, the naturally occurring wetlands and pond systems are approximately 59.1% of the Phase 1 land area. For Phase 2 of the District, the naturally occurring wetlands and pond systems are approximately 22.1% of the Phase 2 land area. For Phase 3 of the District, the naturally occurring wetlands and proposed pond systems are approximately 13% of the Phase 3 land area. The LaRosa Expansion Property of the District, the naturally occurring wetlands and pond systems are approximately 38% of the LaRosa Expansion Property area. To complete the stormwater system, the District intends to finance certain costs of constructing the ponds and improvements related thereto.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system which include stormwater quality treatment,
2. To adequately protect development within the District from regulatory defined rainfall events,
3. To maintain wetland hydroperiods,
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of the development in accordance with regulatory criteria,
5. To satisfactorily accommodate stormwater runoff from off-site area which

naturally drain through the District without additional cost to the District,

6. Preserve the function of the floodplain storage for the 100-year storm event.

The stormwater collection and outfall systems have been designed as a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and seasonal high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The stormwater management system infrastructure for Phase 1 and Phase 2 of the District have been installed in accordance with the aforementioned criteria. The stormwater management system infrastructure for Phase 3 of the District will be installed in accordance with the aforementioned criteria.

WASTEWATER COLLECTION

The District is within the unincorporated limits of Osceola County with wastewater treatment service to be provided by the Tohopekaliga Water Authority, a governmental body. The District is in the Tohopekaliga Water Authority – Sand Hill Water Reclamation Facility service area. The District's main sanitary sewer collection system will consist of a system of forcemains ranging in diameter from 8" to 30". The forcemain system been constructed within the proposed rights-of-way for Westside Boulevard, and continues along Goodman Road, Florence Villa Grove Road and Funie Steed Road. The District's onsite sanitary sewer collection system will consist of 8", 10" and 24" gravity sewer lines with appurtenant manholes, single and double service laterals, five lift stations to include a Regional Lift Station located at the southeast quadrant of the District, and 6", 8" and 20" sanitary forcemains to make connection to the aforementioned main sewer system.

WATER DISTRIBUTION SYSTEM

The District lies within the unincorporated area of Osceola County with water service to be provided by the Tohopekaliga Water Authority and is located within its Northwest Water System service area. The District will be served from an existing 24" potable water main that runs from north to south along County Road 545 in Orange County. The 24" potable water main has been extended south along Westside Boulevard in Phases 1 and 2 and will be extended south along

Westside Boulevard in Phase 3 to serve the District's adjacent Parcels. The District's water distribution system also consists of 12", 10", 8", 6", and 4" water mains with appurtenant valves, fire hydrants, fittings, cul-de-sac loops, and single and double water services.

ROADWAYS

Vehicular access to the District is provided from U.S. 192, which is currently a 4-lane divided urban section of roadway running east to west along the Osceola/Orange County Line. Westside Boulevard is the main access to the project. It currently extends south from the intersection of U.S. 192 and Avalon Road to the southern most point of the District in Phase 2. The section from U.S. 192 to Funie Steed Road has been constructed and accepted by Osceola County. The section from Funie Steed Road to Florence Villa Grove Road is currently under construction and is approximately 95% complete. In addition, Funie Steed Road, Florence Villa Grove Road and Goodman Road will also provide access to the project, and are currently being constructed by the District. Funie Steed Road is located approximately 5,300 feet south of U.S. 192 and will extend from Westside Boulevard approximately 2,700 feet to the east. Florence Villa Grove Road is located approximately 10,600 feet south of U.S. 192 and will extend approximately 3,200 feet west/ northwest from Westside Boulevard to the Polk County Line. Goodman Road is located approximately 10,600 feet south of U.S. 192 and will extend approximately 3,100 feet east/ southeast from Westside Boulevard to the southeastern most point of the District. Funie Steed Road, Florence Villa Grove Road and Goodman Road are proposed to be two lane undivided urban collectors and will be dedicated to the County, pursuant to an Interlocal Agreement between the County and the District. Phase 3 proposes the extension of Westside Boulevard south to the point of termination of the District.

The internal road design for the District complies with the Osceola County Roadway Specifications. Westside Boulevard, which is the "spine road" of the District, has been designed and constructed as a collector road with a 4-lane divided urban section having curb and gutter. In addition, Funie Steed Road, Florence Villa Grove Road and Goodman Road have been designed and are being constructed as collector roads with a 2-lane undivided urban section having curb and gutter. The roads internal to the individual single-family residential pods coming from

Westside Boulevard, Florence Villa Grove Road and Goodman Road are 20 to 22-foot residential urban sections with miami curb and gutter. The costs associated with District roads listed in Exhibit 5 include landscaping for the main roads only but do not include internal parcel roadways, which will be funded directly by the Developer and other developers/builders. All roads being funded by the District are freely available for the use of members of the general public including non-residents of the District.

All of the property necessary for the construction of Westside Boulevard has been acquired through voluntary purchases, with the exception of a 1.27 acre parcel of land. With the approval of the Board of County Commissioners of Osceola County, Florida and under Florida Statutory law the District has acquired the 1.27 acre parcel of land by condemnation, needed to complete the roadway construction.

UNDERGROUND ELECTRICAL SYSTEM

The District lies within the area served by Progress Energy. Progress Energy provides underground electric service to the site from lines located along U.S. 192. The District's internal electric distribution system will consist of underground cable, appurtenant transformers and service pedestals. Costs associated with the District Master Underground Electrical System may be funded by the District. All other underground electrical systems will be funded by the Developer.

SCHOOL SITE

The subject school site is known as Tract 9 and is located at the north-east corner of the intersection of Westside Boulevard and Goodman Road. This tract was originally approved as a multi-family tract and the infrastructure for this tract is being provided in the Phase 2 construction. The total area of Tract 9 is 41.45+/- acres and is divided into three parcels – a water management parcel of 6.33 acres, conservation and open space of 14.06 acres and a net developable school site of 21.06 acres. The District intends to acquire the school site with proceeds of the 2007 Bonds and will thereafter convey the school site to the Osceola County School Board, pursuant to an Interlocal Agreement between the District and other affected

governmental entities.

PROJECT COSTS

The Proposed Construction Cost Estimates located within the **Appendix** outlines the anticipated costs associated with the construction of the public infrastructure to serve Phases 1, 2 and 3 and the acquisition of the school site. The project's identifiable costs associated with the infrastructure improvements for Phases 1, 2 and 3 include potable water distribution, sanitary sewer collection, stormwater management ponds, stormwater runoff collection, roadways, undergrounding of electrical lines and the acquisition of the school site.

SUMMARY AND CONCLUSION

The infrastructure (as described herein to include the school site) is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report for the District roadways are based on current plan quantities for the infrastructure construction as shown on the construction drawings and specifications as prepared by Hanson, Walter, & Associates, Inc. and the appraisal prepared by Clayton Roper & Marshall for the acquisition of the school site.

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

The estimate of the infrastructure construction costs is only an estimate and not a guaranteed

maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Osceola County and quantities as represented on the construction plans and master plans and the appraised value of land for the land acquisition. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction cost is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Hanson, Walter & Associates, Inc.
Larry W. Walter, P.E.
Florida Registration No.: 20685

APPENDIX

Exhibits

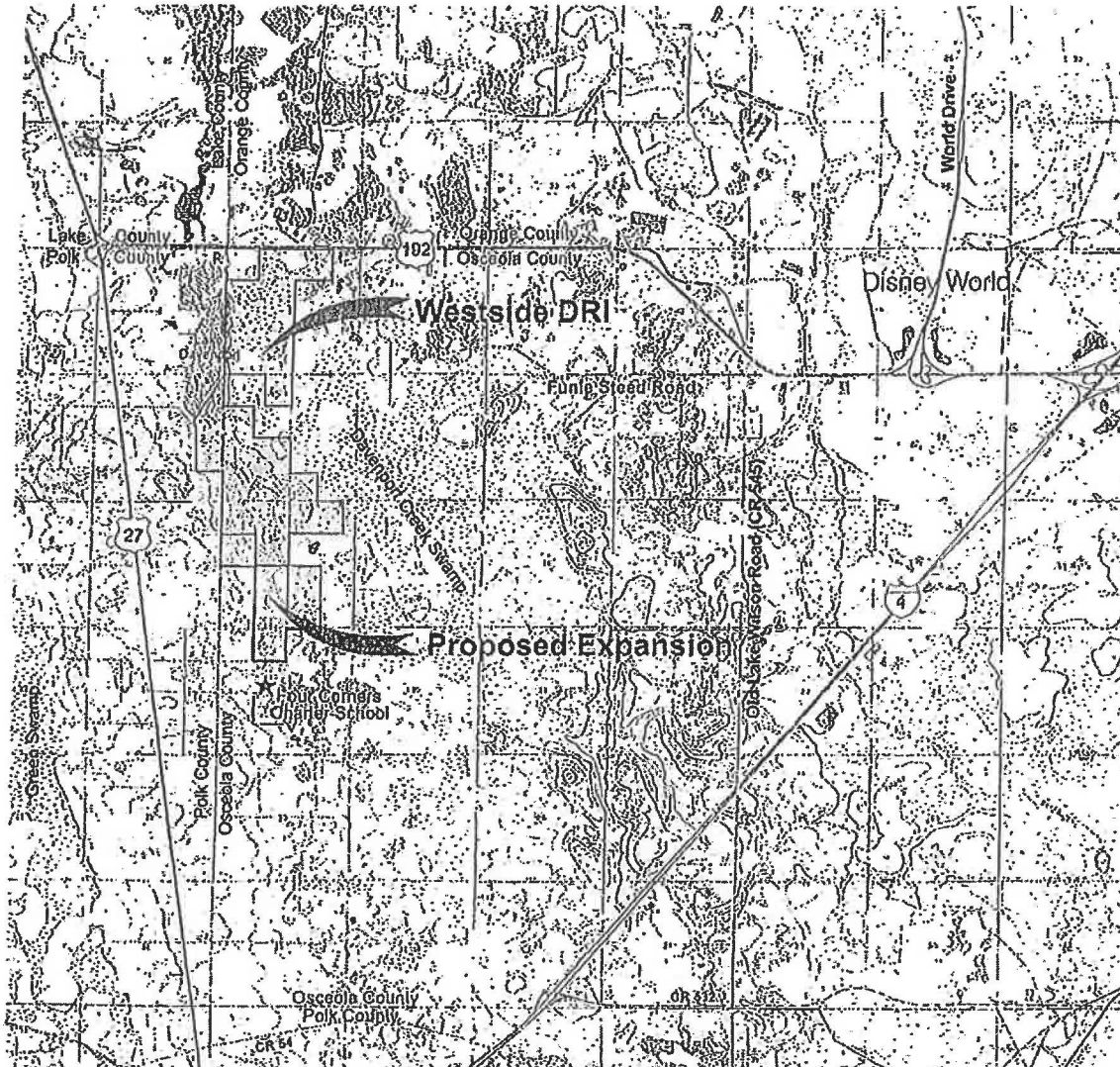
- Exhibit 1 – Vicinity Maps**
- Exhibit 2 – Overall Site Plans**
- Exhibit 3 – Legal Description**
- Exhibit 4 – Permit Status Summary**
- Exhibit 5 – Construction Cost Estimates**

WESTSIDE CPA

Sections 18 & 19, Township 25 South, Range 27 East
Osceola County, Florida

EXHIBIT 1A

General Location Map



Existing Westside
DRI Boundary

Proposed Expansion

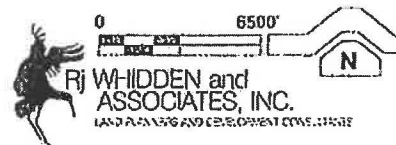


EXHIBIT 1B
DISTRICT LOCATION MAP

LAKE COUNTY
OSCEOLA COUNTY

LA ROSA EXPANSION PROPERTY

WESTSIDE PHASE 3 EXPANSION PROPERTY

LEGEND

- EXISTING DISTRICT BOUNDARY
- PROPOSED DISTRICT EXPANSION BOUNDARY

US 192

US 27

N.T.S.

HANSON, WALLER & ASSOCIATES, INC.

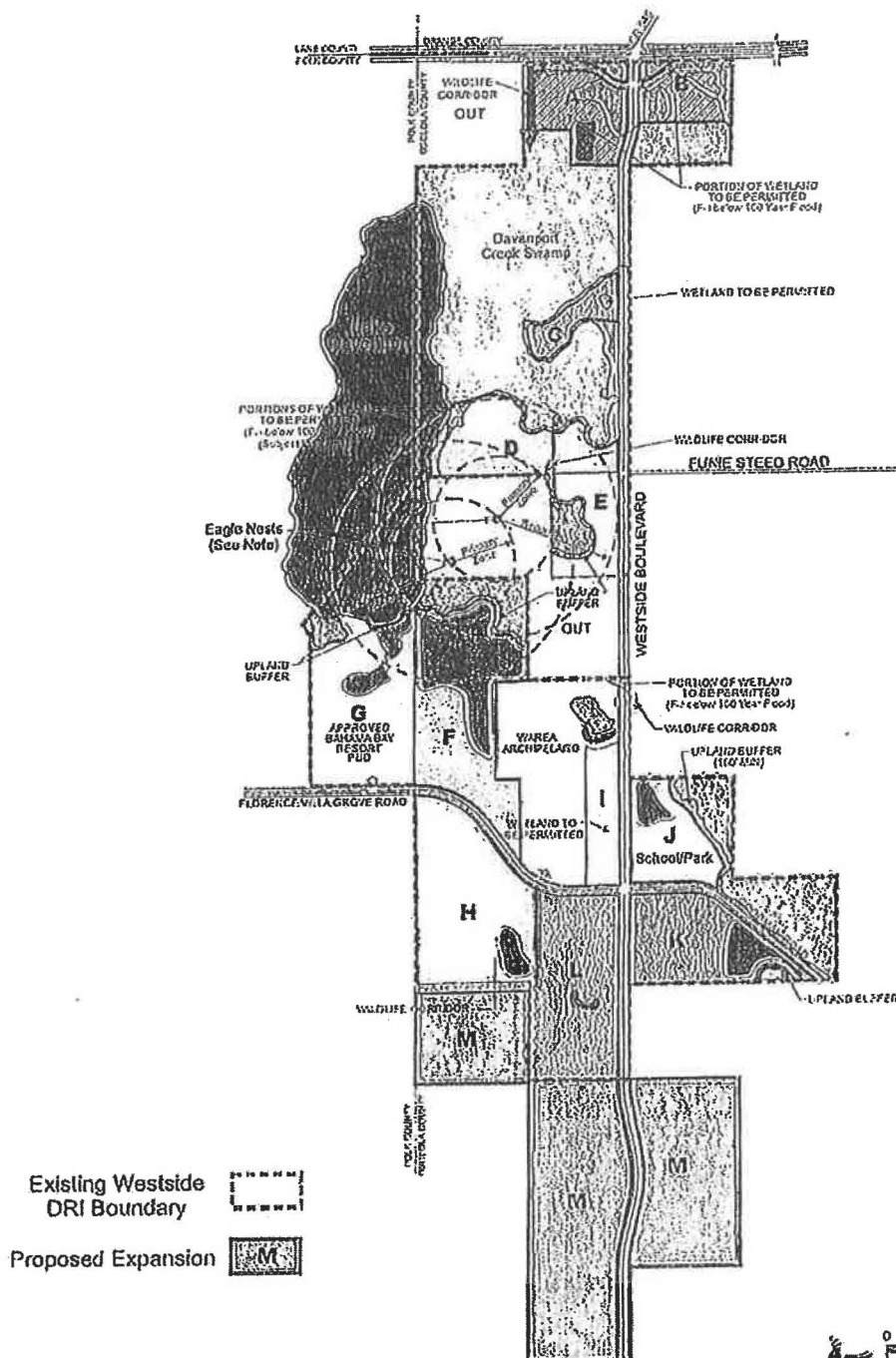
WESTSIDE CPA

SECTIONS 18 & 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST
OSCEOLA COUNTY, FLORIDA

EXHIBIT 2A

MASTER DEVELOPMENT PLAN

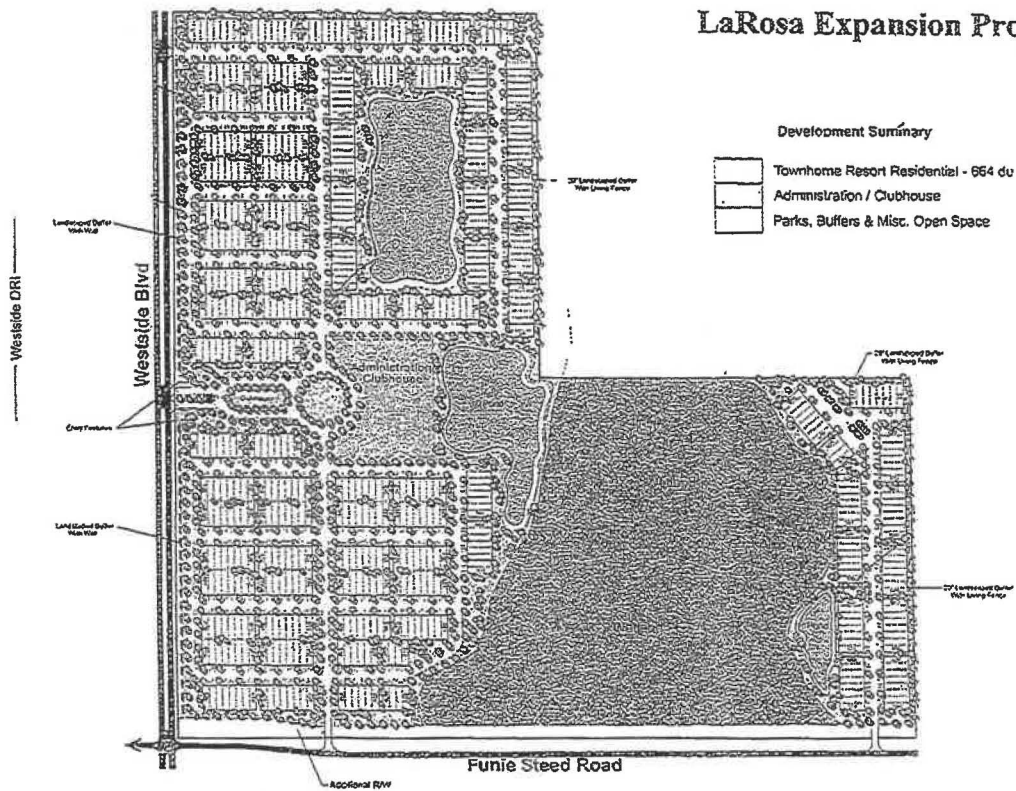
(Date Revised: 11 August 2005)



Note.

Development within Eagle Nest protection zones will comply with approvals from the US Fish & Wildlife Service. Extent of protection zones shown hereon, are based on current criteria, that are subject to change. Any such change in criteria shall not require a modification to this Map.

LaRosa Expansion Property



Note
This plan is a Preliminary Master Site Plan only. As such, it is subject to modification pending environmental and engineering considerations, and agency review.

EXHIBIT 2B



EXHIBIT 3

LEGAL DESCRIPTION

METES AND BOUNDS LEGAL DESCRIPTION OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

This legal description shows the entire proposed District property, including the various right-of-way parcels which are expected to be vacated by the County as a part of the land development permitting process and the FDOT drainage parcel(s).

A PORTION OF FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION LYING IN SECTIONS 6 AND 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6. THENCE RUN NORTH 89°33'03" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,381.45 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK B OF FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION LYING IN SAID SECTION 6; THENCE RUN NORTH 00°07'38" WEST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 1,291.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 192, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 92090-2545; THENCE RUN SOUTH 88°04'16" EAST ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 713.52 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, RUN SOUTH 85°03'59" EAST, A DISTANCE OF 191.82 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 01°55'13" EAST, A RADIAL DISTANCE OF 23,028.31 FEET; THENCE RUN EASTERLY ALONG THE ARC AND ALONG SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 02°21'00", A DISTANCE OF 944.51 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 87°25'47" EAST, A DISTANCE OF 267.71 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 89°35'32" EAST, A DISTANCE OF 583.41 FEET TO A POINT ON THE EAST LINE OF LOT 7, BLOCK A, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SAID SECTION 6; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 00°20'56" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 1,229.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN SOUTH 89°21'20" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,339.70 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK B OF SAID FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION, LYING IN SAID SECTION 6; THENCE RUN SOUTH 00°08'30" EAST ALONG THE EAST LINE OF SAID BLOCK B, A DISTANCE OF 1,334.04 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT PLATTED RIGHT OF WAY, LYING BETWEEN BLOCK B AND BLOCK C OF FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION, LYING IN SAID SECTION 6; THENCE RUN SOUTH 00°08'57" EAST ALONG THE EAST LINE OF SAID BLOCK C, A DISTANCE OF 2,643.01 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT PLATTED RIGHT OF WAY, LYING BETWEEN BLOCK C, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SAID SECTION 6 AND BLOCK B, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST, SAID CENTERLINE BEING THE NORTH LINE OF SAID SECTION 7; THENCE RUN SOUTH 00°09'52" EAST ALONG THE EAST LINE OF SAID BLOCK B, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SAID SECTION 7, A DISTANCE OF 1,322.46 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK B,

SAID POINT LYING ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN SOUTH 89°14'13" WEST ALONG SAID NORTH LINE, A DISTANCE OF 971.87 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK B, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION, IN SAID SECTION 7; THENCE RUN NORTH 00°17'53" WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 1,323.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 6; THENCE RUN SOUTH 89°16'22" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,580 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF LAKE DAVENPORT; THENCE RUN NORTHERLY AND WESTERLY ALONG THE SHORELINE OF LAKE DAVENPORT TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE RUN NORTH 00°11'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 481.67 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

A PORTION OF FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 15, BLOCK B, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SAID SECTION 7; THENCE RUN SOUTH 00°01'35" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,324.52 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN NORTH 89°16'38" EAST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,305.00 FEET TO A POINT ON THE WEST LINE OF A 30 FOOT PLATTED RIGHT OF WAY, LYING 15 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN SOUTH 00°09'52" EAST ALONG THE SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF BLOCK C, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION LYING IN SAID SECTION 7, A DISTANCE OF 1,327.49 FEET TO THE SOUTHEAST CORNER OF LOT 3, OF SAID BLOCK C; THENCE RUN NORTH 89°12'07" EAST, A DISTANCE OF 1,344.05 FEET TO THE NORTHEAST CORNER OF LOT 14, BLOCK D OF FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SAID SECTION 7; THENCE RUN SOUTH 00°01'28" EAST ALONG THE EAST LINE OF SAID LOT 14, BLOCK D, A DISTANCE OF 1,325.76 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN NORTH 89°07'35" EAST ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1,325.83 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE RUN SOUTH 00°14'06" EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 1,327.17 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK D, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SAID SECTION 18; THENCE RUN SOUTH 89°11'16" WEST, A DISTANCE OF 2,667.33 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK B, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SAID SECTION 18; THENCE RUN SOUTH 00°10'49" EAST ALONG THE EAST LINE OF SAID BLOCK B, A DISTANCE OF 1,322.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, SAID POINT LYING 15 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 89°17'58" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,310.08 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 00°09'36" WEST, A DISTANCE OF 1,324.02 FEET TO THE NORTHWEST CORNER OF LOT 15, BLOCK B, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION IN SAID SECTION 18; THENCE RUN SOUTH 89°11'13" WEST ALONG THE SOUTH LINE OF LOTS 7, 8 AND 10, BLOCK B, FLORIDA FRUIT AND TRUCKLAND COMPANY'S SUBDIVISION IN SAID SECTION 18, A DISTANCE OF 1,423.94 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE RUN NORTH 00°46'41" WEST ALONG SAID WEST LINE, A DISTANCE OF 1,326.29 FEET, TO THE

SOUTHWEST CORNER OF SECTION 7; THENCE RUN NORTH 00°06'11" WEST, ALONG THE WEST LINE OF SAID SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST, A DISTANCE OF 1,326.37 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF SECTION 7, NORTH 00°08'01" WEST, A DISTANCE OF 1,326.60 FEET; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°06'58" WEST, A DISTANCE OF 993 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF LAKE DAVENPORT; THENCE EASTERLY AND NORTHERLY ALONG THE SHORELINE OF LAKE DAVENPORT TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN NORTH 89°14'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,329.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 30 FOOT PLATTED RIGHT OF WAY AS SHOWN ON SAID FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION BEING IN SECTIONS 7 AND 18, LYING 15 FEET WEST AND 15 FEET EAST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AND LYING 15 FEET WEST AND 15 FEET EAST OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18.

CONTAINING 788.32 ACRES, MORE OR LESS.

ALSO DESCRIBED AS:

LEGAL DESCRIPTION OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

LOTS 7 THROUGH 10, BLOCK A AND LOTS 1 THROUGH 6 AND LOTS 11 THROUGH 16, BLOCK B, AND LOTS 1 THROUGH 16, BLOCK C, LESS THE RIGHT OF WAY FOR U.S. HIGHWAY 192 IN SECTION 6, TOWNSHIP 25 SOUTH, RANGE 27 EAST. LESS THAT PORTION OF THE DESCRIBED LAND LYING BELOW THE ORDINARY HIGH WATER LINE OF LAKE DAVENPORT.

AND

LOTS 3 THROUGH 5 AND 11 THROUGH 14, BLOCK B, AND LOTS 1 THROUGH 16, BLOCK C AND LOTS 11 THROUGH 14, BLOCK D IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST. LESS THAT PORTION OF THE DESCRIBED LAND LYING BELOW THE ORDINARY HIGH WATER LINE OF LAKE DAVENPORT.

AND

LOTS 3 THROUGH 10, BLOCK A AND LOTS 1 THROUGH 10 & LOTS 15 AND 16, BLOCK B IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
ALL BEING IN FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK "B", PAGE 68, OSCEOLA COUNTY, FLORIDA.

AND

THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING SOUTH U.S. HIGHWAY 192 AND BETWEEN LOTS 9 AND 10, BLOCK A AND LOTS 3 AND 4, BLOCK B, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION, LYING IN SECTION 6, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK "B", PAGE 68, OSCEOLA COUNTY, FLORIDA

TOGETHER WITH THE FOLLOWING PLATTED RIGHT OF WAYS TO BE VACATED:

RW-1

THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING BETWEEN BLOCK B AND BLOCK C IN SECTION 6, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
1.66 ACRES, MORE OR LESS.

RW-2
THE NORTH HALF OF THAT CERTAIN 30 FOOT PLATTED RIGHT WAY LYING SOUTH OF LOTS 12 THROUGH 15, BLOCK C, SECTION 6, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.54 ACRES, MORE OR LESS.

RW-3
THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING BETWEEN LOTS 1 AND 16, BLOCK C, SECTION 6, TOWNSHIP 25 SOUTH, RANGE 27 EAST AND LOTS 4 AND 5, BLOCK B, SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.67 ACRES, MORE OR LESS.

RW-4
THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING BETWEEN LOTS 12 THROUGH 14, BLOCK B, AND LOTS 7 THROUGH 9, BLOCK C, SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.98 ACRES, MORE OR LESS.

RW-5
THE SOUTH HALF OF THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING NORTH OF LOTS 4 THROUGH 6, BLOCK C IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.42 ACRES, MORE OR LESS.

RW-6
THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING BETWEEN BLOCK C, SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST AND BLOCK B, SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
1.88 ACRES, MORE OR LESS

RW-7
THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING BETWEEN LOTS 12 THROUGH 14, BLOCK D, SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST AND LOTS 7 THROUGH 9, BLOCK A, SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.90 ACRES, MORE OR LESS.

RW-8
THE SOUTH HALF OF THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING NORTH OF LOTS 4 THROUGH 6, BLOCK A, IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.46 ACRES, MORE OR LESS

RW-9
THE NORTH HALF OF THAT CERTAIN 30 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF LOTS 1, 15 AND 16, BLOCK B IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.45 ACRES, MORE OR LESS

RW-10

THAT CERTAIN 15 FOOT PLATTED RIGHT WAY ALONG THE WEST SECTION LINE OF NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.46 ACRES, MORE OR LESS

RW-11

THAT CERTAIN 15 FOOT PLATTED RIGHT WAY ALONG THE WEST SECTION LINE OF SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.91 ACRES, MORE OR LESS

RW-12

THAT CERTAIN 15 FOOT PLATTED RIGHT WAY ALONG THE WEST SECTION LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
0.34 ACRES, MORE OR LESS

RW-13

THAT CERTAIN 15 FOOT PLATTED RIGHT WAY ALONG THE WEST SECTION LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 27 EAST.
CONTAINING 0.17 ACRES MORE OR LESS.

ALL BEING IN FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK "B", PAGE 68, OSCEOLA COUNTY, FLORIDA. CONTAINING 9.84 ACRES MORE OR LESS.

TOTAL AREA = 788.32 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

TRACT I LEGAL DESCRIPTION:

LOTS 11, 12, 13 AND 14, BLOCK B, LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THAT PORTION OF THE EAST 1/2 OF A 30 FOOT PLATTED RIGHT OF WAY LYING BETWEEN SAID LOTS 11 AND 12, BLOCK B AND THE WEST LINE OF SAID SECTION 18. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 89°11'22" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,439.22 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 14; THENCE RUN SOUTH 00°09'39" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 1,309.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE RUN SOUTH 89°05'54" WEST, ALONG THE SOUTH LINE OF SAID BLOCK B AND THE NORTH LINE OF A 30 FOOT PLATTED RIGHT OF WAY AS SHOWN IN SAID FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION, A DISTANCE OF 1,440.20 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE RUN NORTH 00°07'05" WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1,311.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.30 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

TRACT 2 LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 15, AND 16 BLOCK C AND LOTS 7, 8, 9, 10, 11, 12, 13 AND 14, BLOCK D, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST AND LOTS 3, 4, 5, AND 6, BLOCK B, OF SAID FLORIDA FRUIT & TRUCK LAND COMPANY'S SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH THE 30 FOOT PLATTED RIGHT OF WAY LYING BETWEEN SAID BLOCK C AND SAID BLOCK D, ALSO TOGETHER WITH THE 30 FOOT PLATTED RIGHT OF WAY LYING BETWEEN LOTS 1, 15 AND 16, BLOCK C AND LOTS 4, 5, AND 6, BLOCK B. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK C, SAID POINT LYING ON THE SOUTH LINE OF A 30 FOOT PLATTED RIGHT OF WAY AS SHOWN ON SAID FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION PLAT; THENCE RUN NORTH 89°17'58" EAST, ALONG THE SOUTH LINE OF SAID 30 FOOT PLATTED RIGHT OF WAY, A DISTANCE OF 1,325.06 FEET TO A POINT LYING ON THE CENTER LINE OF A 30 FOOT PLATTED RIGHT OF WAY AS SHOWN ON SAID FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION PLAT; THENCE RUN NORTH 89°17'39" EAST, A DISTANCE OF 1,327.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, BLOCK D; THENCE RUN SOUTH 00°10'25" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 1,305.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN SOUTH 00°14'24" EAST, ALONG THE EAST LINE OF SAID LOT 14, BLOCK D, A DISTANCE OF 1,310.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, SAID POINT LYING ON THE NORTH LINE OF A 30 FOOT PLATTED RIGHT OF WAY AS SHOWN IN SAID FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION; THENCE RUN SOUTH 89°12'01" WEST ALONG THE NORTH LINE OF SAID RIGHT OF WAY, A DISTANCE OF 1,326.79 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT PLATTED RIGHT OF WAY AS SHOWN IN SAID FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION; THENCE RUN SOUTH 89°08'22" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK C; THENCE RUN SOUTH 00°14'07" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 19; THENCE RUN SOUTH 00°05'51" EAST, A DISTANCE OF 1,329.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK B; THENCE RUN SOUTH 89°03'37" WEST, A DISTANCE OF 1,309.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK B; THENCE RUN NORTH 00°05'07" WEST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 1,329.42 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 00°14'14" WEST ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 2,638.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 199.85 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

LAROSA TRACT LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 00°34'54" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°15'31" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF FUNIE STEED ROAD, A DISTANCE OF 1,984.74 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 960.00 FEET, A CHORD BEARING OF NORTH 87°41'35" WEST AND A DISTANCE OF 102.10 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'48", A DISTANCE OF 102.15 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 84°38'41" WEST, A DISTANCE OF 279.64 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1040.00 FEET, CHORD BEARING OF NORTH 87°41'35" WEST AND A DISTANCE OF 110.61 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°05'48", A DISTANCE 110.66 FEET TO THE POINT ON A TANGENT CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89°15'31" WEST, A DISTANCE OF 161.09 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, CHORD BEARING OF NORTH 45°26'43" WEST, A DISTANCE OF 35.54 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°35'31", A DISTANCE OF 39.53 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WESTSIDE BOULEVARD; THENCE CONTINUE ALONG AFORESAID EAST RIGHT OF WAY LINE, NORTH 00°08'57" WEST, A DISTANCE OF 2,536.38 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST 1/4; THENCE CONTINUE ALONG AFORESAID NORTH LINE, NORTH 89°30'00" EAST, A DISTANCE OF 1,314.28 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 00°21'16" EAST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,320.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 89°19'38" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1,333.29 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 00°34'54" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 1,275.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 117.43 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY INCLUDES THE FOLLOWING DESCRIBED PLATTED RIGHT OF WAYS THAT WILL BE VACATED UPON THE RECORDATION OF THE PARADISE PALMS - PHASE 1 PLAT:

THE SOUTH 15 FEET OF A 30 FOOT PLATTED RIGHT OF WAY LYING NORTH OF LOTS 7, 8 AND 9, BLOCK D, AND THE WEST 15 FEET OF A 30 FOOT PLATTED RIGHT OF WAY LYING EAST OF LOTS 1 AND 2, BLOCK D, ACCORDING TO THE FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION PLAT LYING IN SECTION 6, TOWNSHIP 25 EAST, RANGE 28 SOUTH, AS RECORDED IN PLAT BOOK B, PAGE 68, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

EXHIBIT 4

WESTSIDE PERMIT STATUS SUMMARY			
Permit	Phase		
	Phase 1	Phase 2	Phase 3
Osceola County Construction Plan Approval	Approved 6/2/04	Approved 10/06/05	Submitted Approval Pending
SFWMD ERP Permit	Approved 2/11/04	Approved 5/11/05	Approved 3/1/07
Tohopekaliga Water Authority Water / Sewer Approval	Approved 11/23/04	Approved 1/3/06	Submitted Approval Pending
FDEP Water Permit	Approved 10/27/04	Approved 11/21/05	Submittal Pending TWA Approval
FDEP Wastewater Permit	Approved 12/2/04	Approved 1/5/06	Submittal Pending TWA Approval
ACOE Permit	Approved 5/6/04	Approved 7/29/05	Not Applicable This Phase
Florida Fish and Wildlife Conservation Commission Incidental Take Permit for Gopher Tortoises	Approved 9/10/01 and 5/30/03	Approved 3/3/05	Approved 3/19/07
U.S. Fish and Wildlife Service Incidental Take Permit for Sand Skinks	Not Applicable This Phase	Approved 5/24/05	Submitted Approval Pending
FDOT Driveway Connection Permit	Approved 6/17/05	Not Applicable This Phase	Not Applicable This Phase
FDOT Utility Permit	Not Required	Not Required	Not Required
FDOT Drainage Connection Permit	Approved 2/11/05	Not Applicable This Phase	Not Applicable This Phase

All pending permits for Phase 3 are expected to be obtained by January 2008.

EXHIBIT 5

SUMMARY OF THE OPINION OF PROBABLE COST FOR WESTSIDE COMMUNITY DEVELOPMENT DISTRICT				
Infrastructure Category	Community Totals	Phase 1	Phase 2	Phase 3
Earthwork associated with the Improvements listed below	\$8,730,329	\$983,070	\$6,632,426	\$1,114,833
Roadway	\$6,771,827	\$1,642,323	\$3,887,742	\$1,241,762
Stormwater Management	\$3,594,579	\$781,436	\$2,193,804	\$619,339
Sanitary Wastewater Collection	\$5,021,070	\$1,292,219	\$3,557,702	\$171,149
Potable Water Distribution	\$2,388,118	\$520,582	\$1,340,377	\$527,159
Reuse Water Distribution	\$1,482,205	\$408,953	\$792,622	\$280,630
Landscaping *	\$2,080,000	\$450,000	\$1,230,000	\$400,000
Electrical	\$380,000	\$180,000	\$120,000	\$80,000
School Site – Land Acquisition**	\$6,150,000	\$0	\$0	\$6,150,000 **
Miscellaneous	\$1,325,179	\$263,640	\$959,479	\$102,060
Professional Services/Fees	\$1,940,691	\$912,244	\$611,735	\$416,712
Contingency	\$5,094,430	\$0	\$3,198,883	\$1,895,547
Total Costs	\$44,958,428	\$7,434,467	\$24,524,770	\$12,999,191

* Roadway only

** Appraised value.

No costs of acquiring land to construct improvements are included in the above, other than the school site which is described in School Site section above.

The proceeds of the 2007 Bonds will fund approximately \$15 million of the costs shown in the table above. The Notes and Bonds issued in 2005 funded approximately \$13.6 million of the costs shown in the table above.

The above costs only include roadway, school site and master infrastructure costs that have been and will continue to be funded with bond proceeds issued by the District or directly by the Developer. The public improvements funded directly by the Developer will be dedicated to the District. No costs for internal parcel improvements or infrastructure are included in the table above.