

# **Public Facilities Report**

## **Reunion East Community Development District**

August 1, 2016

By: Governmental Management Services-Central Florida, LLC  
District Manager  
135 West Central Boulevard, Suite 320  
Orlando, Florida 32801

## Table on Contents

- I. Purpose and Scope
- II. General Information
- III. Public Facilities
- IV. Proposed Expansion Over the Next Ten Years
- V. Replacement of Facilities

## **I. Purpose and Scope**

This report is provided at the request of Reunion East Community Development District (the "District") as an obligation under Section 189.08 Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

## **II. Introduction**

The District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), by Ordinance No. 01-31, enacted by the County of Osceola, Florida. The Development in which the District is located is bifurcated by Interstate 4 and County Road 545, and is adjacent to County Road 532 and Champions Gate, an established resort community. The original Reunion East CDD consisted of 996.41 acres, the district has acquired an additional 282.13 acres since then bringing the total number of acres to 1,278.54. Reunion East is approved for 404 commercial spaces, 404 hotel rooms, 2,809 multi-family units, 775 single-family units, and an 18-hole golf course within the district.

## **III. Public Facilities**

The District has constructed and/or acquired the facilities detailed in the Districts Engineer's Report which is attached as Exhibit A.

## **IV. Proposed Expansions over the Next Ten Years**

The District has no plans to expand the facilities within the next 10 years.

## **V. Replacement of Public Facilities**

There are currently no plans to replace the District's public facilities.

## **VI. Anticipated Completion Date**

Unknown at this time

**Exhibit A**

**Engineer's Report**



# Engineer's Cost Report

## For

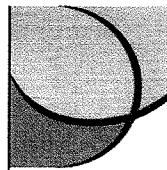


### Reunion East Community Development District Osceola County, Florida

Revised: February 27, 2002      July 10, 2003  
March 15, 2002      February 22, 2005  
May 22, 2002  
July 2, 2002  
July 31, 2002  
June 23, 2003

Prepared by:  
Miller Einhouse Rymer & Boyd, Inc.  
230 E. Monument Ave., Suite B  
Kissimmee, Florida 34741

Prepared for:  
Reunion East CDD Board of Supervisors  
610 Sycamore Street Suite 140  
Celebration, Florida 34747



# Miller Einhouse Rymer & Boyd

## COMMUNITY PLANNING

February 22, 2005

## PROJECT MANAGEMENT

Mr. Tom McCarthy, Chairman  
Reunion East Community Development District  
Board of Supervisors  
610 Sycamore Street, Suite 140  
Celebration, FL 34747

## CIVIL ENGINEERING

## LANDSCAPE ARCHITECTURE

**RE: Reunion East Community Development District  
Revised Engineer's Cost Report**

Dear Mr. McCarthy:

Submitted herewith is the revised Engineer's Cost Report for the Reunion East CDD. This report provides cost estimates for the Master Infrastructure proposed to be constructed with the District Boundaries; other Master Infrastructure proposed to be constructed both within and outside of the District Boundaries, which will be shared with the Reunion West CDD, and certain assessments that have been levied on the Reunion landowner for infrastructure already constructed by other governmental entities.

## OFFICERS

Barry H. Rymer, R.L.A.  
President

Jeffery D. Einhouse, P.E.  
Executive Vice President

Steven N. Boyd, P.E.  
Vice President

## SENIOR ASSOCIATE

Stephen C. Besley

This revised Engineer's Cost report includes the following revisions and additions:

- The project narrative, tables and exhibits have been updated to include additional land areas to be annexed into the CDD in the near future.
- Table 1 has been revised to reflect an updated development program and total land area.
- Table 3B is included to describe the Phase 2 – 2005 Project Budget.

As District Engineer, I hereby certify that the information contained herein is accurate as of the date of this report. Please feel free to contact me directly regarding any questions you or other Supervisors may have. On behalf of our firm, we appreciate the opportunity to assist the District in these matters.

Sincerely,

500 Winderley Place  
Suite 100  
Maitland, FL 32751  
Phone 407-838-8041  
Fax 407-838-8047

Steven N. Boyd, P.E.  
District Engineer

230 E. Monument Ave.  
Suite B  
Kissimmee, FL 34741  
Phone 407-343-8192  
Fax 407-343-1994

cc: Mr. Ralph Ziegler, Vice-Chairman  
Mr. Jim Cooper, Supervisor  
Mr. Robert Ginn, Supervisor  
Mr. Tom Tukdarian, District Manager  
Ms. Jan Carpenter, District Counsel  
Mr. John (Sonny) Morris, Developer's Counsel

Mr. William Rizzetta, Financial Advisor  
Mr. Brett Sealy, Bond Underwriter  
Mr. Robert Gang, Bond Counsel  
Mr. Warren S. Bloom,  
Bond Underwriter's Counsel

## **TABLE OF CONTENTS**

|      |  |    |
|------|--|----|
| I.   | Introduction.....                            | 1  |
| II.  | District Boundary and Property Served .....  | 3  |
| III. | Proposed District Master Infrastructure..... | 3  |
| IV.  | Parcel Development Costs .....               | 13 |

### **EXHIBITS**

|    |  |
|----|--|
| 1  | District Boundary                                      |
| 2  | Approved DRI Master Plan – Map H                       |
| 3  | Approved PUD Concept Plan                              |
| 4  | Reunion Parcel Development Plan                        |
| 5  | Legal Description                                      |
| 6  | Parcel Development Plan                                |
| 6A | Phase I Parcel 1                                       |
| 6B | Phase I Parcel 2                                       |
| 6C | Phase I Parcel 3B                                      |
| 6D | Phase I Parcel 6                                       |
| 6E | Phase II Parcel 3                                      |
| 6F | Phase II Parcels 2, 2A, 2B                             |
| 7  | Master Infrastructure Graphic Depiction                |
| 8  | Master Infrastructure Cost Estimate                    |
| 8A | Shared Master Infrastructure Cost Estimate             |
| 9  | Parcel Development Cost Estimate                       |
| 10 | Landscape, Hardscape, Parks & Recreation Cost Estimate |

## **I. INTRODUCTION**

### **A. Description of the Reunion DRI Community**

Reunion Resort & Club of Orlando is a 2078.4 acre master planned Development of Regional Impact project (“Project”) designed as a mixed use destination resort, containing amongst other elements two Community Development Districts (“Reunion East” and “Reunion West”). Exhibit 1, Location Map, indicates the project is bifurcated by Interstate 4 and County Road 545, and is adjacent to County Road 532. The site is located within Osceola County. A future interchange of the Western Beltway is currently under construction at Sinclair Road just north of the project.

The approved DRI Map H, Master Development Plan for the project is included as Exhibit 2. The approved PUD Concept Plan and Zoning Map mirrors the approved DRI Map H and is included as Exhibit 3. Exhibit 4 shows the proposed conceptual Parcel Development Plan for the entire Reunion project. The development programs indicated on the conceptual master plan are consistent with the approved DRI Map H depicted on Exhibit 2 and the approved PUD Concept Plan presented as Exhibit 3.

The following table describes the approved Development Program for the entire DRI/PUD.:

| <b>Development Program</b> |              |
|----------------------------|--------------|
| <b>Land Use</b>            | <b>Total</b> |
| Resort Residential         | 6,233 units  |
| Commercial                 | 484,000 s.f. |
| Office                     | 140,000 s.f. |
| Hotel                      | 1,574 rms    |
| Golf Course                | 54 holes     |

### **B. Description of Reunion East Community Development District**

The original Reunion East CDD consisted of 996.41 acres. This Engineer’s Report includes an updated CDD boundary that includes an additional 282.13 acres (to be annexed in the near future), bringing the total CDD area to 1,278.54 acres. A breakdown of the total area of the proposed development program within the District boundaries is summarized in Table 1. The previous and proposed boundaries of the Reunion East CDD are indicated on Exhibit 1.

**TABLE 1**  
**LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES**

| Parcel            | Land Use                   | # Units |       | Original Area (ac.) | Annex. Area (ac.) | Total Area (ac) |
|-------------------|----------------------------|---------|-------|---------------------|-------------------|-----------------|
| Phase 1 Parcel 1  | Resort Single Family       | 317     | D.U.  | 80.49               |                   | 80.49           |
| Phase 1 Parcel 2  | Resort Multi-Family        | 94      | D.U.  | 9.3                 |                   | 9.3             |
| Phase 1 Parcel 3B | Resort Multi-Family        | 88      | D.U.  | 13.7                |                   | 13.7            |
|                   | Resort Multi-Family        | 82      | D.U.  |                     |                   |                 |
| Phase 1 Parcel 3A | Convention / Meeting Space | 20,000  | GSF   | 11.25               |                   | 11.25           |
|                   | Golf Clubhouse             | 8,000   | GSF   |                     |                   |                 |
| Phase 1 Parcel 4A | Resort Multi-Family        | 126     | D.U.  | 11.77               |                   | 11.77           |
| Phase 1 Parcel 5A | Resort Multi-Family        | 112     | D.U.  | 9.77                |                   | 9.77            |
|                   | Resort Multi-Family        | 56      | D.U.  |                     |                   |                 |
| Phase 1 Parcel 5B | Hotel                      | 104     | Rooms | 36.48               |                   | 36.48           |
|                   | Commercial                 | 10,000  | GSF   |                     |                   |                 |
| Phase 1 Parcel 6  | Resort Multi-Family        | 154     | D.U.  | 11.9                |                   | 11.9            |
| Phase 1 Parcel 7A | Resort Multi-Family        | 755     | D.U.  | 36.79               |                   | 36.79           |
|                   | Convention / Meeting Space | 30,000  | GSF   |                     |                   |                 |
| Phase 1 Parcel 7B | Resort Multi-Family        | 112     | D.U.  | 8.35                |                   | 8.35            |
| Phase 1 Parcel 7C | Resort Multi-Family        | 154     | D.U.  | 18.99               |                   | 18.99           |
| Phase 2 Parcel 1  | Resort Single Family       | 94      | D.U.  | 20.5                |                   | 20.5            |
| Phase 2 Parcel 1A | Resort Single Family       | 177     | D.U.  | 33.59               |                   | 33.59           |
| Phase 2 Parcel 2A | Resort Multi-Family        | 176     | D.U.  | 23                  |                   | 23              |
| Phase 2 Parcel 3  | Resort Single Family       | 187     | D.U.  | 41.65               |                   | 41.65           |
| Phase 2 Parcel 4A | Sports & Recreation        |         |       | 5                   |                   | 5               |
| Phase 2 Parcel 4B | Resort Multi-Family        | 200     | D.U.  | 20.78               |                   | 20.78           |
| Phase 2 Parcel 5A | Resort Multi-Family        | 60      | D.U.  | 6                   |                   | 6               |
| Phase 2 Parcel 5B | Resort Multi-Family        | 300     | D.U.  | 22.31               |                   | 22.31           |
| Phase 2 Parcel 6  | Resort Multi-Family        | 105     | D.U.  |                     | 15                | 15              |
| Phase 2 Parcel 7  | Resort Multi-Family        | 36      | D.U.  |                     | 7.9               | 7.9             |
|                   | Hotel                      | 300     | Rooms |                     |                   |                 |
| Phase 2 Parcel 8  | Commercial                 | 170,000 | GSF   |                     | 32.08             | 32.08           |
|                   | Back of House              | 100,000 | GSF   |                     |                   |                 |
| Phase 2 Parcel 9  | Commercial                 | 66,000  | GSF   | 8.94                |                   | 8.94            |
| Phase 2 Parcel 13 | Resort Multi-Family        | 199     | D.U.  | 16.9                |                   | 16.9            |
| Phase 2 Parcel 14 | Fire Station               |         |       | 2                   |                   | 2               |
| Phase 2 Parcel 15 | Golf Maintenance           |         |       | 2.9                 |                   | 2.9             |
|                   | Golf Course                | 36      | Holes | 226.87              |                   | 226.87          |
|                   | Upland Preservation        |         |       | 65.5                | 113.5             | 179             |
|                   | Wetland Preservation       |         |       | 116.18              | 103.148           | 219.328         |
|                   | District Right-of-Way      |         |       | 25.8                | 9                 | 34.8            |
|                   | District Drainage Areas    |         |       | 108.95              | 1.5               | 110.45          |
|                   | Lift Station Tracts        |         |       | 0.75                |                   | 0.75            |
|                   | <b>TOTAL=</b>              |         |       | <b>996.41</b>       | <b>282.13</b>     | <b>1278.54</b>  |

## **II. DISTRICT BOUNDARY AND PROPERTY SERVED**

### **A. District Boundaries**

Exhibit 1 delineates the boundaries of the District. The District is surrounded by I-4 on the west, CR 532 on the south, and undeveloped property to the north and east.

### **B. Description of Properties Served**

The legal descriptions for the existing 996.41 acre CDD boundary and the 282.13 acres being annexed into the CDD are included as Exhibit 5. The land within the District consists of very well drained soils, with a significant degree of topographical relief. The groundwater table is typically well below the existing ground surface. Davenport Creek and its adjacent tributaries and wetlands traverse the District. Refer to Exhibit 2 for a graphic depiction of this system.

### **C. Existing Infrastructure**

The Toho Water Authority has existing water and wastewater mains west of CR 545 that are sufficient to serve build-out of the District's development program. Also, excellent roadway access is provided by CR 532, CR 545 and I-4.

## **III. PROPOSED DISTRICT MASTER INFRASTRUCTURE**

### **A. Summary of the Proposed District Infrastructure**

The District infrastructure will generally consist of the following:

- Roadways
- Water Mains
- Wastewater Gravity Lines, Forcemains and Lift Stations
- Electrical Conduit
- Landscaping/Hardscape/Signage
- Recreation, Parks and Related Resort Amenities
- Connections to City of Kissimmee Water and Wastewater Mains

### **B. Roadways**

The roadways within the District will consist of intersection improvements at designated project entrances along CR 532 and CR 545; two-lane collector roads as depicted on Exhibit 7, a two-lane overpass over CR 545; and shared roadways with the Reunion West CDD. The shared roadways include a two-lane overpass over I-4, and the off-site 4-laning of Sinclair Road from the northern boundary of the Reunion West CDD to CR 545.

A Municipal Service Benefit Use has been created to assess prior landowners within the District for the construction of the I-4/532 interchange. The principal amount will be shared by the East and West CDD's.

These improvements will be shared on an allocation of 42% to the Reunion West CDD and 58% to the Reunion East CDD. The allocation is based on the Equivalent Assessment Units in each District, as determined by the District's Financial Advisor.

Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations.

**C. Water, Wastewater and Electrical Infrastructure**

This infrastructure will consist of on-site potable water mains, wastewater gravity mains and forcemains, lift stations, effluent reuse irrigation mains and underground electrical cable. These facilities will be constructed in accordance with the County's Land Development Regulations, the Toho Water Authority, and the Florida Department of Environmental Protection. In addition to the on-site infrastructure, the District will reimburse its allocated share (58%) to the Toho Water Authority for prior construction of major water and wastewater mains alongside CR 545.

The potable water system includes the necessary valving, fire hydrants and individual services necessary to serve individual lots and development parcels. A Master Water System Plan has been prepared by the District Engineer, and the plan has been approved by the water provider, the Toho Water Authority. The system design provides for the necessary fire flows based on specific land uses throughout the District.

The wastewater infrastructure includes gravity lines, forcemains, lift stations and individual services necessary to serve adjacent individual lots and development parcels, consistent with the approved Master Wastewater Plan.

All water and wastewater infrastructure will be constructed by the District, and then dedicated to the Toho Water Authority for perpetual operation and maintenance.

A central master irrigation holding pond is located east of CR 545. An underground well system provides surficial groundwater as a source of non-potable water. The Toho Water Authority will provide highly treated wastewater effluent from an effluent reuse main located adjacent to CR 532. These two sources of water will be used as the sources of irrigation water for the District's

total irrigation needs. A Water Use Permit has been approved by the SFWMD with an allocation sufficient to provide the quantity of water necessary to satisfy the projected irrigation demands for the District.

Electrical cable will be constructed adjacent to all collector roadways sufficient to serve all adjacent individual lots and development parcels. Street lighting will also be included along the collector roadways. The electrical provider is Progress Energy Corporation.

**D. Stormwater Management Facilities**

A master stormwater system will be constructed in accordance with the Master Drainage Plan which has been permitted through the South Florida Water Management District. This system consists primarily of dry swales/ponds which are typically interconnected, and discharge at defined natural outfalls throughout the project site. Most of these dry swales/ponds are located within the two golf courses located within the District. The remaining swales/ponds are incorporated into the project as amenities.

The Reedy Creek Improvement District assesses a permit fee to discharge into its drainage system. This fee will be shared by the East and West CDD's (58% East and 42% West).

**E. Landscaping/Hardscape**

Landscaping/hardscape will be provided at project entrances, along the project collector roadways, and within development parcels. Xeriscape landscaping principles will be incorporated into the design to minimize the need for irrigation water. Existing specimen trees are being saved and re-located throughout the District. A substantial buffer will be constructed along I-4. Cost estimates provided herein for these uses were provided by the Project Landscape Architect, Canin and Associates, Inc.

**F. Recreation and Parks**

Recreation and park areas are planned within the District, which will serve the future residents of both the East and West CDD's. These amenities include an extensive bikeway, pedestrian, and equestrian trail system; boardwalks within the expansive and inter-connected upland preservation/Davenport Creek wetland system; community pools; and related recreational amenities.

A Habitat Management Plan has been approved by the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service. This plan requires the upland presentation area depicted east of I-4 and West of CR 545 to



be preserved and maintained. The District will acquire this area and the wetland conservation tracts, and maintain these systems in perpetuity.

**G. Opinion of Probable Construction Costs**

Table 2 presents a summary of the probable construction costs for the District's master infrastructure. A graphic depiction of the Master Civil Infrastructure and detailed back-up cost estimates are provided on Exhibits 7, 8 & 9, respectively. Exhibit 10 provides a cost estimate for the landscape, hardscape, parks and recreation items.

**TABLE 2**  
**REUNION EAST CDD**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT**  
**ON-SITE INFRASTRUCTURE**

| <b>Infrastructure Item</b>  | <b>Cost <sup>(1)</sup></b> |
|---|----------------------------|
| Roadways and Drainage   | \$4,692,952                |
| Potable Water, Wastewater, & Effluent Reuse                                 | \$2,210,000                |
| Electrical, Communications & Lighting                                       | \$4,350,000                |
| Roadway Intersection Improvements   | \$1,000,000                |
| Vehicular Crossings and Tunnels/CR 545 Bridge/Wetland Crossings             | \$10,500,000               |
| Mass Grading/Stormwater Facilities  | \$3,000,000                |
| <i>Landscaping, Hardscape, Sidewalks and Irrigation<sup>1</sup></i>         | <i>\$2,775,000</i>         |
| Parks, Recreation and Gatehouse   | \$1,170,000                |
| <i>Community Feature Pool &amp; Water Park<sup>1,2</sup></i>                | <i>\$6,000,000</i>         |
| <i>2<sup>nd</sup> Davenport Creek Bridge and Road to CR 532<sup>3</sup></i> | <i>\$6,000,000</i>         |
| <i>Seven Eagles Community Pool Building<sup>1</sup></i>                     | <i>\$1,000,000</i>         |
| Land for ROW, Conservation Areas and Stormwater Ponds                       | \$3,385,000                |
| <b>Subtotal =</b>   | <b>\$40,082,952</b>        |

Revisions:

1. 6/23/03
2. Nov. 11, 2004 :Developer to Acquire Community Feature Pool and Water Park:  
Deduct \$6,000,000
3. Nov. 11, 2004: 2nd Davenport Creek Bridge and Road to CR 532:  
Add \$6,000,000

**TABLE 2A**  
**REUNION EAST CDD**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT**  
**OFF-SITE AND SHARED MASTER INFRASTRUCTURE**

| <b>Infrastructure Item</b>                           | <b>Cost <sup>(1)(2)</sup></b> |
|--|-------------------------------|
| I-4 Overpass   | \$2,900,000                   |
| Sinclair Road 4 Laning                               | \$1,700,000                   |
| Sinclair Road/Beltway 4 Lane Bridge                  | \$1,740,000                   |
| I-4/532 Interchange                                  | \$870,000                     |
| Existing Toho Water Authority Water/Wastewater Mains | \$1,160,000                   |
| RCID Connection Fee                                  | \$580,000                     |
| Landscaping, Hardscape, Sidewalks & Irrigation       | \$7,540,000                   |
| <b>Subtotal =</b>                                    | <b>\$16,490,000</b>           |
| <b>TOTAL =</b>                                       | <b>\$56,572,952</b>           |

(1) The costs are derived from expected quantities of infrastructure multiplied by units costs typical of the construction industry in Central Florida. All costs are based on master plans for each item. Provision for professional fees at 10% are included in the costs. The costs do not include legal, administration, operation, maintenance and financing costs.  
(6/23/03)

(2) Costs depicted are Reunion East CDD's allocated share (58%) of total cost.

**H. 2001 Project – Phase 1**

Construction of the infrastructure for the District was commenced by the Developer in 2001. The initial construction consisted of mass grading and stormwater facilities. Additional roadway, utility, landscaping, landscape, parks, recreation, and stormwater facilities construction began in 2002. The 2001 Phase I Project has been completed as of February 2005 and currently provides roadway and utility infrastructure serving Phase 1 Parcels 1, 2, 3, 4, 5, 6, and Phase 2 Parcels 1, 1A, 2, and 3.

The following permits for construction were issued for the completed Phase I Project.

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- The Toho Water Authority (Water, Waste-water and effluent reuse)
- ECFRPC, DCA (DRI Development Order Compliance)

The Phase 1 cost summary for the District Infrastructure, including land acquisition and capital reimbursement for off-site and shared facilities, is presented in Table 3A.

**I. 2005 Project – Phase 2**

The 2005 Project consists of Design, Permitting and Construction of the second bridge over Davenport Creek, a second roadway connection from the Village Center to CR 532 and the balance of all other construction not included in the Phase 1 Project.. Once complete this additional infrastructure will serve development units within Phase 2 Parcels 4, 5, 6, 7 and 8.

Permits for construction are required prior to the start of infrastructure construction. Permits from the following agencies will be required:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- Toho Water Authority (Water, Waste-water and effluent reuse)

Design of the bridge has been initiated and construction on the bridge and roadway will begin in the 3<sup>rd</sup> quarter of 2005.

The 2005 Project includes the balance of all improvements described in Tables 2 and 2A which were not included in the Phase 1 Project as described by Table 3A.

The 2005 Project budget totaling \$15,432,000.00 is presented in Table 3B.

**TABLE 3A**  
**REUNION EAST CDD**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT**  
**INFRASTRUCTURE 2001 – 2003 PROJECT – PHASE 1**

| <u>Description</u>  | <u>Cost</u>         |
|---|---------------------|
| 3 Lift Stations   | \$540,000           |
| Pedestrian, Bikeway and Equestrian Trails                                       | \$4,600,000         |
| Mass Grading/Stormwater Facilities  | \$3,000,000         |
| Upland Preservation/Wetland Conservation Land<br>(188.04 acres x \$18,000/acre) | \$3,385,000         |
| <i>Sinclair Road 4 Lane Widening</i> <sup>1</sup>                               | \$2,000,000         |
| <i>Sinclair Road/Beltway 4 Lane Bridge</i> <sup>1</sup>                         | \$3,000,000         |
| <i>Existing Toho Water Authority Water/Wastewater Mains</i> <sup>1</sup>        | \$2,000,000         |
| RCID Connection Fee   | \$580,000           |
| I-4/532 Interchange   | \$870,000           |
| Vehicular Crossings & Tunnels   | \$1,200,000         |
| <i>Urbanize CR 545</i> <sup>1</sup>   | \$2,250,000         |
| <i>CR 532 4 Lane Widening</i> <sup>1</sup>                                      | \$2,435,000         |
| <i>On-Site Infrastructure</i> <sup>1</sup>                                      | \$9,228,000         |
| <i>Landscaping</i> <sup>1</sup>   | \$3,000,000         |
| <i>Master Irrigation</i> <sup>1</sup>   | \$1,000,000         |
| <i>Recreation</i> <sup>1</sup>  | \$1,000,000         |
| Professional Design Fees  | \$1,000,000         |
| <b>TOTAL =</b>  | <b>\$41,088,000</b> |

Revisions:

1. 5/22/02

**TABLE 3B**  
**REUNION EAST CDD**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT**  
**INFRASTRUCTURE 2005 PROJECT – PHASE 2**

| <u>Description</u>                     | <u>Cost</u>         |
|--|---------------------|
| Earthwork and Mass Grading             | \$3,352,952         |
| Roadway and Drainage                   | \$3,032,000         |
| Water, Wastewater and Reclaimed Water  | \$3,100,000         |
| UG Electric Duct Bank                  | \$500,000           |
| 2 <sup>nd</sup> Davenport Creek Bridge | \$2,400,000         |
| Landscape, Irrigation and Sidewalks    | \$2,300,000         |
| Professional Design Fees               | \$800,000           |
| <b>TOTAL =</b>                         | <b>\$15,484,952</b> |

#### **IV. PARCEL DEVELOPMENT COSTS**

Exhibit 9 presents a parcel by parcel breakdown of the site related development costs for each parcel located within the District boundaries. These cost estimates were prepared based on conceptual plans provided by Canin Associates, Inc., and experience on related project development by the District Engineer.

The total estimated cost for the development of these parcels is summarized in Table 4.

**TABLE 4**

#### **SUMMARY OF PARCEL DEVELOPMENT COSTS**

| <b>PARCEL</b>             | <b>COSTS</b>         |
|---------------------------|----------------------|
| Phase 1 Parcel 1          | \$ 6,517,520         |
| Phase 1 Parcel 2          | \$ 1,504,000         |
| Phase 1 Parcel 3B         | \$ 2,602,989         |
| Phase 1 Parcel 6          | \$ 2,016,000         |
| Phase 2 Parcel 3          | \$ 2,477,899         |
| Phase 2 Parcel 2, 2A & 2B | \$ 7,920,000         |
| <b>Total</b>              | <b>\$ 23,038,408</b> |



## **V. PARCEL DEVELOPMENT**

### **A. PHASE I PARCEL 1**

Phase I Parcel 1 includes 317 single-family lots on an 80.5 acre parcel. Exhibit 6 shows the location of Phase I Parcel 1 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 1 is included as Exhibit 6A. The site is designed with rear facing garages with access from rear yard alleys.

The construction of Phase I Parcel 1 requires the completion of the CR 545 intersection and Reunion East CDD roadway, which will provide access to Phase I Parcel 1. Additionally, one segment of roadway internal to Phase I Parcel 1 has been identified as a Reunion East CDD Infrastructure Element. The roadways associated with Phase I Parcel 1 that are classified as Reunion East CDD Infrastructure elements are identified as segments 'F-G' and 'G-H' on Exhibit 7.

The roadways east of CR 545 providing access to Phase I Parcel 1 include intersection improvements at designated project entrances along CR 532 and a two-lane collector road as depicted on Exhibit 7.

Infrastructure roadways and roadways internal to Phase I Parcel I will be two-lane urban section roadways constructed per Osceola County Land Development Regulations. Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways.

#### **Opinion of Probable Construction Costs**

Table 4A presents a summary of the probable construction costs for Phase I Parcel 1. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

#### **Permitting Status**

Phase I Parcel 1 has received the necessary zoning, preliminary plan, and final construction document approvals necessary to begin construction. A summary of permits related to this parcel is listed in Table 4B.

#### **Construction Status**

Construction of Phase I Parcel 1 has been completed in accordance with the Construction documents and associated permits.

# TABLE 4A

## REUNION EAST CDD

### PHASE 1 PARCEL 1

#### OPINION OF PROBABLE COSTS

| Infrastructure Item                                | Reunion East CDD                     |                          |              | Parcel Development Value |
|--|--------------------------------------|--------------------------|--------------|--------------------------|
|  | Total for Phase 1 Parcel 1 Land Area | Infrastructure Component |              |                          |
| Roadways and Drainage                              | \$ 2,355,211                         | \$ 551,965               | \$ 1,803,246 |                          |
| Potable Water, Wastewater & Effluent Reuse         | \$ 1,106,688                         | \$ 149,049               | \$ 957,639   |                          |
| Electrical, Communications & Lighting              | \$ 190,200                           | \$ 6,000                 | \$ 184,200   |                          |
| Mass Grading                                       | \$ 601,620                           | -                        | \$ 601,620   |                          |
| Landscaping, Hardscape, Sidewalks and Irrigation   | \$ 1,225,059                         | \$ 166,093               | \$ 1,058,965 |                          |
| Parks, Recreation and Gatehouse                    | \$ 198,250                           | -                        | \$ 198,250   |                          |
| Other On-Site Amenities ( Pool, Active Recreation) | \$ 550,000                           | -                        | \$ 550,000   |                          |
| Sub Total Hard Costs                               | \$ 6,227,028                         | \$ 873,107               | \$ 5,353,920 |                          |
| Contingency 10%                                    | \$ 622,703                           | \$ 87,311                | \$ 535,392   |                          |
| <b>Soft Costs</b>                                  |                                      |                          |              |                          |
| Design Fees  | \$ 362,210                           | \$ 45,000                | \$ 317,210   |                          |
| Surveying and Platting                             | \$ 55,650                            | -                        | \$ 55,650    |                          |
| Testing Services                                   | \$ 137,760                           | \$ 16,260                | \$ 121,500   |                          |
| Permitting and Inspection Fees                     | \$ 101,588                           | \$ 21,828                | \$ 133,848   |                          |
| Wastewater Impact Fee                              | NA                                   | NA                       | NA           |                          |
| Sub Total Soft Costs                               | \$ 657,208                           | \$ 83,088                | \$ 628,208   |                          |
| <b>Grand Totals</b>                                | \$ 7,506,938                         | \$ 1,043,506             | \$ 6,517,520 |                          |

TABLE 4B

## REUNION EAST CDD

**PHASE 1 PARCEL 1  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 3  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 1 Parcel 1                        | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC3   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Approved & Recorded    |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |
| Wastewater Lift Station Permit                                  | Approved               |

**B. PHASE I PARCEL 2**

Phase I Parcel 2 includes 94 development units on a 9.3 acre parcel. Exhibit 6 shows the location of Phase I Parcel 2 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 2 is included as Exhibit 6B.

Phase I Parcel 2 will have direct access to CR 545. The internal streets and sidewalks for Phase I Parcel 2 will be constructed per Osceola County Land Development Regulations.

**Opinion of Probable Construction Costs**

Table 5A presents a summary of the probable construction costs for Phase I Parcel 2. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7. For detailed information regarding CDD infrastructure costs, refer to the Engineer's Cost Report for Reunion East Community Development District.

**Permitting Status**

Phase I Parcel 2 has received the necessary zoning, preliminary plan, and final construction document approvals necessary to begin construction. A summary of permits related to this parcel is listed in Table 5B.

**Construction Status**

Construction of Phase I Parcel 2 has been completed in accordance with the Construction documents and associated permits.

# TABLE 5A

## REUNION EAST CDD

### PHASE 1 PARCEL 2

#### OPINION OF PROBABLE COSTS

| Infrastructure Item                                | Total for Phase 1  |                          | Reunion East CDD         |                          | Parcel Development Value |
|--|--------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|  | Parcel 2 Land Area | Infrastructure Component | Infrastructure Component | Parcel Development Value |                          |
| Roadways and Drainage                              | \$ 382,210         | \$ 182,297               | \$ 199,913               |                          |                          |
| Potable Water, Wastewater & Effluent Reuse         | \$ 271,972         | \$ 213,488               | \$ 58,484                |                          |                          |
| Electrical, Communications & Lighting              | \$ 37,600          | -                        | \$ 37,600                |                          |                          |
| Mass Grading                                       | \$ 196,544         | \$ 48,006                | \$ 148,538               |                          |                          |
| Landscaping, Hardscape, Sidewalks and Irrigation   | \$ 425,500         | \$ 100,000               | \$ 325,500               |                          |                          |
| Other On-Site Amenities ( Pool, Active Recreation) | \$ 450,000         | -                        | \$ 450,000               |                          |                          |
| Sub Total Hard Costs                               | \$ 1,763,826       | \$ 543,791               | \$ 1,220,035             |                          |                          |
| Contingency 10%                                    | \$ 176,383         | \$ 54,379                | \$ 122,004               |                          |                          |
| <b>Soft Costs</b>                                  |                    |                          |                          |                          |                          |
| Design Fees  | \$ 155,360         | \$ 30,000                | \$ 125,360               |                          |                          |
| Surveying and Platting                             | \$ 25,000          | -                        | \$ -                     |                          |                          |
| Testing Services                                   | \$ 76,950          | -                        | \$ -                     |                          |                          |
| Permitting and Inspection Fees                     | \$ 52,915          | \$ 16,314                | \$ 36,601                |                          |                          |
| Wastewater Impact Fee                              | NA                 | NA                       | NA                       |                          |                          |
| Sub Total Soft Costs                               | \$ 310,225         | \$ 46,314                | \$ 161,961               |                          |                          |
| Grand Totals                                       | \$ 2,250,434       | \$ 644,484               | \$ 1,504,000             |                          |                          |

**TABLE 5B**

**REUNION EAST CDD**

**PHASE 1 PARCEL 2  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 3  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 2 Parcel 1                        | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC3   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Approved               |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |

### **C. PHASE I PARCEL 3B**

Phase I Parcel 3B includes entitlements for a maximum of 88 development units on a 13.70 acre parcel. The current site plan shows 84 development units due to the location of the initial entrance road that will be replaced by the planned CR 545 overpass. Exhibit 6 shows the location of Phase I Parcel 3B and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 3B is included as Exhibit 6C.

Phase I Parcel 3B will have direct access to CR 545 via the CDD Infrastructure Roadway. The internal streets and sidewalks for Phase I Parcel 3B will be constructed per Osceola County Land Development Regulations.

#### **Opinion of Probable Construction Costs**

Table 6A presents a summary of the probable construction costs for Phase I Parcel 3B. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

#### **Permitting Status**

Phase I Parcel 3B has received the necessary zoning, and preliminary plan approvals. Final construction documents are currently being processed through Osceola County, the City of Kissimmee, the South Florida Water Management District, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 6B.

#### **Construction Status**

Construction of Phase I Parcel 3B has been completed in accordance with the Construction documents and associated permits.

**TABLE 6A**

**REUNION EAST CDD**

**PHASE 1 PARCEL 3B**

**OPINION OF PROBABLE COSTS**

| Infrastructure Item                                | Total for Phase 1   |                          | Reunion East CDD         |                          | Parcel Development Value |
|--|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|  | Parcel 3B Land Area | Infrastructure Component | Infrastructure Component | Parcel Development Value |                          |
| Roadways and Drainage                              | \$ 380,178          | \$ -                     | \$ -                     | \$ 380,178               |                          |
| Potable Water, Wastewater & Effluent Reuse         | \$ 200,520          | \$ -                     | \$ -                     | \$ 200,520               |                          |
| Electrical, Communications & Lighting              | \$ 240,000          | \$ -                     | \$ -                     | \$ 240,000               |                          |
| Mass Grading                                       | \$ 202,500          | \$ -                     | \$ -                     | \$ 202,500               |                          |
| Landscaping, Hardscape, Sidewalks and Irrigation   | \$ 850,000          | \$ -                     | \$ -                     | \$ 850,000               |                          |
| Other On-Site Amenities ( Pool, Active Recreation) | \$ 513,871          | \$ 500,000               | \$ 500,000               | \$ 13,871                |                          |
| Sub Total Hard Costs                               | \$ 2,387,069        | \$ 500,000               | \$ 500,000               | \$ 1,887,069             |                          |
| Contingency 10%                                    | \$ 238,707          | \$ 50,000                | \$ 50,000                | \$ 188,707               |                          |
| <b>Soft Costs</b>                                  |                     |                          |                          |                          |                          |
| Design Fees  | \$ 238,707          | \$ -                     | \$ -                     | \$ 238,707               |                          |
| Surveying and Platting                             | \$ 13,000           | \$ -                     | \$ -                     | \$ -                     |                          |
| Testing Services                                   | \$ 100,000          | \$ -                     | \$ -                     | \$ -                     |                          |
| Permitting and Inspection Fees                     | \$ 71,612           | \$ 15,000                | \$ 15,000                | \$ 56,612                |                          |
| Wastewater Impact Fee                              | \$ 231,894          | NA                       | \$ -                     | \$ 231,894               |                          |
| Sub Total Soft Costs                               | \$ 655,213          | \$ 15,000                | \$ 15,000                | \$ 527,213               |                          |
| <b>Grand Totals</b>                                | \$ 3,280,989        | \$ 565,000               | \$ 565,000               | \$ 2,602,989             |                          |



**TABLE 6B**

**REUNION EAST CDD**

**PHASE 1 PARCEL 3B  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 3  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 1 Parcel 3b                       | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC3   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Pending                |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |

**D. PHASE I PARCEL 6**

Phase I Parcel 6 includes a maximum of 144 development units on a 11.90 acre parcel. Exhibit 6 shows the location of Phase I Parcel 6 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 6 is included as Exhibit 6D.

Phase 1 Parcel 6 will have direct access to CR 532 via the CDD Infrastructure Roadway. The internal streets and sidewalks for Phase I Parcel 6 will be constructed per Osceola County Land Development Regulations.

**Opinion of Probable Construction Costs**

Table 7A presents a summary of the probable construction costs for Phase I Parcel 6. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

**Permitting Status**

Phase I Parcel 6 has received the necessary zoning, and preliminary plan approvals. Final construction documents are currently being processed through Osceola County, the City of Kissimmee, the South Florida Water Management District, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 7B.

**Construction Status**

Construction of Phase I Parcel 6 has been completed in accordance with the Construction documents and associated permits.

# **Public Facilities Report**

## **Reunion East Community Development District**

August 1, 2016

By: Governmental Management Services-Central Florida, LLC  
District Manager  
135 West Central Boulevard, Suite 320  
Orlando, Florida 32801

## Table on Contents

- I. Purpose and Scope
- II. General Information
- III. Public Facilities
- IV. Proposed Expansion Over the Next Ten Years
- V. Replacement of Facilities

Public Facilities Report  
Reunion East Community Development District  
August 1, 2016

## **I. Purpose and Scope**

This report is provided at the request of Reunion East Community Development District (the "District") as an obligation under Section 189.08 Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

## **II. Introduction**

The District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), by Ordinance No. 01-31, enacted by the County of Osceola, Florida. The Development in which the District is located is bifurcated by Interstate 4 and County Road 545, and is adjacent to County Road 532 and Champions Gate, an established resort community. The original Reunion East CDD consisted of 996.41 acres, the district has acquired an additional 282.13 acres since then bringing the total number of acres to 1,278.54. Reunion East is approved for 404 commercial spaces, 404 hotel rooms, 2,809 multi-family units, 775 single-family units, and an 18-hole golf course within the district.

## **III. Public Facilities**

The District has constructed and/or acquired the facilities detailed in the Districts Engineer's Report which is attached as Exhibit A.

## **IV. Proposed Expansions over the Next Ten Years**

The District has no plans to expand the facilities within the next 10 years.

## **V. Replacement of Public Facilities**

There are currently no plans to replace the District's public facilities.

## **VI. Anticipated Completion Date**

Unknown at this time

**Exhibit A**

**Engineer's Report**

# Engineer's Cost Report

For

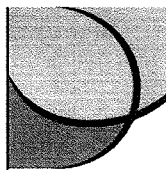


## Reunion East Community Development District Osceola County, Florida

Revised: February 27, 2002      July 10, 2003  
March 15, 2002      February 22, 2005  
May 22, 2002  
July 2, 2002  
July 31, 2002  
June 23, 2003

Prepared by:  
Miller Einhouse Rymer & Boyd, Inc.  
230 E. Monument Ave., Suite B  
Kissimmee, Florida 34741

Prepared for:  
Reunion East CDD Board of Supervisors  
610 Sycamore Street Suite 140  
Celebration, Florida 34747



# Miller Einhouse Rymer & Boyd

## COMMUNITY PLANNING

February 22, 2005

## PROJECT MANAGEMENT

## CIVIL ENGINEERING

## LANDSCAPE ARCHITECTURE

Mr. Tom McCarthy, Chairman  
Reunion East Community Development District  
Board of Supervisors  
610 Sycamore Street, Suite 140  
Celebration, FL 34747

**RE: Reunion East Community Development District  
Revised Engineer's Cost Report**

Dear Mr. McCarthy:

Submitted herewith is the revised Engineer's Cost Report for the Reunion East CDD. This report provides cost estimates for the Master Infrastructure proposed to be constructed with the District Boundaries; other Master Infrastructure proposed to be constructed both within and outside of the District Boundaries, which will be shared with the Reunion West CDD, and certain assessments that have been levied on the Reunion landowner for infrastructure already constructed by other governmental entities.

### OFFICERS

Barry H. Rymer, R.L.A.  
President

Jeffery D. Einhouse, P.E.  
Executive Vice President

Steven N. Boyd, P.E.  
Vice President

### SENIOR ASSOCIATE

Stephen C. Besley

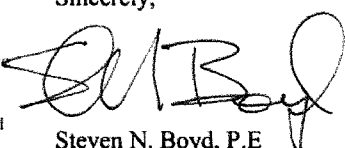
This revised Engineer's Cost report includes the following revisions and additions:

- The project narrative, tables and exhibits have been updated to include additional land areas to be annexed into the CDD in the near future.
- Table 1 has been revised to reflect an updated development program and total land area.
- Table 3B is included to describe the Phase 2 – 2005 Project Budget.

As District Engineer, I hereby certify that the information contained herein is accurate as of the date of this report. Please feel free to contact me directly regarding any questions you or other Supervisors may have. On behalf of our firm, we appreciate the opportunity to assist the District in these matters.

Sincerely,

500 Winderley Place  
Suite 100  
Maitland, FL 32751  
Phone 407-838-8041  
Fax 407-838-8047

  
Steven N. Boyd, P.E.  
District Engineer

230 E. Monument Ave.  
Suite B  
Kissimmee, FL 34741  
Phone 407-343-8192  
Fax 407-343-1994

cc: Mr. Ralph Ziegler, Vice-Chairman  
Mr. Jim Cooper, Supervisor  
Mr. Robert Ginn, Supervisor  
Mr. Tom Tukdarian, District Manager  
Ms. Jan Carpenter, District Counsel  
Mr. John (Sonny) Morris, Developer's Counsel

Mr. William Rizzetta, Financial Advisor  
Mr. Brett Sealy, Bond Underwriter  
Mr. Robert Gang, Bond Counsel  
Mr. Warren S. Bloom,  
Bond Underwriter's Counsel



## **TABLE OF CONTENTS**

|      |  |    |
|------|--|----|
| I.   | Introduction.....                            | 1  |
| II.  | District Boundary and Property Served .....  | 3  |
| III. | Proposed District Master Infrastructure..... | 3  |
| IV.  | Parcel Development Costs .....               | 13 |

### **EXHIBITS**

|    |  |
|----|--|
| 1  | District Boundary                                      |
| 2  | Approved DRI Master Plan – Map H                       |
| 3  | Approved PUD Concept Plan                              |
| 4  | Reunion Parcel Development Plan                        |
| 5  | Legal Description                                      |
| 6  | Parcel Development Plan                                |
| 6A | Phase I Parcel 1                                       |
| 6B | Phase I Parcel 2                                       |
| 6C | Phase I Parcel 3B                                      |
| 6D | Phase I Parcel 6                                       |
| 6E | Phase II Parcel 3                                      |
| 6F | Phase II Parcels 2, 2A, 2B                             |
| 7  | Master Infrastructure Graphic Depiction                |
| 8  | Master Infrastructure Cost Estimate                    |
| 8A | Shared Master Infrastructure Cost Estimate             |
| 9  | Parcel Development Cost Estimate                       |
| 10 | Landscape, Hardscape, Parks & Recreation Cost Estimate |

## **I. INTRODUCTION**

### **A. Description of the Reunion DRI Community**

Reunion Resort & Club of Orlando is a 2078.4 acre master planned Development of Regional Impact project ("Project") designed as a mixed use destination resort, containing amongst other elements two Community Development Districts ("Reunion East" and "Reunion West"). Exhibit 1, Location Map, indicates the project is bifurcated by Interstate 4 and County Road 545, and is adjacent to County Road 532. The site is located within Osceola County. A future interchange of the Western Beltway is currently under construction at Sinclair Road just north of the project.

The approved DRI Map H, Master Development Plan for the project is included as Exhibit 2. The approved PUD Concept Plan and Zoning Map mirrors the approved DRI Map H and is included as Exhibit 3. Exhibit 4 shows the proposed conceptual Parcel Development Plan for the entire Reunion project. The development programs indicated on the conceptual master plan are consistent with the approved DRI Map H depicted on Exhibit 2 and the approved PUD Concept Plan presented as Exhibit 3.

The following table describes the approved Development Program for the entire DRI/PUD.:

#### **Development Program**

| <u>Land Use</u>    | <u>Total</u> |
|--------------------|--------------|
| Resort Residential | 6,233 units  |
| Commercial         | 484,000 s.f. |
| Office             | 140,000 s.f. |
| Hotel              | 1,574 rms    |
| Golf Course        | 54 holes     |

### **B. Description of Reunion East Community Development District**

The original Reunion East CDD consisted of 996.41 acres. This Engineer's Report includes an updated CDD boundary that includes an additional 282.13 acres (to be annexed in the near future), bringing the total CDD area to 1,278.54 acres. A breakdown of the total area of the proposed development program within the District boundaries is summarized in Table 1. The previous and proposed boundaries of the Reunion East CDD are indicated on Exhibit 1.

**TABLE 1**  
**LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES**

| Parcel            | Land Use                   | # Units |       | Original Area (ac.) | Annex. Area (ac.) | Total Area (ac) |
|-------------------|----------------------------|---------|-------|---------------------|-------------------|-----------------|
| Phase 1 Parcel 1  | Resort Single Family       | 317     | D.U.  | 80.49               |                   | 80.49           |
| Phase 1 Parcel 2  | Resort Multi-Family        | 94      | D.U.  | 9.3                 |                   | 9.3             |
| Phase 1 Parcel 3B | Resort Multi-Family        | 88      | D.U.  | 13.7                |                   | 13.7            |
|                   | Resort Multi-Family        | 82      | D.U.  |                     |                   |                 |
| Phase 1 Parcel 3A | Convention / Meeting Space | 20,000  | GSF   | 11.25               |                   | 11.25           |
|                   | Golf Clubhouse             | 8,000   | GSF   |                     |                   |                 |
| Phase 1 Parcel 4A | Resort Multi-Family        | 126     | D.U.  | 11.77               |                   | 11.77           |
| Phase 1 Parcel 5A | Resort Multi-Family        | 112     | D.U.  | 9.77                |                   | 9.77            |
|                   | Resort Multi-Family        | 56      | D.U.  |                     |                   |                 |
| Phase 1 Parcel 5B | Hotel                      | 104     | Rooms | 36.48               |                   | 36.48           |
|                   | Commercial                 | 10,000  | GSF   |                     |                   |                 |
| Phase 1 Parcel 6  | Resort Multi-Family        | 154     | D.U.  | 11.9                |                   | 11.9            |
| Phase 1 Parcel 7A | Resort Multi-Family        | 755     | D.U.  | 36.79               |                   | 36.79           |
|                   | Convention / Meeting Space | 30,000  | GSF   |                     |                   |                 |
| Phase 1 Parcel 7B | Resort Multi-Family        | 112     | D.U.  | 8.35                |                   | 8.35            |
| Phase 1 Parcel 7C | Resort Multi-Family        | 154     | D.U.  | 18.99               |                   | 18.99           |
| Phase 2 Parcel 1  | Resort Single Family       | 94      | D.U.  | 20.5                |                   | 20.5            |
| Phase 2 Parcel 1A | Resort Single Family       | 177     | D.U.  | 33.59               |                   | 33.59           |
| Phase 2 Parcel 2A | Resort Multi-Family        | 176     | D.U.  | 23                  |                   | 23              |
| Phase 2 Parcel 3  | Resort Single Family       | 187     | D.U.  | 41.65               |                   | 41.65           |
| Phase 2 Parcel 4A | Sports & Recreation        |         |       | 5                   |                   | 5               |
| Phase 2 Parcel 4B | Resort Multi-Family        | 200     | D.U.  | 20.78               |                   | 20.78           |
| Phase 2 Parcel 5A | Resort Multi-Family        | 60      | D.U.  | 6                   |                   | 6               |
| Phase 2 Parcel 5B | Resort Multi-Family        | 300     | D.U.  | 22.31               |                   | 22.31           |
| Phase 2 Parcel 6  | Resort Multi-Family        | 105     | D.U.  |                     | 15                | 15              |
| Phase 2 Parcel 7  | Resort Multi-Family        | 36      | D.U.  |                     | 7.9               | 7.9             |
|                   | Hotel                      | 300     | Rooms |                     |                   |                 |
| Phase 2 Parcel 8  | Commercial                 | 170,000 | GSF   |                     | 32.08             | 32.08           |
|                   | Back of House              | 100,000 | GSF   |                     |                   |                 |
| Phase 2 Parcel 9  | Commercial                 | 66,000  | GSF   | 8.94                |                   | 8.94            |
| Phase 2 Parcel 13 | Resort Multi-Family        | 199     | D.U.  | 16.9                |                   | 16.9            |
| Phase 2 Parcel 14 | Fire Station               |         |       | 2                   |                   | 2               |
| Phase 2 Parcel 15 | Golf Maintenance           |         |       | 2.9                 |                   | 2.9             |
|                   | Golf Course                | 36      | Holes | 226.87              |                   | 226.87          |
|                   | Upland Preservation        |         |       | 65.5                | 113.5             | 179             |
|                   | Wetland Preservation       |         |       | 116.18              | 103.148           | 219.328         |
|                   | District Right-of-Way      |         |       | 25.8                | 9                 | 34.8            |
|                   | District Drainage Areas    |         |       | 108.95              | 1.5               | 110.45          |
|                   | Lift Station Tracts        |         |       | 0.75                |                   | 0.75            |
|                   | <b>TOTAL=</b>              |         |       | <b>996.41</b>       | <b>282.13</b>     | <b>1278.54</b>  |

## **II. DISTRICT BOUNDARY AND PROPERTY SERVED**

### **A. District Boundaries**

Exhibit 1 delineates the boundaries of the District. The District is surrounded by I-4 on the west, CR 532 on the south, and undeveloped property to the north and east.

### **B. Description of Properties Served**

The legal descriptions for the existing 996.41 acre CDD boundary and the 282.13 acres being annexed into the CDD are included as Exhibit 5. The land within the District consists of very well drained soils, with a significant degree of topographical relief. The groundwater table is typically well below the existing ground surface. Davenport Creek and its adjacent tributaries and wetlands traverse the District. Refer to Exhibit 2 for a graphic depiction of this system.

### **C. Existing Infrastructure**

The Toho Water Authority has existing water and wastewater mains west of CR 545 that are sufficient to serve build-out of the District's development program. Also, excellent roadway access is provided by CR 532, CR 545 and I-4.

## **III. PROPOSED DISTRICT MASTER INFRASTRUCTURE**

### **A. Summary of the Proposed District Infrastructure**

The District infrastructure will generally consist of the following:

- Roadways
- Water Mains
- Wastewater Gravity Lines, Forcemains and Lift Stations
- Electrical Conduit
- Landscaping/Hardscape/Signage
- Recreation, Parks and Related Resort Amenities
- Connections to City of Kissimmee Water and Wastewater Mains

### **B. Roadways**

The roadways within the District will consist of intersection improvements at designated project entrances along CR 532 and CR 545; two-lane collector roads as depicted on Exhibit 7, a two-lane overpass over CR 545; and shared roadways with the Reunion West CDD. The shared roadways include a two-lane overpass over I-4, and the off-site 4-laning of Sinclair Road from the northern boundary of the Reunion West CDD to CR 545.

A Municipal Service Benefit Use has been created to assess prior landowners within the District for the construction of the I-4/532 interchange. The principal amount will be shared by the East and West CDD's.

These improvements will be shared on an allocation of 42% to the Reunion West CDD and 58% to the Reunion East CDD. The allocation is based on the Equivalent Assessment Units in each District, as determined by the District's Financial Advisor.

Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations.

**C. Water, Wastewater and Electrical Infrastructure**

This infrastructure will consist of on-site potable water mains, wastewater gravity mains and forcemains, lift stations, effluent reuse irrigation mains and underground electrical cable. These facilities will be constructed in accordance with the County's Land Development Regulations, the Toho Water Authority, and the Florida Department of Environmental Protection. In addition to the on-site infrastructure, the District will reimburse its allocated share (58%) to the Toho Water Authority for prior construction of major water and wastewater mains alongside CR 545.

The potable water system includes the necessary valving, fire hydrants and individual services necessary to serve individual lots and development parcels. A Master Water System Plan has been prepared by the District Engineer, and the plan has been approved by the water provider, the Toho Water Authority. The system design provides for the necessary fire flows based on specific land uses throughout the District.

The wastewater infrastructure includes gravity lines, forcemains, lift stations and individual services necessary to serve adjacent individual lots and development parcels, consistent with the approved Master Wastewater Plan.

All water and wastewater infrastructure will be constructed by the District, and then dedicated to the Toho Water Authority for perpetual operation and maintenance.

A central master irrigation holding pond is located east of CR 545. An underground well system provides surficial groundwater as a source of non-potable water. The Toho Water Authority will provide highly treated wastewater effluent from an effluent reuse main located adjacent to CR 532. These two sources of water will be used as the sources of irrigation water for the District's

total irrigation needs. A Water Use Permit has been approved by the SFWMD with an allocation sufficient to provide the quantity of water necessary to satisfy the projected irrigation demands for the District.

Electrical cable will be constructed adjacent to all collector roadways sufficient to serve all adjacent individual lots and development parcels. Street lighting will also be included along the collector roadways. The electrical provider is Progress Energy Corporation.

**D. Stormwater Management Facilities**

A master stormwater system will be constructed in accordance with the Master Drainage Plan which has been permitted through the South Florida Water Management District. This system consists primarily of dry swales/ponds which are typically interconnected, and discharge at defined natural outfalls throughout the project site. Most of these dry swales/ponds are located within the two golf courses located within the District. The remaining swales/ponds are incorporated into the project as amenities.

The Reedy Creek Improvement District assesses a permit fee to discharge into its drainage system. This fee will be shared by the East and West CDD's (58% East and 42% West).

**E. Landscaping/Hardscape**

Landscaping/hardscape will be provided at project entrances, along the project collector roadways, and within development parcels. Xeriscape landscaping principles will be incorporated into the design to minimize the need for irrigation water. Existing specimen trees are being saved and re-located throughout the District. A substantial buffer will be constructed along I-4. Cost estimates provided herein for these uses were provided by the Project Landscape Architect, Canin and Associates, Inc.

**F. Recreation and Parks**

Recreation and park areas are planned within the District, which will serve the future residents of both the East and West CDD's. These amenities include an extensive bikeway, pedestrian, and equestrian trail system; boardwalks within the expansive and inter-connected upland preservation/Davenport Creek wetland system; community pools; and related recreational amenities.

A Habitat Management Plan has been approved by the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service. This plan requires the upland presentation area depicted east of I-4 and West of CR 545 to

be preserved and maintained. The District will acquire this area and the wetland conservation tracts, and maintain these systems in perpetuity.

**G. Opinion of Probable Construction Costs**

Table 2 presents a summary of the probable construction costs for the District's master infrastructure. A graphic depiction of the Master Civil Infrastructure and detailed back-up cost estimates are provided on Exhibits 7, 8 & 9, respectively. Exhibit 10 provides a cost estimate for the landscape, hardscape, parks and recreation items.

**TABLE 2**  
**REUNION EAST CDD**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT**  
**ON-SITE INFRASTRUCTURE**

| <b>Infrastructure Item</b>  | <b>Cost <sup>(1)</sup></b> |
|---|----------------------------|
| Roadways and Drainage   | \$4,692,952                |
| Potable Water, Wastewater, & Effluent Reuse                                 | \$2,210,000                |
| Electrical, Communications & Lighting                                       | \$4,350,000                |
| Roadway Intersection Improvements   | \$1,000,000                |
| Vehicular Crossings and Tunnels/CR 545 Bridge/Wetland Crossings             | \$10,500,000               |
| Mass Grading/Stormwater Facilities  | \$3,000,000                |
| <i>Landscaping, Hardscape, Sidewalks and Irrigation<sup>1</sup></i>         | <i>\$2,775,000</i>         |
| Parks, Recreation and Gatehouse   | \$1,170,000                |
| <i>Community Feature Pool &amp; Water Park<sup>1,2</sup></i>                | <i>\$6,000,000</i>         |
| <i>2<sup>nd</sup> Davenport Creek Bridge and Road to CR 532<sup>3</sup></i> | <i>\$6,000,000</i>         |
| <i>Seven Eagles Community Pool Building<sup>1</sup></i>                     | <i>\$1,000,000</i>         |
| Land for ROW, Conservation Areas and Stormwater Ponds                       | \$3,385,000                |
| <b>Subtotal =</b>   | <b>\$40,082,952</b>        |

Revisions:

1. 6/23/03
2. Nov. 11, 2004 :Developer to Acquire Community Feature Pool and Water Park:  
Deduct \$6,000,000
3. Nov. 11, 2004: 2nd Davenport Creek Bridge and Road to CR 532:  
Add \$6,000,000



**TABLE 2A**  
**REUNION EAST CDD**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT**  
**OFF-SITE AND SHARED MASTER INFRASTRUCTURE**

| <b>Infrastructure Item</b>                           | <b>Cost <sup>(1)(2)</sup></b> |
|--|-------------------------------|
| I-4 Overpass   | \$2,900,000                   |
| Sinclair Road 4 Laning                               | \$1,700,000                   |
| Sinclair Road/Beltway 4 Lane Bridge                  | \$1,740,000                   |
| I-4/532 Interchange                                  | \$870,000                     |
| Existing Toho Water Authority Water/Wastewater Mains | \$1,160,000                   |
| RCID Connection Fee                                  | \$580,000                     |
| Landscaping, Hardscape, Sidewalks & Irrigation       | \$7,540,000                   |
| <b><u>Subtotal =</u></b>                             | <b><u>\$16,490,000</u></b>    |
| <b>TOTAL =</b>                                       | <b>\$56,572,952</b>           |

- (1) The costs are derived from expected quantities of infrastructure multiplied by units costs typical of the construction industry in Central Florida. All costs are based on master plans for each item. Provision for professional fees at 10% are included in the costs. The costs do not include legal, administration, operation, maintenance and financing costs.  
(6/23/03)
- (2) Costs depicted are Reunion East CDD's allocated share (58%) of total cost.

#### **H. 2001 Project – Phase 1**

Construction of the infrastructure for the District was commenced by the Developer in 2001. The initial construction consisted of mass grading and stormwater facilities. Additional roadway, utility, landscaping, landscape, parks, recreation, and stormwater facilities construction began in 2002. The 2001 Phase I Project has been completed as of February 2005 and currently provides roadway and utility infrastructure serving Phase 1 Parcels 1, 2, 3, 4, 5, 6, and Phase 2 Parcels 1, 1A, 2, and 3.

The following permits for construction were issued for the completed Phase I Project.

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- The Toho Water Authority (Water, Waste-water and effluent reuse)
- ECFRPC, DCA (DRI Development Order Compliance)

The Phase 1 cost summary for the District Infrastructure, including land acquisition and capital reimbursement for off-site and shared facilities, is presented in Table 3A.

**I. 2005 Project – Phase 2**

The 2005 Project consists of Design, Permitting and Construction of the second bridge over Davenport Creek, a second roadway connection from the Village Center to CR 532 and the balance of all other construction not included in the Phase 1 Project.. Once complete this additional infrastructure will serve development units within Phase 2 Parcels 4, 5, 6, 7 and 8.

Permits for construction are required prior to the start of infrastructure construction. Permits from the following agencies will be required:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- Toho Water Authority (Water, Waste-water and effluent reuse)

Design of the bridge has been initiated and construction on the bridge and roadway will begin in the 3<sup>rd</sup> quarter of 2005.

The 2005 Project includes the balance of all improvements described in Tables 2 and 2A which were not included in the Phase 1 Project as described by Table 3A.

The 2005 Project budget totaling \$15,432,000.00 is presented in Table 3B.

**TABLE 3A**  
**REUNION EAST CDD**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT**  
**INFRASTRUCTURE 2001 – 2003 PROJECT – PHASE 1**

| <u>Description</u>  | <u>Cost</u>         |
|---|---------------------|
| 3 Lift Stations   | \$540,000           |
| Pedestrian, Bikeway and Equestrian Trails                                       | \$4,600,000         |
| Mass Grading/Stormwater Facilities  | \$3,000,000         |
| Upland Preservation/Wetland Conservation Land<br>(188.04 acres x \$18,000/acre) | \$3,385,000         |
| <i>Sinclair Road 4 Lane Widening<sup>1</sup></i>                                | <i>\$2,000,000</i>  |
| <i>Sinclair Road/Beltway 4 Lane Bridge<sup>1</sup></i>                          | <i>\$3,000,000</i>  |
| <i>Existing Toho Water Authority Water/Wastewater Mains<sup>1</sup></i>         | <i>\$2,000,000</i>  |
| RCID Connection Fee   | \$580,000           |
| I-4/532 Interchange   | \$870,000           |
| Vehicular Crossings & Tunnels   | \$1,200,000         |
| <i>Urbanize CR 545<sup>1</sup></i>  | <i>\$2,250,000</i>  |
| <i>CR 532 4 Lane Widening<sup>1</sup></i>                                       | <i>\$2,435,000</i>  |
| <i>On-Site Infrastructure<sup>1</sup></i>                                       | <i>\$9,228,000</i>  |
| <i>Landscaping<sup>1</sup></i>  | <i>\$3,000,000</i>  |
| <i>Master Irrigation<sup>1</sup></i>  | <i>\$1,000,000</i>  |
| <i>Recreation<sup>1</sup></i>   | <i>\$1,000,000</i>  |
| Professional Design Fees  | \$1,000,000         |
| <b>TOTAL =</b>  | <b>\$41,088,000</b> |

Revisions:

1. 5/22/02

**TABLE 3B**  
**REUNION EAST CDD**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT**  
**INFRASTRUCTURE 2005 PROJECT – PHASE 2**

| <u>Description</u>                     | <u>Cost</u>         |
|--|---------------------|
| Earthwork and Mass Grading             | \$3,352,952         |
| Roadway and Drainage                   | \$3,032,000         |
| Water, Wastewater and Reclaimed Water  | \$3,100,000         |
| UG Electric Duct Bank                  | \$500,000           |
| 2 <sup>nd</sup> Davenport Creek Bridge | \$2,400,000         |
| Landscape, Irrigation and Sidewalks    | \$2,300,000         |
| Professional Design Fees               | \$800,000           |
| <b>TOTAL =</b>                         | <b>\$15,484,952</b> |

#### **IV. PARCEL DEVELOPMENT COSTS**

Exhibit 9 presents a parcel by parcel breakdown of the site related development costs for each parcel located within the District boundaries. These cost estimates were prepared based on conceptual plans provided by Canin Associates, Inc., and experience on related project development by the District Engineer.

The total estimated cost for the development of these parcels is summarized in Table 4.

**TABLE 4**  
**SUMMARY OF PARCEL DEVELOPMENT COSTS**

| <b>PARCEL</b>             | <b>COSTS</b>         |
|---------------------------|----------------------|
| Phase 1 Parcel 1          | \$ 6,517,520         |
| Phase 1 Parcel 2          | \$ 1,504,000         |
| Phase 1 Parcel 3B         | \$ 2,602,989         |
| Phase 1 Parcel 6          | \$ 2,016,000         |
| Phase 2 Parcel 3          | \$ 2,477,899         |
| Phase 2 Parcel 2, 2A & 2B | \$ 7,920,000         |
| <b>Total</b>              | <b>\$ 23,038,408</b> |

## **V. PARCEL DEVELOPMENT**

### **A. PHASE I PARCEL 1**

Phase I Parcel 1 includes 317 single-family lots on an 80.5 acre parcel. Exhibit 6 shows the location of Phase I Parcel 1 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 1 is included as Exhibit 6A. The site is designed with rear facing garages with access from rear yard alleys.

The construction of Phase I Parcel 1 requires the completion of the CR 545 intersection and Reunion East CDD roadway, which will provide access to Phase I Parcel 1. Additionally, one segment of roadway internal to Phase I Parcel 1 has been identified as a Reunion East CDD Infrastructure Element. The roadways associated with Phase I Parcel 1 that are classified as Reunion East CDD Infrastructure elements are identified as segments 'F-G' and 'G-H' on Exhibit 7.

The roadways east of CR 545 providing access to Phase I Parcel 1 include intersection improvements at designated project entrances along CR 532 and a two-lane collector road as depicted on Exhibit 7.

Infrastructure roadways and roadways internal to Phase I Parcel I will be two-lane urban section roadways constructed per Osceola County Land Development Regulations. Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways.

#### **Opinion of Probable Construction Costs**

Table 4A presents a summary of the probable construction costs for Phase I Parcel 1. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

#### **Permitting Status**

Phase I Parcel 1 has received the necessary zoning, preliminary plan, and final construction document approvals necessary to begin construction. A summary of permits related to this parcel is listed in Table 4B.

#### **Construction Status**

Construction of Phase I Parcel 1 has been completed in accordance with the Construction documents and associated permits.

# TABLE 4A

## REUNION EAST CDD

### PHASE 1 PARCEL 1

#### OPINION OF PROBABLE COSTS

| Infrastructure Item                                | Reunion East CDD                        |                             |    | Parcel Development Value |
|--|---|-----------------------------|----|--------------------------|
|  | Total for Phase 1<br>Parcel 1 Land Area | Infrastructure<br>Component |    |                          |
| Roadways and Drainage                              | \$ 2,355,211                            | \$ 551,965                  | \$ | 1,803,246                |
| Potable Water, Wastewater & Effluent Reuse         | \$ 1,106,688                            | \$ 149,049                  | \$ | 957,639                  |
| Electrical, Communications & Lighting              | \$ 190,200                              | \$ 6,000                    | \$ | 184,200                  |
| Mass Grading                                       | \$ 601,620                              | -                           | \$ | 601,620                  |
| Landscaping, Hardscape, Sidewalks and Irrigation   | \$ 1,225,059                            | \$ 166,093                  | \$ | 1,058,965                |
| Parks, Recreation and Gatehouse                    | \$ 198,250                              | -                           | \$ | 198,250                  |
| Other On-Site Amenities ( Pool, Active Recreation) | \$ 550,000                              | -                           | \$ | 550,000                  |
| Sub Total Hard Costs                               | \$ 6,227,028                            | \$ 873,107                  | \$ | 5,353,920                |
| Contingency 10%                                    | \$ 622,703                              | \$ 87,311                   | \$ | 535,392                  |
| <b>Soft Costs</b>                                  |   |                             |    |                          |
| Design Fees  | \$ 362,210                              | \$ 45,000                   | \$ | 317,210                  |
| Surveying and Platting                             | \$ 55,650                               | -                           | \$ | 55,650                   |
| Testing Services                                   | \$ 137,760                              | \$ 16,260                   | \$ | 121,500                  |
| Permitting and Inspection Fees                     | \$ 101,588                              | \$ 21,828                   | \$ | 133,848                  |
| Wastewater Impact Fee                              | NA                                      | NA                          | NA | NA                       |
| Sub Total Soft Costs                               | \$ 657,208                              | \$ 83,088                   | \$ | 628,208                  |
| Grand Totals                                       | \$ 7,506,938                            | \$ 1,043,506                | \$ | 6,517,520                |



**TABLE 4B**

**REUNION EAST CDD**

**PHASE 1 PARCEL 1  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 3  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 1 Parcel 1                        | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC3   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Approved & Recorded    |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |
| Wastewater Lift Station Permit                                  | Approved               |

## **B. PHASE I PARCEL 2**

Phase I Parcel 2 includes 94 development units on a 9.3 acre parcel. Exhibit 6 shows the location of Phase I Parcel 2 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 2 is included as Exhibit 6B.

Phase I Parcel 2 will have direct access to CR 545. The internal streets and sidewalks for Phase I Parcel 2 will be constructed per Osceola County Land Development Regulations.

### **Opinion of Probable Construction Costs**

Table 5A presents a summary of the probable construction costs for Phase I Parcel 2. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7. For detailed information regarding CDD infrastructure costs, refer to the Engineer's Cost Report for Reunion East Community Development District.

### **Permitting Status**

Phase I Parcel 2 has received the necessary zoning, preliminary plan, and final construction document approvals necessary to begin construction. A summary of permits related to this parcel is listed in Table 5B.

### **Construction Status**

Construction of Phase I Parcel 2 has been completed in accordance with the Construction documents and associated permits.

**TABLE 5A**  
**REUNION EAST CDD**  
**PHASE 1 PARCEL 2**  
**OPINION OF PROBABLE COSTS**

| Infrastructure Item                                | Reunion East CDD                     |                          |              | Parcel Development Value |
|--|--------------------------------------|--------------------------|--------------|--------------------------|
|  | Total for Phase 1 Parcel 2 Land Area | Infrastructure Component |              |                          |
| Roadways and Drainage                              | \$ 382,210                           | \$ 182,297               | \$ 199,913   |                          |
| Potable Water, Wastewater & Effluent Reuse         | \$ 271,972                           | \$ 213,488               | \$ 58,484    |                          |
| Electrical, Communications & Lighting              | \$ 37,600                            | -                        | \$ 37,600    |                          |
| Mass Grading                                       | \$ 196,544                           | \$ 48,006                | \$ 148,538   |                          |
| Landscaping, Hardscape, Sidewalks and Irrigation   | \$ 425,500                           | \$ 100,000               | \$ 325,500   |                          |
| Other On-Site Amenities ( Pool, Active Recreation) | \$ 450,000                           | -                        | \$ 450,000   |                          |
| Sub Total Hard Costs                               | \$ 1,763,826                         | \$ 543,791               | \$ 1,220,035 |                          |
| Contingency 10%                                    | \$ 176,383                           | \$ 54,379                | \$ 122,004   |                          |
| <b>Soft Costs</b>                                  |                                      |                          |              |                          |
| Design Fees  | \$ 155,360                           | \$ 30,000                | \$ 125,360   |                          |
| Surveying and Platting                             | \$ 25,000                            | -                        | \$ -         |                          |
| Testing Services                                   | \$ 76,950                            | -                        | \$ -         |                          |
| Permitting and Inspection Fees                     | \$ 52,915                            | \$ 16,314                | \$ 36,601    |                          |
| Wastewater Impact Fee                              | NA                                   | NA                       | NA           |                          |
| Sub Total Soft Costs                               | \$ 310,225                           | \$ 46,314                | \$ 161,961   |                          |
| <b>Grand Totals</b>                                | \$ 2,250,434                         | \$ 644,484               | \$ 1,504,000 |                          |

**TABLE 5B**

**REUNION EAST CDD**

**PHASE 1 PARCEL 2  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 3  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 2 Parcel 1                        | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC3   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Approved               |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |

**C. PHASE I PARCEL 3B**

Phase I Parcel 3B includes entitlements for a maximum of 88 development units on a 13.70 acre parcel. The current site plan shows 84 development units due to the location of the initial entrance road that will be replaced by the planned CR 545 overpass. Exhibit 6 shows the location of Phase I Parcel 3B and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 3B is included as Exhibit 6C.

Phase I Parcel 3B will have direct access to CR 545 via the CDD Infrastructure Roadway. The internal streets and sidewalks for Phase I Parcel 3B will be constructed per Osceola County Land Development Regulations.

**Opinion of Probable Construction Costs**

Table 6A presents a summary of the probable construction costs for Phase I Parcel 3B. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

**Permitting Status**

Phase I Parcel 3B has received the necessary zoning, and preliminary plan approvals. Final construction documents are currently being processed through Osceola County, the City of Kissimmee, the South Florida Water Management District, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 6B.

**Construction Status**

Construction of Phase I Parcel 3B has been completed in accordance with the Construction documents and associated permits.

# TABLE 6A

## REUNION EAST CDD

### PHASE 1 PARCEL 3B

#### OPINION OF PROBABLE COSTS

| Infrastructure Item                                | Total for Phase 1   |                          | Reunion East CDD         |                          | Parcel Development Value |
|--|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|  | Parcel 3B Land Area | Infrastructure Component | Infrastructure Component | Parcel Development Value |                          |
| Roadways and Drainage                              | \$ 380,178          | \$ -                     | \$ -                     | \$ 380,178               |                          |
| Potable Water, Wastewater & Effluent Reuse         | \$ 200,520          | \$ -                     | \$ -                     | \$ 200,520               |                          |
| Electrical, Communications & Lighting              | \$ 240,000          | \$ -                     | \$ -                     | \$ 240,000               |                          |
| Mass Grading                                       | \$ 202,500          | \$ -                     | \$ -                     | \$ 202,500               |                          |
| Landscaping, Hardscape, Sidewalks and Irrigation   | \$ 850,000          | \$ -                     | \$ -                     | \$ 850,000               |                          |
| Other On-Site Amenities ( Pool, Active Recreation) | \$ 513,871          | \$ 500,000               | \$ 500,000               | \$ 13,871                |                          |
| Sub Total Hard Costs                               | \$ 2,387,069        | \$ 500,000               | \$ 500,000               | \$ 1,887,069             |                          |
| Contingency 10%                                    | \$ 238,707          | \$ 50,000                | \$ 50,000                | \$ 188,707               |                          |
| <b>Soft Costs</b>                                  |                     |                          |                          |                          |                          |
| Design Fees  | \$ 238,707          | \$ -                     | \$ -                     | \$ 238,707               |                          |
| Surveying and Platting                             | \$ 13,000           | \$ -                     | \$ -                     | \$ -                     |                          |
| Testing Services                                   | \$ 100,000          | \$ -                     | \$ -                     | \$ -                     |                          |
| Permitting and Inspection Fees                     | \$ 71,612           | \$ 15,000                | \$ 15,000                | \$ 56,612                |                          |
| Wastewater Impact Fee                              | \$ 231,894          | NA                       | \$ -                     | \$ 231,894               |                          |
| Sub Total Soft Costs                               | \$ 655,213          | \$ 15,000                | \$ 15,000                | \$ 527,213               |                          |
| <b>Grand Totals</b>                                | \$ 3,280,989        | \$ 565,000               | \$ 565,000               | \$ 2,602,989             |                          |

**TABLE 6B**

**REUNION EAST CDD**

**PHASE 1 PARCEL 3B  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 3  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 1 Parcel 3b                       | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC3   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Pending                |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |

**D. PHASE I PARCEL 6**

Phase I Parcel 6 includes a maximum of 144 development units on a 11.90 acre parcel. Exhibit 6 shows the location of Phase I Parcel 6 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 6 is included as Exhibit 6D.

Phase I Parcel 6 will have direct access to CR 532 via the CDD Infrastructure Roadway. The internal streets and sidewalks for Phase I Parcel 6 will be constructed per Osceola County Land Development Regulations.

**Opinion of Probable Construction Costs**

Table 7A presents a summary of the probable construction costs for Phase I Parcel 6. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

**Permitting Status**

Phase I Parcel 6 has received the necessary zoning, and preliminary plan approvals. Final construction documents are currently being processed through Osceola County, the City of Kissimmee, the South Florida Water Management District, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 7B.

**Construction Status**

Construction of Phase I Parcel 6 has been completed in accordance with the Construction documents and associated permits.



**TABLE 7A**

**REUNION EAST CDD**

**PHASE 1 PARCEL6**

**OPINION OF PROBABLE COSTS**

| Infrastructure Item                                | Total for Phase 1   |                          | Reunion East CDD         |                          | Parcel Development Value |
|--|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|  | Parcel 6 Land Area  | Infrastructure Component | Infrastructure Component | Parcel Development Value |                          |
| Roadways and Drainage                              | \$ 426,226          | \$ -                     | \$ -                     | \$ 426,226               |                          |
| Potable Water, Wastewater & Effluent Reuse         | \$ 213,054          | \$ -                     | \$ -                     | \$ 213,054               |                          |
| Electrical, Communications & Lighting              | \$ 57,600           | \$ -                     | \$ -                     | \$ 57,600                |                          |
| Mass Grading                                       | \$ 415,022          | \$ 312,496               | \$ -                     | \$ 102,526               |                          |
| Landscaping, Hardscape, Sidewalks and Irrigation   | \$ 300,000          | \$ -                     | \$ -                     | \$ 300,000               |                          |
| Parks, Recreation and Gatehouse                    | \$ 80,000           | \$ -                     | \$ -                     | \$ 80,000                |                          |
| Other On-Site Amenities ( Pool, Active Recreation) | \$ 450,000          | \$ -                     | \$ -                     | \$ 450,000               |                          |
| Sub Total Hard Costs                               | \$ 1,941,902        | \$ 312,496               | \$ -                     | \$ 1,629,406             |                          |
| Contingency 10%                                    | \$ 194,190          | \$ 31,250                | \$ -                     | \$ 162,941               |                          |
| <b>Soft Costs</b>                                  |                     |                          |                          |                          |                          |
| Design Fees  | \$ 174,771          | \$ -                     | \$ -                     | \$ 174,771               |                          |
| Surveying and Platting                             | \$ 12,000           | \$ -                     | \$ -                     | \$ -                     |                          |
| Testing Services                                   | \$ 100,000          | \$ -                     | \$ -                     | \$ -                     |                          |
| Permitting and Inspection Fees                     | \$ 58,257           | \$ 9,375                 | \$ -                     | \$ 48,882                |                          |
| Wastewater Impact Fee                              | NA                  | NA                       | NA                       | NA                       |                          |
| Sub Total Soft Costs                               | \$ 345,028          | \$ 9,375                 | \$ -                     | \$ 223,653               |                          |
| <b>Grand Totals</b>                                | <b>\$ 2,481,120</b> | <b>\$ 353,120</b>        | <b>\$ -</b>              | <b>\$ 2,016,000</b>      |                          |

**TABLE 7B**

**REUNION EAST CDD**

**PHASE 1 PARCEL 6  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 3  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 1 Parcel 6                        | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC3   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Pending                |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |

**E. PHASE II PARCEL 3**

Phase II Parcel 3 includes 187 single-family lots on a 41.65 acre parcel. Exhibit 6 shows the location of Phase II Parcel 3 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase II Parcel 3 is included as Exhibit 6E. The site is designed with rear facing garages with access from rear yard alleys.

Phase II Parcel 3 will obtain access from CR 532 via the Reunion Resort Entrance Road, which will be constructed by the Reunion East CDD. This roadway is depicted on Exhibit 7 as infrastructure element 'B-D'.

Infrastructure roadways and roadways internal to Phase II Parcel 3 will be two-lane urban section roadways constructed per Osceola County Land Development Regulations. Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways.

**Opinion of Probable Construction Costs**

Table 8A presents a summary of the probable construction costs for Phase II Parcel 3. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

**Permitting Status**

Phase II Parcel 3 has received the zoning and preliminary plan approvals. Construction plans are currently being processed through Osceola County, the South Florida Water Management District, the City of Kissimmee, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 8B.

**Construction Status**

Construction of Phase II Parcel 3 has been completed in accordance with the Construction documents and associated permits.

# TABLE 8A

## REUNION EAST CDD

### PHASE 2 PARCEL 3

#### OPINION OF PROBABLE COSTS

| Infrastructure Item                              | Reunion East CDD                     |                          |      | Parcel Development Value |
|--|--------------------------------------|--------------------------|------|--------------------------|
|  | Total for Phase 2 Parcel 3 Land Area | Infrastructure Component |      |                          |
| Roadways and Drainage                            | \$ 654,500                           | \$ -                     | \$ - | \$ 654,500               |
| Potable Water, Wastewater & Effluent Reuse       | \$ 504,900                           | \$ -                     | \$ - | \$ 504,900               |
| Electrical, Communications & Lighting            | \$ 74,800                            | \$ -                     | \$ - | \$ 74,800                |
| Mass Grading                                     | \$ 374,000                           | \$ -                     | \$ - | \$ 374,000               |
| Landscaping, Hardscape, Sidewalks and Irrigation | \$ 280,500                           | \$ -                     | \$ - | \$ 280,500               |
| Parks, Recreation and Gatehouse                  | \$ 63,494                            | \$ -                     | \$ - | \$ 63,494                |
| Sub Total Hard Costs                             | \$ 1,952,194                         | \$ -                     | \$ - | \$ 1,952,194             |
| Contingency 10%                                  | \$ 195,219                           | \$ -                     | \$ - | \$ 195,219               |
| <b>Soft Costs</b>                                |                                      |                          |      |                          |
| Design Fees                                      | \$ 156,176                           | \$ -                     | \$ - | \$ 156,176               |
| Surveying and Platting                           | \$ 32,850                            | \$ -                     | \$ - | \$ 32,850                |
| Testing Services                                 | \$ 82,894                            | \$ -                     | \$ - | \$ 82,894                |
| Permitting and Inspection Fees                   | \$ 58,566                            | \$ -                     | \$ - | \$ 58,566                |
| Wastewater Impact Fee                            | NA                                   | NA                       | \$ - | \$ -                     |
| Sub Total Soft Costs                             | \$ 330,485                           | \$ -                     | \$ - | \$ 330,485               |
| Grand Totals                                     | \$ 2,477,899                         | \$ -                     | \$ - | \$ 2,477,899             |

**TABLE 8B**

**REUNION EAST CDD**

**PHASE 2 PARCEL 3  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 3  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 2 Parcel 3                        | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC3   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Pending                |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |

**F. PHASE II PARCELS 2, 2A & 2B**

Phase II Parcels 2, 2A & 2B consist of the development parcels located on either side of the Reunion Resort Entrance Road adjacent to CR 532.

Phase 2 Parcel 2 includes a community building.

Phase 2 Parcel 2A will include future riding facilities.

Phase 2 Parcel 2B includes 176 Resort Multi-Family units.

**Opinion of Probable Construction Costs**

Table 9A presents a summary of the probable development and construction costs for Phase II Parcels 2, 2A and 2B .

**Permitting Status**

Permits have been issued by Osceola County, the South Florida Water Management District, Toho Water Authority, and the Florida Department of Environmental Protection.

**Construction Status**

Construction of Phase 2 Parcels 2, 2A and 2B began in 2004 and is scheduled to be completed in 2005.

# TABLE 9A

## REUNION EAST CDD

### PHASE 2 PARCELS 2, 2A & 2B OPINION OF PROBABLE COSTS

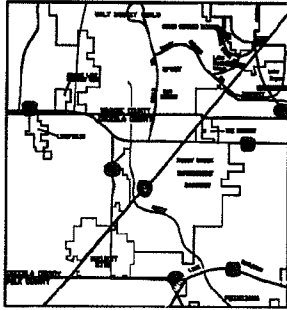
| Infrastructure Item                                | Total for Phase 2<br>Parcel 2, 2A & 2B<br>Land Areas | Reunion East<br>CDD         |      | Parcel<br>Development<br>Value |
|--|--|-----------------------------|------|--------------------------------|
|  |  | Infrastructure<br>Component |      |                                |
| Roadways and Drainage                              | \$ 884,446   | \$ -                        | \$ - | \$ 884,446                     |
| Potable Water, Wastewater & Effluent Reuse         | \$ 359,600   | \$ -                        | \$ - | \$ 359,600                     |
| Electrical, Communications & Lighting              | \$ 48,400  | \$ -                        | \$ - | \$ 48,400                      |
| Mass Grading                                       | \$ 270,000   | \$ -                        | \$ - | \$ 270,000                     |
| Landscaping, Hardscape, Sidewalks and Irrigation   | \$ 800,000   | \$ -                        | \$ - | \$ 800,000                     |
| Other On-Site Amenities ( Pool, Active Recreation) | \$ 800,000   | \$ -                        | \$ - | \$ 800,000                     |
| Community Building <sup>1</sup>                    | \$ 1,800,000   | \$ -                        | \$ - | \$ 1,800,000                   |
| Riding Stables & Facilities                        | \$ 600,000   | \$ -                        | \$ - | \$ 600,000                     |
|  |  | \$ -                        | \$ - | \$ -                           |
| Sub Total Hard Costs <sup>1</sup>                  | \$ 5,562,446   | \$ -                        | \$ - | \$ 5,562,446                   |
| Contingency 10% <sup>1</sup>                       | \$ 556,245   | \$ -                        | \$ - | \$ 556,245                     |
| <b>Soft Costs</b>                                  |  |                             |      |                                |
| Design Fees  |  |                             |      |                                |
| Civil, Landscape, Architect, Others                | \$ 259,327   | \$ -                        | \$ - | \$ 259,327                     |
| Community Building <sup>1</sup>                    | \$ 220,000   | \$ -                        | \$ - | \$ 220,000                     |
| Equestrian Center <sup>1</sup>                     | \$ 73,400  | \$ -                        | \$ - | \$ 73,400                      |
| Surveying and Platting                             | \$ 31,000  | \$ -                        | \$ - | \$ 31,000                      |
| Testing Services                                   | \$ 86,865  | \$ -                        | \$ - | \$ 86,865                      |
| Permitting and Inspection Fees                     | \$ 449,296   | \$ -                        | \$ - | \$ 449,296                     |
| Wastewater Impact Fee                              | \$ 681,421   | \$ -                        | \$ - | \$ 681,421                     |
| Sub Total Soft Costs <sup>1</sup>                  | \$ 1,801,309   | \$ -                        | \$ - | \$ 1,801,309                   |
| Grand Totals <sup>1</sup>                          | \$ 7,920,000   | \$ -                        | \$ - | \$ 7,920,000                   |

<sup>1</sup> Revised 9/26/03



**TABLE 9B****REUNION EAST CDD****PHASE 2 PARCELS 2, 2A AND 2B  
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

| <b>AGENCY / Permit</b>  | <b>Approval Status</b> |
|---|------------------------|
| <b><i>State of Florida Department of Community Affairs</i></b>  |                        |
| NOPC 4  | Approved               |
| <b><i>South Florida Water Management District</i></b>           |                        |
| Conceptual Master Environmental Resource Permit                 | Approved               |
| Construction Permit for Phase 2 Parcel 2                        | Approved               |
| Consumptive Use Permit for Irrigation Water                     | Approved               |
| <b><i>Osceola County</i></b>                                    |                        |
| NOPC4   | Approved               |
| PUD   | Approved               |
| Macro CDP   | Approved               |
| Micro CDP   | Approved               |
| Preliminary Subdivision Plan                                    | Approved               |
| Final Plans CDP   | Approved               |
| Final Plat  | Approved               |
| <b><i>City of Kissimmee Water and Wastewater Department</i></b> |                        |
| Water Distribution System Design                                | Approved               |
| Wastewater Collection System Design                             | Approved               |
| <b><i>Florida Department of Environmental Protection</i></b>    |                        |
| Potable Water Distribution System Construction Permit           | Approved               |
| Wastewater Collection System Construction Permit                | Approved               |





Location Map

-  CDD East
-  Added To CDD East

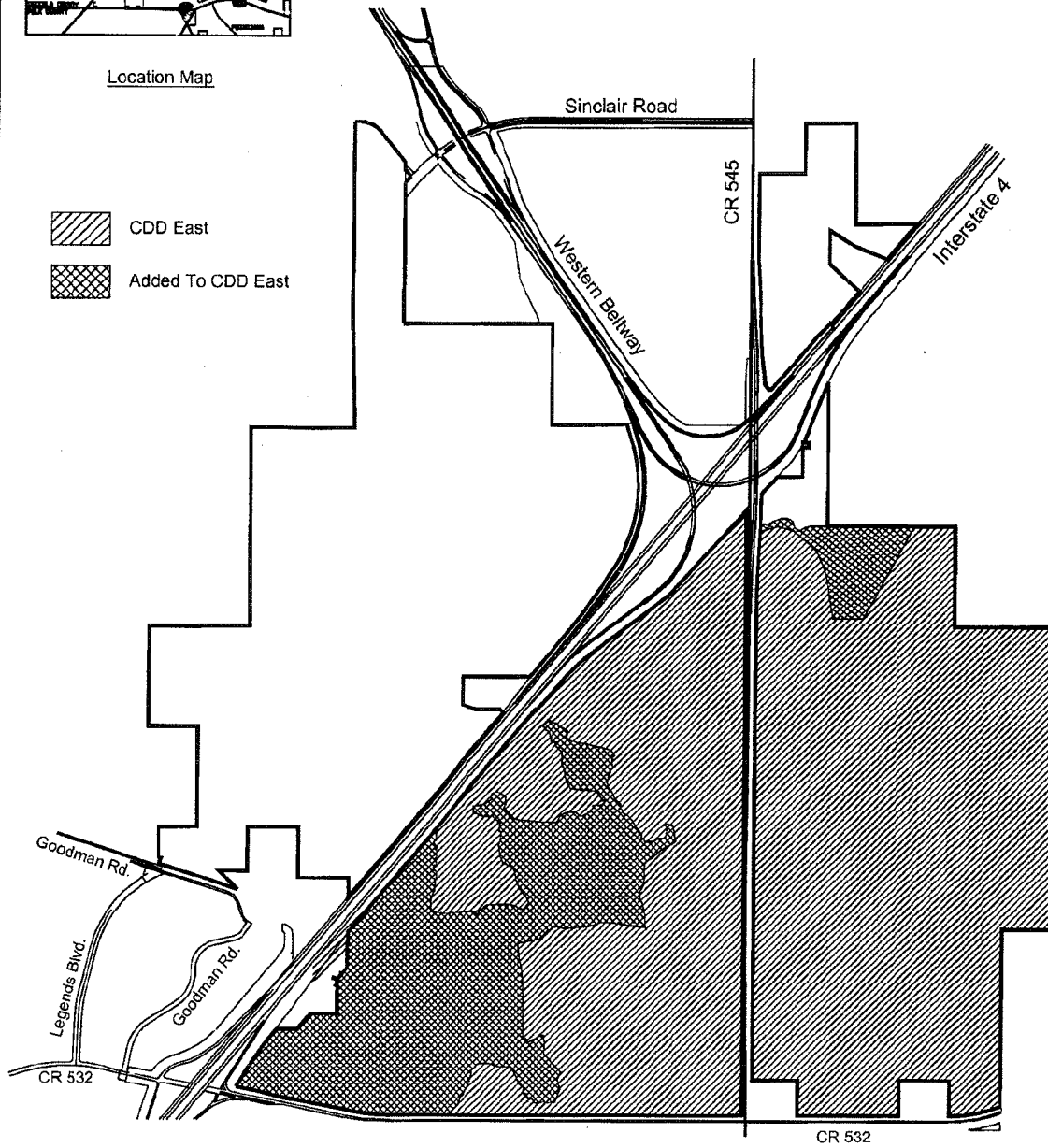
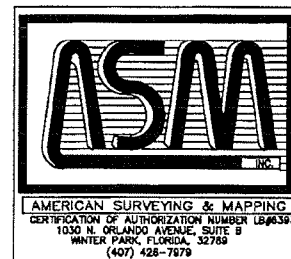
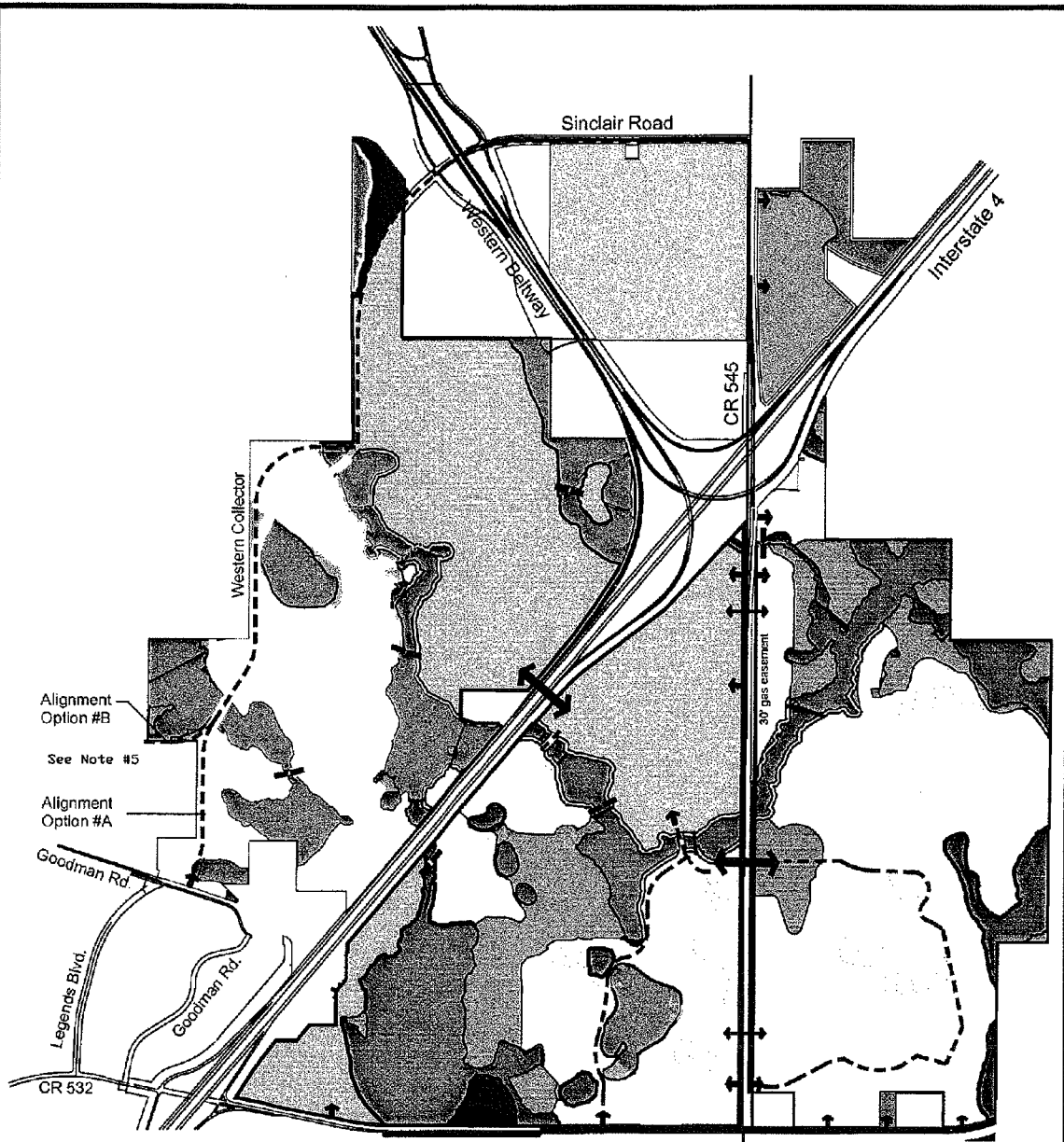


Exhibit 1  
 Reunion East Community Development District  
 District Boundaries

Revised June, 2004





#### PREDOMINANT USE ACREAGE ANALYSIS

|                                 | ACREAGE        |
|---------------------------------|----------------|
| Residential (2) (3)             | 872.00         |
| Mixed Use (2) (3)               | 610.12         |
| Resort (2) (3)                  | 22.53          |
| Commercial (2) (3)              | 20.92          |
| Hotel (2) (3)                   | 55.25          |
| Sheriff and Fire Substation (4) | 2.03           |
| Wetland Conservation            | 432.80         |
| Upland Preservation             | 147.05         |
| Buffers                         | 63.88          |
| Open Space                      | .36            |
| <b>Total</b>                    | <b>2226.94</b> |

#### LEGEND

|   |
|---|
| 50' Buffer from Davenport Creek Corridor      |
| 25' Buffer from All Other Wetlands            |
| ↔ Roadway Overpass (1)                        |
| ↔ Pedestrian/Golf Cart Overpass (1) or Tunnel |
| ← Access / Road R.O.W. (1)                    |
| ..... Golf Cart/Pedestrian Crossing (1)       |
| --- Internal Access/Collector Corridor (1)    |
| ▨ Golf Course Wetland Flyover (1)             |

#### NOTES

- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2) Guest check-in, resort administration/sales, support laundry and maintenance and related resort facilities permitted in all land use categories except wetland conservation, upland preservation and buffers.
- (3) Development parcels include a minimum of 400 acres of golf courses and up to 100 acres of neighborhood commercial. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County Sheriff's Office or Fire Dept. choose not to accept the site as shown, the site will revert to Residential Land Use.
- (5) Extension of road to C.R. 532 based on outcome of traffic study as per Development Order Condition 4.13.10 (F).

**Exhibit 2**  
**Reunion Resort & Club**  
**DRI Map H - Master Development Plan**  
 October, 2003

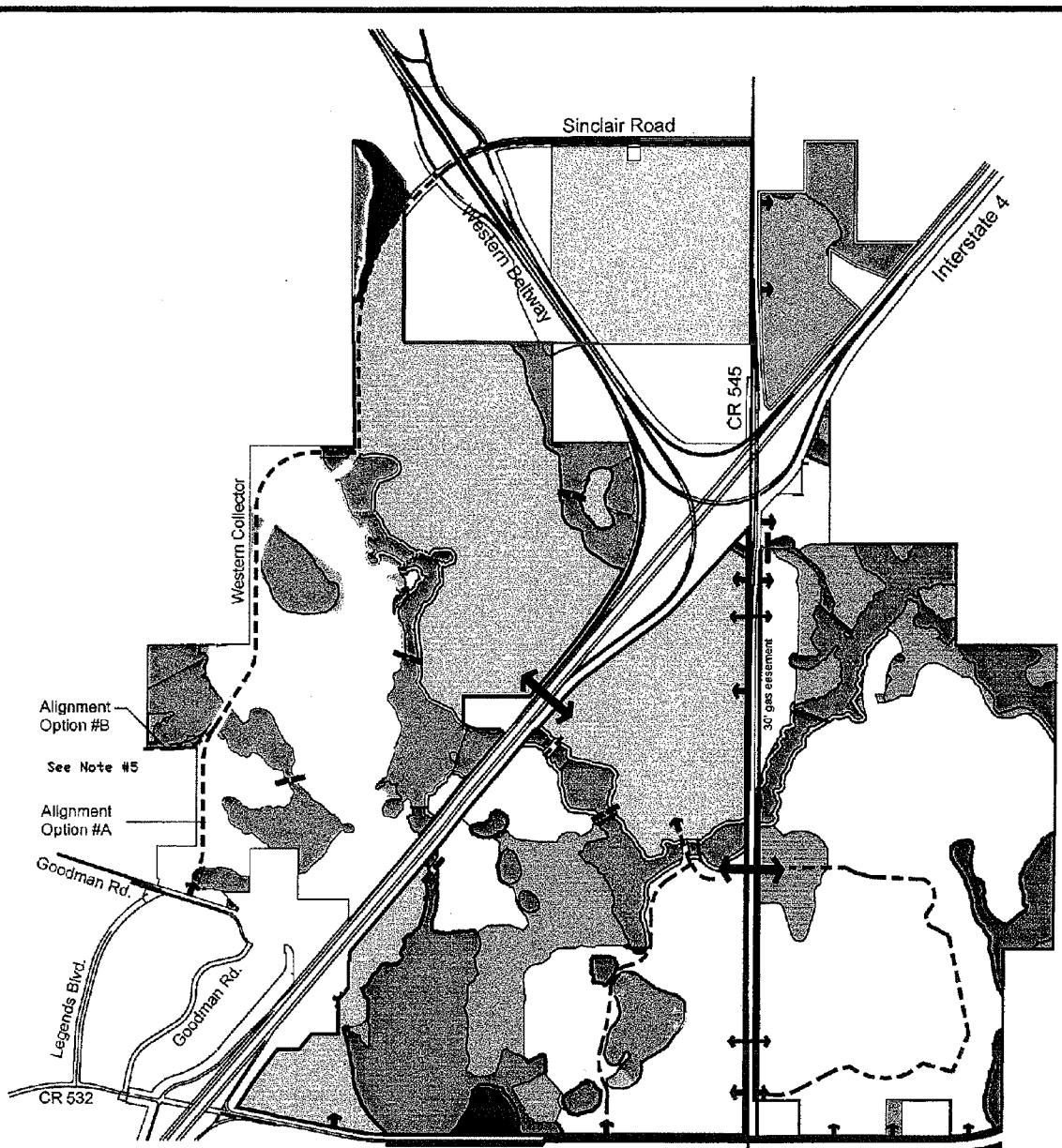


**Miller  
Emhouse  
Rymer &  
Boyd**

100 Macmillan Blvd., Suite 200  
Kissimmee, Florida 34758

Phone (407) 543-8882  
Fax (407) 543-1244  
www.MERB.com

**The Summitt Group**  
 Land Development Services  
 1807 Cassin Road  
 Maitland, FL 32751  
 (407) 424-7666 FAX (407) 424-8004



#### PREDOMINANT USE ACREAGE ANALYSIS

|                                 | Acres          |
|---------------------------------|----------------|
| Residential (2) (3)             | 872.00         |
| Mixed Use (2) (3)               | 610.12         |
| Resort (2) (3)                  | 22.53          |
| Commercial (2) (3)              | 20.92          |
| Hotel (2) (3)                   | 55.25          |
| Sheriff and Fire Substation (4) | 2.03           |
| Wetland Conservation            | 432.80         |
| Upland Preservation             | 147.05         |
| Buffers                         | 63.88          |
| Open Space                      | .36            |
| <b>Total</b>                    | <b>2226.94</b> |

#### LEGEND

- 50' Buffer from Davenport Creek Corridor
- 25' Buffer from All Other Wetlands
- ↔ Roadway Overpass (1)
- ↔ Pedestrian/Golf Cart Overpass (1) or Tunnel
- ← Access / Road R.O.W. (1)
- ..... Golf Cart/Pedestrian Crossing (1)
- Internal Access/Collector Corridor (1)
- ☐ Golf Course Wetland Flyover (1)

#### NOTES

- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2) Guest check-in, resort administration/sales, support laundry and maintenance and related resort facilities permitted in all land use categories except wetland conservation, upland preservation and buffers.
- (3) Development parcels include a minimum of 400 acres of golf courses and up to 100 acres of neighborhood commercial. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County Sheriff's Office or Fire Dept. choose not to accept the site as shown, the site will revert to Residential Land Use.
- (5) Extension of road to CR 532 based on outcome of traffic study as per Development Order Condition 4.3.10 (F).

**Exhibit 3**  
**Reunion Resort & Club**  
**PUD Master Plan - PD04-00007**  
 October 2003



**Miller**  
**Einhorn**  
**Kramer &**  
**Boyd**

220 East Main Street, Suite 200  
 Tallahassee, Florida 32301

Phone (904) 311-4190  
 Fax (904) 311-4191  
 www.MKB.com

**The Summit Group**  
 Land Development Services  
 1801 Colonial Trail  
 Tallahassee, FL 32301  
 (904) 432-9656 FAX (904) 432-9008

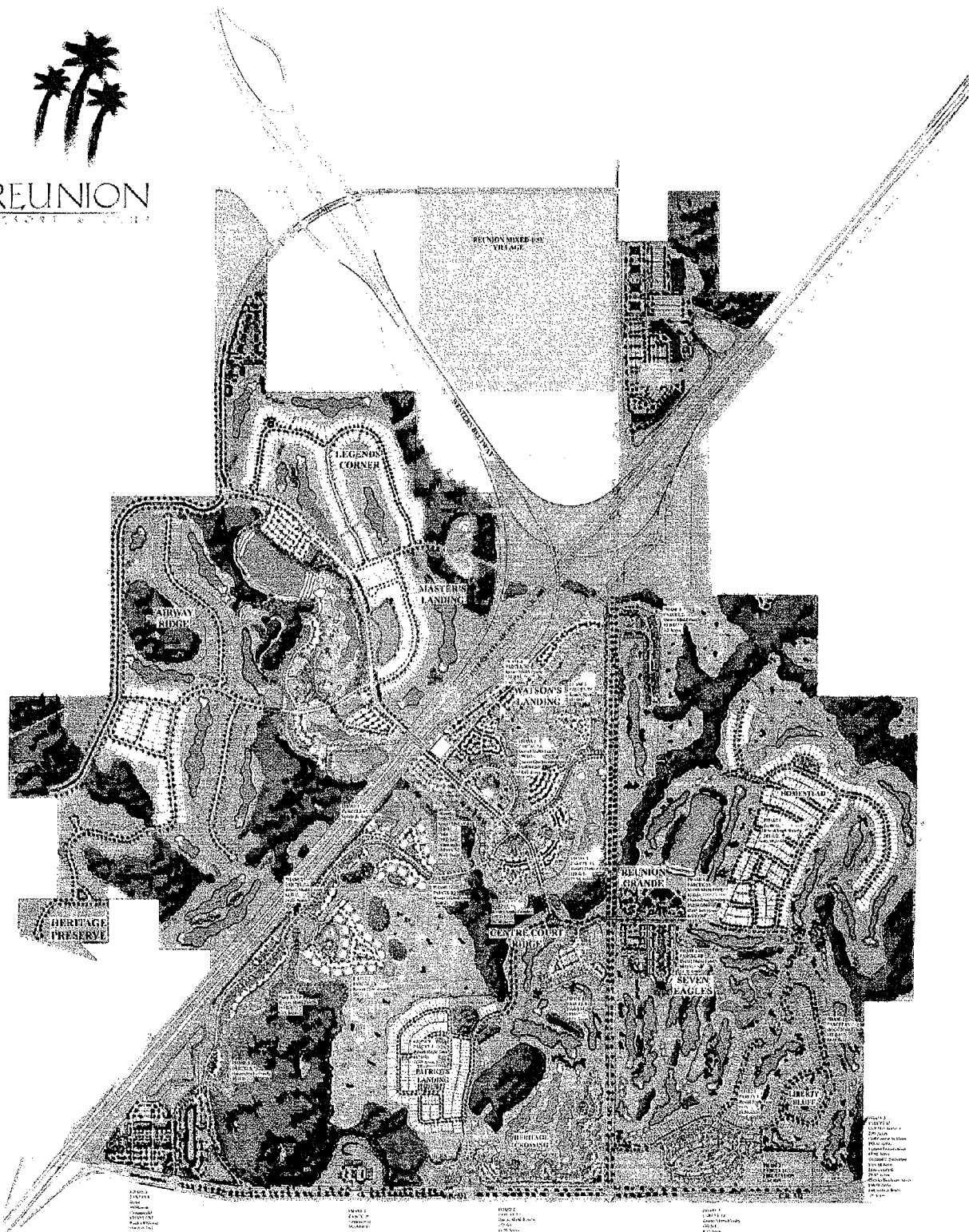
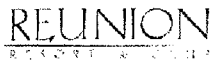


Exhibit 4  
**C.D.D. REUNION MASTER PLAN UPDATE**



GRAPHIC SCALE  
10 20 30 40 50  
IN FEET  
JANUARY 03, 2005

## EXHIBIT 5

### LEGAL DESCRIPTIONS

#### LEGAL DESCRIPTION #1 – ORIGINAL REUNION EAST CDD:

Lot 3, Block 2, and a portion of Lot 2, Block 2, Magnolia Creek, according to the plat thereof, as recorded in Plat Book 12, Pages 70 through 79 of the Public Records of Osceola County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of said Lot 3, Block 2, being a point on the North right of way line of County Road 532 and a point on a non-tangent curve, concave northwesterly, having a radius of 1810.08 feet and a central angle of 21°05'10"; thence on a chord bearing of S 79°28'51" W, run 666.15 feet along the arc of said curve and along said North Right of Way line and the South line of said Block 2, Lot 3 to the point of tangency thereof; thence run N 89°58'34" W, along said North Right of Way line and along said South line of Block 2, Lot 3, a distance of 12.49 feet; thence departing said North Right of Way line and said South line of Block 2, Lot 3, run N 00°26'04" E, a distance of 463.41 feet; thence run N 89°59'34" W, a distance of 663.76 feet; thence run S 00°23'38" W, a distance of 463.21 feet to said North Right of Way line and the South line of said Block 2, Lot 3; thence run N 89°58'34" W, along said North Right of Way line and along said South line of Block 2, Lot 3, a distance of 1326.86 feet; thence departing said North Right of Way line and said South line of Block 2, Lot 3, run N 00°18'46" E, a distance of 462.81 feet; thence run N 89°59'34" W, a distance of 601.76 feet to the Easterly Right of Way line of County Road 545 and the Westerly line of said Lot 3, Block 2; thence N 00°16'21" E along the Easterly Right of Way line of said County Road No. 545 and the Westerly line of said Lot 3, Block 2 to an intersection with the Northerly line of said Lot 3 Block 2; thence continue N 00°16'21" E along the Westerly line of said Lot 2, Block 2, and the said Easterly Right of Way line of County Road No. 545; thence continue along said Easterly Right of Way line and said Westerly line of Lot 2, Block 2, N 00°12'39" E a distance of 2660.71 feet; thence continue along said Easterly Right of Way line of County Road 545 and the Westerly line of said Lot 2, Block 2 a distance of 1491.61 feet to an intersection with the Easterly line of Interstate Highway No.4 (State Road No. 400) per the State of Florida Department of Transportation Western Beltway Part C, Section 1, Financial Project Number 403497-2 Right of Way map; thence along said Easterly Right of Way line the following three courses; S 89°47'41" E a distance of 4.60 feet to an arc of a circular curve concave Easterly having a radius of 11385.00 feet and a chord bearing of N 02°19'48" E thence Northeasterly along the arc of said curve through a central angle of 04°22'52" a distance of 870.55 feet to a point of compound curvature of a circular curve concave easterly having a radius of 10074.00 feet and a chord bearing of N 03° 58'20" E; thence Northerly along the arc of said curve through a central angle of 01°20'55" a distance of 237.10 feet to an intersection with the Northerly line of said Lot 2, Block 2; thence departing said Easterly right of way line the Block 2, Lot 2; thence run the following six courses and distances along said North line of said Block 2, Lot 2; thence run N 74°37'08" E, a distance of 242.75 feet; thence run S 73°56'21" E, a distance of 220.31 feet; thence run S 48°33'06" E, a distance of 405.84 feet; thence run S 20°18'07" E, a distance of 338.15 feet; thence run S 08°52'24" E, a distance of 581.78 feet; thence run S 89°50'23" E, a distance of 400.32 feet; thence run N 28°34'06" E, a distance of 1394.46 feet; thence run S 89°54'13" E, a distance of 528.49 to the northeast corner of said Lot 2, Block 2; thence along the Easterly line of said Lot 2, Block; thence run S 00°06'57" W, a distance of 1331.67 feet; thence run S 89°56'59" E, a distance of 1326.84 feet; thence run S 00°06'28" W, a distance of 1330.53 feet; thence run S 00°36'14" W, a distance of 2657.79 feet to the Southeast corner of Lot 2, Block 2; thence run S 89°57'42" W, a distance of

659.58 feet to the Easterly line of said Lot 3, Block 2; thence run S 00°21'16" W, a distance of 617.40 feet; thence run S 00°21'16" W, a distance of 1715.50 feet to the Point of Beginning.

Together with:

A Portion of Lots 1, 2 and 3 of Block 1 of the record plat of Magnolia Creek as recorded in plat book 12, pages 70-79 of the public records of Osceola County, Florida and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2, Thence North 00°16'21" East, along said east line of Lot 2 and also the westerly right-of-way line of County Road 545, a distance of 1301.52 feet to the southeast corner of said Lot 3, Thence North 00°13'46" East, along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, a distance of 3809.53 feet; Thence continuing along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, North 00°12'20" East a distance of 2562.04 feet; Thence North 00°12'04" East a distance of 308.67 feet to a point on the easterly proposed right-of-way line of Interstate 4; Thence departing said east line of Lot 3 and also the westerly right-of-way line of County Road 545, South 42°29'59" West along said easterly proposed right-of-way line, a distance of 1403.39 feet to a point of curvature, concave northwesterly, having a radius of 1452.75 feet, an included angle of 10°40'23", (Chord Bearing South 47°50'07" West, Chord Distance of 270.22 feet) run along said easterly proposed right-of-way line and said curve a distance of 270.62 feet to a point of tangency, Thence South 53°10'18" West a distance of 1160.04 feet to a point of curvature, concave southeasterly, having a radius of 1905.99 feet, an included angle of 13°01'53", (Chord Bearing South 46°39'22" West, Chord Distance of 432.57 feet) run along said easterly proposed right-of-way line and said curve a distance of 433.50 feet to a point of tangency, Thence South 40°08'25" West a distance of 340.00 feet; Thence South 42°53'19" West a distance of 250.29 feet; Thence North 49°52'13" West a distance of 18.00 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401, Thence South 40°08'26" West along said Easterly right-of-way, a distance of 2073.14 feet to a point; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet;

Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60st°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North



30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet;  
 Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance  
 of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39"  
 West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence  
 North 20°11'36" West a distance of 21.63 feet; Thence North 50°08'06" West a distance of 38.37  
 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a  
 distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South  
 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet;  
 Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of  
 14.20 feet; Thence South 21°04'35" West a distance of 19.99 feet; Thence South 82°55'44" East a  
 distance of 5.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South  
 01°32'49" East a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet;  
 Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of  
 47.13 feet; Thence South 73°28'48" East a distance of 58.63 feet; Thence South 56°04'51" East a  
 distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South  
 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet;  
 Thence South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of  
 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a  
 distance of 65.64 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South  
 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet;  
 Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of  
 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a  
 distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South  
 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet;  
 Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of  
 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a  
 distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South  
 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet;  
 Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of  
 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a  
 distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South  
 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet;  
 Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of  
 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a  
 distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South  
 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet;  
 Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of  
 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a  
 distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North  
 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet;  
 Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of  
 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a  
 distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North  
 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet;  
 Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of  
 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a  
 distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South  
 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet;  
 Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance  
 of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59"  
 West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence



South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.18 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 146.90 feet; Thence South 78°31'15" West a distance of 292.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 28.01 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence

**LEGAL DESCRIPTION #2 – AREAS TO BE ANNEXED INTO THE REUNION EAST  
CDD**

A portion of Lot 1 and Lot 2, Block 2 according to the plat of Magnolia Creek as recorded in Plat Book 12, Pages 70 through 79, and a portion of Parcel OS-20A, a 15' Ingress/Egress Easement as recorded in Official Records Book 1317, Page 743 and re-recorded in Official Records Book 1317, Page 758, and a portion of a 14' Teco Gas Easement as recorded in Official Records Book 2221, Page 1890 all being in the Public Records of Osceola County, Florida and lying in Section 26, Township 25 South, Range 27 East and being more particularly described as follows:

COMENCE at the Northeasterly most corner of aforesaid Lot 2, Block 2, Magnolia Creek; thence along the North line of said Lot 2 run, North  $89^{\circ}54'13''$  East a distance of 538.49 feet to the POINT OF BEGINNING; thence departing said North line run South  $28^{\circ}34'06''$  West a distance of 1394.46 feet; thence North  $89^{\circ}50'23''$  West a distance of 400.32 feet; thence North  $08^{\circ}52'24''$  West a distance of 581.78 feet; thence North  $20^{\circ}18'07''$  West a distance of 338.15 feet; thence North  $48^{\circ}33'06''$  West a distance of 405.84 feet; thence North  $73^{\circ}56'21''$  West a distance of 220.31 feet; thence South  $74^{\circ}37'08''$  West a distance of 242.75 feet to a point on East Right of Way line of County Road 545 according to Florida Department of Transportation Right of Way Map, Western Beltway, Part C, Section I, Project no. 403497-2; said point also being a point on a non-tangent curve concave Westerly, having a radius of 10074.00 feet, a central angle of  $00^{\circ}33'17''$  and a chord of 97.53 feet that bears North  $03^{\circ}01'16''$  East; thence Northeasterly along the said East Right of Way line and the arc of said curve 97.53 feet to a point on the Southerly line of the Florida Gas Transmission Co. parcel as recorded in Official Records Book 2069, Page 1598 of the Public Records of Osceola County, Florida; thence departing said East Right of Way line of County Road 545 and along said Southerly line of Florida Gas Transmission Co. parcel run South  $82^{\circ}53'06''$  East a distance of 33.95 feet; thence North  $09^{\circ}04'37''$  West a distance of 31.31 feet; thence North  $59^{\circ}48'40''$  East a distance of 204.42 feet; thence North  $70^{\circ}49'21''$  East a distance of 100.47 feet; thence South  $76^{\circ}57'28''$  East a distance of 242.54 feet; thence South  $11^{\circ}15'15''$  West a distance of 119.99 feet to a point on the North line of aforesaid 14' Teco Gas Easement; thence North  $76^{\circ}10'27''$  East a distance of 322.64 feet to a point on the North line of aforesaid Lot 1, Block 2, Magnolia Creek; thence South  $89^{\circ}54'13''$  East a distance of 1138.31 feet to the POINT OF BEGINNING.

Together with:

A Portion of Lots 1, 2, 15 and 16 of Block D, Florida Fruit & Truck Land and a Portion of Lots 1 and 2 of Block 1 of the record plat of Magnolia Creek as recorded in plat book 12, pages 70-79 of the public records of Osceola County, Florida and being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Thence North  $89^{\circ}54'48''$  West, along the South line of said Lot 1, Block 1, and also the northerly right-of-way line of County Road 532, a distance of 2586.05 feet; Thence North  $89^{\circ}53'57''$  West a distance of 1308.24 feet to the Point of Beginning; Thence continue thence North  $89^{\circ}53'57''$  West, a distance of 766.71 feet to a point of curvature of a circular curve concaved north having a radius of 2764.93 feet and chord bearing of North  $84^{\circ}22'57''$  West; thence westerly along the arc of said curve through a central angle of  $11^{\circ}02'00''$  a distance of 532.44 feet to a point of tangency; thence North  $78^{\circ}51'57''$  West, a distance of 999.05 feet; thence North  $74^{\circ}34'36''$  West, a distance of 200.56 feet; thence North  $78^{\circ}51'57''$  West, a distance of 206.74 feet; thence North  $00^{\circ}08'41''$  East, a distance of 255.77 feet to an arc of a circular curvature concaved southeasterly having a radius of 5635.58 feet and chord

bearing of North 35°51'46" East and the Easterly right of way line of Interstate Highway 4 (State Road 400); thence northeasterly along the arc of said curve and easterly right of way line through a central angle of 06°41'40" a distance of 658.46 feet; thence departing arc of said curve South 89°55'31" East, a distance of 279.27 feet; thence North 40°06'30" East, a distance of 260.92 feet; thence South 89°53'49" East, a distance of 350.25 feet; thence North 00°07'04" East, a distance of 375.18 feet; thence South 41°18'16" West, a distance of 15.00 feet; thence North 48°41'44" West, a distance of 10.00 feet; thence North 41°18'16" East, a distance of 26.43 feet; thence North 00°07'04" East, a distance of 62.00 feet; thence North 69°17'20" West, a distance of 50.00 feet; thence North 20°42'40" East, a distance of 10.00 feet; thence South 69°17'20" East, a distance of 50.00 feet; thence North 41°18'16" East, a distance of 62.00 feet; thence North 00°07'04" East, a distance of 26.43 feet; thence South 89°52'56" East, a distance of 10.00 feet; thence South 00°07'04" West, a distance of 15.00 feet; thence North 41°18'16" East, a distance of 114.89 feet; thence North 00°07'04" East, a distance of 343.07 feet; thence North 39°00'29" East, a distance of 23.89 feet; thence North 00°07'05" East, a distance of 108.75 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401; thence North 40°08'26" East, a distance of 1,761.98 feet; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet;

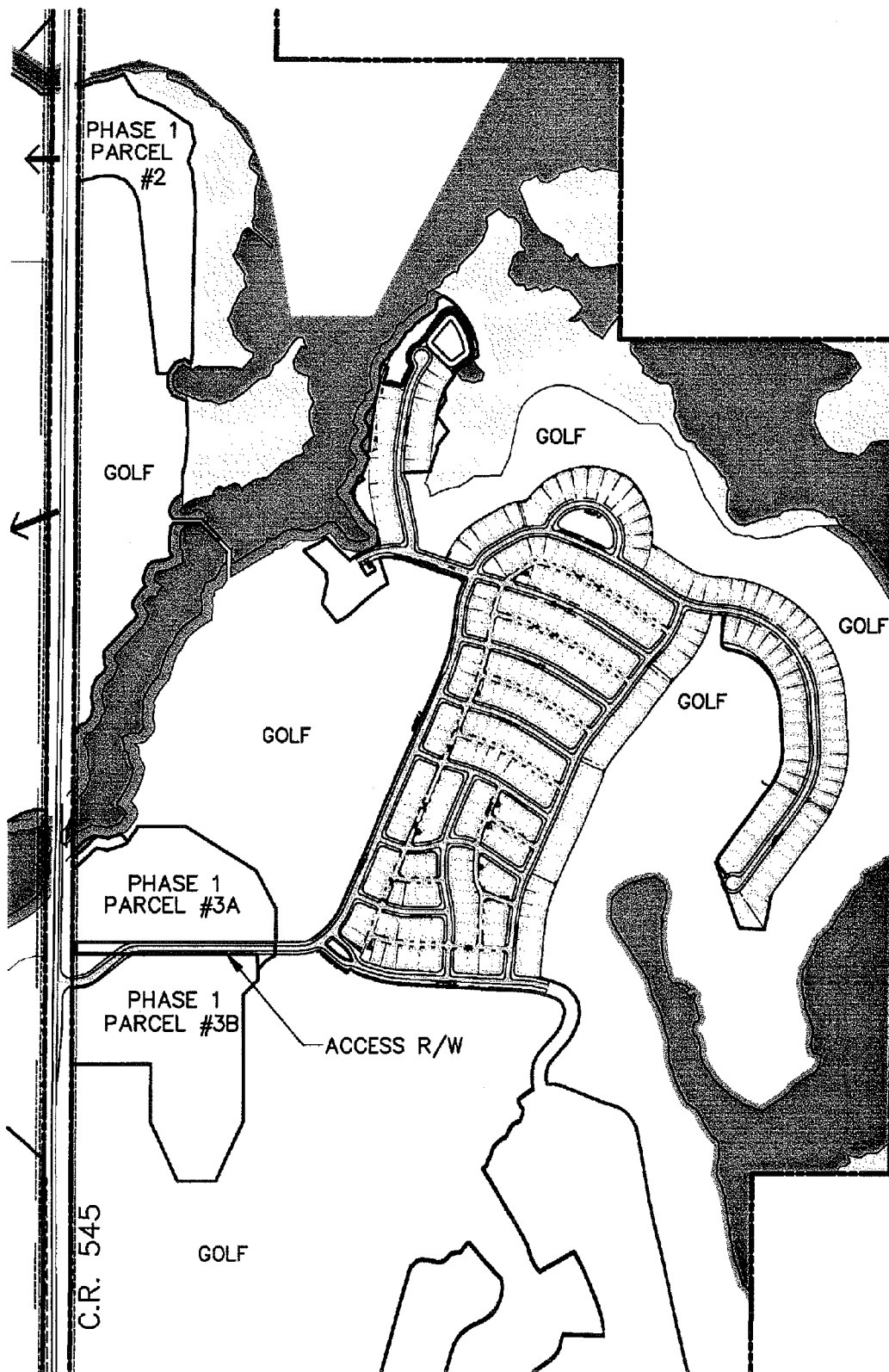
Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°48'36" West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 19.99 feet; Thence South 82°55'44" East a distance of 50.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" East a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a

distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.64 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.18 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South

76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 146.90 feet; Thence South 78°31'15" West a distance of 292.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of feet; Thence North 75°37'32" East a distance of 42.00 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to the POINT OF BEGINNING.

Containing 282.128 acres more or less.





**Exhibit 6A**  
**Reunion East Community Development District**  
**Phase I Parcel 1 Site Plan**

February 2002



N.T.S.

**Miller  
 Einhouse  
 Rymer &  
 Boyd**

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

221 East Main Street, Suite 200  
 Ocala, Florida 32661

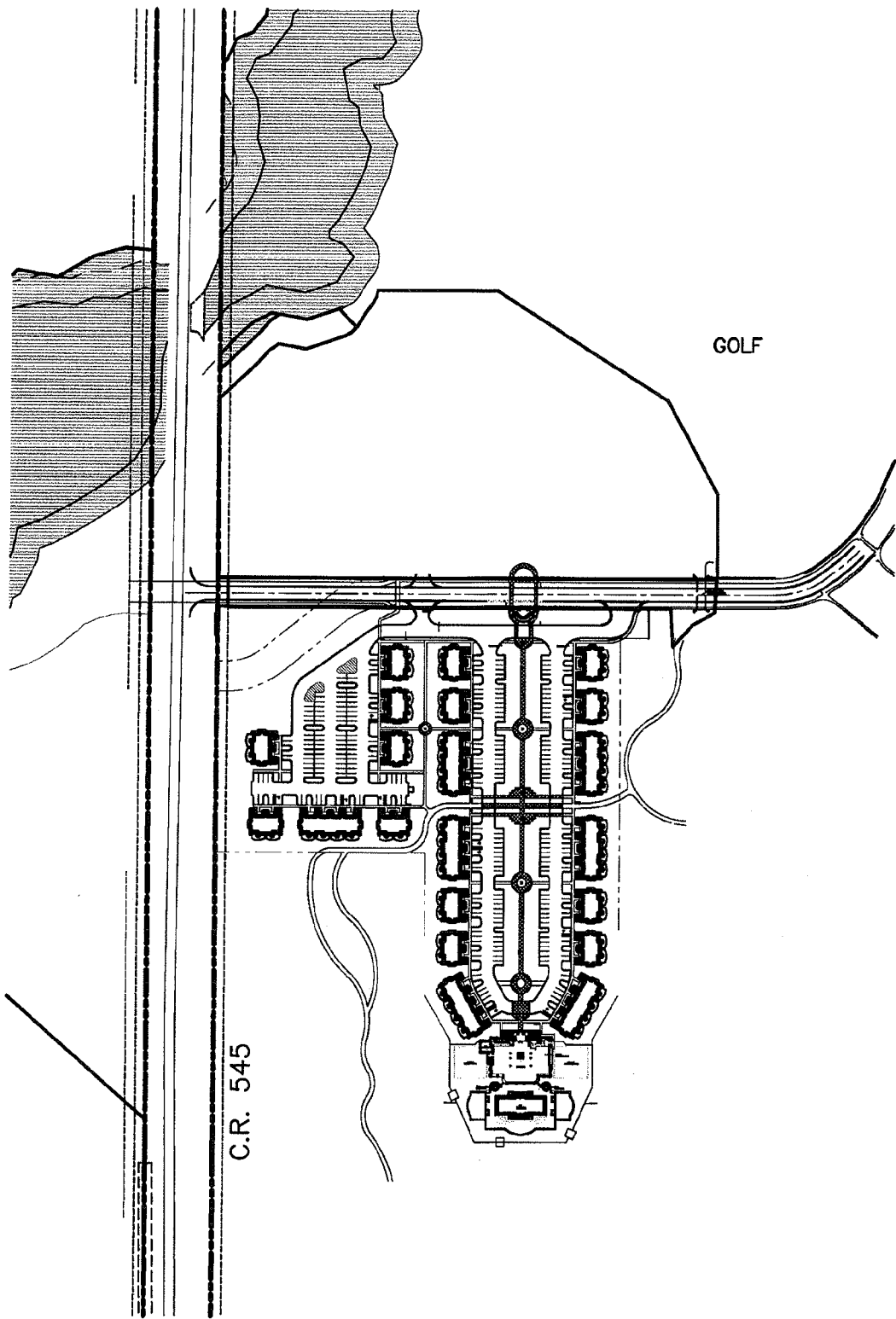
Phone (407) 743-6192  
 Fax (407) 743-6194  
 Email: info@meiboy.com

**CCM ASSOCIATES**  
 Urban & Environmental Planners • Landscape Architects  
 200 Gateway Avenue, Ocala, Florida 32661 (407) 422-4940

\\projserver\proj\engr\cdd\2002\exhibit6a\fig and report\exhibit6a\Parcel1.dwg







**Exhibit 6C**  
**Reunion East Community Development District**  
**Phase 1 Parcel 3B Site Plan**

February 2002



**Miller  
 Einhouse  
 Rymer &  
 Boyd**

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

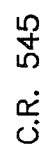
230 East Monrovia Ave., Suite B  
 Miramar, Florida 33181

Phone: (407) 310-8142  
 Fax: (407) 310-1994  
 www.MERB.com

**can associates**

Urban & Environmental Planners • Landscape Architects  
 300 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040

\\projdata\2002\2002\_0202\_0001\proj and report\2002\_0202\_0001\_Parcel3B.dwg



February 2002



500 University Avenue, Union

- Phone: (407) 343-8192  
Fax: (407) 343-1994  
www.hilltop.com

500 Broadway Avenue, Orlando, Florida 32801 (407) 422-7070

ignore\000\_bahasa\ang soal raper\edward\sublime\kase\Perkai.dng



417\Project\2004\Mapa04\ECO\_Decl\eng and report\midwest\midwest\_PromoForm3.doc



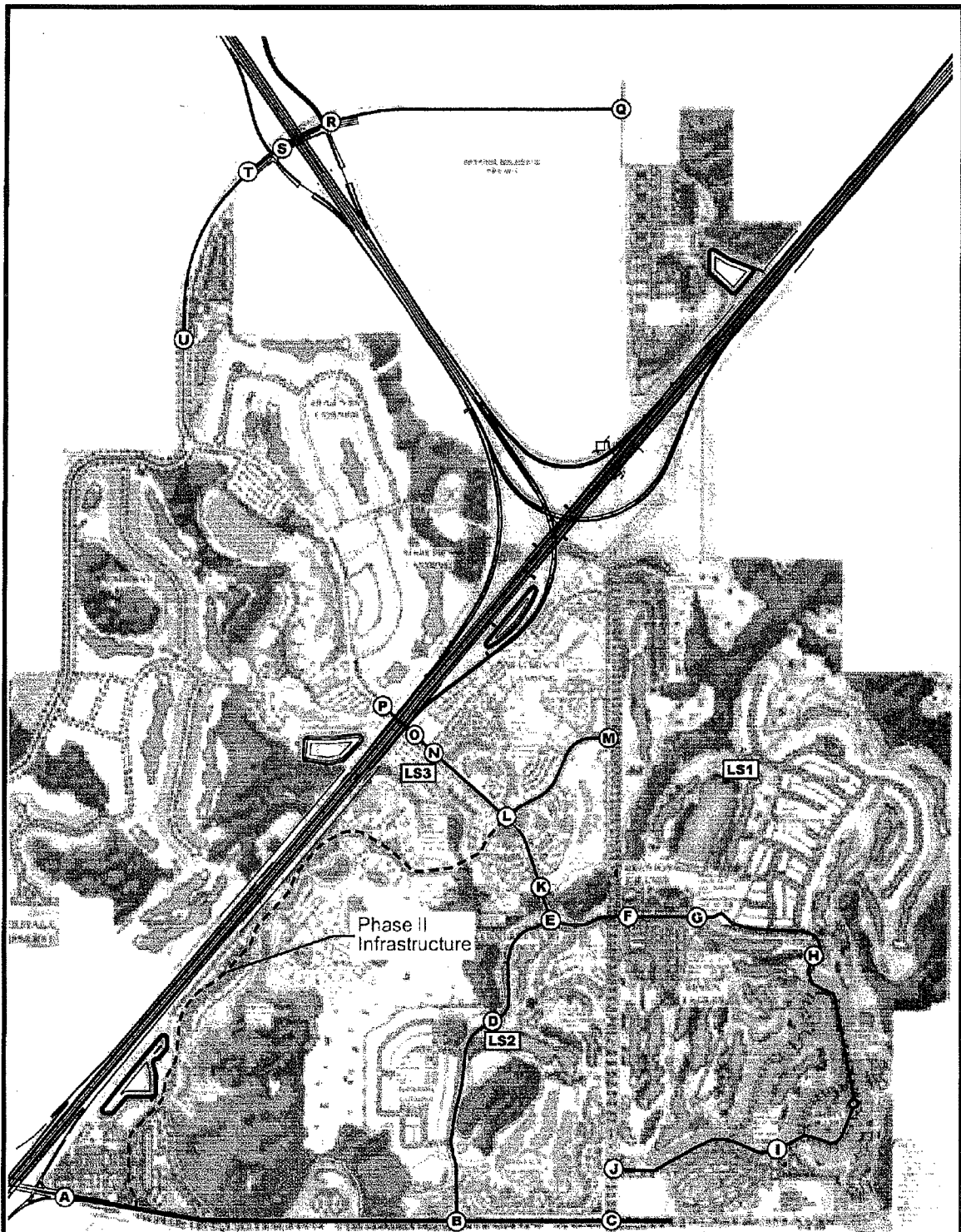


Exhibit 7  
Reunion East Community Development District  
Master Civil Infrastructure Elements

February 2, 2005



N.T.S.



Miller  
Einhouse  
Rymer &  
Boyd

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

2001 South Main Street, Suite 100  
Tomball, Texas 77375

PO Box 1000, Suite 1000  
Houston, Texas 77255  
www.MERB.com

## EXHIBIT 8

## REUNION EAST CDD

CLASS A BONDS

MILLER EINHOUSE RYMER &amp; ASSOCIATES

25-Feb-02

MASTER INFRASTRUCTURE ROADWAYS EAST OF I-4  
PRE-DESIGN / CONCEPTUAL BUDGETS  
CIVIL ENGINEERING ONLY

3

| Roadway Segment | Length (ft) | Description                |   | Paving, Grading, Drainage |             | Avg Costs per L.F.<br>Water, Wastewater, Sewer |             | Elec. & Comm |             | Sub-Total   | Additional Costs                    |            |                     |                     | TOTAL BUDGET |
|-----------------|-------------|----------------------------|---|---------------------------|-------------|--|-------------|--------------|-------------|-------------|-------------------------------------|------------|---------------------|---------------------|--------------|
|                 |             | Typical Section            | Special Features  | Unit Cost                 | Total       | Unit Cost                                      | Total       | Unit Cost    | Total       |             | Intersection<br>Improvement/ Signal | Under-pass | Vehicular<br>Bridge | Wetland<br>Crossing |              |
| FG              | 960         | Two-Lane Urban             | Pedestrian & Wildlife Underpass                           | \$167                     | \$160,105   | \$92   | \$88,224    | \$75         | \$72,000    | \$334       |                                     | \$200,000  |                     |                     | \$520,329    |
| GH              | 1,750       | Two-Lane Urban             | Pedestrian & Wildlife Underpass                           | \$167                     | \$291,859   | \$92   | \$160,825   | \$75         | \$131,250   | \$334       |                                     | \$200,000  |                     |                     | \$763,934    |
| HI              | 3,400       | Two-Lane Urban             |   | \$167                     | \$567,038   | \$92   | \$312,480   | \$75         | \$255,000   | \$334       |                                     |            |                     |                     | \$1,134,499  |
| IJ              | 2,100       | Two-Lane Urban             | Entry Feature, Pedestrian & Wildlife Underpass            | \$167                     | \$350,230   | \$92   | \$192,980   | \$75         | \$157,500   | \$334       |                                     | \$150,000  |                     |                     | \$1,050,720  |
| AB              | 4,815       | Widen CR 532 to Four Lanes | Entry Feature   | \$223                     | \$1,072,238 | NA   | \$0         | \$75         | \$361,125   | \$298       |                                     |            |                     |                     | \$1,433,361  |
| BD              | 2,500       | Two-Lane Urban             | CR 532 Intersection, Signal                               | \$167                     | \$416,941   | \$92   | \$228,750   | \$75         | \$187,500   | \$334       | \$250,000                           |            |                     | \$500,000           | \$1,594,191  |
| BC              | 2,440       | Widen CR 532 to Four Lanes | Intersection Improvements at CR 545, Transition to 2 Lane | \$223                     | \$543,955   | NA   | \$0         | \$75         | \$183,000   | \$298       | \$275,000                           |            |                     |                     | \$1,001,355  |
| DE              | 1,620       | Two-Lane Urban             |   | \$167                     | \$270,178   | \$92   | \$148,878   | \$75         | \$121,500   | \$334       |                                     |            |                     |                     | \$540,556    |
| EF              | 940         | Two-Lane Urban             | CR 545 Overpass, Pedestrian & Wildlife Underpass          | \$167                     | \$156,770   | \$92   | \$86,386    | \$75         | \$70,500    | \$334       | \$100,000                           | \$200,000  | \$3,000,000         |                     | \$3,613,556  |
| EK              | 550         | Two-Lane Urban             | Wetland Crossing (via Bridge)                             | \$167                     | \$91,727    | \$92   | \$50,545    | \$75         | \$41,250    | \$334       |                                     |            |                     | \$5,000,000         | \$5,183,522  |
| KL              | 1,500       | Two-Lane Urban             |   | \$167                     | \$250,164   | \$92   | \$137,850   | \$75         | \$112,500   | \$334       |                                     |            |                     |                     | \$500,514    |
| LM              | 650         | Two-Lane Urban             | CR 545 Turn Lanes   | \$167                     | \$108,405   | \$92   | \$59,735    | \$75         | \$48,750    | \$334       | \$200,000                           |            |                     |                     | \$416,890    |
| LN              | 1,760       | Two-Lane Urban             |   | \$167                     | \$293,526   | \$92   | \$161,744   | \$75         | \$132,000   | \$334       |                                     |            |                     |                     | \$597,270    |
| NO              | 390         | Two-Lane Urban             |   | \$167                     | \$65,043    | \$92   | \$35,841    | \$75         | \$29,250    | \$334       |                                     |            |                     |                     | \$130,134    |
| TOTAL           | 25,375      |                            | TOTALS  |                           | \$4,637,577 |  | \$1,695,228 |              | \$1,503,125 | \$8,205,930 | \$975,000                           | \$860,000  | \$3,000,000         | \$5,500,000         | \$18,480,930 |

## ADDITIONAL INFRASTRUCTURE COSTS:

1. COST FOR TWO WILDLIFE & PEDESTRIAN CROSSINGS UNDER CR 545: \$1,200,000
2. MASTER STORMWATER SYSTEM \$3,000,000
3. MASTER IRRIGATION PUMP STATION \$1,000,000
4. COSTS FOR EACH MASTER WASTEWATER LIFT STATION & FORCE MAIN:

LS1  
LS2  
LS3\$170,000  
\$200,000  
\$170,000

SUB TOTAL

\$170,000

GRAND TOTAL MASTER CIVIL INFRASTRUCTURE COSTS

\$24,220,930

EXHIBIT 8A

REUNION EAST CDD / WEST CDD SHARED COSTS

CLASS A BONDS  
MILLER EINHOUSE RYMER & ASSOCIATES  
19-Nov-01

MASTER INFRASTRUCTURE ROADWAYS  
PRE-DESIGN / CONCEPTUAL BUDGETS  
CIVIL ENGINEERING ONLY

| Roadway Segment |  | Length (ft) | Description                       |  | Avg Costs per L.F. |           |           |           |           |           | Total Unit Cost | Sub-Total    |
|-----------------|--|-------------|-----------------------------------|--|--------------------|-----------|-----------|-----------|-----------|-----------|-----------------|--------------|
|                 |  |             | Typical Section                   | Special Features                       | Unit Cost          | Total     | Unit Cost | Total     | Unit Cost | Total     |                 |              |
| QR              |  | 3,500       | Four Lane Urban Section w/ Median | Signal at CR 545 / CR 545 Improvements | \$263              | \$920,569 | \$92      | \$321,650 | \$75      | \$262,500 | \$430           | \$1,504,719  |
| RS              |  | 725         | One Four-Lane Bridge              | Beltway Overpass                       | ALLOWANCE          |           |           |           |           |           |                 | \$3,000,000  |
| ST              |  | 500         | Four Lane Urban Section w/ Median |  | \$263              | \$131,510 | \$92      | \$45,950  | \$75      | \$37,500  | \$430           | \$214,960    |
| TU              |  | 2,250       | Four Lane Urban Section w/ Median |  | \$263              | \$591,795 | \$92      | \$206,775 | \$75      | \$168,750 | \$430           | \$967,320    |
| OP              |  | 480         | Two-Lane Urban                    | I-4 Overpass                           | ALLOWANCE          |           |           |           |           |           |                 | \$5,000,000  |
| TOTAL           |  | 7,455       | TOTALS                            |  | \$1,643,874        |           | \$574,375 |           | \$468,750 |           |                 | \$10,686,999 |



**EXHIBIT 9**

**REUNION EAST CDD - PARCEL DEVELOPMENT BUDGETS**

**MILLER EINHOUSE RYMER & ASSOCIATES**

**July 10, 2003**

**DEVELOPMENT PARCELS EAST OF CR 545**

|  |        |       |                  | COST PER UNIT BASIS |             |                 | COST PER ACRE BASIS |                     |             |
|--|--------|-------|------------------|---------------------|-------------|-----------------|---------------------|---------------------|-------------|
| Phase  | Parcel | Acres | Land Use         | SF<br>Units         | MF<br>Units | Units /<br>Acre | Unit Cost           | Total Cost          | Budget      |
| 1  | 1      | 80.5  | Single Family    | 317                 | na          | 3.9             | \$20,560 per lot    | \$6,517,520         | \$6,517,520 |
| 1  | 2      | 9.3   | Multi-Family     | na                  | 94          | 10.1            | \$16,000 per unit   | \$1,504,000         | \$1,504,000 |
| 1  | 3A     | 11.25 | Commercial       | na                  | na          | na              | na                  | na                  | \$1,125,000 |
| 1  | 3B     | 13.7  | Multi-Family     | na                  | 88          | 6.4             | \$29,579 per unit   | \$2,602,989         | \$2,602,989 |
| 2  | 1      | 20.5  | Multi-Family     | na                  | 93          | 4.5             | \$8,000 per unit    | \$744,000           | \$1,537,500 |
| 2  | 1A     | 33.59 | Single Family    | 177                 | na          | 5.3             | \$12,000 per lot    | \$2,124,000         | \$2,124,000 |
| 2  | 13     | 8.3   | Multi-Family     | na                  | 162         | 19.5            | \$8,000 per unit    | \$1,296,000         | \$1,296,000 |
| 2  | 14     | 10.5  | Commercial       | na                  | na          | na              | na                  | na                  | \$525,000   |
| 2  | 15     | 2.9   | Golf Maintenance | na                  | na          | na              | na                  | na                  | \$145,000   |
| <b>Total Budget for Parcels East of CR 545</b> |        |       |                  |                     |             |                 |                     | <b>\$17,377,009</b> |             |

**DEVELOPMENT PARCELS WEST OF CR 545**

|  |         |       |               | COST PER UNIT BASIS |             |                 | COST PER ACRE BASIS |                     |             |
|--|---------|-------|---------------|---------------------|-------------|-----------------|---------------------|---------------------|-------------|
| Phase  | Parcel  | Acres | Land Use      | SF<br>Units         | MF<br>Units | Units /<br>Acre | Unit Cost           | Total Cost          | Budget      |
| 1  | 4&5     | 64    | Commercial    | na                  | na          | na              | na                  | na                  | \$6,400,000 |
| 1  | 6       | 11.9  | Multi-Family  | na                  | 144         | 12.1            | \$14,000 per unit   | \$2,016,000         | \$2,016,000 |
| 2  | 2,2A,2B | 23    | Mixed Uses    | na                  | na          | na              | na                  | na                  | \$7,920,000 |
| 2  | 3       | 41.65 | Single-Family | 187                 | na          | 4.5             | \$13,251 per lot    | \$2,477,899         | \$2,477,899 |
| 2  | 4       | 22.4  | Multi-Family  | na                  | 250         | 11.2            | \$8,000 per unit    | \$2,000,000         | \$2,240,000 |
| 2  | 5       | 29    | Multi-Family  | na                  | 250         | 8.6             | \$8,000 per unit    | \$2,000,000         | \$2,900,000 |
| <b>Total Budget for Parcels West of CR 545</b> |         |       |               |                     |             |                 |                     | <b>\$23,953,899</b> |             |

**EXHIBIT 10**  
**REUNION EAST CDD**  
**LANDSCAPE, HARDSCAPE, PARKS & RECREATION**  
**PRELIMINARY COST ESTIMATE**

| <u>Description</u>              | <u>Cost</u>         |
|---------------------------------|---------------------|
| Passive Parks                   | \$610,000           |
| Pavillion Shelter               | \$240,000           |
| Overlook Deck                   | \$55,000            |
| Lightning Shelter               | \$40,000            |
| Gatehouse                       | \$225,000           |
| Entrance                        | \$800,000           |
| Landscape/Irrigation            | \$5,350,000         |
| Sidewalks                       | \$775,000           |
| I-4 Buffer                      | \$1,300,000         |
| Street Lighting                 | \$2,450,000         |
| Irrigation Wells & Pump Station | \$2,000,000         |
| <b>TOTAL =</b>                  | <b>\$13,845,000</b> |

**EXHIBIT 10A**  
**REUNION EAST CDD**  
**LANDSCAPE, HARDSCAPE, PARKS & RECREATION**  
**SHARED COSTS <sup>(1)</sup>**  
**PRELIMINARY COST ESTIMATE**

| <u>Description</u>                      | <u>Cost</u>        |
|---|--------------------|
| Pedestrian, Bikeway & Equestrian Trails | \$4,640,000        |
| Community Pools                         | \$2,900,000        |
| <b>TOTAL =</b>                          | <b>\$7,540,000</b> |

<sup>(1)</sup> Cost represents Reunion East CDD's allocated cost share (58% Reunion East CDD & 42% Reunion West CDD).