

Engineer's Cost Report

For

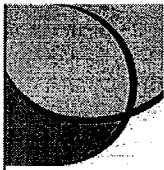


Reunion East Community Development District Osceola County, Florida

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

CIVIL ENGINEERING

Board of Supervisors
610 Sycamore Street, Suite 140
Celebration, FL 34747

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.

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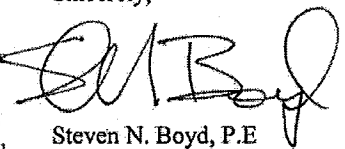
This revised Engineer's Cost report includes the following revisions and additions:

- 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

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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
	TOTAL=			996.41	282.13	1278.54

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

Infrastructure Item	Cost ⁽¹⁾
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 Irrigation¹</i>	<i>\$2,775,000</i>
Parks, Recreation and Gatehouse	\$1,170,000
<i>Community Feature Pool & Water Park¹⁻²</i>	<i>\$6,000,000</i>
<i>2nd Davenport Creek Bridge and Road to CR 532³</i>	<i>\$6,000,000</i>
<i>Seven Eagles Community Pool Building¹</i>	<i>\$1,000,000</i>
Land for ROW, Conservation Areas and Stormwater Ponds	\$3,385,000
Subtotal =	\$40,082,952

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

Infrastructure Item	Cost ⁽¹⁾⁽²⁾
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
<u>Subtotal =</u>	<u>\$16,490,000</u>
TOTAL =	\$56,572,952

- (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 3rd 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 (188.04 acres x \$18,000/acre)	\$3,385,000
<i>Sinclair Road 4 Lane Widening</i> ¹	\$2,000,000
<i>Sinclair Road/Beltway 4 Lane Bridge</i> ¹	\$3,000,000
<i>Existing Toho Water Authority Water/Wastewater Mains</i> ¹	\$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> ¹	\$2,250,000
<i>CR 532 4 Lane Widening</i> ¹	\$2,435,000
<i>On-Site Infrastructure</i> ¹	\$9,228,000
<i>Landscaping</i> ¹	\$3,000,000
<i>Master Irrigation</i> ¹	\$1,000,000
<i>Recreation</i> ¹	\$1,000,000
Professional Design Fees	\$1,000,000
TOTAL =	\$41,088,000

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 nd Davenport Creek Bridge	\$2,400,000
Landscape, Irrigation and Sidewalks	\$2,300,000
Professional Design Fees	\$800,000
TOTAL =	\$15,484,952

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

PARCEL	COSTS
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
Total	\$ 23,038,408

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	Total for Phase 1 Parcel 1 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
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
Soft Costs			
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
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**

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

AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 3	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 1	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Approved
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design.	Approved
<i>Florida Department of Environmental Protection</i>	
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 Parcel 3B Land Area	Reunion East CDD 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	\$ 13,871
Sub Total Hard Costs	\$ 2,387,069	\$ 500,000	\$ 1,887,069
 Contingency 10%	 \$ 238,707	 \$ 50,000	 \$ 188,707
Soft Costs			
Design Fees	\$ 238,707		\$ 238,707
Surveying and Platting	\$ 13,000	\$ -	\$ -
Testing Services	\$ 100,000	\$ -	\$ -
Permitting and Inspection Fees	\$ 71,612	\$ 15,000	\$ 56,612
Wastewater Impact Fee	\$ 231,894	NA	\$ 231,894
Sub Total Soft Costs	\$ 655,213	\$ 15,000	\$ 527,213
Grand Totals	\$ 3,280,989	\$ 565,000	\$ 2,602,989

TABLE 6B

REUNION EAST CDD

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

AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 3	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 3b	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<i>Florida Department of Environmental Protection</i>	
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 Parcel 6 Land Area	Reunion East CDD 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
Soft Costs			
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
Sub Total Soft Costs	\$ 345,028	\$ 9,375	\$ 223,653
Grand Totals	\$ 2,481,120	\$ 353,120	\$ 2,016,000

TABLE 7B

REUNION EAST CDD

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

AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 3	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 6	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<i>Florida Department of Environmental Protection</i>	
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	Total for Phase 2 Parcel 3 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
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
Soft Costs			
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**

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

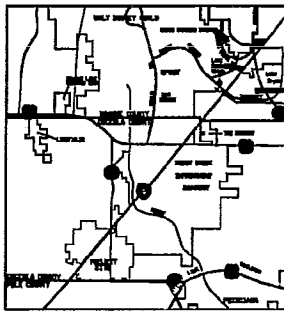
TABLE 9A
REUNION EAST CDD
PHASE 2 PARCELS 2, 2A & 2B
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 2 Parcel 2, 2A & 2B Land Areas	Reunion East CDD Infrastructure Component	Parcel Development Value
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 ¹	\$ 1,800,000	\$ -	\$ 1,800,000
Riding Stables & Facilities	\$ 600,000	\$ -	\$ 600,000
		\$ -	\$ -
Sub Total Hard Costs ¹	\$ 5,562,446	\$ -	\$ 5,562,446
Contingency 10% ¹	\$ 556,245	\$ -	\$ 556,245
Soft Costs			
Design Fees			
Civil, Landscape, Architect, Others	\$ 259,327	\$ -	\$ 259,327
Community Building ¹	\$ 220,000	\$ -	\$ 220,000
Equestrian Center ¹	\$ 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 ¹	\$ 1,801,309	\$ -	\$ 1,801,309
Grand Totals¹	\$ 7,920,000	\$ -	\$ 7,920,000



¹ Revised 9/26/03

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

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



Location Map

-  CDD East
-  Added To CDD East

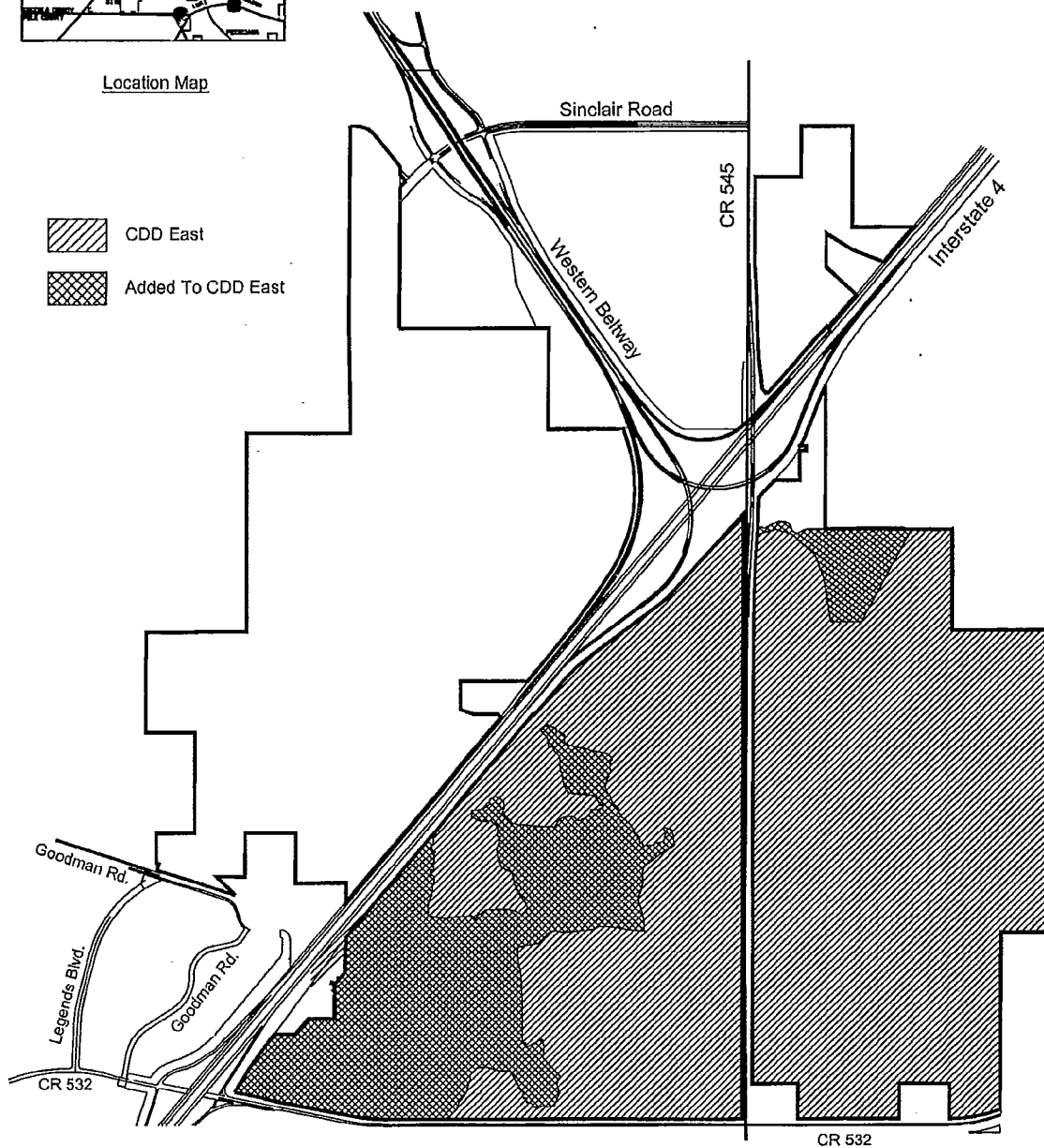
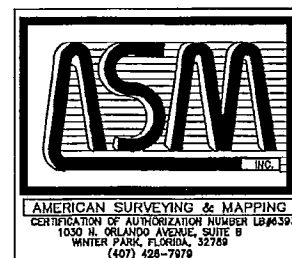


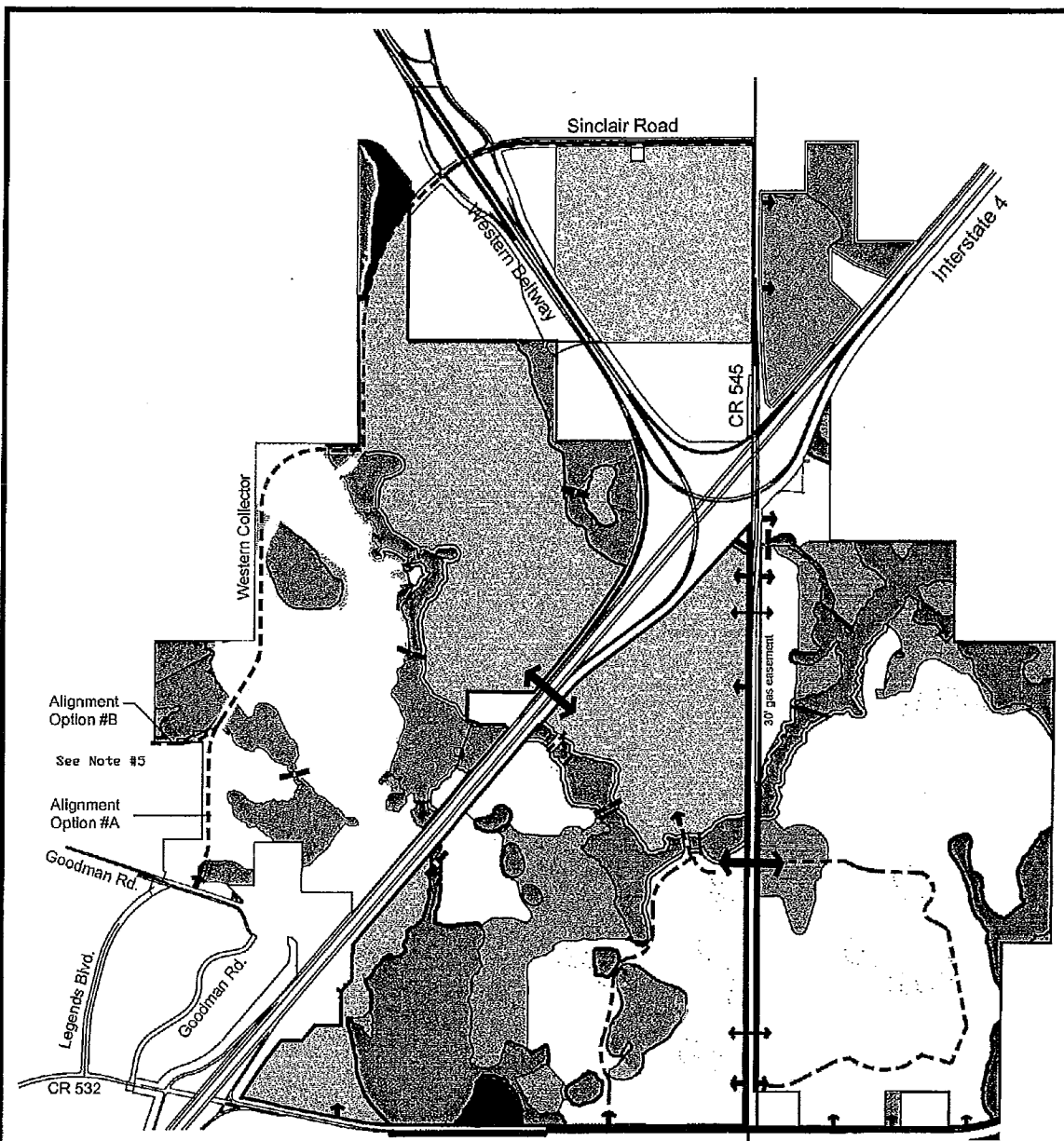
Exhibit 1
Reunion East Community Development District
District Boundaries

Revised June, 2004



N.T.S.





PREDOMINANT USE ACREAGE ANALYSIS

	Acreage
Residential (2) (3)	872.00
Mixed Use (2) (3)	610.12
Resort (2) (3)	22.63
Commercial (2) (3)	20.92
Hotel (2) (3)	65.25
Sheriff and Fire Substation (4)	2.03
Wetland Conservation	432.80
Upland Preservation	147.05
Buffers	63.88
Open Space	.36
Total	2226.94

LEGEND

60' 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 4.13.10 (P).

Exhibit 2

Reunion Resort & Club DRI Map H - Master Development Plan

October, 2003



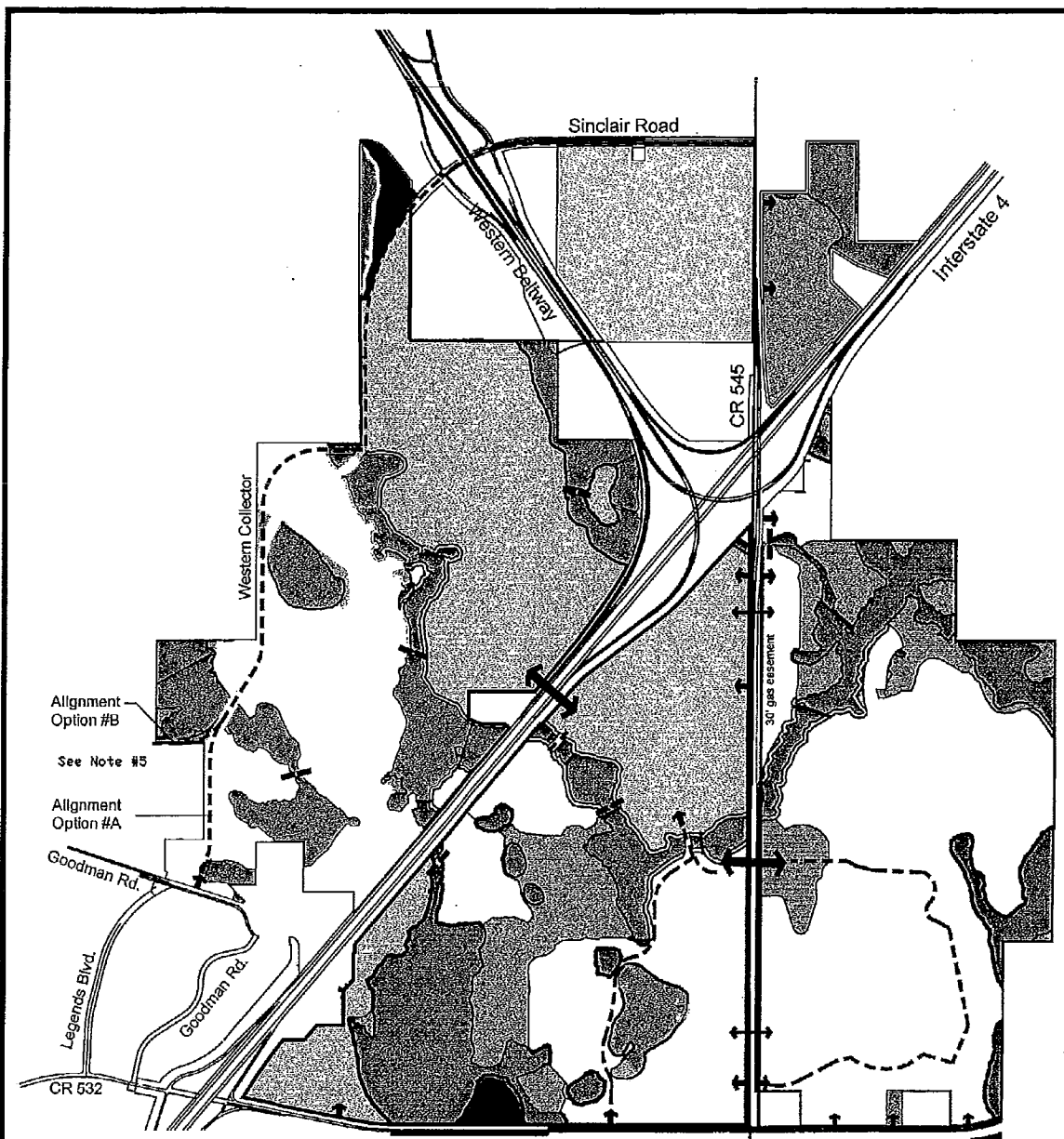
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Boyd**

13070 Highway 17, Suite 200
Orlando, Florida 32811

Phone (407) 551-8822
Fax (407) 551-8821
www.MERB.com

The Summitt Group
Land Development Services
1801 Cheek Trail
Maitland, FL 32751
(407) 626-3666 FAX (407) 626-3668

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Civil Engineering
Landscape Architecture



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
Total	2226.94

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 4.13.10 (f).

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



Miller
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Kymer &
Boyd

2200 MacArthur Ave., Suite 200
 Kissimmee, Florida 33751

2000 MacArthur Ave., Suite 200
 Kissimmee, Florida 33751

The Summit Group
 Land Development Services
 1861 Chabok Trail
 Maitland, FL 32751
 (407) 652-0064 FAX (407) 673-4038

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Phone (407) 341-1301
 Fax (407) 341-1301
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REUNION
RESORT & CASINO

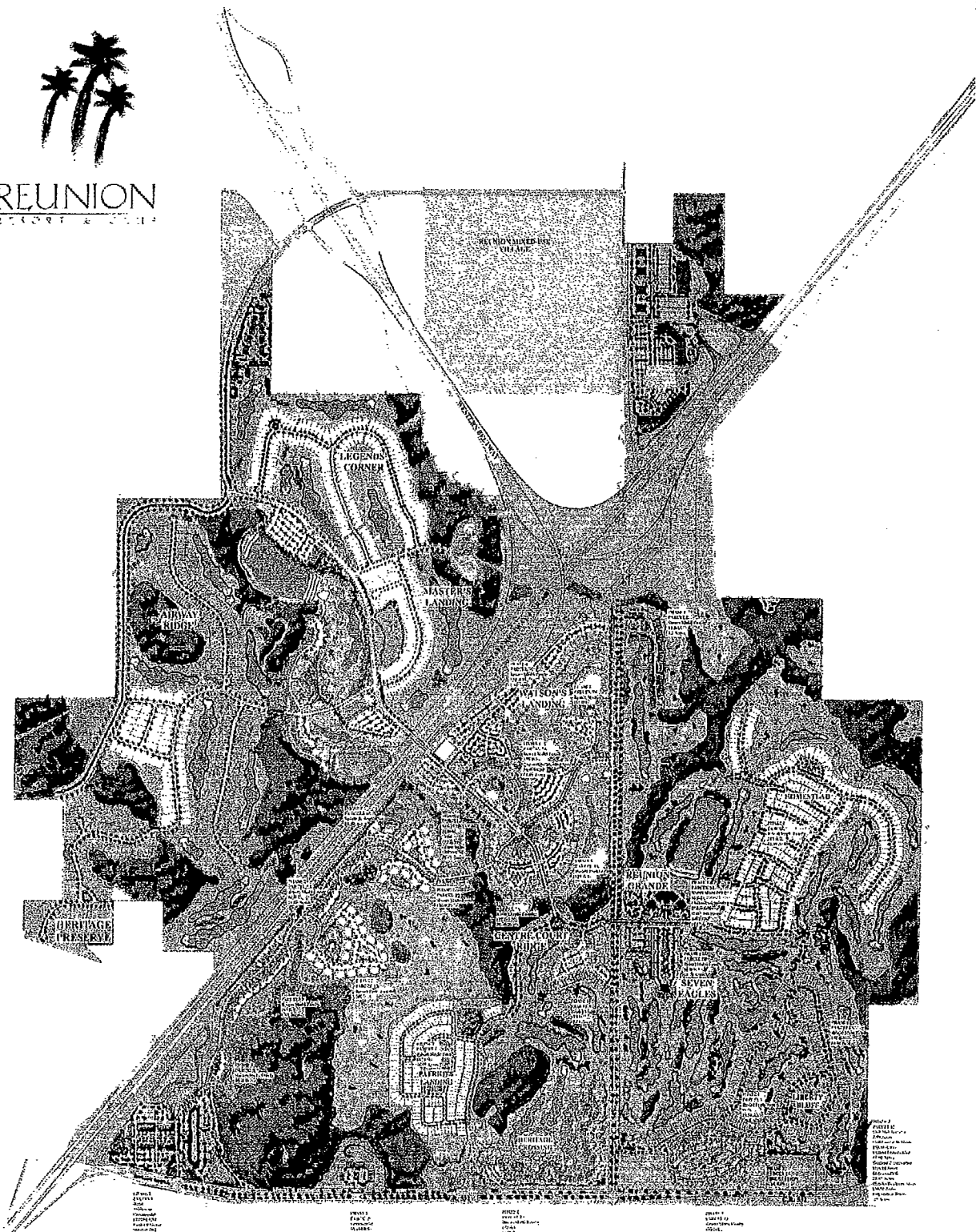


Exhibit 4
C.D.D. REUNION MASTER PLAN UPDATE



GRAPHIC SCALE
1" = 100'
JANUARY 10, 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

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 a point on the south line of said Lot 3 and also a point on the northerly right-of-way line of County Road 532; Thence along said south line of said Lot 3 and also the northerly right-of-way line of County Road 532 the following two courses: South 89°53'57" East a distance of 1308.24 feet; Thence South 89°54'48" East a distance of 2586.05 feet to the POINT OF BEGINNING.

Containing 996.41 acres more or less.

**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°54'13" East a distance of 538.49 feet to the POINT OF BEGINNING; thence departing said North line run South 28°34'06" West a distance of 1394.46 feet; thence North 89°50'23" West a distance of 400.32 feet; thence North 08°52'24" West a distance of 581.78 feet; thence North 20°18'07" West a distance of 338.15 feet; thence North 48°33'06" West a distance of 405.84 feet; thence North 73°56'21" West a distance of 220.31 feet; thence South 74°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°33'17" and a chord of 97.53 feet that bears North 03°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°53'06" East a distance of 33.95 feet; thence North 09°04'37" West a distance of 31.31 feet; thence North 59°48'40" East a distance of 204.42 feet; thence North 70°49'21" East a distance of 100.47 feet; thence South 76°57'28" East a distance of 242.54 feet; thence South 11°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°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°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°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°53'57" West a distance of 1308.24 feet to the Point of Beginning; Thence continue thence North 89°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°22'57" West; thence westerly along the arc of said curve through a central angle of 11°02'00" a distance of 532.44 feet to a point of tangency; thence North 78°51'57" West, a distance of 999.05 feet; thence North 74°34'36" West, a distance of 200.56 feet; thence North 78°51'57" West, a distance of 206.74 feet; thence North 00°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

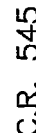
distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence South 60°48'58" East a distance of 32.24 feet; Thence 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.

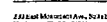
Containing 282.128 acres more or less.







February 2002



- Phone (407) 343-3132
Fax (407) 343-3194

233 East Montgomery Ave., Suite 202

Phone: (407) 343-1172
Fax: (407) 343-1174

www.HumanErgonomics.com

CCMH ASSOCIATES

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

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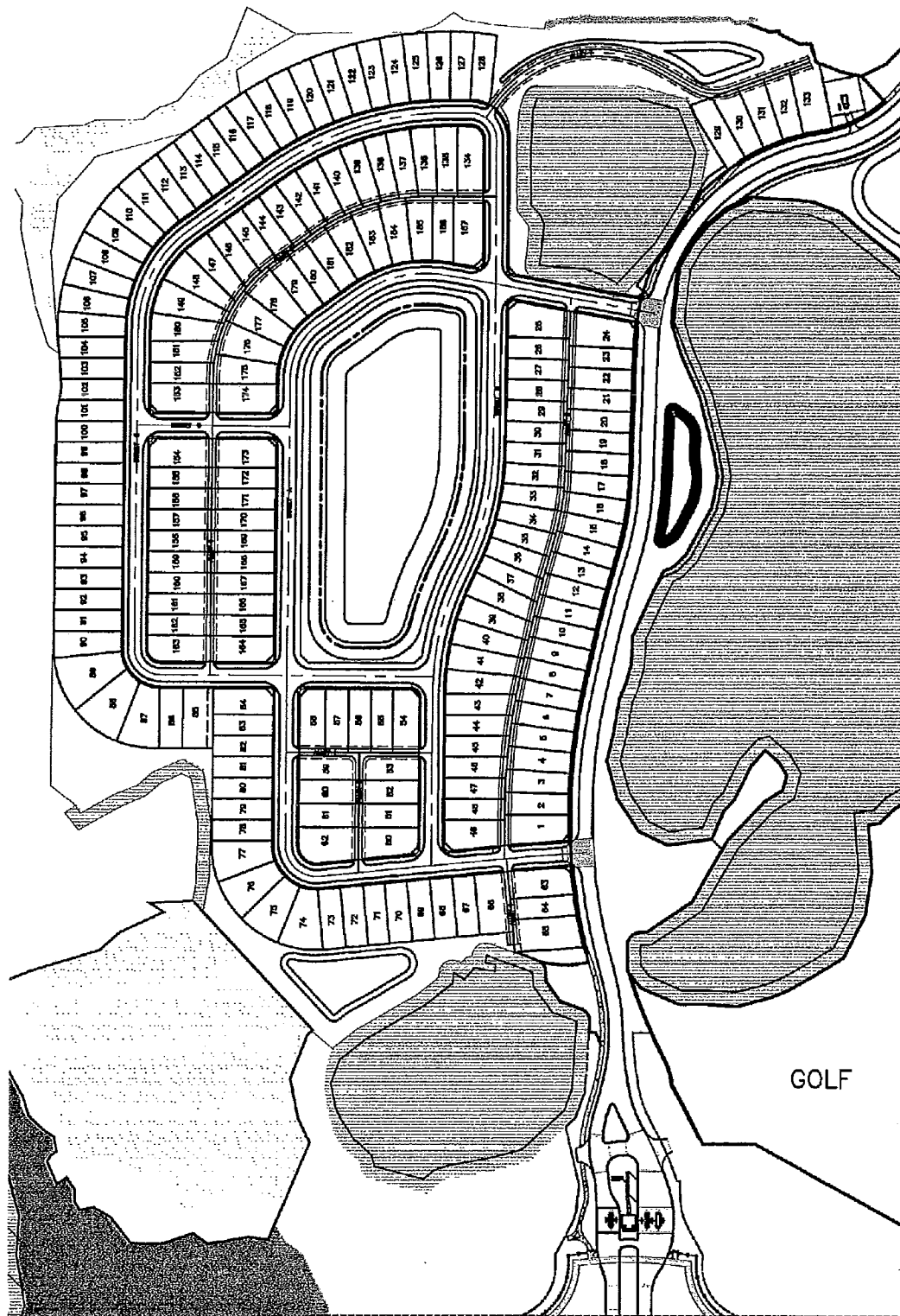


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002



Miller
Finhouse
Rymer &
Boyd

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

200 East 1st Street, Suite 100
 Ft. Lauderdale, Florida 33301

Phone (954) 548-5441
 Fax (954) 548-5441
 www.millerfinhouse.com

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

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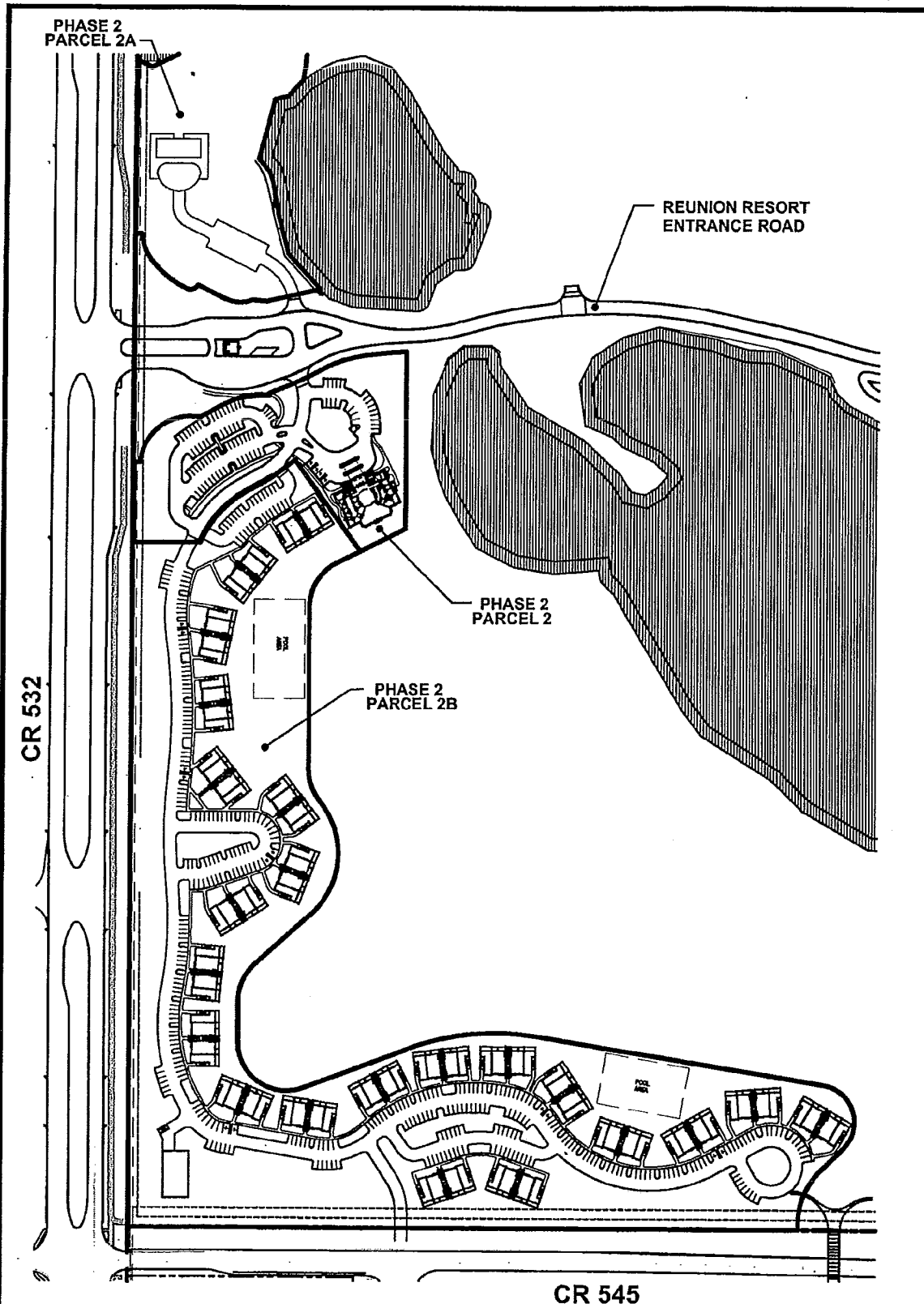


Exhibit 6F
Reunion East Community Development District
Phase 2 Parcel 2, 2A & 2B Site Plan

June 2003



**Miller
 Einhouse
 Rymer &
 Boyd**

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

238 East Main Street, Suite 10
 Tallahassee, Florida 32301

Phone (904) 343-8800
 Fax (904) 343-1998
 www.meriboyd.com

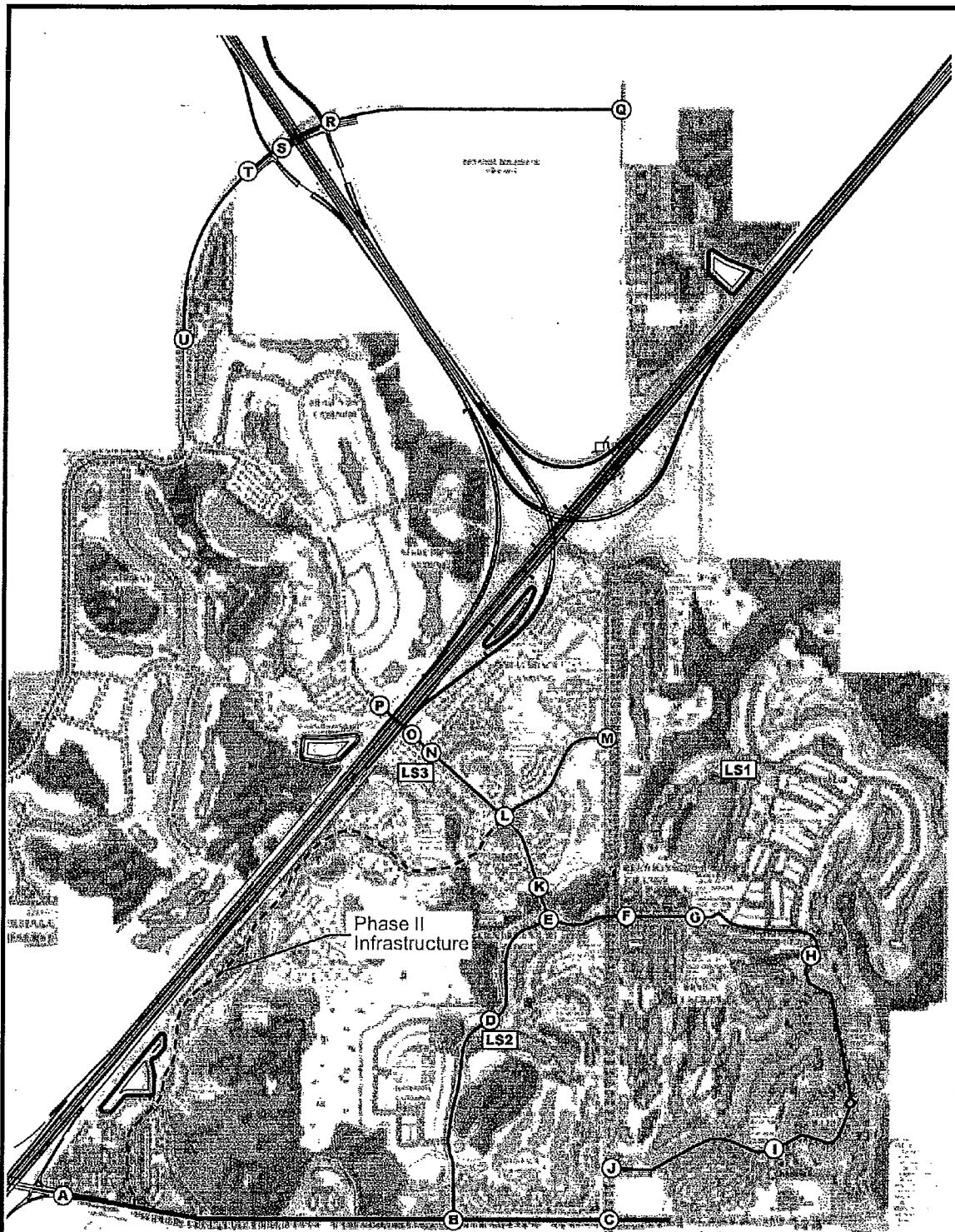


Exhibit 7
 Reunion East Community Development District
 Master Civil Infrastructure Elements

February 2, 2005



Miller
 Einhouse
 Rymer &
 Boyd

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

PS 2004077 301-0102
 Proj. No. 2004-0102
 www.millerboyd.com

EXHIBIT 8

REUNION EAST CDD

CLASS A BONDS

MILLER EINHOUSE RYMER & ASSOCIATES
25-Feb-02

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

3

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.								Sub-Total	Additional Costs				TOTAL BUDGET
		Typical Section	Special Features	Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm		Total Unit Cost	Intersection Improvement/ Signal		Under-pass	Vehicular Bridge	Wetland Crossing		
FG	960	Two-Lane Urban	Pedestrian & Wildlife Underpass	\$167	\$160,105	\$92	\$88,224	\$75	\$72,000	\$334	\$320,329					\$520,329	
GH	1,750	Two-Lane Urban	Pedestrian & Wildlife Underpass	\$167	\$291,859	\$92	\$160,825	\$75	\$131,250	\$334	\$583,934					\$783,934	
HI	3,400	Two-Lane Urban		\$167	\$567,039	\$92	\$312,460	\$75	\$255,000	\$334	\$1,134,499					\$1,134,499	
IJ	2,100	Two-Lane Urban	Entry Feature, Pedestrian & Wildlife Underpass	\$167	\$350,230	\$92	\$192,990	\$75	\$157,500	\$334	\$700,720	\$150,000	\$200,000			\$1,050,720	
AB	4,815	Widen CR 532 to Four Lanes	Entry Feature	\$223	\$1,072,236	NA	\$0	\$75	\$361,125	\$298	\$1,433,361					\$1,433,361	
BD	2500	Two-Lane Urban	CR 532 Intersection, Signal	\$167	\$416,941	\$92	\$229,750	\$75	\$187,500	\$334	\$834,191	\$250,000				\$1,584,191	
BC	2,440	Widen CR 532 to Four Lanes	Intersection Improvements at CR 545, Transition to 2 Lane	\$223	\$543,355	NA	\$0	\$75	\$183,000	\$298	\$726,355	\$275,000				\$1,001,355	
DE	1,620	Two-Lane Urban		\$167	\$270,178	\$92	\$148,878	\$75	\$121,500	\$334	\$540,556					\$540,556	
EF	940	Two-Lane Urban	CR 545 Overpass, Pedestrian & Wildlife Underpass	\$167	\$156,770	\$92	\$86,386	\$75	\$70,500	\$334	\$313,656	\$100,000	\$200,000	\$3,000,000		\$3,613,656	
EK	550	Two-Lane Urban	Wetland Crossing (via Bridge)	\$167	\$91,727	\$92	\$50,545	\$75	\$41,250	\$334	\$183,522					\$5,183,522	
KL	1,500	Two-Lane Urban		\$167	\$250,164	\$92	\$137,850	\$75	\$112,500	\$334	\$500,514					\$500,514	
LM	650	Two-Lane Urban	CR 545 Turn Lanes	\$167	\$108,405	\$92	\$59,735	\$75	\$48,750	\$334	\$216,890					\$416,890	
LN	1,760	Two-Lane Urban		\$167	\$293,526	\$92	\$161,744	\$75	\$132,000	\$334	\$587,270					\$587,270	
NO	390	Two-Lane Urban		\$167	\$65,043	\$92	\$35,841	\$75	\$29,250	\$334	\$130,134					\$130,134	
TOTAL	25,375	TOTALS			\$4,637,577		\$1,665,228		\$1,903,125		\$8,205,930	\$975,000	\$800,000	\$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		\$1,200,000
2. MASTER STORMWATER SYSTEM		\$3,000,000		\$3,000,000
3. MASTER IRRIGATION PUMP STATION		\$1,000,000		\$1,000,000
4. COSTS FOR EACH MASTER WASTEWATER LIFT STATION & FORCE MAIN:				
	LS1	\$170,000		\$170,000
	LS2	\$200,000		\$200,000
	LS3	\$170,000		\$170,000
SUB TOTAL				\$8,740,000
GRAND TOTAL MASTER CIVIL INFRASTRUCTURE COSTS				\$24,220,930

EXHIBIT 8A

REUNION EAST CDD / WEST CDD SHARED COSTS

MASTER INFRASTRUCTURE ROADWAYS

PRE-DESIGN / CONCEPTUAL BUDGETS

CIVIL ENGINEERING ONLY

CLASS A BONDS

MILLER EINHOUSE RYMER & ASSOCIATES

19-Nov-01

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.						Total Unit Cost	Sub-Total
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			
		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

Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	COST PER UNIT BASIS			COST PER ACRE BASIS			BUDGET
							Unit Cost		Total Cost	Unit Cost		Total Cost	
1	1	80.5	Single Family	317	na	3.9	\$20,560	per lot	\$6,517,520	\$50,000	per acre	\$4,025,000	\$6,517,520
1	2	9.3	Multi-Family	na	94	10.1	\$16,000	per unit	\$1,504,000	\$75,000	per acre	\$697,500	\$1,504,000
1	3A	11.25	Commercial	na	na	na	na	na	na	\$100,000	per acre	\$1,125,000	\$1,125,000
1	3B	13.7	Multi-Family	na	88	6.4	\$29,579	per unit	\$2,602,989	\$75,000	per acre	\$1,027,500	\$2,602,989
2	1	20.5	Multi-Family	na	93	4.5	\$8,000	per unit	\$744,000	\$75,000	per acre	\$1,537,500	\$1,537,500
2	1A	33.59	Single Family	177	na	5.3	\$12,000	per lot	\$2,124,000	\$50,000	per acre	\$1,679,500	\$2,124,000
2	13	8.3	Multi-Family	na	162	19.5	\$8,000	per unit	\$1,296,000	\$100,000	per acre	\$830,000	\$1,296,000
2	14	10.5	Commercial	na	na	na	na	na	na	\$50,000	per acre	\$525,000	\$525,000
2	15	2.9	Golf Maintenance	na	na	na	na	na	na	\$50,000	per acre	\$145,000	\$145,000
Total Budget for Parcels East of CR 545													\$17,377,009

DEVELOPMENT PARCELS WEST OF CR 545

Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	COST PER UNIT BASIS			COST PER ACRE BASIS			BUDGET
							Unit Cost		Total Cost	Unit Cost		Total Cost	
1	4& 5	64	Commercial	na	na	na	na	na	na	\$100,000	per acre	\$6,400,000	\$6,400,000
1	6	11.9	Multi-Family	na	144	12.1	\$14,000	per unit	\$2,016,000	\$75,000	per acre	\$892,500	\$2,016,000
2	2,2A,2B	23	Mixed Uses	na	na	na	na	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	\$50,000	per acre	\$2,082,500	\$2,477,899
2	4	22.4	Multi-Family	na	250	11.2	\$8,000	per unit	\$2,000,000	\$100,000	per acre	\$2,240,000	\$2,240,000
2	5	29	Multi-Family	na	250	8.6	\$8,000	per unit	\$2,000,000	\$100,000	per acre	\$2,900,000	\$2,900,000
Total Budget for Parcels West of CR 545													\$23,953,899

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
TOTAL =	\$13,845,000

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

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

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

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