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Table of Contents

1 Purpose & Scope ............................................................................................................................... 1-1
2 General Information ......................................................................................................................... 2-2
3 Public Facilities ................................................................................................................................. 3-3
  3.1 Transportation System .................................................................................................................. 3-3
  3.2 Stormwater Management System ................................................................................................. 3-3
  3.3 Entry Monuments, Gates and Hardscape Elements ....................................................................... 3-4
  3.4 Recreation Facilities ...................................................................................................................... 3-4
     3.4.1 Amenity Centers ..................................................................................................................... 3-4
     3.4.2 Parks and Open Space areas .................................................................................................... 3-5
     3.4.3 Boat Facilities ......................................................................................................................... 3-6
  3.5 Landscape and Irrigation .............................................................................................................. 3-7
4 Currently Proposed Expansions in the Next Seven Years ............................................................... 4-8

Appendices
A. Legal Description
B. Location Map
C. Tract Ownership Exhibit
D. Pond Exhibit

Tables
Table 1. Units by Type .......................................................................................................................... 2-2

Acronyms
ADA Americans with Disabilities Act
TBD To Be Determined
CDD Community Development District
GPD Gallons per Day
ERP Environmental Resource Permit
ROW Right of Way
SWFWMD Southwest Florida Water Management District
WUP Water Use Permit
1 Purpose & Scope

This report has been prepared at the request of the Harbor Bay Community Development District to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned and/or operated by the District together with any facility expansions proposed within the next seven years.
2 General Information

The Harbor Bay Community Development District ("CDD" or "District"), which was established in 1999 by Hillsborough County Ordinance 99-11, is located in Sections 28, 29, 32 and 33, Township 31 South, Range 19 East in southern Hillsborough County, Florida. The District consists of approximately 765 acres situated between US 41 and Tampa Bay located approximately 3.8 miles south of Big Bend Road. The legal description of the District is attached in Appendix A while a location map is included in Appendix B.

The District provides management of stormwater facilities and wetlands, neighborhood monumentation, landscaping of roadways and common areas, neighborhood parks and recreational amenity areas, most roadways, and the seawall along the lakes and canals within the MiraBay development ("Development"). The tracts owned by the District are shown on the Tract Ownership Exhibit in Appendix C.

The Development consists of 21 development parcels containing 1,664 residential lots and public use tracts at buildout. The number of units by type is shown in Table 1 below. Per the assessment roll that was current at the time of this report, there are approximately 1,149 units that are not controlled by the Master Developer.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhome</td>
<td>251</td>
</tr>
<tr>
<td>Villa</td>
<td>456</td>
</tr>
<tr>
<td>50’ Single Family</td>
<td>45</td>
</tr>
<tr>
<td>60’ Single Family</td>
<td>234</td>
</tr>
<tr>
<td>70’ Single Family</td>
<td>143</td>
</tr>
<tr>
<td>80’ Single Family</td>
<td>445</td>
</tr>
<tr>
<td>100’ Single Family</td>
<td>90</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,664</strong></td>
</tr>
</tbody>
</table>

Table 1. Units by Type

As of the date of this report, the majority of the project infrastructure, i.e. roads, utilities, and stormwater system, required to service the District with the exception of future expansions, is now complete. The cost of planning, design, acquisition, construction, installation, and equipping of infrastructure improvements was originally funded through the issuance of tax-exempt municipal bonds. Upon exhaustion of said bonds, the majority of the remaining infrastructure required under the Capital Improvement Plan was funded directly by the Master Developer pursuant to the Completion Agreement. Any remaining future infrastructure will also be funded directly by the Master Developer or a future series of bonds. The current Master Developer for MiraBay is Park Square Enterprises, LLC.
3 Public Facilities

3.1 Transportation System
The District currently owns and maintains almost all of the roadways within the boundaries of the District. The exceptions are as follows:

- MiraBay Boulevard between US 41 and the gate house, which is owned and maintained by the County;
- Golf and Sea Boulevard, which is owned and maintained by the County;
- Tybee Island Drive and Pinckney Drive within Parcel 14B, which is constructed but not yet conveyed to the District by the Master Developer;
- Manns Harbor Drive within Parcel 20, which is constructed but not yet conveyed to the District by the Master Developer;
- Winterside Drive within Parcels 21 & 23, which is constructed but not yet conveyed to the District by the Master Developer; and
- Luminar Pointe Lane, Anchor Line Drive, and Seagrass Place; which are owned and maintained by Pacifica Loan Four, LLC.

As shown in Appendix C, the District transportation network contains approximately 9.75 miles of roads with approximately 2.6 miles of future roadways to be dedicated to the District, the County, or an HOA in the future. The system has been designed, constructed, and maintained to safely allow vehicular, bicycle and pedestrian movement throughout the community. All District roadways are located within right of way (ROW) dedicated or deeded to the District.

3.2 Stormwater Management System
The District-wide stormwater system consists of wet detention ponds, curb and gutters, inlets, stormwater piping, pond control structures, treatment filter beds, a lagoon, and canals. Also included are seawalls and riprap within and adjacent to the canals. The system has been developed to capture and treat stormwater runoff from developed areas then regulate the rate of water released to the Bay through various control structures.

In general, the stormwater runoff will flow from the developed areas and roads and into the ponds via inlet structures and pipes. The primary form of treatment is wet detention or effluent filtration pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and either bleed-down orifices sized to recover the treatment volume or filter media boxes to treat the required volume before discharge.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain into Tampa Bay through the lagoon and canals. As parcels within the District are developed, the detention ponds temporarily detain stormwater runoff for treatment and then
gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation to meet pre-development runoff rates and have capacity to treat and attenuate runoff from the District. The Mira Bay Lagoon and canals are an integral part of the stormwater management system providing necessary conveyance of stormwater to Tampa Bay. Capacity of the canals and the overall function of the storm water management system require the use of a seawall, which was built and is maintained by the District.

The master stormwater system is generally complete and consists of 27 wet detention ponds, a lagoon and canals. The ponds are currently operational and most are owned and operated by the District and illustrated on the Exhibit in Appendix D. The exceptions are as follows:

> Pond 15 along Golf and Sea Boulevard, which is constructed and owned by the Master Developer and maintained by the District per SWFWMD permit 18838.004;

> Pond 4 within Parcel 14B, which is constructed and owned by the Master Developer and maintained by the District per SWFWMD permit 18838.018;

> Ponds 27 & 28 within Parcel 20, which is constructed and owned by the Master Developer and maintained by the District per SWFWMD permit 18838.007;

> Pond 24 within Parcels 21 & 23, which is constructed and owned by the Master Developer and maintained by the District per SWFWMD permit 18838.019;

> Ponds 12 & 13 within Vested Pocket 101, which is constructed and owned by the Master Developer and maintained by the District per SWFWMD permit 18838.004; and

> The Mira Bay Lagoon and canals are currently owned by the Master Developer.

All ponds owned and maintained by the District are located in drainage tracts owned by the District, District ROW, or within easements to the benefit of the District.

In addition to the stormwater management ponds, the District also maintains wetland mitigation areas required to offset impacts made during the construction of the Development. These mitigation areas are shown on the map in Appendix C.

### 3.3 Entry Monuments, Gates and Hardscape Elements

Throughout the community, there are various monuments announcing the arrival to the MiraBay community and the individual neighborhoods within it, which are owned and maintained by the District. The largest monument is located at the main entrance to the District located at the intersection of US 41 and MiraBay Boulevard. The monuments are located within tracts owned by the District as shown on the Ownership Exhibit. Some of these monuments are tied to entry gates for the neighborhood.

In addition to neighborhood monuments, there are hardscape elements that create the look of bridges along the roadway system, fountains and walls within the recreation and open space areas, and a guard house at the main gate along MiraBay Boulevard.

Lastly, many of the neighborhoods have wall features, gates, or fencing separating the residential neighborhoods from the collector roadways or a seawall along the canal.

### 3.4 Recreation Facilities

The District owns and maintains many of the recreational facilities within the development. Some are owned by the District, while others are HOA-owned and maintained. Those owned and maintained by the District are outlined below.

#### 3.4.1 Amenity Centers

There are three main amenity center sites within the development: Mira Bay Club; Tennis Center; and the Admiral Club. All are located on property owned by the District and maintained by the District.
3.4.1.1  Mira Bay Club
The Mira Bay Club is the main recreation facility for the community and is located at 107 Manns Harbor Drive on the southwest side of MiraBay Boulevard near US 41. The facility was designed to serve the community buildout of 1,664 units and consists of the following:
- 12,000 square foot clubhouse with the following (total capacity of 224 people):
  - fitness center and group exercise room;
  - resort style locker room with saunas;
  - Gallery Café, Admiral's Lounge, and Lagoon Room and veranda with catering kitchen;
  - Dockers Youth Activities Building; and
  - Outfitters Building;
- Resort and lap pools (capacity of 230 swimmers);
- Wading pool (capacity 13 swimmers);
- Grills and picnic area;
- Sand volleyball court
- Two (2) boat docks;
- Sail boats, canoes, and kayaks;
- Boat storage lifts;
- Playground with multiple play and shade structures; and
- Open play space.

The site has 74 standard parking spaces and three (3) ADA parking spaces to serve the club and town green in front of the club.

3.4.1.2  Tennis Center
The tennis center provides tennis, pickleball, and basketball courts for use by the residents. The facility contains a small building with restrooms and shaded outdoor seating, five (5) tennis courts, 15 parallel parking spaces, and two (2) basketball courts also striped for use as pickleball courts.

3.4.1.3  The Admiral Club
The Admiral Club is a secondary recreation facility for the residents of the District located in the Admiral Pointe neighborhood at 5248 Admiral Pointe Drive, just south of Villemaire Road. The facility was designed to serve 83 units and consists of the following:
- 1,750 square foot clubhouse with meeting space (capacity 50 people); one office; restrooms, storage, and a kitchenette; and
- Pool (capacity of 30 swimmers).

The site has 9 standard parking spaces and one (1) ADA parking spaces to serve the club.

3.4.2  Parks and Open Space areas
There are two named parks within the community with many open space areas that can be used for open play or relaxing.
3.4.2.1 The Landing Park

The Landing Park is the larger of the two named parks within the community. It is located at the intersection of Islebay Drive and MiraBay Boulevard. The site was designed to serve the Development with the following amenities:

- Large play structure with shade sails;
- Multiple open space areas with bench seating;
- Tiki huts with picnic tables;
- Shaded walkways;
- Dog waste station;
- Boat launch with courtesy dock;
- Crushed shell parking area with 20 standard parking spaces;
- Two (2) paved ADA parking spaces; and
- Landscaping and irrigation.

A small portion of the park still needs to be formally conveyed to the District.

3.4.2.2 Wolf Creek Park

Wolf Creek Park is the smaller park located along Manns Harbor Drive between Brighton Shore Drive and Loon Nest Court. The site does not have any dedicated parking spaces but is easily accessible for pedestrians. The site contains a large, ship themed play structure and swings. Both of these structures have posts for future shade sails to be installed. The site also contains a large open play field of approximately 110’ x 145’. Hedge rows separate the play field from the adjacent roadway and wetland areas.

3.4.3 Boat Facilities

As discussed above, the community has been constructed around a series of large, manmade canals and a lagoon. The lagoon and canals have access to Tampa Bay and public areas within the community. Most of the residents with homes along the canals have docks and recreational watercraft. To enhance the use of the District’s water facilities, the District has several facilities available.

3.4.3.1 Mira Bay Lagoon & Canals

The primary water body within the development south of MiraBay Boulevard is called Mira Bay Lagoon. It is a manmade lake that provides direct water access to a majority of the single family homes within the southern portion of the District. This lake is separated from canals leading to Tampa Bay by the Boat Lift described below. Other canals were created north of MiraBay Boulevard to provide the majority of single family homes direct access to Tampa Bay. The lagoon is owned by the Master Developer. The canals are owned by the Master Developer and Hillsborough County. The seawall surrounding the canals is owned and maintained by the District. The rip rap physically located on parcels adjacent to the lagoon parcel is owned and maintained by the owner of the parcel on which the rip rap currently exists. This includes the parcels currently owned by the District that are adjacent to lagoon parcel. There is currently a District project being funded by a recent bond issuance to repair and rebuild portions of the seawall within the community. It is anticipated that the lagoon and canals may be conveyed to the District in the next five (5) years.
3.4.3.2 **Boat Lift**

For those residents with watercraft on Mira Bay Lagoon, there is no direct access to Tampa Bay. Watercraft need to pass through the community boat lift located on Tract G between the cul de sacs of Manns Harbor Drive and Balibay Road. The boat lift accommodates boats with a maximum load of 26k wet weight with a maximum length of 35 feet.

3.4.3.3 **Boat Ramp/Launch**

As mentioned above, there is a boat launch area with courtesy dock available for use at The Landing Park. The launch is mostly used for new residents bringing watercraft to their dock or removal of existing watercraft for use elsewhere or by residents leaving the community. The capacity of the boat ramp is limited by the available parking for the vehicle and trailer. Given the other uses at the park that also require use of the parking facilities, the approximate capacity is 2 boats per day. When the watercraft is being launched or retrieved without parking, given the limited “make ready” and “tie down” areas to prepare the boat and its passengers, the ramp could handle approximately 2-4 launches per hour.

3.5 **Landscape and Irrigation**

The District presently maintains certain landscape amenities and associated irrigation facilities within the Development. These facilities include, but are not limited to, entry monument landscaping and common area landscaping including street trees and plant material within the roadway roundabouts.

The irrigation system primarily consists of a series of irrigation wells and distribution piping allowed under the Water Use Permit (WUP) 11157.006 issued by SWFWMD. The master irrigation system can withdraw a peak volume of 281,000 gallons per day (GPD) with an average withdrawal of 90,000 GPD.

To supplement the master irrigation system, several potable water meters have been installed to irrigate small areas located too distant to be served by the master irrigation lines or are located outside the limits of the WUP. According to water usage information, an average of approximately 660 GPD has been used to irrigate these areas with potable water.
Currently Proposed Expansions in the Next Seven Years

While the majority of the public facilities have been constructed and conveyed to the District, there are a few projects underway or proposed within the next seven (7) years. It should be noted that the number of units shown in Table 1 is the number of units at buildout. The projects listed below do not affect the capacity of existing facilities, as they were designed to accommodate buildout, unless otherwise noted.

At the time of this report, Parcels 14B, 20, and 21 and 23 have been constructed. Facilities within Parcels 21 and 23 are in the process of being conveyed to the District. These facilities include roadways, common area near the entry, and the stormwater pond. Roadways, ponds, and open space improvements have also been constructed in Parcels 14B and 20; however, the improvements have not been conveyed to the District. By permit, the District is responsible for the stormwater system within these parcels. It is anticipated that these facilities will be transferred to the District within the next 2-3 years.

The area within Vested Pocket 101 has been mass graded, the ponds constructed and seawall improvements are underway by the District under a separate project. The parcel encompasses approximately 45.81 acres and includes 104 single family residential lots. It is anticipated that public facilities construction of water, sanitary sewer, roadways, and stormwater conveyance will begin within the next 2 years and will be paid for by the Master Developer. It is anticipated that the water and sanitary sewer along with the roadway will be conveyed to Hillsborough County. The stormwater system is anticipated to be conveyed to the District upon acceptance of the construction; however, the District has been responsible to maintain the constructed ponds in this parcel in accordance with the ERP Transfer to Operations and Maintenance, subject to an interim maintenance obligation undertaken by the Developer. No additional amenities are proposed with the development of this parcel.

The area within Parcel 8 has also been recently constructed and paid for by the Master Developer, with roadways, water, wastewater, and irrigation constructed for 140 residential units. It is anticipated that portions of these improvements may be conveyed to the District within the next year or two.

Finally, there are no known expansions to the District limits contemplated nor does the District anticipate replacing any existing facilities within the next ten (10) years other than in the normal course of business.
HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT

THAT PORTION OF APOLLO BEACH POCKET 101 VESTED BY THE DEPARTMENT
OF COMMUNITY AFFAIRS LETTER
DATED: JUNE 12, 1998

DESCRIPTION: ALL of Lots 25 through 40 inclusive, Block 39, Lots
41 through 67 inclusive, Block 39, Lots 1 through 4 inclusive,
Block 64, Lots 1 through 9 inclusive, Block 65, Lots 1 through 20
inclusive, Block 66 and Lots 1 through 19 inclusive, Block 202,
All of Hudson Court, Royal Palm Boulevard and the 15' Lane
between Lots 40 and Lot 41, Block 39, of APOLLO BEACH UNIT SIX as
recorded in Plat Book 37, Page 86 of the Public Records of
Hillsborough County, Florida, Together with that portion of
Canals lying adjacent to said Lots within the boundaries of said
APOLLO BEACH UNIT SIX, LESS the East 30.00 feet of said Lot 4,
Block 64, Together with that part of Golf and Sea boulevard lying
West of the Westerly boundary of the East 30.00 feet of said Lot
4, Block 64, and Southerly of the South right-of-way line of
Chestnut Drive, of said APOLLO BEACH UNIT SIX, and being more
particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 67, Block 39,
run thence S.78°24'38"W., 125.00 feet to a point on a curve on
the Northerly right-of-way line of Golf and Sea Boulevard, said
point also being the Westerly boundary of said Lot 67, Block 39;
thence along said Northerly right-of-way line, Southerly, 53.45
feet along the arc of a curve to the left having a radius of
1040.00 feet and a central angle of 02°56'41" (chord bearing
S.13°03'42"E., 53.44 feet); thence S.77°07'08"W., 221.90 feet
along the aforesaid South right-of-way line of Chestnut Drive and
the Easterly extension thereof to a point of curvature; thence
Westerly, 71.23 feet along the arc of a curve to the right having
a radius of 304.38 feet and a central angle of 13°24'30" (chord
bearing S.83°49'23"W., 71.07 feet) along said South right-of-way
line to a point of tangency; thence N.89°28'22"W., 18.00 feet
along said South right-of-way line, to a point on the Southerly
boundary of the aforesaid APOLLO BEACH UNIT SIX; thence along
said Southerly boundary the following nine (9) courses: 1)
S.17°28'22"E., 184.01 feet; 2) S.89°28'22"E., 48.52 feet to a
point on a curve; 3) Southeasterly, 1531.35 feet along the arc
of a curve to the left having a radius of 1305.00 feet and a
central angle of 67°14'01" (chord bearing S.55°51'21"E., 1444.99
feet) to a point of tangency; 4) S.89°28'22"E., 1374.19 feet to a
point of curvature; 5) Northeasterly, 723.06 feet along the arc
of a curve to the left having a radius of 788.28 feet and a
central angle of 52°33'18" (chord bearing N.64°14'59"E., 697.97
feet); 6) S.89°22'53"E., 519.05 feet; 7) N.00°37'07"E., 587.83

EXHIBIT A
feet to a point of curvature; 8) Northerly, 17.70 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 20°16'51" (chord bearing N.09°31'10"W., 17.61 feet); 9) N.70°20'16"E., 104.59 feet; thence N.00°37'07"E., 136.09 feet to a point on the Southerly right-of-way line of the aforesaid Golf and Sea Boulevard; thence continue N.00°37'07"E., 120.00 feet to a point on the Northerly right-of-way line of the aforesaid Golf and Sea Boulevard, said point also being the Southerly boundary of the aforesaid Lot 25, Block 39; thence along said Northerly right-of-way line, S.89°22'53"E., 30.00 feet to the Southeast corner of said Lot 25, Block 39; thence along the East boundary of said Lot 25, N.00°37'07"E., 125.00 feet to the Northeast corner of said Lot 25, Block 39; thence along the Northerly boundary of said Block 39, the following five (5) courses: 1) N.89°22'53"W., 64.31 feet to a point of curvature; 2) Southwesterly, 1120.85 feet along the arc of a curve to-the left having a radius of 845.00 feet and a central angle of 76°00'00" (chord bearing S.52°37'07"W., 1040.47 feet) to a point of reverse curvature; 3) Southwesterly, 527.66 feet along the arc of a curve to the right having a radius of 398.28 feet and a central angle of 75°54'31" (chord bearing S.52°34'23"W., 489.91 feet) to a point of tangency; 4) N.89°28'22"W., 1374.19 feet to a point of curvature; 5) Northwesterly, 1243.78 feet along the arc of a curve to the right having a radius of 915.00 feet and a central angle of 77°53'00" (chord bearing N.50°31'52"W., 1150.21 feet) to the POINT OF BEGINNING.

Containing 45.824 acres, more or less.

TOGETHER WITH THE FOLLOWING:
TRACT "V"

DESCRIPTION: A parcel of land lying in Sections 28, 29, 32 and 33, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows;

From the Southwest corner of the Northwest 1/4 of Section 32, Township 31 South, Range 19 East, run thence N.00°53'55"E., 60.00 feet along the West boundary of the Northwest 1/4 of said Section 32; thence S.89°25'58"E., 780.75 feet along the North right-of-way line of Villemaire Road (also being a line 60.00 feet North of and parallel with the South boundary of the Northwest 1/4 of said Section 32) to the POINT OF BEGINNING; thence along the Easterly boundary of property deeded to Hillsborough County and recorded in Official Records Book 7073, Page 320, Public Records of Hillsborough County, Florida the following two (2) courses: 1) N.00°36'25"E., 668.30 feet; 2) S.89°16'25"E., 1860.63 feet to the Westerly maintained right-of-way line of Leisy Road; thence N.00°55'35"E., 514.13 feet along said Westerly maintained right-of-way line to the North boundary of a 30 foot wide Drainage Canal as recorded in Deed Book 1106, Page 308, Public Records of Hillsborough County, Florida; thence N.59°07'43"W., 937.77 feet along said Drainage Canal; thence N.31°17'43"W., 2730.60 feet along said Drainage Canal to the West boundary of the aforesaid Section 29; thence N.00°28'03"E., 1168.22 feet along said West boundary to the Northwest corner of the Southwest 1/4 of said Section 29; thence S.89°17'14"E., 1026.94 feet along the North boundary of the Southwest 1/4 of said Section 29 to the centerline of a drainage canal; thence along the centerline of said canal the following fourteen (14) courses: 1) N.12°57'40"W., 112.26 feet; 2) N.00°11'29"W., 77.99 feet; 3) N.26°34'39"E., 26.86 feet; 4) N.28°19'33"E., 51.78 feet; 5) N.35°31'21"E., 99.07 feet; 6) N.36°11'35"E., 79.11 feet; 7) N.36°16'26"E., 89.95 feet; 8) N.36°29'54"E., 92.87 feet; 9) N.37°43'25"E., 72.46 feet; 10) N.36°45'54"E., 83.83 feet; 11) N.36°54'42"E., 74.67 feet; 12) N.34°31'46"E., 77.69 feet; 13) N.38°01'31"E., 79.67 feet; 14) N.38°17'39"E., 111.88 feet to a point on the curved Southerly boundary of Biscayne Canal according to the plat of APOLLO BEACH - UNIT SIX, as recorded in Plat Book 37, Page 88, Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said Apollo Beach Unit Six, the following four (4) courses: 1) Southeasterly, 1328.34 feet along the arc of a curve to the left having a radius of 1305.00 feet and a central angle of 58°19'14" (chord bearing S.60°18'45"E., 1271.74 feet) to a point of tangency; 2) S.89°28'22"E., 1374.19 feet to a point of curvature; 3) Northeasterly, 723.06 feet along the arc of a curve to the left having a radius of 788.28 feet and a central angle of 52°33'18" (chord bearing N.64°14'59"E., 697.97 feet); 4) S.89°22'53"E., 442.25 feet; thence S.00°49'48"W., 653.98 feet to the South boundary of the Northeast 1/4 of said Section 29;
thence S. 89° 17' 14" E., 190.17 feet along said South boundary of the Northwest 1/4 of Section 29, to the Northwest corner of the Northwest 1/4 of the aforesaid Section 28; thence S. 89° 22' 16" E., 1051.33 feet along the North boundary of Tract 62, RUSKIN TOMATO FARMS, according to the plat thereof as recorded in Plat Book 27, Page 110, Public Records of Hillsborough County, Florida; thence S. 00° 53' 15" W., 1354.39 feet along the West boundary of the East 269.17 feet of said Tract 62 and a Southerly projection thereof to the South right-of-way line of Leisey Road (North boundary of Tract 71 of said RUSKIN TOMATO FARMS); thence S. 89° 19' 05" E., 1562.31 feet along said South right-of-way line (North boundary of Tracts 71 and 72 of said RUSKIN TOMATO FARMS) to the intersection right-of-way for Leisey Road with U.S. Highway No. 41 (S.R. 45); thence S. 41° 51' 46" E., 65.34 feet along said intersection right-of-way line; thence along the Westerly right-of-way line of said U.S. Highway No. 41 the following six (6) courses: 1) S. 47° 13' 56" W., 349.59 feet; 2) S. 47° 17' 54" W., 4033.93 feet to a point of curvature; 3) Southwesterly, 990.76 feet along the arc of a curve to the right having a radius of 11409.16 feet and a central angle of 04° 58' 32" (chord bearing S. 49° 47' 10" W., 990.45 feet); 4) N. 37° 43' 34" W., 18.00 feet to a point on a curve; 5) Southwesterly, 81.61 feet along the arc of said curve to the right having a radius of 11391.16 feet and a central angle of 00° 24' 38" (chord bearing S. 52° 28' 44" W., 81.61 feet); 6) S. 77° 22' 04" W., 129.32 feet to the North right-of-way line of the aforesaid Villamaire Road; thence N. 89° 25' 58" W., 3401.98 feet along said North right-of-way line (also being a line 60.00 feet North of and parallel with the South boundary of the Northwest 1/4 of said Section 32) to the POINT OF BEGINNING.

Containing 668.298 acres, more or less.

TOGETHER WITH THE FOLLOWING:
TRACT "W"

DESCRIPTION: A parcel of land lying in the South 1/2 of Section 32, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest 1/4 of Section 32, Township 31 South, Range 19 East, run thence S.89°25'58"E., 492.97 feet along the North boundary of the Southeast 1/4 of said Section 32; thence S.00°46'29"W., 836.58 feet to the Westerly right-of-way line of U.S. Highway No. 41 (S.R. No.45); thence S.52°46'06"W., 315.97 feet to along said Westerly right-of-way line to a point of curvature; thence Southwesterly, 388.78 feet along the arc of a curve to the left having a radius of 7211.97 feet and a central angle of 03°05'19" (chord bearing S.51°13'26"W., 388.73 feet) along said Westerly right-of-way line; thence N.89°28'12"W., 1272.63 feet; thence N.00°55'56"E., 1277.53 feet to the North boundary of the Southwest 1/4 of said Section 32; thence S.89°25'58"E., 1324.84 feet along the North boundary of the Southwest 1/4 of said Section 32 to the POINT OF BEGINNING.

Containing 50.515 acres, more or less.

ALTOGETHER containing 764.637 acres, more or less.

AGC-AB-001
P:\APOLLO BEACH\APOLLO-CDD
VBR

January 30, 1999
APPENDIX

B

LOCATION MAP
SECTION 28, 29, 32 & 33 TOWNSHIP 21 RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

LOCATION MAP
APPENDIX C
TRACT OWNERSHIP EXHIBIT
About Cardno
Cardno is an ASX-200 professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno’s team includes leading professionals who plan, design, manage, and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD].

Cardno Zero Harm
At Cardno, our primary concern is to develop and maintain safe and healthy conditions for anyone involved at our project worksites. We require full compliance with our Health and Safety Policy Manual and established work procedures and expect the same protocol from our subcontractors. We are committed to achieving our Zero Harm goal by continually improving our safety systems, education, and vigilance at the workplace and in the field. Safety is a Cardno core value and through strong leadership and active employee participation, we seek to implement and reinforce these leading actions on every job, every day.

www.cardno.com