

Public Facilities Report

Monterra Community Development District

September 30, 2016

**By: Governmental Management Services-South Florida, LLC
District Manager
5385 N. Nob Hill Road
Sunrise, Florida 33351**

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I. Purpose and Scope

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

II. Introduction

The District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), created by Ordinance No. 06-01 of the City Commission of the City of Cooper City, Florida effective on April 12, 2008. The District has developed 1,352 residential units located in Assessment Area Two and has plans for 270,000 square feet of commercial development located in Assessment Area One.

III. Public Facilities

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

IV. Proposed Expansions over the Next Ten Years

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

V. Replacement of Public Facilities

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

Exhibit A

Engineer's Report

Monterra Community Development District

Engineer's Report

Prepared For:

Board of Supervisors

Monterra Community Development District

April 15, 2005

Engineer:

MILLER LEGG

1800 N. Douglas Road, Suite 200

Pembroke Pines, Florida 33024

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Appendix I Water and Sewer Availability Letter, City of Cooper City



Exhibit 1: Legal Description

Exhibit 2: Location Map

Exhibit 3: Site Plan

Exhibit 4: CDD Owned Public Areas

Exhibit 5: Cost Estimate



I. INTRODUCTION

This Engineer's Report (the "Report") was prepared by Miller Legg & Associates, Inc. (the "Engineer") as authorized by the Monterra Community Development District (The District). The Monterra Community Development District ("District") is located in Broward County, Florida and is bounded by Stirling Road to the north, N.W. 89th Avenue and Pine Island Road to the west, University Drive to the east and Sheridan Street to the south. The area was recently annexed within the City of Cooper City. The proposed primary usage of the land within the District will consist of 1610 residential units along with a mixed-use/commercial area consisting of 174.2 acres and 28.5 acres respectively and including public and private rights-of-way. The district will also include wetland mitigation of 44.5 acres combined with lakes of 80 acres, recreation area of 7.5 acres and open space areas of 152.5 acres. The total acreage of the District is 487.2 acres. Exhibit 1 in the Appendix shows the project's legal description.

II. PURPOSE

The purpose of this Report is to provide a description of the infrastructure to be financed by the District, which will serve the 487.2 acre Monterra community. The District will finance, acquire and/or, construct, operate, and maintain certain of the capital improvements that are needed to serve the development and allocate the costs for the capital improvements to certain lands within the District benefiting from such capital improvements. Included as part of the capital improvement program is the acquisition of certain real estate interests for the storm water management system and real estate interest relating to the road and canal rights-of-way, utility easements, donated public lands and open space areas. The District's methodology consultant will develop the assessment methodology. A portion of these capital improvements will be either completed by TOUSA/Kolter LLC, the primary developer of the Monterra Development (the "Developer"), and will be acquired by the District with proceeds of bonds issued by the District or the Developer will assign its rights in certain construction contracts relating to such capital improvements to the District and the District will cause the completion thereof. The Developer will finance and construct the balance of the infrastructure needed for the development that is not financed by the District. The Engineer has considered and, in certain instances, relied upon opinions, information and documentation prepared or supplied by others, which may have included; public officials, public entities, the Developer, engineering professionals, landscape architects, general contractors, and surveyors.

III. PROJECT DESCRIPTION

The project site is located in Broward County, Florida and is bounded by Stirling Road to the north, N.W. 89th Avenue and Pine Island Road to the west, University Drive to the east and Sheridan Street to the south. Specifically, the project is located in Section 4, Township 51 South and Range 41 East. The existing land uses adjacent to the property to the north consist of a mixture of retail, single-family residential, community center and



nursery developments. To the east the property is surrounded by retail and a religious institution, to the south single family residential, retail and park and to the west retail utilities and single family residential. The site is currently zoned A-1 and its land use designation is Commercial & Irregular Residential 3.663. The project area is being rezoned to a PMUD Zoning designation. Please see attached Exhibit 1 in the Appendix for the site's legal description and Exhibit 2 for the site's location map.

The site will be developed into a residential community with a total of 1610 single-family units, apartments and town homes along with 200,000 square feet of commercial use and 70,000 square feet of office use. The developed parcels will be surrounded by an interconnected lake system and wetland mitigation areas. Please see Exhibit 3 for a proposed Site Plan. The existing four-lane divided Sheridan Street located to the south of the project will be widened (by the Developer) to six lanes for a distance of approximately one mile and new turn lanes will be added to Pine Island Road, Stirling Road and University Drive so as to accommodate additional vehicular traffic generated by this project.

IV. INFRASTRUCTURE BENEFITS

The District will fund, maintain and operate systems with two types of public benefits. These planned capital improvement benefits include:

1. Project wide benefits
2. Incidental benefits

The project-wide public benefits are provided by improvements that benefit all residents and commercial users in the District. These public infrastructure improvements include potable water and sanitary sewer system improvements, public roadway, drainage and wetland mitigation and other general public purpose improvement requirements to serve the entire District.

Incidental public benefits include those benefits received by the general public who will not necessarily reside or work within the District. These benefits occur for two reasons in the case of the District. First, the general public will be using some of the external improvements, such as the roadway and sidewalk improvements, provided by the District. Second, the planned improvements are required under the project's development order; however, existing facilities outside the District will also benefit from District improvements. For example, water pressure and therefore fire fighting abilities will increase in the vicinity of this project due to the development of looped water systems facilitated by this development.

The proposed improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently unused, the construction and maintenance of the proposed improvements are necessary and will benefit the property for the intended use as a fee simple residential subdivision and mixed-use/commercial area.



The District can construct, acquire, own, and operate any or all of the above project infrastructure. As noted earlier, the Developer will construct infrastructure not constructed by the District.

V. DISTRICT BOUNDARY

The District is located in Broward County, Florida and is bounded by Stirling Road to the north, N.W. 89th Avenue and Pine Island Road to the west, University Drive to the east and Sheridan Street to the south. The area was recently annexed within the City of Cooper City. See Exhibit 1, attached hereto.

VI. PROPOSED IMPROVEMENTS

The capital improvements addressed by this report include: (1) master infrastructure elements that will serve the common areas throughout the District and (2) subdivision infrastructure elements that are internal to the development. The infrastructure elements include the earthwork/grading of public property, roadways, sidewalks, drainage systems, water and sewer systems, capital contributions for community parks and schools, common area landscaping and irrigation, signage, and underground electrical and street lighting. In addition, the costs for engineering design and inspection of these elements have been included along with anticipated cost for professional service fees and permitting fees. An allocated cost of land for environmental (wetlands) mitigation purposes has been included in the estimate herein. Land costs for the storm water management lake system, the proposed Civic site and the open space area within the existing FP&L easement are also included in the estimate. Please see attached Exhibit 4 in the Appendix. A value for these lands has been assigned and when directed by the District, will be verified by two (2) independent appraisals. Estimated land cost is \$35M. The storm water management lake system will be owned by the District and will be maintained by the District. The Civic site will be prepared for development by the District and will eventually be developed, owned and maintained by the City of Cooper City. The mitigation areas and the FP&L open area will be owned and maintained by the District. The proposed infrastructure improvements to serve the community's needs of the District are listed as follows:

1. Water Distribution and Sanitary Sewer Collection and Transmission System
2. Stormwater Management System including certain land acquisitions
3. On-site and Off-site Wetland Mitigation including certain land acquisitions
4. Roadways and Sidewalks
5. Irrigation and Landscaping within public rights-of-way
6. School Construction



Detailed descriptions of the above proposed improvements are provided in the following section of this Report. Exhibit 5 in the Appendix shows an estimated cost for the proposed improvements.

1. Water Distribution and Sanitary Sewer System

Water Distribution System:

Water supply for potable and fire protection use for the District will be provided by the City of Cooper City Utility Department. Currently, the maximum daily output from the City's water treatment plant is approximately 6 million gallons per day equating to approximately 17,143 equivalent residential connections (ERC). The District will require approximately 2,500 ERC, or approximately 875,000 gallons per day.

The District's distribution system will be connected to the City's source at two locations. The first connection point is located in the vicinity of N.W. 89th Avenue at Stirling Road. The City's line is an existing 16" water main located in the right-of-way of Stirling Road at N.W. 89th Avenue. The second connection point will be to the proposed 12 inch water main loop located south of the District at the adjacent Broward County owned, Brian Piccolo Park.

The proposed District system will consist of twelve-inch Ductile Iron Pipe (DIP) and eight-inch polyvinyl chloride (PVC) pipe as the main pipeline transmitting and distributing water through the District for potable and fire fighting purposes. Gate valves are located along the transmission pipe at no more than 1,000 feet intervals. Fire hydrants are provided at 500 feet spacing within the residential areas and 300 feet within the commercial areas.

Adequate number of sample points will be located and used to ensure the quality of the potable water distributed by the District's system.

Upon the certification of the water distribution system, the system will be dedicated to the City of Cooper City for operation and maintenance.

Sanitary Sewer System:

Wastewater transmission and collection services will be provided by the City of Cooper City Utilities Department. The City of Cooper City Wastewater Reclamation Facility's permitted capacity is approximately 3.75 million gallons per day. Currently, the City's monthly average flow is approximately 2.595 million gallons per day.

The District's sanitary sewer system will consist of eight-inch diameter PVC gravity sewer pipes, sanitary sewer manholes, twelve-inch, eight-inch and six-inch PVC force main and five lift stations. The gravity sewer system will collect and convey sewerage from the homes and facilities to the lift stations. The lift stations will then transmit sewerage through a minimum six-inch upsizing to an eight-inch and finally to a twelve-



inch PVC force main that will be connected to the City's existing 12-inch diameter sewerage force main located to the west and south of the project and which traverses Brian Piccolo Park towards the west.

The sanitary facilities will be designed in accordance with the City's standards. Ownership of the system will be conveyed to the City and upon such conveyance the system will be maintained by the City. The system will also be located within public right-of-way, or dedicated utility easements.

Impact fees associated with City water and sewer services are included in the cost estimate.

Construction of the water and sewer systems is expected to commence in the last quarter of 2005 and will begin from the western edge of the project, where the existing City utilities are located, and proceeding in an easterly direction towards the University Drive side of the site. The duration of construction is expected to be 36 months. An availability letter from Cooper City is attached as Appendix I.

2. Stormwater Management System

The District is located within the Central Broward Water Control District ("CBWCD"). This local drainage district's flood compensation storage rule and the State's water quality and quantity requirements will be met through a 124.43-acre interconnected lake/mitigation system. This interconnected lake system satisfies both the CBWCD and South Florida Water Management District's permit requirements and provides the minimum of 25% of the project area in lakes, a further requirement for projects within the CBWCD which are greater than 10 acres in size. A 36-inch outfall pipe will be connected at the downstream end of the interconnected lake system and will outfall to an existing CBWCD canal located west of the site for final disposal off-site. This canal flows north and eventually to the South Florida Water Control District's ("SFWMD") C-11 Canal at Griffin Road.

The on-site lakes will be interconnected with 36 inch pipes so as to act as one water body whose water surface will rise and fall together as storm runoff is stored within the lakes. In this way the lakes will act as flood control areas for the development. On-site wetlands mitigation areas also act as storm storage areas.

As stated earlier, water quality and quantity will be met per CBWCD and SFWMD minimum requirements. The District will own and maintain the lake system and the system will be subject to the CBWCD's storage and flowage easement.

The Federal Emergency Management Agency flood zone elevation for the property is 8.00 feet NGVD. All finished floor elevations are required to be above the FEMA flood zone elevation. The proposed finished floor elevations for the development will be above 8.00 feet NGVD.



During the construction of the District stormwater management infrastructure the contractor will be required to adhere to a strict Stormwater Pollution Prevention Plan, as required by the Environmental Protection Agency ("EPA"). These will include, but are not limited to, floating turbidity barriers at all lake banks and lake interconnects as well as silt fences and silt screens.

Any excavated material from the proposed lakes is anticipated to remain within the development for use in public road sub-base, perimeter berms, filling of the existing lake tracts and grading of property within the public domain. Grading of the private pads will be financed by the Developer.

Construction of the storm water management system is also expected to commence in the last quarter of 2005 and like the water and sewer systems, will begin from the western edge of the project, where the main stormwater control structure is located. Construction will proceed in an easterly direction towards the University Drive side of the site. The duration of construction is expected to be 18 months.

3. On-site and Off-site Wetland Mitigation

The on-site wetlands mitigation for the District consists of the construction and maintenance of 44.5 acres of wetlands. Contributions to an off-site mitigation program will be made by the Developer or the District in lieu of the District made to help compensate for on-site development. The on-site mitigation areas are comprised of hydric islands, mixed marshes, plants, shrubs and trees in suitable wetland soils, with flushing channels and open water. Maintenance easements are dedicated to CBWCD for the maintenance of the open water area. A conservation and storage and flowage easement will be placed over the created wetlands and dedicated to the Broward County Environmental Regulation Department and the CBWCD.

The mitigation areas have been designed in accordance to the SFWMD, the Broward County Environmental Regulation Department and the U.S. Army Corps of Engineers regulations. Certification from the agencies will be obtained upon completion of the construction of the mitigation areas.

Construction of the mitigation areas will be concurrent with the stormwater management system.

4. Roadways and Sidewalks

Roadway improvements consist of the construction of the sub-grade, lime-rock base, surface course asphalt and the signing and markings necessary for traffic control. Sidewalks will consist of natural soil material compaction and a concrete surface.

The construction of the signing and pavement markings within the public road improvements will be comprised of street identification and regulatory signage and pavement markings for the roadway.



Road impact fees which will be paid by the District have been included in the cost estimate.

On-site roadways will be designed and constructed to City standards. The main roads within the development will be conveyed to and owned by the City, and pavement and sidewalk maintenance responsibilities will then lie with the City, however the landscape areas outside of the pavement areas will be maintained by the District.

Off-site roadway improvements will consist of the widening of the four lane collector road south of the project, Sheridan Street, to six lanes for a distance of approximately one-mile between Pine Island Road and University Drive and will be designed and constructed to the Broward County Engineering Department standards. Turn lanes and median openings will be added to Pine Island Road and University Drive to facilitate the traffic generated by this project. University Drive falls under the jurisdiction of the Florida Department of Transportation.

Roadway construction is expected to begin in August, 2005. Construction is expected to last 36 months.

5. Parks, Irrigation and Landscaping

The District's landscaping is designed per the City's street trees and planting code minimum requirements. The street trees along the public roadway and landscaping in open space areas with irrigation system will be financed and maintained by the District.

City and County park capital contributions which will be paid by the District have been included in the cost estimate.

Construction of the landscaping and irrigation systems will likely commence in early 2006. Construction will be ongoing for 36 months.

6. School Construction

School construction costs have also been included in the cost estimate. Initial payment to the Broward County School Board is required before July 31, 2005.

VII. PERMITTING

The following permits will be required for the development of the Monterra Community Development District.

1. South Florida Water Management District:
 - a. Environmental Resource Permit
 - b. Water Use Permit-Irrigation



- b. Water Use Permit-Irrigation
 - c. Water Use Permit-Dewatering
- 2. Florida Department of Transportation
 - a. Drainage Connection Permit
 - b. Driveway Connection Permit
- 3. Broward County Environmental Protection Department (BCEPD)
 - a. Stormwater Management Permit
 - b. Dredge and Fill Permit
 - c. Wastewater Collection/Transmission System Construction Permit
- 4. U.S. Army Corps of Engineers
- 5. Broward County Health Department
 - a. Water System Construction Permit
- 6. Broward County Traffic Engineering Division
- 7. Broward County Engineering Division
- 8. Broward County Planning Department
- 9. Environmental Protection Agency
 - a. NPDES Permit
- 10. Central Broward Water Control District (CBWCD)
 - a. Construction and Use of District Facilities Permit
 - b. Water Use Permit-Irrigation
- 11. City of Cooper City
 - a. Overall Engineering/Construction Permit
 - b. Site Work Permit
 - c. Site Planning

All listed permits have been or will be applied for. The pending permits that are currently under review by the respective agencies are: South Florida Water Management District; Broward County Environmental Protection Department; Broward County Traffic Engineering Division; Broward County Engineering Division; City of Cooper City Construction Permit and Site Work Permit; U.S. Army Corps; Central Broward Water Control District; Broward County Planning Department. It is expected that these permits will be approved by the appropriate regulatory body by end of August 2005.

The South Florida Water Management conceptual permit has been issued for this project. We are of the opinion that all permits not heretofore issued and which are



necessary to effect the improvements described herein will be obtained during the ordinary course of development. According to the City, clearing and demolition and removal of existing structures located on uplands can commence immediately. See Table 1 for more information.

VIII. RECOMMENDATION

The infrastructure, as outlined above, is necessary for the functional development of the Monterra project as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the construction drawings and specifications, last revision.

IX. REPORT MODIFICATION

During development and implementation of the plan of improvements identified in this report, it may be necessary to make some modifications and deviations to said plan of improvements. Therefore, if such deviations or modifications do not change the overall primary objective of said plan, then such changes will not materially affect the report.

In addition, the District may undertake certain public infrastructure improvements, related to the subdivisions, which may include but are not limited to drainage, water, and wastewater. Such improvements may be identified in a subsequent engineer's report.

X. CONCLUSION

It is my professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the property within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190-012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Broward County and quantities as represented on the construction plans.

The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent



opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with approved plans and specifications, can be completed and meet their intended function.

Where necessary, historical costs and information from other professional or utility consultants and contractors, have been used in the preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the greater Broward County area. It is therefore our opinion that the construction of the proposed project can be completed at the costs as stated. In addition, the benefit to the land in the District will be more than the cost of the improvements.

Miller Legg

Gary Tenn, P.E.
Senior Associate, Engineering
State of Florida Registration No. 42099

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Monterra

Table 1

Prepare By:
Miller Legg & Associates
1800 N. Douglas Road, Suite 200
Pembroke Pines, FL 33024
Date: 4/19/05
Project No. 04-00205/04-00209/04-00465
Prepare By: FC

Permit	Permit #	Initial Submittal	Initial Comments	Approval Date
Overall				
Boundary Plat - Broward County				4/19/2005
SFWMD - Conceptual	06-04283-P	11/31/2004	12/31/2004	2/9/2005
Rezoning - City of Cooper City				Expected August 2005
SFWMD - Water Use	Application #041204-11	12/13/2004	12/28/2004	Expected June 2005
SFWMD - Dewatering	06-04283-W	12/13/2004	12/28/2004	3/23/2005
BCEPD (Dewatering)				Expected August 2005
NPDES				Expected August 2005
Army Corp		11/31/2004		Expected August 2005
FDOT - Utility Permit				Expected July 2005
BCEPD - Wetland				Expected June 2005
SFWMD - Construction and Operation	Application #041229-4	12/28/2004	1/28/2005	Expected June 2005
Site Plan City of Cooper City		1/28/2005		Expected August 2005
BCHD		2/17/2005	3/4/2005	Expected May 2005
BCEPD (Wastewater)		2/22/2005	3/10/2005	Expected May 2005
Cooper City Utility Permits		12/22/2004	2/14/2005	Expected August 2005
CBWCD		12/22/2004	2/3/2005	Expected May 2005
SFWMD Pine Island Road Improvements		12/28/2004	1/28/2005	Expected May 2005
BCTED (Estada at Monterra)		1/5/2005	3/31/2005	Expected August 2005
BCTED (Pine Island Road)		4/7/2005		Expected August 2005
BCHCESD (Pine Island Road)		3/7/2005	3/23/2005	Expected August 2005
Offsite - Sheridan				
Broward County Traffic Engineering Department (BCTED)				Expected Sept. 2005
Cooper City (Paving/Drainage/Signing and Marking)		12/10/2004		Expected May 2005
Broward County Aviation Department (BCAD)			5/21/2004	Permit not required
Broward County Dept. Planning & Environmental Protection (DPEP)				Expected Sept. 2005
Broward County Engineering (BCHCESD)				Information Only
City of Pembroke Pines Engineering Department				Expected June 2005
Central Broward Water Control District				Information Only
South Broward Drainage District				Information Only
South Florida Water Management District (SFWMD)				
-Environmental Resource Permit		12/10/2004		Expected June 2005
-Water Use Permit (Irrigation)				Expected June 2005

The Conceptual SFWMD permit allows the construction of the master lake system and the water control structure.

The US Army Corps of Engineer permit, however is required before any filling of land in jurisdictional wetlands.

The City has indicated that it is currently in a position to allow clearing of the site, demolition of undesirable structures, and the removal of deleterious material from the site.

The Boundary Plat is expected to be recorded in August 2005

APPENDIX I





THE CITY OF
Someplace Special

DEPARTMENT OF UTILITIES
11791 SOUTHWEST 49th STREET
COOPER CITY, FLORIDA 33330
Telephone: 954-434-5519
Fax: 954-680-3159
E-mail: www.coopercityfl.org

December 7, 2004

Mr. Mark Bidwell
Director of Entitlements
Engle Homes, Inc.
123 N.W. 13th Street, Ste. 300
Boca Raton, Florida 33432

Re: Water and Wastewater Service Availability
Waldrep Dairy Property/City of Cooper City

Dear Mr. Bidwell:

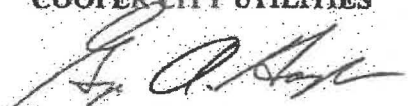
Please be advised that the City of Cooper City has sufficient capacity to provide water and wastewater services to the Waldrep Dairy property. The Waldrep Dairy development proposes the following:

- 1910 Residential Units
- 200,000 Square Feet Commercial space
- 70,000 Square Feet Office space

This availability can be provided to the owners of the Waldrep Dairy property subject to the approval of the Water and Sewer Developer's Agreement by the City Commission and to the payment of the CIAC fees. If you have any questions or need additional information, please give me a call.

Very truly yours,

COOPER CITY UTILITIES


George A. Haughney, P.E.
Director of Utilities
City Engineer

GAH/lts

cc: Christopher J. Farrell, City Manager
Matt Wood, Director of Growth Management
Susan Bernard, Director of Admin. Services

DESCRIPTION:

ALL OF TRACTS 22 THROUGH 28 AND 37 THROUGH 43, TOGETHER WITH PORTIONS OF TRACTS 1 THROUGH 12, 18 THROUGH 21, 29 THROUGH 36, 44 THROUGH 52, 54 THROUGH 61 AND PORTIONS OF 63 AND 64, TOGETHER WITH PORTIONS OF THE ADJACENT PLATTED ROADWAYS, ALL IN SECTION 4, TOWNSHIP 51 SOUTH, RANGE 41 EAST, "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32 AND 33 TWP. 51 SO. RANGE 41 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

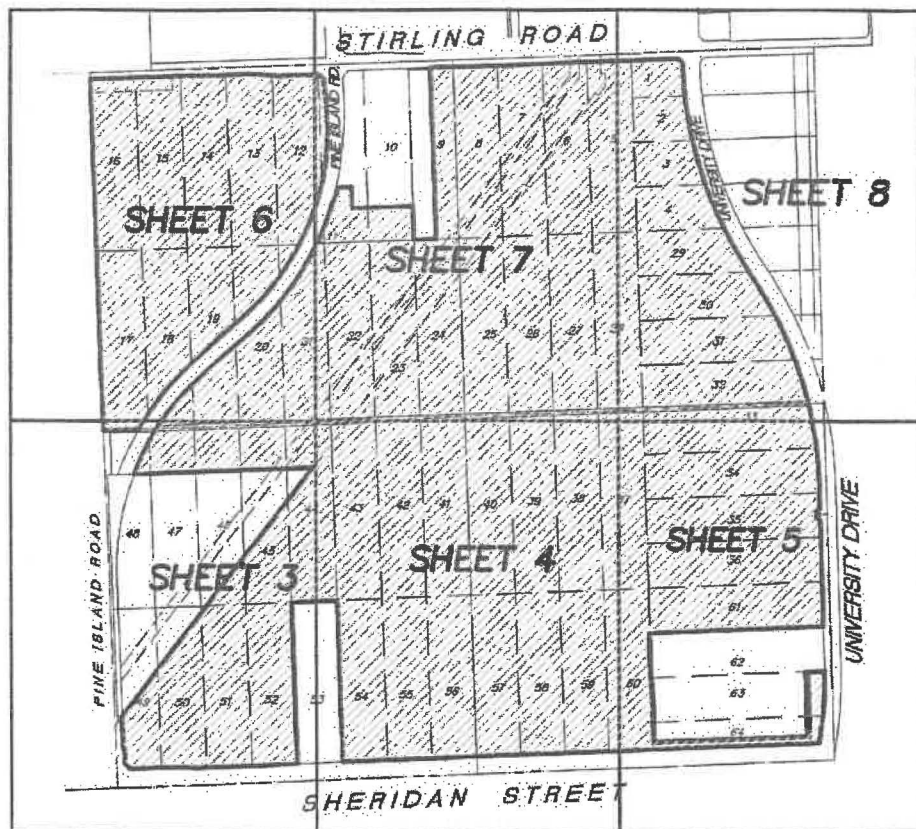
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, NORTH 87°41'08" EAST 459.22 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 88°04'53" EAST 2033.52 FEET; THENCE SOUTH 01°55'07" EAST 50.00 FEET TO POINT OF BEGINNING #1 ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF SAID NORTH LINE; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, NORTH 88°04'53" EAST 606.52 FEET; THENCE CONTINUE ALONG SAID PARALLEL LINE AND SAID RIGHT-OF-WAY LINE, NORTH 87°46'51" EAST 1208.89 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°43'16" AN ARC DISTANCE OF 79.17 FEET TO A POINT OF REVERSE CURVATURE OF A 2924.79 FOOT RADIUS CURVE CONCAVE TO THE EAST, SAID CURVE BEING THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86220-2530; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°26'20" AN ARC DISTANCE OF 1553.82 FEET TO A POINT OF TANGENCY; (2) SOUTH 31°56'13" EAST 203.32 FEET TO A POINT OF CURVATURE OF A 2877.05 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; (3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°29'37" AN ARC DISTANCE OF 1531.21 FEET TO A POINT OF TANGENCY; (4) SOUTH 01°26'36" EAST 171.54 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; (5) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°53'30" AN ARC DISTANCE OF 38.79 FEET TO A POINT OF NON-TANGENCY; (6) SOUTH 00°20'09" EAST 50.04 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 02°33'06" EAST; (7) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°06'30" AN ARC DISTANCE OF 39.75 FEET TO A POINT OF TANGENCY; (8) SOUTH 01°26'36" EAST 773.05 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF TRACT "A", OF HOLY SACRAMENT PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY PROLONGATION AND SAID NORTH LINE, SOUTH 87°42'03" WEST 1270.52 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°28'32" EAST 330.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A", NORTH 87°42'03" EAST 5.75 FEET TO THE NORTHWEST CORNER OF TRACT 63 OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID TRACT 63 SOUTH 01°37'15" EAST 479.99 FEET TO A LINE PARALLEL WITH AND 180.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, NORTH 87°42'03" EAST 1112.91 FEET; THENCE NORTH 01°25'52" WEST 479.99 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE AND AN EASTERLY PROLONGATION THEREOF, NORTH 87°42'03" EAST 150.02 FEET TO A POINT ON A 2780.79 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 88°57'59" WEST; THENCE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, THROUGH A CENTRAL ANGLE OF 08°45'53", AN ARC DISTANCE OF 425.38 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 07°43'52" WEST 108.69 FEET TO A LINE PARALLEL WITH AND 130.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SHERIDAN STREET, SOUTH 87°42'03" WEST 3507.69 FEET TO THE EAST LINE OF TRACT 53 OF SAID SECTION 4; THENCE ALONG SAID EAST LINE, NORTH 01°54'10" WEST 1189.37 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT 53, SOUTH 87°45'31" WEST 329.07 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT 53, SOUTH 01°56'35" EAST 1189.70 FEET TO A LINE PARALLEL WITH AND 130.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SHERIDAN STREET, SOUTH 87°42'03" WEST 714.80 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF SHERIDAN STREET AS DESCRIBED IN OFFICIAL RECORD BOOK 31325, PAGE 1319 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, NORTH 88°51'56" WEST 200.36 FEET TO A LINE PARALLEL WITH AND 142.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, AND SAID THE NORTH RIGHT OF WAY LINE, SOUTH 87°42'03" WEST 300.00 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 47°14'08" WEST 49.55 FEET TO A LINE PARALLEL WITH AND 62.00 FEET EAST OF THE WEST LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF PINE ISLAND ROAD AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 31325, PAGE 1319, NORTH 02°10'20" WEST 90.95 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 20°36'25" WEST 37.95 FEET TO A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, AND SAID THE EASTERLY RIGHT OF WAY LINE, NORTH 02°10'20" WEST 218.37 FEET TO THE SOUTHEASTERLY LINE OF THE 165 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2288, PAGE 656 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 37°07'23" EAST 2312.87 FEET TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SAID TRACT 44; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SAID TRACTS 44-48, SOUTH 87°48'06" WEST 1304.77 FEET TO A POINT ON A 1945.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS SOUTH 68°46'11" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 26°51'38", AN ARC DISTANCE OF 911.82 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 48°05'27" EAST 442.83 FEET TO A POINT OF CURVATURE OF A 2055.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 31°04'47" AN ARC DISTANCE OF 1114.72 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 22°29'11" EAST 100.42 FEET TO A POINT ON A 2067.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 75°45'39" WEST, SAID CURVE BEING CONCENTRIC WITH AND 12.00 FEET EASTERLY FROM THE AFORESAID 2055.00 FOOT RADIUS CURVE AND SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 01°29'50", AN ARC DISTANCE OF 54.01 FEET TO A POINT OF NON-TANGENCY ON A LINE PARALLEL WITH AND 405.26 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 11; THENCE ALONG SAID PARALLEL LINE, NORTH 87°51'53" EAST 102.79 FEET TO A LINE PARALLEL WITH AND 53.00 FEET EAST OF THE WEST LINE OF THE EAST HALF (E 1/2) OF SAID TRACT 11; THENCE ALONG SAID PARALLEL LINE, SOUTH 01°52'58" EAST 155.27 FEET TO A LINE PARALLEL WITH AND 250.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACTS 10 AND 11; THENCE ALONG SAID PARALLEL LINE, NORTH 87°51'53" EAST 443.64 FEET TO THE WEST LINE OF SAID TRACT 9; THENCE ALONG SAID WEST LINE, SOUTH 01°49'21" EAST 250.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 9, NORTH 87°51'53" EAST 165.46 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF SAID TRACT 9; THENCE ALONG SAID WEST LINE, NORTH 01°48'08" WEST 1265.40 FEET TO POINT OF BEGINNING #1.

TOGETHER WITH:

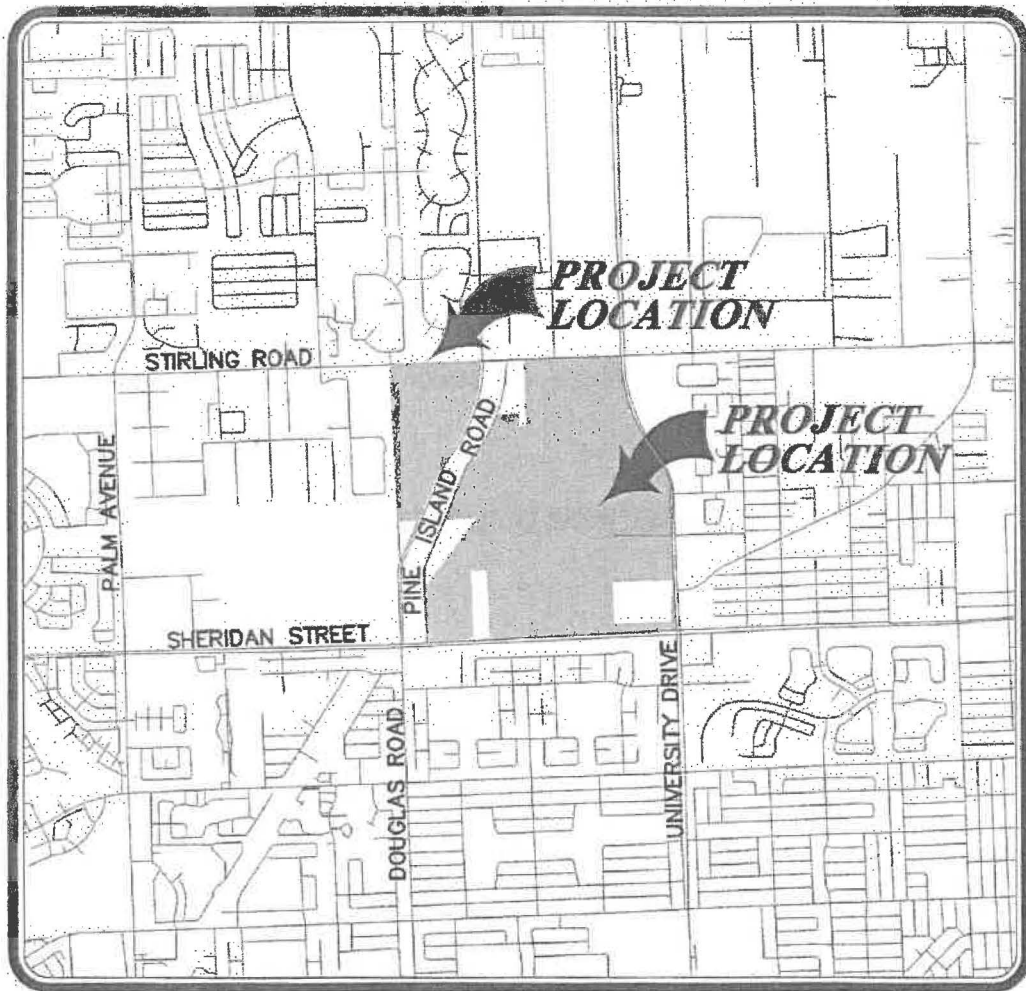
PORTIONS OF TRACTS 11 THROUGH 21 AND PORTIONS OF ADJACENT PLATTED ROADWAYS, ALL IN SECTION 4, TOWNSHIP 51 SOUTH, RANGE 41 EAST, "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32 AND 33 TWP 51 SO. RANGE 41 EAST, DADE COUNTY, FLORIDA", AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTIONS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4, SOUTH 02°08'55" EAST 50.00 FEET TO POINT OF BEGINNING #2 ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, THE FOLLOWING TWO (2) COURSES: (1) NORTH 87°41'08" EAST 459.20 FEET; (2) NORTH 88°04'53" EAST 420.81 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 02°08'55" EAST 3.00 FEET; (2) NORTH 88°04'53" EAST 200.00 FEET; (3) NORTH 02°08'55" WEST 3.00 FEET; (4) NORTH 88°04'53" EAST 89.95 FEET; (5) SOUTH 85°21'30" EAST 201.32 FEET; (6) NORTH 88°04'53" EAST 300.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF PINE ISLAND ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 31325, PAGE 1319 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 46°54'50" EAST 49.50 FEET; (2) SOUTH 01°54'33" EAST 93.30 FEET; (3) SOUTH 20°20'39" EAST 37.85 FEET; (4) SOUTH 01°54'33" EAST 232.02 FEET TO A POINT OF CURVATURE OF A 1492.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; (5) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°05'08" AN ARC DISTANCE OF 262.63 FEET TO A POINT OF COMPOUND CURVATURE OF A 1945.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; (6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°54'52" AN ARC DISTANCE OF 1354.96 FEET TO A POINT OF TANGENCY; (7) SOUTH 48°05'27" WEST 442.83 FEET TO A POINT OF CURVATURE OF A 2055.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; (8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'34" AN ARC DISTANCE OF 638.77 FEET TO A POINT OF NON-TANGENCY ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4; THENCE ALONG SAID SOUTH LINE, SOUTH 87°48'58" WEST 260.93 FEET TO THE WEST LINE OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, NORTH 02°08'55" WEST 2591.87 FEET TO POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 21,223,150 SQUARE FEET (487.217 ACRES) MORE OR LESS.



KEY MAP
NOT TO SCALE



SECTION 04, TOWNSHIP 51 S, RANGE 41 E

LOCATION MAP

N.T.S.

EXHIBIT 2 - LOCATION MAP

PROJECT TOTAL (ACRES)

PROJECT TOTAL (ACRES)	75.12 acres
PARCEL 1	424.37 acres
PARCEL 2	499.48 acres

[illegible]

RETENTION	
25% OF TOTAL REQUIRED	24.12 acres
PROVIDED	124.95 acres (-0.07 ac.)

Production	MC	Quantity	Price
1	2.00	10	3.00
2	10.00	11	3.00
3	1.00	12	2.80
4	0.50	13	2.50
5	3.75	14	2.00
6	1.75	15	1.50
7	5.00	16	1.00
8	6.00	17	0.50
9	0.00	18	0.00
10	2.00	19	0.00
11	3.00	20	0.00
		TOTAL	124.00

PARKS 6.76 OGRS

Figure 1 consists of two side-by-side line graphs. The left graph is titled 'KORREKTE ANTWORTEN' and the right graph is titled 'FALSCHE ANTWORTEN'. Both graphs show the probability of a correct response (y-axis, 'Wahrscheinlichkeit', ranging from 0.00 to 1.00) as a function of the number of trials (x-axis, 'Anzahl der Versuche', ranging from 1 to 10). The data points for both graphs are as follows:

Anzahl der Versuche	KORREKTE ANTWORTEN (Wahrscheinlichkeit)	FALSCHE ANTWORTEN (Wahrscheinlichkeit)
1	0.09	0.09
2	0.18	0.18
3	0.27	0.27
4	0.36	0.36
5	0.45	0.45
6	0.54	0.54
7	0.63	0.63
8	0.72	0.72
9	0.81	0.81
10	0.90	0.90

OPEN SPACE	
30% OF TOTAL REQUIRED	748.94 ACRES
PROVIDED	152.18 ACRES (44.2%)
PROPOSED FIRE STATION	3.00 acres

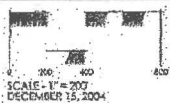
TOWN CENTER PARCELS	17.34 acres (net)
OUT PARCELS	
Sheridan	2.27 acres (net)
Univ. & Sterling	2.84 acres (net)
TC - North	3.23 acres (net)
TC - South	2.94 acres (net)
	28.62 acres (net)

PROJECT TOTAL (ACRES): 499.49 ACRES
% DEVELOPABLE AREA: 68.0%



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Certificate of Authorization: ED731B, 04559, LC0337

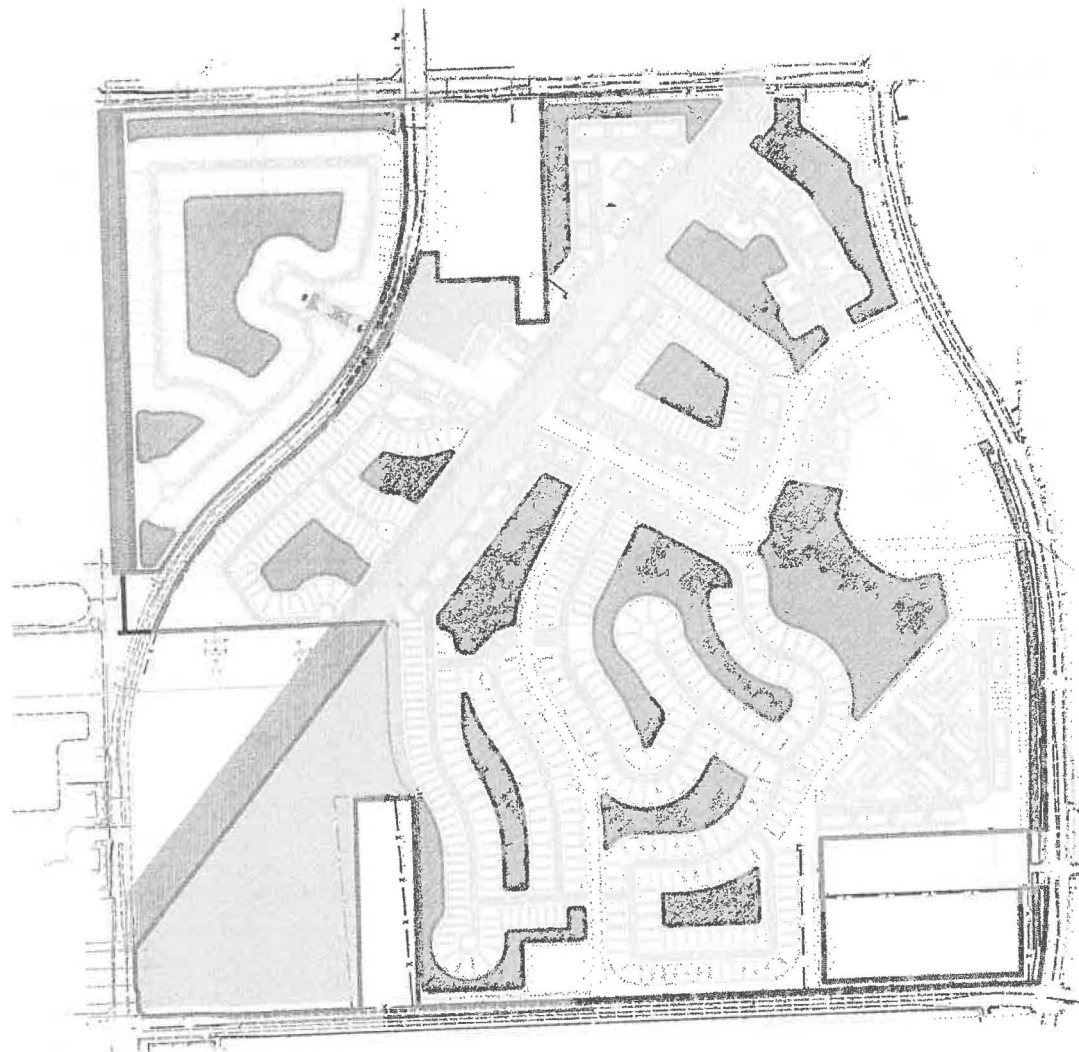
EXHIBIT 3 - SITE PLAN




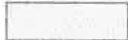




MONTERRA

Conceptual Site Plan





NOTE: AREAS WHERE FEES SIMPLE TITLE ARE TO BE OBTAINED BY DISTRICT.

	FPL EASEMENT	19.7 Acres
	MITIGATION AREA	43.5 (Acres)
	LAKES AREA	91.7 (Acres)
	PROPOSED CANAL (GREEN AREA)	3.0 (Acres)
	PROPOSED CANAL	4.3 (Acres)
	EXISTING CANAL	2.8 (Acres)

TOTAL AREA : 165.0 Acres

EXHIBIT 4 - CDD OWNED PUBLIC AREA

0 200 400 800
SCALE - 1" = 200'
DECEMBER 15, 2004

MONTERRA

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Certificates of Authorization: EB7318, LB6680, LC0337



**MONTERRA COMMUNITY DEVELOPMENT DISTRICT
COST ESTIMATE**

**Prepared By:
Miller Legg**

ITEM NO.	DESCRIPTION	Estimated Cost
1	Water & Sewer System	\$ 15,166,000.00
2	Stormwater Drainage and Earthwork	\$ 47,866,667.00
3	Wetlands Mitigation	\$ 12,951,394.00
4	Roadway Improvement	\$ 13,775,000.00
5	Parks and Irrigation & Landscaping	\$ 23,568,939.00
6	School Construction	\$ 5,575,000.00
		\$ 118,903,000.00

EXHIBIT 5 - COST ESTIMATE



July 26, 2005

The Board of Supervisors
Monterra Community Development District
c/o Mr. Richard Hans
Vice President
Governmental Management Services-South Florida, LLC
4802 West Commercial Blvd.
Ft. Lauderdale, FL 33319

**Re: Monterra CDD
ML Project No. 04-00205**

Dear Mr. Hans:

This letter is to update the Engineer's Report (April 15, 2005) as it relates to the site development permits.

The U.S Army Corps of Engineers permit, which will allow excavation of the on-site lakes, is now expected in October, 2005 instead of July, 2005. The Broward County Environmental Protection Department permit, which along with the Corps permit will allow dredge and fill activities, is expected in September, 2005.

The status of other permits previously identified in Table 1 of the Engineer's report is updated in the attached revised Table 1.

As a result of the permitting process being extended, the following is an update to the construction timetable previously set forth in Section VI, subsections 1-5, of the Engineer's Report.

1. Water Distribution and Sanitary Sewer System

Construction of the water and sewer systems is now expected to commence in the first quarter of 2006. The construction of the water distribution and sanitary sewer systems is expected to occur over a three (3) year period.

2. Stormwater Management System

Construction of the master stormwater management system is expected to commence in the first quarter of 2006. The construction of the master system will occur over an eighteen (18) month period, however, the secondary drainage systems within the

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individual subdivisions will be built out over a three (3) year period beginning in the second quarter of 2006.

3. On-Site and Off-Site Wetland Mitigation

Construction of the On-site and Off-site Wetland Mitigation areas will occur with the construction of the Master Stormwater Management System and is expected to commence in the first quarter of 2006. Mitigation planting is expected to be completed within eighteen (18) months of the first quarter of 2006.

4. Roadways and Sidewalks


Construction of the roadways and sidewalks is expected to commence in the first quarter of 2006. Construction will be phased and is expected to occur over a three (3) year period.

5. Parks, Irrigation and Landscaping, Schools

Construction of the Landscaping and Irrigation system is expected to commence in the third quarter of 2006. The construction of the landscape system will occur over a three (3) year period.

Should there be any changes to the expected delivery times of the permits, we will update you. In the meantime, if you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Gary A. Tenn, P.E.
Sr. Associate, Engineering

GAT/gt/bmg

Enclosure

cc: Edwin Bulleit, Prager Scaly & Co., LLC

Mark Bidwell, Tousa Homes, Inc.

Ms. Denise Ganz, Ruden, McClosky, Smith, Schuster & Russell, PA

Monterra

Table 1

Prepare By:

Miller Legg & Associates

1800 N. Douglas Road, Suite 200

Pembroke Pines, FL 33024

Date: 7/22/05

Project No. 04-00205/04-00209/04-00465

Prepare By: FC

Permit	Permit #	Initial Submittal	Initial Comments	Approval Date
Overall				
Boundary Plat - Broward County				4/19/2005
SFWMD - Conceptual	06-04283-P	11/31/2004	12/31/2004	2/9/2005
Rezoning - City of Cooper City				Expected October 2005
SFWMD - Water Use	Application #041204-11	12/13/2004	12/28/2004	Expected August 2005
SFWMD - Dewatering	06-04283-W	12/13/2004	12/28/2004	3/23/2005
BCEPD (Dewatering)				Expected August 2005
NPDES				Expected November 2005
Army Corp		11/31/2004		Expected October 2005
FDOT - Utility Permit				Expected November 2005
BCEPD - Wetland				Expected September 2005
SFWMD - Construction and Operation	Application #041229-4	12/28/2004	1/28/2005	Expected August 2005
Site Plan City of Cooper City		1/28/2005		Expected November 2005
BCHD		2/17/2005	3/4/2005	Received June 2005
BCEPD (Wastewater)		2/22/2005	3/10/2005	Received June 2005
Cooper City Utility Permits		12/22/2004	2/14/2005	Expected December 2005
CBWCD		12/22/2004	2/3/2005	Expected December 2005
SFWMD Pine Island Road Improvements		12/28/2004	1/28/2005	Expected September 2005
BCTED (Estada at Monterra)		1/5/2005	3/31/2005	Expected December 2005
BCTED (Pine Island Road)		4/7/2005		Expected December 2005
BCHCESD (Pine Island Road)		3/7/2005	3/23/2005	Expected December 2005
Offsite - Sheridan				
Broward County Traffic Engineering Department (BCTED)				Expected Sept. 2005
Cooper City (Paving/Drainage/Signing and Marking)		12/10/2004		Expected November 2005
Broward County Aviation Department (BCAD)			5/21/2004	Permit not required
Broward County Dept. Planning & Environmental Protection (DPEP)				2005
Broward County Engineering (BCHCESD)				2005
City of Pembroke Pines Engineering Department				Information Only
Central Broward Water Control District				2005
South Broward Drainage District				Information Only
South Florida Water Management District (SFWMD)				
-Environmental Resource Permit		12/10/2004		Expected August 2005
-Water Use Permit (Irrigation)				Expected August 2005

The Conceptual SFWMD permit allows the construction of the master lake system and the water control structure.

The US Army Corps of Engineer permit, however is required before any filling of land in jurisdictional wetlands.

The City has indicated that it is currently in a position to allow clearing of the site, demolition of undesirable structures, and the removal of deleterious material from the site.

The Boundary Plat is expected to be recorded in December 2005



August 9, 2005

The Board of Supervisors
Monterra Community Development District
c/o Mr. Richard Hans
Vice President
Governmental Management Services-South Florida, LLC
4802 West Commercial Boulevard
Fort Lauderdale, FL 33319

**Re: Monterra CDD
ML Project No. 04-00205**

Dear Mr. Hans:

This letter is to update the Engineer's Report (April 15, 2005, as supplemented July 26, 2005) (the "Report") as it relates to cost estimates. All capitalized terms used in this letter have the meaning ascribed thereto in the Report.

It is our understanding that, since the date of the Report, the Developer and the District have determined that they will enter into a written agreement pursuant to which the Developer will be obligated to contribute additional land to the District relating to roads and the civic site. As a result of the foregoing, the Report is supplemented to increase the estimated costs shown on Exhibit 5 by \$6,578,749, based on the current appraised value of the land to be contributed. Accordingly, the total cost shown on Exhibit 5 is increased from \$118,903,000 to \$125,481,749.

If you have any questions or require additional information, please do not hesitate to contact me at 954-436-7000.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary A. Tenn.", written over a horizontal line.

Gary A. Tenn. P.E.
Sr. Associate, Engineering

GAT/bmg

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