

ORDINANCE NO. 01-20

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ESTABLISHING UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE ADMINISTRATION, OPERATION, MAINTENANCE, AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR ACKNOWLEDGMENT AND AGREEMENT BY THE PETITIONER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes to provide an alternative method to finance and manage basic services for community development; and,

WHEREAS, Petitioner Dick Road-Blend-All Hotel Development, Inc., a New York corporation, Petitioner Walden Avenue-Blend-All Hotel Development, Inc., a New York corporation, and Petitioner WR-I Associates, Ltd., a Florida general partnership, (collectively, Petitioner), have petitioned the Manatee County Board of County Commissioners (County) to adopt an ordinance establishing University Place Community Development District (District) pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, Petitioner is the owner of the 240.52 acre area proposed for inclusion within the District; and,

WHEREAS, a public hearing has been conducted by the Manatee County Board of County Commissioners in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes, as amended and supplemented; and,

WHEREAS, based on the information provided by the Petitioner, the County finds all statements contained in the petition are true and correct and has relied thereon in adopting this Ordinance; and,

WHEREAS, the establishing of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local comprehensive plan; and,

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and,

FILED FOR RECORD
MAR 29 7 56 AM '01
CLERK OF COUNTY
MANATEE COUNTY, FLORIDA

2011 MAR 29 PM 3:42
RECEIVED
CLERK OF COUNTY
MANATEE COUNTY, FLORIDA

FILED

WHEREAS, the establishing of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District, as provided herein; and,

WHEREAS, the proposed services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and,

WHEREAS, the area that will be served by the District is amenable to separate special-district government; and,

WHEREAS, the establishing of the District as an independent special district and a local unit of special purpose government pursuant to Chapter 190, Florida Statutes, and the exercise by the District's Board of Supervisors of its powers under the Act will further the objectives and public purposes of the Act; will constitute a timely, efficient, effective, responsive and economic way to deliver basic community development services and to plan, manage and finance needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers; and is in the public interest and the best interest of the state and the County and their inhabitants; and,

WHEREAS, as provided in Chapter 190, Florida Statutes, the establishing of the District and exercise of its powers under the Act will serve a governmental and public purpose in that the District will perform essential governmental functions which would otherwise have to be performed by other state and local governments or agencies by, inter alia, providing systems and facilities for the use and enjoyment of the general public, including roads, water, sewer and waste water management systems and facilities, water management and control systems and facilities, including bridges and culverts, parks and facilities for indoor and outdoor recreational, cultural and educational uses, and security systems and facilities; and,

WHEREAS, the acquisition, construction, financing and operation of such systems and facilities as set forth in the Petition will protect, promote and enhance the public health, safety and general welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, be it ordained by the Board of County Commissioners of Manatee County, Florida, as follows:

SECTION 1. Intent and Findings of Fact. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as findings of fact in support of this Ordinance.

SECTION 2. Authority. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

SECTION 3. Establishment. There is hereby established the University Place Community Development District which shall operate in accordance with Chapter 190., Florida Statutes, to perform the functions contained in the Petition and Supplemental Letter to Applicant's Petition, both attached hereto and made a part of this Ordinance as Exhibit A.

SECTION 4. Boundaries. The boundaries of the University Place Community Development District are those described in the metes and bounds description, attached hereto and made a part of this Ordinance as Exhibit B.

SECTION 5. Initial Board of Supervisors. The following five persons are designated as the initial members of the Board of Supervisors for the University Place Community Development District :

- | | |
|---|--|
| (1) Dale Weidemiller
General Manager
University Park Country Club
7671 The Park Boulevard
University Place, FL 34201 | (2) Karen Byrnes
Neal Community of Southwest Florida, Inc.
3711 Cortez Road West
Suite 300
Bradenton, FL 34210 |
| (3) Mike Kennedy, P.E.
Wilson Miller Barton & Peek, Inc.
6900 Professional Parkway East
Suite 100
Sarasota, FL 34240-8414 | (4) Robert E. Spanos
Benderson Development Company, Inc.
8441 Cooper Creek Boulevard
University Park, FL 34201 |
| (5) Alicia H. Gayton
Benderson Development Company, Inc.
8441 Cooper Creek Boulevard
University Park, FL 34201 | |

SECTION 6. Charter. The University Place Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes, specifically Sections 190.006 - 190.041, Florida Statutes (2000) as amended. The District shall have, and the District Board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included in the Petition and Chapter 190, Florida Statutes, any or all of the special powers set forth in Section 190.012(1), Florida Statutes.

In addition, the Board of County Commissioners hereby consents to the District Board exercising the following special powers specified in Section 190.012(2), Florida Statutes. To plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

- a. Parks and facilities for indoor and outdoor recreational, cultural, and educational uses.
- b. Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

SECTION 7. County Comprehensive Plan and County Land Development Code Compliance. The University Place Community Development District shall be governed by the development standards of the Manatee County Comprehensive Plan and the Manatee County Land Development Code on its construction projects as if it were a developer.

SECTION 8. County Rights of Termination, Contraction, Expansion, and Limitation. All rights of Manatee County to terminate, contract, expand, or otherwise limit or affect the District as set forth in Section 190.046, Florida Statutes, are hereby specifically preserved.

SECTION 9. Severability. If any section, subsection, sentence, clause, provision or part shall be held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but remain in full force and effect.

SECTION 10. Effective Date. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 11. Petitioner Acknowledgment. Petitioner acknowledges and agrees to the statements and provisions contained herein and evidences such by execution of the acknowledgment provided below.

ADOPTED, with a quorum present and voting, this 13th day of March, 2001.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Joe McClash *Joe McClash* Vice Chairman
for Joe McClash, Chairman

ATTEST: R. B. Shore
Clerk of the Circuit Court

By: Susan G. Romero *Susan G. Romero*



ACKNOWLEDGMENT

The undersigned Petitioners, Dick Road-Blend-All Hotel Development, Inc., a New York corporation, Walden Avenue-Blend-All Hotel Development, Inc., a New York corporation, and WR-I Associates, Ltd., a Florida limited partnership, do hereby acknowledge and agree to the statements and provisions contained herein.

DICK ROAD-BLEND-ALL HOTEL
DEVELOPMENT, INC., a New York
corporation.

BR

Witnesses:

Blaine S. Schweg
Beverly A. Sharpsteen

By: David H. Baldauf
David H. Baldauf, Vice President

WALDEN AVENUE-BLEND-ALL
HOTEL DEVELOPMENT, INC., a New
York corporation.

Witnesses:

Blaine S. Schweg
Beverly A. Sharpsteen

By: David H. Baldauf
David H. Baldauf, Vice President

WR-I ASSOCIATES, LTD., a Florida
limited partnership.

By: WMR-I Inc., a Florida Corporation,
General Partner

Witnesses:

Alvina K. [Signature]
Jordan [Signature]

&

By: Wayne M. Ruben
Wayne M. Ruben, President

**PETITION TO ESTABLISH
UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT, INC., a New York corporation, WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC., a New York corporation, and WR-I ASSOCIATES, LTD., a Florida limited partnership, petitions the Manatee County Board of County Commissioners (hereinafter referred to as the "County"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, to adopt an ordinance to establish a Uniform Community Development District and to designate the land area for which the District would manage and finance basic infrastructure systems, facilities and services, and states as follows:

1. Petitioner DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT, INC., is a New York corporation; Petitioner WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC., is a New York corporation; and Petitioner WR-I ASSOCIATES, LTD., is a Florida limited partnership, (collectively "Petitioner"), with its principal place of business at 8441 Cooper Creek Boulevard, University Park, Florida, 34201.

2. The land area to be served by the District comprises approximately 240.52 acres. A map showing the location of the land area to be serviced by the District is attached as Exhibit 1. No portion of the lands in the proposed District is within or contiguous to any municipality.

3. A metes and bounds legal description of the external boundaries of the District is attached as Exhibit 2. (Section 190.005(2)(a) and (1)(a)(1), Florida Statutes.) All real property within the boundaries of the District will be under the jurisdiction of the District.

4. Attached as Exhibit 3 is documentation constituting written consent to the establishment of the District by the owners of 100% of the real property to be included in and serviced by the District. (Section 190.005(2)(a) and (1)(a)(2), Florida Statutes.)

5. The five persons designated to serve as the initial members of the Board of Supervisors of the District, who shall serve in that office until replaced by elected members, as provided in Section 190.006, Florida Statutes, are named in Exhibit 4 attached hereto. (Section 190.005(2)(a) and (1)(a)(3), Florida Statutes.)

6. The proposed name of the District is University Place Community Development District. (Section 190.005(2)(a) and (1)(a)(4), Florida Statutes.) The District Charter is a uniform charter created expressly in uniform general law in Sections 190.006 - 190.041, Florida Statutes.

7. A map of the major trunk water mains, sewer interceptors, and outfalls on the property to be serviced by the District is attached hereto as Exhibit 5. (Section 190.005(2)(a) and (1)(a)(5), Florida Statutes.)

8. The proposed timetable and related estimates of cost to construct District services and facilities based upon available data, are attached as Exhibit 6. (Section 190.005(2)(a) and (1)(a)(6), Florida Statutes.)

9. The proposed project is in conformity with the provisions of the future land use plan element of the Manatee County Comprehensive Plan. The proposed District area is also the subject of a Development Order pursuant to Chapter 380.06, Florida Statutes (Cooper Creek DRI). The future land use designation for the subject property is MU/WO-E, RES-6/WO-E, and is presently zoned as PDMU/WP-E/ST. A copy of the Manatee County Comprehensive Plan Land Use Map is attached as Exhibit 7. (Sections 190.005(2)(a)(7), Florida Statutes.)

10. The statement of estimated regulatory costs of the granting of this Petition and the establishment of the District pursuant thereto is attached as Exhibit 8. (Section 190.005(2)(a) and (1)(a)(8), Florida Statutes.)

11. The factors to be considered by the Board of County Commissioners of Manatee County support the granting of this Petition, as follows:

- A. The Petitioner hereby affirms that all of the statements contained herein are true and correct.
- B. Pursuant to the Future Land Use Element of the Manatee County Comprehensive Plan, the future land used designation for the land area to be included in the District is MU/WO-E, RES-6/WO-E. The proposed District is consistent with the policies under the Mixed Use and Residential-6 Dwelling Units/Gross Acre future land use categories of the Manatee County Comprehensive Plan, Policies 2.2.1.21 through 2.2.1.21.4; and Policies 2.2.1.12 through 2.2.1.12.4; and Policies 2.2.2.2 through 2.2.2.2.5 of the Manatee County Comprehensive Future Land Use Element.
- C. The land area to be included within the proposed District is comprised of approximately 240.52 contiguous acres which will be developed as one functional interrelated community.
- D. The proposed District will constitute a mechanism for the timely, efficient, effective, responsive and economic delivery of various community services and facilities, therefore the proposed District is the best alternative available for delivering community development services and facilities to the area, in excess of the level of such services and facilities which would otherwise be provided.
- E. The community development services and facilities to be provided by the proposed District will supplement and in no way conflict with existing local and regional community development services and facilities.
- F. The area to be included within the proposed District is being developed as a functional, interrelated community by the developers, and the developers are responsible for providing community

development services and facilities; therefore, the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County to:

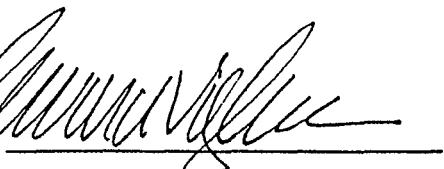
A. Schedule a public hearing to consider this Petition within forty-five (45) days after the date of filing pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.


B. Grant the Petition and adopt an ordinance to establish the District and designate the land area to be serviced by the District, pursuant to Section 190.005(2), Florida Statutes.

Respectfully submitted this 15th day
of December, 2000.

(SIGNATURE PAGES TO FOLLOW
REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)


WITNESSES:


Print Name: EDWARD VOLGER II


Print Name: ALICIA H. GAYTON

PETITIONER:

DICK ROAD-BLEND-ALL HOTEL
DEVELOPMENT, INC., a New York
corporation,

By: 
Its: PRESIDENT

PETITIONER'S ADDRESS:

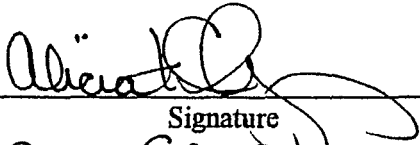
8441 Cooper Creek Boulevard, University Park,
Florida, 34201

NOTARY ACKNOWLEDGMENT

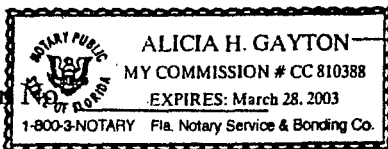
STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 14 day of DEC 2000. NATHAN
BENDERSON as PRESIDENT of DICK-ROAD... who is personally known to me or
who produced _____ as identification, and who acknowledged to and before me that he/she executed the
same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said
_____.

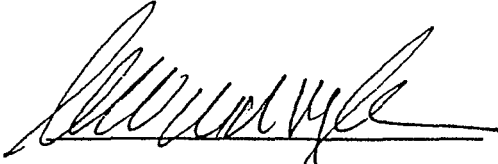
My Commission expires:


Signature
ALICIA GAYTON
Printed Name

Commission No.



WITNESSES:



Print Name: EDWARD V. BESS JR



Print Name: ALICIA GAYTON

PETITIONER:

WALDEN AVENUE-BLEND-ALL HOTEL
DEVELOPMENT, INC., a New York
corporation,

By: Nathan Benderson

Its: PRESIDENT

PETITIONER'S ADDRESS:

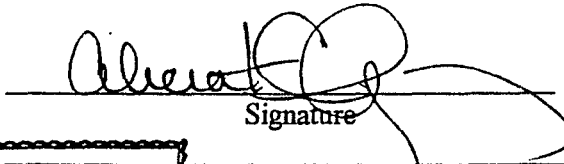
8441 Cooper Creek Boulevard, University Park,
Florida, 34201

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 14 day of DEC 2000. NATHAN
BENDERSON as PRESIDENT of WALDEN AVE who is personally known to me or
who produced _____ as identification, and who acknowledged to and before me that he/she executed the
same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said
_____.

My Commission expires:


Signature
Printed Name

Commission No. _____



WITNESSES:

Alicia H. Gayton
Print Name: ALICIA H. GAYTON

Edward Volter
Print Name: EDWARD VOLTER

PETITIONER:

WR-I ASSOCIATES, LTD., a Florida limited partnership

BY: WMR-I INC., GENERAL PARTNER

By: Wayne Ruben

Its: PRESIDENT

PETITIONER'S ADDRESS:

8441 Cooper Creek Boulevard, University Park,
Florida, 34201

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 14 day of dec 2000. WAYNE RUBEN,
PRESIDENT OF WMR-INC., a GEN PARTNER who is personally known to me or
who produced _____ as identification, and who acknowledged to and before me that he/she executed the
same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said
_____.

My Commission expires:

Alicia H. Gayton
Signature

Printed Name

Commission No. _____

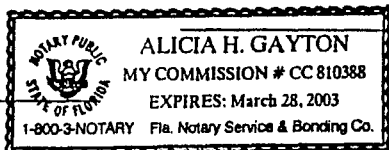
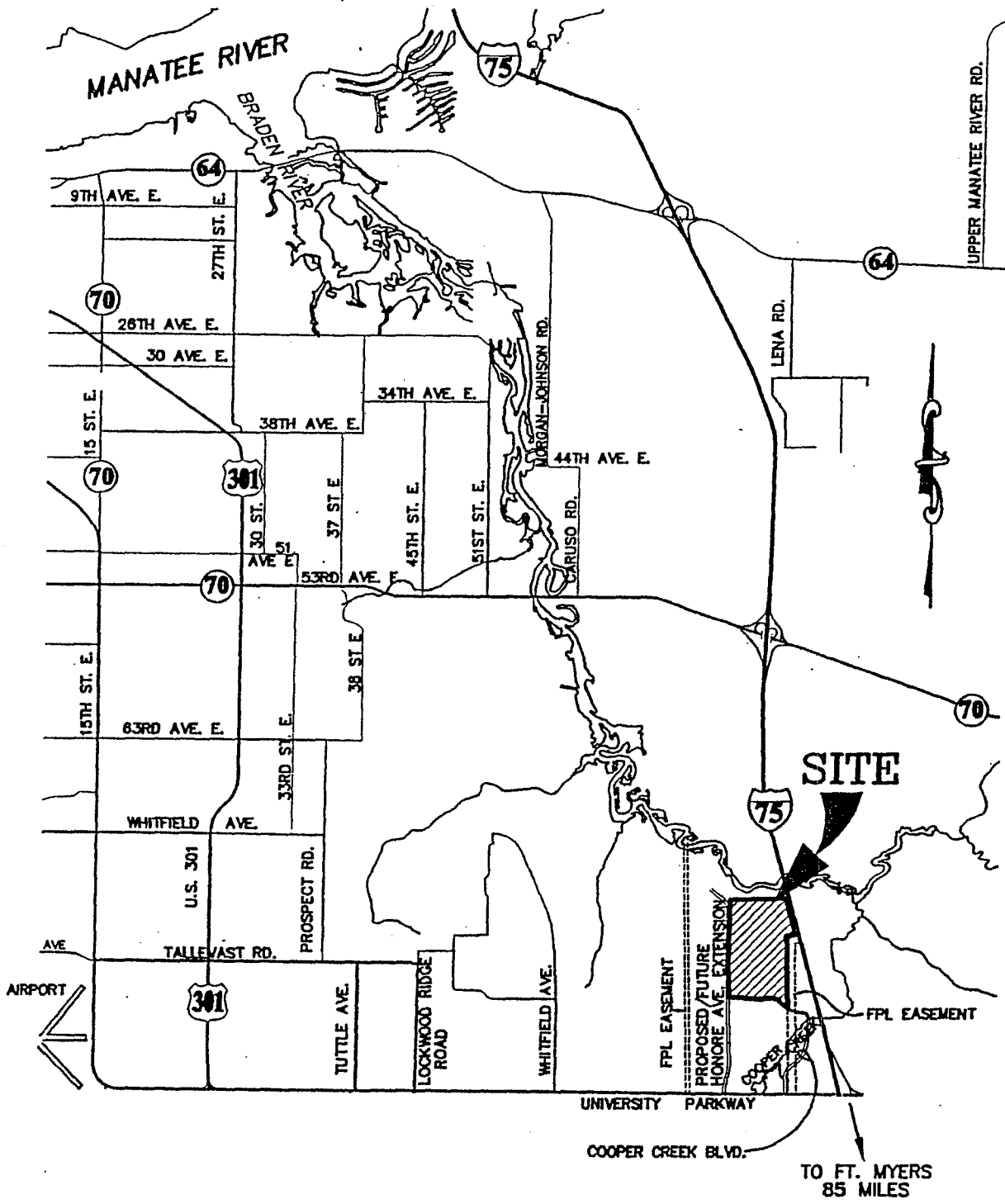


Exhibit "1"

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
PROJECT LOCATION MAP**

EXHIBIT 1



file name: X:\Acad\UnivPlace\UP-OutletExhibit.dwg
 date and time: 20001205.1354

©2000 ZOLLER, NAJAR & SHROYER, L.C.
 DOCUMENT IS PROTECTED BY SECTION 106
 "UNITED STATES COPYRIGHT ACT". REPRO-
 DUCTION OR ALTERATION OF THIS DOCUMENT OR
 INFORMATION CONTAINED HEREON BY ANY
 WHATSOEVER IS STRICTLY PROHIBITED.
 THE PRIOR WRITTEN CONSENT OF ZOLLER,
 & SHROYER, L.C. IS HEREBY
 SPECIFICALLY TO GOVERNMENTAL
 AGENCIES TO REPRODUCE THIS DOCUMENT
 IN COMPLIANCE WITH F.S. CHAPTER 119.

LOCATION MAP
 FOR
UNIVERSITY PLACE
 LOCATED IN
 SECTIONS 25 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



Printed Name for Sheet 1/1

Exhibit "2"

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS LEGAL DESCRIPTION**



201 5th Avenue Drive East
Post Office Box 9448
Bradenton, Florida 34206

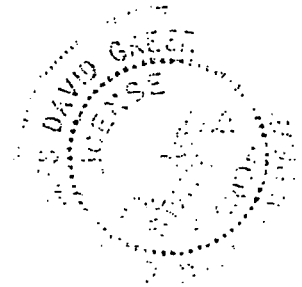
(941) 748-8080
Fax (941) 748-3316
Survey Fax (941) 748-3747
E-mail: zns@manatee-cc.com
Web Page: www.manatee-cc.com/zns/

December 7, 2000

UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION:

From the Southwest corner of Section 36, Township 35 South, Range 18 East, Manatee County, Florida, being on the North Right-of-Way line of University Parkway (formerly known as County Line Road), run South $89^{\circ}24'27''$ East, along said North Right-of-Way line of University Parkway, a distance of 303.59 feet; thence North $00^{\circ}20'22''$ West, parallel with and 303.55 feet Easterly of the West line of aforesaid Section 36, a distance of 3,965.54 feet to the Point of Beginning; thence continue North $00^{\circ}20'22''$ West, a distance of 1,377.87 feet; thence North $02^{\circ}45'45''$ East, parallel with and 303.55 feet Easterly of the West line of Section 25, Township 35 South, Range 18 East, Manatee County, Florida, a distance of 2,674.36 feet to the intersection of the North line of the Southwest $1/4$ of said Section 25; thence South $89^{\circ}10'54''$ East, along said North line of the Southwest $1/4$, a distance of 2,335.77 feet to the Westerly Right-of-Way line of State Road 93 (I-75, Section 13075-2402); thence South $13^{\circ}40'31''$ East, along said Westerly Right-of-Way line of State Road 93 (I-75), a distance of 1,579.74 feet to a point on the Northerly line of a 330.00 foot wide Florida Power & Light Company easement, as described in Official Records Book 603, Page 793 of the Public Records of Manatee County, Florida; thence along the Northerly and Westerly lines of said Florida Power & Light Company easement, the following seven (7) courses: 1) South $76^{\circ}19'29''$ West, a distance of 241.90 feet; thence 2) North $13^{\circ}40'31''$ West, a distance of 50.00 feet; thence 3) South $76^{\circ}19'29''$ West, a distance of 138.18 feet; thence 4) South $01^{\circ}35'25''$ West, a distance of 138.18 feet; thence 5) South $88^{\circ}24'35''$ East, a distance of 50.00 feet; thence 6) South $01^{\circ}35'25''$ West, a distance of 965.34 feet; thence 7) South $00^{\circ}27'10''$ West, a distance of 1,910.69 feet to a point on the arc of a curve to the right, whose Radius Point bears North $26^{\circ}30'30''$ East, a distance of 940.00 feet; thence Northwesterly, along the arc of said curve to the right, through a central angle of $25^{\circ}19'30''$, a distance of 415.48 feet to a Point of Reverse Curvature with a curve to the left having a radius of 552.00 feet; thence Northwesterly, along the arc of said curve to the left, through a central angle of $65^{\circ}12'00''$, a distance of 628.15 feet to a Point of Reverse Curvature with a curve to the right, having a radius of 1,358.00 feet; thence Westerly, along the arc of said curve to the right, through a central angle of $21^{\circ}54'00''$, a distance of 519.06 feet to a Point of Tangency; thence North $81^{\circ}28'00''$ West, a distance of 589.59 feet to the Point of Curvature of a curve to the left, having a radius of 1,792.00 feet; thence Westerly, along the arc of said curve to the left, through a central angle of $08^{\circ}52'00''$, a distance of 277.50 feet to a Point of Tangency; thence North $89^{\circ}39'38''$ West, a distance of 161.54 feet to the Point of Curvature of a curve to the right having a radius of 35.00 feet; thence Southwesterly, along the arc of said curve to the right, through a central angle of $90^{\circ}00'00''$, a distance of 54.98 feet to the



Page 2

Point of Beginning. Lying and being in Sections 25 and 36, Township 35 South, Range 18 East, Manatee County, Florida.

Subject to pertinent easements, Rights-of-Way, and restrictions of record.

Containing 240.52 Acres, more or less.

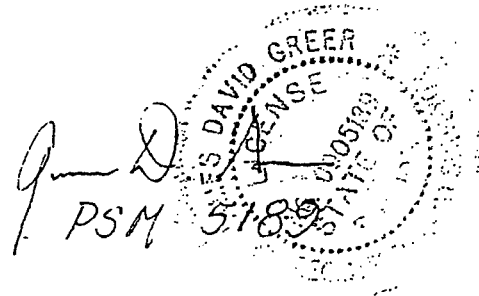


Exhibit "3"

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CONSENT OF PROPERTY OWNERS

The undersigned, as owner of the property more fully described in the attached Exhibit "2", herein, consents to the establishment of the University Place Community Development District for a proposed development located in Manatee County.

DICK ROAD-BLEND-ALL HOTEL
DEVELOPMENT, INC. a New York corporation,
By: [Signature]
Name: NATHAN BENDERSON
Title: PRESIDENT
Address: 8441 Cooper Creek Boulevard, University
Park, Florida, 34201

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 14 day of DEC 2000. NATHAN BENDERSON as PRESIDENT of DICK ROAD... who is personally known to me or who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said _____.

My Commission expires:

[Signature]
Signature

Printed Name

Commission No. _____

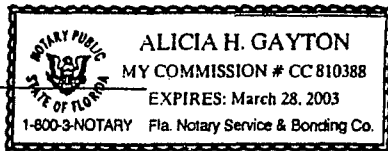


Exhibit "3"

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CONSENT OF PROPERTY OWNERS

The undersigned, as owner of the property more fully described in the attached Exhibit "2" herein, consents to the establishment of the University Place Community Development District for a proposed development located in Manatee County.

WALDEN AVENUE-BLEND-ALL HOTEL
DEVELOPMENT, INC., a New York corporation,

By: [Signature]

Name: NATHAN BENDEKSON

Title: PRESIDENT

Address: 8441 Cooper Creek Boulevard, University
Park, Florida, 34201

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 14 day of DEC 2000. NATHAN BENDEKSON as PRESIDENT of WALDEN AVE who is personally known to me or who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said _____.

My Commission expires:

[Signature]
Signature

Printed Name

Commission No. _____

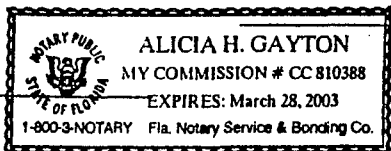


Exhibit "3"

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
CONSENT OF PROPERTY OWNERS

The undersigned, as owner of the property more fully described in the attached Exhibit "2", herein, consents to the establishment of the University Place Community Development District for a proposed development located in Manatee County.

WR-I ASSOCIATES, LTD, a Florida limited partnership

By: Wayne M. Ruben

Name: WAYNE M. RUBEN

Title: PRESIDENT of WR-I INC., G.P.

Address: 8441 Cooper Creek Boulevard, University Park, Florida, 34201

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 14 day of dec 2000. WAYNE M. RUBEN as PRESIDENT of WR-I INC. who is personally known to me or who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said _____.

My Commission expires:

Alicia H. Gayton
Signature

Printed Name

Commission No. _____

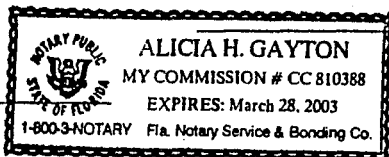


Exhibit "4"

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

INITIAL MEMBERS OF THE

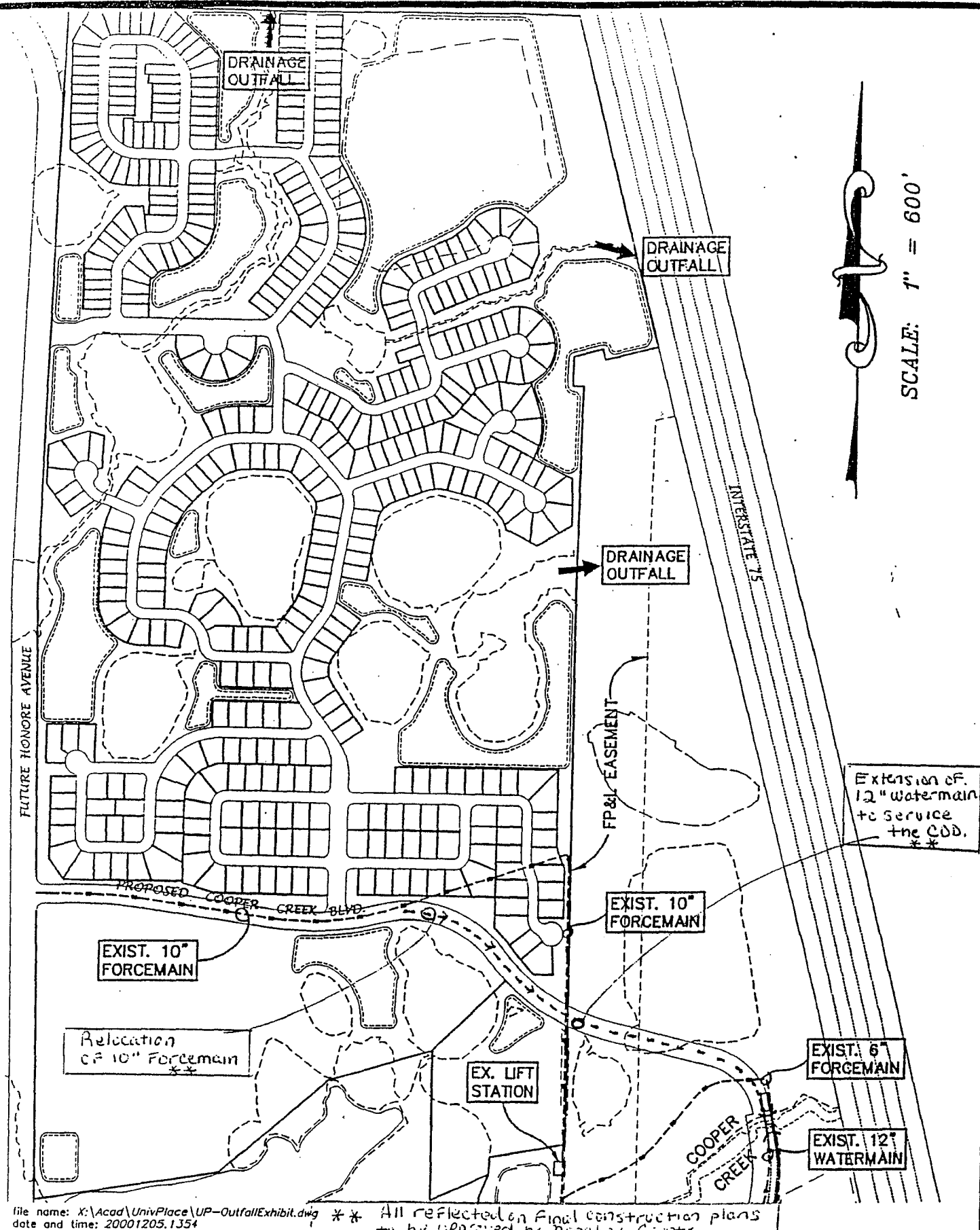
BOARD OF SUPERVISORS

- I. Dale Weidemiller
General Manager
University Park County Club
7671 The Park Boulevard
University Place, FL 34201
- II. Karen Byrnes
Neal Community of Southwest Florida, Inc.
3711 Cortez Road West
Suite 300
Bradenton, FL 34210
- III. Mike Kennedy, P.E.
Wilson Miller Barton & Peek, Inc.
6900 Professional Parkway East
Suite 100
Sarasota, FL 34240-8414
- IV. Robert E. Spanos
Benderson Development Company, Inc.
8441 Cooper Creek Boulevard
University Park, FL 34201
- V. Alicia H. Gayton
Benderson Development Company, Inc.
8441 Cooper Creek Boulevard
University Park, FL 34201

All of whom are residents of the State of Florida and citizens of the United States (190.006(1), Florida Statutes).

Exhibit "5"

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
EXISTING UTILITY AND OUTFALL MAP**



file name: X:\Acad\UnivPlace\UP-Outfall\Exhibit.dwg
 date and time: 20001205.1354

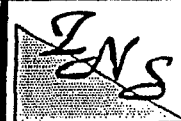
** All reflected on final construction plans
 to be approved by Manatee County

©2000 ZOLLER, NALLAR & SHROYER, L.C.
 DOCUMENT IS PROTECTED BY SECTION 106
 "UNITED STATES COPYRIGHT ACT". REPRO-
 DUCATION OR ALTERATION OF THIS DOCUMENT OR
 INFORMATION CONTAINED HEREON BY ANY
 WHATSOEVER IS STRICTLY PROHIBITED
 WITHOUT THE PRIOR WRITTEN CONSENT OF ZOLLER,
 NALLAR & SHROYER, L.C. CONSENT IS HEREBY
 SPECIFICALLY TO GOVERNMENTAL
 BODIES TO REPRODUCE THIS DOCUMENT
 IN COMPLIANCE WITH F.S. CHAPTER 119.

EXISTING UTILITY AND OUTFALL MAP FOR UNIVERSITY PLACE

LOCATED IN
 SECTIONS 25 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

Zoller, Nallar & Shroyer, L.C.



SHEET 2 OF 2

Exhibit "6"

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

PROPOSED INFRASTRUCTURE CONSTRUCTION
COST ESTIMATE (x \$1,000) AND TIME TABLE ¹

Item	Description	2001-2003	TOTAL
1.	ROADWAYS	\$2,169	\$2,169
2.	(OPTIONAL) STREET LIGHTING	\$ 50	\$ 50
3.	ELECTRIC UTILITIES	\$ 150	\$ 150
4.	CLEARING & GRADING	\$2,200	\$2,200
5.	WATER & WASTEWATER	\$1,538	\$1,538
6.	DRAINAGE	\$,1046	\$1,046
7.	LANDSCAPING/LAKES/IRRIGATION	\$ 400	\$ 400
8.	PARKS & RECREATION	\$ 600	\$ 600
9.	SECURITY	\$ 90	\$ 90
10.	PROFESSIONAL FEES, DESIGN & PERMITTING	\$ 350	\$ 350
11.	CONSULTANTS/CONTINGENCIES/ OTHER	\$1,200	\$1,200
	TOTAL	\$9,793	\$9,793

Note: Construction costs are in \$1,000 and do not include cost of financing. Estimated costs of construction are for those powers permitted under Chapter 190, Florida Statutes, as amended and consistent with the powers requested in the Petition. This good faith estimate of costs and time table of construction is provided pursuant to Section 190.005(2)(a) and (1)(a)(6), Florida Statutes, and is subject to future changes in construction costs and timing and in engineering design and permitting.

¹ See also attached "Timetable"

**UNIVERSITY PLACE CDD
TIMETABLE**

WORK SCOPE

2001

January, April,
June, October

2002

January, April,
June, October

2003

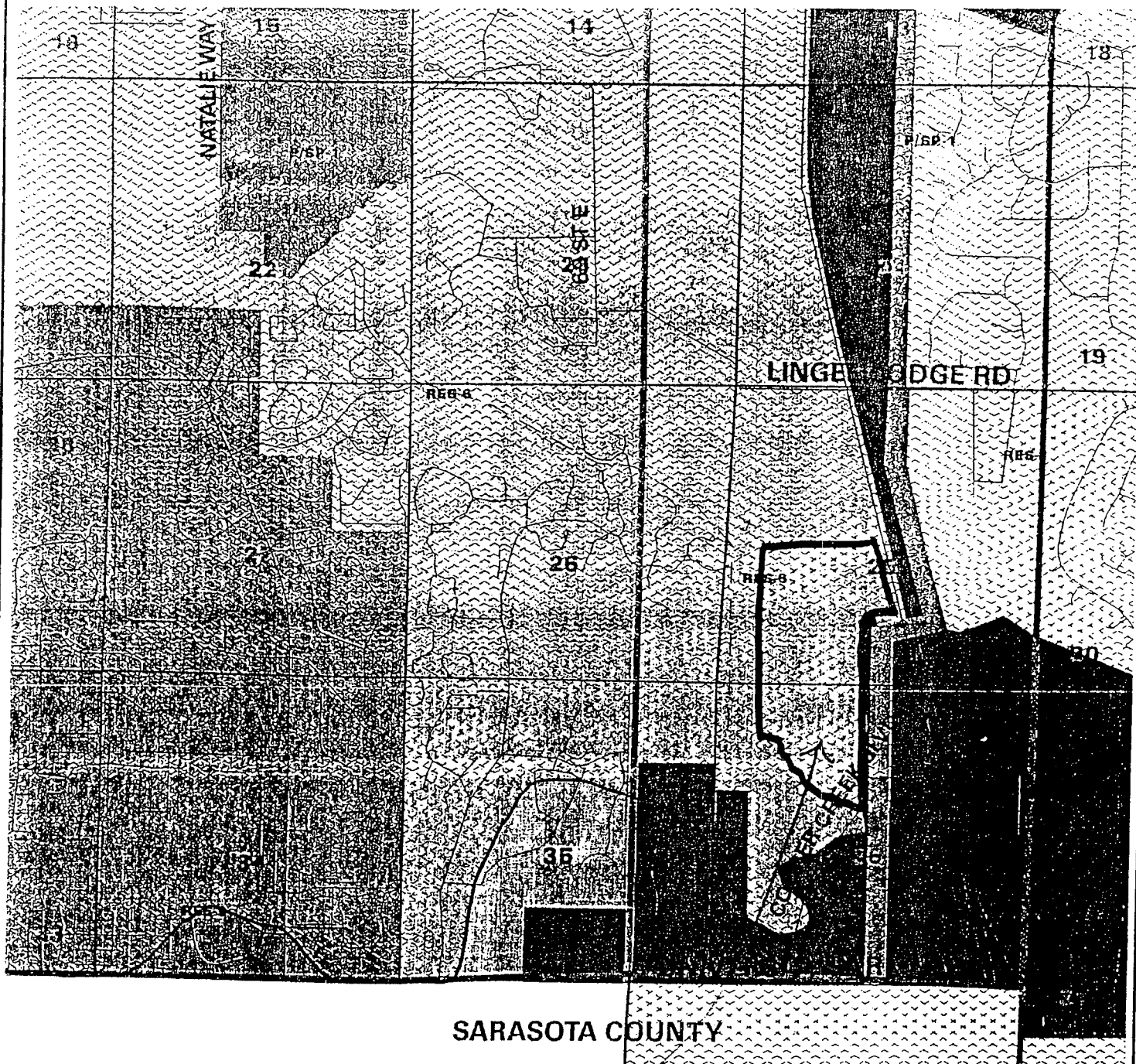
January, April
June, October

- | | | | | |
|----|---|--|---|---|
| 1. | Honore Avenue:
Phase I | Apr. 1 - Oct. 3, 2001

Honore Phase I | | |
| 2. | Honore Avenue:
Phase II | | | Dec. 31, 2002 - Dec. 31, 2003

Honore Phase II |
| 3. | Cooper Creek Blvd.: | Apr. 1 - Oct. 31, 2001
 ----- | | |
| 4. | Subdivision improvements
for 428 single family units
(including clearing and grading,
electric utilities, (optional) street
lighting, water and wastewater,
drainage, landscaping/lakes/
irrigation, and security). | April 1, 2001 | - | Dec. 31, 2003 |
| | | ----- | | |
| 5. | South Recreation area: | May 20, 2001 | - | Jan. 2, 2002 |
| | | ----- | | |
| | | South | | |
| 6. | North Recreation area: | June 20, 2001 | - | Feb 2, 2002 |
| | | ----- | | |
| | | North | | |

Exhibit "7"
MANATEE COUNTY COMPREHENSIVE PLAN LAND USE MAP



Proposed location of University Place CDD



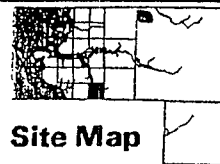
Manatee County Future Land Use Map Series



1 inch = 2700

- | | | | |
|-------|--------|--------|--------|
| CON | RES-6 | IL | P/SP-2 |
| AG-R | RES-9 | IH | AT |
| RES-1 | RES-16 | IU | R-OS |
| UF-3 | OL | MU | CITY |
| RES-3 | ROR | P/SP-1 | |

- Section Numbers
36
- Township/Range
35/18 SE
- Historical Overlay
- Watershed Overlay



Prepared By:
This map was developed by the Planning Department
with the use of Manatee County's Land Information
System. It is provided for general reference and
is subject to change, and is not warranted in any way.

Map 26 of 29
Map Printed June 08, 1998

Exhibit "8"

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

EXHIBIT "8"

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs ("SERC") supports the petition to form the University Place Community Development District ("District"). The proposed District comprises approximately 240.52 acres of land located in Manatee County, Florida.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of the University Place Community Development District

The proposed District comprises approximately 240.52 acres within Manatee County, Florida. The current development is planned for 428 single family residential units.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (1999), defines the elements a statement of estimated regulatory costs must contain:

"(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of this rule. As used in this paragraph, "transactional costs" are direct costs that are readily

ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. [Manatee County is not defined as a small county for purposes of this requirement].

(e) Any additional information that the agency determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.”

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with the general description of the types of individuals likely to be affected by the ordinance.

The University Place Community Development District is a residential community planned for 428 single family residential units at build out. The District is located on 240.52 acres and will provide for recreational and water features generating open space on the site for its residents. The District will provide facilities and services benefitting all of these residents. These residents will also be impacted in that the property owned by them will be included within the District boundaries. The developer will also be affected by the District, because it is the current owner of all the land in the proposed District.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

3.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District has fewer than 1,000 acres, so Manatee County is the establishing entity under 190.005(2), F.S. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many

governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.412, F.S., the proposed District must pay an annual fee to the State of Florida Department of Community Affairs to offset such costs.

Manatee County

Since the proposed District is in Manatee County and consists of less than 1,000 acres, the Manatee County staff will process and analyze the Petition, and the Board of County Commissioners will vote on the Petition. These activities will absorb some resources by various County offices, including the Planning Department and the County Attorney's Office. To a lesser extent, the Financial Management Department, the County Administrator's Office, the Clerk of the Circuit Court, and the Property Appraiser's Office will also be involved in processing this application.

Thus, the County will incur costs as a result of the time expended by its employees, as well as the Board of County Commissioners members who will ultimately consider and vote on this Petition. Other costs may be incurred for copying documents. Costs associated with the legal notice will be borne by the Petitioner. Although it is difficult to estimate with certainty the total costs to the County, it is anticipated that the required filing fee paid by the Petitioner will largely offset any such costs.

Manatee County will also incur annual costs associated with its receipt and review of the annual reports that the District is required to provide to the County. It is anticipated that the costs will be nominal in relationship to the County's budget.

District

The proposed District will also incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefitting from its facilities and its services.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance creating the District will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any reason, are not debts of the State of Florida or any

unit of local government. By State law, debts of the District are strictly its own responsibility.

4.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. The District plans to fund, own, operate and maintain the community's drainage and storm water systems, landscaping, lakes, irrigation, parks and recreation. The District will also plan, construct and finance the roadways and utilities.

**Table 1. University Place Community Development District
Proposed Facilities and Services**

FACILITY	CONSTRUCTED BY	OPERATED & MANAGED BY	OWNERSHIP
Roadways	District	District	District
(Optional) Street Lighting	District	District	District
Electric Utilities	District	District	District
Water & Wastewater	District ²	County	County
Drainage	District	District	District
Landscape/Lakes/Irrigation	District	District	District
Security	District	District	District
Parks and Recreation	District	District	District
Clearing and Grading	District	District	District

The petitioner has estimated the costs for providing the capital facilities outlined in Table 2. The costs estimates are shown in Table 2 below. Total costs for these facilities are estimated to be approximately \$9,793,850. To fund this construction program the District may issue special assessments or other revenue bonds. These would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 2.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of

² The District will construct the water and wastewater facilities per County standards. The District will transfer ownership, operation and maintenance of the water and wastewater collection facilities to the County pursuant to an Interlocal Agreement between Manatee County and the University Place Community Development District.

non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 2 below are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owners' association common to most mixed-use developments.

Real estate markets are quite efficient because buyers and renters evaluate all the costs and benefits associated with various alternative locations. Therefore, the market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides.

The District is an alternative means to finance necessary community services. District financing is typically no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, County provision, or through developer-bank loans.

Table 2. Cost Estimate for University Place Community Development District Facilities

Description	Estimated Costs
Roadways	2,169,110
(Optional) Street Lighting	50,000
Electric Utilities	150,000
Drainage	1,046,240
Water & Wastewater	1,537,700
Clearing & Grading	2,200,450
Landscaping/Lakes/Irrigation	400,000
Parks & Recreation	600,000
Professional Fees, Design & Permitting	350,000
Security	90,000
Consultants/Contingencies/Other	1,200,350
TOTAL	9,793,850

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no negative impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

Manatee County has an estimated population (not incarcerated) in 1999 that is greater than 75,000. Therefore, the County is not defined as a "small" county according to Section 120.52, F.S.

6.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer's Engineer and other professionals associated with the Developer.

BLALOCK, LANDERS, WALTERS & VOGLER, P. A.

JISA E. BAGWELL
ROBERT G. BLALOCK
LISBETH P. BRUCE
JANA C. GENTRY
BARBARA ANN HELD
CHARLES F. JOHNSON III
DENYSE M. NELSON
NICOLE A. RYSKAMP
EDWARD VOGLER II
CLIFFORD L. WALTERS
JAMES R. WHITE

802 11th STREET WEST
BRADENTON, FLORIDA 34205-7734
TELEPHONE (941) 748 - 0100
FAX (941) 745 - 2093

C. STUART LANDERS
(1932-1994)

PLEASE REPLY TO:
POST OFFICE BOX 469
BRADENTON, FLORIDA 34206-0469

March 9, 2001

**Supplemental Letter to Applicant's Petition to Establish the
University Place Community Development District**

The Applicant for the Petition to Establish the University Place Community Development District does amend the Petition as follows:

- 1.) Attached is an Affidavit from Randall Benderson, President of Walden Avenue-Blend-All Hotel Development, Inc., and Dick Road-Blend-All Hotel Development, Inc., (hereinafter the "Corporations"), stating that Nathan Benderson is the CEO of the Corporations and is authorized to bind the Corporations; and any documents executed by Nathan Benderson on behalf of the Corporations are valid, binding and fully enforceable.
- 2.) Applicant has confirmed from Zoller, Najjar & Shroyer LLC that the Legal Description prepared by Zoller, Najjar & Shroyer LLC, which was submitted by Applicant with the Petition and which is currently attached to the Petition, is completely and legally accurate as attached and does accurately describe the property in question.
- 3.) Applicant does amend Pages 1 and 2 of Exhibit "6" ("Proposed Infrastructure Construction Cost Estimate and Time Table"). Item #1 of Page 1 of Exhibit "6" is amended to state: "ROADWAYS (includes construction cost estimates for all District subdivision's streets and roads as well as construction cost estimates for Honore Avenue and Cooper Creek Blvd.)." Please note that the actual dollar amount cost estimate of \$2,169,000 for construction of ROADWAYS (both District subdivision's streets and roads as well as Honore Avenue and Cooper Creek Blvd.) already includes cost estimates for subdivision streets and roads as well as Honore Ave. and Cooper Creek Blvd.
- 4.) Item #3 of Page 1 of Exhibit "6," which references "Electric Utilities" is deleted in its entirety. The cost estimate for Item #11 is increased from \$1,200,000 to \$1,350,000.
- 5.) Item #4 ("Subdivision Improvements for 428 single family units") of the Time Table

listing on Page 2 of Exhibit "6" is amended to state "Subdivision improvements for 428 single family units (including clearing and grading, electric utilities, (optional) street lighting, water and wastewater, drainage, landscaping/lakes/irrigation, and security, and District subdivision's streets and roadways."

6.) Applicant does amend Pages 4 and 5 of Exhibit "8" ("Statement of Estimated Regulatory Costs") of the Petition.

7.) Table 1 of Item 4.0 on Page 4 of Exhibit "8" is amended as follows:

**Table 1. University Place Community Development District
Proposed Facilities and Services**

FACILITY	CONSTRUCTED BY	OPERATED & MANAGED BY	OWNERSHIP
Roadways	District	District	District
<u>Roadways (District subdivision's streets and roads)</u>	<u>District</u>	<u>District</u>	<u>District</u>
<u>Roadways (Honore Avenue and Cooper Creek Blvd.</u>	<u>District</u>	<u>County</u>	<u>County</u>
(Optional) Street Lighting	District	District	District
Electric Utilities	District	District	District
Water & Wastewater	District	County	County
Drainage	District	District	District
Landscape/Lakes/Irrigation	District	District	District
Security	District	District	District
Parks and Recreation	District	District	District
Clearing and Grading	District	District	District

8.) The first paragraph of Item 4.0 on Page 4 of Exhibit "8" is amended as follows:

"Table 1 provides an outline of the various facilities and services the proposed District may provide. The District plans to fund, own, operate and maintain the community's drainage and storm water systems, landscaping, lakes, irrigation, parks and recreation, (optional) street lighting and security. The District will also plan, construct and finance the roadways and utilities."

9.) A new paragraph should be inserted after the first full paragraph in Item 4.0 on Page 4 of

Exhibit "8," to state:

"The District will construct Honore Avenue and Cooper Creek Blvd. roadways per the Exhibit "6" Timetable . The District will dedicate ownership, operation and maintenance of Honore Avenue and Cooper Creek Blvd. to the County. The District will construct, own, operate and maintain the District subdivision's streets and roads."

10) Table 2 of Item 4.0 on Page 5 of Exhibit "8" is amended as follows:

Table 2. Cost Estimate for University Place Community Development District Facilities

<u>Description</u>	<u>Estimated Costs</u>
Roadways (<u>Roadways includes District subdivision streets and roads, and Honore Avenue and Cooper Creek Blvd</u>)	2,169,110
(Optional) Street Lighting	50,000
Electric Utilities	150,000
Drainage	1,046,240
Water & Wastewater	1,537,700
Clearing & Grading	2,200,450
Landscaping/Lakes/Irrigation	400,000
Parks & Recreation	600,000
Professional Fees, Design & Permitting	350,000
Security	90,000
Consultants/Contingencies/Other	1,200,350
	<u>1,350,350</u>
TOTAL	9,793,850

11.) As previously noted in the preceding comments, Applicant has amended Pages 1 and 2 of Exhibit "6" (the "Proposed Infrastructure Construction Cost estimate and Time Table") and amended Tables 1 and 2 of Item 4.0 on Pages 4 and 5 of Exhibit "8" ("Statement of Estimated Regulatory Costs") by deleting all references to "Electric Utilities."

12.) Applicant does amend Footnote #2 regarding Item 4.0 on Page 4 of Exhibit "8" ("Statement of Estimated Regulatory Costs") as follows: "The District will construct the water and wastewater facilities per County standards. The District will transfer ownership, operation and maintenance of the water and wastewater collection facilities to the County by dedication of such facilities to Manatee County pursuant to an Interlocal Agreement between Manatee County and the University Place Community Development District.

13.) Table 2 of Item 4.0 on Page 5 of Exhibit "8" ("Statement of Estimated Regulatory Costs") is further amended to include the following "Preliminary Annual Estimates of Operation and Maintenance Costs":

Description	Preliminary Annual Estimates of Operation and Maintenance Costs ("O&M Costs")
Roadways (Annual O&M estimates include only District subdivision streets and roads)*	\$10,800
(Optional) Street Lighting*	\$9,200
Drainage	(Built into Lakes/Irrigation O&M Costs)
Water & Wastewater*	(See Table Below)
Clearing & Grading	N/A (one-time expense)
Landscaping/Lakes/Irrigation	\$29,200
Parks & Recreation	\$97,000
Professional Fees	\$79,000
Security	\$123,400
Office Costs/Other	\$18,300
Total:	\$366,900

*Preliminary Annual Estimates of Manatee County's Operation and Maintenance Costs as follows:

Description	Preliminary Annual Estimates of Manatee County's Operation and Maintenance Costs ("O&M Costs")
Roadways (Honore Ave. and Cooper Creek Blvd.)	\$9,000
(Optional) Street Lighting (for Honore Ave. and Cooper Creek Blvd.)	\$8,000
Water & Wastewater	\$2,000
Total:	\$19,000

Disclaimer: The preceding "Preliminary Annual Estimates of Manatee County's Operation and Maintenance Costs" are an estimate prepared by Applicant of the annual costs for Manatee County to maintain Honore Ave. and Cooper Creek Blvd., for Manatee County to maintain (optional) street lighting on Honore Ave. and Cooper Creek Blvd., and for Manatee County to maintain Water & Wastewater services in the District, which services the District will be dedicating to Manatee County. The Applicant has set forth these costs based upon the estimated costs for the Applicant to maintain the above services if they were private services. The Applicant wishes to stress that the preceding Manatee County costs are strictly estimates of Manatee County's maintenance costs, and the Applicant will not be including any of the preceding Manatee County maintenance costs in the District's assessments.

Edward Vogler, II *by: Kenneth R. ...*
 (Signature of Agent for Property Owner)

SIGNED FOR MR VOGLER
 IN HIS ABSENCE TO AVOID
 DELAY IN MAILING

BLALOCK, LANDERS, WALTERS, & VOGLER, P.A.

LAW OFFICES

BLALOCK, LANDERS, WALTERS & VOGLER, P. A.

LISA E. BAEWELL
ROBERT G. BLALOCK
LISBETH F. BRUCE
DANA C. GENTRY
BARBARA ANN HELD
CHARLES F. JOHNSON III
DENTON M. NELSON
MICOLE A. RYSKAMP
EDWARD VOGLER II
CLIFFORD L. WALTERS
JAMES L. WHITE

302 1st STREET WEST
BRADENTON, FLORIDA 34203-7734

TELEPHONE (941) 748-0100

FAX (941) 745-2093

krosa@bradentonlaw.com

C. STUART LANDERS
(1932-1994)

PLEASE REPLY TO:
POST OFFICE BOX 439
BRADENTON, FLORIDA 34206-0439

MEMORANDUM BY FACSIMILE

DATE: March 12, 2001

TO: Leon Kotecki
FIRM: Manatee County Planning
FAX #: 749-3071

FROM: Kim Rosa
Our File No. 21654.057

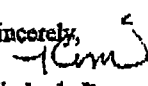
RE: University Place CDD
of Pages: 8

Dear Mr. Kotecki:

Attached is the fax from Benderson Development Company wherein the Petition, Owner's Affidavit and Consent of Owners forms have all been executed by David Baldanf, the Vice President of Walden Avenue-Blend-All Hotel Development, Inc. and Dick Road-Blend-All Hotel Development, Inc. As stated in my previous memo, Blaine Schwartz, Benderson Development Company's attorney, told me that all of Benderson's documents are executed by the Vice President, rather than the President, so for consistency purposes, the attached documents are executed by the Vice President. Also attached is a Letter of Attorney from Blaine Schwartz stating that David Baldanf is Vice President of the aforementioned Companies and is authorized to bind them.

Thanks again for all your assistance, and please do not hesitate to call with any questions or if you need any additional information. I will call you later this afternoon to see if the public hearing is still on for tomorrow, 3/13.

Sincerely,


Kimberly Rosa
Law ClerkCONFIDENTIALITY NOTE

The information contained in this facsimile message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this telecopy is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone (941-748-0100 collect); and return the original message to us at the address above via the United States Postal Service. Thank you.

::CDMA\FCD\DCS\DOCS\705132

BENDERSON DEV CO/LEGAL Fax:716-878-9694

Mar 12 2001 11:52

P.02

BLAINE S. SCHWARTZ
ATTORNEY AT LAW
570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
(716) 878-9375 Phone
(716) 878-9694 Fax

VIA FACSIMILE & UPS

March 12, 2001

Kim Rosa
Blalock, Landers, Walters and Vogler, P.A.
802 11th Street West
Bradenton, Florida 34205

Re: University Place CCD

Dear Kim:

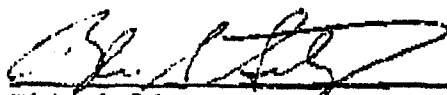
Enclosed please find the documents that you requested be executed on behalf of Walden Avenue-Blend-All Hotel Development, Inc. and Dick Road-Blend-All Hotel Development, Inc. (the "Corporations").

David H. Baldauf, as Vice President, is fully authorized to execute documents on behalf of the Corporations. His signature on the enclosed documents renders them valid and binding on behalf of and enforceable against the Corporations.

Feel free to call me at (716) 878-9375 with any questions.

Very truly yours,
Dick Road-Blend-All Hotel Development, Inc.
Walden Avenue-Blend-All Hotel Development, Inc.

By:



Blaine S. Schwartz
Attorney at Law

/bas

Enclosures

CC: Alicia H. Gayton, Esq.

BENDERSON DEV CO/LEGAL Fax:716-878-9694

Mar 12 2001 11:52

P.04

03/12/2001 08:19 FAX 9417452093

BLALOCK LANDERS

0002

WITNESSES:Beverly A. SharptownPrint Name: Beverly A. SharptownBlaine S. SchwartzPrint Name: Blaine S. Schwartz**PETITIONER:****DICK ROAD-BLEND-ALL HOTEL
DEVELOPMENT, INC., a New York
corporation,**By: David H. BaldardIts: Vice President**PETITIONER'S ADDRESS:****8441 Cooper Creek Boulevard, University Park,
Florida, 34201****NOTARY ACKNOWLEDGMENT**STATE OF NEW YORK
COUNTY OF ERIE

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2001, DAVID H. BALDARD as VICE-PRESIDENT of DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT, INC. who is personally known to me or who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said _____.

My Commission expires: _____

Blaine S. Schwartz
Signature

Printed Name

Commission No. _____

BLAINE S. SCHWARTZ
 NOTARY PUBLIC, STATE OF NEW YORK
 QUALIFIED IN ERIE COUNTY
 My Commission Expires June 28, 2005

BENDERSON DEV CO/LEGAL Fax:716-878-9694

Mar 12 2001 11:53

P.05

03/12/2001 08:15 FAX 2417452093

BLALOCK LANDERS

003

WITNESSES:Beverly A. ShagsternPrint Name: Beverly A. ShagsternBlaine S. SchwartzPrint Name: Blaine S. Schwartz**PETITIONER:**WALDEN AVENUE-BLEND-ALL HOTEL
DEVELOPMENT, INC., a New York
corporation,By: David H. BeldanIts: Vice President**PETITIONER'S ADDRESS:**8441 Cooper Creek Boulevard, University Park,
Florida, 34201**NOTARY ACKNOWLEDGMENT**STATE OF NEW YORK
COUNTY OF NIAGARA

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2001. DAVID H. Beldan as Vice President of WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC. who is personally known to me or who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said

My Commission expires:

Blaine S. Schwartz

Signature

Printed Name

Commission No. _____

BLAINE S. SCHWARTZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires June 28, 2003

P. 06

004

Exhibit "3"

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT CONSENT OF PROPERTY OWNERS

The undersigned, as owner of the property more fully described in the attached Exhibit "A", herein, consents to the establishment of the University Place Community Development District for a proposed development located in Manatee County.

DICK ROAD-BLEND-ALL HOTEL
DEVELOPMENT, INC., a New York corporation,
By: David H. Baldwin
Name: David H. Baldwin
Title: Vice President
Address: 3441 Cooper Creek Boulevard, University
Park, Florida, 34201

NOTARY ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me this 14th day of March, 2008. DAVID H. BALDWIN as Vice President of DAVID H. BALDWIN, LLC who is personally known to me or who produced no identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said

My Commission expires:

Signature

Printed Name _____

Commission No. _____

BLAINE S. SCHWARTZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN FINE COUNTY
 My Commission Expires June 26, 2002

P.07

GA 005

BENDERSON DEV CO/LEGAL Fax:716-878-9694

Mar 12 2001 11:53

P.03

03/12/2001 08:13 FAX 9417452093

BLALOCK LANDERS

006

MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION

AFFIDAVIT

FILE NUMBER _____

Dick Road Blend-All Hotel Development, Inc., a New York corporation8441 Cooper Creek Blvd., University Park, FL

(Print) PROPERTY OWNER, MAILING ADDRESS, OFFICER'S NAME, TITLE

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: See attached Exhibit "A"
2. That this property constitutes the property for which a request for a Community Development District
(Type of Application Approval Requested)
is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Edward Vogler, II, Blalock, Landers, Walters & Vogler, P.A. as agent(s) to execute any petitions or other documents necessary to effect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and condition of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

David H. Ballard / Vice President
Owner Signature/Print Title

NOTARY ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Frank

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2001. DAVID H. BALLARD as Vice President of Dick Road Blend-All Hotel Development, Inc. who is personally known to me or who produced _____ as identification, and who acknowledged to and before me that he has executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said _____

My Commission expires: _____

Blaine S. Schwartz
Signature

Printed Name

Commission No. _____

BLAINE S. SCHWARTZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN FRANK COUNTY
My Commission Expires June 25, 2002

BENDERSON DEV CO/LEGAL Fax:715-878-9694

Mar 12 2001 11:53

P.09

03/12/2001 08:18 FAX 9417452093

BLALOCK LANDERS

007

MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION

AFFIDAVIT

FILE NUMBER _____

Walden Avenue-Elend-Aff Hotel Development, Inc., a New York corporation8441 Cooper Creek Blvd., University Park, FL

(Print) PROPERTY OWNER, MAILING ADDRESS, OFFICER'S NAME, TITLE

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: See attached Exhibit "A"
2. That this property constitutes the property for which a request for a Community Development District
(Type of Application Approval Requested)
is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Edward Vogler, II, Blalock, Landers, Walters & Vogler, P.A. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and condition of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
6. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

David H. Balduf, Vice President *bf*
Owner Signature/Print Title

NOTARY ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF ERIE

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2001. David H. Balduf as VICE PRESIDENT of Walden Avenue-Elend-Aff Hotel Development, Inc. who is personally known to me or she produced as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him/her by said _____

My Commission expires: _____

Blaine S. Schwartz
Signature

Printed Name

Commission No. _____

BLAINE S. SCHWARTZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires June 28, 2002

ORDINANCE 01-20
EXHIBIT B
(4 Pages)

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS LEGAL DESCRIPTION**

ORDINANCE 01-20 EXHIBIT B

(NOT A BOUNDARY SURVEY)
DESCRIPTION SKETCH

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
LOCATED IN
SECTION 25 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

Stellar, Nafar & Sawyer, L.L.C.
By *Stellar, Nafar & Sawyer, L.L.C.*
Attorney at Law
1000 N. ...
TAMPA, FLORIDA 33602

CERTIFICATE OF JUDICIAL REVIEW
I, the undersigned, Clerk of the Manatee County Court, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office, and that the same has been reviewed and found to conform to the requirements of the Florida Statutes, Chapter 190, F.S., relating to the filing of plats and maps.

DATE	FILED	REMARKS

NOTES:
1. THE PLAT IS SUBJECT TO THE CITY AND COUNTY OF MANATEE, FLORIDA, AND TO THE STATE OF FLORIDA.
2. THE PLAT IS SUBJECT TO THE CITY AND COUNTY OF MANATEE, FLORIDA, AND TO THE STATE OF FLORIDA.
3. THE PLAT IS SUBJECT TO THE CITY AND COUNTY OF MANATEE, FLORIDA, AND TO THE STATE OF FLORIDA.

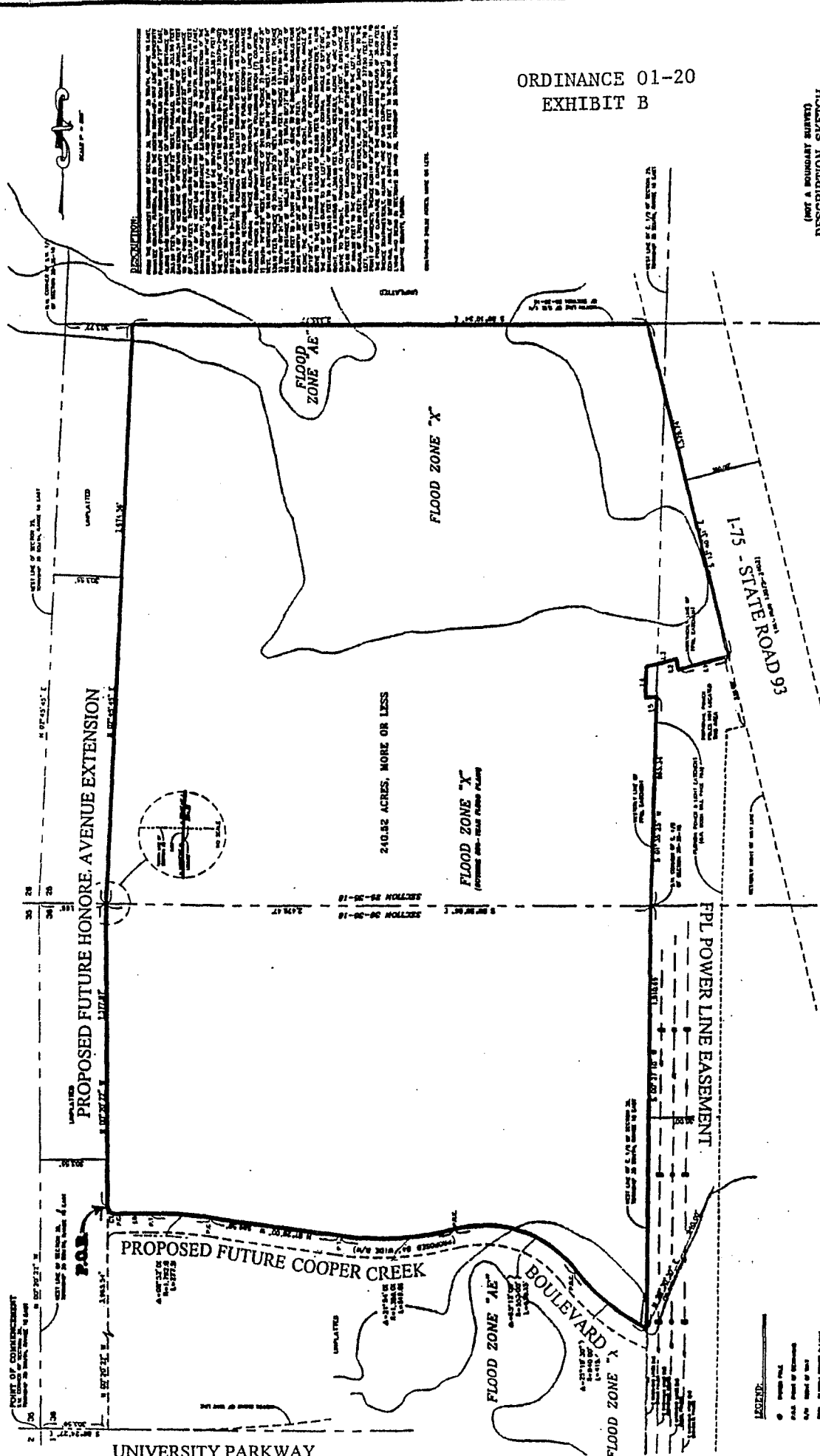
LINE DATA TABLE

LINE NO.	START STATION	END STATION	LENGTH	BEARING	AREA
1	0+00	0+10	10.00	N 0° 0' 0" E	0.00
2	0+10	0+20	10.00	N 0° 0' 0" E	0.00
3	0+20	0+30	10.00	N 0° 0' 0" E	0.00
4	0+30	0+40	10.00	N 0° 0' 0" E	0.00
5	0+40	0+50	10.00	N 0° 0' 0" E	0.00

CURVE DATA TABLE

CURVE NO.	START STATION	END STATION	LENGTH	BEARING	AREA
1	0+00	0+10	10.00	N 0° 0' 0" E	0.00
2	0+10	0+20	10.00	N 0° 0' 0" E	0.00
3	0+20	0+30	10.00	N 0° 0' 0" E	0.00
4	0+30	0+40	10.00	N 0° 0' 0" E	0.00
5	0+40	0+50	10.00	N 0° 0' 0" E	0.00

- LEGEND:**
- 1. FLOOD ZONE "AE"
 - 2. FLOOD ZONE "X"
 - 3. FLOOD ZONE "X"
 - 4. FLOOD ZONE "X"
 - 5. FLOOD ZONE "X"
 - 6. FLOOD ZONE "X"
 - 7. FLOOD ZONE "X"
 - 8. FLOOD ZONE "X"
 - 9. FLOOD ZONE "X"
 - 10. FLOOD ZONE "X"
 - 11. FLOOD ZONE "X"
 - 12. FLOOD ZONE "X"
 - 13. FLOOD ZONE "X"
 - 14. FLOOD ZONE "X"
 - 15. FLOOD ZONE "X"
 - 16. FLOOD ZONE "X"
 - 17. FLOOD ZONE "X"
 - 18. FLOOD ZONE "X"
 - 19. FLOOD ZONE "X"
 - 20. FLOOD ZONE "X"
 - 21. FLOOD ZONE "X"
 - 22. FLOOD ZONE "X"
 - 23. FLOOD ZONE "X"
 - 24. FLOOD ZONE "X"
 - 25. FLOOD ZONE "X"
 - 26. FLOOD ZONE "X"
 - 27. FLOOD ZONE "X"
 - 28. FLOOD ZONE "X"
 - 29. FLOOD ZONE "X"
 - 30. FLOOD ZONE "X"
 - 31. FLOOD ZONE "X"
 - 32. FLOOD ZONE "X"
 - 33. FLOOD ZONE "X"
 - 34. FLOOD ZONE "X"
 - 35. FLOOD ZONE "X"
 - 36. FLOOD ZONE "X"
 - 37. FLOOD ZONE "X"
 - 38. FLOOD ZONE "X"
 - 39. FLOOD ZONE "X"
 - 40. FLOOD ZONE "X"
 - 41. FLOOD ZONE "X"
 - 42. FLOOD ZONE "X"
 - 43. FLOOD ZONE "X"
 - 44. FLOOD ZONE "X"
 - 45. FLOOD ZONE "X"
 - 46. FLOOD ZONE "X"
 - 47. FLOOD ZONE "X"
 - 48. FLOOD ZONE "X"
 - 49. FLOOD ZONE "X"
 - 50. FLOOD ZONE "X"
 - 51. FLOOD ZONE "X"
 - 52. FLOOD ZONE "X"
 - 53. FLOOD ZONE "X"
 - 54. FLOOD ZONE "X"
 - 55. FLOOD ZONE "X"
 - 56. FLOOD ZONE "X"
 - 57. FLOOD ZONE "X"
 - 58. FLOOD ZONE "X"
 - 59. FLOOD ZONE "X"
 - 60. FLOOD ZONE "X"
 - 61. FLOOD ZONE "X"
 - 62. FLOOD ZONE "X"
 - 63. FLOOD ZONE "X"
 - 64. FLOOD ZONE "X"
 - 65. FLOOD ZONE "X"
 - 66. FLOOD ZONE "X"
 - 67. FLOOD ZONE "X"
 - 68. FLOOD ZONE "X"
 - 69. FLOOD ZONE "X"
 - 70. FLOOD ZONE "X"
 - 71. FLOOD ZONE "X"
 - 72. FLOOD ZONE "X"
 - 73. FLOOD ZONE "X"
 - 74. FLOOD ZONE "X"
 - 75. FLOOD ZONE "X"
 - 76. FLOOD ZONE "X"
 - 77. FLOOD ZONE "X"
 - 78. FLOOD ZONE "X"
 - 79. FLOOD ZONE "X"
 - 80. FLOOD ZONE "X"
 - 81. FLOOD ZONE "X"
 - 82. FLOOD ZONE "X"
 - 83. FLOOD ZONE "X"
 - 84. FLOOD ZONE "X"
 - 85. FLOOD ZONE "X"
 - 86. FLOOD ZONE "X"
 - 87. FLOOD ZONE "X"
 - 88. FLOOD ZONE "X"
 - 89. FLOOD ZONE "X"
 - 90. FLOOD ZONE "X"
 - 91. FLOOD ZONE "X"
 - 92. FLOOD ZONE "X"
 - 93. FLOOD ZONE "X"
 - 94. FLOOD ZONE "X"
 - 95. FLOOD ZONE "X"
 - 96. FLOOD ZONE "X"
 - 97. FLOOD ZONE "X"
 - 98. FLOOD ZONE "X"
 - 99. FLOOD ZONE "X"
 - 100. FLOOD ZONE "X"



DESCRIPTION:
This plat shows the location of the proposed future extension of University Parkway, which is a public road, and the proposed future extension of Cooper Creek, which is a public waterway. The plat also shows the location of the proposed future extension of Boulevard, which is a public road. The plat is subject to the City and County of Manatee, Florida, and to the State of Florida.

240.82 ACRES, MORE OR LESS

FLOOD ZONE "X"
(EXTENDING FROM FUTURE PLANNED PLANT)

PROPOSED FUTURE COOPER CREEK

BOULEVARD

UNIVERSITY PARKWAY

FPL POWER LINE EASEMENT

175 - STATE ROAD 93

FLOOD ZONE "AE"

FLOOD ZONE "X"

FLOOD ZONE "AE"

FLOOD ZONE "X"



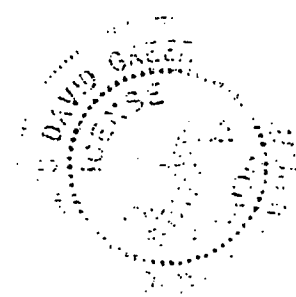
201 5th Avenue Drive East
Post Office Box 9448
Bradenton, Florida 34206

ORDINANCE 01-20
EXHIBIT B

(941) 748-8080
Fax (941) 748-3316
Survey Fax (941) 748-3747
E-mail: zns@manatee-cc.com
Web Page: www.manatee-cc.com/zns/

December 7, 2000

UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT



DESCRIPTION:

From the Southwest corner of Section 36, Township 35 South, Range 18 East, Manatee County, Florida, being on the North Right-of-Way line of University Parkway (formerly known as County Line Road), run South $89^{\circ}24'27''$ East, along said North Right-of-Way line of University Parkway, a distance of 303.59 feet; thence North $00^{\circ}20'22''$ West, parallel with and 303.55 feet Easterly of the West line of aforesaid Section 36, a distance of 3,965.54 feet to the Point of Beginning; thence continue North $00^{\circ}20'22''$ West, a distance of 1,377.87 feet; thence North $02^{\circ}45'45''$ East, parallel with and 303.55 feet Easterly of the West line of Section 25, Township 35 South, Range 18 East, Manatee County, Florida, a distance of 2,674.36 feet to the intersection of the North line of the Southwest 1/4 of said Section 25; thence South $89^{\circ}10'54''$ East, along said North line of the Southwest 1/4, a distance of 2,335.77 feet to the Westerly Right-of-Way line of State Road 93 (I-75, Section 13075-2402); thence South $13^{\circ}40'31''$ East, along said Westerly Right-of-Way line of State Road 93 (I-75), a distance of 1,579.74 feet to a point on the Northerly line of a 330.00 foot wide Florida Power & Light Company easement, as described in Official Records Book 603, Page 793 of the Public Records of Manatee County, Florida; thence along the Northerly and Westerly lines of said Florida Power & Light Company easement, the following seven (7) courses: 1) South $76^{\circ}19'29''$ West, a distance of 241.90 feet; thence 2) North $13^{\circ}40'31''$ West, a distance of 50.00 feet; thence 3) South $76^{\circ}19'29''$ West, a distance of 138.18 feet; thence 4) South $01^{\circ}35'25''$ West, a distance of 138.18 feet; thence 5) South $88^{\circ}24'35''$ East, a distance of 50.00 feet; thence 6) South $01^{\circ}35'25''$ West, a distance of 965.34 feet; thence 7) South $00^{\circ}27'10''$ West, a distance of 1,910.69 feet to a point on the arc of a curve to the right, whose Radius Point bears North $26^{\circ}30'30''$ East, a distance of 940.00 feet; thence Northwesterly, along the arc of said curve to the right, through a central angle of $25^{\circ}19'30''$, a distance of 415.48 feet to a Point of Reverse Curvature with a curve to the left having a radius of 552.00 feet; thence Northwesterly, along the arc of said curve to the left, through a central angle of $65^{\circ}12'00''$, a distance of 628.15 feet to a Point of Reverse Curvature with a curve to the right, having a radius of 1,358.00 feet; thence Westerly, along the arc of said curve to the right, through a central angle of $21^{\circ}54'00''$, a distance of 519.06 feet to a Point of Tangency; thence North $81^{\circ}28'00''$ West, a distance of 589.59 feet to the Point of Curvature of a curve to the left, having a radius of 1,792.00 feet; thence Westerly, along the arc of said curve to the left, through a central angle of $08^{\circ}52'00''$, a distance of 277.50 feet to a Point of Tangency; thence North $89^{\circ}39'38''$ West, a distance of 161.54 feet to the Point of Curvature of a curve to the right having a radius of 35.00 feet; thence Southwesterly, along the arc of said curve to the right, through a central angle of $90^{\circ}00'00''$, a distance of 54.98 feet to the

12-07-00 00-25003 T:\COOP\CRK\UNIVPLACE\CC-N3-DS.DES GB

Point of Beginning. Lying and being in Sections 25 and 36, Township 35 South, Range 18 East, Manatee County, Florida.

Containing 240.52 Acres, more or less.

J. D. PSM 5189
Seal of David Greer, Clerk of Circuit Court, Manatee County, Florida, dated 05/28/01.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 11th day of

June, 2001.

R.B. SHORE
Clerk of Circuit Court

By: Marianne Kopata C.C.

12-07-00 00-25003 T:\COOP\CRK\KUNIV\PLACE\CC-N3-DS.DES GB

*Zoller,
Najjar &
Shroyer, L.C.*



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 20th day of

March, 2001.

R.B. SHORE
Clerk of Circuit Court

By: Ant Ludrez C.C.