



**ENGINEERING &
ENVIRONMENTAL
DESIGN, INC.**

Engineers, Environmental & Planning Consultants

July 10, 2002

Mr. John C. Gray, Jr., Chairman
East Park Community Development District
610 Sycamore Street, Suite 140
Celebration, Florida 34747

RE: Engineers Report
EED Job No.: 2002.019

Dear Mr. Gray:

Pursuant to your authorization Engineering & Environmental Design, Inc. is pleased to present this Engineering Report on the proposed Improvement Plan for the East Park Community Development District. This report has been prepared to assist the District in obtaining financing for the proposed improvements. A detailed description of the proposed improvements and their corresponding estimates of costs are outlined in the following report.

We would like to thank you for this opportunity to provide these professional services.

Sincerely,

ENGINEERING & ENVIRONMENTAL DESIGN, INC.

Larry T. Ray, P.E.

EAST PARK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENTS

I. INTRODUCTION

The East Park Planned Development consist of approximately 545 acres of land in the City of Orlando, Florida (the Project). K-T No.1, LLC currently owns the property and will serve as Master Developer of the Project. In addition, the East Park Community Development District (CDD) has been created as a unit of special purpose government to finance certain infrastructure improvements as described herein. This report was prepared at the request of the CDD Board of Supervisors.

The proposed Project site is located East of Narcoossee Road, immediately North of Moss Park Road, South of the right-of-way of the future Alafaya Trail Extension and East of S.R. 417 (See Exhibit 1). A metes and bounds description of the District is attached as Exhibit 2. The project is currently zoned Planned Development (PD) and is included in the Southeast Orlando Sector Plan.

The City of Orlando approved Planned Development includes 1.76 acres of Village Center, 16.19 acres of Neighborhood Center 155.37 acres of Residential Neighborhood, 73.16 acres of Water Bodies and 299.24 acres of Parks, Open Space, Wetland Buffers Easements and Rights-of-ways. The Project was approved to include up to approximately 134,068 square feet of mixed-use commercial and up to 2,233 Residential Units with no more than forty (40) percent of the units being multi-family and used for rental units. Build-out of the Project is expected to occur over a five (5) year period.

This Engineers Report for the following improvements has been prepared to assist with the financing of certain capital improvements contemplated to be constructed, acquired and/or installed by the CDD. These improvements include:

- a. Sanitary Sewer
- b. Storm Water Management Facilities
- c. Potable/Re-Use Water Facilities
- d. Parcel Connector Roadways
- e. Landscape/Entry Features
- f. Parks and Recreation Improvements
- g. Entrance Road
- h. Design, Permitting and Construction Administration
- i. Contingency

The capital improvements reflected in this Engineers Report represent the present intentions of the Developer and the CDD. The implementation of any improvements discussed in this plan requires the approval of the City of Orlando, South Florida Water Management District and the Florida Department of Environmental Protection. The actual improvements may vary from the capital improvements in this Report. This Report, therefore, may be amended from time to time by the CDD Board of Supervisors.

Cost estimates contained in this report have been prepared based on the most current market value for each item. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the estimates presented herein.

II. OBJECTIVE

This Engineers Report will present a narrative description of the major infrastructure components included within the East Park CDD and present an Engineers Probable Cost Of Construction (see Exhibit 3) for completing the improvements required for the development.

III. EXISTING CONDITIONS

The East Park Planned Development consists of approximately 545 acres located in Sections 5 and 8, Township 24 South, range 31 East, within the city limits of Orlando, Florida. The current site condition of the Project includes forested, shrub, and herbaceous wetlands, forested and non-forested uplands, improved and unimproved pastureland, manmade drainage features (ie. Ditches, drainage pipe), borrow pit and a gas transmission line (pipeline) right-of-way. Field roads and a hunting camp also occur on the site.

Existing soils on the Project site consist of St. Johns and Smyrna fine sands in the upland areas. Their characteristics are as follows:

1. St. Johns fine sand – This soil is nearly level and poorly drained. The seasonal high water table is within ten (10) inches of the surface for six (6) to twelve (12) months a year.
2. Smyrna fine sand – This soil is nearly level and poorly drained. The seasonal high water table is within ten (10) inches of the surface for one (1) to four (4) months a year.

The Project site drains from north and west to south and east and ranges in elevation from 86 ft. NGVD to 81 ft. NGVD.

IV. SANITARY SEWER

The Project's proposed sanitary sewer system includes a network of 8" PVC gravity collection lines, service laterals, three (3) wastewater lift stations and a series of PVC force mains to the City of Orlando's "point of connection" which has been established as an existing 10" PVC force main in the center median of newly constructed Narcoossee Road at the entrance into East Park. These sanitary sewer facilities will act as the collection and transmission system for the Project.

The estimate for Sanitary Sewer includes all costs associated with materials, installation and testing. Upon construction, it is expected that the facilities will be dedicated to the City of Orlando to operate and maintain.

V. STORM WATER MANAGEMENT FACILITIES

Development of the Storm Water Management System for the Project will be consistent with the Conceptual Environmental Resource Permit issued by South Florida Water Management District on September 14, 2001. This System consists of wet retention/detention ponds which are designed to store and treat all storm water runoff from the upland development sites then discharge into the wetlands which currently exist onsite (See Exhibit 4). Ultimate discharge from the Project site is through existing pipe under Moss Park Road to the south and under S.R. 417 to the east.

The estimate for Storm Water Management Facilities includes all cost associated with earthwork/lake construction, construction of pipe and outfall structures, and includes materials, installation and testing.

Upon completion the Storm Water Management System will be operated and maintained by the CDD.

VI. POTABLE/RE-USE WATER FACILITIES

The Project's potable/re-use water systems will include a series of interconnected and looped ductile iron and PVC mains that connect at the Narcoossee Road intersection. The potable water system will serve as the source for distributing potable and fire protection water to the Project. The re-use system will serve as the source for irrigation water to the project as required by the City of Orlando to meet the requirements set forth by South Florida Water Management District for water conservation.

The estimate for Potable Water / Re-use Water Facilities includes all costs associated with materials, installation and testing.

Upon completion of the Potable/Re-use Water facilities it is expected that the facilities will be dedicated to Orlando Utilities Commission (OUC) for operation and maintenance.

VII. PARCEL CONNECTOR ROADWAYS

Parcel Connector Roadway cross-section were determined by a Traffic Impact Analysis prepared by HDR/Transportation Consulting Group in April 2000. These roads connect one tract to another and have no lots fronting them. The costs estimates for these roadways and related improvements include the cost of clearing the full right-of-way, necessary earthwork for the road section design, construction of the required number of lanes and associated drainage. The location of these roads are shown in Exhibit 5 and will be constructed to the standards of the City of Orlando.

Upon completion of the Parcel Connector Roadways it is expected that the roads will be dedicated to the City of Orlando for maintenance.

VIII. LANDSCAPE/ENTRY FEATURES

The Project Landscaping/Entry Features will be installed on the Entrance Road at designated locations from Narcoossee Road into the Project. The cost for landscaping/entry features includes landscape, signs, walls, sod, plant material and irrigation.

The Project Landscaping/Entry Features will be owned and maintained by the CDD.

IX. PARKS AND RECREATION IMPROVEMENTS

The proposed CDD Parks and Recreation Improvements will consist of pedestrian trails (including bike paths), tot lots, tennis courts, restrooms, basketball courts, boat dock / viewing area and a boat launch area.

The estimate for the CDD Funded Parks and Recreation includes purchase and installation/construction of all items mentioned above. The estimate does not include the cost of site preparation (ie. grading and fill). These costs are included as part of the cost associated with Stormwater Management Facilities.

The Parks and Recreation Facilities being funded by the CDD will be dedicated to the City of Orlando, for operation and maintenance.

X. ENTRANCE ROAD

The Entrance Road from Narcoossee Road into the Project is a requirement of the South East Orlando Sector Plan and will serve as the Project entrance from Narcoossee Road. The cost estimate for this road and related improvements include the cost of clearing the full right-of-way, necessary earthwork for the road section design, construction of the required number of lanes and associated drainage. The cost for landscaping and lighting is included with each of those items above.

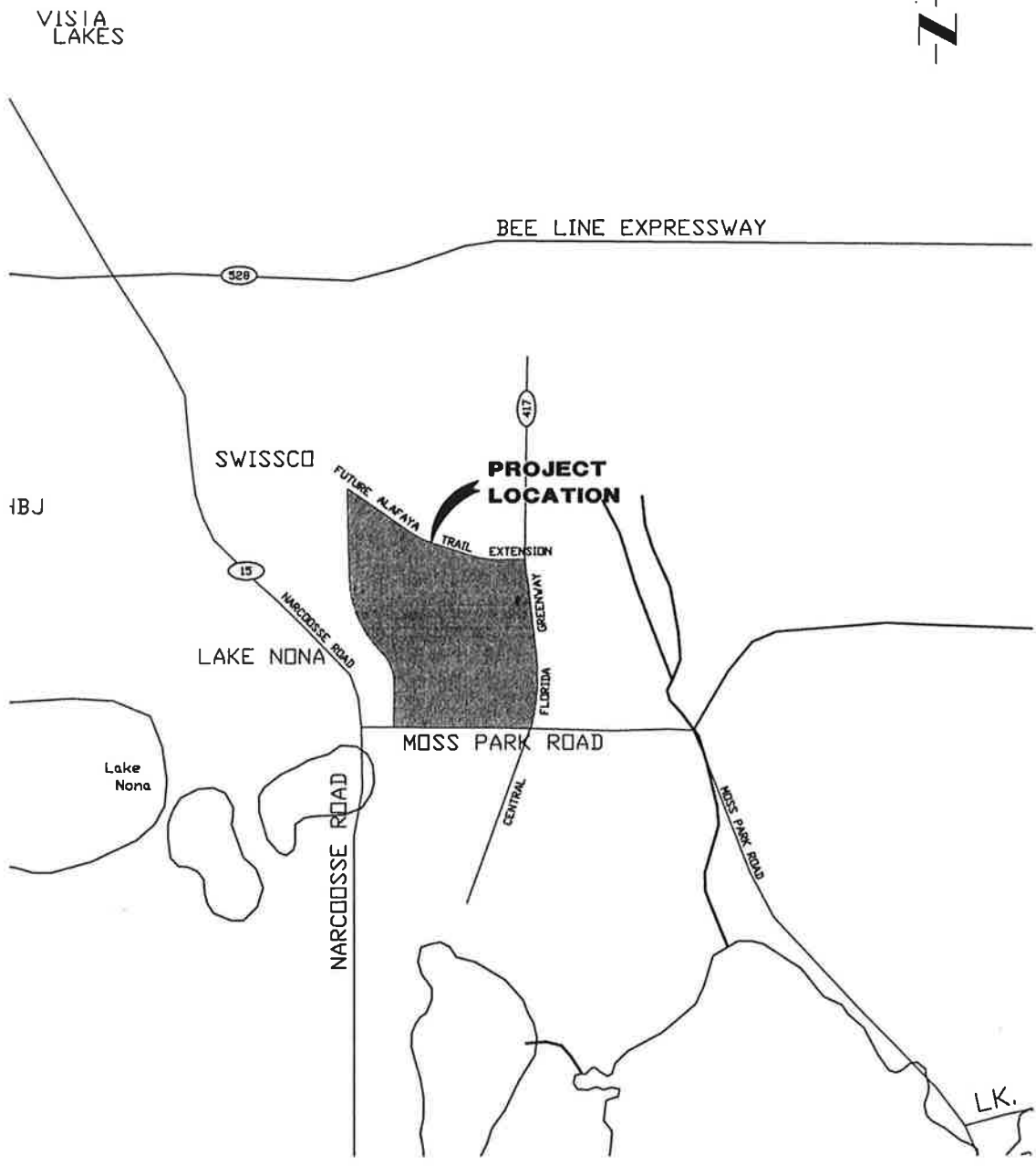
Upon completion it is expected that the Entrance Road will be dedicated to the City of Orlando for maintenance.

XI. DESIGN, PERMITTING AND CONSTRUCTION MANAGEMENT

Design, Permitting and Construction Management costs associated with each of the improvements described above have been estimated and included in the cost estimate.

XII. CONTINGENCY

At this point in the planning/design process it is customary to carry between a ten (10) and twenty (20) percent contingency. Due to the level of design for the first phase of the project the cost estimates will carry a twelve (12) percent contingency.

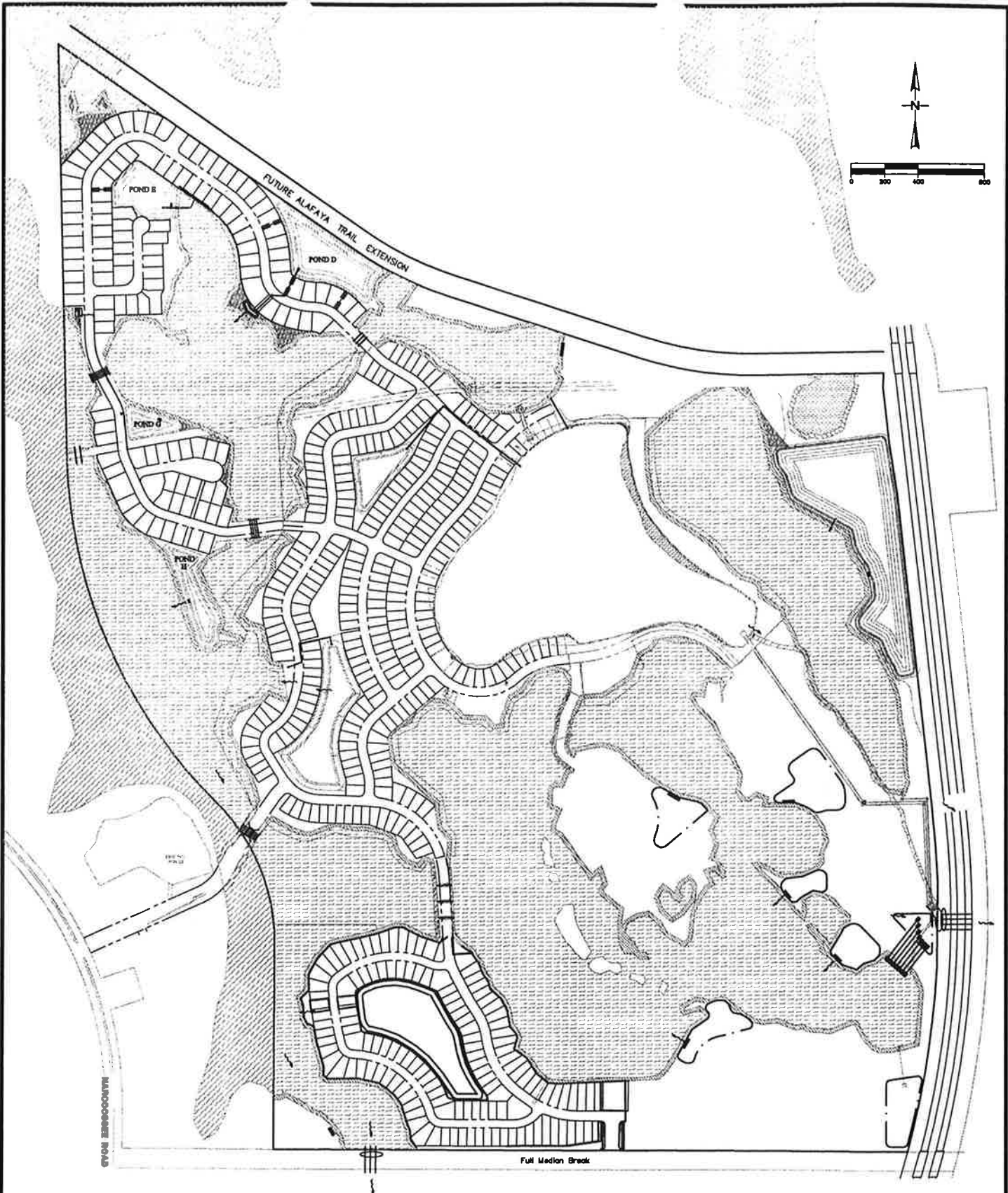


EAST PARK COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP

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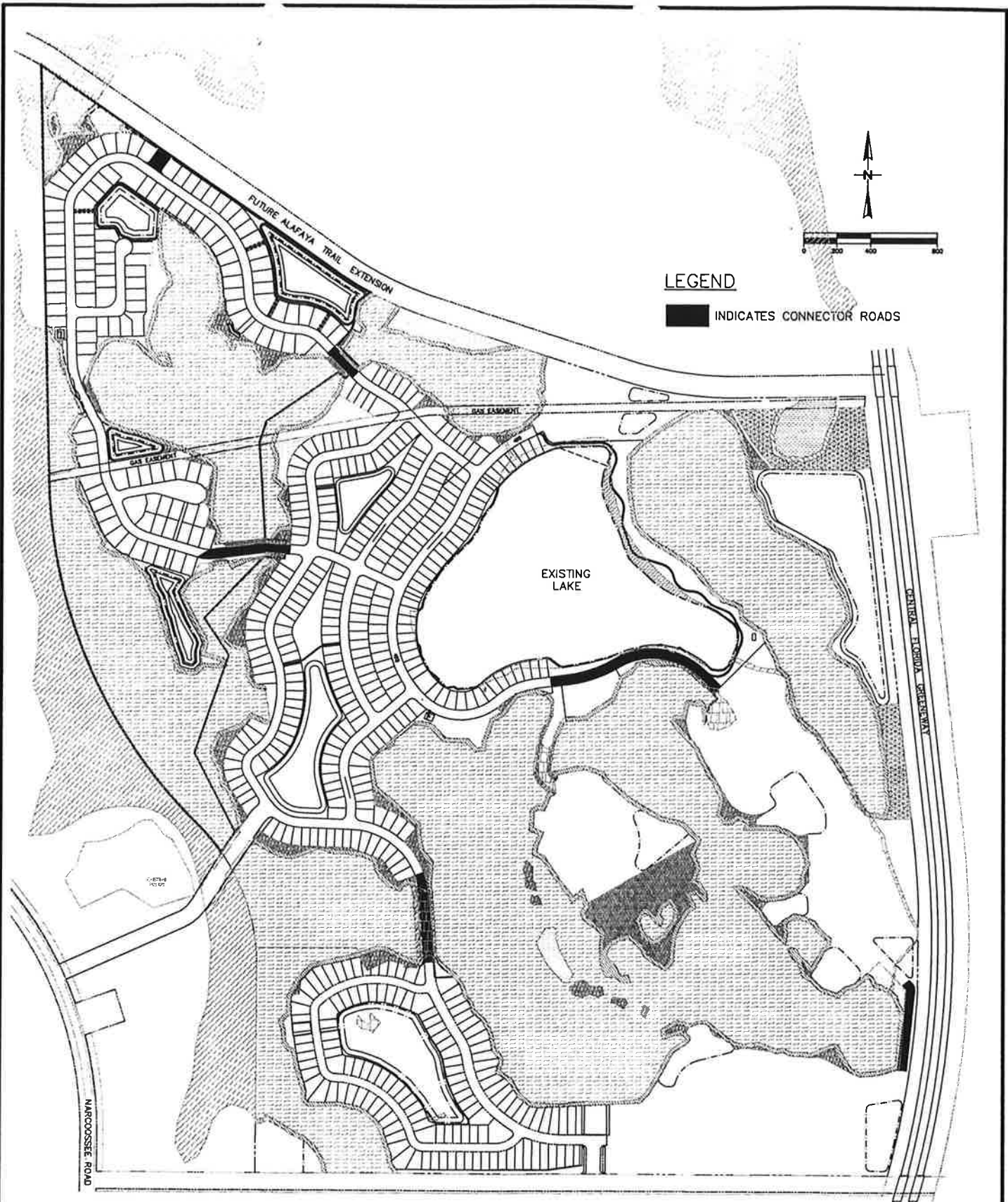
**EAST PARK CDD
PROBABLE COST OF CONSTRUCTION
EXHIBIT 3**

SANITARY SEWER	\$1,662,767.96
STORMWATER MANAGEMENT FACILITIES	\$ 3,508,470.08
POTABLE/RE-USE WATER	\$ 1,604,920.68
PARCEL CONNECTOR ROADS	\$ 522,500.00
LANDSCAPE & ENTRY FEATURES	\$ 665,600.00
PARKS & RECREATION	\$ 570,280.00
ENTRY ROADS	\$ 543,588.00
ENGINEERING, PERMITTING, DESIGN & SURVEY	\$ 1,255,000.00
CONTINGENCY	\$ 1,239,975.21
TOTAL PROJECTED COSTS	\$ 11,573,101.93



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EAST PARK COMMUNITY DEVELOPMENT DISTRICT
PARCEL CONNECTOR ROADS



EAST PARK COMMUNITY DEVELOPMENT DISTRICT
PARCEL CONNECTOR ROADS