



ENGINEERING REPORT CAPITAL IMPROVEMENTS

FOR:

EAST PARK DEVELOPMENT VILLAGE CENTER TWO (VC-2)

February 12, 2008

FOR:

EAST PARK COMMUNITY DEVELOPMENT DISTRICT
ORLANDO, FLORIDA

PREPARED BY:

ENGINEERING & ENVIRONMENTAL DESIGN, INC.
940 N. FERNCREEK AVENUE
ORLANDO, FLORIDA 32803
TEL NO.: 407.650.0006
FAX NO.: 407.648.8338
CERTIFICATE OF AUTHORIZATION NUMBER 6138

EED JOB NO.: 2002.019

EAST PARK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENTS

I. INTRODUCTION

The East Park Planned Development consists of approximately 545 acres of land in the City of Orlando, Florida. The Planned Development consists of both residential and commercial components. K-T No.1, LLC was the original owner and Master Developer of the Project and currently owns the last undeveloped parcels of land within the project boundaries. In addition, the East Park Community Development District (The "CDD" or "District") 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 as an update to the original report prepared on July, 10, 2002.

On August 22, 2002, the Circuit Court of the Ninth Judicial District Of the State of Florida, in and for Orange County, Florida entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$17,000,000 in Special Assessment Revenue Bonds for infrastructure needs of the District. On October 4, 2002, the District issued its first series of bonds to begin financing the infrastructure improvements. The District issued Special Assessment Revenue Bonds, Series 2002, in the amount of \$5,300,000 ("Series 2002 Bonds"). Proceeds of the Series 2002 Bonds have been used to finance a portion of the cost of the acquisition, construction, installation and equipping of the infrastructure and improvements serving the residential components of the project including the parks and recreation facilities constructed to date.

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

This Engineers Report for the Village Center Two improvements (The Project) 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 may include:

- a. Sanitary Sewer
- b. Storm Water Management Facilities
- c. Potable/Re-Use Water Facilities
- d. Access Roadways
- e. Street Lighting
- f. Landscape/Entry Features
- g. Recreation Improvements
- 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 but are not expected to substantially 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 actual contract unit costs for certain items and the most current market value for other items. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the estimates presented herein.

II. OBJECTIVE

This Engineers Report presents a narrative description of the major infrastructure components included within Village Center Two and present an Engineers Probable Cost of Construction (see Exhibit 3) for completing the improvements required for the development. The proposed development includes approximately 227,000 sq. ft. of professional and medical condominium office space, 45,000 sq. ft. of retail space.

III. EXISTING CONDITIONS

The Village Center Two project area consists of approximately 23 acres located in the southeastern portion of the East Park PD and within the boundaries of the CDD which is located in Sections 5 and 8, Township 24 South, Range 31 East, within the city limits of Orlando, Florida. A legal description (metes and bounds) of the lands upon which the project will be constructed is contained in the attached Exhibit 4. The current site condition of the Project includes forested and non-forested uplands, improved and unimproved pastureland, manmade drainage features (i.e. Ditches and drainage pipe)/ 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, which will connect to the portion of the sanitary sewer system that has

already been constructed in the East Park Planned Development. 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 these facilities will be owned and maintained by the East Park Community Development District.

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 a retention/detention pond which is designed to store and treat all storm water runoff from the upland development site then discharge into the wetlands which currently exist within the East Park PD. (See Exhibit 5). Ultimate discharge from the development is through an existing pipe under Moss Park Road to the south.

The estimate for Storm Water Management Facilities includes all cost associated with earthwork for such storm water facilities/pond construction, construction of pipe and outfall structures, and includes materials, installation and testing. As noted above the new pond will be integrated into the District's storm water management system.

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 to the mains already constructed in the East Park Community. The Water main will also be connected to an existing water main along Moss Park Road. 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 owned and maintained by the East Park Community Development District.

VII. ACCESS ROADWAYS

Public Access Roadways will be constructed to connect the Village Center Two tracts. These roadways will connect to existing public roadways.

Upon completion of the Access Roadways these roads will be owned and maintained by the East Park Community Development District.

VIII. STREET LIGHTING

The East Park CDD presently intends to enter into an agreement with Orlando Utilities Commission (OUC) to provide street lighting to the Project. The CDD will be required to install conduit and junction boxes per OUC specifications. OUC will then supply and install wiring within the conduit and install the light poles and fixtures. The CDD will then be charged a monthly charge for operation, maintenance, leasing, fuel and energy.

The estimate for Street Lighting includes all cost associated with materials and installation of the conduit and junction boxes in accordance with OUC specifications.

OUC will own and maintain the Street Lighting System including the conduit and junction boxes funded by the CDD.

IX. LANDSCAPE/ENTRY FEATURES

The Project Landscaping/Entry Features will be installed on the Public Access Roadways at designated locations from Moss Park Road into the Project. The District will also install landscaping throughout the Village Center Two area upon common area easements as described below. 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.

X. RECREATION IMPROVEMENTS

The proposed CDD Recreation Improvements will consist of pedestrian trails (including bike paths), mini parks within Village Center Two and city parks.

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

The pedestrian trails and mini parks being constructed will be owned and maintained by the East Park community Development District. The city parks will be conveyed to the City of Orlando for ownership and maintenance

XI. DESIGN, PERMITTING AND CONSTRUCTION MANAGEMENT

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

XII. ADDITIONAL IMPROVEMENTS

Extensive hardscape, landscape, and lighting improvements will be constructed or acquired by the District. These improvements will be located upon common area easements in favor of the

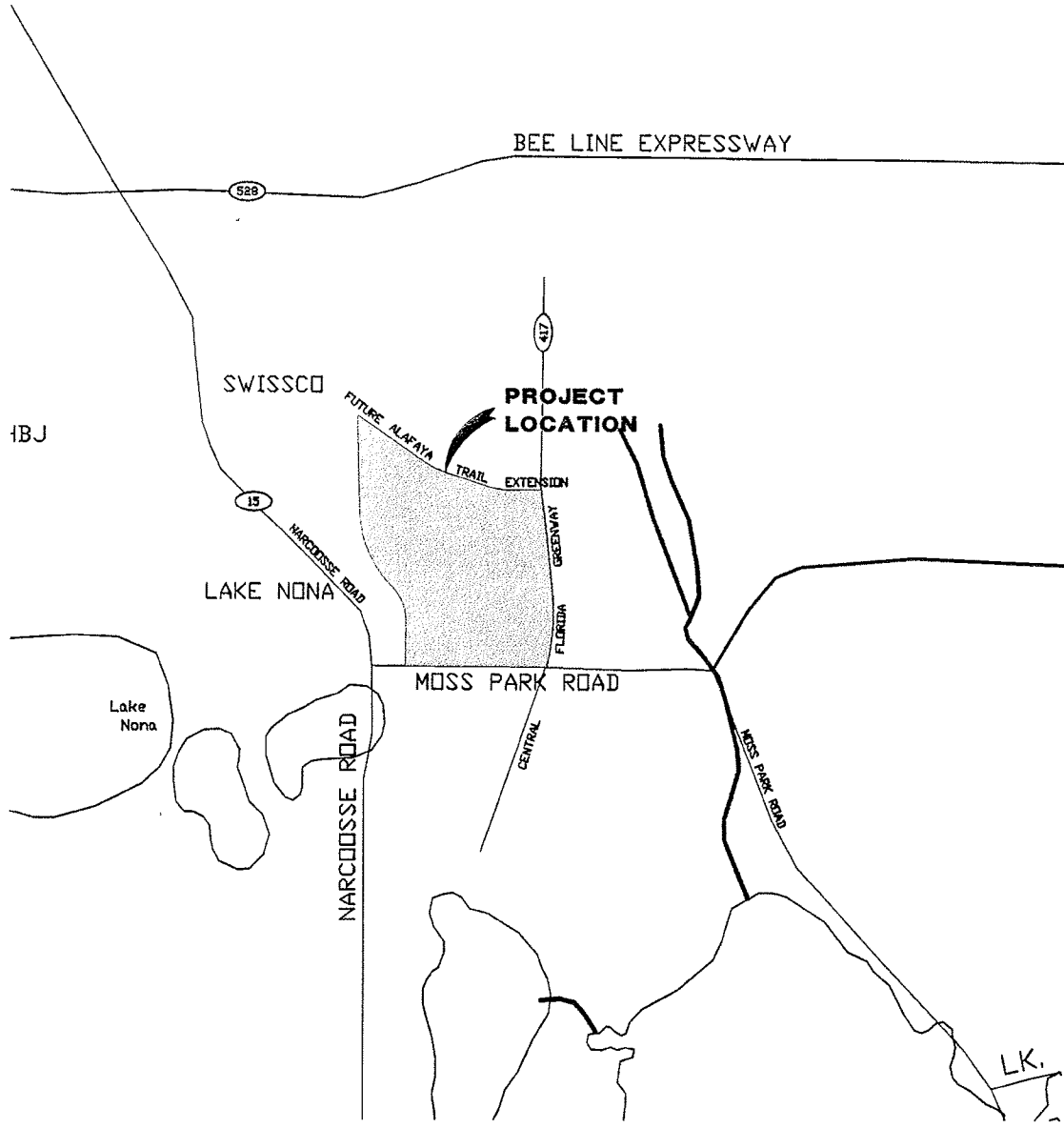
CDD within the Village Center Two project. These improvements will include mini parks, fountains, walkways and walls. These improvements will benefit all of the owners of the tracts within Village Center Two. The costs of these improvements have been separated from the costs of the improvements which will be upon East Park CDD lands. All of these additional improvements will be owned and maintained by the East Park CDD. See Exhibit 3.

XIII. 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 project the cost estimates will carry a reasonable twelve (12) percent contingency. This contingency includes construction management services.

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VISIA LAKES



EAST PARK COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP

LEGAL DESCRIPTION

Commence at the Southeast corner of the Northeast 1/4 of said Section 8, run N 00°29'52" E along the East line of said Northeast 1/4 a distance of 50.00 feet to the North right of way line of Moss Park Road; thence run N 89°46'06" W along the said North right of way line a distance of 164.89 feet for the point of beginning, said point being on the arc of a curve, concave to the West, having a radius of 5579.58 feet; thence from a radial bearing of S 75°15'58" E run Northerly along the arc of said curve, through a central angle of 11°31'43", an arc distance of 1122.68 feet, said arc also being the Westerly right of way line of Orlando Orange County Expressway Authority's Eastern Beltway, Section Number 75301-6445-457; thence continue Northerly along the said Westerly right of way line of the Eastern Beltway the following courses and distances: N 00°29'52" E a distance of 527.10 feet (also being the East line of aforesaid Northeast 1/4 of Section 8) to a point of curve, concave to the West, having a radius of 5579.58 feet; thence from a radial bearing of S 85°36'04" W continue Northerly along the arc of said Curve through a central angle of 02°11'22" an arc distance of 213.21 feet to a point of compound curve, concave Westerly, having a radius of 7489.81; thence continue Northerly along the arc of said curve through a central angle of 02°00'00" an arc distance of 261.44 feet; thence N 06°23'56" W a distance of 1889.45 feet; thence N 09°09'38" W a distance of 292.34 feet; thence N 06°23'56" W a distance of 350.00 feet; thence N 03°24'26" E a distance of 82.20 feet; thence N 06°23'56" W a distance of 2.60 feet; thence departing said Westerly right of way line of the Eastern Beltway run S 89°06'44" W a distance of 770.29 feet to the beginning of a curve, concave to the North, having a radius of 2165.00 feet; thence run Westerly along the arc of said curve, through a central angle of 18°47'49" an arc distance of 710.27 feet; thence run N 72°05'26" W a distance of 1185.17 feet to the beginning of a curve, concave Northeasterly, having a radius of 2165.00 feet; thence run Northwesterly along the arc of said curve, through a central angle of 17°03'14" an arc distance of 644.40 feet; thence run N 55°02'12" W a distance of 2147.26 feet to a point on the West line of the Northwest 1/4 of said Section 5; thence run S 01°16'22" E along said West line a distance of 1407.08 feet to the Southwest corner of said Northwest 1/4; thence run S 01°16'21" E along the West line of the Southwest 1/4 of of said Section 5 a distance of 1087.11 feet to the beginning of a curve, concave to the East, having a radius of 3000.00 feet; thence run Southerly along the arc of said curve, through a central angle of 43°55'56" an arc distance of 2300.29 feet to a point of reverse curve, concave to the West, having a radius of 1000.00 feet; thence continue Southerly along the arc of said curve, through a central angle of 45°29'38", an arc distance of 952.82 feet; thence run S 00°13'54" W a distance of 1249.01 feet to the said Northerly right of way line of Moss Park Road; thence run S 89°46'06" E along the said Northerly right of way line of Moss Park Road a distance of 3787.62 feet to the Point of Beginning. Containing 545.73 acres more or less.

EAST PARK COMMUNITY DEVELOPMENT DISTRICT
PARENT TRACT LEGAL DESCRIPTION

EXHIBIT 2

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

		Improvements on CDD Owned Tracts	Improvements on Common Areas
1.	SANITARY SEWER	\$ 123,639.00	
2.	STORMWATER MANAGEMENT FACILITIES	\$ 995,032.90	
3.	POTABLE/RE-USE WATER	\$ 142,310.00	
4.	ACCESS ROADWAYS	\$ 657,234.30	\$ 562,783.00
5.	STREET LIGHTING	\$ 454,800.00	\$ 360,700.00
6.	LANDSCAPE & ENTRY FEATURES	\$ 1,518,057.00	\$ 2,471,235.00
7.	RECREATION IMPROVEMENTS	\$ 163,967.50	
8.	ENGINEERING, PERMITTING, DESIGN & SURVEY	\$ 612,292.00	
9.	CONTINGENCY	\$ 560,080.00	\$ 407,366.00
TOTAL PROJECTED COSTS		\$ 5,227,413.00	\$ 3,802,084.00
GRAND TOTAL		\$9,029,497.00	

EXHIBIT 4

LEGAL DESCRIPTION:

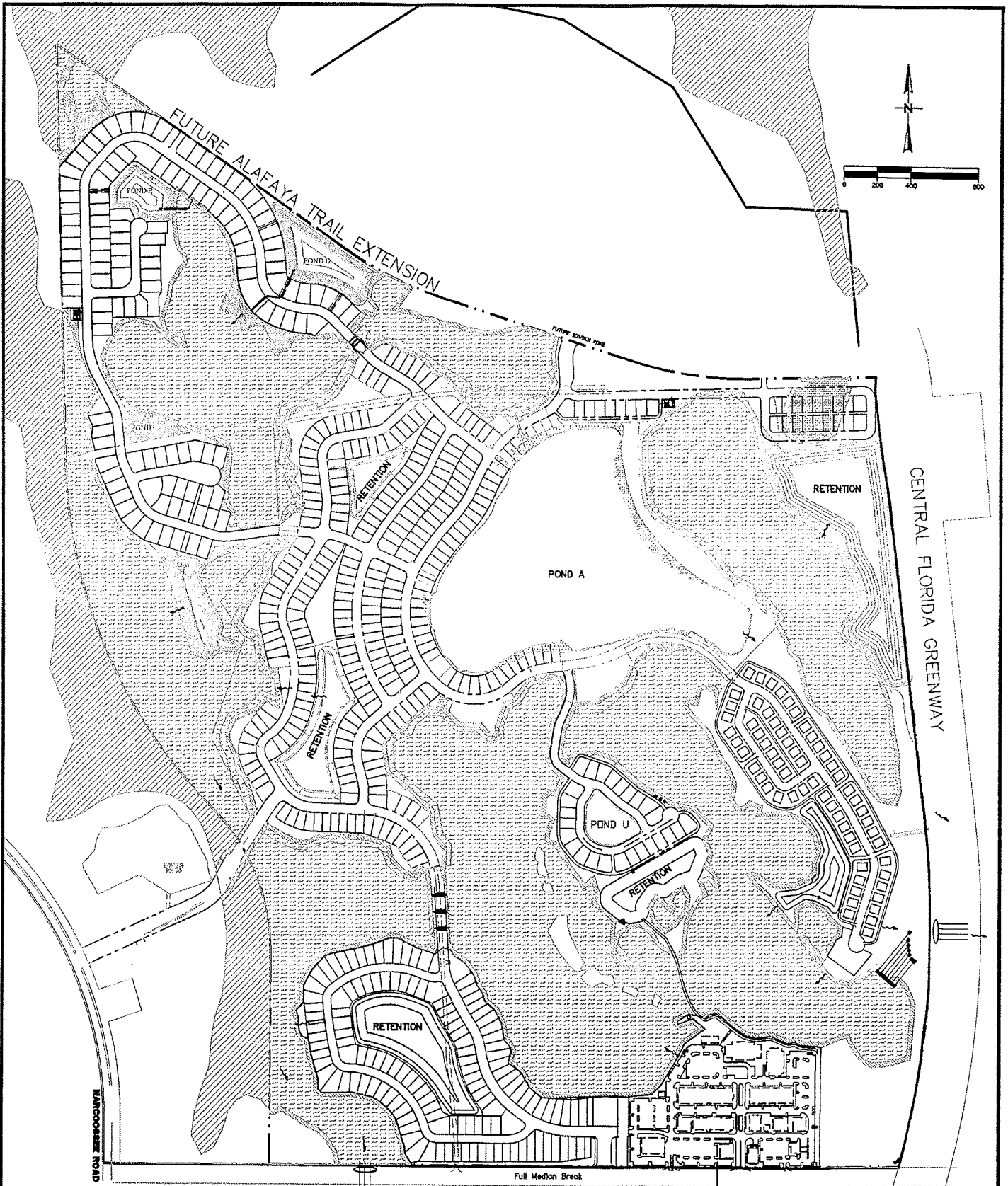
A parcel of land comprising a portion of Section 8, Township 24 South, Range 31 East, City of Orlando, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of aforesaid Section 8; thence run North 00°30'16" East, along the East line of the said Northeast 1/4, for a distance of 50.00 feet to a point on the Northerly right of way line of Moss Park Road, thence departing said East line, run North 89°45'19" West, along said Northerly right of way line, for a distance of 638.15 feet to the POINT OF BEGINNING; thence continuing along said Northerly right of way line, run North 89°45'19" West for a distance of 1160.03 feet to the Southeast corner of THE LAKES AT EASTPARK, as recorded in Plat Book 53, pages 44-51 of the Public Records of Orange County, Florida; thence departing said Northerly right of way line, run the following courses and distances along the Easterly line of said THE LAKES OF EASTPARK; North 00°14'02" East for a distance of 179.06 feet; thence run South 89°45'58" East for a distance of 5.40 feet; thence run North 00°14'02" East for a distance of 236.65 feet to the Northeasterly corner of said THE LAKES AT EASTPARK; thence departing said Easterly line, run North 89°38'11" East for a distance of 14.20 feet; thence run North 83°09'16" East for a distance of 124.28 feet; thence run North 45°00'35" East for a distance of 74.14 feet; thence run North 31°55'13" East for a distance of 79.36 feet; thence run North 31°00'59" East for a distance of 78.17 feet; thence run North 28°13'09" East for a distance of 130.46 feet; thence run North 55°00'43" East for a distance of 147.12 feet; thence run North 49°24'56" West for a distance of 92.87 feet; thence run South 72°09'45" West for a distance of 97.73 feet; thence run North 16°37'41" West for a distance of 15.71 feet; thence run North 58°03'07" East for a distance of 78.06 feet; thence run South 84°05'41" East for a distance of 41.05 feet; thence run North 45°46'44" West for a distance of 20.87 feet; thence run North 31°12'06" West for a distance of 63.47 feet; thence run North 21°21'46" West for a distance of 81.09 feet; thence run North 16°43'03" West for a distance of 69.07 feet; thence run North 14°08'05" West for a distance of 53.53 feet; thence run North 16°40'59" West for a distance of 64.29 feet; thence run North 24°02'09" West for a distance of 61.87 feet; thence run North 28°47'53" West for a distance of 61.95 feet; thence run North 26°34'25" West for a distance of 6.05 feet; thence run North 48°51'54" West for a distance of 171.22 feet; thence run South 69°50'18" West for a distance of 3.52 feet; thence run South 79°55'33" West for a distance of 77.20 feet; thence run South 58°39'47" West for a distance of 67.49 feet; thence run South 33°07'15" West for a distance of 46.27 feet; thence run South 12°45'45" West for a distance of 4.45 feet; thence run North 00°21'10" West for a distance of 39.51 feet; thence run North 08°51'40" East for a distance of 70.11 feet; thence run North 51°55'29" West for a distance of 70.40

feet; thence run North 51°18'35" West for a distance of 82.32 feet; thence run North 15°12'29" West for a distance of 19.31 feet; thence run North 36°05'09" East for a distance of 44.36 feet; thence run North 14°36'52" West for a distance of 24.43 feet; thence run North 59°57'03" East for a distance of 750.27 feet; thence run South 26°18'25" West for a distance of 81.92 feet; thence run South 20°53'47" East for a distance of 98.90 feet; thence run South 22°22'11" West for a distance of 90.03 feet; thence run South 65°19'08" East for a distance of 46.45 feet; thence run South 30°25'47" East for a distance of 65.11 feet; thence run South 01°17'49" East for a distance of 4.65 feet; thence run North 42°21'08" West for a distance of 51.18 feet; thence run South 71°08'14" West for a distance of 76.78 feet; thence run South 72°11'47" West for a distance of 86.64 feet; thence run South 54°56'47" West for a distance of 84.71 feet; thence run South 19°49'06" West for a distance of 70.92 feet; thence run North 40°28'46" West for a distance of 29.69 feet; thence run North 54°19'30" West for a distance of 62.81 feet; thence run South 34°10'05" West for a distance of 94.14 feet; thence run South 20°09'42" East for a distance of 73.47 feet; thence run South 69°50'18" West for a distance of 20.25 feet; thence run South 48°51'54" East for a distance of 160.70 feet; thence run South 26°34'25" East for a distance of 11.38 feet; thence run South 28°47'53" East for a distance of 62.61 feet; thence run South 24°02'09" East for a distance of 65.05 feet; thence run South 16°40'59" East for a distance of 66.88 feet; thence run South 14°08'05" East for a distance of 53.52 feet; thence run South 16°43'03" East for a distance of 67.17 feet; thence run South 21°21'46" East for a distance of 77.30 feet; thence run South 31°12'06" East for a distance of 57.05 feet; thence run South 45°46'44" East for a distance of 72.58 feet; thence run North 56°16'39" East for a distance of 34.04 feet; thence run North 82°11'31" East for a distance of 40.87 feet; thence run South 51°25'13" East for a distance of 162.22 feet; thence run South 57°34'55" East for a distance of 54.30 feet; thence run South 78°26'17" East for a distance of 65.15 feet; thence run North 83°41'23" East for a distance of 89.33 feet; thence run South 67°29'59" East for a distance of 114.54 feet; thence run North 80°38'31" East for a distance of 44.11 feet; thence run South 62°13'42" East for a distance of 40.13 feet; thence run South 85°50'34" East for a distance of 126.97 feet to a point on the Westerly line of the limited access right of way line of State Road 417 per Warranty Deed filed in Official Records Book 9062, Page 2369 of the Public Records of Orange County, Florida, also being a point on a non tangent curve concave Easterly and having a radius of 585.00 feet; thence from a tangent bearing of South 06°45'08" West run Southerly along said Westerly line, also being said curve through a central angle of 06°30'12" for an arc distance of 66.40 feet to a point of tangency; thence run South 00°14'56" West, along said Westerly line for a distance of 647.13 feet to a point on aforesaid Northerly right of way line of Moss Park Road, also being the aforesaid POINT OF BEGINNING.

Containing 23.179 acres, more or less.



OUTFALL MOSS:
 300 LF CREST EL. 80.30
 2-74"X50" ELLIPTICAL CMP
 N. INV. = 77.10
 S. INV. = 78.74
 (EXISTING)
 ALLOWABLE DISCHARGE: 223.75 CFS (25 Y/24 H)
 DESIGN DISCHARGE 209.26 CFS (25 Y/24 H)

EAST PARK COMMUNITY DEVELOPMENT DISTRICT
 STORM WATER MANAGEMENT SYSTEM