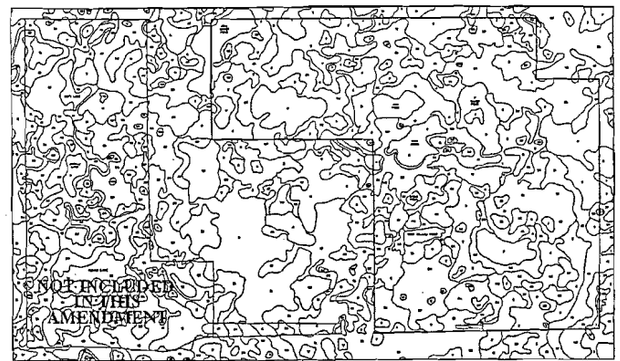


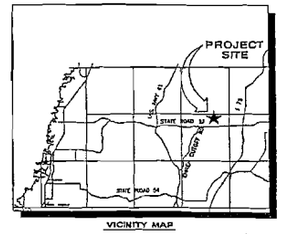
U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY
SCALE: 1"=1600'

ITEM DESCRIPTIONS	CURRENT DEVELOPMENT FEBRUARY 11, 1993		PROPOSED DEVELOPMENT AFTER DECEMBER 15, 2001	
TOTAL PROJECT		3287.0		3287.0
VILLAGE		2346.4		2714.3
HAMLETS		1321.4		1346.4
RESIDENTIAL AREA				
DENSITY CONDITIONAL	12.0		12.0	
DENSITY VILLAGE	3.5		3.5	
DENSITY	0.8		0.8	
NON-CENTRAL		16.3		30.3
RESIDENTIAL ACREAGE		3000.3		3484.0
LIE LAND TOTAL (DENSITY) DENSITY	0.1		0.1	
DENSITY BONUSPLAN FOR VILLAGES	1.20		1.20	
SUITABLE DENSITY		912		1042
AGRICULTURAL RESIDENTIAL ACREAGE				
PRIVATE (LIE) PROPERTY		2079.2		2549.2
PRIVATE (LIE) PROPERTY		1373.5		2146.2
TOTAL AGRICULTURAL RESIDENTIAL ACREAGE		3452.8		4215.2
PERCENTAGE OF PRESERVE AREA	40%		51%	
DENSITY EXCLUDED FOR AGRICULTURAL RESIDENTIAL	0.7		0.6	
ADJUSTABLE DENSITY FOR AGRICULTURAL UNITS		1072		1215
ADJUSTABLE DENSITY FOR RESIDENTIAL		92		92
TOTAL MAXIMUM DENSITY FOR PROJECT		1164		1326
DEST INCREASE OF AGRICULTURAL LAND (ACRES)	1112.4		DEST INCREASE IN DENSITY (UNITS)	171
DEST INCREASE OF AGRICULTURAL LAND (ACRES)	230		TEST INCREASE IN DENSITY (UNITS)	116

SCALE: 1" = 800'

LEGEND

- FEMA FLOOD PLAIN
- ESTIMATED WETLAND LIMITS
- EXISTING BORROW PIT LOCATION
- ESTIMATED WETLAND AREA
- COMMUNITY PARCEL BOUNDARY
- MAJOR ACCESS POINT
- MINOR ACCESS POINT



VICINITY MAP

Description: West Parcel

A parcel of land being all of Section 31, Township 24 South, Range 18 East and all of Section 25, Township 23 South, Range 18 East, and all of Section 1, Township 23 South, Range 19 East, being North of State Road No. 52; and the West 1/2 and the Southwest 1/4 of Section 6, Township 23 South, Range 19 East lying North of State Road No. 52; together with the Southwest 1/4 of Section 5 less the East 40 feet thereof, Township 23 South, Range 19 East lying North of State Road No. 52; all being within Pasco County, Florida.

Being more particularly described as follows:

From the Northwest corner of said Section 31 as a POINT OF BEGINNING; thence S 89°43'00" E along the North boundary of said Section 31, 3304.40 feet to the Northeast corner of said Section 31; thence S 00°19'58" W along the East boundary of said Section 31, 2678.80 feet to the Southeast corner of said Section 31; thence S 00°51'07" E along the East boundary of said Section 6, 2640.00 feet to the Northeast corner of said Section 6; thence S 00°51'07" E along the East boundary of said Section 6, 2640.00 feet to the Southeast corner of said Section 6; thence S 89°32'40" W along the North boundary of said Section 6, 2616.23 feet; thence S 89°32'40" W along the North boundary of said Section 5, 2638.20 feet; thence S 89°32'40" W along the North boundary of said Section 5, 2638.20 feet; thence S 89°32'40" W along the North boundary of said Section 5, 2638.20 feet to the Northeast corner of the Southeast 1/4 of said Section 5; thence S 89°32'40" W along the North boundary of the Southeast 1/4 of said Section 5, 1312.61 feet to the Southeast corner of the Southwest 1/4 of said Section 5; thence S 00°19'58" W along the East boundary of the Southwest 1/4 of said Section 5, 1312.61 feet to the Southeast corner of the Southwest 1/4 of said Section 5; thence S 00°19'58" W along the East boundary of the Northwest 1/4 of said Section 8, 2640.00 feet to the Southeast corner of the Northwest 1/4 of said Section 8; thence S 00°19'58" W along the East boundary of the Southwest 1/4 of said Section 8, 2640.00 feet to the Southeast corner of said Section 8; thence S 00°19'58" W along the East boundary of the Northwest 1/4 of said Section 17, 2640.00 feet to the Southeast corner of the Northwest 1/4 of said Section 17; thence S 00°19'58" W along the East boundary of the Southwest 1/4 of said Section 17, 2640.00 feet to the Southeast corner of said Section 17; thence S 00°19'58" W along the East boundary of the Northwest 1/4 of said Section 20, 2640.00 feet to the Southeast corner of the Northwest 1/4 of said Section 20; thence S 00°19'58" W along the East boundary of the Southwest 1/4 of said Section 20, 2640.00 feet to the Southeast corner of said Section 20; thence S 00°19'58" W along the East boundary of the Northwest 1/4 of said Section 29, 2640.00 feet to the Southeast corner of the Northwest 1/4 of said Section 29; thence S 00°19'58" W along the East boundary of the Southwest 1/4 of said Section 29, 2640.00 feet to the Southeast corner of said Section 29; thence S 00°19'58" W along the East boundary of the Northwest 1/4 of said Section 32, 2640.00 feet to the Southeast corner of the Northwest 1/4 of said Section 32; thence S 00°19'58" W along the East boundary of the Southwest 1/4 of said Section 32, 2640.00 feet to the Southeast corner of said Section 32; thence along said North boundary S 89°32'32" E 2697.20 feet to the POINT OF BEGINNING.

Containing 2035.53 acres, more or less.

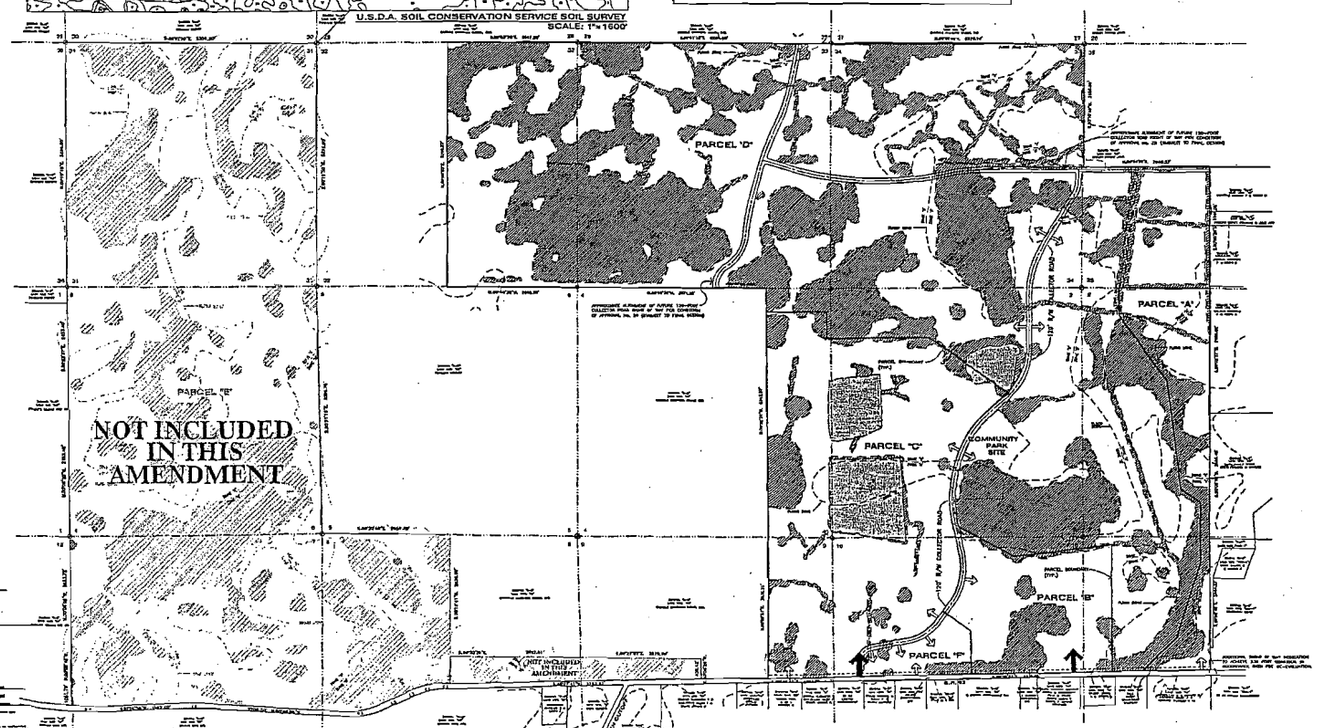
Description: East Parcel

The East 1/2 of Section 23, Township 24 South, 19 East; and all of Section 24, Township 24 South, Range 19 East; and the Southeast 1/4 of Section 13, Township 24 South, Range 19 East; and the East 1/2 of Section 1, Township 25 South, Range 19 East; and the East 1/2 of Section 12, Township 25 South, Range 19 East; and the East 1/2 of Section 4, Township 25 South, Range 19 East; and the East 1/2 of Section 9, Township 25 South, Range 19 East, being North of State Road No. 52; and all of Section 10, Township 25 South, Range 19 East, being South of State Road 52; and the West 1/2 of Section 11, Township 25 South, Range 19 East, being North of State Road 52 all being in Pasco County, Florida.

Being more particularly described as follows:

Commencing at the Northeast corner of said Section 23 as a POINT OF BEGINNING; thence S 89°51'18" E along the North boundary of said Section 23, 2591.49 feet to the Northeast corner of said Section 23; thence N 89°55'03" E along the North boundary of said Section 24, 2614.14 feet to the Northeastern corner of said Section 24; thence S 00°10'40" W along the Eastern boundary of said Section 24, 2640.00 feet; thence N 89°55'03" E along the Northerly boundary of the Southwest 1/4 of said Section 25, 2619.53 feet to the Eastern boundary of the West Southwest 1/4; thence S 00°00'29" E along said Eastern boundary, 2640.00 feet; thence along the Eastern boundary of the East 1/2 of said Section 1 S 00°02'37" W, 2645.00 feet; thence S 00°10'00" W, 2643.40 feet; thence along the Eastern boundary of the East 1/2 of said Section 11 S 00°00'45" E, 2641.67 feet to the Northerly right of way line of State Road No. 52, as it now exists; thence along said right of way line S 89°50'11"W, 1179.65 feet; thence S 88°46'31" W, 1063.83 feet; thence leaving said right of way the Westerly boundary of the East 1/4 of said Section 5, N 00°00'31" E, 3035.31 feet; thence along the Westerly boundary of the East 1/4 of said Section 4, N 00°22'22" W, 3043.87 feet to the South boundary of said Section 33; thence along said boundary N 89°48'37" W, 2691.33 feet to the Southeast corner of said Section 32; thence along the South boundary of said Section 32, N 89°44'30" W, 2616.70 feet; thence along the Westerly boundary of the East 1/2 of said Section 32, N 00°08'52" E, 2616.57 feet to the north boundary of said Section 32; thence along said North boundary S 89°32'32" E 2697.20 feet to the POINT OF BEGINNING.

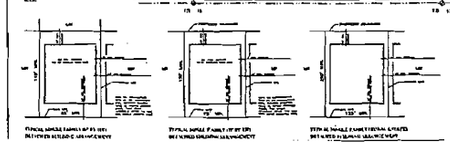
Containing 2535.79 acres, more or less.



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1,000.00	12°21'36"	215.96	108.41	215.61	N 20°07'13" E
2	1,000.00	12°21'36"	215.96	108.41	215.61	N 20°07'13" E
3	1,000.00	12°21'36"	215.96	108.41	215.61	N 20°07'13" E
4	1,000.00	12°21'36"	215.96	108.41	215.61	N 20°07'13" E

NO.			
L1	N 00°17'10" E	20.00	
L2	N 00°17'10" E	40.00	
L3	N 00°17'10" E	40.00	
L4	N 00°17'10" E	40.00	



COMMUNITY PARCEL	DEVELOPMENT TIME PERIOD	TOTAL AREA	AVERAGE DAILY TOTAL DOS	MAXIMUM DAILY	WETLAND AREA	WETLAND %	VILLAGE SHOP SPACE	FOOD SHOP SPACE	VILLAGE HOT FOODS	MAXIMUM HOTS SERVED
A	2009-2010	153.2	5,49	46	95.1	51.2	0.0	0.0	0.14	0.24
B	2001-2011	112.1	3.56	1,75	105.0	45.1	0.0	0.0	1.73	0.06
C	2004-2012	304.7	11.04	1,00	204.2	75.7	117.3	217.2	3.06	1.21
D	2011-2015	246.3	14.25	0.2	173.3	170.3	15.0	144.3	0.04	4.00
E	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0.00
F	[illegible]	30.0	0.21	0	14.3	7.2	0.0	7.2	0.00	0.00
TOTAL		2035.5	104.00	1,325	1713.3	1414.4	232.0	2070.2	5.00	9.31

COMMUNITY PARCEL	USE DESCRIPTIONS	LOT SIZE MINIMUMS LOT WIDTH	LOT DEPTH	LOT AREA	PARCEL AREA	MAXIMUM UNITS	PERMIT & TRACK APPLICATION	SANITARY SEWER SUPPLIER
A	RESIDENTIAL COMMUNITY SUPPORT UNITS	130	200	2.6 Ac.	153.2	49	PASCO COUNTY	SUPPLY TBAS
B	RESIDENTIAL COMMUNITY COMMERCIAL UNITS SF-100 SF-120 SF-150	75 90 110	120 135 150	9000 S.F. 7150 S.F. 10000 S.F.	112.1	175	PASCO COUNTY	PASCO COUNTY
C	RESIDENTIAL GOLF COURSE COMMUNITY COMMERCIAL UNITS SF-75 SF-90 SF-110	75 90 110	120 135 150	9000 S.F. 7150 S.F. 10000 S.F.	304.1	1000	PASCO COUNTY	PASCO COUNTY
D	RESIDENTIAL COMMUNITY SUPPORT UNITS, PRIVATE LIEN	VARIES	VARIES	45 Ac.	246.3	53	WCUL	SEPTIC TANK
E	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	SEPTIC TANK
F	COMMERCIAL VILLAGE CENTER COMMERCIAL RESTAURANT, RETAIL, MERCHANTS, PROFESSIONAL OFFICE, PRIVATE, HOTEL				30.0	0	PASCO COUNTY	PASCO COUNTY

MASTER PLANNED UNIT DEVELOPMENT
FORT KING RANCH
Pasco County, Florida

Prepared For

Secret Promise, L.P.
One Beach Drive Southeast, Suite 302-E
St. Petersburg, FL 33701

PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers
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JOB NO.: JCF-FK-002 DATE: 01-08-2001
FILE: MPUD

REV DATE 12-21-01 REVISE TO INCLUDE ALL OF PARCEL "E"
REV DATE 07-17-06 REVISE FOR AMENDMENTS