

ORDINANCE NO. 2004 - 21

AN ORDINANCE OF THE COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA: EXPANDING THE BOUNDARIES OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, BY 32.42 ACRES, PURSUANT TO SECTION 190.046 FLORIDA STATUTES, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Lady Lake established by Ordinance the Village Center Community District (the "District"); pursuant to Chapter 190, Florida Statutes, and

WHEREAS, the District has petitioned as stated in Exhibit "C" to expand the boundaries of the District by 32.42 acres pursuant to Section 190.046 Florida Statutes, and

WHEREAS, the Town of Lady Lake has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) Florida Statutes, and

BE IT ORDAINED and enacted by the Town Commission of Lady Lake, Lake County, Florida:

SECTION 1. Recitals. The recitals set forth above are true and accurate, and are hereby incorporated herein.

SECTION 2. Expanded Area. Pursuant to Section 190.046 Florida Statutes, approximately 32.42 acres of land as more particularly described in Exhibit "A" are hereby added and included within the boundaries of the District.

SECTION 3. District Boundaries. Pursuant to Section 190.046 Florida Statutes, the District boundaries are expanded by 32.42 acres and now consist of approximately 166.82 acres as more accurately described in Exhibit "B".

SECTION 4. Severability. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 5. Effective Date. This Ordinance shall become effective upon adoption.

PASSED, ORDAINED, AND APPROVED in Regular Session by the Town Commission of the Town of Lady Lake, this 6th day of December, 2004.

ATTEST:

Sue Gay
SUE GAY, Town Clerk

TOWN OF LADY LAKE

Henryka Presinzano
HENRYKA PRESINZANO, Mayor

APPROVED as to Form and Legality:

Leslie Campione
LESLIE CAMPIONE, Town Attorney

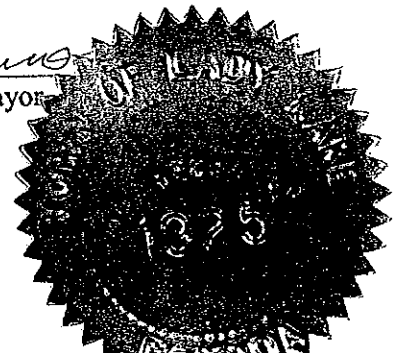
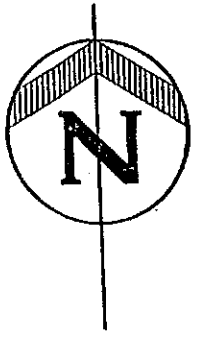
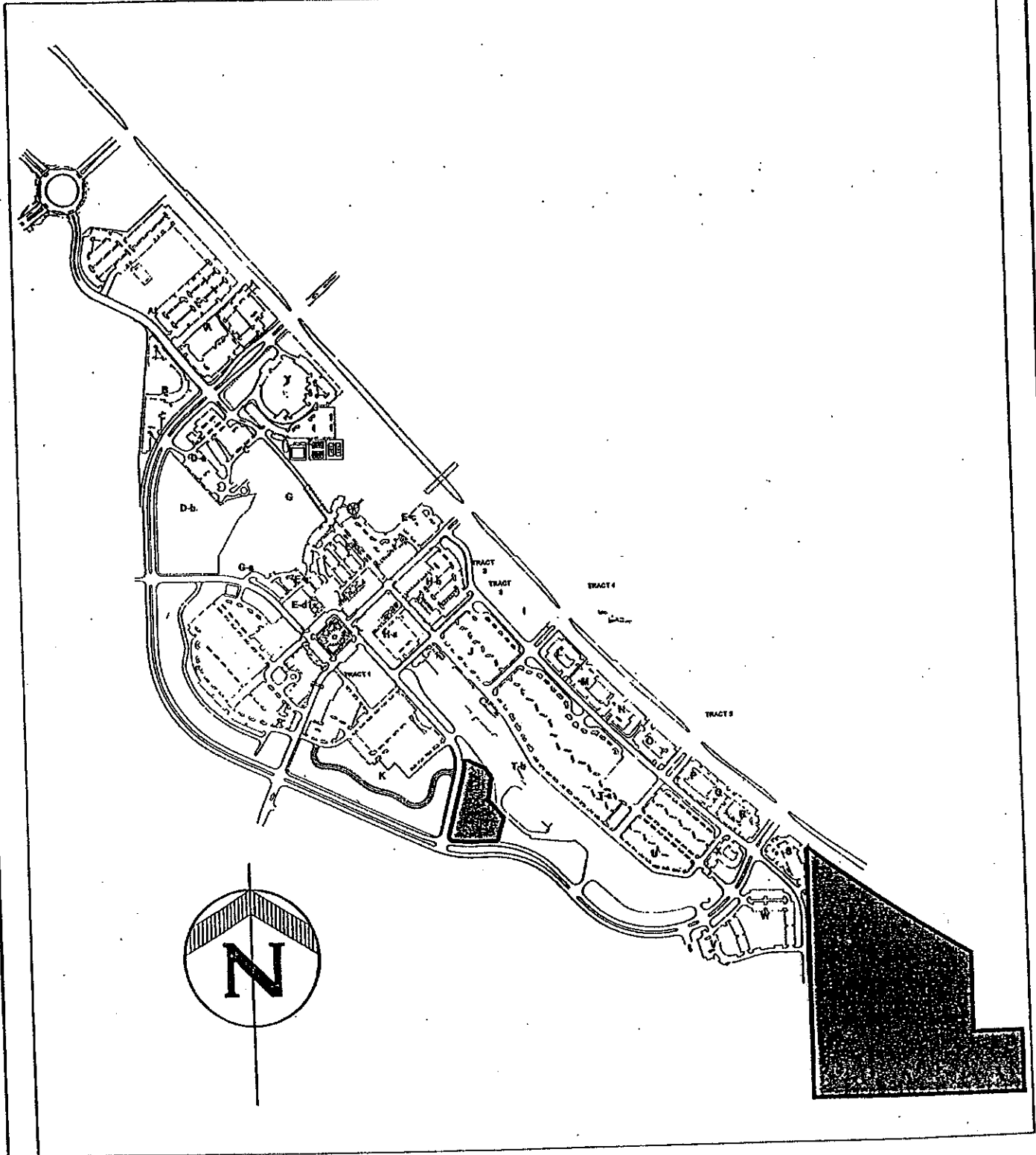


EXHIBIT A
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
AREAS TO BE ADDED



GRANT & DZURO Engineers
Surveyors
Planners
1100 Main Street The Villages, FL 32154
Tel No. (352)753-6260 Fax No. (352)753-6264

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EXHIBIT A

**VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
AREAS TO BE ADDED
32.42 ACRES**

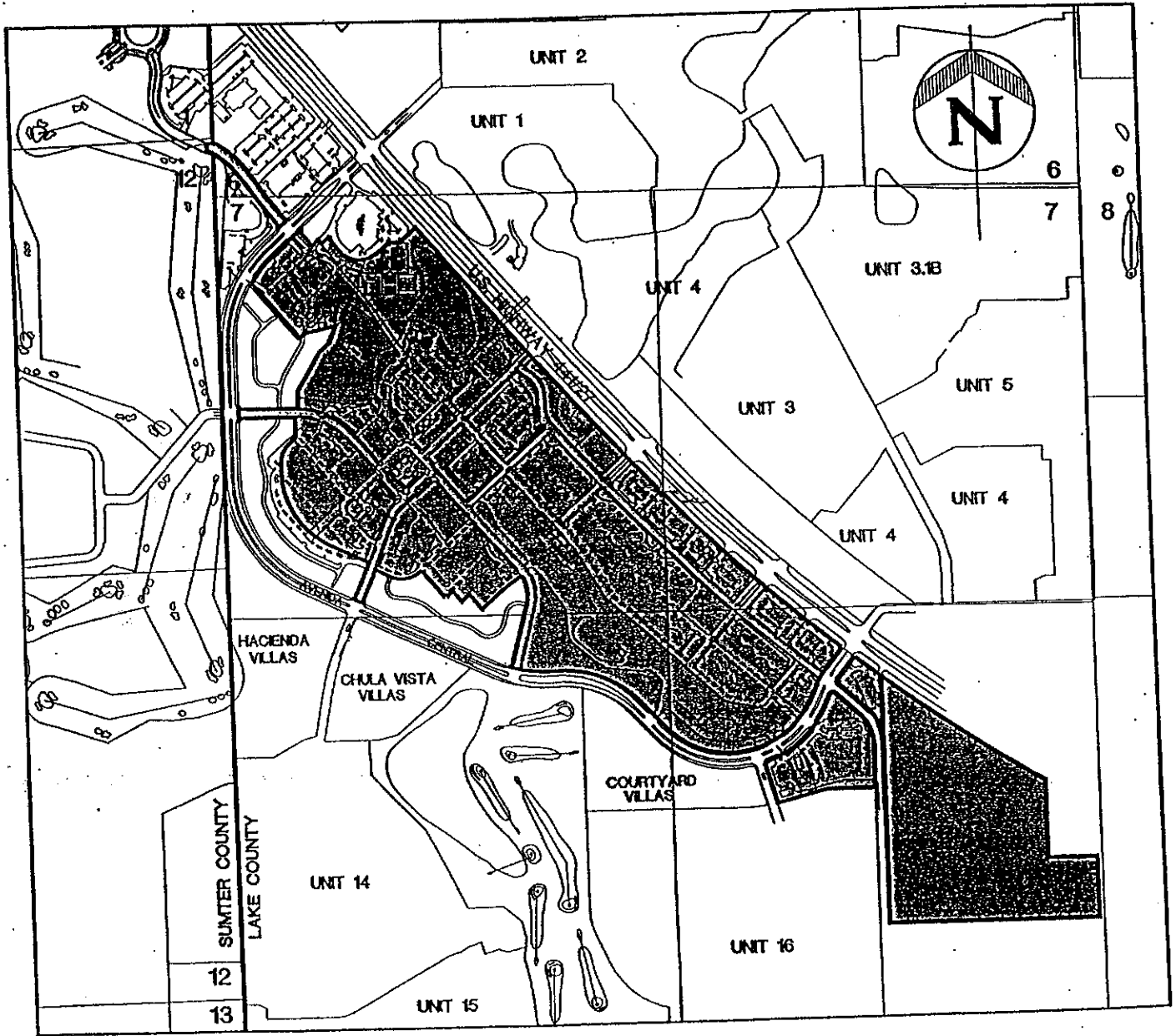
A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF GOVERNMENT LOT 8, IN SAID SECTION 7, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OAK MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°50'03"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°13'20"E, ALONG THE WEST LINE OF SAID TRACT "A" AND THE WEST LINE OF TRACT 6, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 843.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE S89°46'40"E, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE N00°13'20"E ALONG THE EAST LINE OF SAID TRACT "A" OAK MEADOWS AND THE WEST LINE OF SAID GOVERNMENT LOT 8, 696.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S55°29'43"E AND A CHORD DISTANCE OF 1134.12 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 441 AND 27 SAID RIGHT-OF-WAY BEING 200.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11559.20 FEET, A CENTRAL ANGLE OF 05°37'26", AN ARC DISTANCE OF 1134.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S58°18'26"E, 70.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'06"W, 485.24 FEET; THENCE S89°47'54"E, 297.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S14°06'38"E ALONG SAID WEST RIGHT-OF-WAY LINE 23.18 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S00°12'20"W, 356.19 FEET TO THE NORTHEAST CORNER OF LOT 14, OF SAID OAK MEADOWS; THENCE N89°50'03"W ALONG THE NORTH BOUNDARY OF SAID OAK MEADOWS AND THE SOUTH LINE OF THE NORTH 3/4 OF SAID GOVERNMENT LOT 8, 1299.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

AMENDED
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

LOCATION MAP



GRANT & DZURO Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32154
Tel No. (352)753-6260 Fax No. (352)753-6264

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EXHIBIT B

**DESCRIPTION OF THE AMENDED
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
166.82 ACRES**

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 11°18'29" TO WHICH A RADIAL LINE BEARS S.37°19'33"W.; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.41°21'58"W., A DISTANCE OF 1,769.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S.48°38'02"W., A DISTANCE OF 136.30 FEET; THENCE N.89°59'36"W., A DISTANCE OF 69.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT "Y", AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "Y" THE FOLLOWING COURSES AND DISTANCES: SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF 14°14'54", TO WHICH A RADIAL LINE BEARS S.44°30'25"E.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO A POINT OF TANGENCY; THENCE S.59°44'29"W., A DISTANCE OF 44.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF 78°53'33"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO A POINT OF TANGENCY; THENCE N.41°21'58"W., A DISTANCE OF 115.03 FEET; THENCE S.48°38'02"W., A DISTANCE OF 57.50 FEET; THENCE N.41°21'58"W., A DISTANCE OF 36.18 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT "Y", S.48°38'02"W., A DISTANCE OF 55.16 FEET; THENCE N.41°21'58"W., A DISTANCE OF 100.00 FEET; THENCE N.03°38'02"E., A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.48°38'02"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 265.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 08°21'02"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'07"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 6 15.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON-TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE S.65°49'07"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 195.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.56 FEET AND A CENTRAL ANGLE OF 36°40'39"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.08 FEET TO THE POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 91.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 181.59 FEET AND A CENTRAL ANGLE OF 66°26'41"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.83 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 10°25'55" FEET; THEN RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.28 FEET; THENCE ALONG A NON-TANGENT LINE S.41°15'32"E., A DISTANCE OF 213.70 FEET; THENCE N.48°44'28"E., A DISTANCE OF 16.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.50 FEET, TO THE POINT OF TANGENCY; THENCE S.41°15'32"E., A DISTANCE OF 16.50 FEET; THENCE N.48°44'28"E., A DISTANCE OF 44.00 FEET; THENCE S.41°15'32"E., A DISTANCE OF 84.96 FEET; THENCE N.48°44'28"E., A DISTANCE OF 63.96 FEET; THENCE S.41°15'32"E., A DISTANCE OF 125.00 FEET; THENCE N.48°44'28"E., A DISTANCE OF 176.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 998.61 FEET AND A CENTRAL ANGLE OF 07°41'10"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.96 FEET TO A POINT OF COMPOUND CURVE CONCAVE

CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.89°43'01"E., A DISTANCE OF 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.72 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF GOVERNMENT LOT 8, IN SAID SECTION 7, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OAK MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°50'03"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°13'20"E, ALONG THE WEST LINE OF SAID TRACT "A" AND THE WEST LINE OF TRACT 6, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 843.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE S89°46'40"E, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE N00°13'20"E ALONG THE EAST LINE OF SAID TRACT "A" OAK MEADOWS AND THE WEST LINE OF SAID GOVERNMENT LOT 8, 696.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S55°29'43"E AND A CHORD DISTANCE OF 1134.12 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 441 AND 27 SAID RIGHT-OF-WAY BEING 200.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11559.20 FEET, A CENTRAL ANGLE OF 05°37'26", AN ARC DISTANCE OF 1134.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S58°18'26"E, 70.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'06"W, 485.24 FEET; THENCE S89°47'54"E, 297.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S14°06'38"E ALONG

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF $01^{\circ}29'17''$; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE $S.38^{\circ}33'58''W.$, A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF $16^{\circ}41'20''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF $49^{\circ}27'29''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE $S.15^{\circ}38'55''E.$, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 123.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $85^{\circ}27'40''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF $47^{\circ}56'07''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF $00^{\circ}33'12''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $108^{\circ}44'14''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.45 FEET TO A POINT OF TANGENCY; THENCE $S.47^{\circ}06'33''E.$, A DISTANCE OF 184.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF $47^{\circ}21'07''$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.14 FEET TO A POINT OF TANGENCY; THENCE $S.00^{\circ}14'34''W.$, A DISTANCE OF 266.56 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE $S.89^{\circ}43'01''E.$, ALONG SAID EASTERLY

**PETITION TO EXPAND THE BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
BY ADDING CERTAIN LANDS
PURSUANT TO FLORIDA STATUTES 190.046**

Petitioner, Village Center Community Development District, a Community Development District duly established by an ordinance of the Town of Lady Lake, Florida, pursuant to the powers set forth in Chapter 190, Florida Statutes, petitions the Town Commission of the Town of Lady Lake, Florida (hereinafter referred to as "Town"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance amending the ordinance heretofore adopted establishing the Village Center Community Development District (hereinafter referred to as the "District") by adding certain lands to the District:

1. Petitioner is a Community Development District duly established by an ordinance of the Town, pursuant to the powers set forth in Chapter 190, Florida Statutes, with its principal place of business at 3231 Wedgewood Lane, The Villages, Florida 32162.

2. The land area within the District after expanding the District boundaries as requested would comprise approximately 166.82 acres. A legal description and map showing the location of the land area in the District and its location is attached as Exhibit "1", and lies within the Town of Lady Lake, Lake County, Florida. A legal description of the external boundaries of the District as it exists today is shown as Exhibit "2" attached hereto. Exhibit "3" is a map and legal description of the area which Petitioner proposes to add to the District. Exhibit "4" lists the names and addresses of real property owners within the external boundaries of the District which are to be added to the District. There should be a positive impact of the expanded District on the real property to be included in the District, since the area will be served by water and sewer services provided by the District and drainage and water management facilities which will be operated and maintained by District. Attached as Exhibit "5" is documentation constituting written consent to the addition of the parcels requested hereby to be included in the District by the owner thereof.

3. The five persons currently serving as the members of the Board of Supervisors of the District who shall serve in that office until replaced are named in Exhibit "6" attached hereto.

4. It is proposed to continue with the name "Village Center Community Development District."

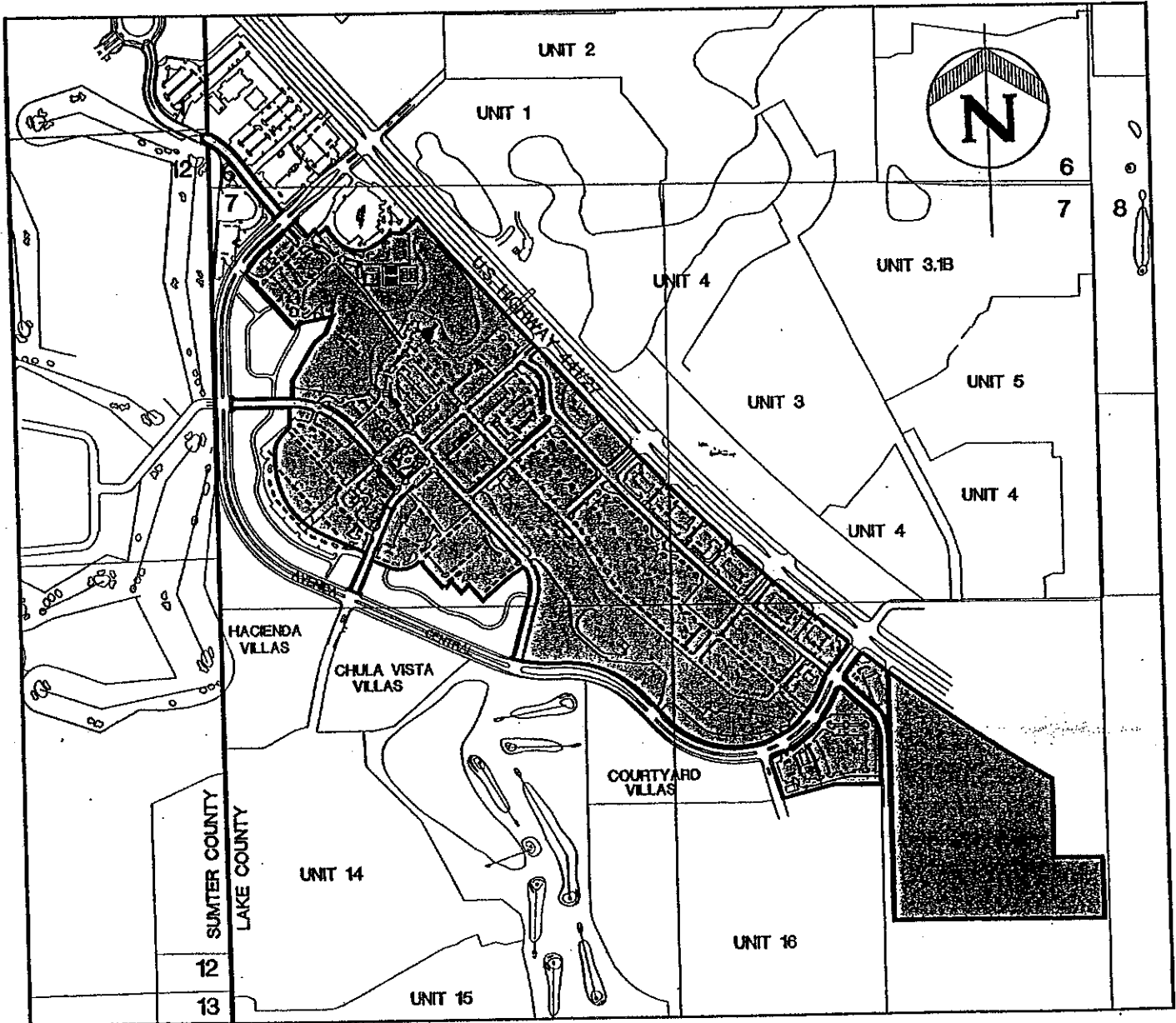
5. A map of the District as proposed to be expanded showing current major trunk water mains and sewer interceptors and outfalls is attached as Exhibit "7".

6. District services proposed to be furnished consist of water and sewer services and drainage and water management facilities.

7. All the property proposed to be included in the District is designated CPC, HC or urban expansion, pursuant to the approved development plan of the Tri-County Villages Development of Regional Impact Development Order, and under the Lady Lake and Lake County Land Use Element and Future Land Use Map attached as Exhibit "8" and "9".

EXHIBIT 1
AMENDED
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

LOCATION MAP



GRANT & DZURO Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32154
Tel No. (352)753-6260 Fax No. (352)753-6264

EXHIBIT 1

DESCRIPTION OF THE AMENDED VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT 166.82 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 11°18'29" TO WHICH A RADIAL LINE BEARS S.37°19'33"W.; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.41°21'58"W., A DISTANCE OF 1,769.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S.48°38'02"W., A DISTANCE OF 136.30 FEET; THENCE N.89°59'36"W., A DISTANCE OF 69.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT "Y", AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "Y" THE FOLLOWING COURSES AND DISTANCES: SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF 14°14'54", TO WHICH A RADIAL LINE BEARS S.44°30'25"E.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO A POINT OF TANGENCY; THENCE S.59°44'29"W., A DISTANCE OF 44.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF 78°53'33"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO A POINT OF TANGENCY; THENCE N.41°21'58"W., A DISTANCE OF 115.03 FEET; THENCE S.48°38'02"W., A DISTANCE OF 57.50 FEET; THENCE N.41°21'58"W., A DISTANCE OF 36.18 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT "Y", S.48°38'02"W., A DISTANCE OF 55.16 FEET; THENCE N.41°21'58"W., A DISTANCE OF 100.00 FEET; THENCE N.03°38'02"E., A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.48°38'02"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 265.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 08°21'02"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'07"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 6 15.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON-TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE S.65°49'07"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 195.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.56 FEET AND A CENTRAL ANGLE OF 36°40'39"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.08 FEET TO THE POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 91.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 181.59 FEET AND A CENTRAL ANGLE OF 66°26'41"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.83 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 10°25'55" FEET; THEN RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.28 FEET; THENCE ALONG A NON-TANGENT LINE S.41°15'32"E., A DISTANCE OF 213.70 FEET; THENCE N.48°44'28"E., A DISTANCE OF 16.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.50 FEET, TO THE POINT OF TANGENCY; THENCE S.41°15'32"E., A DISTANCE OF 16.50 FEET; THENCE N.48°44'28"E., A DISTANCE OF 44.00 FEET; THENCE S.41°15'32"E., A DISTANCE OF 84.96 FEET; THENCE N.48°44'28"E., A DISTANCE OF 63.96 FEET; THENCE S.41°15'32"E., A DISTANCE OF 125.00 FEET; THENCE N.48°44'28"E., A DISTANCE OF 176.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 998.61 FEET AND A CENTRAL ANGLE OF 07°41'10"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.96 FEET TO A POINT OF COMPOUND CURVE CONCAVE

CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.89°43'01"E., A DISTANCE OF 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.72 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF GOVERNMENT LOT 8, IN SAID SECTION 7, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OAK MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°50'03"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°13'20"E, ALONG THE WEST LINE OF SAID TRACT "A" AND THE WEST LINE OF TRACT 6, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 843.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE S89°46'40"E, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE N00°13'20"E ALONG THE EAST LINE OF SAID TRACT "A" OAK MEADOWS AND THE WEST LINE OF SAID GOVERNMENT LOT 8, 696.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S55°29'43"E AND A CHORD DISTANCE OF 1134.12 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 441 AND 27 SAID RIGHT-OF-WAY BEING 200.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11559.20 FEET, A CENTRAL ANGLE OF 05°37'26", AN ARC DISTANCE OF 1134.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S58°18'26"E, 70.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'06"W, 485.24 FEET; THENCE S89°47'54"E, 297.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S14°06'38"E ALONG

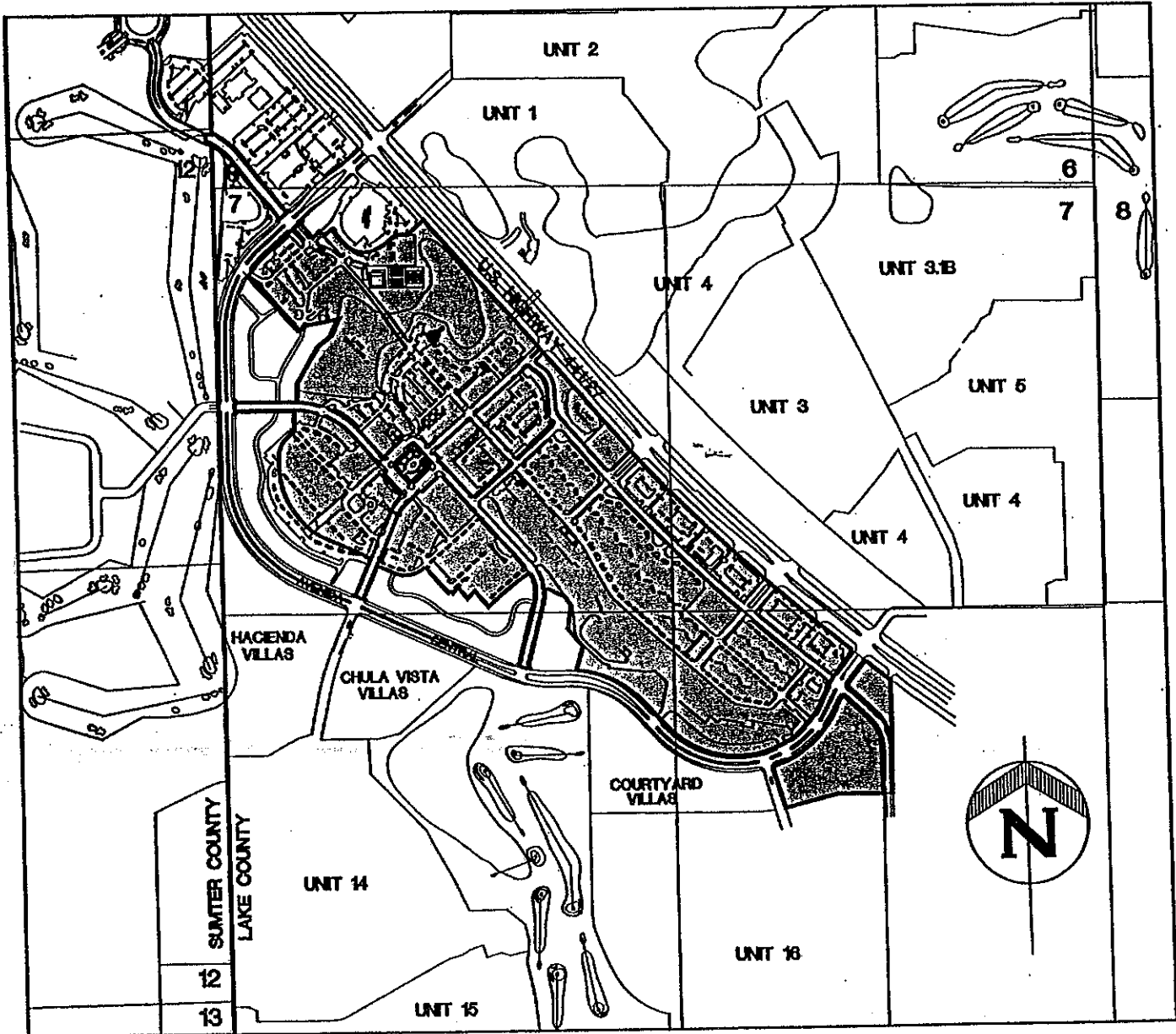
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 01°29'17"; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE S.38°33'58"W., A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 16°41'20"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 49°27'29"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.15°38'55"E., ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 123.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°27'40"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 47°56'07"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 00°33'12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 108°44'14"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.45 FEET TO A POINT OF TANGENCY; THENCE S.47°06'33"E., A DISTANCE OF 184.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 47°21'07"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.14 FEET TO A POINT OF TANGENCY; THENCE S.00°14'34"W., A DISTANCE OF 266.56 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S.89°43'01"E., ALONG SAID EASTERLY

EXHIBIT 2
EXISTING
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

LOCATION MAP



GRANT
&
DZURO Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32154
Tel No. (352)753-6260 Fax No. (352)753-6264

EXHIBIT 2

DESCRIPTION OF THE EXISTING VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT 134.40 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 11°18'29" TO WHICH A RADIAL LINE BEARS S.37°19'33"W.; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.41°21'58"W., A DISTANCE OF 1,769.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S.48°38'02"W., A DISTANCE OF 136.30 FEET; THENCE N.89°59'36"W., A DISTANCE OF 69.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT "Y", AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "Y" THE FOLLOWING COURSES AND DISTANCES: SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF 14°14'54", TO WHICH A RADIAL LINE BEARS S.44°30'25"E.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO A POINT OF TANGENCY; THENCE S.59°44'29"W., A DISTANCE OF 44.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF 78°53'33"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO A POINT OF TANGENCY; THENCE N.41°21'58"W., A DISTANCE OF 115.03 FEET; THENCE S.48°38'02"W., A DISTANCE OF 57.50 FEET; THENCE N.41°21'58"W., A DISTANCE OF 36.18 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT "Y", S.48°38'02"W., A DISTANCE OF 55.16 FEET; THENCE N.41°21'58"W., A DISTANCE OF 100.00 FEET; THENCE N.03°38'02"E., A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.48°38'02"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 265.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 08°21'02"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER,

THENCE S.42°11'41"E., A DISTANCE OF 47.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 155.50 AND A CENTRAL ANGLE OF 26°25'26"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'07"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 615.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON-TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE S.65°49'07"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 195.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.56 FEET AND A CENTRAL ANGLE OF 36°40'39"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.08 FEET TO THE POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 91.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 181.59 FEET AND A CENTRAL ANGLE OF 66°26'41"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.83 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 10°25'55" FEET; THEN RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.28 FEET; THENCE ALONG A NON-TANGENT LINE S.41°15'32"E., A DISTANCE OF 213.70 FEET; THENCE N.48°44'28"E., A DISTANCE OF 16.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.50 FEET, TO THE POINT OF TANGENCY; THENCE S.41°15'32"E., A DISTANCE OF 16.50 FEET; THENCE N.48°44'28"E., A DISTANCE OF 44.00 FEET; THENCE S.41°15'32"E., A DISTANCE OF 84.96 FEET; THENCE N.48°44'28"E., A DISTANCE OF 63.96 FEET; THENCE S.41°15'32"E., A DISTANCE OF 125.00 FEET; THENCE N.48°44'28"E., A DISTANCE OF

BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.15°38'55"E., ALONG SAID NORTHERLY PROJECTION AND SAID RIGHT OF WAY, A DISTANCE OF 364.98 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID UNIT NO. 16; THENCE N.75°35'19"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 327.11 FEET; THENCE, CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.89°43'01"E., A DISTANCE OF 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.72 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

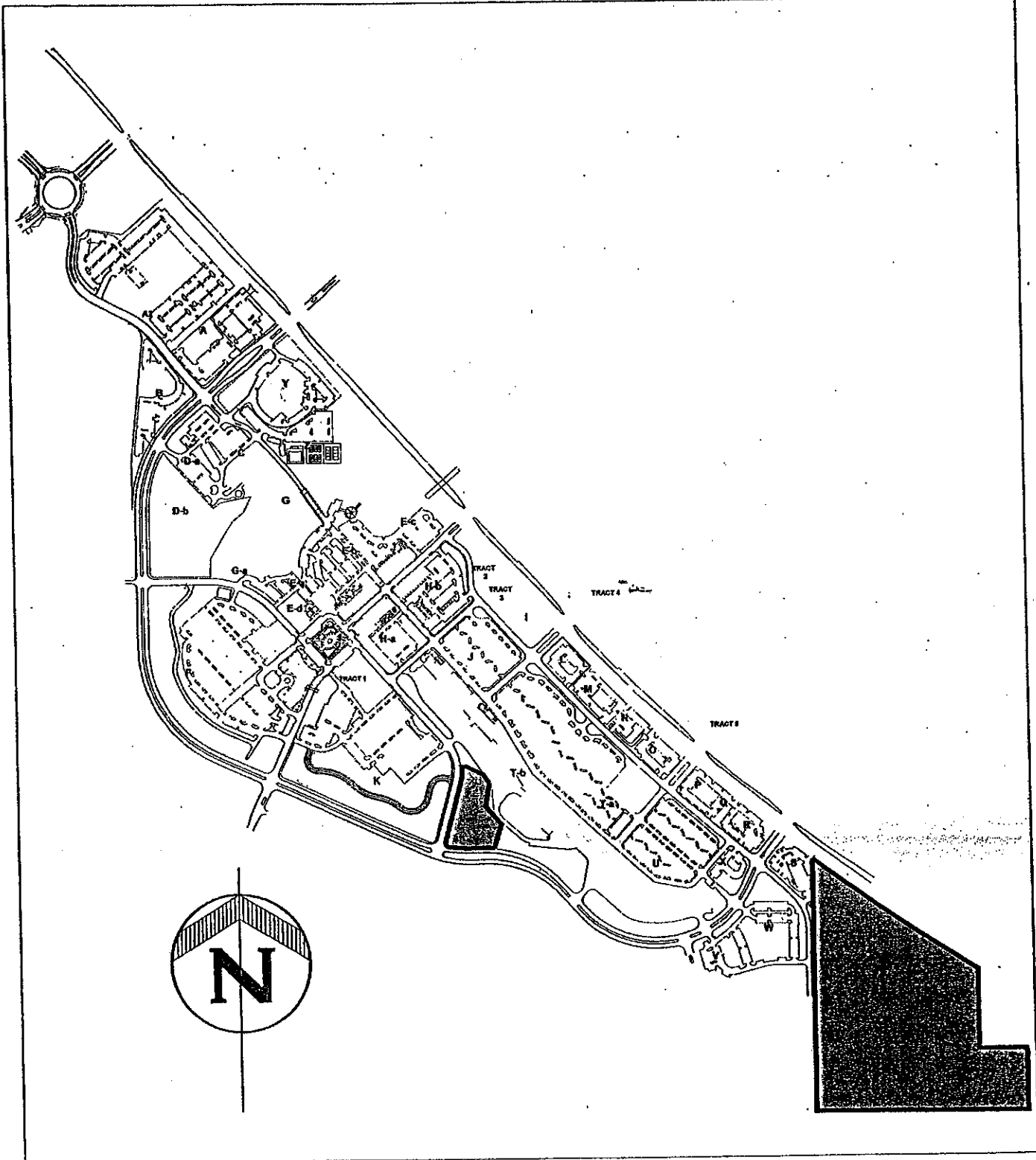
BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S.89°43'01"E., ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 61.00 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 266.60 FEET; THENCE N.89°45'26"W., DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 1.00 FOOT TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 47°21'07"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 272.73 FEET TO A POINT OF TANGENCY; THENCE N.47°06'33"W., A DISTANCE OF 209.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 83°08'35"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 02°31'56"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.19 FEET TO A POINT OF TANGENCY; THENCE N.38°33'58"E., A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

OUTPARCEL OWNERSHIP

PORTIONS OF AVENIDA CENTRAL AND OAK MEADOWS LANE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, ACCEPTED FOR MAINTENANCE BY:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159

EXHIBIT 3
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
AREAS TO BE ADDED



GRANT & DZURO Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32159
Tel No. (352)753-6260 Fax No. (352)753-6264

EXHIBIT 3

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT AREAS TO BE ADDED 32.42 ACRES

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF GOVERNMENT LOT 8, IN SAID SECTION 7, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OAK MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°50'03"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°13'20"E, ALONG THE WEST LINE OF SAID TRACT "A" AND THE WEST LINE OF TRACT 6, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 843.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE S89°46'40"E, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE N00°13'20"E ALONG THE EAST LINE OF SAID TRACT "A" OAK MEADOWS AND THE WEST LINE OF SAID GOVERNMENT LOT 8, 696.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S55°29'43"E AND A CHORD DISTANCE OF 1134.12 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 441 AND 27 SAID RIGHT-OF-WAY BEING 200.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11559.20 FEET, A CENTRAL ANGLE OF 05°37'26", AN ARC DISTANCE OF 1134.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S58°18'26"E, 70.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'06"W, 485.24 FEET; THENCE S89°47'54"E, 297.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S14°06'38"E ALONG SAID WEST RIGHT-OF-WAY LINE 23.18 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S00°12'20"W, 356.19 FEET TO THE NORTHEAST CORNER OF LOT 14, OF SAID OAK MEADOWS; THENCE N89°50'03"W ALONG THE NORTH BOUNDARY OF SAID OAK MEADOWS AND THE SOUTH LINE OF THE NORTH 3/4 OF SAID GOVERNMENT LOT 8, 1299.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT "4"

**NAMES OF REAL PROPERTY OWNERS
WITHIN THE DISTRICT TO BE INCLUDED IN THE DISTRICT**

1. Morse-Sembler Villages Partnership #4, a Florida general partnership.

EXHIBIT "5"


CONSENT TO AMEND BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Morse-Semler Villages Partnership #4, a Florida general partnership, owner of the property more particularly described in Exhibit "3" of the Petition, herein joins in and consents to the granting of the Petition.

MORSE-SEMBLER VILLAGES
PARTNERSHIP #4, a Florida general partnership

By: Shopping Center Development, L.L.C.,
A Florida limited liability company

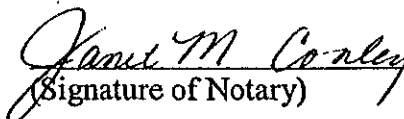
By: The Villages of Lake-Sumter, Inc.,
It's Managing Member

By: 
Gary L. Moyer,
Vice President of Development

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 25TH day of OCTOBER, 2004, by Gary L. Moyer, Vice President of Development for The Villages of Lake Sumter, Inc., a Florida corporation.

NOTARY PUBLIC
STATE OF FLORIDA


(Signature of Notary)

JANET M. CONLEY
(Print Name of Notary)

My Commission expires: 3-9-08
Commission Number: DD 298601
Personally Known: ✓
Produced Identification: _____
Type of Identification Produced: _____



EXHIBIT "6"

BOARD OF SUPERVISORS

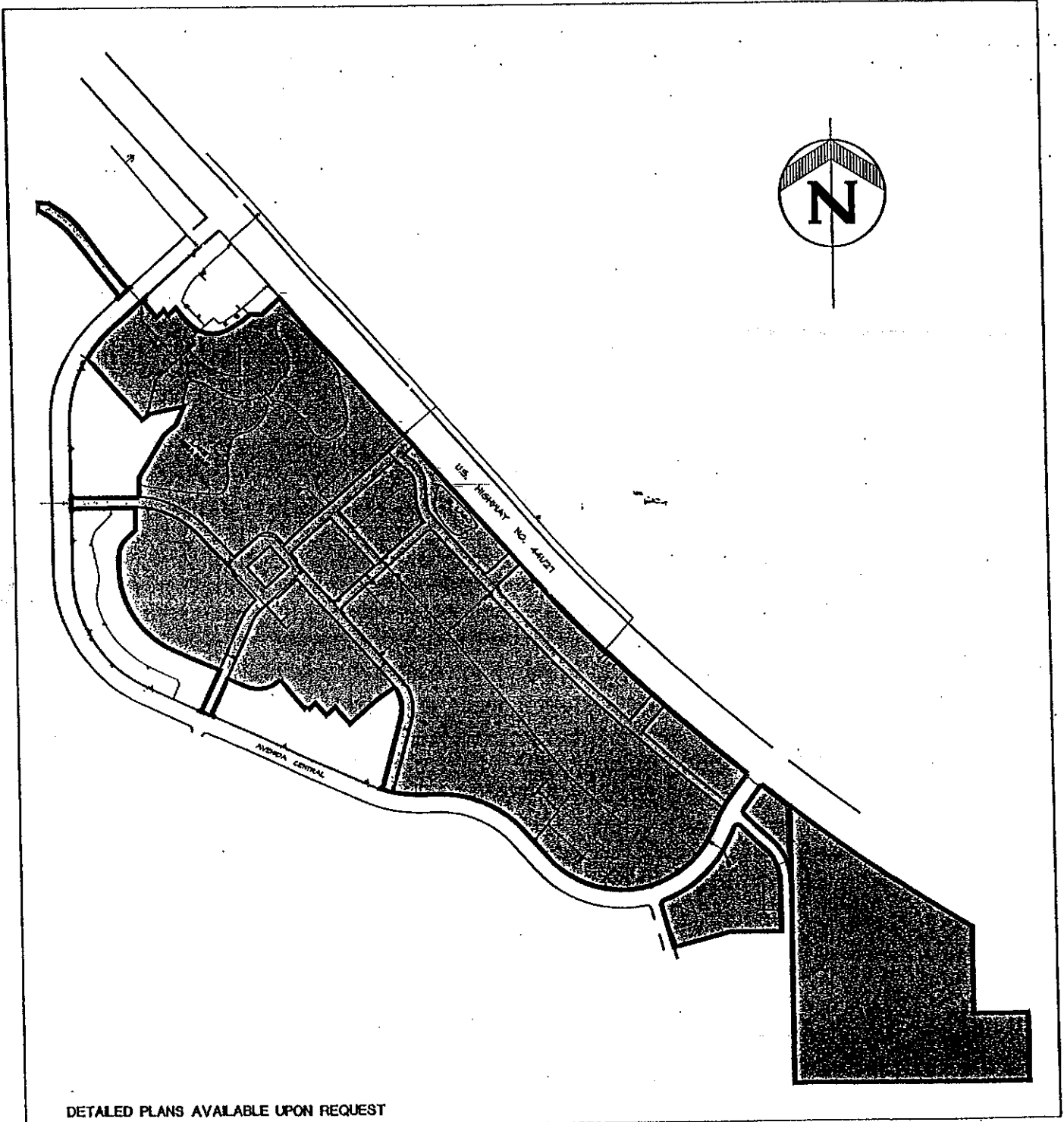
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

1. **Mike Killingsworth**
2. **Mike Berning**
3. **Don Waggoner**
4. **Charlie Smith**
5. **Dodd McDowell**

EXHIBIT 7

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

WATER



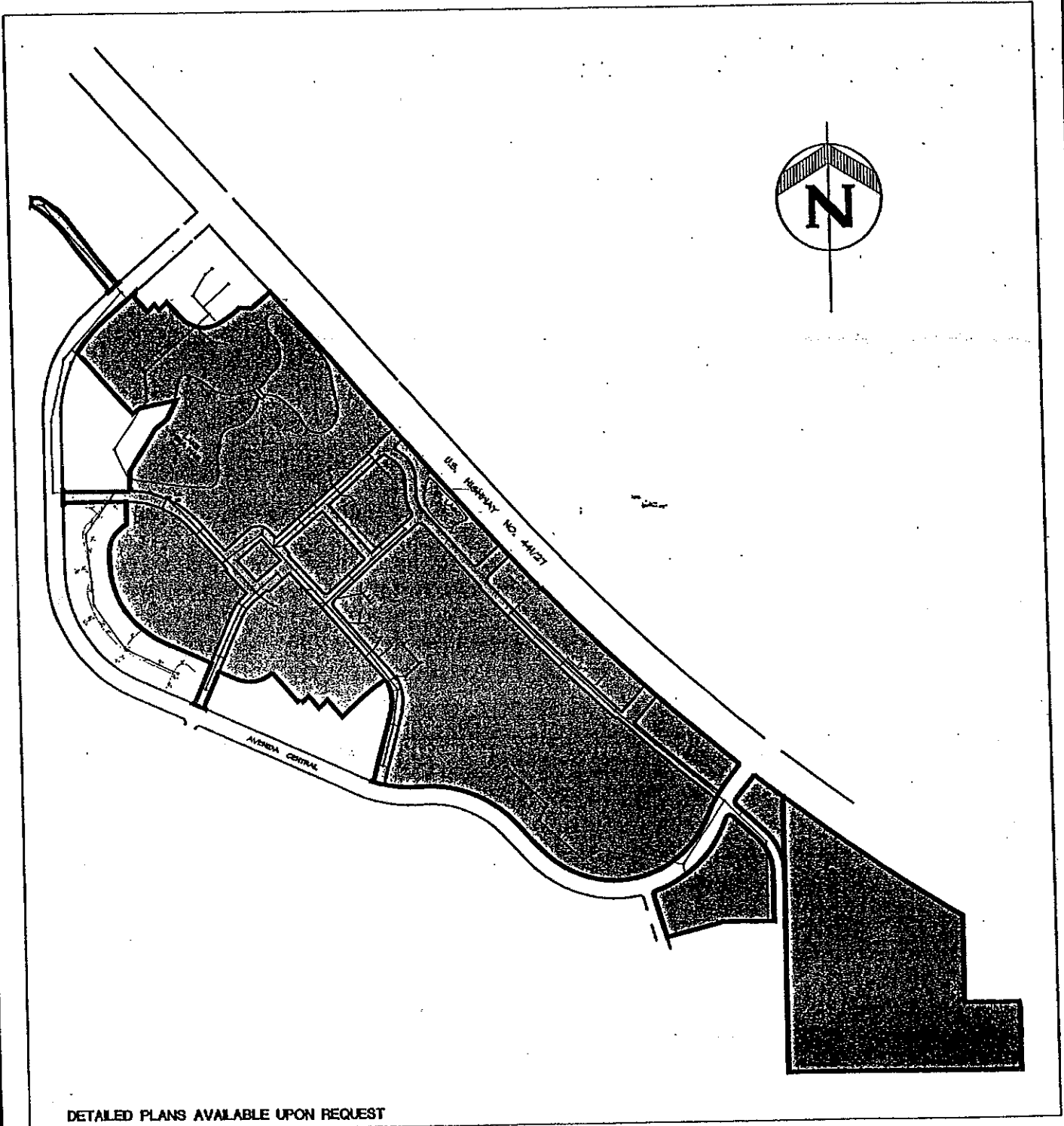
DETAILED PLANS AVAILABLE UPON REQUEST

GRANT
DZURO Engineers
Surveyors
Planners
1100 Main Street The Villages, FL 32154
Tel No. (352)755-6260 Fax No. (352)755-6264

EXHIBIT 7

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

SEWER

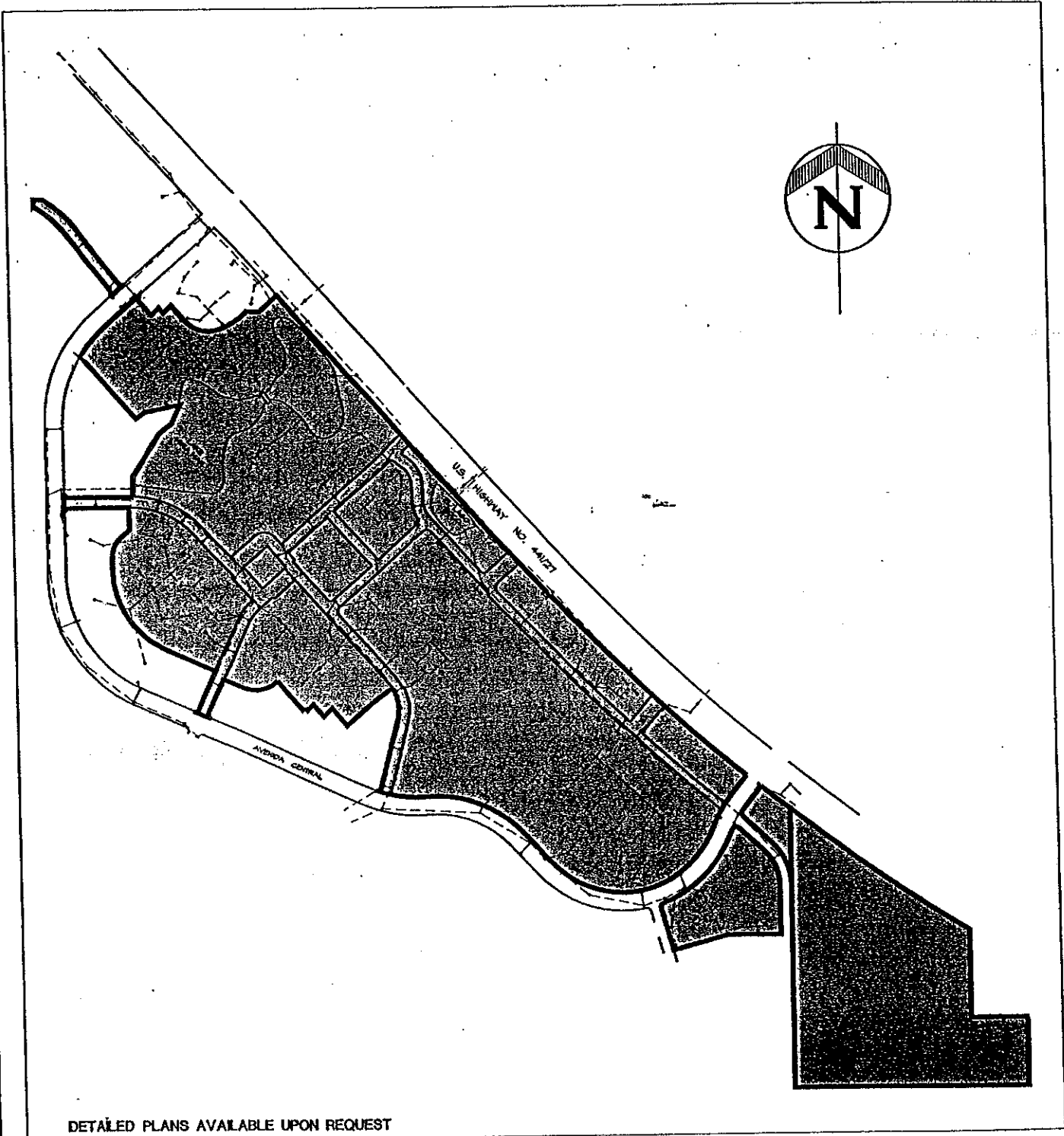


GRANT & DZURO Engineers
Surveyors
Planners
1100 Main Street The Villages, FL 32154
Tel No. (352) 755-6260 Fax No. (352) 755-6264

EXHIBIT 7

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

STORM DRAINAGE

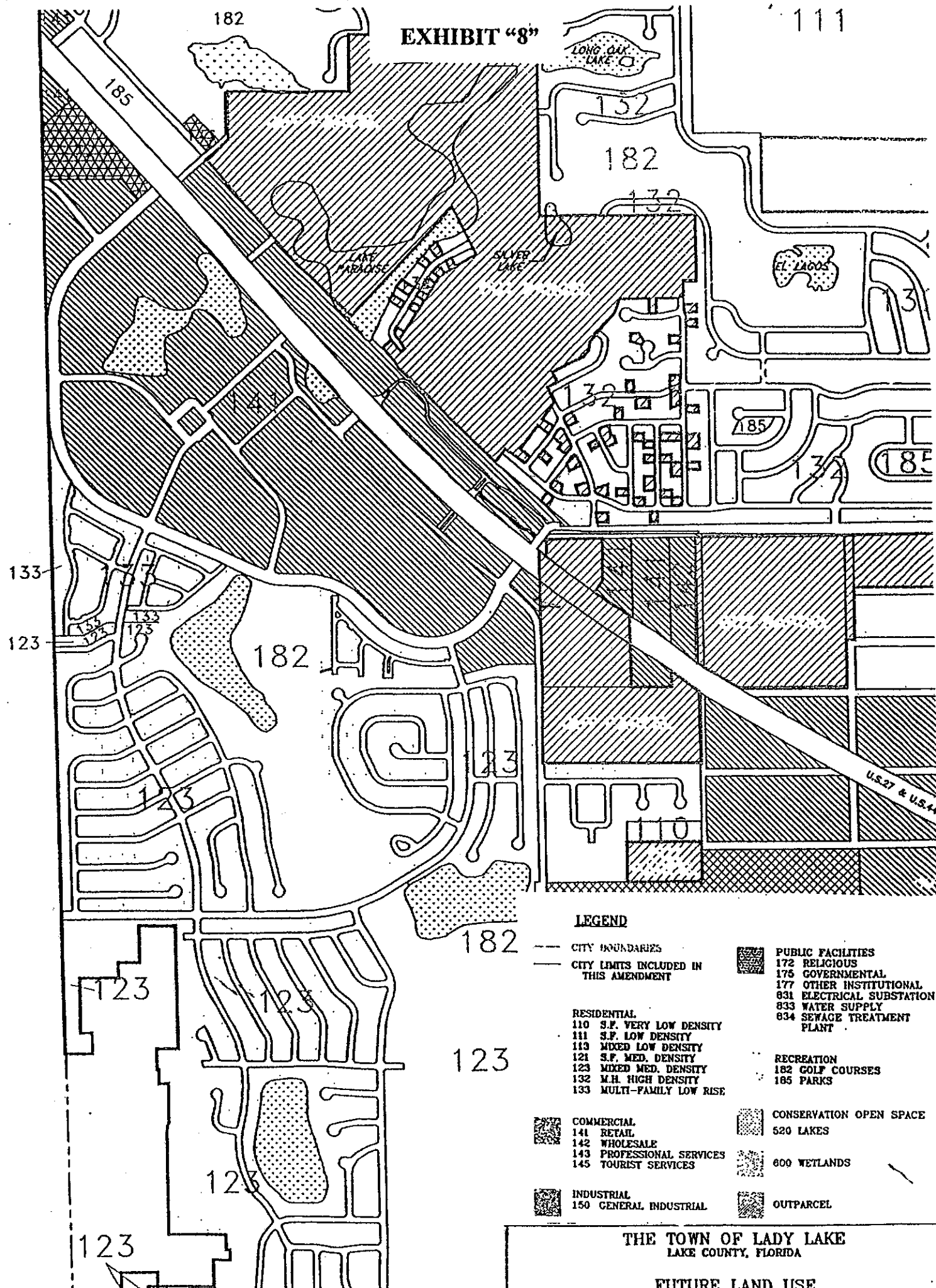


DETAILED PLANS AVAILABLE UPON REQUEST

GRANT & DZURO Engineers
Surveyors
Planners
1100 Main Street The Villages, FL 32154
Tel No. (352)753-6260 Fax No. (352)753-6264

EXHIBIT "8"

111

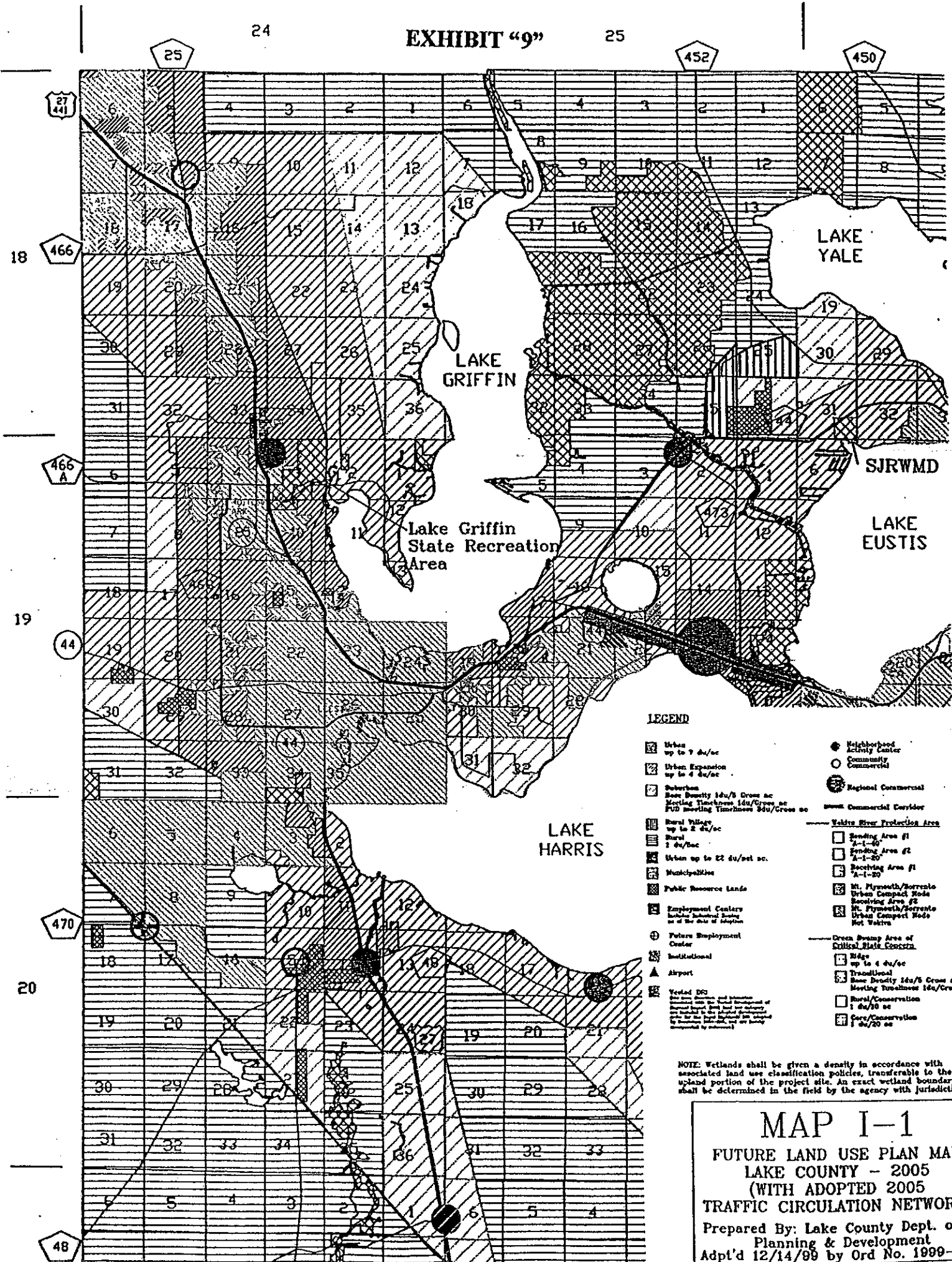


LEGEND

- CITY BOUNDARIES
- CITY LIMITS INCLUDED IN THIS AMENDMENT
- RESIDENTIAL
 - 110 S.F. VERY LOW DENSITY
 - 111 S.F. LOW DENSITY
 - 113 MIXED LOW DENSITY
 - 121 S.F. MED. DENSITY
 - 122 MIXED MED. DENSITY
 - 123 M.H. HIGH DENSITY
 - 133 MULTI-FAMILY LOW RISE
- COMMERCIAL
 - 141 RETAIL
 - 142 WHOLESALE
 - 143 PROFESSIONAL SERVICES
 - 145 TOURIST SERVICES
- INDUSTRIAL
 - 150 GENERAL INDUSTRIAL
- PUBLIC FACILITIES
 - 172 RELIGIOUS
 - 175 GOVERNMENTAL
 - 177 OTHER INSTITUTIONAL
 - 831 ELECTRICAL SUBSTATION
 - 833 WATER SUPPLY
 - 834 SEWAGE TREATMENT PLANT
- RECREATION
 - 182 GOLF COURSES
 - 185 PARKS
- CONSERVATION OPEN SPACE
 - 520 LAKES
 - 600 WETLANDS
- OUTPARCEL

THE TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

FUTURE LAND USE



LEGEND

- Urban up to 7 du/ac
- Urban Expansion up to 4 du/ac
- Suburban Base Density 1du/5 Gross ac Moving Timeframe 1du/Gross ac PUD Moving Timeframe 3du/Gross ac
- Rural Village up to 2 du/ac
- Rural 1 du/ac
- Urban up to 22 du/net ac
- Municipalities
- Public Resource Lands
- Employment Centers
Indicate potential future use at the date of mapping.
- Future Employment Center
- Institutional
- Airport
- Yielded DED
See also the Soil Protection and Agricultural Land Use Manual for the definition of Yielded DED. The Yielded DED is the maximum density for the land use as shown on the map.
- Neighborhood Activity Center
- Community Commercial
- Regional Commercial
- Commercial Corridor
- Walden River Protection Area
 - Sending Area #1 A-1-40
 - Sending Area #2 A-1-50
 - Receiving Area #1 A-1-20
 - Receiving Area #2 Mt. Plymouth/Sorrento Urban Compact Node Mt. Plymouth/Sorrento Urban Compact Node Wet Wetlands
- Duck Stamp Area of Critical State Concern
 - Edge up to 4 du/ac
 - Transitional Base Density 1du/5 Gross ac Moving Timeframe 1du/10 ac
 - Rural/Conservation 1 du/10 ac
 - Core/Conservation 1 du/20 ac

NOTE: Wetlands shall be given a density in accordance with associated land use classification policies, transferable to the upland portion of the project site. An exact wetland boundary shall be determined in the field by the agency with jurisdiction.

MAP I-1
FUTURE LAND USE PLAN MAP
LAKE COUNTY - 2005
(WITH ADOPTED 2005
TRAFFIC CIRCULATION NETWORK
 Prepared By: Lake County Dept. of
 Planning & Development
 Adpt'd 12/14/99 by Ord No. 1999-1

EXHIBIT "10"

STATEMENT OF ESTIMATED REGULATORY COSTS

STATEMENT OF ESTIMATED REGULATORY COSTS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs ("SERC") supports the petition to amend the boundaries of the Village Center Community Development District ("District"). The petition proposes annexing 32.42 acres of land ("Annexation Parcel") for use as a commercial center. The District proposes to provide infrastructure and community services to this area in the District as described more fully below.

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 (emphasis added)."

1.2 Overview of the Annexation Parcel

The Annexation Parcel consists of just over 30 acres of land adjacent to the District. The landowner plans a commercial center for the area. The District has operated successfully for many years providing community facilities and services. The District is one of the family of eight "Villages" communities under development by the Villages of Lake-Sumter, Inc. (the master developer of the Villages).

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2002), 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 and local revenues.

Since the District already exists and is in good standing with the State, there will be no additional costs to various State entities to implement and enforce the proposed ordinance.

Lake County

Lake County will incur costs reviewing the petition for the proposed annexation and its supporting exhibits. In addition, the County will hold a public hearing to discuss the petition and to take public input. These activities will absorb staff time and time of the County Commission. However, these costs to the county are very modest for the following reasons. First, the review of this petition to amend the boundaries of the District does not include an analysis of the development itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, no capital costs are involved in the review. Finally, local governments routinely processes similar petitions for land use and zoning changes that are far more complex than is the petition to amend the boundaries of the District. Finally, the filing fee will offset these costs.

There are no annual costs to the County if the petition is approved. The District already exists, and the proposed boundary change will not affect County costs in any way.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance 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. The District already exists, and it has performed well with no impact on State or local revenues.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other 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.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, 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 no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, County provision (directly or via a dependent special district), or through developer-bank loans.

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 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.

Chapter 120.52, F.S. defines a small county or small city on the basis of their unincarcerated population according to the most recently decennial census (in this case for 2000). The threshold for a small county is 75,000 and for a small city is 10,000.

The Annexation Parcel is located in Lake County. According to the latest Census date, the 2000 Census, the County has a population in excess of 100,000. Therefore, the proposed Annexation Parcel and the District are not located in a County defined as "small" 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.

We have developed over 50 SERCs. Below is a listing of some of these.

- Urban Orlando Community Development District
- Marshall Creek Community Development District
- Cedar Hammock Community Development District
- Meditera Community Development District
- Brooks Community Development District
- Pelican Marsh Community Development District
- Pelican Landing Community Development District
- Fiddler's Creek Community Development District 1

Henry H.
Fishkind

Digitally signed by Henry H. Fishkind
DN: CN = Henry H. Fishkind, C = US,
O = Fishkind and Associates, Inc.
Date: 2004.04.29 10:43:28 -0400

Henry H. Fishkind, Ph.D., President
Fishkind & Associates, Inc.

THIS INSTRUMENT PREPARED BY RETURN TO:
Erick D. Langenbrunner, Esq./gen
McLin & Bunsod P.A.
Post Office Box 1299
The Villages, Florida 32158-1299

GRANT OF EASEMENT

THIS GRANT OF EASEMENT (hereinafter referred to as the "Easement") is granted this 19th day of January, 2009, by VISTA LAGO VILLAS CONDOMINIUM OWNERS ASSOCIATION, INC., a Florida non-profit corporation, whose address is 1020 Lake Sumter Landing, The Villages, Florida 32162, hereinafter referred to as the "Grantor", in favor of VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose address is 3201 Wedgewood Lane, The Villages, Florida 32162, hereinafter referred to as the "Grantee".

RECITALS

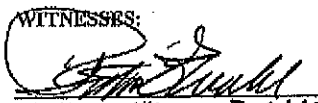
- A. Grantor is the owner of the property described in the attached *Exhibit "A"*.
- B. At this time, Grantor wishes to grant to Grantee, together with successors, assignees and licensees of Grantee a nonexclusive, perpetual easement over and upon the property described in *Exhibit "A"* for the purpose of installation, operation and maintenance of an access gate and appurtenant features, along with rights of ingress and egress for such purposes.

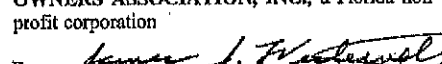
NOW, THEREFORE:

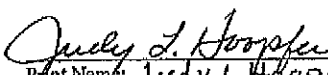
GRANT

- 1. The Grantor hereby grants to the Grantee, together with successors, assignees and licensees of Grantee, a nonexclusive, perpetual easement over and upon the property described in *Exhibit "A"* for the purpose of installation, operation and maintenance of an access gate and appurtenant features, along with rights of ingress and egress for such purposes.
- 2. Entities utilizing the Easement covenant, as a condition of the right to use the Easement, to promptly repair any and all damage caused by their utilization of the Easement or the exercise of any rights herein granted.
- 3. This grant describes the entire rights conveyed by this Easement and Grantee has no rights in the land described herein other than as expressly set forth.

IN WITNESS WHEREOF, Grantor has executed this Easement the day and year first above written.


WITNESSES:

Print Name: PETER E. WIRTH

VISTA LAGO VILLAS CONDOMINIUM OWNERS ASSOCIATION, INC., a Florida non-profit corporation
By: 
Name: JAMES J. WESTERWELT
Title: TREASURER


Print Name: JUDY L. HOOPFER

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 19th day of January, 2009, by JAMES J. WESTERWELT, as TREASURER of and on behalf of VISTA LAGO VILLAS CONDOMINIUM OWNERS ASSOCIATION, INC., a Florida non-profit corporation, for the purposes expressed herein, who did not take an oath.


NOTARY PUBLIC STATE OF FLORIDA
Print Name Laurie B. Gebaide
Serial/Commission No. DD 706099
Commission Expires 12-17-11
Personally Known Or Produced Identification X
Type of Identification Produced: FL. License

(NOTARY SEAL)

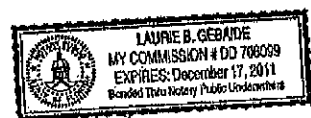


EXHIBIT A

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT AREAS TO BE ADDED 32.42 ACRES

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF GOVERNMENT LOT 8, IN SAID SECTION 7, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OAK MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°50'03"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°13'20"E, ALONG THE WEST LINE OF SAID TRACT "A" AND THE WEST LINE OF TRACT 6, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 843.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE S89°46'40"E, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE N00°13'20"E ALONG THE EAST LINE OF SAID TRACT "A" OAK MEADOWS AND THE WEST LINE OF SAID GOVERNMENT LOT 8, 696.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S55°29'43"E AND A CHORD DISTANCE OF 1134.12 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 441 AND 27 SAID RIGHT-OF-WAY BEING 200.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11559.20 FEET, A CENTRAL ANGLE OF 05°37'26", AN ARC DISTANCE OF 1134.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S58°18'26"E, 70.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'06"W, 485.24 FEET; THENCE S89°47'54"E, 297.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S14°06'38"E ALONG SAID WEST RIGHT-OF-WAY LINE 23.18 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S00°12'20"W, 356.19 FEET TO THE NORTHEAST CORNER OF LOT 14, OF SAID OAK MEADOWS; THENCE N89°50'03"W ALONG THE NORTH BOUNDARY OF SAID OAK MEADOWS AND THE SOUTH LINE OF THE NORTH 3/4 OF SAID GOVERNMENT LOT 8, 1299.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

DESCRIPTION OF THE AMENDED VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT 166.82 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF $11^{\circ}18'29''$ TO WHICH A RADIAL LINE BEARS $S.37^{\circ}19'33''W.$; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, $N.41^{\circ}21'58''W.$, A DISTANCE OF 1,769.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY, $S.48^{\circ}38'02''W.$, A DISTANCE OF 136.30 FEET; THENCE $N.89^{\circ}59'36''W.$, A DISTANCE OF 69.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT "Y", AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "Y" THE FOLLOWING COURSES AND DISTANCES: SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF $14^{\circ}14'54''$, TO WHICH A RADIAL LINE BEARS $S.44^{\circ}30'25''E.$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO A POINT OF TANGENCY; THENCE $S.59^{\circ}44'29''W.$, A DISTANCE OF 44.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF $78^{\circ}53'33''$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO A POINT OF TANGENCY; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 115.03 FEET; THENCE $S.48^{\circ}38'02''W.$, A DISTANCE OF 57.50 FEET; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 36.18 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT "Y", $S.48^{\circ}38'02''W.$, A DISTANCE OF 55.16 FEET; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 100.00 FEET; THENCE $N.03^{\circ}38'02''E.$, A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE $S.48^{\circ}38'02''W.$, ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 265.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}21'02''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'07"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 6 15.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON-TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE S.65°49'07"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 195.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.56 FEET AND A CENTRAL ANGLE OF 36°40'39"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.08 FEET TO THE POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 91.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 181.59 FEET AND A CENTRAL ANGLE OF 66°26'41"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.83 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 10°25'55" FEET; THEN RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.28 FEET; THENCE ALONG A NON-TANGENT LINE S.41°15'32"E., A DISTANCE OF 213.70 FEET; THENCE N.48°44'28"E., A DISTANCE OF 16.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.50 FEET, TO THE POINT OF TANGENCY; THENCE S.41°15'32"E., A DISTANCE OF 16.50 FEET; THENCE N.48°44'28"E., A DISTANCE OF 44.00 FEET; THENCE S.41°15'32"E., A DISTANCE OF 84.96 FEET; THENCE N.48°44'28"E., A DISTANCE OF 63.96 FEET; THENCE S.41°15'32"E., A DISTANCE OF 125.00 FEET; THENCE N.48°44'28"E., A DISTANCE OF 176.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 998.61 FEET AND A CENTRAL ANGLE OF 07°41'10"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.96 FEET TO A POINT OF COMPOUND CURVE CONCAVE

CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.89°43'01"E., A DISTANCE OF 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.72 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF GOVERNMENT LOT 8, IN SAID SECTION 7, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OAK MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°50'03"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°13'20"E, ALONG THE WEST LINE OF SAID TRACT "A" AND THE WEST LINE OF TRACT 6, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 843.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE S89°46'40"E, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE N00°13'20"E ALONG THE EAST LINE OF SAID TRACT "A" OAK MEADOWS AND THE WEST LINE OF SAID GOVERNMENT LOT 8, 696.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S55°29'43"E AND A CHORD DISTANCE OF 1134.12 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 441 AND 27 SAID RIGHT-OF-WAY BEING 200.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11559.20 FEET, A CENTRAL ANGLE OF 05°37'26", AN ARC DISTANCE OF 1134.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S58°18'26"E, 70.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'06"W, 485.24 FEET; THENCE S89°47'54"E, 297.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S14°06'38"E ALONG

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 01°29'17"; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE S.38°33'58"W., A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 16°41'20"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 49°27'29"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.15°38'55"E., ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 123.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°27'40"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 47°56'07"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 00°33'12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 108°44'14"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.45 FEET TO A POINT OF TANGENCY; THENCE S.47°06'33"E., A DISTANCE OF 184.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 47°21'07"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.14 FEET TO A POINT OF TANGENCY; THENCE S.00°14'34"W., A DISTANCE OF 266.56 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S.89°43'01"E., ALONG SAID EASTERLY

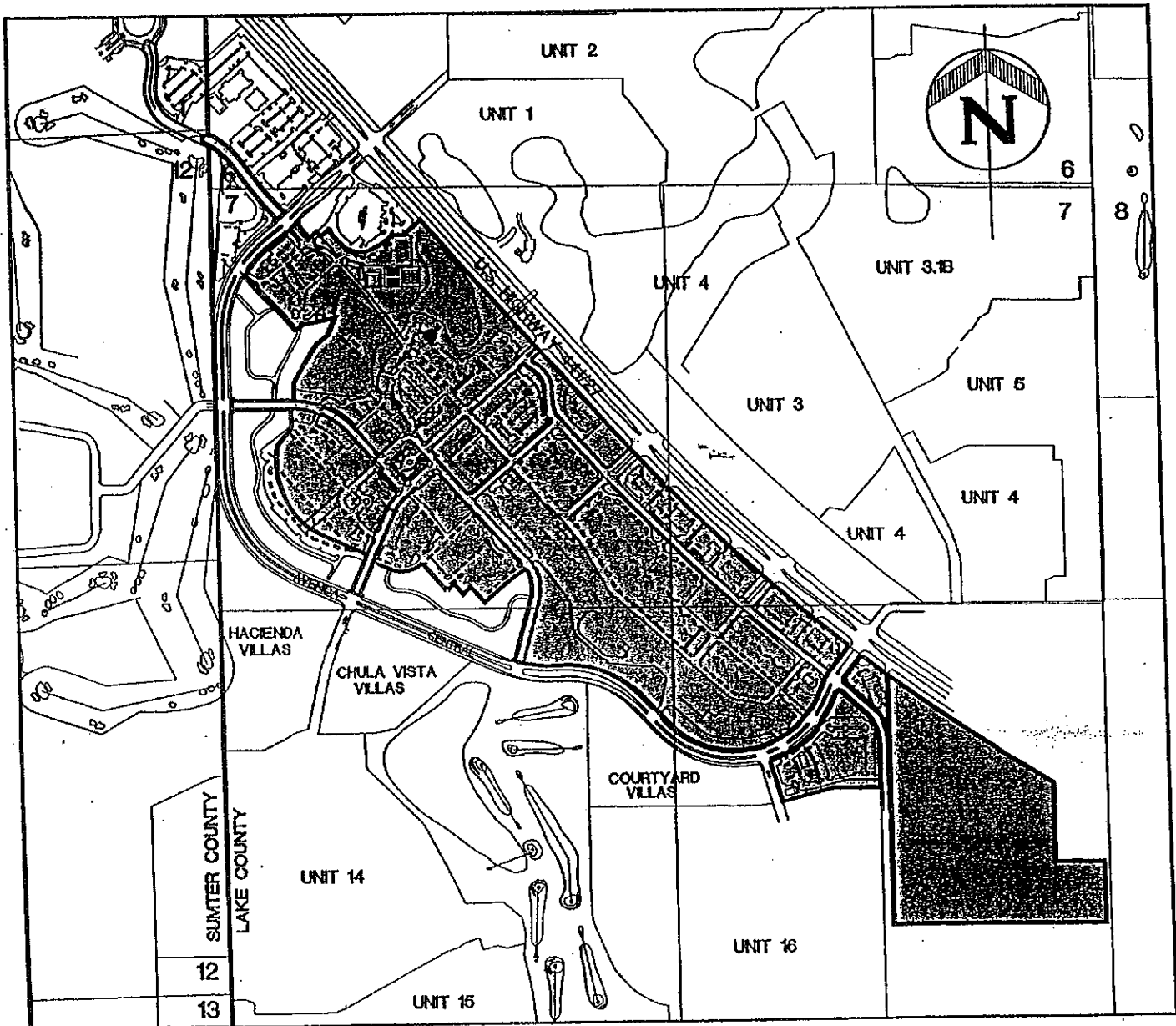
**PETITION TO EXPAND THE BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
BY ADDING CERTAIN LANDS
PURSUANT TO FLORIDA STATUTES 190.046**

Petitioner, Village Center Community Development District, a Community Development District duly established by an ordinance of the Town of Lady Lake, Florida, pursuant to the powers set forth in Chapter 190, Florida Statutes, petitions the Town Commission of the Town of Lady Lake, Florida (hereinafter referred to as "Town"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance amending the ordinance heretofore adopted establishing the Village Center Community Development District (hereinafter referred to as the "District") by adding certain lands to the District:

1. Petitioner is a Community Development District duly established by an ordinance of the Town, pursuant to the powers set forth in Chapter 190, Florida Statutes, with its principal place of business at 3231 Wedgewood Lane, The Villages, Florida 32162.
2. The land area within the District after expanding the District boundaries as requested would comprise approximately 166.82 acres. A legal description and map showing the location of the land area in the District and its location is attached as Exhibit "1", and lies within the Town of Lady Lake, Lake County, Florida. A legal description of the external boundaries of the District as it exists today is shown as Exhibit "2" attached hereto. Exhibit "3" is a map and legal description of the area which Petitioner proposes to add to the District. Exhibit "4" lists the names and addresses of real property owners within the external boundaries of the District which are to be added to the District. There should be a positive impact of the expanded District on the real property to be included in the District, since the area will be served by water and sewer services provided by the District and drainage and water management facilities which will be operated and maintained by District. Attached as Exhibit "5" is documentation constituting written consent to the addition of the parcels requested hereby to be included in the District by the owner thereof.
3. The five persons currently serving as the members of the Board of Supervisors of the District who shall serve in that office until replaced are named in Exhibit "6" attached hereto.
4. It is proposed to continue with the name "Village Center Community Development District."
5. A map of the District as proposed to be expanded showing current major trunk water mains and sewer interceptors and outfalls is attached as Exhibit "7".
6. District services proposed to be furnished consist of water and sewer services and drainage and water management facilities.
7. All the property proposed to be included in the District is designated CPC, HC or urban expansion, pursuant to the approved development plan of the Tri-County Villages Development of Regional Impact Development Order, and under the Lady Lake and Lake County Land Use Element and Future Land Use Map attached as Exhibit "8" and "9".

EXHIBIT 1
AMENDED
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

LOCATION MAP



GRANT & DZURO Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32151
Tel No. (352)753-6260 Fax No. (352)753-6264

EXHIBIT 1

DESCRIPTION OF THE AMENDED VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT 166.82 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 11°18'29" TO WHICH A RADIAL LINE BEARS S.37°19'33"W.; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.41°21'58"W., A DISTANCE OF 1,769.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S.48°38'02"W., A DISTANCE OF 136.30 FEET; THENCE N.89°59'36"W., A DISTANCE OF 69.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT "Y", AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "Y" THE FOLLOWING COURSES AND DISTANCES: SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF 14°14'54", TO WHICH A RADIAL LINE BEARS S.44°30'25"E.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO A POINT OF TANGENCY; THENCE S.59°44'29"W., A DISTANCE OF 44.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF 78°53'33"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO A POINT OF TANGENCY; THENCE N.41°21'58"W., A DISTANCE OF 115.03 FEET; THENCE S.48°38'02"W., A DISTANCE OF 57.50 FEET; THENCE N.41°21'58"W., A DISTANCE OF 36.18 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT "Y", S.48°38'02"W., A DISTANCE OF 55.16 FEET; THENCE N.41°21'58"W., A DISTANCE OF 100.00 FEET; THENCE N.03°38'02"E., A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.48°38'02"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 265.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 08°21'02"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'07"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 615.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON-TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE S.65°49'07"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 195.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.56 FEET AND A CENTRAL ANGLE OF 36°40'39"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.08 FEET TO THE POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 91.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 181.59 FEET AND A CENTRAL ANGLE OF 66°26'41"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.83 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 10°25'55" FEET; THEN RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.28 FEET; THENCE ALONG A NON-TANGENT LINE S.41°15'32"E., A DISTANCE OF 213.70 FEET; THENCE N.48°44'28"E., A DISTANCE OF 16.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.50 FEET, TO THE POINT OF TANGENCY; THENCE S.41°15'32"E., A DISTANCE OF 16.50 FEET; THENCE N.48°44'28"E., A DISTANCE OF 44.00 FEET; THENCE S.41°15'32"E., A DISTANCE OF 84.96 FEET; THENCE N.48°44'28"E., A DISTANCE OF 63.96 FEET; THENCE S.41°15'32"E., A DISTANCE OF 125.00 FEET; THENCE N.48°44'28"E., A DISTANCE OF 176.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 998.61 FEET AND A CENTRAL ANGLE OF 07°41'10"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.96 FEET TO A POINT OF COMPOUND CURVE CONCAVE

CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.89°43'01"E., A DISTANCE OF 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.72 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF GOVERNMENT LOT 8, IN SAID SECTION 7, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OAK MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°50'03"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°13'20"E, ALONG THE WEST LINE OF SAID TRACT "A" AND THE WEST LINE OF TRACT 6, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 843.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE S89°46'40"E, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE N00°13'20"E ALONG THE EAST LINE OF SAID TRACT "A" OAK MEADOWS AND THE WEST LINE OF SAID GOVERNMENT LOT 8, 696.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S55°29'43"E AND A CHORD DISTANCE OF 1134.12 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 441 AND 27 SAID RIGHT-OF-WAY BEING 200.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11559.20 FEET, A CENTRAL ANGLE OF 05°37'26", AN ARC DISTANCE OF 1134.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S58°18'26"E, 70.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'06"W, 485.24 FEET; THENCE S89°47'54"E, 297.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S14°06'38"E ALONG

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

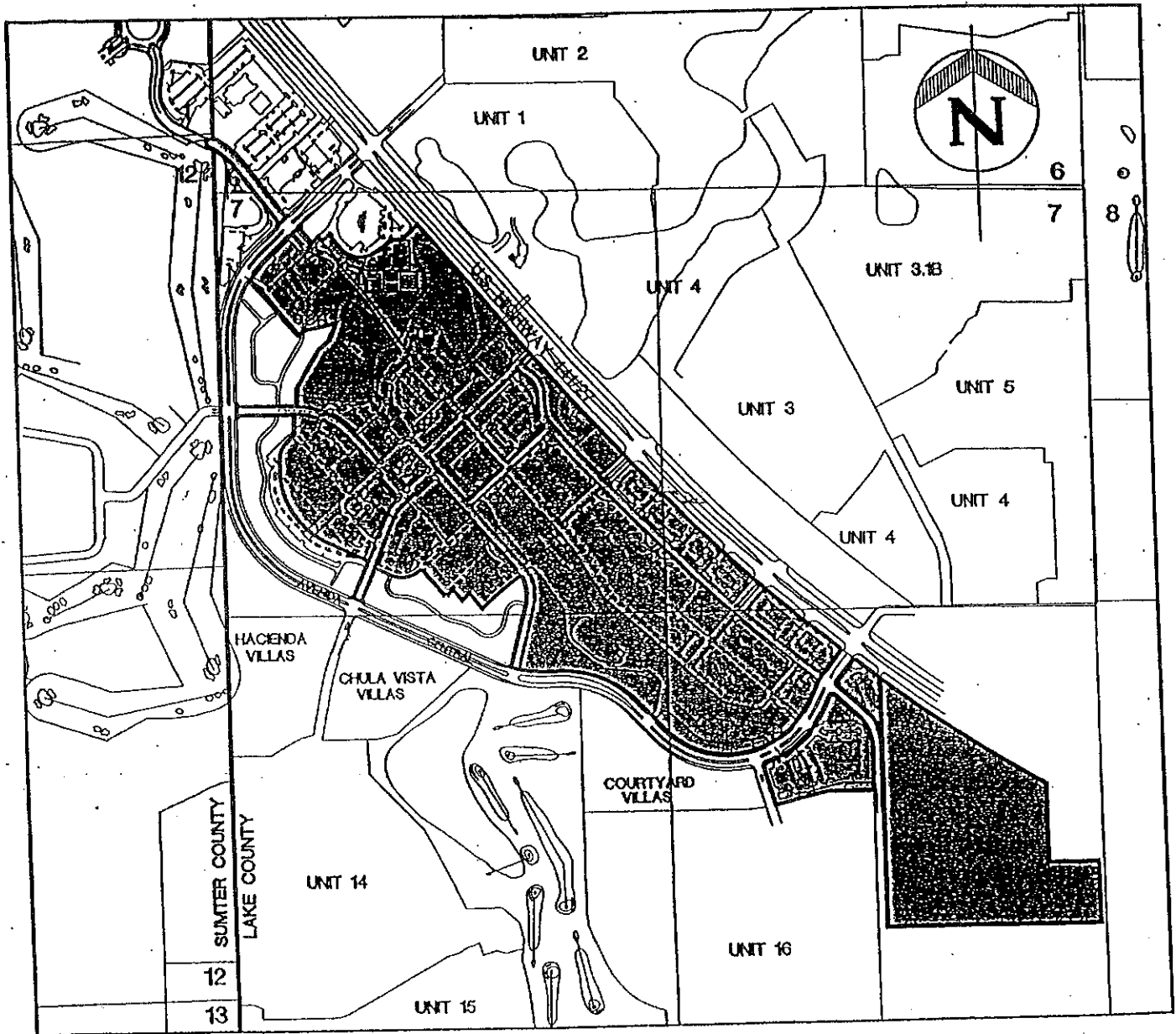
A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 01°29'17"; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE S.38°33'58"W., A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 16°41'20"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 49°27'29"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.15°38'55"E., ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 123.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°27'40"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 47°56'07"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 00°33'12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 108°44'14"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.45 FEET TO A POINT OF TANGENCY; THENCE S.47°06'33"E., A DISTANCE OF 184.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 47°21'07"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.14 FEET TO A POINT OF TANGENCY; THENCE S.00°14'34"W., A DISTANCE OF 266.56 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S.89°43'01"E., ALONG SAID EASTERLY

EXHIBIT B

AMENDED
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

LOCATION MAP

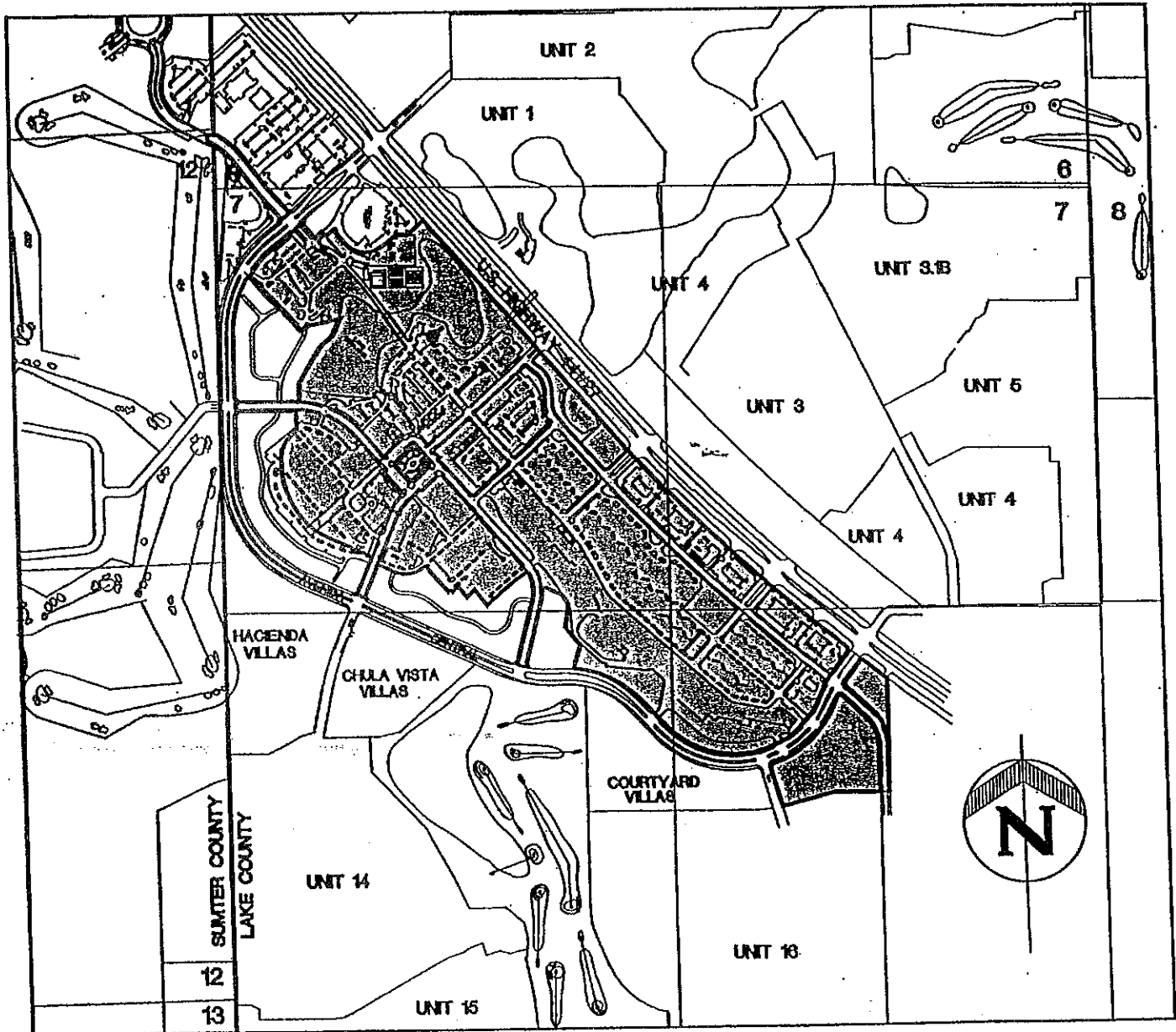


GRANT & DZURO Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32154
Tel No. (352) 753-6260 Fax No. (352) 753-6264

EXHIBIT 2
EXISTING
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

LOCATION MAP



G **R** **A** **N** **T**
&
D **Z** **U** **R** **O** Engineers
 Surveyors
 Planners

1100 Main Street The Villages, FL 32154
Tel No. (352)753-6260 Fax No. (352)753-6264

EXHIBIT 2

DESCRIPTION OF THE EXISTING VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT 134.40 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 11°18'29" TO WHICH A RADIAL LINE BEARS S.37°19'33"W.; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.41°21'58"W., A DISTANCE OF 1,769.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S.48°38'02"W., A DISTANCE OF 136.30 FEET; THENCE N.89°59'36"W., A DISTANCE OF 69.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT "Y", AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "Y" THE FOLLOWING COURSES AND DISTANCES: SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF 14°14'54", TO WHICH A RADIAL LINE BEARS S.44°30'25"E.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO A POINT OF TANGENCY; THENCE S.59°44'29"W., A DISTANCE OF 44.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF 78°53'33"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO A POINT OF TANGENCY; THENCE N.41°21'58"W., A DISTANCE OF 115.03 FEET; THENCE S.48°38'02"W., A DISTANCE OF 57.50 FEET; THENCE N.41°21'58"W., A DISTANCE OF 36.18 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT "Y", S.48°38'02"W., A DISTANCE OF 55.16 FEET; THENCE N.41°21'58"W., A DISTANCE OF 100.00 FEET; THENCE N.03°38'02"E., A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.48°38'02"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 265.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 08°21'02"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER,

THENCE S.42°11'41"E., A DISTANCE OF 47.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 155.50 AND A CENTRAL ANGLE OF 26°25'26"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'07"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 615.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON-TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE S.65°49'07"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 195.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.56 FEET AND A CENTRAL ANGLE OF 36°40'39"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.08 FEET TO THE POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 91.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 181.59 FEET AND A CENTRAL ANGLE OF 66°26'41"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.83 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 10°25'55" FEET; THEN RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.28 FEET; THENCE ALONG A NON-TANGENT LINE S.41°15'32"E., A DISTANCE OF 213.70 FEET; THENCE N.48°44'28"E., A DISTANCE OF 16.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.50 FEET, TO THE POINT OF TANGENCY; THENCE S.41°15'32"E., A DISTANCE OF 16.50 FEET; THENCE N.48°44'28"E., A DISTANCE OF 44.00 FEET; THENCE S.41°15'32"E., A DISTANCE OF 84.96 FEET; THENCE N.48°44'28"E., A DISTANCE OF 63.96 FEET; THENCE S.41°15'32"E., A DISTANCE OF 125.00 FEET; THENCE N.48°44'28"E., A DISTANCE OF

BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.15°38'55"E., ALONG SAID NORTHERLY PROJECTION AND SAID RIGHT OF WAY, A DISTANCE OF 364.98 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID UNIT NO. 16; THENCE N.75°35'19"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 327.11 FEET; THENCE, CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.89°43'01"E., A DISTANCE OF 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.72 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

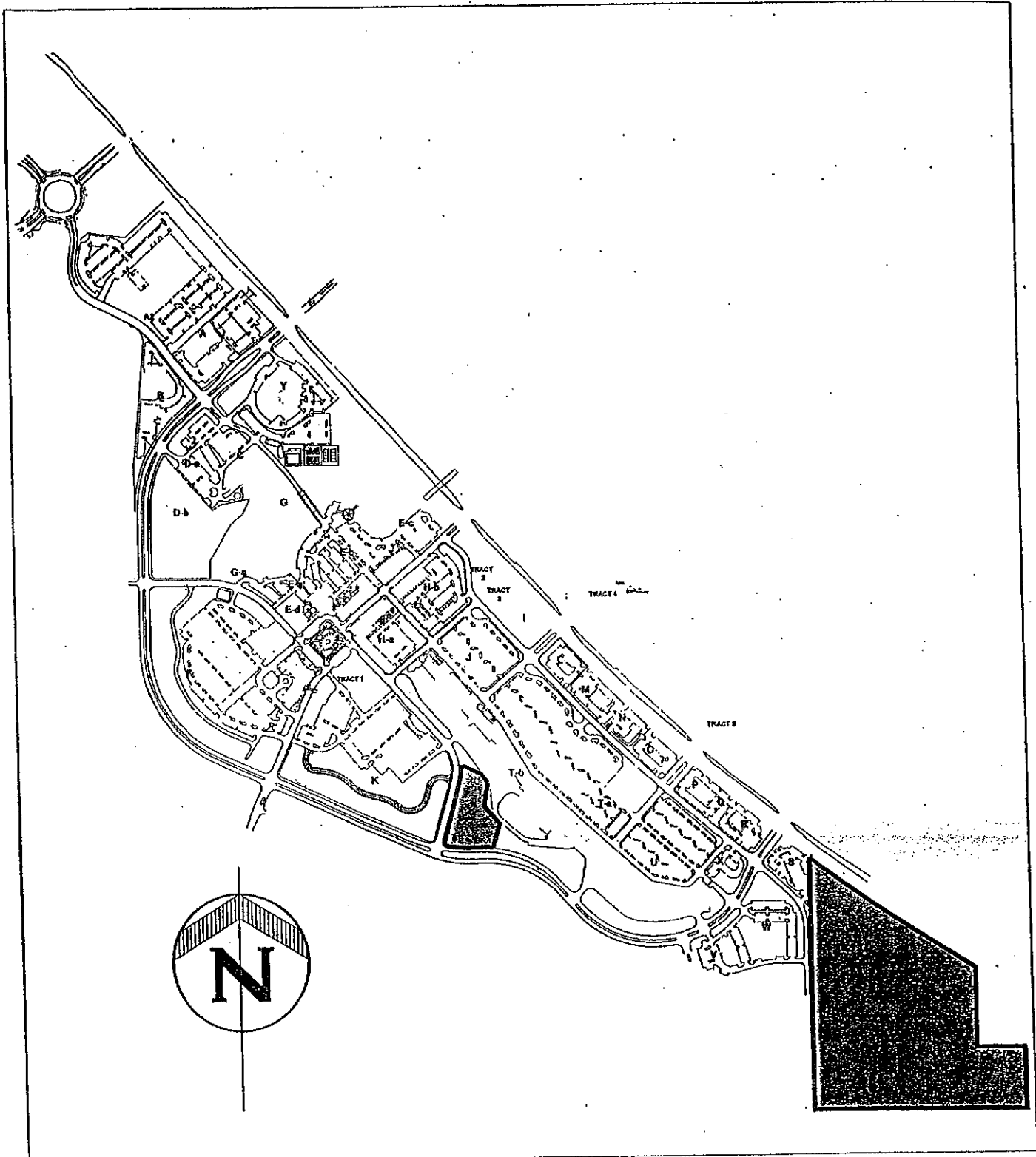
BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S.89°43'01"E., ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 61.00 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 266.60 FEET; THENCE N.89°45'26"W., DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 1.00 FOOT TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 47°21'07"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 272.73 FEET TO A POINT OF TANGENCY; THENCE N.47°06'33"W., A DISTANCE OF 209.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 83°08'35"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 02°31'56"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.19 FEET TO A POINT OF TANGENCY; THENCE N.38°33'58"E., A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

OUTPARCEL OWNERSHIP

PORTIONS OF AVENIDA CENTRAL AND OAK MEADOWS LANE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, ACCEPTED FOR MAINTENANCE BY:

TOWN OF LADY LAKE
409 FENNEL BOULEVARD
LADY LAKE, FLORIDA 32159

EXHIBIT 3
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
AREAS TO BE ADDED



GRANT & DZURO Engineers
Surveyors
Planners
1100 Main Street The Villages, FL 32154
Tel No. (352)153-6260 Fax No. (352)153-6264

EXHIBIT 3

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT AREAS TO BE ADDED 32.42 ACRES

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF GOVERNMENT LOT 8, IN SAID SECTION 7, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" OAK MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°50'03"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°13'20"E, ALONG THE WEST LINE OF SAID TRACT "A" AND THE WEST LINE OF TRACT 6, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 843.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE S89°46'40"E, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE N00°13'20"E ALONG THE EAST LINE OF SAID TRACT "A" OAK MEADOWS AND THE WEST LINE OF SAID GOVERNMENT LOT 8, 696.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S55°29'43"E AND A CHORD DISTANCE OF 1134.12 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAYS 441 AND 27 SAID RIGHT-OF-WAY BEING 200.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11559.20 FEET, A CENTRAL ANGLE OF 05°37'26", AN ARC DISTANCE OF 1134.57 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S58°18'26"E, 70.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S00°12'06"W, 485.24 FEET; THENCE S89°47'54"E, 297.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S14°06'38"E ALONG SAID WEST RIGHT-OF-WAY LINE 23.18 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S00°12'20"W, 356.19 FEET TO THE NORTHEAST CORNER OF LOT 14, OF SAID OAK MEADOWS; THENCE N89°50'03"W ALONG THE NORTH BOUNDARY OF SAID OAK MEADOWS AND THE SOUTH LINE OF THE NORTH 3/4 OF SAID GOVERNMENT LOT 8, 1299.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT "4"

**NAMES OF REAL PROPERTY-OWNERS
WITHIN THE DISTRICT TO BE INCLUDED IN THE DISTRICT.**

1. Morse-Sembler Villages Partnership #4, a Florida general partnership.

EXHIBIT "5"

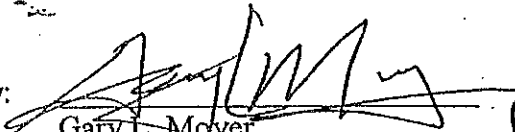
CONSENT TO AMEND BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Morse-Sembler Villages Partnership #4, a Florida general partnership, owner of the property more particularly described in Exhibit "3" of the Petition, herein joins in and consents to the granting of the Petition.

MORSE-SEMBLER VILLAGES
PARTNERSHIP #4, a Florida general partnership

By: Shopping Center Development, L.L.C.,
A Florida limited liability company

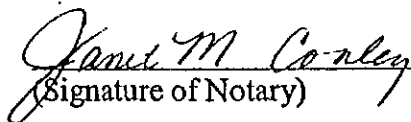
By: The Villages of Lake-Sumter, Inc.,
It's Managing Member

By: 
Gary L. Moyer,
Vice President of Development

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 25TH day of OCTOBER, 2004, by Gary L. Moyer, Vice President of Development for The Villages of Lake Sumter, Inc., a Florida corporation.

NOTARY PUBLIC
STATE OF FLORIDA


(Signature of Notary)

JANET M. CONLEY
(Print Name of Notary)

My Commission expires: 3-9-08
Commission Number: DD 298601
Personally Known: ✓
Produced Identification: _____
Type of Identification Produced: _____



EXHIBIT "6"

BOARD OF SUPERVISORS

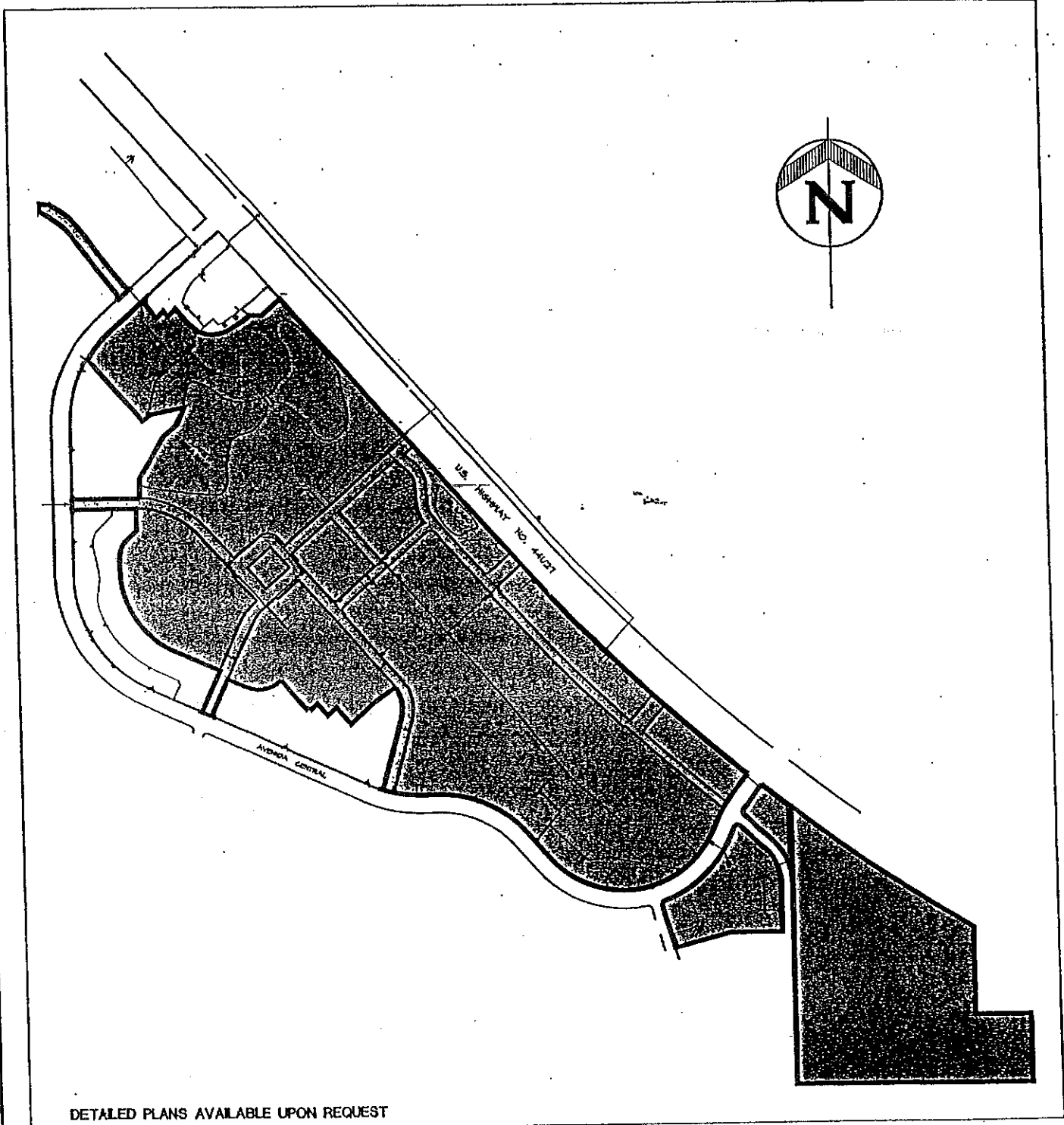
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

1. **Mike Killingsworth**
2. **Mike Berning**
3. **Don Waggoner**
4. **Charlie Smith**
5. **Dodd McDowell**

EXHIBIT 7

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

WATER



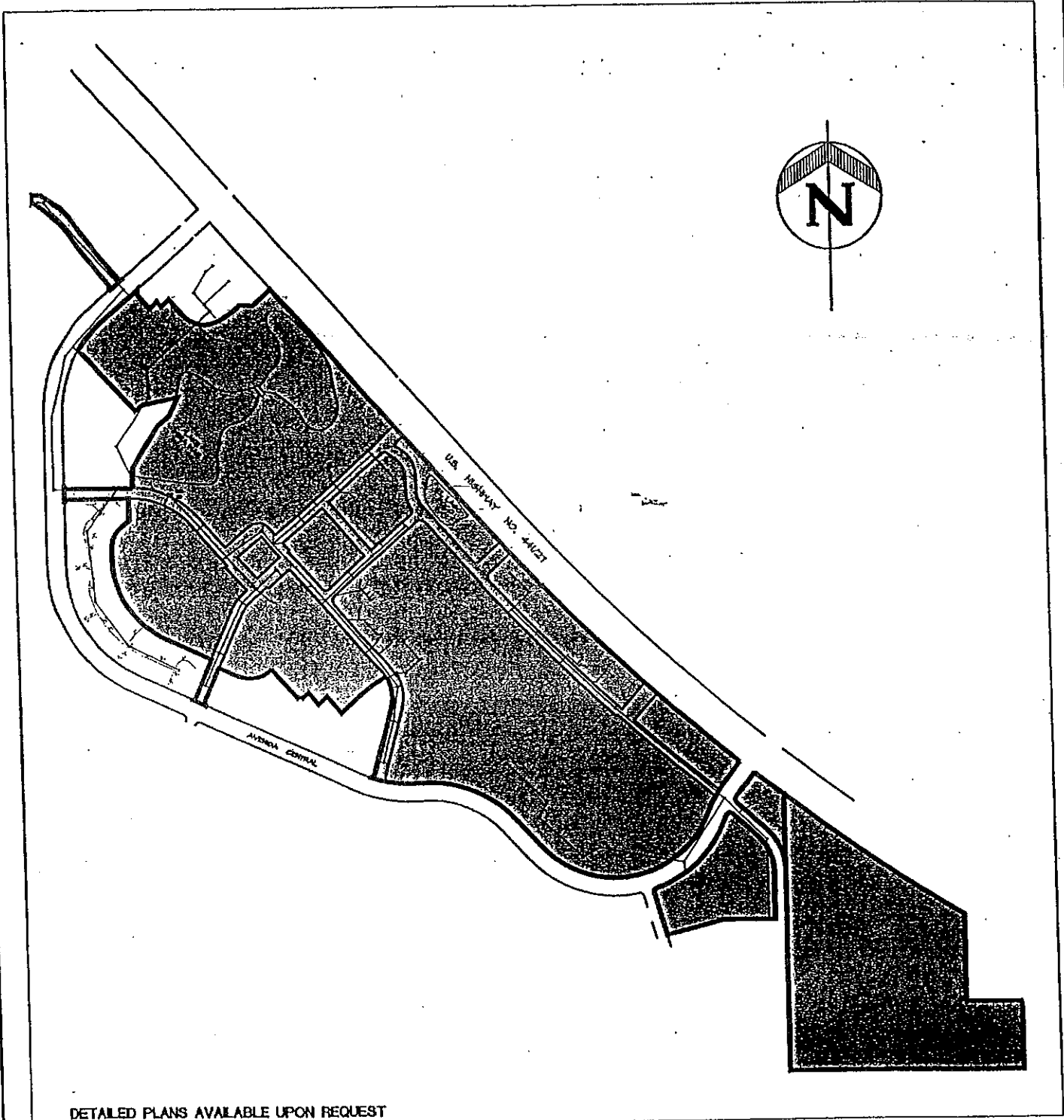
DETAILED PLANS AVAILABLE UPON REQUEST

GRANT & DZURO Engineers
Surveyors
Planners
1100 Main Street The Villages, FL 32154
Tel No. (352) 755-6260 Fax No. (352) 755-6264

EXHIBIT 7

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

SEWER



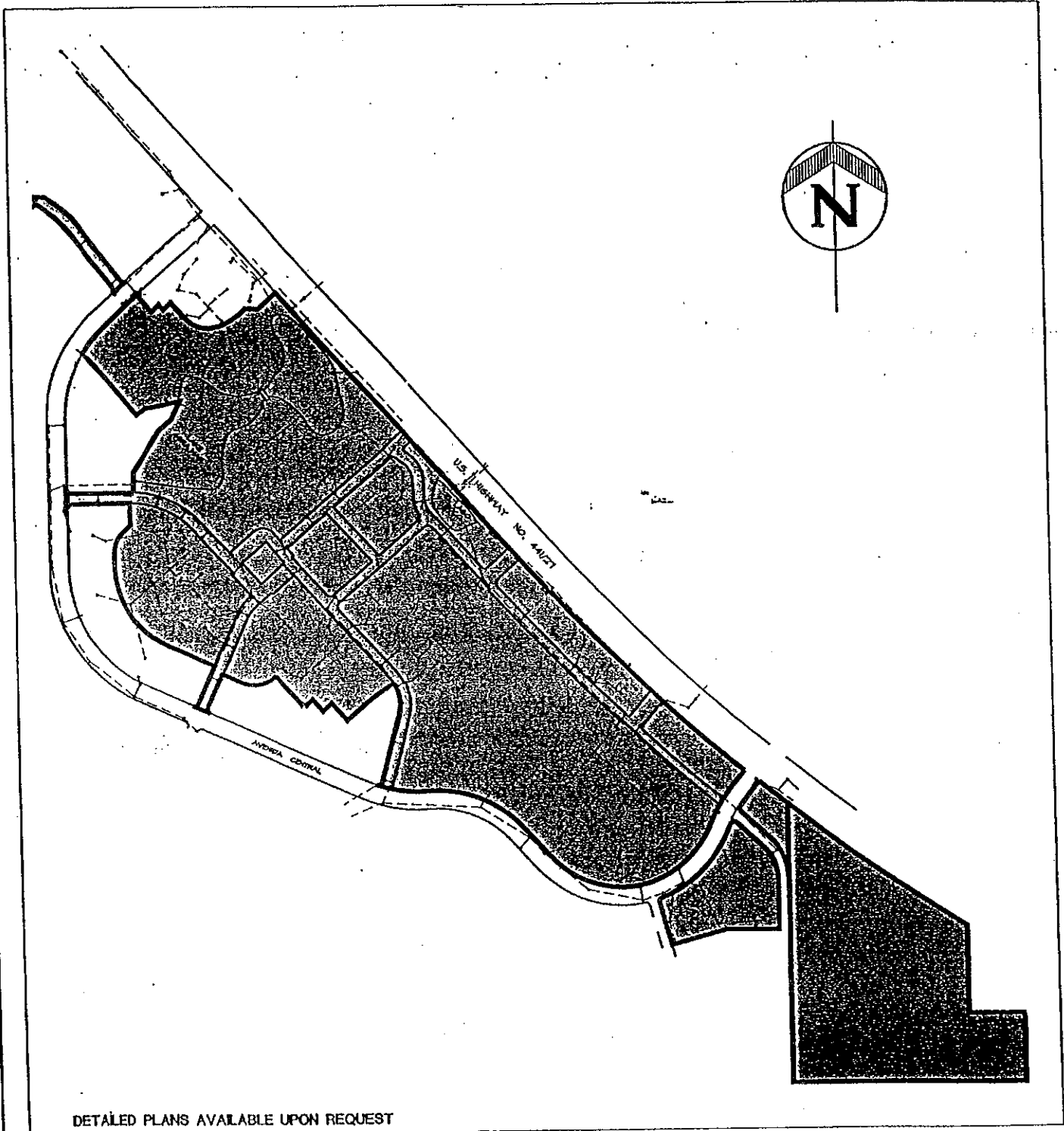
DETAILED PLANS AVAILABLE UPON REQUEST

GRANT & DZURO Engineers
Surveyors
Planners
1100 Main Street The Villages, FL 32154
Tel No. (352) 755-6260 Fax No. (352) 755-6264

EXHIBIT 7

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

STORM DRAINAGE

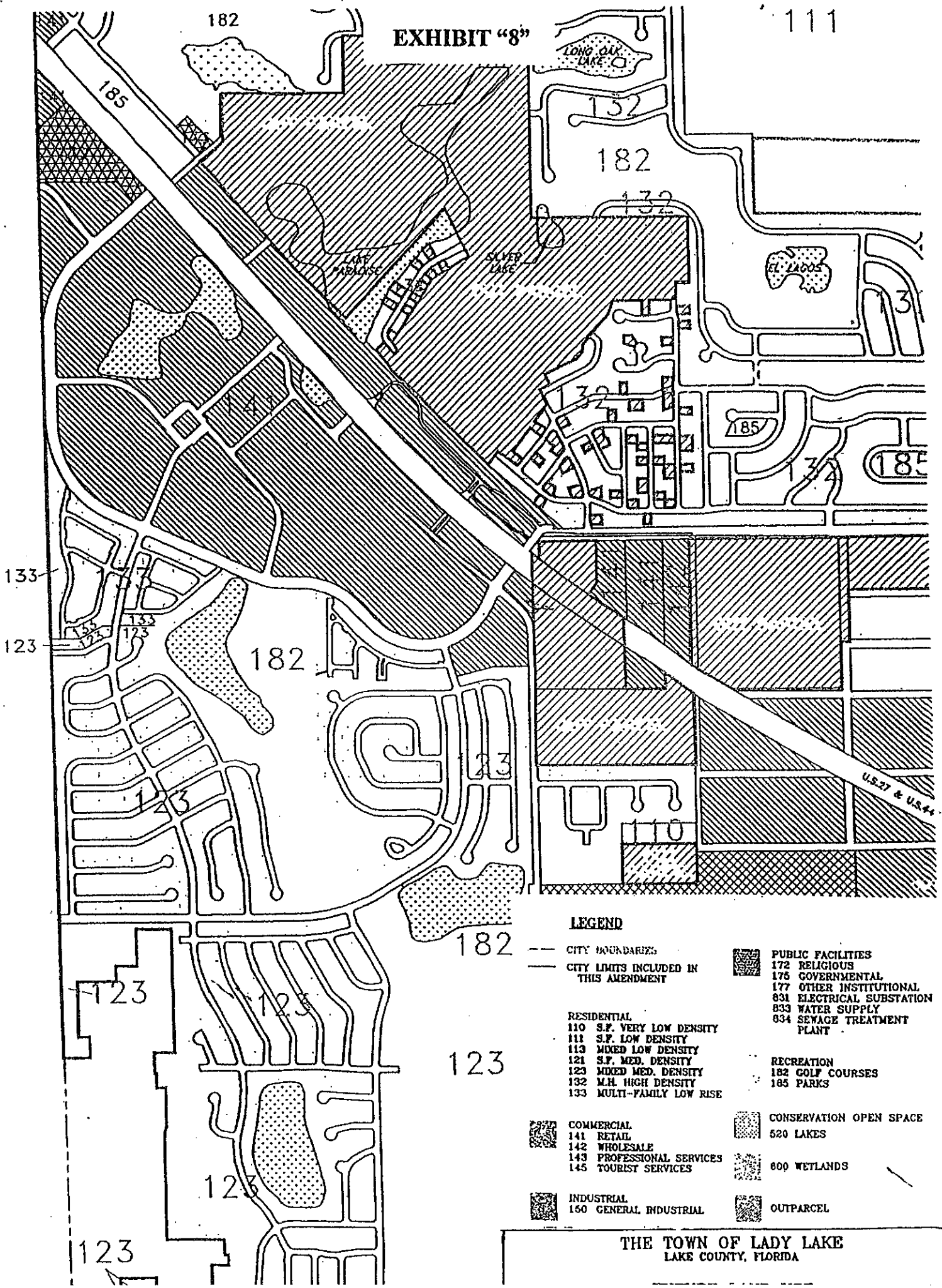


DETAILED PLANS AVAILABLE UPON REQUEST

GRANT & DZURO Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32154
Tel No. (352)758-6260 Fax No. (352)758-6264

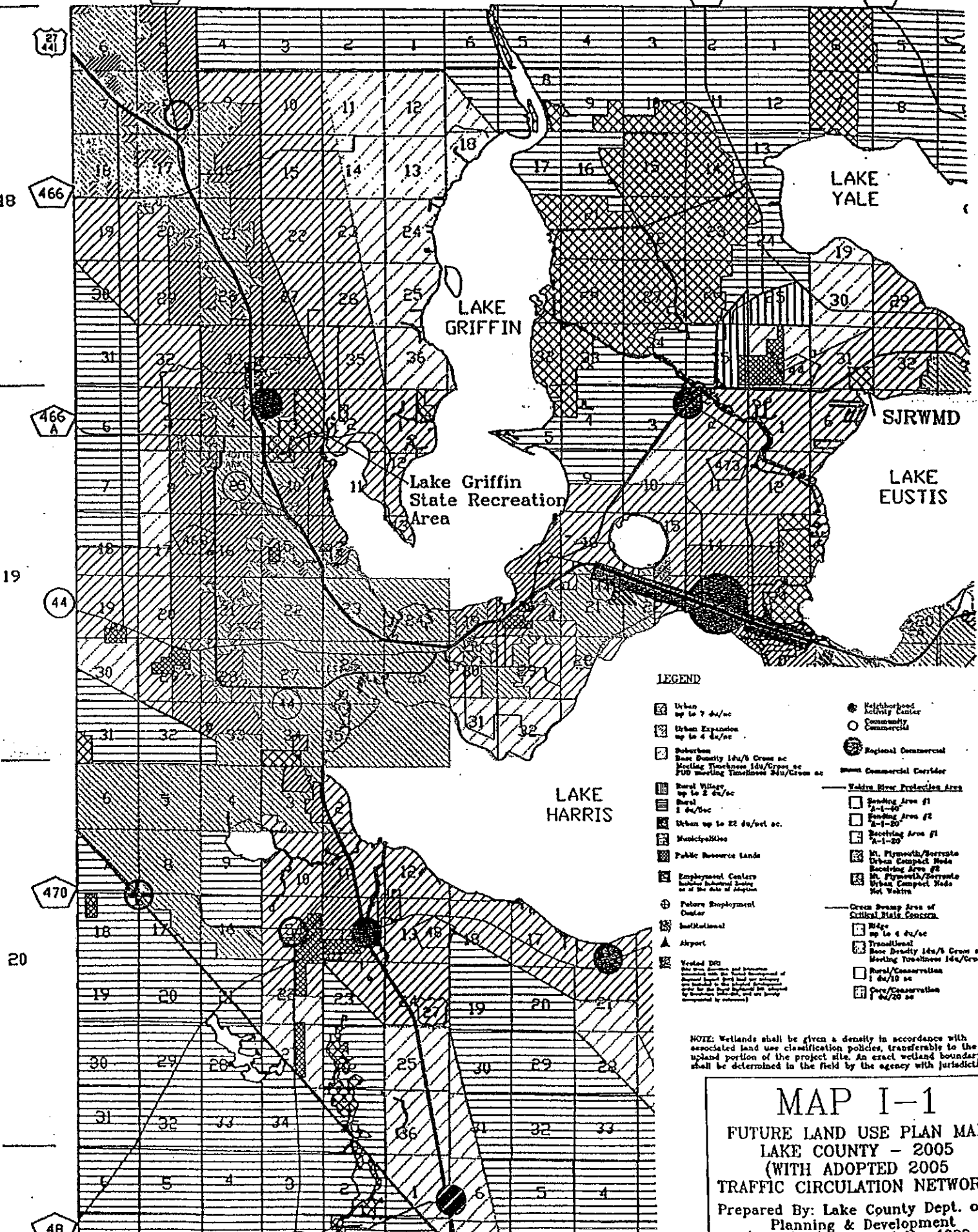
EXHIBIT "8"



LEGEND

- CITY BOUNDARIES
- CITY LIMITS INCLUDED IN THIS AMENDMENT
- RESIDENTIAL
 - 110 S.F. VERY LOW DENSITY
 - 111 S.F. LOW DENSITY
 - 113 MIXED LOW DENSITY
 - 121 S.F. MED. DENSITY
 - 123 MIXED MED. DENSITY
 - 132 M.H. HIGH DENSITY
 - 133 MULTI-FAMILY LOW RISE
- COMMERCIAL
 - 141 RETAIL
 - 142 WHOLESALE
 - 143 PROFESSIONAL SERVICES
 - 145 TOURIST SERVICES
- INDUSTRIAL
 - 150 GENERAL INDUSTRIAL
- PUBLIC FACILITIES
 - 172 RELIGIOUS
 - 175 GOVERNMENTAL
 - 177 OTHER INSTITUTIONAL
 - 831 ELECTRICAL SUBSTATION
 - 833 WATER SUPPLY
 - 834 SEWAGE TREATMENT PLANT
- RECREATION
 - 182 GOLF COURSES
 - 185 PARKS
- CONSERVATION OPEN SPACE
 - 520 LAKES
 - 800 WETLANDS
- OUTPARCEL

THE TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA



LEGEND

- Urban up to 7 du/ac
- Urban Expansion up to 4 du/ac
- Suburban Base Density 1du/3 Crum ac Meeting Thresholds 1du/Crum ac FUD Meeting Thresholds 2du/Crum ac
- Rural Village up to 2 du/ac
- Rural 1 du/ac
- Urban up to 22 du/net ac
- Municipalities
- Public Resource Lands
- Employment Centers Meeting Thresholds 1du/Crum ac or at the discretion of the agency
- Future Employment Center
- International
- Airport
- Voted DU
- Neighborhood Activity Center
- Community Commercial
- Regional Commercial
- Main Commercial Corridor
- Walden River Protection Area
 - Sanding Area #1 2-1-80
 - Sanding Area #2 2-1-80
 - Receiving Area #1 7-1-80
 - M. Plymouth/Sorrento Urban Compact Node Receiving Area #2
 - M. Plymouth/Sorrento Urban Compact Node Not Within
- Green Swamp Area of Critical State Concern
 - Wetlands up to 4 du/ac
 - Traditional Base Density 1du/3 Crum ac Meeting Thresholds 1du/Crum ac
 - Rural/Conservation 1 du/10 ac
 - Core/Conservation du/20 ac

NOTE: Wetlands shall be given a density in accordance with associated land use classification policies, transferable to the upland portion of the project site. An exact wetland boundary shall be determined in the field by the agency with jurisdiction.

MAP I-1
 FUTURE LAND USE PLAN MAP
 LAKE COUNTY - 2005
 (WITH ADOPTED 2005
 TRAFFIC CIRCULATION NETWORK)
 Prepared By: Lake County Dept. of
 Planning & Development

EXHIBIT "10"

STATEMENT OF ESTIMATED REGULATORY COSTS

STATEMENT OF ESTIMATED REGULATORY COSTS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs ("SERC") supports the petition to amend the boundaries of the Village Center Community Development District ("District"). The petition proposes annexing 32.42 acres of land ("Annexation Parcel") for use as a commercial center. The District proposes to provide infrastructure and community services to this area in the District as described more fully below.

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 (emphasis added)."

1.2 Overview of the Annexation Parcel

The Annexation Parcel consists of just over 30 acres of land adjacent to the District. The landowner plans a commercial center for the area. The District has operated successfully for many years providing community facilities and services. The District is one of the family of eight "Villages" communities under development by the Villages of Lake-Sumter, Inc. (the master developer of the Villages).

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120,541(2), F.S. (2002), 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 and local revenues.

Since the District already exists and is in good standing with the State, there will be no additional costs to various State entities to implement and enforce the proposed ordinance.

Lake County

Lake County will incur costs reviewing the petition for the proposed annexation and its supporting exhibits. In addition, the County will hold a public hearing to discuss the petition and to take public input. These activities will absorb staff time and time of the County Commission. However, these costs to the county are very modest for the following reasons. First, the review of this petition to amend the boundaries of the District does not include an analysis of the development itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, no capital costs are involved in the review. Finally, local governments routinely process similar petitions for land use and zoning changes that are far more complex than is the petition to amend the boundaries of the District. Finally, the filing fee will offset these costs.

There are no annual costs to the County if the petition is approved. The District already exists, and the proposed boundary change will not affect County costs in any way.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance 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. The District already exists, and it has performed well with no impact on State or local revenues.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other 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.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, 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 no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, County provision (directly or via a dependent special district), or through developer-bank loans.

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 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.

Chapter 120.52, F.S. defines a small county or small city on the basis of their unincarcerated population according to the most recently decennial census (in this case for 2000). The threshold for a small county is 75,000 and for a small city is 10,000.

The Annexation Parcel is located in Lake County. According to the latest Census date, the 2000 Census, the County has a population in excess of 100,000. Therefore, the proposed Annexation Parcel and the District are not located in a County defined as "small" 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.

We have developed over 50 SERCs. Below is a listing of some of these.

- Urban Orlando Community Development District
- Marshall Creek Community Development District
- Cedar Hammock Community Development District
- Meditera Community Development District
- Brooks Community Development District
- Pelican Marsh Community Development District
- Pelican Landing Community Development District
- Fiddler's Creek Community Development District 1

Henry H.
Fishkind

Digitally signed by Henry H. Fishkind
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O = Fishkind and Associates, Inc.,
Date: 2004.04.29 10:43:28 -0400

Henry H. Fishkind, Ph.D., President
Fishkind & Associates, Inc.