

ENGINEER'S REPORT

FOR

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

Prepared for

BOARD OF SUPERVISORS

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**February 20, 2007
Revised March 5, 2007
Revised March 22, 2007**

Prepared by

**RWA, Inc.
6610 Willow Park Drive Suite 200
Naples, Florida 34109**

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1. INTRODUCTION

1.1 **Overview:** A Community Development District (CDD) is an independent unit of special and single purpose local government with powers granted by Chapter 190, Florida Statutes, to plan, finance, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain community-wide systems, facilities, and basic infrastructure in large, master planned Community Developments. A CDD provides a solution to the state's planning, management, and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. A CDD is not a substitute for the local, general purpose, government unit. A CDD does not have the permitting, zoning, or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for master planned Developments. A CDD provides the property owners with the option of having higher levels of facilities and services managed locally and financed through self-imposed revenue. The process of establishing a CDD pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the CDD, so that any matter concerning permitting or planning of the Development is not material or relevant.

The Villagewalk of Bonita Springs Community Development District (the "District") is designed to provide infrastructure, services, and facilities along with certain ongoing operations and maintenance to the Development. The overall property boundary for the Villagewalk project currently consists of approximately 648.79 contiguous. A general description of the property is included in Section 1.3 of this report. The current plan of development for the property within the District provides for certain types of master infrastructure for an estimated one thousand seven hundred ninety-one (1,791) residential dwelling units at build-out.

In order to serve the residents of Villagewalk of Bonita Springs, the District is developing a Capital Improvement Plan to allow it to finance and construct these certain infrastructure, services, and facilities within the District. These improvements are required by or are consistent with the requirements of Lee County Development Services and other applicable regulatory and jurisdictional entities. This Engineer's Report addresses the estimated overall construction costs for the proposed improvements to be funded by the District. A brief description of each improvement is included within the body of this report.

The Plan contained in this report reflects the present intentions of the District. While many of the capital improvements have been master planned, the exact location of some facilities may be changed during the course of approval and implementation. These changes will not diminish or alter the benefits to be received by the Development. The District retains the right to make reasonable adjustments to the Plan to meet the requirements of any governmental agency and at the same time provide the same or greater benefits to the Development. Regulatory criteria will continue to evolve and future changes may affect the implementation of the Plan, as it may be changed from

time to time. The implementation of any improvement outlined within the Plan requires the final approval of the District's Board of Supervisors.

Costs contained in this report have been prepared based on actual construction costs where available and on estimates of costs using the best available information. It is possible that the estimated costs may vary based on final engineering and ultimate construction bids. A summary of the improvements to be funded by the District and their cost estimates is included in **Table 3 and Table 4**. Improvement costs to be funded by the Developer are summarized in **Table 3A**.

1.2 Purpose: The purpose of this report is to describe Villagewalk of Bonita Springs and the Community Development District that will serve Villagewalk of Bonita Springs. This report will also describe, determine, and set forth the costs of the capital improvements to be constructed and financed by the District. The financing and assessment methodology will be developed by the District's financial advisors.

1.3 Description of Villagewalk of Bonita Springs: Villagewalk is a master planned residential community located within the City of Bonita Springs, Lee County, Florida, on the south side of Bonita Beach Road approximately three miles east of Interstate 75 at the eastern terminus of Bonita Beach Road. Currently, Bonita Beach Road ends one and a half miles east of the northeastern property corner of the project. The location of Villagewalk of Bonita Springs is shown in **Exhibit 1**.

Villagewalk will be amenitized with a town center, clubhouse and associated facilities, single-family lots or dwelling units, a water management system, full utility infrastructure, landscaped roadways, gated entry, and security berms and walls. A land use summary for the property is provided in **Table 1**.

The District will encompass approximately 648.79 contiguous acres of Villagewalk shown in **Exhibit 2**. The District will construct, operate, and maintain certain infrastructure to support the proposed residential dwelling units within the District boundary. A summary of District facilities and services is shown in **Table 2**.

It is anticipated that the District will construct two (2) additional major phases of infrastructure known as Phases 3 and 4, in addition to the two (2) major phases of infrastructure known as Phases 1 and 2 and one (1) minor phase of infrastructure for the town center that has already been constructed. The District will issue a series of bonds (the "2007 Bonds") to fund a portion of the proposed infrastructure improvements.

The District construction phases as currently planned are shown in **Exhibit 3**. Construction of the first and second phases was completed in 2006 and consisted of the earthwork for flood protection of the roadways and tracts; the water management system including lakes; the irrigation system; perimeter landscaping features; entry feature; and the subdivision drainage improvements. The subsequent work in the third phases of infrastructure construction is underway. The construction of the entire project is expected to continue through 2012. **Table 3** depicts the District's infrastructure costs for

the entire project. The District will fund these infrastructure costs as noted. **Table 4** shows the anticipated timetable for project construction. The remaining development tracts and subsequent infrastructure phases will come on-line based on the schedule in **Table 4**. It is estimated that all remaining development tracts and infrastructure will be built over the next five (5) years.

2. DISTRICT BOUNDARY AND PROPERTY SERVED

2.1 District Boundary: **Exhibit 2** illustrates the proposed boundary of the District. The section line, which is also the center of the Bonita Beach Road right of way forms the northern boundary of the District. The property known as Bonita Beach Road Active and the Bonita Beach Road Estates RPD's (in Sections 2 and 1) form the eastern boundary. The Lee County/Collier County border and property zoned for the planned unit development known as Mirasol form the southern boundary. The existing development known as the Parklands forms the western boundary.

2.2. Description of Properties Served: The District is located in Section 3, Township 48 South, Range 26 East in Lee County, Florida. No wetlands are present on the property. The terrain is generally flat with an average elevation of fourteen (14) feet N.G.V.D. The wet season water table was established at elevation 13.5 feet N.G.V.D.

2.3 Existing Infrastructure: Prior to the commencement of construction of the District infrastructure in March 2004, there was no existing water, sewer, drainage, or roadway infrastructure within the District's boundary except for improvements made for the extension of Bonita Beach Road. Along and within the northern boundary exists a 150 foot wide right of way for Bonita Beach Road and along and within the eastern boundary of the District a future 125 foot wide right of way for the extension of CR 951 has been reserved. Although within the District the existing improvements within the Bonita Beach Road right of way section was not funded by the District and maintenance will be provided by Bonita Beach Road Development Co. LLC per a recorded agreement in Lee County OR BK 03491, PG 2184, INSTR #5244347.

The required potable water and sanitary sewer infrastructure exists nearby and has been extended into the District via the proposed Bonita Beach Road right of way and extension. The drainage outfall/receiving waters for the District's water management and drainage system is the existing drainage ditch along the south side of Bonita Beach Road near the northwest corner of the District boundary. Off-site improvements to this existing drainage facility will not be required.

2.4 Permitting: All required permits have been obtained for construction of the District infrastructure. Permits obtained include:

- Local Zoning Approval
- Lee County Development Order Approval
- South Florida Water Management District Environmental Resource Permit
- South Florida Water Management District Water Use Permit

- Environmental Protection Agency NPDES
- Bonita Springs Utilities, Inc. Approval for Potable Water and Sanitary Sewer System Construction
- Florida Department of Environmental Protection (F.D.E.P.) Notice of Intent to Use General Permit for Water Main Extension
- Florida Department of Environmental Protection (F.D.E.P.) Notice of Intent to Use General Permit for Sewer Collection/Transmission System

All applicable zoning, vesting, and concurrency requirements have been complied with for the Development. The initial master and subdivision infrastructure construction commenced in March of 2004 with the land clearing activities for the project. At this time all permits have been issued and received for all four phases of the project. Agreements for potable water and sanitary sewer are in place with services to be provided by Bonita Springs Utilities, Inc.

The District Engineer hereby certifies that all permits necessary to complete the Villagewalk project have been obtained for the proposed development. Furthermore, the District Engineer has no knowledge of any pending government action, which would lead to a building moratorium for the Development.

3. PROPOSED PROJECT INFRASTRUCTURE

3.1 Summary of Project Facilities and Services: The project generally plans to provide the facilities and services as noted in **Table 2** to the Villagewalk of Bonita Springs Development.

The following infrastructure will be required to serve Villagewalk of Bonita Springs:

- Roadways and Lighting,
- Potable Water, Sanitary Sewer, and Irrigation Systems,
- Water Management System and Earthwork,
- Perimeter and Interior Landscaping Features,
- Security,
- Private Utilities,
- Active Recreation Areas,
- Entry Feature

The District will construct, own, and operate only certain infrastructure improvements. Any infrastructure not constructed by the District will be the responsibility of the Developer. The specific responsibility for the various infrastructure improvements is outlined in **Table 2**.

3.2 Roadways and Lighting: The roadways within the District consist of two lane undivided roadways. It is currently estimated that approximately **11.6** miles of roadways will be constructed in the District. The Developer's plan is that the roadways will be

platted and maintained as private roads. All roadways will be constructed to applicable Lee County Development Services standards and specifications. Roadway construction will include asphalt pavement, concrete sidewalks (where applicable), signage, and striping. Presently the roadways have been constructed in Phases 1 and 2 and a portion of Phase 3.

Street lighting will be provided along all roadways within the District. The design and installation will be in accordance with the National Electrical Code and be coordinated with Florida Power & Light. The District will not fund, operate and maintain, or own the roadway and lighting improvements noted within this section of the report. To date street lighting has been constructed in Phases 1 and 2 and a portion of Phase 3.

- 3.3 Potable Water, Sanitary Sewer, and Irrigation Systems:** The utilities within the District consist of potable water, sanitary sewer, and irrigation systems. The project is located within the Bonita Springs Utilities, Inc. service area. Potable water and sanitary sewer will be designed and constructed in accordance with Bonita Springs Utilities, Inc. and Florida Department of Environmental Protection standards and specifications. The potable water and sanitary sewer facilities will be dedicated to Bonita Springs Utilities, Inc. for ownership, operation, and maintenance. The necessary utility easements will be granted to Bonita Springs Utilities, Inc. for access to this infrastructure to perform the operation and maintenance functions. Based on letters of availability from Bonita Springs Utilities, Inc., sufficient capacity exists to provide the District with potable water and sanitary sewer service at build-out.

The potable water facilities include both transmission and distribution mains along with necessary valves, tees, fire hydrants, and services to individual lots, recreation areas, and development tracts. It is currently estimated that approximately 12.1 miles of potable water mains will be constructed within the District. The construction of the potable water system has been completed in Phases 1 and 2 and a portion of Phase 3.

The sanitary sewer facilities include gravity collection mains with individual services, collection system pump stations, and force mains connecting to the existing Bonita Springs Utilities, Inc. system. It is currently estimated that approximately 11.6 miles of gravity collection mains, 1.6 miles of force mains, and five (5) collection system pump stations will be constructed within the District boundary. The District will not fund, operate and maintain, or own the potable water and sanitary sewer improvements noted within this section of the report. Presently the sanitary sewer system has been constructed in Phases 1 and 2 and a portion of Phase 3.

The irrigation facilities include on-site wells, irrigation water storage areas (lakes), an irrigation pumping station and distribution mains to individual lots and development tracts. The Water Use Permit from the South Florida Water Management District has requested sufficient water volumes to provide the District with irrigation service at build-out. It is currently estimated that approximately 8.4 miles of irrigation mains will be constructed within the District. The District will not fund, operate and maintain, or own

the irrigation system noted within this section of the report. The construction of the irrigation system has been completed in Phases 1 and 2 and a portion of Phase 3.

- 3.4 Water Management System and Earthwork:** The water management system within the District includes the drainage system, water management culverts, control structures, a perimeter berms, water management ponds, earthwork required to fill the site to a minimum elevation required for flood protection and some roadway elements. The water management system as currently planned will consist of approximately one hundred seventy-seven (177.81) acres of excavated functional water management ponds or lakes with associated littoral plantings, culverts, catch basins, manholes, swales, and water control structures and lake management easements. Approximately, an additional six (6.12) acres of lake will also be constructed that are not interconnected to the other water management ponds but provide storage for attenuation and are an aesthetic water feature. The limited roadway elements will include the sub-base and limerock base to bring the roadway areas to the minimum elevation for flood protection as well as the concrete curb and gutter and the curbside sod for proper operation of the surface water management and drainage systems. Stormwater runoff from areas within the District will be routed to the functional water management ponds or lakes for water quality treatment and water quantity storage. The stormwater discharge will be controlled and released via the water control structures into existing off-site facilities.

The water management system is designed and will be constructed in accordance with the standards and specifications of Lee County Development Services and South Florida Water Management District. These regulations set the minimum criteria for stormwater water quality treatment and attenuation for flood protection.

The water management system as currently planned is shown in **Exhibit 4**. The District will be responsible for funding the water management system and will operate and maintain the water management system noted within this section of the report. Presently the water management and earthwork systems have been constructed in Phases 1 and 2 and in portions of Phases 3 and 4.

- 3.5 Perimeter and Interior Landscaping Features:** Landscaping and landscaping irrigation will be provided within the District for perimeter berms, along roadways, in buffers, and at the Development entrances. The landscaping will consist of sod, annual flowers, shrubs, ground cover, and trees as well as hardscape features. The District will not fund, operate and maintain, or own the interior landscaping features noted above.

Perimeter landscaping and security features include landscaped berms and security barriers in the form of walls and fences and is shown in **Exhibit 5**. The District will not fund, operate and maintain, or own the perimeter landscape and security features noted within this section of the report. To date the perimeter and interior landscaping features have been constructed in Phases 1 and 2 as well as in portions of phases 3 and 4.

- 3.6 Security:** Security facilities within the District boundary will consist of a manned guardhouse erected, operated, and maintained at the main entrance to Villagewalk of

Bonita Springs. The guardhouse will be used to control access to the Development. The District will not fund, operate and maintain, or own this facility. Presently the security facilities have been completely constructed.

3.7 **Private Utilities:** The District is located within the franchise areas of Florida Power & Light, Sprint Florida, and Comcast. These utilities will provide electrical power, telephone service, and cable television, respectively, within the District under service agreements with the Developer. In addition, the District is located within the service areas of the Bonita Springs Fire Control and Rescue District and Superior Waste Services. These companies will provide the District with emergency fire protection and garbage and recyclable disposal, respectively. The District will not fund, operate and maintain, or own any of the above facilities or services noted within this section of the report. The construction of private utilities have been completed in Phases 1 and 2 and a portion of Phase 3.

3.8 **Active Recreation Areas:** Active recreation areas within the District will include a community clubhouse and fitness center, swimming pools, tennis courts, and ancillary facilities such as restrooms, parking areas, and maintenance facilities. The District will not fund, operate and maintain, or own the active recreation areas noted within this section of the report. Presently the active recreation area is under construction and is expected to be complete in the 2nd quarter of 2007.

3.9 **Entry Feature:** The main entrance will include several special improvements, including monument signage, paver brick in lieu of asphalt, extensive roadway median landscaping, an entry feature bridge, water fountains and special PVC lake liners to keep the water elevation in the entry lakes at a maximum water elevation. The general vicinity of these improvements is shown in **Exhibit 5**. The District will not fund, operate and maintain, or own the entry feature noted within this section of the report. The entry feature has been constructed as part of Phase 1.

4. OPINION OF CDD PROBABLE CONSTRUCTION COSTS

Table 3 and **Table 4** present a summary of the probable construction costs for the Villagewalk of Bonita Springs infrastructure that will be funded by the District. These costs include the water management system, earthwork to support the water management system and professional service fees.

The probable construction costs contained in this report have been prepared based on actual construction costs where available and on estimates of costs using the best available information. In some cases probable construction costs are derived from a tabulation of expected infrastructure quantities multiplied by unit costs typical of the construction industry in Southwest Florida. The costs also include the professional service fees for land surveying, civil engineering, geotechnical engineers, hydro-geologists and landscape architecture consulting necessary for the planning, design, permitting, and construction of the infrastructure to be funded by the District. The costs do not include the legal, administrative, financing, operation, or maintenance services

necessary to finance, operate, and maintain the project infrastructure. The costs are expressed in terms of today's dollars and do not include any inflationary adjustments.

5. SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent units of local, state, and federal governments. These infrastructure improvements specially benefit the lands within the District by enhancing the value of those lands. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended functions as long as the construction is in substantial compliance with the approved designs and permits and operation and maintenance schedules are followed.

The total cost to complete the Villagewalk Master Planned Development is estimated to be approximately \$69.2 which includes the District's capital improvement plan costs of \$19.5 million and private costs of \$49.7 million funded by the Developer. Of the total \$19.5 million comprising the District's Capital Improvement Plan approximately \$5.5 million was funded by the previously issued 2005 Bonds and \$8.4 million will be funded by the 2007 Bonds. The balance of the total cost, estimated to be \$55.3 million will be funded by the Developer as identified in Table 3A plus the balance of unfunded costs in Table 3. To date the Developer has spent approximately \$25.5 million on the project. The costs for items of construction in this report are based on typical construction costs in Southwest Florida and on current plan quantities for the proposed infrastructure construction as shown on the approved construction drawings and specifications, latest revision.

The infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and it is believed such estimates are adequate. These infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2), Florida Statutes.

The opinion of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated costs are based on unit prices currently being experienced for ongoing and similar items of work in Lee and Collier Counties. Due to the inherent opportunities for fluctuations in costs, the total final cost may be more or less than this estimate.

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

TABLES

TABLE 1

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LAND USE SUMMARY
WITHIN THE DISTRICT BOUNDARIES**

TYPE OF USE	ACRES	% OF TOTAL
Lakes including LME	177.81	27.41
Water Features	6.12	0.94
Residential Tracts and Loop Roads*	411.10	63.37
Amenity Tract	8.89	1.37
100' Landscape Buffer	11.75	1.81
Road Right of Way **	33.12	5.10
TOTAL:	648.79	100.00

* **Note:** Includes area within tracts, which may become road right-of-way at a later date.

** **Note:** Road right of way areas to be transferred to local government at future date.

TABLE 2

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FACILITIES AND SERVICES

FACILITY OR SERVICE	FUNDED BY	OPERATION & MAINTENANCE	OWNERSHIP
Roadways and Lighting	Developer	Home Owner's Association	HOA
Potable Water and Sanitary Sewer	Developer	Bonita Springs Utilities	BSU
Irrigation	Developer	Home Owner's Association	HOA
Water Management System	CDD	CDD	CDD
Earthwork *	CDD & Developer	Not Applicable	N/A
Perimeter Landscaping Features	Developer	Home Owner's Association	HOA
Interior Landscaping Features	Developer	Home Owner's Association	HOA
Security	Developer	Home Owner's Association	HOA
Private Utilities	Developer	Utility Company	Utility Company
Active Recreation Areas	Developer	Home Owner's Association	HOA
Entry Feature	Developer	Home Owner's Association	HOA
Professional Service Fees	CDD	Not Applicable	N/A
Bonita Beach Road and Future 951 Right of Way Improvements	Others	City of Bonita Springs or Designated Entity as noted in Section 2.3	Same as O&M

* The CDD is only responsible for the imported fill necessary to bring grades in the residential areas up to the 25-year, 3-day flood stage elevation. The remainder of the imported fill will be funded by the Developer.

TABLE 3**VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT****SUMMARY OF OPINION OF PROBABLE COSTS**

INFRASTRUCTURE (Costs in Thousands of Dollars)	
	Total
WATER MANAGEMENT SYSTEM	4,916.2
EARTHWORK	12,861.9
PROFESSIONAL SERVICE FEES	1,716.7
TOTAL:	19,494.8

Note: The 2005 Bonds funded approximately \$5.5 million and the 2007 Bond will fund approximately \$ 8.4 million of the total cost of the District project.

TABLE 3A**VILLAGEWALK OF BONITA SPRINGS****SUMMARY OF DEVELOPER'S PROBABLE COSTS ***

INFRASTRUCTURE (Costs in Thousands of Dollars)	
	Total
IRRIGATION SYSTEM	1,923.3
PERIMETER LANDSCAPE FEATURES	3,103.2
ENTRY FEATURE	320.0
ROADWAYS AND LIGHTING	9,616.4
POTABLE WATER AND SANITARY SEWER	11,024.5
INTERIOR LANDSCAPING FEATURES	4,753.2
SECURITY (gatehouse and associated areas)	160.0
PRIVATE UTILITIES	1,660.0
ACTIVE RECREATION AREAS	7,000.0
EARTHWORK	7,553.8
PROFESSIONAL SERVICE FEES	2,542.9
TOTAL:	49,657.3

* Summary of probable costs noted within this table have been provided by Divosta and Company for Villagewalk of Bonita Springs

TABLE 4**VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT****SUMMARY OF OPINION OF PROBABLE COSTS AND ESTIMATED TIMETABLE**

	2004	2005	2006	2007	2008	2009	2010	2011	TOTAL
WATER MANAGEMENT SYSTEM	983.2	983.2	1,020.1	61.5	737.4	737.4	295.0	98.3	4,916.2
EARTHWORK	3,472.7	3,665.6	3,225.8	160.8	1,308.1	643.1	257.2	128.6	12,861.9
PROFESSIONAL SERVICE FEES	559.3	515.0	343.3	85.8	85.8	75.9	34.3	17.2	1,716.7
TOTAL:	5,015.3	5,163.9	4,589.2	308.1	2,131.3	1,456.4	586.5	244.1	19,494.8

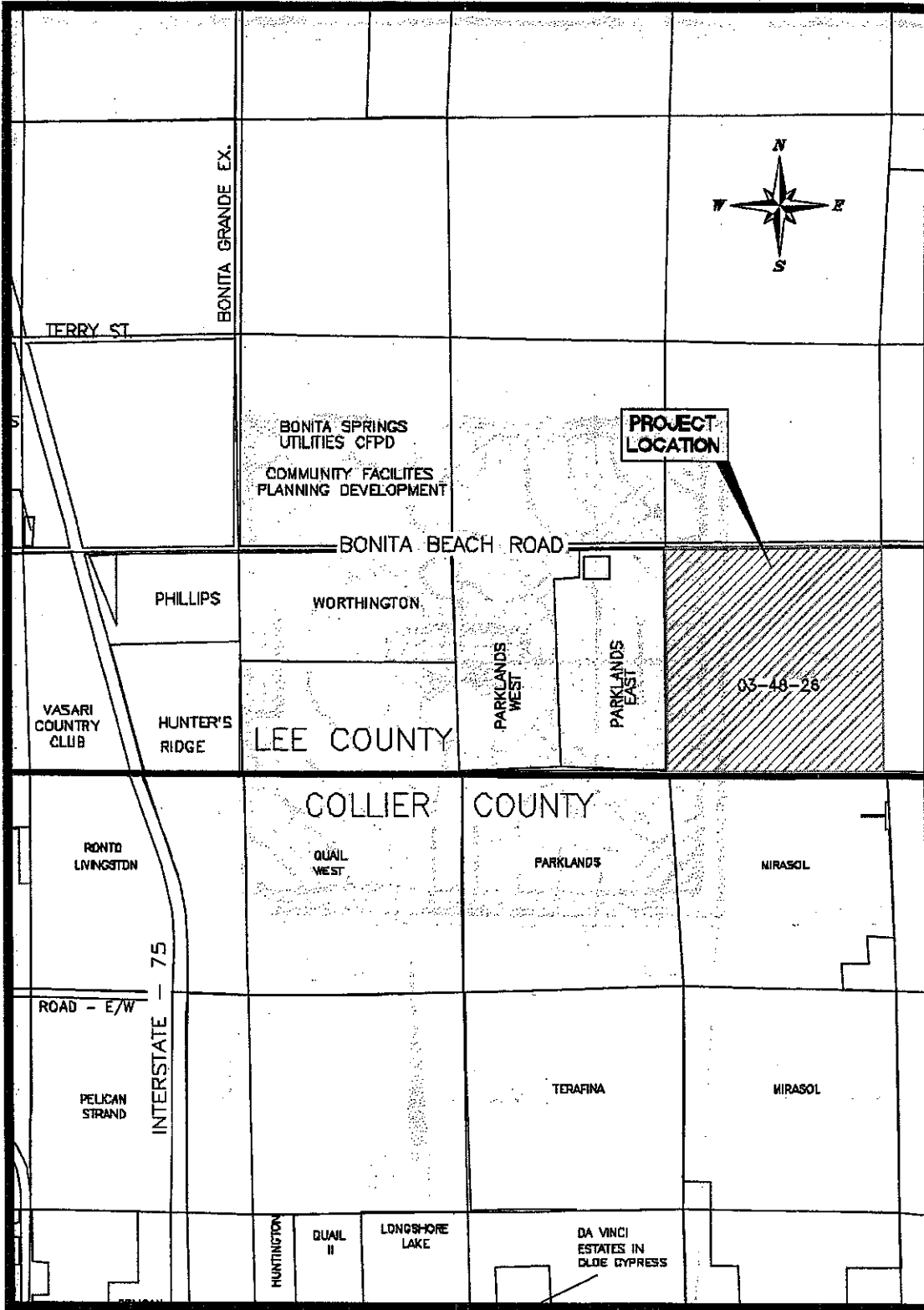
Note: The probable costs estimated herein do not include anticipated capital carrying costs, interest reserves, or other applicable CDD expenditures that may be incurred. The costs are expressed in today's dollars and do not include any inflationary adjustments.

Note: The 2005 Bonds funded approximately \$5.5 million and the 2007 Bond will fund approximately \$ 8.4 million of the total cost of the District project.

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

EXHIBITS

EXHIBIT "1"

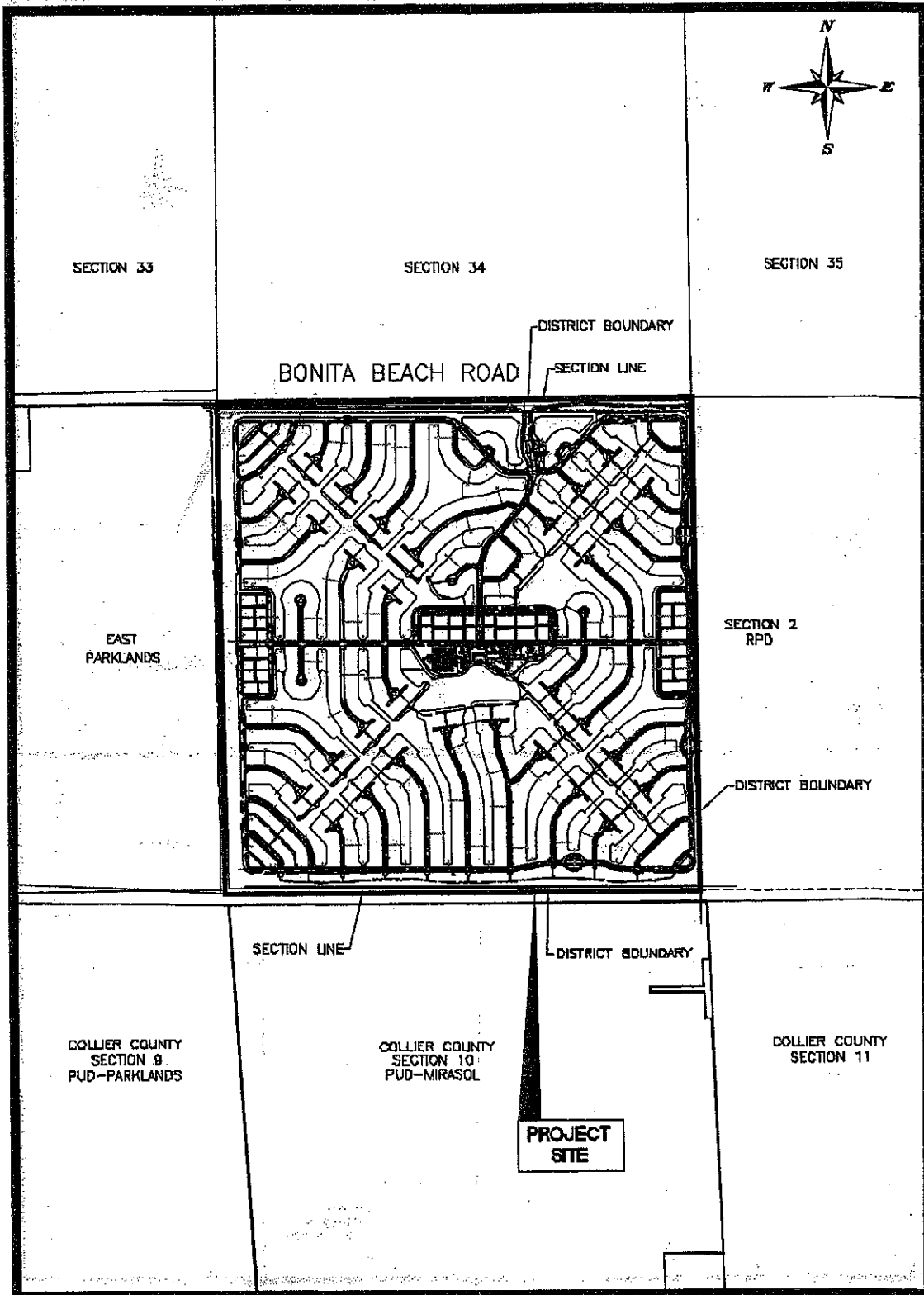


REVISION PER CLIENT REQUEST 11/1/04

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<p>REV. 2007 DATE BY APP'D CHK'D</p>	<p>DIVOSTA AND COMPANY AREA LOCATION MAP</p>	<p>VILLAGEWALK OF BONITA SPRINGS CDD</p>	<p>RWA CONSULTING INC. Engineers, Surveyors & Mappers Business, Project Managers</p>
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EXHIBIT "2"

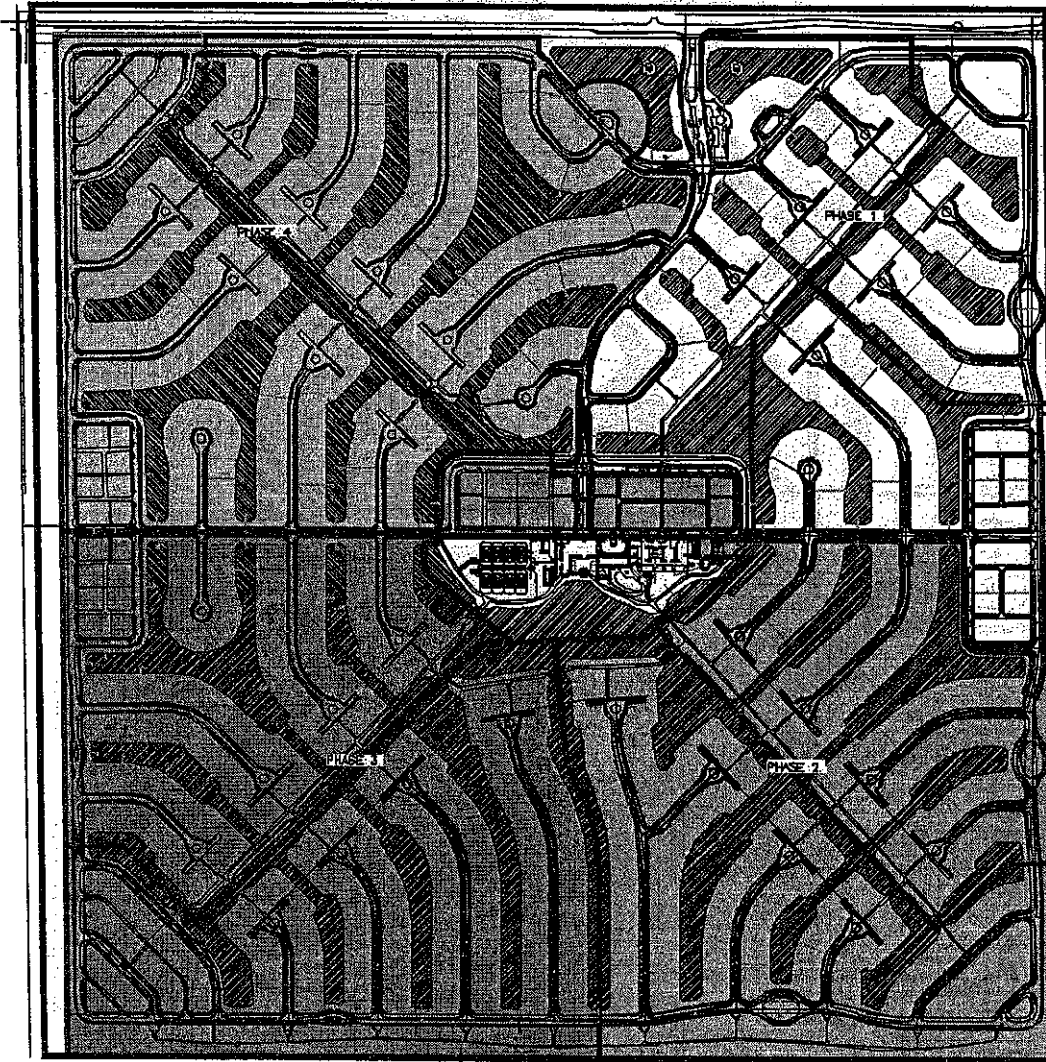


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RPL 3007 5 456 285 10/10/2004 1 1	DIVOSTA AND COMPANY DISTRICT BOUNDARY	VILLAGEWALK OF BONITA SPRINGS CDD	RWA CONSULTING Engineers, Surveyors & Mappers Planners, Project Managers
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EXHIBIT "3"

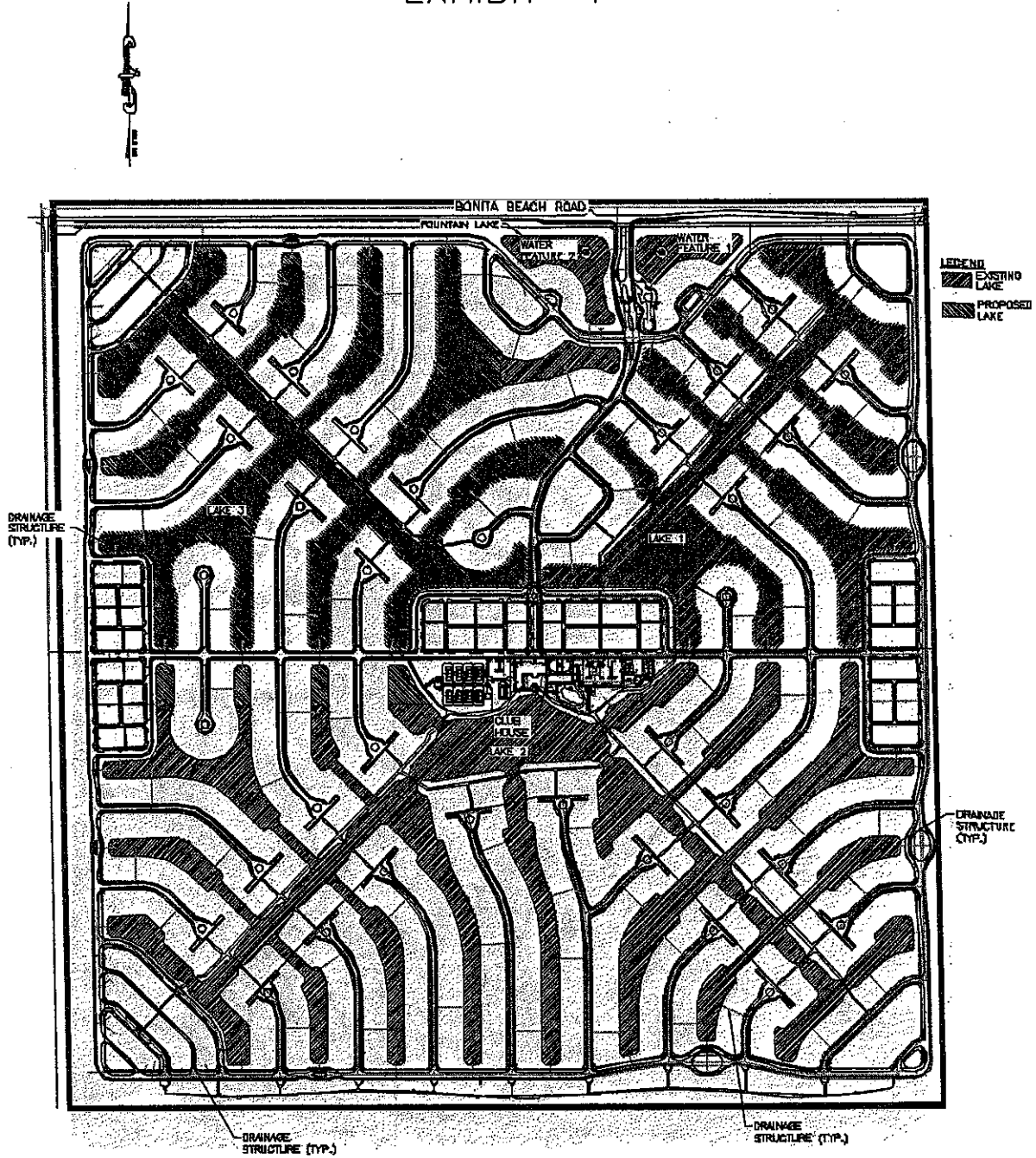


- LEGEND:**
- PHASE 1 PROPOSED IMPROVEMENTS SCHEDULED FOR 2004 - 2006
 - ▨ PHASE 2 PROPOSED IMPROVEMENTS SCHEDULED FOR 2005 - 2008
 - ▩ PHASE 3 PROPOSED IMPROVEMENTS SCHEDULED FOR 2007 - 2010
 - ▧ PHASE 4 PROPOSED IMPROVEMENTS SCHEDULED FOR 2010 - 2012

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DIVOSTA AND COMPANY CIVIL ENGINEERS 10000 W. BOYD AVE. BOYDTON, FL 33425 (407) 487-1100 www.divosta.com	DIVOSTA AND COMPANY VILLAGEWALK OF BONITA SPRINGS CDD CDD CONSTRUCTION PHASES EXHIBIT #3	 RWA CONSULTING Engineers, Surveyors & Managers Planning, Project Management
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EXHIBIT "4"



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