

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Joint Infrastructure Agreement between Savannah Meridian
Acquisition Group, LLC, and Seminole County

DEPARTMENT: PUBLIC WORKS **DIVISION:** ENGINEERING

AUTHORIZED BY: Pamela Stealing **CONTACT:** JR Ball", P.E. **EXT.** 5669
W. Gary Johnson, P.E., Director Jerry McCollum, P.E., County Engineer

Agenda Date 11-15-05 Regular Consent Work Session Briefing
Public Hearing - 1:30 Public Hearing - 7:00

MOTION / RECOMMENDATION:

Approve and authorize the Chairman to execute the Joint Infrastructure Agreement outlining specific conditions for use of property acquired for the construction of International Parkway (formerly Grant Line Road).

District 5 - Commissioner Carey (Jerry McCollum, P.E., County Engineer)

BACKGROUND:

Pursuant to an existing purchase agreement and direction by the Board of County Commissioners at the October 11, 2005, meeting, this Joint Infrastructure Agreement was prepared to address certain continuing rights and responsibilities stemming from the County's acquisition of property necessary for the construction of International Parkway (formerly Grant Line Road). The purchase agreement, as recorded in the Official Record Book 2399 at pages 388-394 of the Public Records of Seminole County, specifically grants "joint-use" rights to the parent property with specific conditions for such use. Those conditions are described in the aforementioned official records.

Accordingly, this agreement implements the joint use of this facility, as described in the original purchase agreement.

Attachment: Agreement

Reviewed by: SA
Co Atty: SA
DFS: _____
Other: _____
DCM: SA
CM: SA
File No. CPWE01

JOINT INFRASTRUCTURE AGREEMENT

THIS JOINT INFRASTRUCTURE AGREEMENT is made and entered into this 20th day of October, 2005, by and between SAVANNAH MERIDIAN ACQUISITION GROUP, LLC, a Florida limited liability company ("SMAG"), and SEMINOLE COUNTY, political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, ("COUNTY").

WITNESSETH:

WHEREAS, SMAG owns certain property adjacent to International Parkway, identified by the Property Appraiser as parcel no. 30-19-30-300-0410-0000 (the "Property"); and

WHEREAS, the COUNTY owns a certain drainage retention pond located on Wayside Drive and International Parkway, identified in the Property Appraiser's system as parcel 30-19-30-300-041A-0000 (the "Pond").

WHEREAS, the COUNTY purchased the Pond from SMAG's predecessor-in-title to the Property; and

WHEREAS, SMAG's predecessor-in-title retained certain rights to use the Pond in the deed conveying the Pond to the COUNTY (the "Retained Rights"); and

WHEREAS, SMAG plans to develop the Property and intends to exercise the Retained Rights; and

WHEREAS, this agreement is necessary to in order to implement SMAG's exercise of the Retained Rights; and

WHEREAS, the provisions of this Agreement serve the public interest and will result in a benefit to SMAG, the COUNTY and the citizens of Seminole County.

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration provided by each party hereto, the parties agree as follows:

1. Description of SMAG's Retained Rights. As described in Official Record Book 2399 at pages 388 through 394 of the Public Records of Seminole County, SMAG has the right to use the Pond for "drainage and water retention/detention purposes in combination with a drainage and water storage area or facility that [SMAG] may construct on the [Property]..." subject to the limitations that the use may benefit only the property adjacent to the Pond and cannot impede, obstruct, impair or otherwise interfere with the COUNTY's use of the Pond. The terms and conditions associated with SMAG's exercise of these retained rights are contained in the documents referenced above (which are incorporated herein by this reference) and the balance of this Agreement. It is intended that this Agreement supplement, not replace, the terms and conditions specified in the public records stated above.

2. Design and Permitting of SMAG's Facilities. SMAG shall be responsible for all costs and expenses associated with the design, permitting and construction of the facilities pursuant to the retained rights specified above. All design work shall be done by a professional engineer or firm of professional engineers, fully licensed to practice in the State of Florida. All designs and construction plans shall be submitted to the COUNTY for review and comment in order to insure that COUNTY's use of the Pond is not impeded, obstructed, impaired or otherwise interfered with. SMAG shall, to the maximum extent possible, cause all comments submitted by the COUNTY to be incorporated into the design and construction plans and specifications.

SMAG shall also be responsible for obtaining all required governmental approvals, including permit modifications by the water management district and all other

approvals required by entities having jurisdiction over the Pond or the new drainage retention system. Nothing in this Agreement shall be construed to relieve SMAG from compliance with applicable land use and development regulations of the COUNTY, if any.

SMAG shall provide a copy of the plans to the COUNTY for review and, within thirty (30) days after receipt thereof, the COUNTY shall approve the plans or, if the plans are not approved, provide reasons why they are not approved and sufficient detail for corrections to be made.

3. Construction. SMAG shall cause all contractors performing work on the COUNTY's property to be fully licensed and insured. The general contractor shall post a payment and performance bond in an amount sufficient to insure that no lien attaches to the COUNTY's property. Actual construction shall not begin until the COUNTY: (a) approves, in writing, the design of the system; and (b) SMAG posts, in a form reasonably acceptable to the COUNTY, adequate security, in favor of the COUNTY, to cover the cost of the construction, plus ten per cent (10% for contingencies, and (c) the COUNTY approves the form and content of all insurance policies and payment and performance bonds provided by the general contractor.

The COUNTY may inspect the construction at any time and SMAG shall immediately correct any deficiencies noted. The construction work shall not interfere with the necessary functioning of the pond for the COUNTY's requirements.

SMAG shall indemnify and hold the COUNTY harmless from and against any and all claims arising from the construction work, including claims of lien under Chapter 713 of the Florida Statutes. In the event any contractor, subcontractor, materialman, laborer or third party attempts to place such a lien against the COUNTY's property then SMAG shall immediately post or cause to be posted a bond to transfer the lien from the

property to the bond. SMAG shall liable for all costs and expenses, including reasonable attorneys' fees (both at trial and on appeal) incurred by the COUNTY as a result of any claim of lien made against the COUNTY's property arising from the construction work, from SMAG's maintenance of the pond or from SMAG's use of the COUNTY's property, whether the claim of lien is ultimately judged invalid or not.

4. Maintenance of the Pond. Upon completion of the construction, SMAG shall assume all maintenance and upkeep of the Pond. SMAG may, without the COUNTY's approval, assign those responsibilities to a property owner's association ("POA") provided that the POA shall, by written instrument in recordable form, expressly assume the duties and responsibilities for such maintenance and upkeep, including meeting the indemnity and insurance requirements specified in paragraphs 5 and 6 below, in accordance with the terms and conditions of this Agreement. Upon such assignment and recording of the POA's assumption of duties and responsibilities, SAVANNAH MERIDIAN ACQUISITION GROUP, LLC shall be fully and completely released from any and all obligations under this Agreement. Should SMAG fail to maintain the Pond then the COUNTY may perform necessary maintenance at SMAG's expense, provided that, except in the case of an emergency, the COUNTY has first given SMAG written notice of the need for maintenance and SMAG has, for ten (10) days or more, failed to undertake the required maintenance. Nothing herein shall require SMAG to repair or maintain nor prevent the COUNTY from repairing or maintaining any drainage structures utilized exclusively for the roadway drainage system.

5. Indemnity Agreement. SMAG agrees to indemnify and hold harmless the COUNTY from and against all liability, claims for damages, and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising

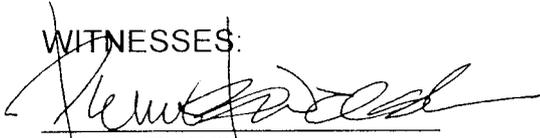
out of or in any way connected with SMAG's construction, reconstruction, maintenance or other use of the COUNTY's property and the Pond or any act or omission of SMAG, its officers, employees, agents, and contractors, in any way connected with SMAG's construction, reconstruction, maintenance or other use of the COUNTY's property and the Pond. This agreement by SMAG to indemnify and hold the COUNTY harmless shall include all charges, expenses and costs, including attorneys' fees (both at trial and on appeal), incurred by the COUNTY on account of or by reason of such injuries, damages, liability, claims, suits or losses. This agreement by SMAG to indemnify and hold the COUNTY harmless includes all claims alleging negligence on the part of the COUNTY, its commissioners, officers, agents or employees, except those claims specifically alleging gross negligence or willful misconduct on the part of the County, its commissioners, officers, agents or employees. Notwithstanding anything herein to the contrary, in no event shall SMAG be required to indemnify or hold the COUNTY harmless for any acts or omissions of the COUNTY, its commissioners, officers, agents or employees, which are alleged to have occurred before SMAG begins any actual construction work on the COUNTY's property or which are alleged to arise from the COUNTY's repair or maintenance of drainage structures utilized exclusively for the roadway drainage system.

6. Insurance. At all times that SMAG makes use of the Pond or other property owned by the COUNTY under this Agreement SMAG shall maintain liability insurance, naming the COUNTY as an additional insured, with minimum combined single limits of one million dollars (\$1,000,000.00) per occurrence. All policies shall be endorsed to require at least thirty (30) days notice to the County of any material change in coverage or the policy. SMAG shall immediately procure replacement coverage in the event any policy is cancelled, lapses or otherwise is terminated.

7. **Miscellaneous.** As used in this Agreement, the term SMAG shall refer to SAVANNAH MERIDIAN ACQUISITION GROUP, LLC, its successors and assigns and any POA assuming maintenance responsibilities pursuant to paragraph 4 above. No modification or change in this Agreement shall be valid or binding upon the parties unless in writing and executed by the parties to be bound thereby.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date first above written.

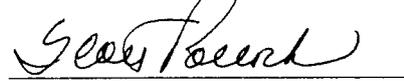
WITNESSES:



SIGNATURE

PETER B. WALSH

PRINT NAME

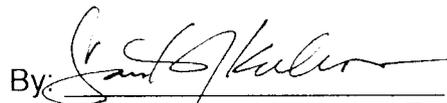


SIGNATURE

Scott Bellock

PRINT NAME

SAVANNAH MERIDIAN ACQUISITION GROUP, LLC

By: 

David J. Koleos, Managing Partner

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: CARLTON D. HENLEY, Chairman

Date: _____

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized by the Board of County
Commissioners at their meeting of
_____, 2005.



County Attorney

SPL

10/18/05

P:\Users\slee\Agreements\Savannah Joint Infrastructure Agreement3.doc

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David J. Kolcos, as manager of Savannah Meridian Acquisition Group, LLC, who is personally known to me or who has produced _____ as identification and who did execute the foregoing instrument.

WITNESS my hand and official seal in and for the County and State last aforesaid this 20th day of October, 2005.

Notary Public:

Donna L. Walker

My Commission Expires:

DONNA L. WALKER
Notary Public, Cobb County, Georgia
My Commission Expires November 7, 2005

TRACT TABLE

TRACT	TRACT USE	OWNERSHIP	ACREAGE	PERCENT
SOUTH RESIDENTIAL				
A	UTILITY AND ACCESS RIGHT-OF-WAY	HOA	2.70 AC	8.03%
B	RETENTION	HOA	1.38 AC	4.04%
C	RETENTION	HOA	0.80 AC	2.42%
D	OPEN SPACE / COMMON AREA / LANDSCAPE BUFFER / BUILDING SETBACK / SIDEWALK	HOA	1.97 AC	5.88%
E	OPEN SPACE / COMMON AREA / SIDEWALK	HOA	2.78 AC	8.25%
F	OPEN SPACE / COMMON AREA / SIDEWALK	HOA	0.94 AC	2.79%
G	OPEN SPACE / SIDEWALK	HOA	0.24 AC	0.72%
H	OPEN SPACE / LANDSCAPE BUFFER / BUILDING SETBACK / SIDEWALK	HOA	1.33 AC	3.95%
I	FEE SIMPLE TOWNHOMES	HOA	14.25 AC	43.60%
TOTAL AREA SOUTH RESIDENTIAL				
COMMERCIAL				
I	MIXED USE	COMMERCIAL ASSOCIATION	9.80 AC	29.28%
NORTH RESIDENTIAL				
J	UTILITY AND ACCESS RIGHT-OF-WAY	HOA	1.52 AC	4.52%
K	RETENTION	HOA	0.30 AC	0.90%
L	RETENTION	HOA	0.88 AC	2.62%
M	OPEN SPACE / COMMON AREA / LANDSCAPE BUFFER / BUILDING SETBACK / SIDEWALK	HOA	1.61 AC	4.79%
N	OPEN SPACE / COMMON AREA / SIDEWALK	HOA	0.88 AC	2.62%
O	OPEN SPACE / COMMON AREA / SIDEWALK	HOA	0.73 AC	2.17%
P	FEE SIMPLE TOWNHOMES	HOA	1.57 AC	4.67%
Q	FEE SIMPLE TOWNHOMES	HOA	0.94 AC	2.80%
TOTAL AREA NORTH RESIDENTIAL				
TOTAL SITE AREA				
			32.84 AC	100%

OPEN SPACE (SMALL SCALE AMENDMENT)

REQUIRED OPEN SPACE = 25% OF TOTAL SITE AREA
 TOTAL SITE AREA = 9.80 AC
 TOTAL OPEN SPACE REQUIRED = 9.80 X 0.25 = 2.45 AC

OPEN SPACE PROVIDED:
 TOTAL SITE AREA = 9.80 AC
 - INTERNAL ROADWAY AND PARKING (2.04 AC)
 - REQUIRED BUFFER AREAS (0.89 AC)
 - FEE SIMPLE TOWNHOME LOTS AND GARAGES (4.01 AC)
 - UPLAND COMMON AREAS LESS THAN 15' IN WIDTH, NOT AMENITIZED WITH SIDEWALK (0.98 AC)

USABLE OPEN SPACE
 9.80 AC - 2.04 AC - 0.88 AC - 4.01 AC - 0.89 AC = 3.07 AC (31.02%)

OPEN SPACE (LARGE SCALE AMENDMENT)

REQUIRED OPEN SPACE = 25% OF TOTAL SITE AREA
 TOTAL SITE AREA = 32.84 AC
 TOTAL OPEN SPACE REQUIRED = 32.84 X 0.25 = 8.21 AC

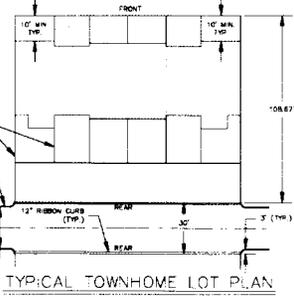
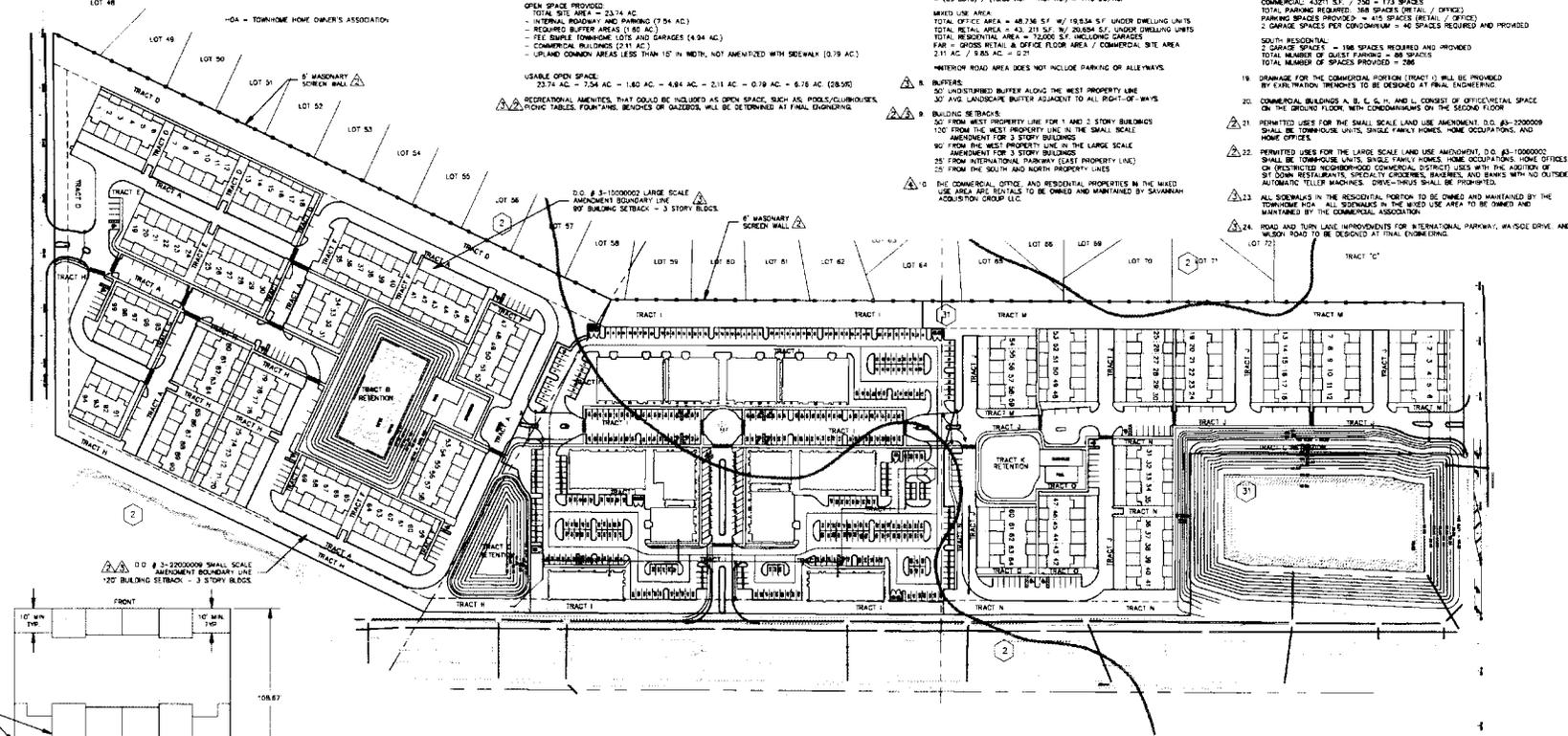
OPEN SPACE PROVIDED:
 TOTAL SITE AREA = 32.84 AC
 - INTERNAL ROADWAY AND PARKING (7.94 AC)
 - REQUIRED BUFFER AREAS (1.82 AC)
 - FEE SIMPLE TOWNHOME LOTS AND GARAGES (4.94 AC)
 - COMMERCIAL BUILDINGS (2.11 AC)
 - UPLAND COMMON AREAS LESS THAN 15' IN WIDTH, NOT AMENITIZED WITH SIDEWALK (0.19 AC)

USABLE OPEN SPACE
 32.84 AC - 7.94 AC - 1.82 AC - 4.94 AC - 2.11 AC - 0.19 AC = 6.78 AC (20.65%)

RECREATIONAL AMENITIES THAT COULD BE INCLUDED AS OPEN SPACE, SUCH AS POOLS/COURTBOARDS, PLAY TABLES, FOURMANS, BENCHES OR GAZEBOS, WILL BE DETERMINED AT FINAL GRADING.

SITE DATA NOTES

- PARCEL ID # 30-19-30-300-0410-0000
- EXISTING ZONING PUD, PLANNED UNIT DEVELOPMENT
- SITE AREA:**
 D.O. # 3-2000000 SMALL SCALE AMENDMENT: 9.80 AC
 D.O. # 3-1000000 LARGE SCALE AMENDMENT: 13.09 AC
 NORTH RESIDENTIAL: 8.04 AC
 SOUTH RESIDENTIAL: 14.79 AC
 COMMERCIAL: 9.80 AC
 TOTAL PROJECT ACREAGE: 33.84 AC
- LAND USE DESIGNATION: PUD, PLANNED DEVELOPMENT
- TOTAL NUMBER OF UNITS IN RESIDENTIAL PORTION: 163 LOTS**
 SOUTH RESIDENTIAL: 74 LOTS
 D.O. # 3-2000000 SMALL SCALE AMENDMENT: 74 LOTS
 D.O. # 3-1000000 LARGE SCALE AMENDMENT: 89 LOTS
 NORTH RESIDENTIAL: 84 LOTS
 SOUTH RESIDENTIAL: 96 LOTS
 TOTAL NUMBER OF RESIDENTIAL UNITS IN MIXED USE AREA: 20
- MINIMUM FLOOR AREA FOR ALL DWELLING UNITS = 1900 SF (INCLUDING GARAGES)**
- ALLOWABLE NET DENSITY:**
 SMALL SCALE AMENDMENT MAY ALLOWABLE NET DENSITY: 79 LOTS
 NUMBER OF LOTS PROVIDED: 74 LOTS
 LARGE SCALE AMENDMENT MAY ALLOWABLE NET DENSITY: 80 D.U./AC
 → LOTS / (GROSS LARGE SCALE AMENDMENT SITE AREA - INTERIOR ROAD) = 108 LOTS / (13.09 AC - 11.32 AC) = 718 D.U./AC
- MIXED USE AREA:**
 TOTAL OFFICE AREA = 48,786 SF W/ 19,834 SF UNDER DWELLING UNITS
 TOTAL RETAIL AREA = 43,211 SF W/ 20,824 SF UNDER DWELLING UNITS
 TOTAL RESIDENTIAL AREA = 72,000 SF INCLUDING GARAGES
 PAR = OFFICE RETAIL & OFFICE FLOOR AREA / COMMERCIAL SITE AREA
 2.11 AC / 9.80 AC = 0.21
 *INTERIOR ROAD AREA DOES NOT INCLUDE PARKING OR ALLEYS
- RETIRES:**
 50' UNDERSTORY BUFFER ALONG THE WEST PROPERTY LINE
 30' AVG LANDSCAPE BUFFER ADJACENT TO ALL RIGHT-OF-WAYS
- BUILDING SETBACKS:**
 50' FROM WEST PROPERTY LINE FOR 1 AND 2 STORY BUILDINGS
 AMENDMENT FOR 3 STORY BUILDINGS:
 90' FROM THE WEST PROPERTY LINE IN THE LARGE SCALE AMENDMENT FOR 3 STORY BUILDINGS
 25' FROM INTERNATIONAL PARKWAY (EAST PROPERTY LINE)
 25' FROM THE SOUTH AND NORTH PROPERTY LINES
- THE COMMERCIAL OFFICE AND RESIDENTIAL PROPERTIES IN THE MIXED USE AREA ARE RENTALS TO BE OWNED AND MAINTAINED BY SAVANNAH ACQUISITION GROUP LLC**
- LOT SCHEDULES:**
 FRONT: 10' 5' FOR PORCHES
 SIDE: 5' TO GARAGE
 REAR: 5' TO GARAGE
 MINIMUM DISTANCE BETWEEN BUILDINGS: 20'
 MAXIMUM ALLOWED BUILDING HEIGHT = 30' FOR STRUCTURES WITHIN 100 FEET OF THE WEST PROPERTY LINE, 45' FOR ALL OTHERS.
 FOR THE FIRM MAP PANEL NOS. 121200040 E, DATED APRIL 17, 1988, NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE SITE IS DESIGNATED ZONE I.
 UTILITY EASEMENTS DEDICATED TO BREVARD COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
 ALL UTILITY LINES AND STORM SYSTEM TO MEET SEMINOLE COUNTY AND FOOT SPECIFICATIONS.
 ALL UTILITY LINES TO HAVE LOCATION PAPE.
 ALL CONSTRUCTION MATERIALS AND OTHER IMPROVED IMPROVEMENTS WILL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
 TOTAL NUMBER OF PARKING:
 NORTH RESIDENTIAL:
 2 GARAGE SPACES = 128 SPACES REQUIRED AND PROVIDED
 TOTAL NUMBER OF GUEST PARKING = 88 SPACES
 TOTAL NUMBER OF SPACES PROVIDED = 195
 COMMERCIAL:
 PARKING SPACES REQUIRED:
 OFFICE: 48786 SF / 250 = 195 SPACES
 COMMERCIAL: 43211 SF / 250 = 173 SPACES
 TOTAL PARKING REQUIRED: 368 SPACES (OFFICE / OFFICE)
 PARKING SPACES PROVIDED = 415 SPACES (RETAIL / OFFICE)
 2 GARAGE SPACES PER CONDOMINIUM = 40 SPACES REQUIRED AND PROVIDED
 SOUTH RESIDENTIAL:
 2 GARAGE SPACES = 196 SPACES REQUIRED AND PROVIDED
 TOTAL NUMBER OF GUEST PARKING = 88 SPACES
 TOTAL NUMBER OF SPACES PROVIDED = 286
 SPORADIC FOR THE COMMERCIAL PORTION (TRACT I) WILL BE PROVIDED BY EXHIBITION TRACTS TO BE DESIGNED AT FINAL ENGINEERING.
 COMMERCIAL BUILDINGS A, B, C, H, AND L, CONSIST OF OFFICE/RETAIL SPACE ON THE SECOND FLOOR, WITH CONDOMINIUMS ON THE SECOND FLOOR.
 PERMITTED USES FOR THE LARGE SCALE LAND USE AMENDMENT, D.O. 3-2000000 SHALL BE TOWNHOUSE UNITS, SINGLE FAMILY HOMES, HOME OCCUPATIONS, AND HOME OFFICE.
 PERMITTED USES FOR THE LARGE SCALE LAND USE AMENDMENT, D.O. 3-1000000 SHALL BE TOWNHOUSE UNITS, SINGLE FAMILY HOMES, HOME OCCUPATIONS, HOME OFFICES, OR RESTRICTED NEIGHBORHOOD COMMERCIAL DISTRICTS USES WITH THE EXCEPTION OF SIT DOWN RESTAURANTS, SPECIALTY CROCKERY, BAKERY, AND BARS WITH NO OUTSIDE AUTOMATIC TELLER MACHINES. DRIVE-THRU SHALL BE PROHIBITED.
 ALL SIDEWALKS IN THE RESIDENTIAL PORTION TO BE OWNED AND MAINTAINED BY THE TOWNHOME PCA. ALL SIDEWALKS IN THE MIXED USE AREA TO BE OWNED AND MAINTAINED BY THE COMMERCIAL ASSOCIATION.
 ROAD AND TURN LANE IMPROVEMENTS FOR INTERNATIONAL PARKWAY, WA-SIDE DRIVE AND WESLEY ROAD TO BE DESIGNED AT FINAL ENGINEERING.



UTILITY PROVIDERS:

ELECTRIC:
 FLORIDA POWER AND LIGHT
 CHARLES GIBSON
 P.O. BOX 5148
 SANFORD, FL 32773
 PHONE: (407) 328-1932

CABLE:
 SPECTRUM
 2251 LUCER WAY, SUITE 300
 WATKINSVILLE, GA 30757
 PHONE: 407-215-5966

WATER & WASTE WATER:
 BUCKLE UP
 BOB WOODS
 800 W. ORANGE AVE.
 SANFORD, FL 32773
 PHONE: (407) 889-2143

PROJECT TEAM MEMBERS:

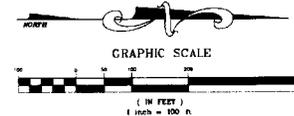
OWNER / DEVELOPER:
 SAVANNAH ACQUISITION GROUP LLC
 100 OLD ROSWELL LANE, SUITE 310
 NORCROSS, GA 30071
 PHONE: (770) 552-8111

ENGINEER:
 WARDEN ENGINEERING, INC.
 431 E. HOPKINS AVE., SUITE 290
 WATKINSVILLE, FLORIDA 32793
 PHONE: (407) 835-9300

GEOTECHNICAL:
 ADAMSON & ASSOCIATES
 800 S. ORANGE AVE.
 ORLANDO, FL 32806
 PHONE: (407) 835-3860

ENVIRONMENTAL:
 OTTENBERG & ASSOCIATES
 2717 WEST FAIRMANS AVE.
 WINTHROP FLORIDA 32790
 PHONE: (407) 740-8482

SURVEYOR:
 WALTER EGG & ASSOCIATES, INC.
 531 SOUTH ORLANDO AVE., SUITE 200
 WINTER PARK, FL 32789
 PHONE: (407) 829-8880



MADDEN
 CIVIL ENGINEERS
 431 E. Merritt Avenue
 Suite 240
 Maitland, Florida 32751
 (407) 839-8330

OVERALL SITE PLAN FOR SAVANNAH PARK
 SEMINOLE COUNTY, FLORIDA

SAVANNAH ACQUISITION GROUP LLC
 100 OLD ROSWELL LANE, SUITE 310
 NORCROSS, GA 30071
 (770) 552-8111

ENGINEER IN CHARGE:
 CHARLOTTE H. MCDONALD, P.E. (407) 839-8330
 CERTIFICATE OF AUTHORIZATION NO. 18-000720

DATE REVISED:
 06/03/05

JOB # 2511
DATE 06/03/05
SCALE 1" = 100'
DESIGNED BY: JLN
DRAWN BY: JLN
APPROVED BY: CHM

OV-1