

EXHIBIT A

THIS INSTRUMENT PREPARED BY & RETURN TO:
Fred A. Morrison
McLin & Burnsed P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357

Annexation

(Tropical Investments & Holdings, LLC)

RESERVED FOR RECORDING

THIS AGREEMENT entered into as of the _____ day of _____, 2006, between **THE CITY OF LEESBURG, FLORIDA**, P.O. Box 490630, Leesburg, Florida 34749-0630, hereafter referred to as the "City," and Tropical Investments and Holdings, LLC, whose address is 16429 Offenhour Road, Odessa, Florida 33556, hereafter referred to as the "Developer,"

WITNESSETH:

That Developer owns the real property legally described on Exhibit "B" as follows, and has applied to annex that property (hereafter referred to as the "Property") into the City. The parties have entered into this Agreement to set forth certain understandings between them regarding how the Property is to be developed, and which party will be responsible for various expenses connected to the use and development of the Property, if it is annexed into the City and subsequently developed.

NOW THEREFORE, for and in consideration of the mutual covenants and promises contained herein, and of the consideration being given by the City to annexation of the Property into its municipal limits, as well as other good and valuable considerations, receipt whereof is hereby acknowledged, the parties do hereby agree as set forth below:

1. To incorporate Exhibit "C" the CIP Planned Development Conditions date August 21, 2006 in to this Annexation Agreement.
2. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of the following utility infrastructure and other improvements related to the use and development of the Property, all of which shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction including any line extensions and any off-site improvements necessary. Developer shall dedicate on the plat, or otherwise grant to the City, free of liens or encumbrances other than those which are duly subordinated, easements for water, reuse water, and sewer lines and all other utilities mentioned herein, and shall upon approval of the lines by the City, convey title to all utility lines and related infrastructure (such as, but not limited to lift stations) to the City by deed, bill of sale or other appropriate document. The City shall not be obligated to accept for maintenance any utility lines, roads or other items constructed by the Developer which do not meet the specifications and requirements pertaining thereto as set forth in applicable laws, rules and regulations in effect at the time of construction.
 - A. All interior roads, together with such turning lanes, acceleration and deceleration lanes, traffic signals, signs, striping, and other road improvements, on site or off site, as are necessary to the efficient handling of the traffic to be generated by the

proposed development of the Property, and to meet the concurrency requirements imposed by law. Roads and other public thoroughfares within the Property shall be dedicated to the public on the plat or in some other manner, unless Developer desires and intends that the roads remain private, in which case the plat, recorded restrictions or other appropriate documents shall contain notice to all purchasers of land within the Development that they, and not the City, will be responsible for maintenance of the roads.

- B. All supply lines for potable water service to each residential, commercial or industrial unit constructed on the Property. This shall include the responsibility to construct such off site lines as are necessary to hook the Property onto the City's potable water system at the nearest location where there is a supply line of sufficient size to serve the needs of the proposed development.
- C. Separate water supply lines to carry treated wastewater ("Reuse Water") to be utilized for irrigation and other purposes for which the use of Reuse Water is approved by applicable laws, rules and regulations. This shall include the responsibility to construct such off site lines as are necessary to hook the Property onto the City's reuse water system at the nearest location where there is a supply line of sufficient size to serve the needs of the proposed development.
- D. Natural gas lines to supply each structure constructed on the Property with natural gas. This shall include the responsibility to construct such off site lines as are necessary to hook the Property onto the City's natural gas supply system at the nearest location where there is a supply line of sufficient size to serve the needs of the proposed development.
- E. Wastewater lines and any necessary lift stations to convey wastewater from each structure on the Property to the City's wastewater treatment system. This shall include the responsibility to construct such off site lines as are necessary to hook the Property onto the City's wastewater treatment system at the nearest location where there is a collection line of sufficient size to serve the needs of the proposed development.
- F. Electrical transmission lines shall be placed underground to serve each structure on the Property. If the Property is not within the City's electrical service area, the requirement to convey the electrical supply lines to the City shall not apply, however Developer shall still be required to dedicate easements sufficient in size and location for the placement, maintenance, repair, upgrade and improvement of the electrical supply system by the utility in whose service area the Property is located.
- G. Fiber optic cables to serve each structure constructed on the Property with data and other services capable of transmission over such lines. Provided, however, this requirement is only applicable if the City's fiber optic cable system is available adjacent to the Property at the time of construction/improvement plan approval by the City.
- H. If in its discretion the City desires to have any of the foregoing utility lines oversized for any reason, such as but not limited to serving future development, it may require Developer to install the oversized lines but the City shall pay the difference in cost between the lines which would have been adequate to serve the Property, and the cost of the oversized lines required by the City.

3. The developer must pay all impact fees due under City and County ordinances.

4. Nothing in this Annexation Agreement shall be construed to exempt the Developer or the Property from any requirements imposed by the City code or other applicable laws, rules and regulations regarding any permits or approvals necessary for the anticipated development of the Property, including but not limited to, platting, building permits, zoning or conditional use permits or amendments to the Future Land Use Element of the Comprehensive Plan as required for the uses to which Developer proposes to put the Property, site plan approvals, or other permitting requirements imposed by local, state or federal government, or any agency thereof.

5. Developer understands and acknowledges that by entering into this Annexation Agreement, the City is not committing to approve any aspect of the proposed development of the Property, or to do any other act which requires public hearings or approval by the City Commission or other agency or body of the City such as the Planning Commission. All decisions regarding zoning, land use, permitting, and other such approvals, must be made by the body having jurisdiction over such decision under applicable law, and in accordance with all public hearing and participation requirements now or hereafter in effect. This Annexation Agreement shall not be effective, nor shall it be binding on either party, until such time as the Property has been duly annexed into the municipal limits of the City in accordance with all applicable requirements including notice to surrounding property owners and public hearings which are in accordance with Florida Statutes, and the City's Code of Ordinances. The City does not, by negotiation of this Annexation Agreement with the Developer, intend to commit itself to annex the Property, and shall not be obligated to do so. However, if the City denies Developer's petition to annex the Property into its municipal limits, this Annexation Agreement shall become void and of no force or effect once the decision of the City Commission to deny the petition to annex has become final and is no longer subject to appeal.

6. Venue for any action or proceeding arising under this Annexation Agreement shall be in Lake County, Florida. This Annexation Agreement shall be construed in accordance with the laws of Florida. In the event of any litigation arising under this Annexation Agreement, the prevailing party shall be entitled to recover its reasonable court costs and attorneys' fees at both the trial and appellate levels, in addition to any other relief obtained.

IN WITNESS WHEREOF, the parties have caused their duly authorized officers to set their hands and seals to this Annexation Agreement.

WITNESSES:

Joyce R. Huey

Joyce R. Huey
Type or print name of witness

Delaine M. Henderson

Delaine M. Henderson
Type or print name of witness

DEVELOPERS:

BY: R M Prender

Tropical Investments and Holdings, LLC,
Registered Agent, Ramon M. Prender, Jr.

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, Tropical Investments and Holdings, LLC, Registered Agent, Ramon M. Prendes, Jr. personally appeared before me and acknowledged on the 3rd day of November, 2006, that he executed the foregoing instrument. He is {CHECK ONE} personally known to me, or else who produced _____ as identification.

Mary A. Ludwig
NOTARY PUBLIC
Mary A. Ludwig
Type or print name of Notary


Commission Expiration Date

THE CITY OF LEESBURG, FLORIDA

BY: _____
MAYOR

Attest: _____
CITY CLERK

Approved as to form and content:

CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared _____, as Mayor, and _____, as City Clerk, who appeared personally before me and acknowledged on the _____ day of _____, 2006, that they executed the foregoing instrument on behalf of the CITY OF LEESBURG, FLORIDA, and who were either {CHECK ONE} personally known to me, or else who produced _____ as identification.

NOTARY PUBLIC

Type or print name of Notary

Commission Number

Commission Expiration Date

EXHIBIT "B"

Tropical Investments and Holdings, LLC
LEGAL DESCRIPTION

Alternate Key - 1171458
Approx. 30 Acres

PARCEL A:

FROM THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'50" EAST ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4 ALSO BEING THE EAST LINE OF LOT 28, ROADSIDE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 61 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 572.90 FEET TO THE P.O.B. OF THE DESCRIPTION, FROM SAID P.O.B. RUN THENCE SOUTH 89°31'30" WEST 221.19 FEET, THENCE SOUTH 00°09'50" EAST 694.55 FEET TO THE NORTHERLY R/W OF A.C.L. RAILROAD, THENCE EASTERLY ALONG AND WITH SAID R/W 221.40 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 00°07'50" EAST OF THE P.O.B., RUN THENCE NORTH 00°07'50" WEST 766.75 FEET, MORE OR LESS, TO THE P.O.B.

PARCEL B:

BEGIN 587.3 FEET SOUTH AND 221.19 FEET WEST OF THE NORTHEAST CORNER OF LOT 28, IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, ROADSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 61, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN WEST 289.04 FEET, SOUTH 241.34 FEET, SOUTH 43°52'10" WEST 265.14 FEET, WEST 217.91 FEET, SOUTH TO THE RAILROAD, EAST 759.89 FEET, NORTH TO THE POINT OF BEGINNING TOGETHER WITH THAT CERTAIN 15 FEET EASEMENT IN LOT 28, ROADSIDE SUBDIVISION, FOR ACCESS TO THE ABOVE DESCRIBED PROPERTY FROM HIGHWAY 48 AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 125, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL C:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR HIGHWAY 48 ON THE NORTH.

PARCEL D:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

TROPICAL INVESTMENTS AND HOLDINGS, LLC
REZONING TO CIP (COMMERCIAL/INDUSTRIAL PLANNED)
DEVELOPMENT CONDITIONS
SEPTEMBER 21, 2006

These PLANNED DEVELOPMENT CONDITIONS for a CIP (Commercial/Industrial Planned) district are granted by the City of Leesburg Planning Commission, Lake County, Florida to Tropical Investments and Holdings, LLC, "Permittee" for the purposes and terms and conditions as set forth herein pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Development Process" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND: The "Permittee" is desirous of obtaining a CIP (Commercial/Industrial Planned) zoning district to allow construction of commercial and light industrial buildings of approximately (490,500 sq. ft.) as shown on the Conceptual Site Plan, as amended by these conditions, for approximately a 30+/- acre site within the City of Leesburg in accordance with their Planned Development application and supplemental information.

1. PERMISSION

Permission is hereby granted to Tropical Investments and Holdings, Inc., to construct, operate, and maintain a CIP (Commercial/Industrial Planned) development in and on real property in the City of Leesburg. The property is generally situated at the on County Road 48, west of the intersection of County Road 48 and US 27. The property is more particularly described as shown in the attached legal description below.

2. LEGAL DESCRIPTION

See attached legal Exhibit B

3. LAND USES

The above described property shall be used for CIP (Commercial/Industrial Planned) uses as limited, pursuant to City of Leesburg development codes and standards.

A. The commercial uses shall be restricted to those uses approved specifically in the CIP conditions for the site.

1) Commercial uses shall be those listed for the CIP commercial uses in the Land Development Code except as limited by this CIP and shall occupy approximately 136,800 sq. ft. as shown in Phases 1 and 3.

2) Uses prohibited shall be as follows:

- a. first floor residential
- b. medical facilities
- c. group homes
- d. outdoor recreation
- e. crematoriums
- f. heavy industrial uses
- g. off site parking unless specifically approved as an amendment to this CIP
- h. Vehicle sales service and repair
- i. Kennels
- j. Truck stops
- k. stockpiling
- l. all waste related services
- m. Any other such commercial uses of similar intensity which may adversely

impact the adjoining residential parcels due to traffic, noise, dust, etc.

- 3) The following uses shall be permitted only as accessory uses:
 - a. second floor or above residential
 - b. day cares
 - c. educational facilities
 - d. bars and lounges
 - e. open storage with screening
- 4) Hours of operations for uses shall be restricted to 7:00 a.m. to 11:00 p.m. within 300 feet on any existing residential district.

B. AREA

The Impervious surface coverage for the entire Planned Development shall not exceed eighty (80) percent of the gross site area.

C. OPEN SPACE

A minimum of twenty (20) percent of the site shall be developed as common open space, including retention areas, buffer and landscaped areas, pools and fountains. Parking areas and vehicle access facilities shall not be considered in calculating common open space.

4. SITE ACCESS

- A. Access to the site shall be primarily from C.R. 48 with a divided boulevard type road and a possible emergency access from Haywood Worm Farm Road which will be reviewed by staff during the site plan review process.

5. HEIGHT OF BUILDINGS

- A. No structure shall exceed seventy-two (72) feet in height (six stories) as measured from the first floor, finished floor level on the site. However, the maximum height of any structure within one hundred (100) feet of a single-family residential zoning district property line shall be thirty-five (35) feet or two and one-half (2 1/2) stories. Maximum height calculation shall include a parapet.
- B. Structures may exceed the heights specified above for adjacent residential property providing that the structure wall shall be stepped back an additional two (2) horizontal feet for each vertical foot of additional height up to a maximum permitted height.

6. DEVELOPMENT STANDARDS

- A. The minimum development standards shall be those required for the CIP district except as amended by these conditions.

7. PARKING

- A. The permittee shall construct off-street parking spaces within the development per City of Leesburg Code of Ordinances, as amended, which shall include the required number of handicapped parking spaces.

8. WETLANDS

- A. Should wetlands exist on the site, the following requirements shall apply. Prior to disturbance or development of any wetland area, the "Permittee" shall submit and receive approval from all affected governmental agencies to include, but not limited to, St. John's River Water

Management District and the State of Florida Department of Environmental Regulation. Any notice of violation from any affected agency shall be cause for a cease and desist order on permits issued by the City of Leesburg until such time as the violation has been resolved with the appropriate agency(s).

9. DRAINAGE AND UTILITIES

A. Prior to receiving Final Development Plan Approval, the "Permittee" shall submit a Master Site Drainage Plan and Utility Implementation Plan acceptable to the City of Leesburg. Prior to any clearing, grubbing, or disturbance of the natural vegetation in any phase of the development, the permittee shall provide:

- 1) A detailed site plan demonstrating no direct discharge of stormwater runoff generated by the development into any natural surface waters or onto adjacent properties.
- 2) A detailed site plan indicating all provisions for electric, water, sewer, and natural gas in accordance with the site plan review process as required by the City of Leesburg Code of Ordinances.

10. ENVIRONMENTAL ASSESSMENT

A. A wildlife/archaeological management plan for the project site shall be prepared based on the results of an environmental assessment of the site and any environmental permit required from applicable governmental agencies. The management plan shall be submitted to the City as part of the preliminary plan application. The Permittee shall designate a responsible legal entity that shall implement and maintain the management plan.

11. TRANSPORTATION

A. All transportation improvements shall be contingent upon site plan approval by City of Leesburg staff during development review/permit application. Said approval shall also be contingent upon review and approval by Lake County and the City of Leesburg, as required.

- 1) The applicant shall provide all necessary roadway and intersection improvements within the development and its connection to County Road 48 and the possible emergency access from Haywood Worm Farm Road, based on a current traffic analysis, as required by County or City staff during the site plan review process. Approval of all necessary permits and improvements as required by the City of Leesburg and Lake County shall include any needed right of way, signalization and improvements required to support the development.
- 2) Roadways shall be constructed within the interior of the development such that continuous vehicular access is available among and between all structures within the development.
- 3) Sidewalks shall be constructed as required by the City of Leesburg Code of Ordinances for the development.

12. LANDSCAPING/BUFFERING

A. Landscaping of any required buffer areas shall be as follows:

- 1) Plans and site design for the installation of landscaping shall be submitted and approved prior to issuance of the first building permit for the development. All landscaping shall be in accordance with regulations contained within the City of

Leesburg Code of Ordinances.

- 2) For each one hundred (100) linear feet, or fraction thereof, of required landscaping, the following plants shall be provided in accordance with the planting standards and requirements of the City of Leesburg Code of Ordinances, as amended.
 - a. Two (2) canopy trees
 - b. Two (2) ornamental trees
 - c. Thirty (30) shrubs
 - d. The remainder of the buffer area shall be landscaped with grass, groundcover, and/or other landscape treatment.
 - e. Existing vegetation in the required buffer shall be protected during construction.
- 3) A six foot solid buffer wall shall be required per code for adjacent residential districts. The wall shall be of a decorative "split face" concrete masonry, decorative brick, wood or PVC or standard concrete masonry clad with painted stucco or other masonry veneer that is compatible with the adjacent area. When these materials are used for a visual screen, they shall conform to the architectural style, materials and color of the development. Wood fencing shall not be used. The wall shall include a continuous cap and end column features in applicable. The wall shall be placed a minimum of six (6) inches from the adjoining property line.

13. MAINTENANCE

- A. With the exception of public utilities, maintenance of all site improvements, including but not limited to drives, sidewalks, landscaping and drainage shall be the responsibility of the developer or a legally created property owner's association. The City of Leesburg will not be responsible for the maintenance of any transportation improvements required of the developer. The permittee shall establish an appropriate legal entity to pay the cost of maintaining transportation improvements.

14. ARCHITECTURE

- A. All buildings shall have a common architectural theme for each phase (see conceptual elevations Exhibits C) and the side of buildings which face residential areas shall be finished in the same materials as used in the front of buildings.
- B. Other similar design variations meeting the intent of this section may be approved by the Planning and Zoning Manager.

15. MISCELLANEOUS CONDITIONS

- A. The uses of the proposed project shall only be those uses identified in the approved Planned Development Conditions. Any other proposed use must be specifically authorized by the Planning Commission in accordance with the Planned Development amendment process.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.
- C. Construction and operation of the proposed use(s) shall at all times comply with City and other governmental agencies rules and regulations.
- D. The transfer of ownership or lease of any or all of the property described in this PD Agreement shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Development established and agrees to be bound by these conditions. The purchaser or lessee may

request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.

- E. These PD Conditions shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- F. Any violation of City, State or Federal laws or permit requirements concerning the development of this project will constitute a violation of this permit and will result in all activities on the project site being halted until the violation is satisfactorily resolved and may result in a hearing before the Planning Commission to determine whether a change in the conditions of this PD are necessary.
- G. The proposed project may be constructed in phases in accordance with the Planned Development Master Plan (attached as part of these conditions). Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.
- H. Implementation of the project shall substantially commence within 24 months of approval of the site plan and construction plan approvals for this Planned Development. In the event, the conditions of the PD has not been substantially initiated during the required time period, the PD shall be scheduled with due notice for reconsideration by the Planning Commission at their next available regular meeting. The Planning Commission will consider whether to extend the PD approval or rezone the property to another appropriate zoning classification less intense than the development permitted by these PD Conditions.

16. CONCURRENCY

The proposed land use change or approval could result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to roads, sewage, water supply, drainage, solid waste, parks and recreation, schools and emergency medical facilities. However, no final development order (building permits) shall be granted for a proposed development until there is a finding that all public facilities and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

EXHIBIT "B"

Tropical Investments and Holdings, LLC
LEGAL DESCRIPTION

Alternate Key - 1171458
Approx. 30 Acres

PARCEL A:

FROM THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'50" EAST ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4 ALSO BEING THE EAST LINE OF LOT 24, ROADSIDE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 61 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 578.80 FEET TO THE P.O.B. OF THE DESCRIPTION, FROM SAID P.O.B. RUN THENCE SOUTH 89°31'30" WEST 221.19 FEET, THENCE SOUTH 00°09'50" EAST 694.85 FEET TO THE NORTHERLY R/W OF A.C.J. RAILROAD, THENCE EASTERLY ALONG AND WITH SAID R/W 221.40 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 00°07'50" EAST OF THE P.O.B., RUN THENCE NORTH 00°07'50" WEST 766.75 FEET, MORE OR LESS, TO THE P.O.B.

PARCEL B:

BEGIN 587.8 FEET SOUTH AND 221.19 FEET WEST OF THE NORTHEAST CORNER OF LOT 20, IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, ROADSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 62, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN WEST 289.04 FEET, SOUTH 241.34 FEET, SOUTH 43°52'10" WEST 265.14 FEET, WEST 217.91 FEET, SOUTH TO THE RAILROAD, EAST 759.89 FEET, NORTH TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN 15 FEET EASEMENT IN LOT 20, ROADSIDE SUBDIVISION, FOR ACCESS TO THE ABOVE DESCRIBED PROPERTY FROM HIGHWAY 44 AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 229, PAGE 225, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL C:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR HIGHWAY 44 ON THE NORTH.

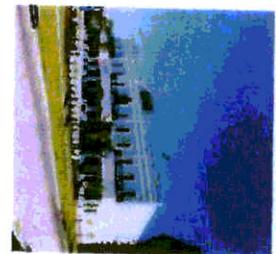
PARCEL D:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

Exhibit C

Conceptual Elevations

RETAIL / PROFESSIONAL OFFICE



OFFICE / WHOLESALE / STORAGE



WAREHOUSE / LIGHT FABRICATION



ERLE T. LAFF
TROPICAL INVESTMENTS
AND HOLDINGS, LLC

WAGNER
CONSTRUCTION COMPANY, LLC

2500 MONTE AIR ROAD, STE 101
LUDERBURG, FLORIDA 34746
PHONE: (888) 738-2221
FAX: (888) 728-8670



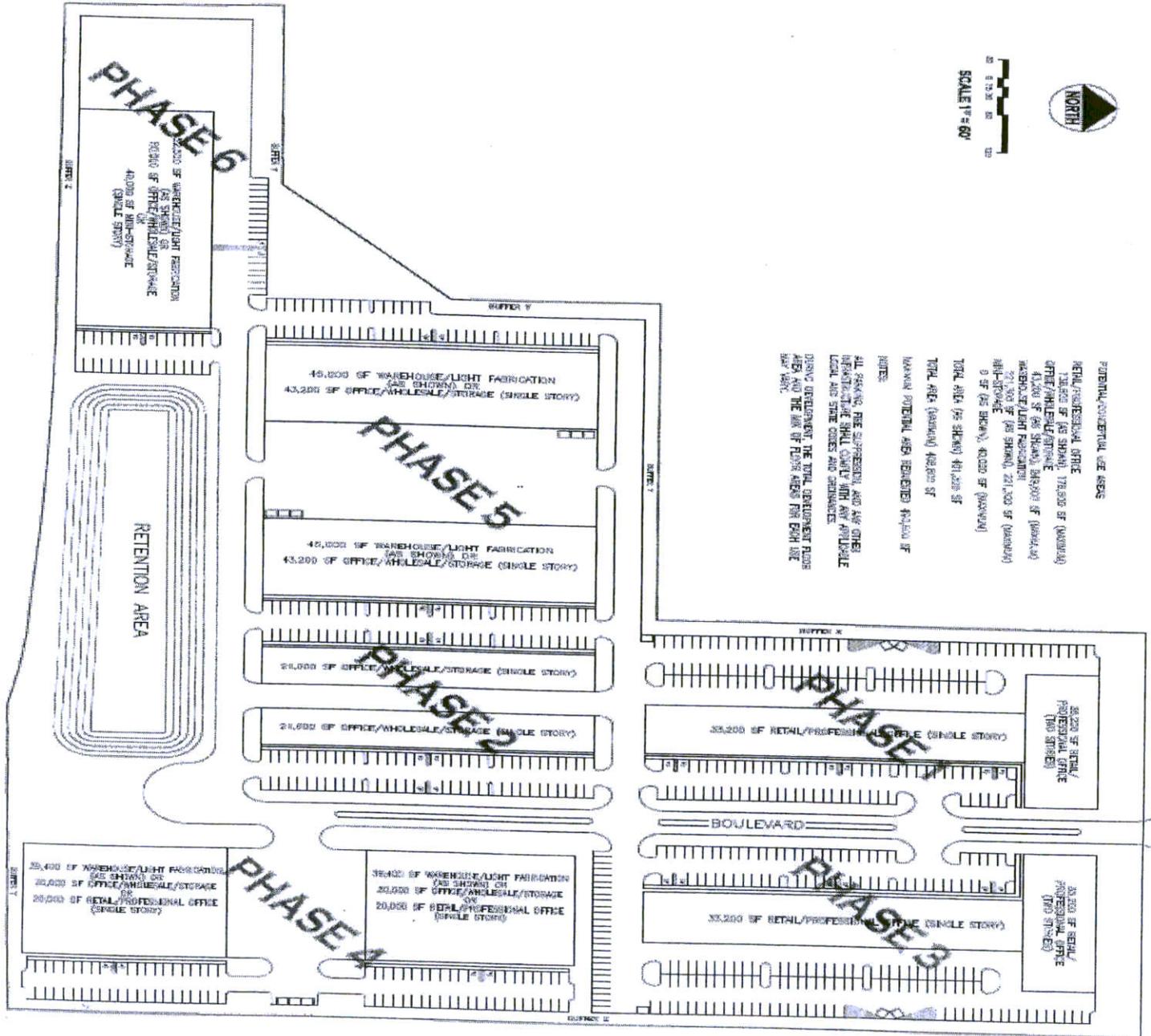
SCALE: 1" = 10'-0"

DATE	1/15/11
SCALE	1" = 10'-0"
PROJECT	
CLIENT	
DESIGNER	
CONTRACTOR	

C3

Exhibit D

Conceptual Site Plan



POTENTIAL/CONCEPTUAL USE AREAS

RETAIL/PROFESSIONAL OFFICE (AS SHOWN) 17,000 SF (GROUND)
 OFFICE/WHOLESALE/STORAGE 43,200 SF (AS SHOWN) 34,800 SF (GROUND)
 WAREHOUSE/LIGHT FABRICATION 21,000 SF (AS SHOWN) 21,000 SF (GROUND)
 WHOLESALE/STORAGE 9 SF (AS SHOWN) 40,000 SF (GROUND)

TOTAL AREA (AS SHOWN) 40,000 SF

TOTAL AREA (AS SHOWN) 40,000 SF

NOTES:

ALL SPACING, FIRE SEPARATION, AND ANY OTHER REQUIREMENTS SHALL COMPLY WITH ANY APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.

DURING DEVELOPMENT THE TOTAL DEVELOPMENT FLOOR AREA AND THE MIX OF FLOOR AREAS FOR EACH USE MAY VARY.

CONCEPT SITE LAYOUT PLAN FOR
 TROPICAL INVESTMENTS
 HOLDINGS, LLC
 2200 MONTCLAIR ROAD, STE. 101
 LEEBURG, FLORIDA 34748
 PHONE: (850) 728-2221
 FAX: (850) 728-6870

WAGNER
 CONSTRUCTION COMPANY, LLC

REVISION	DATE	BY	APP'D
1. PRELIMINARY	08/21/18	JL	
2. FOR MEETING	08/21/18	JL	
3. FOR COMMENTS	08/21/18	JL	

PROJECT: **CI**