WHEREAS, THE ARVIDA CORPORATION, hereinafter referred to as "ARVIDA", in accordance with Section 380.06, Florida Statutes, has filed with Manatee County an Application for Master Development Approval (AMDA) of a Development of Regional Impact (D.R.I. #12); and

WHEREAS, ARVIDA proposes to develop a planned development residential (POR) of 3,450 dwelling units with associated recreational and commercial activities, a planned development commercial (PDC) and together with a planned development industrial (PDI) upon real property located in Manatee County, Florida and owned by Island Investment Properties, Ltd. and Kabara, N.V. as described in attached Exhibit A and made a part hereof; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction, pursuant to Sections 380.031 and 380.06, Florida Statutes, is authorized and empowered to consider Applications for Master Development Approval of Developments of Regional Impact; and

WHEREAS, pursuant to Section 401F, Manatee County Comprehensive Zoning and Land Development Code, and Section 380.06(7), Florida Statutes, a notice of public hearing of these proceedings was duly published; and

WHEREAS, upon publication and furnishing of due notice, a public hearing in these proceedings was held on March 7, 1984, March 21, 1984 and March 28, 1984, before the Manatee County Planning Commission and April 19, 1984 and May 15, 1984 before the Board of County Commissioners of Manatee County, Florida; and

WHEREAS, all parties were afforded at the public hearing the opportunity to present evidence and argument on all issues, conduct cross-examination and submit rebuttal evidence and any member of the general public requesting to do so was given an opportunity to present written or oral communications; and

WHEREAS, pursuant to Section 380.06(11), Florida Statutes, Tampa Bay Regional Planning Council (TBRPC), the appropriate regional planning agency, prepared and submitted to Manatee County its report and recommendations on the regional impact of the development; and

WHEREAS, said Board of County Commissioners and said Planning Commission have considered the testimony, reports, and other documentary evidence submitted at said public hearing by ARVIDA, TBRPC, as well as Manatee County staff agencies and various persons in attendance at said public hearing; and

WHEREAS, said Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission; and

WHEREAS, said Board of County Commissioners, having considered all of the foregoing and being fully advised and informed in the premises;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that said Board makes the following findings of fact:

1. A Notice of Public Hearing in these proceedings was duly published in the Bradenton Herald, a newspaper of general circulation in Manatee County, Florida, pursuant to Section 380.06(18), Florida Statutes, and Section 401F, Manatee County Comprehensive Zoning and Land Development Code, and proof of such publication has been duly filed in these proceedings.

2. The real property involved in this development and owned by Island Investment Properties, Ltd. and Kabara, N.V. is located in Manatee County, Florida and is described on attached Exhibit A, and made a part hereof.
3. Upon consideration of all matters prescribed in Sections 380.06(12), 380.06(13) and 380.06(20)(b), Florida Statutes, and the Manatee County Comprehensive Zoning and Land Development Code, and other applicable provisions of local and state law, the Commission has determined that as conditioned by the approval hereby granted the ARVIDA development described in the Application:

(a) is not located in an area of critical state concern, and

(b) does not interfere with the achievement of the objectives of any adopted state land development plan applicable to the area;

(c) is consistent with local land development regulations; and

(d) adequately addresses the concerns of regional impact stated in the report and recommendations of the Tampa Bay Regional Planning Council dated February 26, 1984 on file in these proceedings, and is consistent with that report.

BE IT FURTHER RESOLVED, by the Commission, as conclusions of law, that the proceedings have been conducted pursuant to the provisions of the Manatee County Comprehensive Zoning and Land Development Code and Chapter 380, Florida Statutes, and that ARVIDA has sustained and proved all the material allegations and assertions made in the application and, subject to the conditions, restrictions, and limitations hereinafter set forth, ARVIDA is entitled to the relief prayed and applied for in said application and, therefore, the Commission hereby approves and grants ARVIDA Application for Master Development Approval for a Development of Regional Impact (D.R.I. #12), subject to the following recommended conditions for approval submitted by the Tampa Bay Regional Planning Council:

1. The incremental AIDA and final ADA reviews shall be conducted pursuant to Chapter 380.06 F.S., except that AIDA approvals shall be recorded as separate amendments to the Master Development Order.

2. The AIDAs for the first and second increments shall be filed with the County and TBRPC and other reviewing agencies no later than two years after the effective date of the Alternative Review Agreement. Failure to file these AIDAs within two years shall require that TBRPC reassess the regional issues associated with each increment and add or delete regional issues as appropriate.

3. Within five years of the date of the agreement, the developer shall submit an ADA to TBRPC and the County for review pursuant to Chapter 380.06, F.S. The ADA shall address all regional impacts on a cumulative basis, including regional impacts reviewed in any AIDA.

4. The regional issues listed below shall be addressed in subsequent incremental and final reviews. Failure to mitigate adverse regional impacts related to the regional issues identified for this project as set forth below in a manner to attain conformance and consistency with adopted TBRPC policies may result in a recommendation of denial of an AIDA or ADA or appeal of ADA by TBRPC.

Regional Issues:

a. Regional transportation impacts.

b. Regional environmental issues relating to lake management, water and air quality protection, wildlife habitats, soil and subsurface geologic suitability, and protection of the watershed.

c. Regional economic impacts relating to employment, capital improvement costs, and the regional tax base.
d. Regional impacts relating to water, sewer and solid waste services, energy use and hazardous waste disposal (if applicable).

e. Regional issues relating to housing.

f. Preservation of regionally significant historical and archaeological sites.

5. Prior to submittal of the first AIDA, an overall master drainage plan shall be developed. The plan shall be based upon the findings of a County approved water quality and quantity monitoring plan. It shall be submitted with the first AIDA to assure that drainage plans for each increment are compatible with one another, and with drainage systems of the surrounding or adjacent property. The plan is to be developed in such a manner as to assure maximum protection to the Braden River watershed and to maintain the existing hydroperiod of all existing jurisdictional wetlands.

6. Preliminary site plans and other information submitted to the County pursuant to Section 403P, Manatee County Comprehensive Zoning, Land Development Code, may serve as the basis for Chapter 386.06, F.S. review of the AIDAs. County site plan information shall be indexed and cross-referenced to the ADA and submitted to TBRPC and reviewing agencies as an AIDA.

7. The dwelling units proposed in Sector "Y" shall be deferred from Conceptual Development Plan approval. Development consideration of this area will be reassessed at the ADA stage of the development process.

8. An archaeological survey shall be conducted on the portion of the project site recommended for survey by the Florida Department of State, Division of Archives, History and Records Management, prior to the issuance of permits for land clearing or development activities.

9. The ADA and incremental submittals shall address the matters raised in the responses from reviewing agencies to the AMDA, as appropriate.

10. The terms and conditions of the Agreement between Manatee County, the Tampa Bay Regional Planning Council and Alvida Corporation are hereby incorporated into this document by reference.

11. The developer shall pay TBRPC one-third of the TBRPC D.R.I. application review fee in force upon filing the AMDA with Manatee County. Two-thirds of the D.R.I. application fee in force shall be paid TBRPC when the ADA is filed or ADA preapplication conference is requested. The developer shall pay TBRPC the D.R.I. increment review fee in force at the time an AIDA is filed or preapplication conference is requested. These amounts shall constitute the total application fee to TBRPC.

12. The developer shall reimburse Manatee County on the basis of time spent reviewing each D.R.I. application. The developer will be billed after each phase of the application process is complete in accordance with the official fee schedule of the Planning and Development Department, adopted June 1, 1982, as follows:

"All work performed by Manatee County employees directly and reasonably attributable to review of a D.R.I. application shall be paid by the developer and/or agent. Fees will be based upon the hourly rate of pay of each employee performing the work, multiplied by the number of hours worked plus fifty (50%) percent to cover cost for fringe benefits (30%), and for overhead and indirect costs (20%). A deposit of $3,000.00 will be paid by the developer and/or agent at the time of
application. Any balance due over $3,000.00 will be billed. Any amount under $3,000.00 will be refunded. The developer and/or agent shall also pay the actual cost of a Court Reporter and transcript of proceedings (NOTE: Two copies of proceedings shall be provided to the County). The actual cost of necessary consulting services as determined by the Board of County Commissioners and other applicable fees as established by this fee schedule.”

BE IT FURTHER RESOLVED THAT:

1. This Resolution shall constitute a Master Development Order issued in accordance with Chapter 380, Florida Statutes.

2. Definitions and matters contained in Chapter 380, Florida Statutes, shall control the construction of any defined terms and matters appearing in the Development Order.

3. The following are hereby incorporated by reference and made a part of this Development Order:

   (a) The “Application for Master Development Approval” submitted by ARVIDA.

   (b) The legal description of the property attached hereto as Exhibit A.

   (c) The Ordinance granting rezoning to Planned Development Residential, Planned Development Commercial and Planned Development Industrial (3-84-81) adopted May 15, 1984.

   (d) Agreement between Manatee County, The Tampa Bay Regional Planning Council and Arvida Corporation (Aust. Amended) attached hereto as Exhibit C.

4. This Master Development Order shall be effective for a period of twenty (20) years from the date of this Resolution provided that the effective period may be extended by the Board upon a showing of good cause, and provided that the conditions and other provisions of subsequent approvals of AIDAs, the ADA preliminary development plans and the like shall supersede the provisions of this Master Development Order to the extent they are inconsistent and irreconcilable. This approval shall not be construed as a waiver of any Manatee County requirements for other necessary permit procedures, plat approvals, building permits, certificates of occupancy, or similar matters provided by Florida Statutes or ordinances of Manatee County unless said requirements are specifically waived in the Resolution granting R-84-69.

The time above provided shall be tolled during any period of time during which there is any building permit moratorium imposed by the County or other governmental agency having authority to do so.

5. This Master Development Order shall be binding upon and inure to the benefit of the applicant and its assignees, or successors in interest and the present owners and their assignees or successors in interest. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the power and duties of any referenced governmental agency in existence on the effective date of this Development Order.

6. A certified true copy of this Resolution shall be filed and recorded in the Public Records of Manatee County, Florida, and the Development Order contained herein shall govern the development of ARVIDA.

7. A finding by the Board of County Commissioners of Manatee County, Florida, in accordance with Section 388.06(1), Florida Statutes, after notice and public hearing, that ARVIDA has substantially deviated from the conditions, restrictions and limitations of
this Development Order shall result in termination of all development activity under this Development Order and additional regional review pursuant to Section 380.06, Florida Statutes, and other applicable laws of the State of Florida.

3. This Development Order shall become effective upon adoption by the Board of County Commissioners of Manatee County and transmittal to the TBRPC and the Florida Division of Community Affairs provided, however, that the filing of a notice of appeal pursuant to Chapter 380.07, Florida Statutes, stays the effectiveness of this Development Order.

ADOPTED with a quorum present and voting, this 15th day of May, 1984.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Edward D. Chapp
Chairman

ATTEST: R.B. Shore
Clerk of the Circuit Court
IIIP KABARA PROPERTY

DESCRIPTION:

THE NORTH 1/2 OF THE N.E. 1/4 LYING SOUTH OF THE BRADEN RIVER; THE SOUTH 1/2 OF THE N.W. 1/4; THE S.W. 1/4; THE EAST 1/2 OF THE S.W. 1/4; THE NORTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4; AND THE N.W. 1/4 OF THE S.W. 1/4, ALL IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, SUBJECT TO EASEMENTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY.

AND:


AND:

THE WEST 303.55 FEET OF SECTION 36 LESS THE SOUTH 50 FEET THEREOF; AND THE WEST 303.55 FEET OF THE S.W. 1/4 OF SECTION 25; ALL BEING IN TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE S.W. CORNER OF THE ABOVE MENTIONED SECTION 36, RUN N 00° 20' 22" W, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 50.01 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE N 00° 20' 22" W, ALONG SAID WEST LINE, A DISTANCE OF 5296.68 FEET TO A CONCRETE MONUMENT AT THE N.W. CORNER OF SAID SECTION 36, ALSO BEING THE S.W. CORNER OF THE ABOVE MENTIONED SECTION 25; THENCE N 02° 45' 45" E, ALONG THE WEST LINE OF SECTION 25, A DISTANCE OF 2676.27 FEET TO A CONCRETE MONUMENT AT THE N.W. CORNER OF THE S.W. 1/4 OF SAID SECTION 25; THENCE S 89° 11' 03" E, ALONG THE NORTH LINE OF SAID S.W. 1/4, A DISTANCE OF 303.73 FEET; THENCE S 02° 45' 45" W, A DISTANCE OF 2674.37 FEET; THENCE S 00° 20' 22" E, A DISTANCE OF 5293.44 FEET; THENCE N 89° 23' 37" W, (50 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF THE ABOVE MENTIONED SECTION 36), A DISTANCE OF 303.59 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 11.34.1 ACRES, MORE OR LESS.

PREPARED BY:

[Signature]
L.E. Nezger
PROFESSIONAL LAND SURVEYOR
STATE CERTIFICATE NO. 1324

[Exhibit B]
AGREEMENT
BETWEEN NAPATCY COUNTY, THE TAMPA BAY REGIONAL PLANNING COUNCIL AND ARVIDA CORPORATION (AS AMENDED)

THIS AGREEMENT is entered into by NAPATCY COUNTY, a political subdivision of the State of Florida (hereafter "County"), the TAMPA BAY REGIONAL PLANNING COUNCIL (hereafter "TBPRC"), and ARVIDA CORPORATION (hereafter "Developer").

WHEREAS, Developer proposes to develop a mixed-use development of regional impact (DRI) located in Manatee County known as Circle-W Bar Ranch; and

WHEREAS, the proposed DRI will be developed in increments over an extended period of time with buildings expected to be completed in October 2001; and

WHEREAS, the proposed DRI will comprise 1.124 acres as depicted in Exhibit "A", and legally described in Exhibit "B"; and

WHEREAS, the proposed DRI will include mixed uses generally described in Exhibit "C", including approximately 3,100 residential units, approximately 1,250,000 square feet of commercial space, and approximately 1,350,000 square feet of industrial space; and

WHEREAS, the parties agree that use of the alternative DRI review process, whereby master development approval is requested, and, if approved by the granting of a Master Development Order (MDO), may be followed by requests for approval of individual project increments prior to submission of a complete Application for Development Approval (ADA) for the project as a whole, will facilitate efficient and effective review of the project and will correspond to the development plans of Developer; and

WHEREAS, the parties agree that, to the maximum possible extent, it is desirable to integrate DRI review with local government land use review and approval; and

WHEREAS, this agreement is authorized by, and consistent with Section 190.06(20)(b), Florida Statutes; and


Exhibit C
WHEREAS, this proposed development is conceptually consistent with adopted TBRPC policies reflected in the "Future of the Region" and Chapter 29H, Florida Administrative Code and
WHEREAS, the Developer and Island Investment Property, Ltd.,
and Habara M.V., hereafter referred to as "Owners," warrant that
Owners own the property described in Exhibit "E" (hereafter "the property") and Developer has sufficient interest in the property

to seek 29H approval.

NOW, THEREFORE, in consideration of the foregoing and of the
following covenants, conditions and promises, the parties agree
as follows:

1. Master Development Approval

Developer shall submit to TBRPC and the County an
Application for Master Development Approval (AMDA)
encumbering the property. Developer shall also submit sub-
sequent Applications for Incremental Development Approval
(AIDA) encompassing portions of the Property as described
herein and an Application for Development Approval (ADA)
encompassing the entire Property. The AMDA shall include:
a. a general description of proposed land uses in the
ORI;
b. a map depicting the general location of such uses;
c. all information required to be submitted to the
County pursuant to section 20581 and 403.4.1, Manatee
County Code, governing conceptual site plan
approval; and

d. identification of increments and the timing for submit-
mitting AIDAs and the ADA.

2. Master Development Order

The master development order:
a. shall assure that anticipated regional impacts will
be adequately addressed in the review process;
b. may grant master development or conceptual approval
of the development subject to subsequent submission, review and approval of AIDA and the ADA pursuant to the provisions set forth herein and Chapter 180.06, F.S.;

c. shall specify which regional issues have been sufficiently reviewed in the ADA and, therefore, will not require further review in an AIDA or ADA;

d. shall specify which regional issues are subject to review pursuant to 180.06, F.S., in an AIDA and define the information requirements for review of these issues;

e. shall limit review of subsequent AIDAs to issues and information specifically identified in the master development order, unless substantial changes in the conditions underlying approval of the master development order are shown or the master development order is shown to have been based on substantially inaccurate information and

f. shall identify any issues which may result in denial or approval of an AIDA.

3. a. First Increment

The first increment is described in Exhibit "A" and generally depicted in Exhibit "B", It shall comprise approximately 448 acres and shall include approximately 150 residential units and an 18-hole golf course. The parties recognize and agree that this increment will not exceed any of the Chapter 177-11, Florida Administrative Code, thresholds. The parties also recognize that additional residential units for the area described in this increment may be requested in a subsequent AIDA.

b. Second Increment

The second increment is described in Exhibit "A" and depicted in Exhibit "B", It shall comprise approximately 19 acres of high technology industrial/office
uses, 350,000 square feet of gross leasable area and
parking for 840 vehicles. The parties recognize and
agree that this increment will not, either separately
or in conjunction with the first increment, exceed any
of the Chapter 27F-1, Florida Administrative Code
thresholds.

4. The AIDA for the first and second increments shall be filed
with the County and TRPC no later than two years after the
effective date of the NDO. Failure to file these AIDAs
within two years shall require that TRPC reassess the
regional issues associated with each increment and add or
delete issues as appropriate.

5. Additional Increments
AIDA for additional increments may be submitted upon
agreement of the parties and amendment of the NDO pursuant
to appropriate review and hearing processes, provided that
no subsequent increments, either separately or in conjunc-
tion with all previously submitted increments, may exceed
any of the Chapter 27F-1, F.A.C., thresholds.

6. Approval of Increments
County approval, pursuant to Chapter 180.06, F.S., of any
increments shall be granted in separate addenda to the NDO.

7. Incremental Review
a. Regional issues shall be reviewed as part of each AIDA.
The regional impact of previously approved increments may
be subject to further review on a cumulative basis as
part of a subsequent AIDA or the ADA.

b. Information requested by TRPC in an AIDA shall not
duplicate information required by the County planned
development review ordinances. Accordingly, the
requirements, information submittals, and review proce-
dures set forth in the following provisions of the
Manatee County Land Development Code, as the same may
be amended from time to time, are recognized as applicable to any part of the OZI which is made the subject of an AIDA, and the Developer's obligation to comply with them is incorporated into this agreement.

1. Section 407, Amendments (Exhibit "6");
2. Section 40LP, Public Hearing (Exhibit "7");
3. Section 558, Standards and Procedures for Planned Developments (Exhibit "8");
4. Section 1030, PDA - Planned Residential Development District (Exhibit "9");
5. Section 203A, PDC - Planned Commercial Development District (Exhibit "10");
6. Section 203a, PID - Planned Industrial Development District (Exhibit "11");
7. Section 203f (WP Watershed Protection Overlay District (Exhibit "12");
8. Section 401 Site Plans (Exhibit "13");
9. Manatee County Floodplain Management Regulations as adopted (presently Ordinance Nos. 77-1 and 77-4).

t. Subject to the provisions of paragraph t, preliminary site plans and other information submitted to the County pursuant to Section 402P, Manatee County Land Development Code, shall serve as the basis for TBRPC review of AIDAs. County site plan information shall be indexed and cross-referenced to the ADA and submitted to TBRPC as an AIDA. In addition, County requirements under Sections 103X and 203Y, Manatee County Land Development Code, which are comprehensive measures designed to protect wetlands, floodplains, and maintain water quality, and the county soils survey, shall serve as the basis for TBRPC review of impacts relating to
Supplementary Information for Review of Regional Issues

The referenced County ordinances may not provide all information necessary for AIDA review of regional issues. Accordingly, if necessary, TBRPC may request additional information to determine conformance and consistency with adopted regional policies related only to the following regional issues:

a. Regional transportation impacts.
b. Regional environmental issues relating to lake management, water and air quality protection, soil and subsurface geologic suitability, and protection of watersheds.
c. Regional economic impacts relating to employment, capital improvement costs, and the regional tax base.
d. Regional impacts relating to water, sewer and solid waste services, energy use and hazardous waste disposal (if applicable).
e. Regional issues relating to housing.
f. Preservation of regionally significant historical and archaeological sites.

Such additional information, if required, shall be identified by TBRPC in the preapplication conference report preceding submission of an AIDA or sufficiency response. All requests for additional information shall be based on the need to adequately address TBRPC policies and identified regional issues, and shall recognize whether required County information is adequate, the relevance of the requested information to the particular approval requested, the necessity for Developer to secure additional state and regional agency approvals which can be the subject of AIDA.
approval conditions, and other considerations referenced in Rule 98-16.28(2) and Chapter 19M, Florida Administrative Code. Applications submitted to other agencies that contain any requested additional information, when properly and clearly cross-referenced to the ADA, may be submitted to TBRPC to fulfill information requests. Questions normally included in the ADA and not related to the regional issues identified in this section may be identified at a preapplication conference and eliminated from an AIDA with the consent of Developer and TBRPC.

9. Issues That May Result in Denial Of An AIDA OR ADA By TBRPC

The failure to mitigate adverse regional impacts related to the regional issues set forth in Section 8 of this agreement in a manner to attain conformance and consistency with adopted TBRPC policies may result in a recommendation of denial or appeal of an AIDA or ADA by TBRPC.

10. Application For Development Approval

Within five (5) years of the date of this agreement, Developer shall submit an Application for Development Approval (ADA) to TBRPC and the County for review pursuant to Chapter 180.36, F.S. The ADA shall address all regional impacts on a cumulative basis, including regional impacts reviewed in any AIDA. Prior approval of any AIDA shall not prejudice approval or denial of the ADA. Developer shall have an opportunity to request elimination of ADA questions and identification of critical or significant regional issues associated with ADA review. The basis for TBRPC recommending denial of the ADA shall be as provided in AIDA review and Chapter 180, F.S. Developer may submit a response to any ADA question concurrent with any AIDA. TBRPC shall review the response, determine if it is adequate and inform Developer and Manatee County of its determination.

Information submitted in a prior AIDA may be submitted to
11. Regional Review Fees

Developer shall pay TRPC one-third of the TRPC ORI application review fee in force upon filing the AMDA with the County. Two-thirds of the ORI application fee in force shall be paid TRPC when the ADA is filed or ADA preapplication conference is requested. Developer shall pay TRPC the ORI increment review fee in force at the time an ADA is filed or preapplication conference is requested. These amounts shall constitute the total application fee to TRPC.

12. Developer Contributions

Any mandatory dedication or contributions which the Developer undertakes or commits to undertake, as a condition of AMDA or ADA approval, including without limitation dedication of property or facilities or payment of fees, shall be cumulated and credited to the Developer in consideration of subsequent and total contributions. Such dedications or contributions shall be authorized or required by and consistent with County ordinances or County ORI review practices and procedures.

13. This agreement does not limit or modify the statutory responsibilities of the County or TRPC pursuant to Section 380.04, Florida Statutes.

14. Nothing in this agreement shall be construed as prejudicing, compromising or limiting in any way the lawful authority of Manatee County or the lawful discretion of the Board of County Commissioners to approve, deny, or condition the approval of the ORI or any portion thereof in connection with the County's review and consideration under its own land use and development policies and regulations, whether or not such review and consideration take place simultaneously with review procedures under Chapter 180 and this agreement.
This agreement shall inure to the benefit of, and shall be
binding upon, the County, TBRPC, the Developer and their
respective successors and assigns.

This agreement shall be signed by Owners at the request of
the parties to provide assurance that the Developer has suf-
ficient interest in the property to seek DRI approval under
the terms of this agreement. Owners join in and consent to
this agreement, and thereby warrant that Developer has suf-
ficient right and interest in the property to exercise its
rights and fulfill its obligations under this agreement.

This agreement is made and entered into under, and shall be
construed in accordance with, the laws of the State of
Florida, and particularly Section 380.06(30)(b), Florida

This agreement may be amended by mutual written agreement of
the parties.

Unless extended or otherwise terminated by mutual written
consent of the parties, this agreement shall terminate when
a Development Order(s) is(are) issued for a DRI(s) encom-
passing the property in its entirety, or on November 1,
1991, whichever sooner occurs.

WITNESSES:

ARVRICA CORPORATION

TAMPA BAY REGIONAL PLANNING COUNCIL

ATTEST: R. B. SHORE,
Clara of the
Circuit Court

By: Edward W. Clancy
Chairman
Agreed and consented to:

[Signatures]

ISLAND INVESTMENT PROPERTIES, LTD.

By: 

[Signature]

Date of Execution

KABARA, N.V.

By: 

[Signature]

Date of Execution