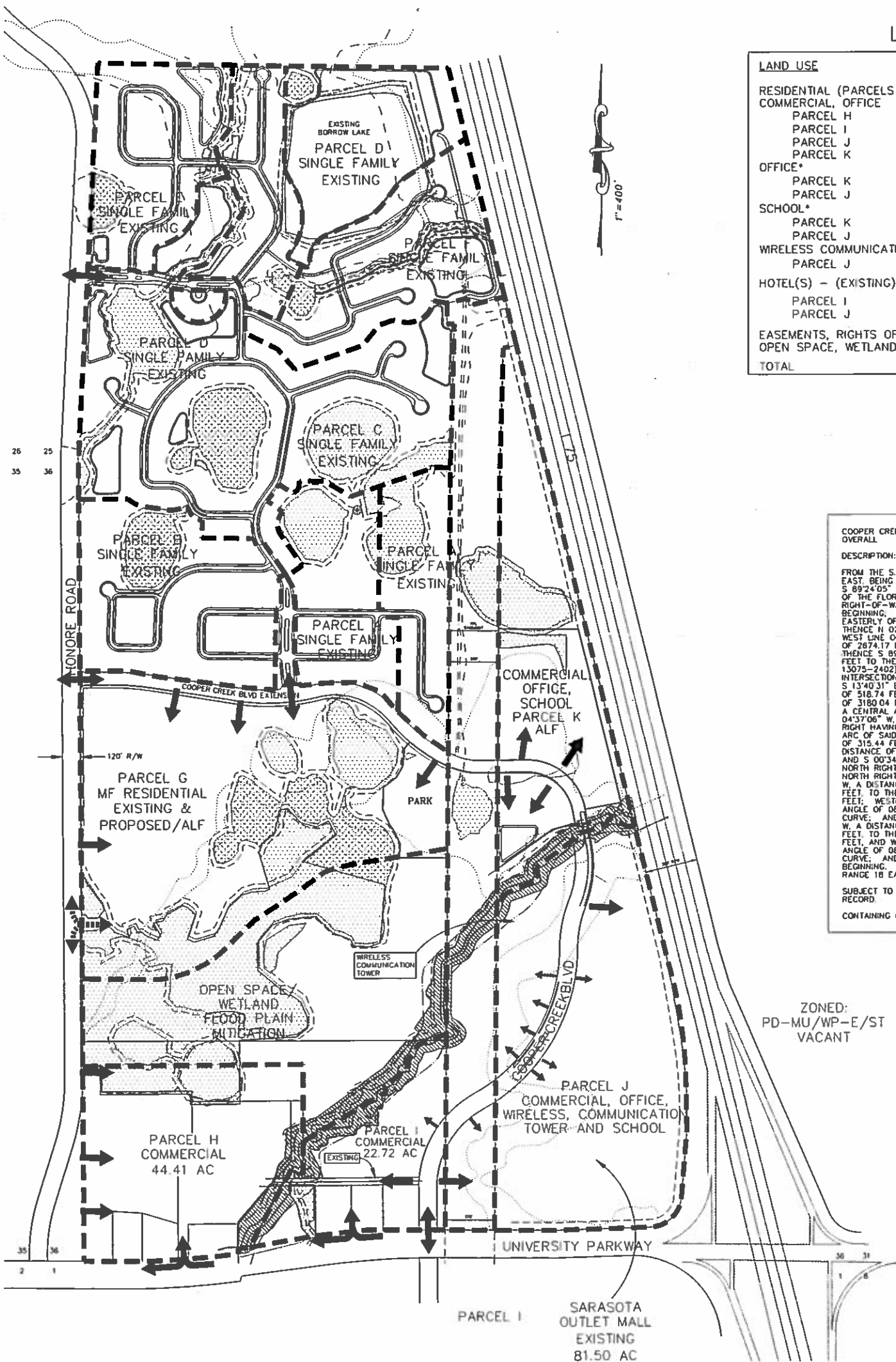


EXHIBIT 2

LAND USE SUMMARY

LAND USE	UNITS/SF	ACRES
RESIDENTIAL (PARCELS A-G)	1,017 UNITS	317.2 +/-
COMMERCIAL, OFFICE	951,200 SF	131.5 +/-
PARCEL H		
PARCEL I		
PARCEL J		
PARCEL K		
OFFICE*	378,700 SF	30.0 +/-
PARCEL K		
PARCEL J		
SCHOOL*	20,000 SF	
PARCEL K		
PARCEL J		
WIRELESS COMMUNICATION TOWER		1.0 +/-
PARCEL J		
HOTEL(S) - (EXISTING)	400 ROOMS	
PARCEL I		
PARCEL J		
EASEMENTS, RIGHTS OF WAY, WETLANDS, OPEN SPACE, WETLAND MITIGATION		124.98 +/-
TOTAL		604.68 +/-



COOPER CREEK OVERALL DESCRIPTION:

FROM THE S.W. CORNER OF THE SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, BEING ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, RUN S 89°24'05" E (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM), ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 303.59 FEET TO THE POINT OF BEGINNING; THENCE N 00°20'30" W, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 36, A DISTANCE OF 5343.35 FEET; THENCE N 02°45'45" E, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 2674.17 FEET TO THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 25; THENCE S 89°10'54" E, ALONG SAID NORTH LINE, A DISTANCE OF 2335.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S.R. 93 (1-75, SECTION 13075-2402); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND INTERSECTION RIGHT-OF-WAY) THE FOLLOWING EIGHT COURSES, VIZ: S 13°40'31" E, A DISTANCE OF 6145.63 FEET; AND S09°40'31" E, A DISTANCE OF 518.74 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3180.04 FEET, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'18", A DISTANCE OF 638.55 FEET; AND S 04°37'06" W, A DISTANCE OF 450.00 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 216.00 FEET, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°40'21", A DISTANCE OF 315.44 FEET, TO THE P.T. OF SAID CURVE; AND S 88°17'27" W, A DISTANCE OF 628.42 FEET, AND N 89°25'07" W, A DISTANCE OF 298.24 FEET; AND S 00°34'53" W, A DISTANCE OF 2.00 FEET, TO THE ABOVE DESCRIBED NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT COURSES, VIZ: N 89°25'07" W, A DISTANCE OF 440.34 FEET, AND N 89°24'06" W, A DISTANCE OF 7.33 FEET, TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 5865.58 FEET, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'48", A DISTANCE OF 828.89 FEET, TO THE P.T. OF SAID CURVE; AND S 82°30'06" W, A DISTANCE OF 549.31 FEET, AND S 00°35'54" W, A DISTANCE OF 33.33 FEET; AND S 82°30'06" W, A DISTANCE OF 12.41 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5626.58 FEET, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'48", A DISTANCE OF 795.11 FEET, TO THE P.T. OF SAID CURVE; AND N 89°24'05" W, A DISTANCE OF 220.21 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 25 & 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 604.68 ACRES, MORE OR LESS.

ZONED:
PD-MU/WP-E/ST
VACANT

LEGEND

	PRESERVATION AREA - 16.41± AC
	CONSERVATION AREA - 78.17± AC
	OTHER WETLAND AREA
	PARCEL LINE
	EXISTING ALIGNED ACCESS DRIVES
	EXISTING ACCESS DRIVES
	EXISTING INTERSECTION ACCESS
	EXISTING RIGHT IN/OUT ACCESS
	PROPOSED ACCESS
	PROPOSED INTERSECTION ACCESS
	PROPOSED RIGHT IN/OUT ACCESS

DESIGNER: BDC
DRAWN: JAB
DATE: 3.3.2017
JOB NO: 2400
SCALE: 1"=400'
SHEET: _____

MAP H - REVISED
FOR
COOPER CREEK
LOCATED IN
SECTION 25 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

THE SOLE PURPOSE OF THIS DRAWING IS TO ILLUSTRATE THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE DEMISED PREMISES. NO OTHER WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ILLUSTRATION.

REVISIONS

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