

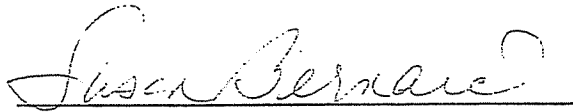
CERTIFICATE

STATE OF FLORIDA        )  
COUNTY OF BROWARD    )

I DO HEREBY CERTIFY that the following material(s), which are attached hereto, are a true and correct copy of:

City of Cooper City Ordinance No. 2005-04-01 and Exhibits  
consisting of twelve (12) pages

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY OF  
COOPER CITY, FLORIDA, THIS 14<sup>th</sup> DAY OF APRIL, A.D., 2005.



SUSAN BERNARD  
City Clerk

ORDINANCE NO. 05-4-1

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, RELATING TO THE ESTABLISHMENT OF THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW PERTAINING TO THE PETITION TO ESTABLISH THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT; ESTABLISHING AND NAMING THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

\* \* \* \* \*

WHEREAS, the Florida Legislature created and amended Chapter 190, *Florida Statutes*, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a petition to establish the Monterra Community Development District pursuant to Chapter 190, *Florida Statutes*, as amended and supplemented, was submitted to The City of Cooper City, Florida (the "City") by TOUSA Homes, Inc. on January 18, 2005; and

WHEREAS, the proposed Monterra Community Development District comprises approximately 487 acres, all located within the City; and

WHEREAS, pursuant to *Florida Statutes*, Section 190.005(1)(d), notice of the public hearing on the petition to establish the Monterra Community Development District has been published in the *Sun Sentinel* once a week for four consecutive weeks prior to the hearing; and

WHEREAS, the City, having considered the petition and all information presented at the public hearing, and being fully advised and informed of the premises, has determined that it is in the best interests of the citizens of the City to approve the petition to establish the Monterra Community Development District.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, that:**

**SECTION 1:** The City Commission of The City of Cooper City, Florida (the "Commission") hereby makes the following findings of fact and conclusions of law:

1. TOUSA/Kolter, LLC, a Delaware limited liability company and petitioner together with its successors and assigns (the "Developer"), submitted a petition to establish the Monterra Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*, as amended and supplemented, to The City of Cooper City, Florida (the "City") on January 18, 2005 (the "Petition").
2. The property proposed to comprise the District consists of 487 acres, more or less, located entirely within the boundaries of the City is generally bounded on the south by Sheridan Street, on the east by University Drive, on the north by Stirling Road, with Pine Island Road forming a portion of the southwestern boundary all as identified on the map attached hereto as Exhibit A; and a metes and bounds description of the external boundaries of the proposed District are set forth in the legal description attached hereto as Exhibit B.
3. The Commission held a public hearing on the petition to establish the District on March 22, 2005.
4. The City has reviewed the Petition to establish the District and found all the statements therein to be true and correct.
5. The approximately 487 acres of the proposed District is subject to the Pre-Annexation and Development Order of the City evidenced in Ordinance No. 03-10-2 and the Voluntary Regional Transportation Network Agreement dated

June 7, 2004, relating to such property and thus is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community and as an independent special district.

6. The District will be responsible for the financing, development, construction and maintenance of surface water management and control systems including, but not limited to earth work and landscaping, water distribution and wastewater collection and transmission facilities, roadway improvements, public parks, wetlands mitigation, irrigation and landscaping within public rights of way, and acquisition of certain lands relating thereto (collecting, the "Public Infrastructure"). Upon completion and connection to the City's lines, certain potable water and sanitary sewer lines or systems constructed in a manner acceptable to City shall be dedicated to the City, provided the City agrees to accept same and all necessary access and maintenance easements are granted to City (collectively, the "Water and Sewer Infrastructure"). The proposed Water and Sewer Infrastructure must be compatible with the City's water and sewer system.
7. The special assessments bonds proposed to be used to provide the capital to acquire the Districts' Public Infrastructure is the best alternative available for delivering the Public Infrastructure and facilities to the area that will be served by the District. The maximum principal amount of long-term "A" special assessment bonds that may be issued by the District shall be limited to \$32,000,000.

8. The Public Infrastructure and services and facilities of the District will be compatible with the capacity and uses of existing City and regional community development services and facilities.
9. The area that will be served by the District is amendable to separate special district government.

**SECTION 2:** Subject to the terms hereof, the Commission of the City hereby grants the Petition to establish a community development district.

**SECTION 3:** The District shall be known as the "Monterra Community Development District."

**SECTION 4:** The District shall be that area generally consisting of 487 acres, more or less, located entirely within the boundaries of the City of Cooper City, Florida, generally bounded on the south by Sheridan Street, on the east by University Drive, on the north by Stirling Road, with Pine Island Road forming a portion of the southwestern boundary all as identified on the map attached hereto as Exhibit A; and a metes and bounds description of the external boundaries of the proposed District are set forth in the legal description attached hereto as Exhibit B.

**SECTION 5:** Pursuant to Section 190.005(2)(d), *Florida Statutes*, the charter for the District shall fully comply with Sections 190.006 through 190.041, *Florida Statutes*.

**SECTION 6:** The five persons designated to be the initial members of the Board of Supervisors are as follows:

Richard Bassell  
Angel Gutierrez  
Mark Bidwell  
Charles Black  
Ariel Berdugo

Such initial members shall hold office for ninety days or until the first meeting of the landowners is held pursuant to Section 190.006, *Florida Statutes*.

**SECTION 7:** The District shall have, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and districts having authority with respect to any area included within the District, the special powers relating to public improvement and community facilities authorized by Section 190.012(1), *Florida Statutes*.

**SECTION 8:** In addition to the special powers contained in Section 190.012(1), Florida Statutes, the District, pursuant to Section 190.012(2)(a), (c) and (d), Florida Statutes, shall also have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for:

- (a) parks and facilities for indoor and outdoor recreational, cultural and educational uses;
- (b) school buildings and related structures; and
- (c) security, including but not limited to guardhouses, fences and gates, except that the district may not exercise any police power.

**SECTION 9:** To the extent applicable, the District will comply with all development agreements or orders with the City and applicable to the District.

**SECTION 10:** The District shall, directly or through one or more property owner associations, maintain all Public Infrastructure developed and constructed by the District, except for any systems dedicated to and accepted by the City or other units of local government. Upon completion and connection to the City's lines, certain potable water and sanitary sewer lines or systems constructed pursuant to standards acceptable to City shall be dedicated to the City, provided all necessary access and maintenance easements, in the City's opinion, are granted to

City and the City agrees to accept the dedication. Unless dedicated to and accepted by the City, the City shall have no obligation to maintain the District's Public Infrastructure improvements.

**SECTION 11:** The District shall disclose, pursuant to Chapter 190, Florida Statutes, the fact that this is a special taxing district and that special assessments will be assessed against all property owners within the District. If at anytime Chapter 190 Florida Statutes is amended to require any additional disclosure, the District agrees to comply with such additional disclosure requirements. In addition, as a condition of the City granting the Petition to establish the District, the Developer as the petitioner must undertake with the District that it will disclose to each initial potential purchaser of a residential unit within the District, prior to the closing of such unit, the maximum annual capital assessment such purchaser will be required to pay by purchasing a unit within the District. Such additional disclosure shall be in substantially the form attached hereto as Exhibit C. The City will be entitled to receive a copy of such additional disclosure upon request made to the Developer.

**SECTION 12:** Any and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

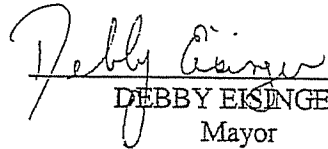
**SECTION 13:** Should any part or provision of this ordinance or any portion, paragraph, sentence or word thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part other than the part declared to be valid.

**SECTION 14:** This ordinance shall become effective upon final adoption.

[Remainder of page intentionally left blank]

**PASSED AND ADOPTED** on First Reading this 22<sup>nd</sup> day of March, A.D., 2005.

**PASSED AND FINAL ADOPTION** on Second Reading this 12<sup>th</sup> day of April, A.D.,  
2005.

  
DEBBY EISINGER  
Mayor

ATTEST:

  
SUSAN BERNARD  
City Clerk

Approved As To Form:

\_\_\_\_\_  
ALAN F. RUF  
City Attorney

**Roll Call:**

Mayor Eisinger	<u>YES</u>
Commissioner Roper	<u>YES</u>
Commissioner Ferrara	<u>YES</u>
Commissioner Valenti	<u>YES</u>
Commissioner Kleiman	<u>YES</u>



EXHIBIT A

SITE MAP

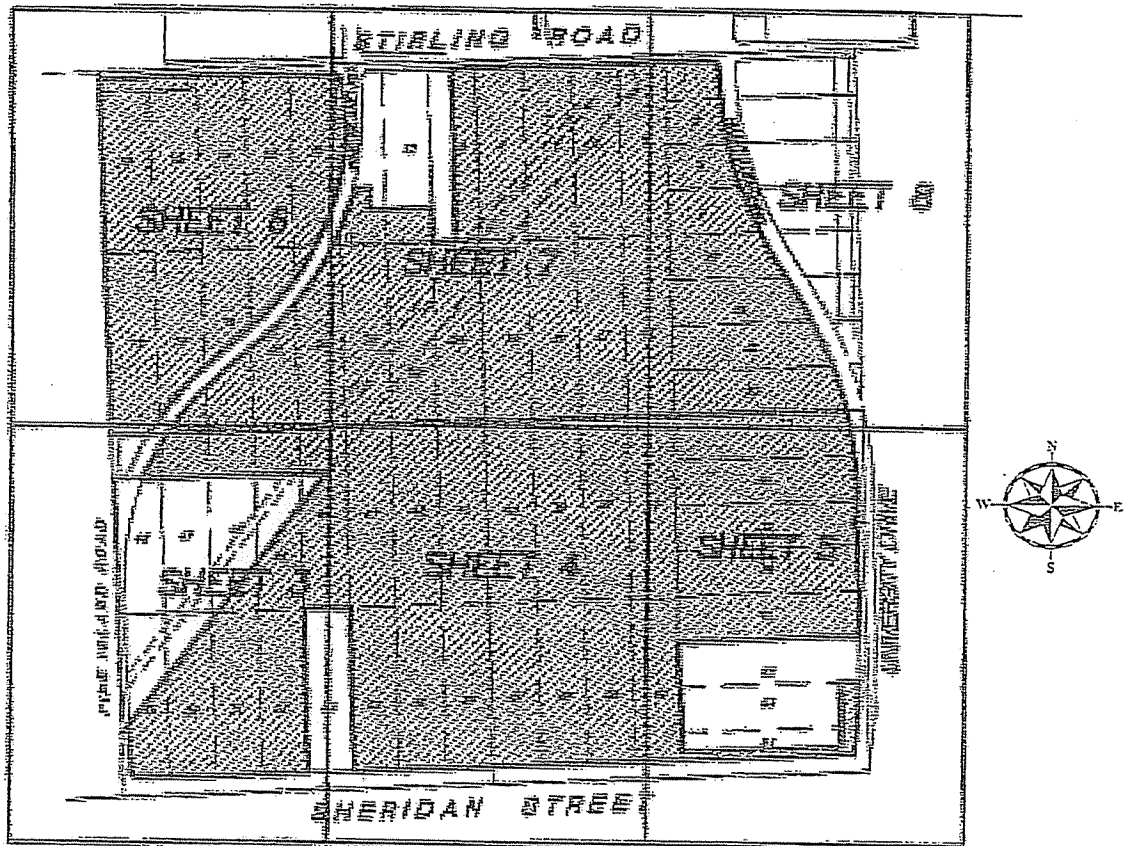


EXHIBIT B  
LEGAL DESCRIPTION

## DESCRIPTION:

ALL OF TRACTS 22 THROUGH 28 AND 37 THROUGH 43, TOGETHER WITH PORTIONS OF TRACTS 1 THROUGH 12, 18 THROUGH 21, 29 THROUGH 36, 44 THROUGH 52, 54 THROUGH 61 AND PORTIONS OF 63 AND 64, TOGETHER WITH PORTIONS OF THE ADJACENT PLATTED ROADWAYS, ALL IN SECTION 4, TOWNSHIP 51 SOUTH, RANGE 41 EAST, "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32 AND 33 TWP. 51 SO. RANGE 41 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, NORTH 87°41'08" EAST 459.22 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 88°04'53" EAST 2033.52 FEET; THENCE SOUTH 01°55'07" EAST 50.00 FEET TO POINT OF BEGINNING #1 ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF SAID NORTH LINE; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, NORTH 88°04'53" EAST 808.52 FEET; THENCE CONTINUE ALONG SAID PARALLEL LINE AND SAID RIGHT-OF-WAY LINE, NORTH 87°46'51" EAST 1208.89 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°43'16" AN ARC DISTANCE OF 79.17 FEET TO A POINT OF REVERSE CURVATURE OF A 2924.79 FOOT RADIUS CURVE CONCAVE TO THE EAST, SAID CURVE BEING THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 85220-2530; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°26'20" AN ARC DISTANCE OF 1553.82 FEET TO A POINT OF TANGENCY; (2) SOUTH 31°56'13" EAST 203.32 FEET TO A POINT OF CURVATURE OF A 2877.05 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; (3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°29'37" AN ARC DISTANCE OF 1531.21 FEET TO A POINT OF TANGENCY; (4) SOUTH 01°26'56" EAST 171.54 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; (5) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°53'30" AN ARC DISTANCE OF 38.79 FEET TO A POINT OF NON-TANGENCY; (6) SOUTH 00°20'09" EAST 50.04 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 02°33'08" EAST; (7) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°08'30" AN ARC DISTANCE OF 39.75 FEET TO A POINT OF TANGENCY; (8) SOUTH 01°28'36" EAST 773.05 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF TRACT "A", OF HOLY SACRAMENT PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY PROLONGATION AND SAID NORTH LINE, SOUTH 87°42'03" WEST 1270.52 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°28'32" EAST 330.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A", NORTH 87°42'03" EAST 5.75 FEET TO THE NORTHWEST CORNER OF TRACT 63 OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID TRACT 63 SOUTH 01°57'45" EAST 479.99 FEET TO A LINE PARALLEL WITH AND 180.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, NORTH 87°42'03" EAST 1112.81 FEET; THENCE NORTH 01°28'52" WEST 479.99 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE AND AN EASTERLY PROLONGATION THEREOF, NORTH 87°42'03" EAST 150.02 FEET TO A POINT ON A 2780.79 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 88°57'59" WEST; THENCE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, THROUGH A CENTRAL ANGLE OF 08°45'53", AN ARC DISTANCE OF 425.38 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 07°43'52" WEST 108.89 FEET TO A LINE PARALLEL WITH AND 130.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SHERIDAN STREET, SOUTH 87°42'03" WEST 3507.68 FEET TO THE EAST LINE OF TRACT 53 OF SAID SECTION 4; THENCE ALONG SAID EAST LINE, NORTH 01°54'10" WEST 1189.37 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT 53, SOUTH 87°45'31" WEST 329.07 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT 53, SOUTH 01°56'25" EAST 1189.70 FEET TO A LINE PARALLEL WITH AND 130.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SHERIDAN STREET, SOUTH 87°42'03" WEST 714.80 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF SHERIDAN STREET AS DESCRIBED IN OFFICIAL RECORD BOOK 31325, PAGE 1319 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, NORTH 88°51'56" WEST 200.36 FEET TO A LINE PARALLEL WITH AND 142.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, AND SAID THE NORTH RIGHT OF WAY LINE, SOUTH 87°42'03" WEST 300.00 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 47°14'08" WEST 49.55 FEET TO A LINE PARALLEL WITH AND 82.00 FEET EAST OF THE WEST LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF PINE ISLAND ROAD AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 31325, PAGE 1319, NORTH 02°10'20" WEST 90.95 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 20°58'25" WEST 37.95 FEET TO A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, AND SAID THE EASTERLY RIGHT OF WAY LINE, NORTH 02°10'20" WEST 218.37 FEET TO THE SOUTHEASTERLY LINE OF THE 185 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2289, PAGE 656 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 37°07'23" EAST 2312.87 FEET TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SAID TRACT 44; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SAID TRACTS 44-48, SOUTH 87°48'05" WEST 1304.77 FEET TO A POINT ON A 1945.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS SOUTH 68°45'11" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 26°51'56", AN ARC DISTANCE OF 911.82 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 48°05'27" EAST 442.83 FEET TO A POINT OF CURVATURE OF A 2055.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 31°04'47" AN ARC DISTANCE OF 1114.72 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 22°29'11" EAST 100.42 FEET TO A POINT ON A 2057.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 75°45'39" WEST, SAID CURVE BEING CONCENTRIC WITH AND 12.00 FEET EASTERLY FROM THE AFORESAID 2055.00 FOOT RADIUS CURVE AND SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 01°29'50", AN ARC DISTANCE OF 54.01 FEET TO A POINT OF NON-TANGENCY ON A LINE PARALLEL WITH AND 405.26 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 11; THENCE ALONG SAID PARALLEL LINE, NORTH 87°51'53" EAST 102.79 FEET TO A LINE PARALLEL WITH AND 53.00 FEET EAST OF THE WEST LINE OF THE EAST HALF (E 1/2) OF SAID TRACT 11; THENCE ALONG SAID PARALLEL LINE, SOUTH 01°52'58" EAST 155.27 FEET TO A LINE PARALLEL WITH AND 250.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACTS 10 AND 11; THENCE ALONG SAID PARALLEL LINE, NORTH 87°51'53" EAST 443.64 FEET TO THE WEST LINE OF SAID TRACT 9; THENCE ALONG SAID WEST LINE, SOUTH 01°49'21" EAST 250.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 9, NORTH 87°51'53" EAST 155.48 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF SAID TRACT 9; THENCE ALONG SAID WEST LINE, NORTH 01°48'08" WEST 1265.40 FEET TO POINT OF BEGINNING #1.

TOGETHER WITH:

PORTIONS OF TRACTS 11 THROUGH 21 AND PORTIONS OF ADJACENT PLATTED ROADWAYS, ALL IN SECTION 4, TOWNSHIP 51 SOUTH, RANGE 41 EAST, "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32 AND 33 TWP 51 SO. RANGE 41 EAST, DADE COUNTY, FLORIDA", AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTIONS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4, SOUTH 02°25'55" EAST 50.00 FEET TO POINT OF BEGINNING #2 ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4; THENCE ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, THE FOLLOWING TWO (2) COURSES: (1) NORTH 87°41'08" EAST 458.20 FEET; (2) NORTH 85°04'53" EAST 420.81 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 02°05'55" EAST 3.00 FEET; (2) NORTH 85°04'53" EAST 200.00 FEET; (3) NORTH 02°08'55" WEST 3.00 FEET; (4) NORTH 88°04'53" EAST 89.95 FEET; (5) SOUTH 85°21'50" EAST 201.32 FEET; (6) NORTH 88°04'53" EAST 300.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF PINE ISLAND ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 31325, PAGE 1319 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 48°54'60" EAST 48.50 FEET; (2) SOUTH 01°54'33" EAST 83.30 FEET; (3) SOUTH 20°20'39" EAST 37.85 FEET; (4) SOUTH 01°54'33" EAST 232.02 FEET TO A POINT OF CURVATURE OF A 1492.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; (5) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°05'09" AN ARC DISTANCE OF 262.63 FEET TO A POINT OF COMPOUND CURVATURE OF A 1945.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; (6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°54'52" AN ARC DISTANCE OF 1354.96 FEET TO A POINT OF TANGENCY; (7) SOUTH 48°05'27" WEST 442.83 FEET TO A POINT OF CURVATURE OF A 2055.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; (8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'34" AN ARC DISTANCE OF 636.77 FEET TO A POINT OF NON-TANGENCY ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4; THENCE ALONG SAID SOUTH LINE, SOUTH 87°48'58" WEST 260.83 FEET TO THE WEST LINE OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, NORTH 02°05'55" WEST 2591.87 FEET TO POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 21,223,150 SQUARE FEET (487.217 ACRES) MORE OR LESS.

EXHIBIT C

ADDITIONAL DISCLOSURE

ADDENDUM

TO

PURCHASE AND SALE AGREEMENT

IF YOU PURCHASE A HOME IN THIS COMMUNITY, YOU WILL BE LIVING IN A SPECIAL TAXING DISTRICT KNOWN AS THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AND WILL BE SUBJECT TO ADDITIONAL COSTS. SPECIAL ASSESSMENT BONDS WILL BE ISSUED BY THE DISTRICT TO FINANCE CERTAIN COMMUNITY WIDE INFRASTRUCTURE. SUCH BONDS WILL BE PAYABLE BY SPECIAL ASSESSMENTS LEVIED AGAINST ALL HOMES IN THIS COMMUNITY. THESE SPECIAL ASSESSMENTS WILL APPEAR ON YOUR TAX BILL EACH YEAR FOR NOT MORE THAN 30 YEARS FROM THE FIRST PRINCIPAL INSTALLMENT AS A NON-AD VALOREM ASSESSMENT. THESE SPECIAL ASSESSMENTS WILL BE IN ADDITION TO OTHER PROPERTY TAXES AND ASSESSMENTS. THE ANNUAL SPECIAL ASSESSMENTS LEVIED ON EACH HOME TO PAY DEBT SERVICE ON SUCH BONDS IS ESTIMATED TO BE \$\_\_\_ PER YEAR (\$\_\_ EACH MONTH). UNDER CERTAIN CIRCUMSTANCES, YOU MAY PREPAY YOUR ASSESSMENTS. **COOPER CITY DOES NOT LEVY THESE SPECIAL ASSESSMENTS.** YOU MAY CONTACT [NAME OF DISTRICT MANAGER], AT [PHONE NUMBER] FOR MORE INFORMATION REGARDING THESE SPECIAL ASSESSMENTS, YOUR PREPAYMENT RIGHTS AND A GOOD FAITH ESTIMATE OF THE ANNUAL OPERATION AND MAINTENANCE ASSESSMENTS THAT THE DISTRICT MAY ALSO LEVY.

BUYER:

\_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_