

EXHIBIT "A"

MURDOCK VILLAGE REQUEST FOR PROPOSALS

INFORMATION PACKAGE

This Information Package represents the County's effort to respond to specific questions from interested parties concerning the Project. The publication of this Information Package and any matters set forth in this Information Package should not be construed as an express or implied warranty or representation by the County as to the accuracy of any matter set forth herein. All potential warranties and representations are hereby expressly disclaimed. The County shall not be responsible for any loss resulting from reliance upon this Information Package, whether in whole or in part, and urges Respondents to conduct their own independent investigation(s) of the matters addressed herein.

1. More specific estimates related to gross area of parcel. The entire parcel, including the regional park, utility areas, canals and roadways, consists of approximately 1,325 acres. The exact acreage is subject to determination by survey.
2. Acreage to be sold. 1,100 contiguous acres.
3. Net useable area of parcel. To be determined incident to zoning and land use proceedings.
4. Preferences for parks dedicated or not. The County has no preference as to dedication or any other vehicle that assures that the parkland will be adequately maintained. The existing regional park shall remain under the County's control.
5. Zoning and future land use maps. See attached. See also pages 12 and 13 of the Necessity Report on the attached CD.
6. Electronic boundary files. See page 6 of the Necessity Report on the attached CD.
7. Title reports from current acquisitions. A title commitment from each of the four (4) pertinent subdivisions is attached.
8. Availability and capacity of water and sewer utilities, requirements and identity of provider and water and sewer maps. Please see attached.
9. Full fee schedules for permits, impacts, and the like. Please see attached.

10. Environmental studies addressing wetlands, ground water issues, soils, habitat, contaminants or other phase 1 issues. See Phase I Environmental Report on the attached CD.

11. Status of current assessments and taxes. Please see attached.

12. Retention/detention standards or requirements. Please see attached. As per Charlotte County Code of Laws and Ordinances,

Section 3-5-116 Minimum Design Standards for Stormwater Plans and
Section 3-5-117 Performance Standards for Stormwater Plans and
Section 3-5-118 Contents of the Stormwater Plan

These sections should cover all of the details. In general, any new stormwater facility is required to address the post developed runoff from a 25 year- 24 hour storm event. The allowable discharge from the proposed stormwater management facility must be limited to that of the pre-developed rate of runoff from the 25 year-24 hour storm.

Any of the canals which run through, and within, the Murdock Village property that may be affected will need to be evaluated using the 100 year- 24 hour storm event criteria.

Habitable buildings must have a finished floor elevation at or above the 100 year-24 hr storm elevation or as required by FEMA, if within a flood zone.

Our rules are fairly consistent with the Southwest Florida Water Management District rules for stormwater calculations.

13. Information on preferred corridor alignments, determination on transportation and other concurrency standards, ROW maps for major highway corridors, anticipated trip criteria for Flamingo, O'Donnell and Toledo Blade after development and available traffic studies. O'Donnell is not a chief concern of the County. The County has no concern with the alignment of Flamingo and Toledo so long as the developer connects with the four (4) points where these roads currently intersect with the border of Murdock Village. Article XIX of the Charlotte County Code, entitled "Concurrency Management," is attached. The roadways bordering Murdock Village have the following concurrency ratings:

US 41, from Chamberlain Boulevard to Toledo Blade Boulevard (CR 39), LOS C - 4 Lane Arterial.

US 41, from Toledo Blade Boulevard (CR 39) to Collingswood Boulevard, LOS F - 4 Lane Arterial. This LOS will improve to C if this segment is widened to 6 Lanes.

SR 776 from US 41 to Biscayne Boulevard, LOS C - 4 Lane Arterial

The roadways within the Murdock Village Project have the following concurrency ratings:

Toledo Blade Boulevard, LOS C Urban Collector, This roadway is a critical link as an Evacuation Route and future widening and functioning as an Arterial route is essential.

A Trip Generation Study is attached.

14. Master plan for parks. Please see attached.
15. Map showing acquisitions to date. Please see attached.
16. Deed restrictions. Please see attached.
17. Binding letter determination. The County's application has been submitted.
18. Intended comprehensive plan amendments changes addressing process, timing and preferred approaches. Please see attached.
19. Sec. 3-9-49 of the Charlotte County Code of Laws and Ordinances. Planned Development District (PD). Please see attached.
20. Copies of pertinent reports concerning the project. Please see ULI Report, Wilson-Miller Report and Necessity Report.