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July 30, 2009

Andrew G. Irick, II, Manager
Brooker Land Company, LLC
2611 Keystone Rd., Suite B-4
Tarpon Springs, Florida 34688

RE: Ridgemoor Tract 8, aka Tarpon Woods, Addition 2, aka Clear Creek

Dear Mr. Irick:

Pursuant to your request I have researched the history of the above referenced parcel and have done so inclusive of the adjacent parcel to the east know as U.S. Home Addition 1 aka Tract 7 aka Wescott Square.

The files of record indicate an agreement for sale and purchase of the referenced properties dated September 28th, 1983 between Tarpon Woods Golf and Tennis Club, Inc. and U.S. Home Corporation which sale and purchase was completed on October 10, 1983 between the two parties. Within the Warranty Deed for said sale/purchase was a limitation "shall not construct more than four hundred (400) residential units on the property". (see attached copy of Warranty Deed and associated Exhibit "A").

File records indicate that U.S. Homes received site plan approval for 80 residential units on Ridgemoor Addition one (aka Wescott Square) via SP#2002.011 in 1985 and the plat for this development was recorded on March 12th 1985. To date these are the only residential units constructed on the Warranty Deed parcel.

I have also researched whether there is evidence of U.S. Homes constructing any of the 400 units (authorized to be constructed on the property) on contiguous parcels and have found no evidence that the units were constructed elsewhere.

It is therefore, my conclusion, that 320 units of the original 400 units remain available on Ridgemoor Tract 8 and within the original approximately 59.20 acres described in the Warranty Deed.

Please note that all construction is subject to site plan review and approval as well as any required updates to other documentation such as, but not limited to, a Revised Master RPD (Residential Planned Development) Plan.

Should there be any question concerning this matter, please feel free to contact me at 727-464-3888.

Sincerely,

Al Navaroli, Manager
Building & Development Review Services

AN/ja

attachment

PLEASE ADDRESS REPLY TO:
310 Court Street
Clearwater, Florida 33756
Phone: (727) 464-3888

