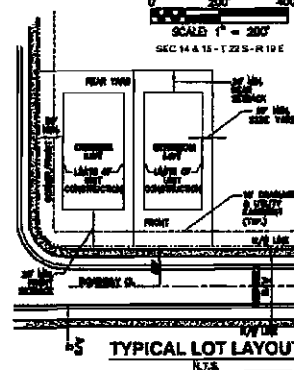
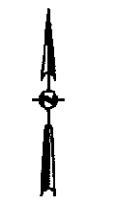


OWNER:
 Q2 BROOKSVILLE III LLC
 612 SE 5th AVENUE, STE #1
 FT. LAUDERDALE, FL 33301
 (954) 523-7770 OFFICE

61 TOTAL LOTS:
 (min. 1/2 ac)



NO.	DATE	DESCRIPTION	BY
1	02-14-08	PRELIMINARY	
2	02-14-08	PERMITTING	
3	02-14-08	CONSTRUCTION	
4	02-14-08	RECORDING	

SITE DATA:
 PARCEL 1 ID: R14 421 19 0000 0150 0000 (00351050) - 55.10 ACRES
 PARCEL 2 ID: R14 421 19 0000 0240 0000 (00350578) - 21.37 ACRES
 EXISTING ZONING: PDP (SF)
 EXISTING LAND USE: VACANT-HARDWOODS
 PROPOSED ZONING: PDP (SF)
 PROPOSED LAND USE: RESIDENTIAL-SINGLE FAMILY

TOTAL ACREAGE: 76.47 +/- ACRES
 YONTZ ROAD RIGHT-OF-WAY: 0.34 +/- ACRES (0.7%)
 ROADWAY: 6.85 +/- ACRES (9.0%)
 RESIDENTIAL LOTS: 32.87 +/- ACRES (43.0%)
 WETLANDS: 5.40 +/- ACRES (7.0%)
 SURFACE WATER: 1.34 +/- ACRES (1.7%)
 STORMWATER PONDS: 3.87 +/- ACRES (5.0%)
 FLOOD PLAIN COMPENSATION: 3.84 +/- ACRES (5.0%)
 OPEN SPACE (OTHER): 11.59 +/- ACRES (15.2%)
 OPEN SPACE/REC (USEABLE): 8.15 +/- ACRES (10.7%)

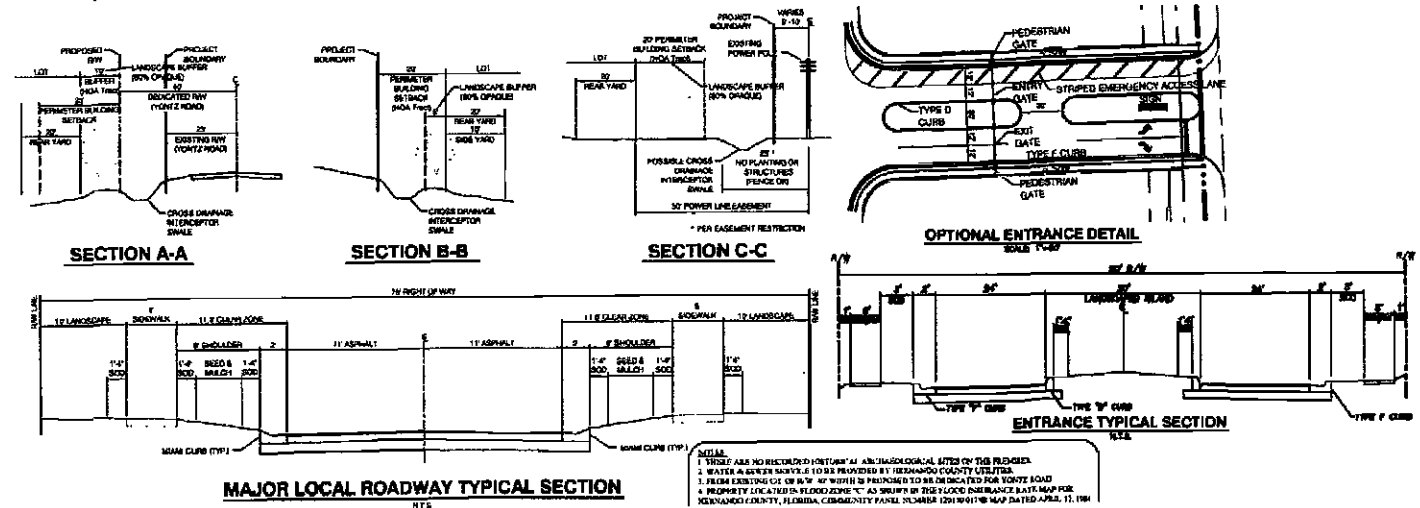
TOTAL LOTS: 61 LOTS - MINIMUM 1/2 ACRE (21,760 SQ. FT.)
LOT COVERAGE (MAX. BUILDABLE FOOTPRINT):
 35% (7,623 SF BASED ON TYPICAL 1/2 ACRE LOT)

PROPOSED DENSITY:
 GROSS: 61 UNITS/76.47 ACRES = 0.80 DU/AC
 NET: 61 UNITS/69.73 ACRES = 0.87 DU/AC

PERIMETER BUILDING SETBACKS:
 NORTH: 34 FEET (YONTZ RD)
 EAST: 20 FEET
 SOUTH: 20 FEET
 WEST: 20 FEET

LANDSCAPE BUFFERS (5' MIN. LANDSCAPED, 80% OPAQUE):
 NORTH: 10 FEET (YONTZ RD)
 EAST: 5 FEET
 SOUTH: 20 FEET (WITHIN 50' POWER LINE EASEMENT)
 WEST: 5 FEET

INTERNAL LOT SETBACKS:
 FRONT YARD: 25 FEET SIDE YARD: 10 FEET



PROPERTY DESCRIPTION:
 Legal Description per Warranty Deed (OR Bk 2308 Pg 1535)
 Parcel I: The South 1/2 of the NW 1/4 of the NW 1/4, AND the South 42.7 feet of the North 209 2/3 feet of the South 419 1/2 feet of the NE 1/4 of the NW 1/4 lying West of State Road No. 45; ALL in Section 14, Township 22 South, Range 19 East, Hernando County, Florida.
 AND ALSO
 Parcel II: The East 1/2 of the NW 1/4 of the NE 1/4, lying South of Yontz Road; AND the NE 1/4 of the NE 1/4; LESS the East 400 feet of the North 330 feet; AND LESS existing road right of way. ALL in Section 15, Township 22 South, Range 19 East, Hernando County, Florida.
 LESS: Commence at the SW corner of the NW 1/4 of the NE 1/4 of said Section 15; thence run East a distance of 506.82 feet; thence run North 00° 38' 53" West a distance of 300 feet to the Point of Beginning; thence continue North 00° 38' 53" West a distance of 100 feet; thence run East a distance of 457.72 feet; thence run South 00° 27' 24" West a distance of 100 feet; thence run West a distance of 455.70 feet to the Point of Beginning.
 AND LESS: Commence at the SW corner of the NW 1/4 of the NE 1/4 of said Section 15; thence run East a distance of 656.82 feet to the Point of Beginning; thence run East a distance of 300 feet; thence run North 00° 27' 24" East a distance of 300 feet; thence run West a distance of 300 feet; thence run South 00° 27' 24" West a distance of 300 feet to the Point of Beginning.

LOVEJOY SUBDIVISION
 HERNANDO COUNTY, FLORIDA
AVID GROUP
 CIVIL ENGINEERING
 LAND PLANNING
 SURVEYING
 ENVIRONMENTAL
 CONSTRUCTION
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Received
 MAR 14 2008
 Hernando County
 Planning Department

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