



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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***HIDDEN CREEK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Board Package***

***Board of Supervisors  
Landowners Meeting***

***Tuesday,  
November 1, 2016***

***10:00 a.m.***

***Office of:***

***Metro Development Group  
2502 North Rocky Point Drive  
Suite 1050  
Tampa, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Hidden Creek Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

Board of Supervisors  
**Hidden Creek Community  
Development District**

Dear Board Members:

The Landowners Meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for Tuesday, **November 1, 2016 at 10:00 a.m.** in the offices of Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida, 33607.

*The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.*

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Paul Cusmano  
District Manager

District: HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: Tuesday, November 1, 2016  
Time: 10:00 a.m.  
Location: Metro Development Group  
2502 N. Rocky Point Drive  
Tampa, Florida

Conference Call In No.: 563.999.2090  
Code: 686859#

### ***Agenda***

#### ***LANDOWNER'S MEETING***

- I.** Call to Order
- II.** Determination of Number of Voting Units Represented
- III.** Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting
- IV.** Nominations for the Position of Supervisor (3)  
Seat 3 Price, Seat 4 Sanders, Seat 5 Vacant
- V.** Casting of Ballots
- VI.** Ballot Tabulations
- VII.** Landowners' Questions or Comments
- VIII.** Adjournment

## Page Details


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## Elections Information

The following is a list of the Hidden Creek CDD Board of Supervisors with their assigned positions and terms. Please click on the link to the Supervisor of Elections website for further information.

### Latest Election Results

Seat	Member	Position	Term
Seat #1	Mike Lawson	Chairman	11/1/2018
Seat #2	Doug Draper	Vice Chairman	11/1/2018
Seat #3	Lori Price	Assistant Secretary	11/1/2016
Seat #4	Ted Sanders	Assistant Secretary	11/1/2016
Seat #5	Vacant	Vacant	11/1/2016

Cancel Save

EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS MEETING OF  
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS MEETING: **Tuesday, November 1, 2016**

TIME: **10:00 a.m.**

LOCATION: **Metro Development Offices  
2502 N. Rocky Point Drive Suite 1050  
Tampa, Florida**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS MEETING – NOVEMBER 1, 2016

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Paul Cusmano ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hidden Creek Community Development District to be held at the Metro Development 2502 N. Rocky Point Drive Suite 1050 Tampa, Florida on Tuesday, November 1, 2016 at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Dune FL Land 1 Sub LLC  
Dune FB Debt LLC  
Printed Name of Legal Owner

[Signature]  
Signature of Legal Owner Manager

10/24/16  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>Refer to attachment</u>	<u>414</u>	<u>414</u>
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** 414

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2013), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

**OFFICIAL BALLOT**  
**HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS MEETING – NOVEMBER 1, 2016**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hidden Creek Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
<u>Refer to attached</u>	<u>414</u>
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, Paul Cuomano, as Landowner, ~~or as the proxy holder~~, of Dune FL Land Sub LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:  
Dune FB Debt LLC

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. <u>Ted Sanders</u>	<u>400</u>
2. <u>Lori Price</u>	<u>400</u>
3. _____	_____

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

Signed: \_\_\_\_\_

Printed Name: Paul Cuomano

**HIDDEN CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 8 and 17, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 8, run thence along the South boundary of the Southwest 1/4 of said Section 8, S.89°47'27"E., 1326.04 feet to a point on the centerline of a 100 foot wide Drainage Easement as recorded in Official Records Book 5255, Page 1547, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said centerline, the following seven (7) courses: 1) N.11°15'03"E., 67.11 feet; 2) N.30°19'42"E., 210.04 feet; 3) N.05°27'41"W., 184.71 feet; 4) N.33°19'13"E., 149.15 feet; 5) N.01°54'01"E., 327.67 feet; 6) N.26°26'37"W., 478.29 feet; 7) N.55°07'00"W., 8.03 feet; thence S.89°51'19"E., 14.86 feet; thence N.00°11'50"E., 124.62 feet; thence N.54°00'00"E., 177.67 feet; thence N.44°30'00"E., 36.00 feet; thence N.09°00'00"E., 102.00 feet; thence N.66°00'00"E., 55.00 feet; thence N.40°00'00"E., 55.00 feet; thence S.78°30'00"E., 46.00 feet; thence N.72°00'00"E., 36.00 feet; thence N.79°00'00"E., 26.00 feet; thence N.26°00'00"E., 40.00 feet; thence N.33°30'00"E., 68.00 feet; thence S.76°30'00"E., 58.00 feet; thence S.56°00'00"E., 35.00 feet; thence N.76°30'00"E., 18.00 feet; thence N.11°30'00"E., 58.00 feet; thence N.72°00'00"E., 68.00 feet; thence N.66°00'00"E., 80.00 feet; thence N.59°00'00"E., 65.00 feet; thence N.69°00'00"E., 90.00 feet; thence N.62°00'00"E., 75.00 feet; thence N.64°30'00"E., 100.00 feet; thence N.70°00'00"E., 38.00 feet; thence N.48°30'00"E., 56.00 feet; thence N.70°32'00"E., 225.00 feet; thence S.89°54'56"E., 35.83 feet to a point on the East boundary of the Northeast 1/4 of said Southwest 1/4 of Section 8; thence along said East boundary of the Northeast 1/4 of the Southwest 1/4 of Section 8, S.00°46'47"W., 873.31 feet to the Southeast corner thereof; thence along the East boundary of the Southeast 1/4 of said Southwest 1/4 of Section 8, S.00°35'06"E., 1317.55 feet to the Southeast corner thereof; thence along the East boundary of the Northeast 1/4 of the Northwest 1/4 of the aforesaid Section 17, S.00°52'38"E., 1337.51 feet to the Southeast corner thereof; thence along the North boundary of the South 1/2 of the Northeast 1/4 of said Section 17, N.89°06'13"E., 2633.35 feet to a point on the West boundary of the right-of-way for WEST LAKE DRIVE; thence along said West boundary of the right-of-way for WEST LAKE DRIVE, lying 30.00 feet West of and parallel with the East boundary of said Northeast 1/4 of Section 17, S.00°35'52"E., 1331.97 feet to a point on the North boundary of the 30.00 road right-of-way lying North of and adjacent to TRACT 1, according to the plat of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, Page 136, of the Public Records of Hillsborough County, Florida; thence along said North boundary, lying 15.00 feet North of and parallel with the South boundary of the aforesaid Northeast 1/4 of Section 17; S.89°18'34"W., 634.23 thence along the East boundary of the vacated right-of-way as recorded in Official Records Book 17828,



Page 1647, of the Public Records of Hillsborough County, Florida, S.00°41'26"E., 15.00 feet to a point on said South boundary of the Northeast 1/4 of Section 17; thence along said North boundary of the Northeast 1/4 of Section 17, S.89°18'34"W., 1992.60 feet to the Southeast corner of the Northwest 1/4 of said Section 17; thence along the South boundary of said Northwest 1/4 of Section 17, S.89°59'28"W., 2175.45 feet to a point on the centerline of a 114 foot wide Drainage Easement as recorded in the aforesaid Official Records Book 5255, Page 1547, of the Public Records of Hillsborough County, Florida; thence along said centerline of the 114 foot wide Drainage Easement, the following five (5) courses: 1) N.03°23'59"W., 64.84 feet; 2) N.52°13'19"E., 172.90 feet; 3) N.23°42'14"W., 111.46 feet; 4) N.64°47'52"E., 112.21 feet; 5) N.07°32'16"E., 75.05 feet to a point on the Southerly boundary of the OFFSITE DRAINAGE EASEMENT "SOUTH", as recorded in Official Records Book 16915, Page 680, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of OFFSITE DRAINAGE EASEMENT "SOUTH", the following seven (7) courses: 1) S.77°13'50"E., 151.52 feet; 2) S.76°16'29"E., 286.56 feet; 3) N.77°54'26"E., 40.18 feet; 4) N.75°19'54"E., 565.88 feet; 5) N.37°04'25"E., 31.85 feet; 6) N.13°51'00"E., 73.49 feet; 7) N.05°49'00"E., 30.17 feet to a point on the Southerly boundary of the INGRESS/EGRESS AND UTILITY EASEMENT, as recorded in Official Records Book 16915, Page 666 of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary, S.84°11'00"E., 606.32 feet; thence along the Easterly boundary of said INGRESS/EGRESS AND UTILITY EASEMENT, N.05°49'00"E., 118.00 feet to a point on a curve; thence along the Northerly boundary of said INGRESS/EGRESS AND UTILITY EASEMENT the following seven (7) courses: 1) Northwesterly, 23.81 feet along the arc of a curve to the right having a radius of 34.00 feet and a central angle of 40°07'09" (chord bearing N.64°07'25"W., 23.32 feet); 2) N.84°11'00"W., 712.02 feet to a point of curvature; 3) Westerly, 26.68 feet along the arc of a curve to the right having a radius of 1237.00 feet and a central angle of 01°14'08" (chord bearing N.83°33'56"W., 26.68 feet); 4) N.68°03'16"W., 50.47 feet to a point on a curve; 5) Westerly, 256.64 feet along the arc of a curve to the right having a radius of 1225.00 feet and a central angle of 12°00'13" (chord bearing N.74°39'51"W., 256.17 feet) to a point on a curve; 6) Southwesterly, 12.47 feet along the arc of a curve to the right having a radius of 34.00 feet and a central angle of 21°00'52" (chord bearing S.36°00'40"W., 12.40 feet) to a point on a curve; 7) Northwesterly, 275.94 feet along the arc of a curve to the right having a radius of 1237.00 feet and a central angle of 12°46'53" (chord bearing N.62°07'35"W., 275.37 feet) to a point on the Easterly boundary of OFFSITE DRAINAGE EASEMENT "NORTH", as recorded in the aforesaid Official Records Book 16915, Page 666, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of OFFSITE DRAINAGE EASEMENT "NORTH", the following three (3) courses: 1) N.01°00'00"E., 210.81 feet; 2) N.19°00'00"E., 110.19 feet; 3) N.26°00'00"E., 316.09 feet; thence along the Northerly boundary of said OFFSITE DRAINAGE EASEMENT "NORTH", N.59°00'00"W., 317.64 feet to a point on the aforesaid centerline of a 100 foot wide Drainage Easement as recorded in Official Records Book 5255, Page 1547; thence along said centerline of 100 foot wide Drainage Easement as recorded in Official Records Book 5255, Page 1547, the

following four (4) courses: 1) N.33°42'22"E., 79.70 feet; 2) N.16°23'01"E., 165.36 feet;  
3) N.27°26'53"E., 424.96 feet; 4) N.11°39'08"E., 404.32 feet to the **POINT OF  
BEGINNING.**

Containing 222.961 acres, more or less.

AMI-CLD-FB-001

P:\Projects\Sunshine Village-Clearview\Master Plan\Description\Hidden Creek  
CDD\Legal\HIDDENCRK-CDD-DS.doc

VBR

April 27, 2013

*Dune FB Debt LLC*

- D. The subject property does not serve any adjoining property.
- E. The subject property lies within FIRM Zone "C" of the FEMA National Flood Insurance Program Panel No. 120112 0680 B, dated June 18, 1980.

F. The subject property contains a total of 192.404 gross acres, more or less.

Heidt and Associates, Inc.

David Alan Williams, P.S.M.  
Professional Surveyor and Mapper No. 6423

DESCRIPTION: Part of the Southeast 1/4 of Section 8, Township 32 South, Range 20 East, Hillsborough County, Florida, TOGETHER WITH Tracts 1 through 8, inclusive, and platted rights-of-way lying in the North 1/2 of the Northeast 1/4 of Section 17, Township 32 South, Range 20 East, Hillsborough County, Florida, according to DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUWA recorded in Plat Book 1, Page 136, of the Public Records of Hillsborough County, Florida, the above being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 17, run thence along the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 17, S.88°03'37"W., 30.00 feet to the West right-of-way line of WEST LAKE DRIVE (60' Right-of-Way, per deed exceptions) for a POINT OF BEGINNING; thence along the East boundary of a parcel of land described in Official Records Book 11321, Page 1624, of the Public Records of Hillsborough County, Florida, also being said West right-of-way line, lying 30.00 feet West of and parallel with the East boundary of said Northeast 1/4 of the Northeast 1/4 of Section 17, S.00°35'35"E., 1346.72 feet to a point on the South boundary of the North 1/2 of said Northeast 1/4 of the Northeast 1/4 of Section 17, also being said parcel of land described in Official Records Book 11321, Page 1624; thence along said South boundary of the North 1/2 of the Northeast 1/4 of Section 17, also being the South boundary of said parcel of land described in Official Records Book 11321, Page 1624, S.89°06'13"W., 2633.25 feet to the Southwest corner of the Northwest 1/4 of Section 17, also being the Southwest corner of said parcel of land described in Official Records Book 11321, Page 1624; thence along the West boundary of said Northwest 1/4 of Section 17, also being the West boundary of said parcel of land described in Official Records Book 11321, Page 1624; thence along the West boundary of said Northwest 1/4 of Section 8; thence along the West boundary of said parcel of land described in Official Records Book 10618, Page 1791, and the Eastern Extension thereof, and in part the South boundary of a parcel of land described in Official Records Book 14478, Page 69, of the Public Records of Hillsborough County, Florida, S.89°55'17"E., 388.11 feet; thence along a line lying 150.00 feet West of and parallel with the East boundary of said parcel of land described in Official Records Book 14478, Page 69, and along the South right-of-way line of STATE ROAD No. 674 (100' Right-of-Way per Florida Department of Transportation Right-of-Way Map Section No. 1012), lying 50.00 feet South of and parallel with the Centerline of Survey for said STATE ROAD No. 674, S.89°53'59"E., 150.00 feet to the Northeast corner of said parcel of land described in Official Records Book 14478, Page 69, and parcel with the Centerline of Survey for said STATE ROAD No. 674, S.89°53'59"E., 150.00 feet to the Northeast corner of said parcel of land described in Official Records Book 14478, Page 69, S.00°04'43"W., 280.04 feet to the Southeast corner thereof, and along the Northernly boundary of a parcel of land described in Official Records Book 12042, Page 747, of the Public Records of Hillsborough County, Florida, S.89°55'17"E., 1263.73 feet to a point on the West right-of-way line of KENILWORTH AVENUE 10618, Page 1791, and the Eastern extension thereof, thence along aforesaid Northernly boundary of a parcel of land described in Official Records Book 12042, Page 747, of the Public Records of Hillsborough County, Florida, said point also being the Northeast corner of said parcel of land described in Plat Book 39, Page 77, of the Public Records of Hillsborough County, Florida, also being the Northeast corner of said parcel of land described in Official Records Book 12042, Page 747, the following Six (6) courses: 1) along said West right-of-way line of KENILWORTH AVENUE, S.00°05'19"W., 270.13 feet; 2) along the South right-of-way line of GLENCARRY ROAD (60' Right-of-Way), S.89°55'16"E., 60.00 feet to a point on a curve; 3) Southernly, 129.34 feet along the arc of a curve to the right having a radius of 718.35 feet and a central angle of 101.858" (chord bearing S.05°14'13"W., 129.16 feet); 4) S.12°16'18"W., 658.54 feet to the Southwest corner of Lot 15, Block 8, GLENCARRY GREEN SUBDIVISION; 5) along a line lying 49.50 feet South of and parallel with the North boundary of the Southeast 1/4 of said Southeast 1/4 of Section 8, S.88°31'39"W., 402.96 feet to the East boundary of said Southeast 1/4 of the Southeast 1/4 of Section 8; 6) along said East boundary of the Southeast 1/4 of the Southeast 1/4 of Section 8, S.00°33'36"E., 293.86 feet; thence along the North boundary of aforesaid parcel of land described in Official Records Book 11321, Page 1624, N.88°10'00"E., 1303.78 feet to aforesaid West right-of-way line of WEST LAKE DRIVE; thence along said West right-of-way line, also being aforesaid East boundary of a parcel of land described in Official Records Book 11321, Page 1624, S.01°34'31"E., 962.49 feet to the POINT OF BEGINNING.

Containing 192.404 acres, more or less.

BOUNDARY SURVEY

Dune FL Land 1 Sub LLC



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P: (949) 388-9269  
F: (949) 388-9272

#### **Sacramento, CA**

4380 Auburn Blvd.  
Sacramento, CA 95841  
P: (916) 480-0305  
F: (916) 480-0499

#### **Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
F: (702) 629-5497

#### **Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

#### **Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
F: (602) 381-1203

#### **Austin, TX**

8140 Exchange Drive  
Austin, TX 78754  
P: (512) 732-0295  
F: (512) 732-0297

#### **Orlando, FL**

1060 Maitland Center Commons,  
Suite 340  
Maitland, FL 32751  
P: (321) 263-0132  
F: (321) 263-0136

#### **Tampa, FL**

15310 Amberly Drive, Suite 175  
Tampa, FL 33647  
P: (813) 374-9104  
F: (813) 374-9106

#### **Research Triangle, NC**

1340 Environ Way, Suite 328  
Chapel Hill, NC 27517  
P: (919) 321-0232  
F: (919) 869-2508

#### **Charleston, SC**

4000 S. Faber Place Drive, Suite 300  
N. Charleston, SC 29405  
P: (843) 277-0021  
F: (919) 869-2508