

# **EXHIBIT G-1**

## **OFF SITE IMPROVEMENTS**

**HILLSBOROUGH COUNTY, FLORIDA  
BRANDON HYATT HOTEL**

Brief Description of Items	Unit of Measure	Estimated Quantity	Unit Price	Cost	Subtotal
Silt Fence - perimeter	LF	452	\$1.75	\$791	
Excavation	CY	770	\$3.00	\$2,310	
Backfill	CY	712	\$5.00	\$3,562	
Sod, bahia	SY	500	\$2.20	\$1,100	
24" RCP	LF	56	\$38.00	\$2,128	
24" MES	EA	2	\$1,500.00	\$3,000	
D curb	LF	220	\$9.50	\$2,090	
F curb	LF	159	\$13.50	\$2,147	
sidewalk	SF	795	\$3.20	\$2,544	
Sawcut existing asphalt	LF	97	\$3.00	\$291	
Asphalt, S-1, 1 3/4"	SY	265	\$9.00	\$2,385	
crushed concrete base course, 6"	SY	265	\$10.00	\$2,650	
6" Stabilization, LBR 40	SY	265	\$5.00	\$1,325	
<b>UTILITIES</b>					
Sawcut existing asphalt	LF	2,928	\$3.00	\$8,784	
Remove asphalt at trench	LS	1	\$1,800.00	\$1,800	
4" Force main - PVC	LF	752	\$13.00	\$9,776	
4" fittings - MJ, RJ	EA	6	\$200.00	\$1,200	
Air Release Valve - force main	EA	1	\$2,000.00	\$2,000	
4" Plug Valve	EA	1	\$1,500.00	\$1,500	
Connect to existing manhole	LS	1	\$700.00	\$700	
8" Water main - DIP	LF	712	\$28.00	\$19,936	
8" fittings - MJ, RJ	EA	3	\$600.00	\$1,800	
8" x 6" tapping sleeve and valve	EA	1	\$3,900.00	\$3,900	
Restraint devices (263 LF)	LS	1	\$1,800.00	\$1,800	
<b>Roadway restoration</b>					
Asphalt, S-1, 1 3/4"	SY	488	\$9.00	\$4,392	
crushed concrete base course, 6"	SY	488	\$10.00	\$4,880	
6" Stabilization, LBR 40	SY	488	\$5.00	\$2,440	
F curb	LF	50	\$13.50	\$675	
Pavement marking	LS	1	\$1,100.00	\$1,100	
Pressure tests, chlorination and sampling	LS	1	\$2,500.00	\$2,500	
<b>Subtotal</b>				<b>\$95,506</b>	
Mob., Bond premiums, and insurance ( 5% max )	LS	1	\$4,775.28	\$4,775	
Contingency		5%		\$5,014.04	
<b>Grand Total</b>				<b>\$105,295</b>	

- q. Any bar, billiard, pool room, video/pinball arcade or game room (other than any such use which occurs incidental to a restaurant use);
- r. Any auction, fire sale, liquidation, second hand or surplus store or flea market (excluding any store that is part of a recognized national or regional chain of first class stores selling second hand merchandise, including, but not limited to, Funcoland, Play It Again Sports and Once Upon A Child, but excluding quality antique stores);
- s. Any skating rink;
- t. Any night club, discotheque or dance hall (other than incidental to restaurant use);
- u. Any "head shop";
- v. Any massage parlor (other than facilities for therapeutic massage incidental to a permitted retail use);
- w. Any living quarters or residential uses (including, without limitation, drug rehabilitation or "halfway" house, but excluding any hotel, motel or extended stay or "suites" hotel, which shall be a permitted use on all or any portion of the Carey Property);
- x. Any theater, movie theater, auditorium or meeting hall;
- y. Any grocery store (other than incidental to a restaurant use and excluding an upscale, gourmet or specialty food store such as, but not limited to, Wild Oats or Whole Foods, having a Floor Area not in excess of 28,000 square feet);
- z. Any church or other place of public assembly or religious worship, except that retail stores selling religious merchandise are expressly not prohibited;
- aa. Any pawn shop;
- bb. Any catering or banquet hall (restaurant is allowed and not prohibited);
- cc. Any facility for sporting events, except that non-living sporting events are permitted as an incidental use;
- dd. Any carnival, amusement park or circus;
- ee. Any pornographic use (i.e., the exhibition, sale or display of sexually explicit printed materials, audio or video tapes, videocassettes, or film, or sexual devices or sexually oriented entertainment, unless (i) incidental to a permitted use, (ii) permitted by law, and (iii) commonly exhibited, sold, rented or displayed in first class shopping centers similar in the metropolitan area where the property is located), adult book or video tape store (i.e., stores a significant part of the inventory of which is not available for sale or rental to children under 15 years old because such inventory explicitly deals with or depicts human sexuality);
- ff. Any music/dance review, topless nude show, strip club or similar use;
- and
- gg. Any karate center.

# EXHIBIT H

## CAREY PROPERTY PROHIBITED USES

## EXHIBT "H"

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The following uses are prohibited on the Carey Property:

- a. Any unlawful use;
- b. Any public or private nuisance;
- c. Any noise or sound audible beyond the boundaries the Carey Property that is reasonably objectionable by reason of intermittence, beat, frequency, shrillness or loudness;
- d. Any heavy industrial use or for a purpose which causes strong or offensive odors, fumes, dust or vapors and/or untidiness; provided, however, that restaurants are not precluded hereby;
- e. Any noxious, toxic, caustic or corrosive fuel or gas;
- f. Any dust, dirt or fly-ash in excessive quantities;
- g. Any use which involves any unusual firing, explosive or other damaging or dangerous hazard (including the storage, display or sales of explosives or fireworks);
- h. Any factory, processing or rendering plant, warehouse or storage facility (except reasonable storage of items, incidental to another permitted use);
- i. Any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operations other than existing agricultural uses as of the date of this Agreement, provided, however, that existing agricultural uses shall no longer be permitted upon completion of the Carey Improvements.
- j. Any trailer court, mobile home park, sales office or lot for sale, rental or leasing of new or used boats, automobiles, motorcycles, trucks, mobile homes, trailers or other vehicles, labor camp, junk yard, stock yard or animal raising or boarding (other than pet supply stores and veterinarian offices that are incidental use in a pet store);
- k. Any dumping, disposal, incineration or reduction of garbage or refuse (other than handling or redacting such waste produced on the Carey Property from otherwise authorized uses and, in such latter event, only if handled in a reasonably clean and sanitary manner);
- l. Any Laundromat or commercial laundry or dry cleaning plant (other than (i) shops serving only as a drop-off or pick up point for a commercial or dry cleaning plant, provided that no cleaning occurs on the premises and (ii) onsite laundry at a permitted hotel, motel or "extended stay suites" that is used solely for the hotel, motel or "extended stay suites" cleaning in connection with the operation of such hotel, motel or "extended stay suites");
- m. Any bowling alley;
- n. Any funeral parlor, crematorium, mortuary or similar service;
- o. Any car wash or business for the performance of any automobile or boat body and fender repair work or other business servicing boats or motor vehicles (including quick lube oil change service, tire center, gasoline or service station, dispensing of petroleum products);
- p. Any off track betting or bingo parlor, or other betting or gambling establishment;

- q. Any bar, billiard, pool room, video/pinball arcade or game room (other than any such use which occurs incidental to a restaurant use);
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