

SUBJECT: Forest Brooke Ph 6B **PI#3948**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: July 22, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Forest Brooke Ph 6B, located in Section 17, Township32, and Range 20. Construction has been completed and has been certified by Lucas Carlo, a Florida Professional Engineer, with Hamilton Engineering & Surveying, LLC.

School Concurrency was approved for this project based on a Developer Agreement and a payment of \$308,998.00 was made on May 23, 2025.

BACKGROUND:

On August 23, 2024, Permission to Construct Prior to Platting was issued for Forest Brooke Phase 6B, after construction plan review was completed on July 1, 2024. The developer is Lennar Homes, LLC and the engineer is Hamilton Engineering & Surveying, LLC.

The map displays a large residential and recreational area. In the upper left, there are golf courses and lakes including Cypress Landings, Mirror Lake, and Middle Lake. The Sun City Center is located in the upper middle. To the right, Valencia Lakes and Wimauma are shown. The lower right features Carmuchas and Lake Wimauma. A black dot with a line pointing to it is labeled 'FOREST BROOKE PHASE 6B'. The map also shows major roads like US Highway 301 and State Road 674.



TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

ORLANDO OFFICE
775 warner lane
orlando, fl 32803
407.362.5929

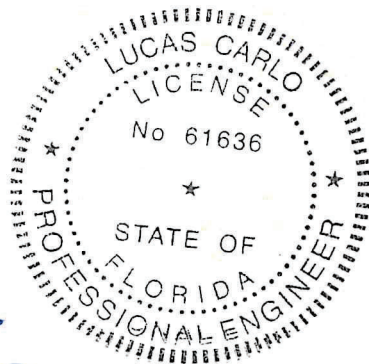
ENGINEER OF RECORD CERTIFICATION OF CONSTRUCTION COMPLETION

I, Lucas Carlo, P.E., hereby certify that I am associated with the firm of Hamilton Engineering and Surveying, LLC; which has been retained by Lennar Homes, LLC, on behalf of the owner SSP-HS Lot Option A Pool 01 LP.

I certify that the construction of Forest Brooke Phase 6B infrastructure has been completed in substantial compliance with the Hillsborough County Land Development Code, Stormwater Technical and Transportation Technical Manuals, FDOT Standard Specifications for Roads and Bridges, the FDOT Design Standards, and approved plans and specifications.

Hamilton Engineering and Surveying, LLC., CA#65325

(AFFIX SEAL)



License No. 61636

Signature

5/15/25

Date

Lucas Carlo, P.E.
Senior Vice President

No county agreement, approval, or acceptance is implied by this Certification of Construction Completion.



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SURVEYOR'S CERTIFICATION

I, Aaron J. Murphy, hereby certify that I am associated with the firm of Hamilton Engineering and Surveying, LLC, which has been retained by SSP-HS Lot Option A Pool 01, LP.

I certify that I have been functioning as the Surveyor of Record for Forest Brooke Phase 6B. I hereby certify that all Lot corners have been set (as shown on said plat) and flagged for ease of location as of April 23, 2025.

Signed and Sealed this 25th day of April, 2025.

**Aaron J. Murphy, P.S.M.
Florida Professional Surveyor and Mapper No. 6768**



FOREST BROOKE PHASE 6B
A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

DESCRIPTION:

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 19 OF FOREST BROOKE PHASE 6A AS RECORDED IN PLAT BOOK PAGE _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 100.00 FEET; 2) NORTH 89°20'00" EAST, A DISTANCE OF 365.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET; 3) ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 134.93 FEET; 4) NORTH 10°00'00" WEST, A DISTANCE OF 229.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 229.88 FEET; 5) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 40.72 FEET TO A POINT OF CURVATURE OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 29.00 FEET; 6) A CENTRAL ANGLE OF 31.14°; 7) ALONG THE WESTERN, RIGHT-OF-WAY OF LAGOON SHORE BOULEVARD OF FOREST BROOKE PHASE 4, 48.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 17.23 FEET; 8) NORTH 89°00'00" EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 100.00 FEET; 9) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 40.72 FEET TO A POINT OF CURVATURE OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 29.00 FEET; 10) A CENTRAL ANGLE OF 31.14°; 11) ALONG THE WESTERN, RIGHT-OF-WAY OF LAGOON SHORE BOULEVARD OF FOREST BROOKE PHASE 4, 48.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 17.23 FEET; 12) NORTH 89°00'00" EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 100.00 FEET; 13) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 40.72 FEET TO A POINT OF CURVATURE OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 29.00 FEET; 14) A CENTRAL ANGLE OF 31.14°; 15) ALONG THE WESTERN, RIGHT-OF-WAY OF LAGOON SHORE BOULEVARD OF FOREST BROOKE PHASE 4, 48.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 17.23 FEET; 16) NORTH 89°00'00" EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 100.00 FEET; 17) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 40.72 FEET TO A POINT OF CURVATURE OF A CURVE NORTHWESTERLY, HAVING A RADIUS OF 29.00 FEET; 18) A CENTRAL ANGLE OF 31.14°; 19) ALONG THE WESTERN, RIGHT-OF-WAY OF LAGOON SHORE BOULEVARD OF FOREST BROOKE PHASE 4, 48.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 17.23 FEET; 20) SOUTH 07°24'27" WEST, A DISTANCE OF 51.30 FEET; 21) SOUTH 10°00'00" EAST, A DISTANCE OF 391.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL, CONTAINING 2.27 ACRES, MORE OR LESS.

PLAT NOTES:

- 1) EASEMENTS SHOWN HEREON ARE GRANT BASED ON THE FLORIDA WEST TRANSMISSION LINES ACT AND PLANE COORDINATE SYSTEM MODEL DATUM (2007 ADJUSTMENT), BEING THE WEST LINE OF THE SOUTH/EAST 1/4 OF SECTION 17 AS SHOWN HAVING A BEARING OF NORTH 69°25'31" WEST.
- 2) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING, AND THE FLOODING OF ANY LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY BE SUBJECT TO RESTRICTIONS ON DEVELOPMENT.
- 3) NOTICE: THE PLAT AS RECORDED IN ITS CURRENT FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION. ANY OTHER CHANGES OR DIGITAL FORM OF THE PLAT, THESE MAY BE ADDED, DELETED, OR OTHERWISE MODIFIED, SHALL BE VOID AND OF NO EFFECT. THE PLAT AS RECORDED IN ITS CURRENT FORM SHALL BE THE ONLY EVIDENCE OF THE SUBDIVISION'S BOUNDARIES AND EASEMENTS.
- 4) COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSMISSION LINES ACT AND PLANE COORDINATE SYSTEM MODEL DATUM (2007 ADJUSTMENT), BEING THE WEST LINE OF THE SOUTH/EAST 1/4 OF SECTION 17 AS SHOWN HAVING A BEARING OF NORTH 69°25'31" WEST.
- 5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THE NECESSARY SPACE FOR THE INSTALLATION OF UTILITY STRUCTURES, UTILITY SHEDS, ROLLS, PILES, EXCEPT FOR LANDSCAPING, STORMWATER RETENTION, AND RETENTION POND AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- 6) EASEMENTS SHOWN HEREON ARE GRANT BASED ON THE FLORIDA WEST TRANSMISSION LINES ACT AND PLANE COORDINATE SYSTEM MODEL DATUM (2007 ADJUSTMENT), BEING THE WEST LINE OF THE SOUTH/EAST 1/4 OF SECTION 17 AS SHOWN HAVING A BEARING OF NORTH 69°25'31" WEST.
- 7) NOTICE OF ESTABLISHMENT OF THE SUBDIVISION SHALL BE FILED WITH THE CLERK OF CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA, AND THE CLERK OF THE COUNTY COMMISSIONERS.
- 8) EASEMENTS SHOWN HEREON ARE GRANT BASED ON THE FLORIDA WEST TRANSMISSION LINES ACT AND PLANE COORDINATE SYSTEM MODEL DATUM (2007 ADJUSTMENT), BEING THE WEST LINE OF THE SOUTH/EAST 1/4 OF SECTION 17 AS SHOWN HAVING A BEARING OF NORTH 69°25'31" WEST.
- 9) EASEMENTS SHOWN HEREON ARE GRANT BASED ON THE FLORIDA WEST TRANSMISSION LINES ACT AND PLANE COORDINATE SYSTEM MODEL DATUM (2007 ADJUSTMENT), BEING THE WEST LINE OF THE SOUTH/EAST 1/4 OF SECTION 17 AS SHOWN HAVING A BEARING OF NORTH 69°25'31" WEST.
- 10) EASEMENTS SHOWN HEREON ARE GRANT BASED ON THE FLORIDA WEST TRANSMISSION LINES ACT AND PLANE COORDINATE SYSTEM MODEL DATUM (2007 ADJUSTMENT), BEING THE WEST LINE OF THE SOUTH/EAST 1/4 OF SECTION 17 AS SHOWN HAVING A BEARING OF NORTH 69°25'31" WEST.
- 11) EASEMENTS SHOWN HEREON ARE GRANT BASED ON THE FLORIDA WEST TRANSMISSION LINES ACT AND PLANE COORDINATE SYSTEM MODEL DATUM (2007 ADJUSTMENT), BEING THE WEST LINE OF THE SOUTH/EAST 1/4 OF SECTION 17 AS SHOWN HAVING A BEARING OF NORTH 69°25'31" WEST.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN

DATE

CLERK OF CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

I, _____, CLERK OF CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177, PART I OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORDATION IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: _____

DEPUTY CLERK

THIS _____ DAY OF _____, 2025, TIME _____

CLERK FILE NUMBER _____

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREON, DO HEREBY DEDICATE THIS PLAT OF FOREST BROOKE PHASE 6B TO THE PUBLIC, AND TO THE HILLSBOROUGH COUNTY, FLORIDA, FOR THE PURPOSES OF EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 1) THE OWNER HEREBY GRANTS TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE, TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUASIPUBLIC UTILITIES, A NON-EXCLUSIVE UTILITY EASEMENT, FOR THE PURPOSES OF THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.
- 2) THE OWNER HEREBY GRANTS TO HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTOMER AND UTILITY ASSOCIATION, A NON-EXCLUSIVE UTILITY EASEMENT, FOR THE PURPOSES OF THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION.
- 3) PRIVATE UTILITY EASEMENTS ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTOMER AND UTILITY ASSOCIATION, FOR THE PURPOSES OF THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED, NOT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND TRACTS DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.
- 4) THE OWNER HEREBY GRANTS TO THE PUBLIC, A NON-EXCLUSIVE UTILITY EASEMENT, FOR THE PURPOSES OF THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED, NOT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND TRACTS DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.
- 5) THE MAINTENANCE OF OWNER-RESERVED TRACT AND AREA AND PRIVATE EASEMENTS RESERVED BY THE OWNER HEREBY GRANTS TO THE PUBLIC, A NON-EXCLUSIVE UTILITY EASEMENT, FOR THE PURPOSES OF THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED, NOT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND TRACTS DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.
- 6) THE OWNER DOES FURTHER DEDICATE TO THE PUBLIC IN GENERAL, AND TO THE HILLSBOROUGH COUNTY, FLORIDA, FOR THE PURPOSES OF EASEMENTS DESIGNATED AS PUBLIC SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THEREOF.

OWNER, SEPARATE LOT OPTION A, POOL, IN LP, A REMAINDER LIMITED PARTNERSHIP BY: SSP-HIS-LOMA GP, LLC, A REMAINDER LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: STEVEN C. FOGARTY, AUTHORIZED PERSON

WITNESS

WITNESS

PRINT NAME

PRINT NAME

ACKNOWLEDGMENT
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON _____, BEFORE ME, _____, a Notary Public in and for the State of California, personally appeared STEVEN C. FOGARTY, who provided to me on the basis of satisfactory evidence to be the true and correct name and address of the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. The person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purposes and consideration therein expressed. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal.

SIGNATURE OF NOTARY PUBLIC

(PLACE NOTARY SEAL AND/OR STAMP ABOVE)

SURVEYOR'S CERTIFICATE

I, AARON J. WARDEN, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, HEREBY CERTIFY THAT THIS PLATTED SURVEYOR'S MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE PROVISIONS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEPARTMENT HAS REVIEWED AND APPROVED THIS PLAT FOR RECORDATION. I HAVE BEEN SET ON FILE, SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH COMPTON'S OF RECORDING.

AARON J. WARDEN, P.S.M.

DATE

FLORIDA PROFESSIONAL SURVEYOR & MAPPER #51768
10000 W. LEMON ST., SUITE 100
SHAW, LEMON STREET
TAMPA, FLORIDA 33609

TEL (813) 250-3335
FAX (813) 250-3336



HAMILTON
ENGINEERING & SURVEYING, LLC

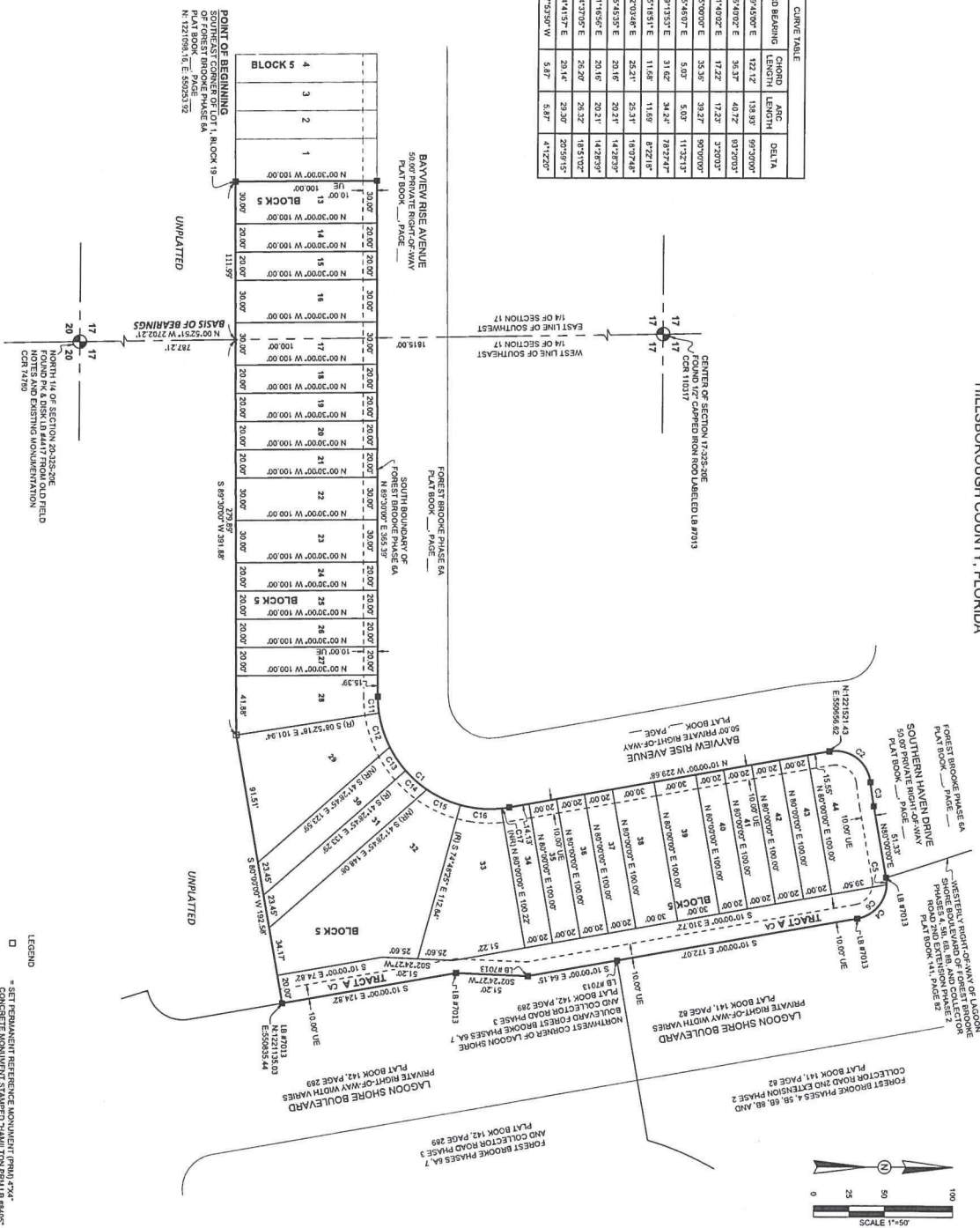
3409 W. LEMON ST.
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LB #6465 CA #9474
WWW.HAMILTONENGINEING.LLC

775 WARNER LANE
ORLANDO, FL 32833
TEL: (407) 262-9329

PLAT BOOK _____ PAGE _____

		CLIMATE TABLE			
CARRIER	RADIUS	GROUND CLEARANCE	CHORD LENGTH	AIRC LENGTH	DELTA
C1	00.07	N 34.000° E	172.12	133.93	97.900° W
C2	25.05	N 34.000° E	36.57	40.72	97.900° W
C3	29.06	N 41.000° E	17.22	17.37	37.000° S
C4	35.00	S 55.000° E	35.35	33.27	97.900° W
C5	25.09	S 64.000° E	5.07	5.05	5.07
C6	25.09	S 64.000° E	31.62	34.47	17.620° W
C7	00.07	N 48.000° E	11.68	11.66	87.220° S
C8	00.07	N 53.000° E	25.21	25.21	16.700° W
C9	00.07	N 53.000° E	20.16	20.17	14.280° W
C14	00.07	N 41.000° E	20.16	20.21	14.280° W
C15	00.07	N 34.000° E	26.32	26.32	16.510° W
C16	00.07	N 04.000° E	28.46	29.20	20.900° S
C17	00.07	N 07.500° W	5.87	5.87	4.720° W



HAMILTON
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ORLANDO, FL 328
TEL: 407.362.5922
www.HAMILTONEENGINEERING.US

775 WARNER LANE
ORLANDO, FL 32838
TEL: 407.362.5929

- "SET PERMANENT REFERENCE MONUMENT" (PMR) #74*
- FOUND PERMANENT STAMPED WASHINGTON PMR LB #640*
- "FUND PERMANENT REFERENCE MONUMENT" (PRM) #74*
- *UNLESS OTHERWISE NOTED
- SET PERMANENT CONTROL POINT FOR PARKWAY ON NATL.
- AND DISC STAMPED "WASHINGTON DC LB #640"
- BGR
- CA COMMON AREA (PRIVATE)
- EPC ENVIRONMENTAL PROTECTION COMMISSION
- NRI NON-RESIDENTIAL
- RADIAL LINE
- UTILITY EASEMENT (PUBUC)



Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

FINAL - Certificate of School Concurrency

Project Name	Forest Brooke Phase 6B
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	3948
HCPS Project ID Number	SC-999
Parcel / Folio Number(s)	079543.0000
Project Location	S. US HWY 301 & STATE ROAD 674
Dwelling Units & Type	32 Single-Family Attached
Applicant	DUNE-FB DEBT, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	4	2	3		9

Pursuant to the Interlocal Agreement For School Planning, Siting & Concurrency, Section 5.5.2 Process for Determining School Facilities Concurrency: (h) The County will issue a School Concurrency Determination only upon: (1) the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of subdivision final plat or site development construction plan approval for each level of school without mitigation; or (2) the execution of a legally binding mitigation agreement between the School Board, the County and the applicant, as provided by this Agreement. At the time of application for preliminary plat approval, the **ELEMENTARY, MIDDLE, AND HIGH SCHOOL** Concurrency Service Areas (CSA's) serving this site and the adjacent **ELEMENTARY, MIDDLE, AND HIGH SCHOOL CSAs** did not have capacity to serve this project. A Conditional Certificate of School Concurrency was previously issued to allow the project to proceed through the preliminary platting process during the time Applicant, School Board, and County negotiated and entered into a legally binding mitigation agreement.

This Final Certificate of School Concurrency is being issued based on a fully executed, recorded, and legally binding Proportionate Share Binding Mitigation Agreement (DSC-999), the terms of which were recorded on **September 26, 2023**. The Applicant contributed funds on **May 23, 2025**, in the amount of **\$308,998.00** thereby satisfying the requirement to construct **4 ELEMENTARY, 2 MIDDLE, AND 3 HIGH SCHOOL SEATS** to accommodate the proposed development as more particularly described therein.

Lori Belangia

Lori Belangia, M.S.
Manager, Planning & Siting
Growth Management Department
E: glorimar.belangia@hcps.net
P: 813.272.4228

May 27, 2025

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