

ADMINISTRATIVE AMENDMENT (FPA) - ADD2005-00046

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, Inc., filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as Florencia at The Colony Golf and Bay Club for a 20-story, 117 unit multi-family development on property located along Pelican Colony Boulevard just south of Via Veneta in Pelican Landing, described more particularly as:

LEGAL DESCRIPTION: In Section 17, Township 47 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was originally rezoned in resolution number #Z-04-014; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant requests administrative approval to construct a 20-story, 117-unit high rise multi-family apartment complex as shown on the 4 page Final Plan Approval at Attachment "A", entitled Florencia at the Colony Golf and Bay Club, last revised 4/19/05, stamped "Received April 25, 2005); and

WHEREAS, the Estero Design Review Committee reviewed the request on March 9, 2004 as summarized at Attachment "B" entitled Estero Design Review Committee Public Informational Session Summary and Design Review Comments, recommending the development order with suggestions/comments; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

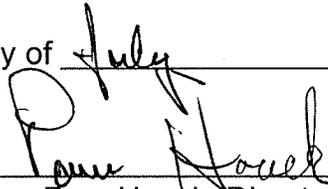
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for Florencia At The Colony Golf and Bay Club is **APPROVED with the following conditions:**

1. The terms and conditions of the original zoning resolution #Z-94-014 remain in full force and effect, except as amended by these conditions.
2. **The Development must be in substantial compliance with the 4 page Final Plan Approval at Attachment "A", by Q. Grady Minor and Associates, PA, last revised 4/19/05, stamped "Received April 25, 2005". Final Plan Approval ADD2005-00046 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
3. **The Development must be in substantial compliance with the Estero Design Review Committee Public Informational Session Summary and Design Review Comments at Attachment "B", stamped "Received April 27. 2005 Zoning".**
4. Development of the site will be in accordance with the Lee County Land Development Code and other applicable regulations and as provided for in the original zoning resolution, as amended.

DULY SIGNED this 25 day of July, A.D., 2005.

BY:



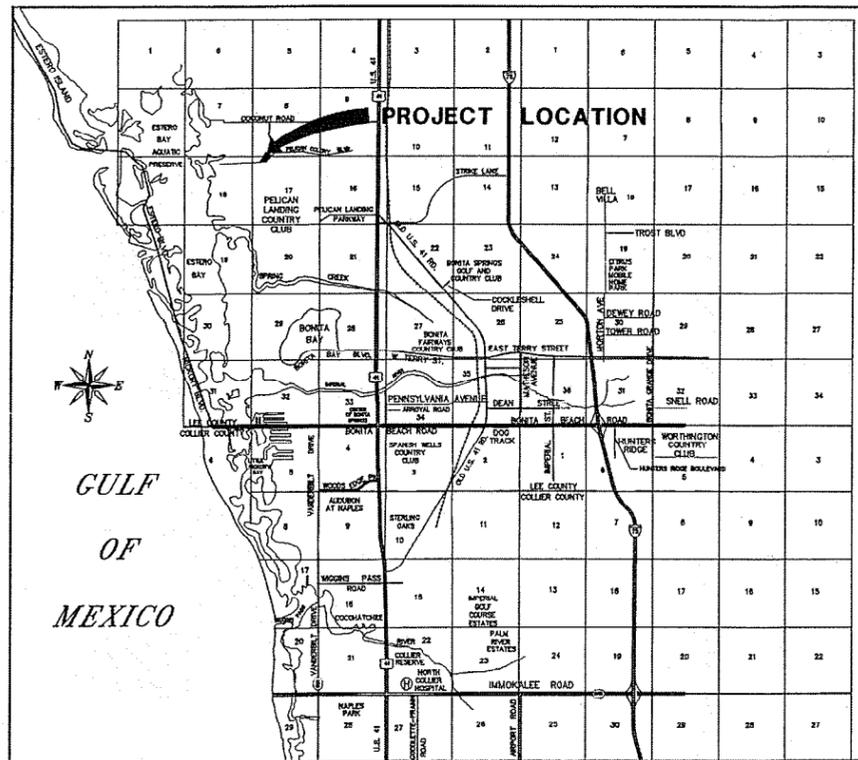
Pam Houck, Director
Division of Zoning
Department of Community Development

FLORENCIA

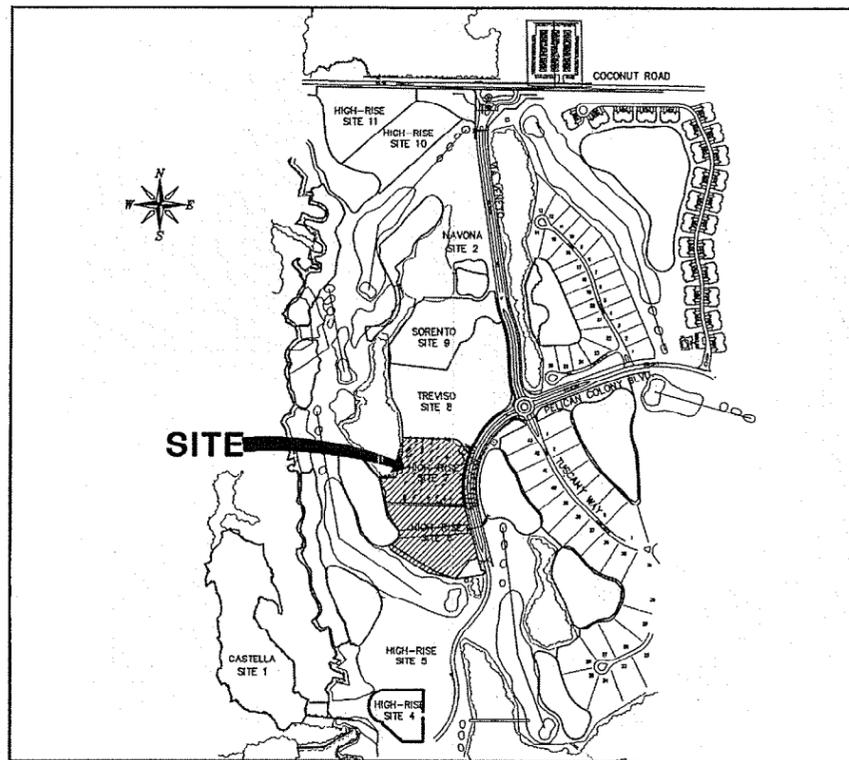
AT THE COLONY GOLF AND BAY CLUB

FINAL PLAN APPROVAL

LOCATED IN SECTIONS 8 & 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	SITE PLAN
3	DETAILS
4	AERIAL IMAGE

APPROVED
Final Plan Approval
for Residential Planned Development
Subject to Case # ADD2005-00046
Date 7/25/05

OWNER/DEVELOPER

WCI COMMUNITIES INC.
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2600 (PHONE)
(239) 947-9354 (FAX)

PREPARED BY:

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0006151
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006151

REVISIONS

Revision	Date	Description	By
1	4/19/05	PER LEE COUNTY COMMENTS DATED 4/13/05	MWM

ADD2005-00046

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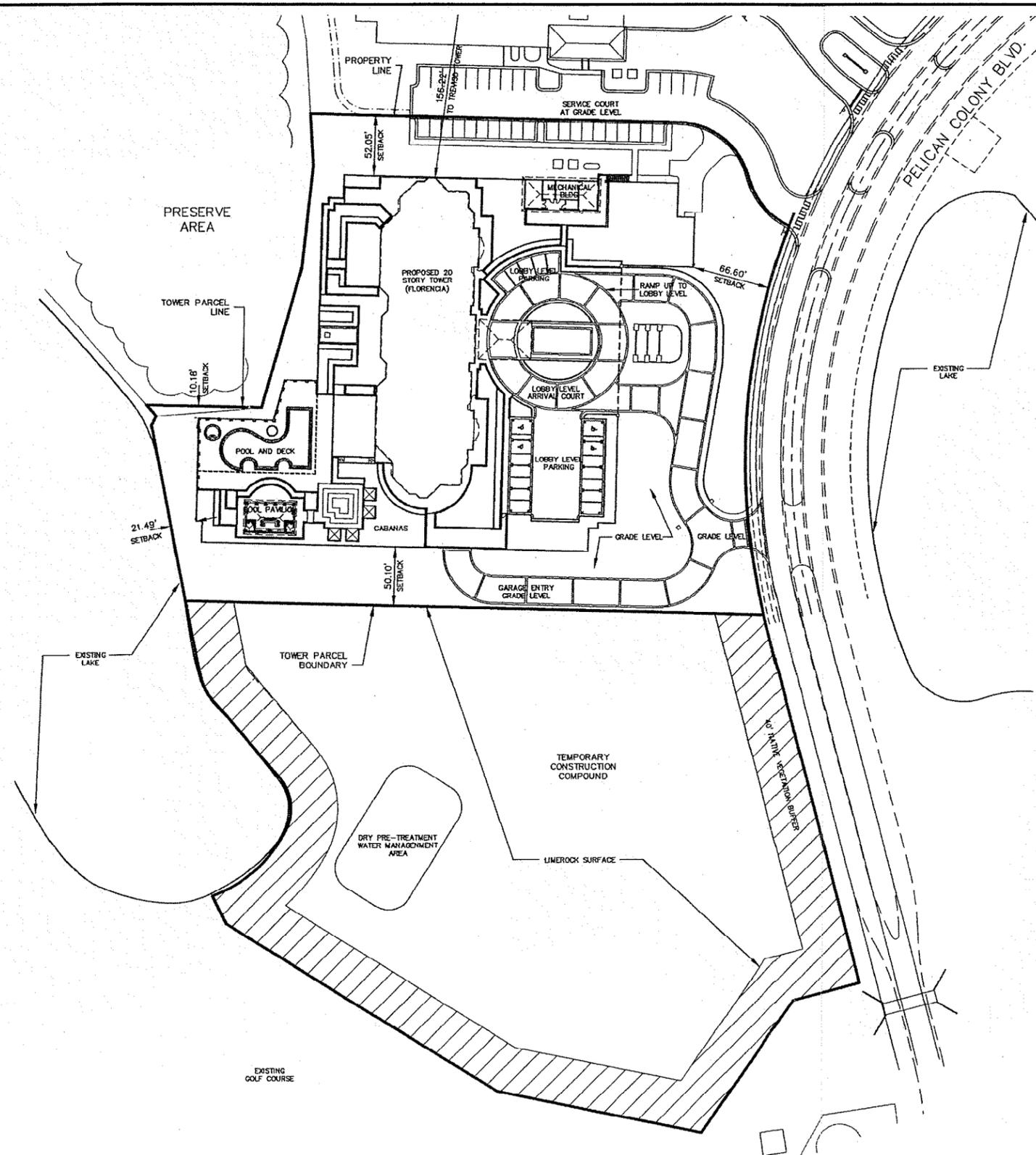
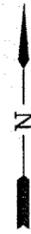
MARK W. MINOR, P.E. 4/20/05
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 45324

PRINTED

APR 20 2005
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS-LAND SURVEYORS

DATE: JANUARY, 2005
JOB CODE: TCHRV
FILE: FLORENCIA-COV
DRAWING NUMBER 1 OF 4

ATTACHMENT A

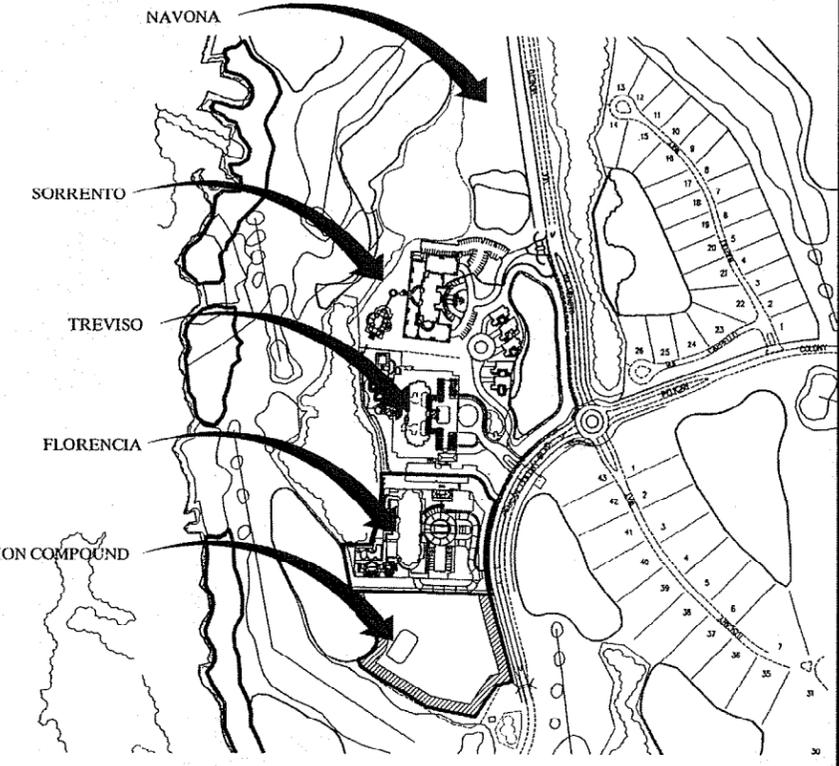


SITE SUMMARY

TOTAL AREA	=	8.54 ACRES	(100%)
BUILDING	=	2.23 ACRES	(26.1%)
PAVEMENT	=	0.52 ACRES	(6.1%)
LIMEROCK CONSTRUCTION AREA	=	3.20 ACRES	(37.5%)
OPEN SPACE	=	2.59 ACRES	(30.3%)

TOWER PARCEL	=	4.21 ACRES	(100%)
BUILDING	=	2.23 ACRES	(53.0%)
PAVEMENT	=	0.52 ACRES	(12.4%)
OPEN SPACE	=	1.46 ACRES	(34.6%)

MINIMUM REQUIRED OPEN SPACE = 15%



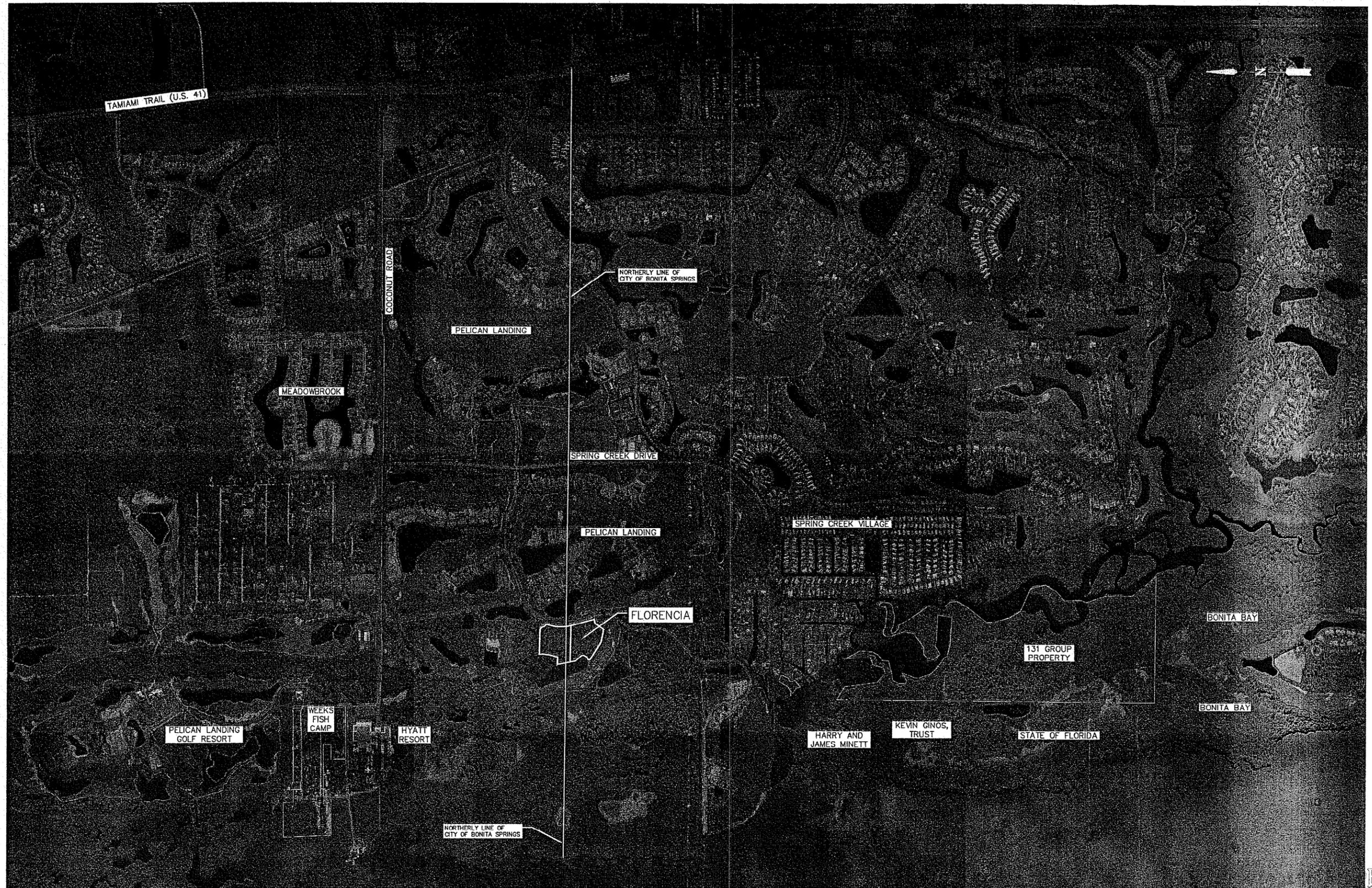
PELICAN LANDING HIGH RISE MAP
N.T.S.

- NOTES:
- 1.) THE PROPERTY WAS ORIGINALLY ZONED IN CASE NUMBER 94-04-05-DRI-01 PURSUANT TO RESOLUTION Z-94-014.
 - 2.) THE PROJECT LIES WITHIN RPD AREA "F" AS SHOWN ON THE MASTER CONCEPT PLAN.
 - 3.) THE PROJECT IS A PROPOSED TWENTY-STORY RESIDENTIAL BUILDING OVER ONE LEVEL OF PARKING.

ADD 2005-00046

MARK W. MINOR, P.E.
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 FLORIDA REGISTRATION NUMBER 45324

<p>LEGEND</p>	<p>OWNER/DEVELOPER WCI COMMUNITIES INC. 24301 WALDEN CENTER DRIVE SUITE 300 BONITA SPRINGS, FLORIDA 34134 (239) 947-2600 (PHONE) (239) 498-8275 (FAX)</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Revision	Date	Description	By																																									<p>PRINTED APR 20 2005 <small>Q. GRADY MINOR & ASSOCIATES, P.A. CIVIL ENGINEERS & LAND SURVEYORS</small></p>	<p>DESIGNED BY: M.W.M. DRAWN BY: L.J.H. APPROVED: M.W.M. JOB CODE: TCHR SCALE: 1" = 50'</p>	<p>Q. GRADY MINOR AND ASSOCIATES, P.A. CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 PHONE : (239) 947-1144 FAX : (239) 947-0376 <small>ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0005161 SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006161</small></p>	<p>FLORENCIA SITE PLAN</p>
Revision	Date	Description	By																																															
						<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">DATE: JANUARY, 2005</td> <td style="width:33%;">FILE NAME: FLORENCIA-SITE</td> <td style="width:33%;">DRAWING NUMBER 2 of 4</td> </tr> </table>	DATE: JANUARY, 2005	FILE NAME: FLORENCIA-SITE	DRAWING NUMBER 2 of 4																																									
DATE: JANUARY, 2005	FILE NAME: FLORENCIA-SITE	DRAWING NUMBER 2 of 4																																																



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LEGEND	OWNER/DEVELOPER	<p>PRINTED</p> <p>APR 21 2005</p> <p>Q. GRADY MINOR & ASSOCIATES, P.A. CIVIL ENGINEERS - LAND SURVEYORS</p>				<p>DESIGNED BY: SJU</p> <p>DRAWN BY: SJU</p> <p>APPROVED: QGM</p> <p>JOB CODE: TCHR</p> <p>SCALE: 1" = 600'</p>	<p>Q. GRADY MINOR AND ASSOCIATES, P.A.</p> <p>CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS</p> <p>3600 VIA DEL REY BONITA SPRINGS, FLORIDA 34134</p> <p>PHONE: (239) 947-1144 FAX: (239) 947-0376</p> <p>ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0006151 SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006151</p>	<p>FLORENCIA ADD 2005-00046</p>																									
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Revision	Date	Description	By																														

Estero Design Review Committee

Public Informational Session Summary and Design Review Comments

March 16, 2005

Andrew M. Hjortaas
Senior Project Manager
WCI Communities, Inc.
24301 Walden Center Drive
Bonita Springs, Florida 34134

RE: Florencia at The Colony
Public Informational Session Summary and Design Review Comments
Estero Design Review Committee Meeting
March 09, 2004
Estero Country Club at the Vines – Perry Room

Dear Applicant and County Staff:

The above referenced project was presented to the EDRC on March 09, 2004 and has satisfied the public information session as required per LDC, Sect. 34-1042 for Site Planning, Architecture and Landscape review. The EDRC recommends this development order with the following suggestions/comments:

Discussion:

This will be a 116-unit plus one apartment, 20 story hi-rise south of Treviso over one level of parking and one amenity level. Construction to begin August 2005. 156' between tower structures. Treviso and Sorrento are 220' apart. Same level of landscaping around surface parking area.

Comments/Suggestions:

- Agreed to add appropriate clearances around fire hydrants on DO and landscape plans – 7'6" on front and sides and 4' on rear.
- Agreed that Fire Department requires 45' outside turning radius for emergency equipment.
- Make sure road will support 35 ton truck.
- Agreed to show Fire Dept. connection on ramp.
- Agreed to raise banding on front.

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Estero Design Review Committee

Public Informational Session Summary and Design Review Comments

Per LDC Sect. 34-1042, the applicant must provide a proposal for how the applicant will respond to any issues that were raised. The EDRC recommends the applicant attach a response letter explaining how the EDRC suggestions/comments may or may not be addressed with revisions/changes to the Development Order submittal.

The EDRC would like to thank the applicant for the submittal and cooperation with the design review procedures.

Sincerely,

Wayne E. Robinson Jr., ASLA, RLA
Chair, Estero Design Review Committee

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EXHIBIT A

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PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CIRCLE CENTER OF THE CENTERLINE OF THE WESTERLY END OF TRACT "A", ALSO BEING THE CENTER OF AN 89.00 FOOT RADIUS, ACCORDING TO PELICAN LANDING UNIT TWENTY-SEVEN PART ONE, AS RECORDED IN PLAT BOOK 61 AT PAGES 8 AND 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 20°17'35" EAST, A DISTANCE OF 522.75 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 522.75 FEET, THROUGH A CENTRAL ANGLE OF 48°39'23", SUBTENDED BY A CHORD OF 430.71 FEET AT A BEARING OF SOUTH 45°22'44" WEST, FOR A DISTANCE OF 443.93 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 68°56'58" WEST FOR A DISTANCE OF 40.00 FEET TO THE WEST LINE OF THE ACCESS AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORD BOOK 3444, PAGE 4288 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, AND BEING A POINT ON A CIRCULAR CURVE, CONCAVE EAST, WHOSE RADIUS POINT BEARS SOUTH 68°56'58" EAST, A DISTANCE OF 562.75 FEET THEREFROM; THENCE RUN SOUTHERLY, ALONG THE WESTERLY LINE OF SAID ACCESS AND UTILITY EASEMENT AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 562.75 FEET, THROUGH A CENTRAL ANGLE OF 35°41'47", SUBTENDED BY A CHORD OF 344.96 FEET AT A BEARING OF SOUTH 03°12'09" WEST, FOR A DISTANCE OF 350.60 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID ACCESS AND UTILITY EASEMENT SOUTH 14°38'45" EAST FOR A DISTANCE OF 318.08 FEET; THENCE RUN SOUTH 75°21'15" WEST FOR A DISTANCE OF 58.62 FEET; THENCE RUN SOUTH 34°48'07" WEST FOR A DISTANCE OF 138.45 FEET; THENCE RUN NORTH 78°23'50" WEST FOR A DISTANCE OF 177.90 FEET; THENCE RUN NORTH 58°05'57" WEST FOR A DISTANCE OF 272.83 FEET; THENCE RUN NORTH 26°21'50" WEST FOR A DISTANCE OF 26.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 20°21'21" WEST, A DISTANCE OF 116.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, THROUGH A CENTRAL ANGLE OF 42°57'02", SUBTENDED BY A CHORD OF 84.94 FEET AT A BEARING OF NORTH 48°10'08" EAST, FOR A DISTANCE OF 86.96 FEET TO A POINT OF COMPOUND CURAVTURE OF A CIRCULAR CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 63°18'21" WEST, A DISTANCE OF 40.00 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 67°01'54", SUBTENDED BY A CHORD OF 44.17 FEET AT A BEARING OF NORTH 06°49'18" WEST, FOR A DISTANCE OF 46.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 40°20'21" WEST FOR A DISTANCE OF 89.15 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 49°39'59" EAST, A DISTANCE OF 50.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 29°18'37", SUBTENDED BY A CHORD OF 25.30 FEET AT A BEARING OF SOUTH 25°40'42" EAST, FOR A DISTANCE OF 25.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 11°01'10" WEST FOR A DISTANCE OF 217.29 FEET; THENCE

PERMIT COUNTER

RUN NORTH 25°43'16" EAST FOR A DISTANCE OF 9.02 FEET; THENCE RUN NORTH 40°40'22" WEST FOR A DISTANCE OF 12.43 FEET; THENCE RUN SOUTH 88°37'11" EAST FOR A DISTANCE OF 98.38 FEET; THENCE RUN NORTH 15°50'33" EAST FOR A DISTANCE OF 125.62 FEET; THENCE RUN NORTH 6°22'29" EAST FOR A DISTANCE OF 88.80 FEET; THENCE RUN NORTH 3°29'29" WEST FOR A DISTANCE OF 45.32 FEET; THENCE RUN NORTH 88°33'46" WEST FOR A DISTANCE OF 312.82 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH, A DISTANCE OF 63.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 63.00 FEET, THROUGH A CENTRAL ANGLE OF 75°48'27", SUBTENDED BY A CHORD OF 77.41 FEET AT A BEARING OF SOUTH 52°05'46" EAST, FOR A DISTANCE OF 83.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 51°51'35", SUBTENDED BY A CHORD OF 54.22 FEET AT A BEARING OF SOUTH 40°07'20" EAST, FOR A DISTANCE OF 56.12 FEET TO THE **POINT OF BEGINNING**. CONTAINING 8.54 ACRES, MORE OR LESS.

Applicant's Legal Checked

BY JOE OSMAROS

NOTES

BEARINGS REFER TO THE SOUTH LINE OF TRIVISO AT THE COLONY A CONDOMINIUM; SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 88°33'42" W.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

THIS LEGAL DESCRIPTION IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEET 2 OF 2, FLORENCIA AT THE COLONY GOLF AND BAY CLUB A CONDOMINIUM, DATED FEBRUARY 2005.

Q. GRADY MINOR AND ASSOCIATES, P.A.
SIGNED 2-16-05
Stephen V. Burgess
STEPHEN V. BURGESS, CIVIL ENGINEER
STATE OF FLORIDA

P.S.M. #6408
STATE OF FLORIDA

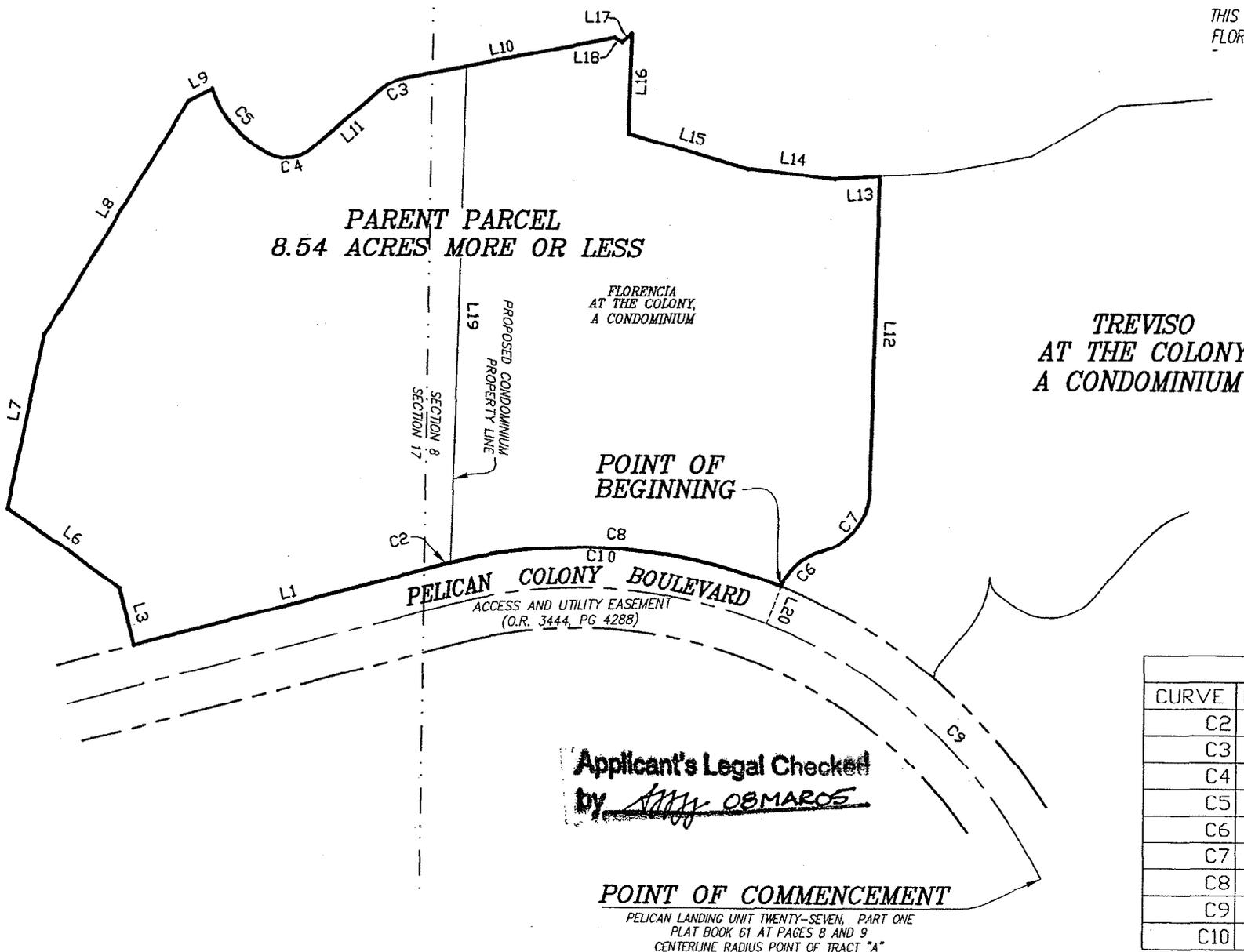
* THIS IS NOT A SURVEY *

SHEET: 1 OF 2	 <p>Q. GRADY MINOR AND ASSOCIATES, P.A. CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 PHONE : (239) 947-1144 FAX : (239) 947-0375 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151</p>	DESCRIPTION TO ACCOMPANY SKETCH
DRAWN: RKP		<p>FLORENCIA AT THE COLONY GOLF AND BAY CLUB, A CONDOMINIUM SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA</p>
JOB CODE: TCHR		DATE: FEBRUARY, 2005
SCALE:		DRAWING: B-2896-2

CONSERVATION EASEMENT

NOTE:

THIS LEGAL DESCRIPTION IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEET 1 OF 2, FLORENCIA AT THE COLONY GOLF AND BAY CLUB A CONDOMINIUM, DATED FEBRUARY 2005.



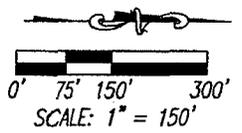
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 14°38'45" E	318.08'
L3	S 75°21'15" W	58.62'
L6	S 34°48'07" W	138.45'
L7	N 78°23'50" W	177.90'
L8	N 58°05'57" W	272.83'
L9	N 26°21'50" W	26.25'
L10	N 11°01'10" W	217.29'
L11	N 40°20'21" W	89.15'
L12	S 88°33'46" E	312.82'
L13	N 03°29'29" W	45.32'
L14	N 06°22'29" E	88.80'
L15	N 15°50'33" E	125.62'
L16	S 88°37'11" E	98.38'
L17	N 40°40'22" W	12.43'
L18	N 25°43'16" E	9.02'
L19	S 88°33'42" E	493.62'
L20	S 68°56'58" E	40.00'

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 MAR 03 2005
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST	
C2	10.03	562.75	1°01'17"	S35°35'37"W	10.03'	
C3	25.58	50.00	29°18'37"	S25°40'42"E	25.30'	
C4	46.80	40.00	67°01'54"	N06°49'18"W	44.17'	
C5	86.96	116.00	42°57'02"	N48°10'08"E	84.94'	
C6	56.12	62.00	51°51'35"	S40°07'20"E	54.22'	
C7	83.35	63.00	75°48'27"	S52°05'46"E	77.41'	
C8	341.19	562.75	34°44'15"	S03°40'54"W	335.98'	
C9	443.93	522.75	48°39'23"	S45°22'44"W	430.71'	
C10	350.60	562.75	35°41'47"	S03°12'09"W	344.96'	

Applicant's Legal Checked
 by AMY OSBORN

POINT OF COMMENCEMENT
 PELICAN LANDING UNIT TWENTY-SEVEN, PART ONE
 PLAT BOOK 61 AT PAGES 8 AND 9
 CENTERLINE RADIUS POINT OF TRACT "A"



* THIS IS NOT A SURVEY *

SHEET: 2 OF 2
 DRAWN: RKP
 JOB CODE: TCHRV
 SCALE: 1" = 150'

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH TO ACCOMPANY DESCRIPTION
 FLORENCIA AT THE COLONY GOLF AND BAY CLUB,
 A CONDOMINIUM
 SECTIONS 8 & 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA
 DATE: FEBRUARY, 2005 DRAWING: B-2896-2

ADD 2005-00046