

**AN ORDINANCE ESTABLISHING THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; PROVIDING FOR POWERS AND DUTIES OF THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, sitEX NR Holdings, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Avalon Park West Community Development District (the "District") pursuant to Chapter 190, Florida Statutes and granting certain special powers; and

**WHEREAS**, the County, in determining whether to establish the District boundaries, has considered and finds that all statements contained in the Petition to Establish the Avalon Park West Community Development District (the "Petition") are true and correct; and

**WHEREAS**, the County has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the Pasco County Comprehensive Plan; and

**WHEREAS**, the County has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

**WHEREAS**, the County has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

**WHEREAS**, the County has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and,

**WHEREAS**, the County has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

**WHEREAS**, a duly noticed public hearing on the Petition was held prior to the adoption of this Ordinance establishing the District.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. AUTHORITY**

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2017), and under the home rule powers of the County.

**SECTION 2. LEGISLATIVE FINDINGS OF FACT**

The foregoing Whereas clauses, incorporated herein, are true and correct.

**SECTION 3. AUTHORITY AND POWER OF THE DISTRICT**

a. There is hereby established the District, as depicted in Exhibit A of the Petition, and the external boundaries of which is described in Exhibit B of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended.

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Avalon Park West MPUD Rezoning Petition No. 7235 (f/k/a New River MPUD) (Original Rezoning Petition No. 4061) (referred to hereinafter as the "Avalon Park West MPUD RZ 7235"), pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt its own comprehensive plan, building code, or land development code.

c. The District shall have no eminent domain powers outside its boundaries without first obtaining the expressed written approval of the Board of County Commissioners by resolution.

d. The District shall have no power to fund and/or construct improvements outside the boundaries of the District without first entering into an Interlocal Agreement with Board of County Commissioners authorizing such expenditures.

e. The District shall comply with all applicable provisions of Chapter 189, Florida Statutes, including, but not limited to, the requirement that a "Public Facilities Report" be made and submitted to the County in accordance with Section 189.08, Florida Statutes.

**SECTION 4. POWERS AND DUTIES OF THE DISTRICT**

The exclusive charter for the District shall be the uniform community development district charter as set forth in Florida Statutes 190 which includes, but is not limited to, the following:

a. The District shall provide financial reports to the Department of Banking and Finance in the same form and in the same manner as all other political subdivisions, including the County.

b. The District shall fully disclose information concerning the financing and maintenance of real property improvements undertaken by the District. Such information shall be made available to all existing and prospective residents of the Avalon Park West Community Development District and the County.

c. All contracts for the initial sale of real property and residential units within the District shall disclose to the buyer the existence of the District and the District's authority to levy taxes and assessments. Both the text and the placement of the text in the contract of sale must appear as mandated by law.

d. The District shall have the authority to pledge only the District's funds, revenues, taxes, and assessments to pay the District's short-term indebtedness.

e. All bonds issued by the District shall be secured by a trust agreement between the District and a corporate trustee or trustees.

f. In the event of a default on District Bonds, the obligations of the District shall not constitute a debt or obligation of the County, any municipality, or the State.

g. The District shall be subject to the Florida Constitution provision requiring approval of ad valorem taxes by referendum; the millage rate for such taxes shall be limited by statute. In addition to the millage cap, the aggregate principal amount of general obligation bonds outstanding at any one (1) time shall not exceed thirty-five (35) percent of the assessed value of the property within the District. Should the residents of the District impose ad valorem taxes upon themselves, such taxes shall be in addition to the County's and other ad valorem taxes and shall be assessed, levied, and collected in the same manner as the County's taxes.

h. Rates, fees, rentals, and other charges for any facilities or services of the District shall be established only after a noticed public hearing.

i. The District shall have no power to fund and/or construct improvements outside the boundaries of the District without first entering into an Interlocal Agreement with Board of County Commissioners authorizing such expenditures.

j. Within thirty (30) days after the effective date of this Ordinance, the District shall record a Notice of Establishment of District Boundaries in the public records of the County, which the said notice shall include at least the legal description of the property within the District and the notice required to be given to buyers of property within the District.

#### **SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT**

a. The District Board of Supervisors shall exercise the powers and responsibilities granted to the District.

b. The members of the District's Board of Supervisors shall be residents of Florida and citizens of the United States. The names of the five (5) persons designated to be the initial members of the Board of Supervisors as listed in Exhibit D of the Petition.

c. After the Board of Supervisors shifts to being elected by the resident electors of the District, the supervisors shall also be residents and electors of the District.

d. Candidates for the District's Board of Supervisors seeking election to office by the qualified electors of the District shall be subject to the same campaign financing disclosure requirements and oath of office requirements as candidates for any other public office.

e. The compensation of each supervisor is limited to Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

g. The District's Board of Supervisors shall follow Chapter 120, Florida Statutes, procedures in adopting rules.

h. The records of the District's Board of Supervisors must be open for public inspection by any person at any reasonable time, pursuant to Chapter 119, Florida Statutes, and the said records shall be kept in the manner and in the place mandated by law.

#### **SECTION 6. DISTRICT BUDGET**

a. The District budget shall be adopted annually by the District's Board of Supervisors, and prior to approval by the said Board, shall be the subject of a duly noticed public hearing at which the said Board must hear all objections to the budget.

b. Proposed District budgets shall be submitted by the District's Board of Supervisors to the County at least sixty (60) days before adoption by the District's Board of Supervisors.

#### **SECTION 7. FUNCTIONS OF THE DISTRICT**

a. The District may exercise the powers provided in Sections 190.011 and 190.012(1), Florida Statutes.

b. The District may exercise the special powers for parks and recreation services and facilities, security services and facilities, and waste collection and disposal services pursuant to Sections 190.012(2)(a), 190.012(2)(d) and 190.012(2)(f), Florida Statutes.

c. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the said property, currently within the District, as described in Exhibit B of the Petition, and as the said District might be expanded or contracted.

#### **SECTION 8. MISCELLANEOUS PROVISIONS**

a. The County may require, based upon the numbers of residential units planned within the District, that the District's community facilities be used to accommodate the establishment of a polling place by the Pasco County Supervisor of Elections.

b. The County, at its option, may adopt a nonemergency ordinance providing a plan for the transfer of a specific community development service from the District to the County. The plan shall provide the assumption and guarantee of the District debt that is related to the service and shall demonstrate the ability of the County to provide the service as efficiently as the District at a level of

quality equal to or higher than that actually delivered by the District and at charge equal to or lower than the actual charge by the District.

c. The District shall not levy assessments on any property, lying within the boundaries of the District, either owned or to be owned by the County or the District School Board of Pasco County. All applicable documents pertaining to the undertaking of funding and construction by the District shall reflect the following: (1) all District-related assessments shall not apply to any property either owned or to be owned by the County or the District School Board of Pasco County; and (2) no debt or obligation of such District shall constitute a burden on any property either owned or to be owned by the County or District School Board of Pasco County.

Any and all property owned by the CDD shall be subject to, and the CDD shall pay, all County imposed user fees, including but not limited to stormwater utility and solid waste disposal fees, whether or not such fees are collected via the non-ad valorem assessment method. Further, property within the boundaries of the District may be subject to existing or future taxes, assessments or user fees imposed by the County, or any existing or future dependent district of the County, and such taxes, assessments, and user fees could be equal in priority, or superior to, the District's assessments and fees. Such taxes, assessments and user fees shall not be considered inconsistent with, or an impairment of, the financial obligations of the District, and the possibility and priority of such taxes, assessments, and user fees shall be disclosed in all applicable documents pertaining to the undertaking of funding and construction by the District.

d. The Petition to Establish the Avalon Park West Community Development District is attached hereto in its entirety and incorporated herein.

**SECTION 9. SEVERABILITY**

To the extent that any portion of this ordinance is in conflict with Chapter 190, Florida Statutes or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

**SECTION 10. EFFECTIVE DATE**

A certified electronic copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this ordinance and shall take effect upon filing.

**ADOPTED** this 19th day of June, 2018.



*Paula O'Neil*  
\_\_\_\_\_  
PAULA O'NEIL, PH.D., CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF  
PASCO COUNTY, FLORIDA

*Mike Wells*  
\_\_\_\_\_  
MIKE WELLS, CHAIRMAN

APPROVED  
IN SESSION

**JUN 19 2018**

PASCO COUNTY  
BCC

**Petition to Establish**

**Avalon Park West**

**Community Development District**

**March 26, 2018**

**Revised April 20, 2018**

**Revised May 1, 2018**

**Submitted by:**

**STRALEY ROBIN VERICKER**

**Attorneys at Law**

**1510 W. Cleveland Street**

**Tampa, Florida 33606**

**Telephone: 813-223-9400**

**Facsimile: 813-223-5043**

# Application

APPLICATION FORM

I. APPLICANT: sitEX NR Holding, LLC  
ADDRESS: 3680 Avalon Park East Blvd., Suite 300  
CITY Orlando STATE FL ZIP 32828  
PHONE (470) 658-6565

PROPERTY OWNER(S): sitEx NR Holding, LLC  
ADDRESS: 3680 Avalon Park East Blvd., Suite 300  
CITY Orlando STATE FL ZIP 32828  
PHONE (407) 658-6565 FAX: (407) 658-6246

PROPERTY OWNER(S): Avalon West Senior Housing, LLC  
ADDRESS: 3680 Avalon Park East Blvd., Suite 300  
CITY Orlando STATE FL ZIP 32828  
PHONE (407) 658-6565 FAX: (407) 658-6246

REPRESENTATIVE: Vivek K. Babbar and Tracy J. Robin  
Straley Robin Vericker

(Contact Person):

\*ADDRESS: 1510 W. Cleveland Street  
CITY Tampa STATE FL ZIP 33606  
PHONE (813) 223-9400 FAX (813) 223-5043

II. Current Use of Property: Vacant  
Current zoning of property : Avalon Park West MPUD Rezoning Petition Number 7235  
(f/k/a New River MPUD) (Original Rezoning Petition No. 4061)  
Current future land use designation of property: PD  
Current Number and Types of Units to be assessed  
by this CDD 1,000 Single Family Residential Units  
Name of MPUD or Development: Avalon Park West Master MPUD



III. I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THE SUBMITTED APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF ON THIS PETITION.

BY: Marybel Defillo  
Signature of the Applicant/(Petitioner)

Marybel Defillo, Vice President  
Type or Print Name & Title Legibly

<p><b>IV. Growth Management</b> <b>Department</b> Date Stamp</p>	<p><b>V. OFFICIAL COMMENTS</b></p> <p>Is this application accompanied by other applications?</p> <p>_____</p> <p>If so, what are the application numbers?</p> <p>_____</p> <p>Other comments:</p>
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### **Avalon Park West CDD Folio Numbers**

1. 11-26-20-0000-00100-0000
2. 11-26-20-0000-00100-0050
3. 12-26-20-0000-00400-0030
4. 12-26-20-0000-00400-0000
5. 12-26-20-0000-00400-0040
6. 12-26-20-0000-00400-0050

# Petition

## **Petition to Establish Avalon Park West Community Development District**

Petitioner, **sitEX NR Holdings, LLC**, a Florida limited liability company, (herein referred to as "Petitioner"), petitions the Board of County Commissioners of Pasco County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the Avalon Park West Community Development District (the "District"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner is sitEX NR Holdings, LLC, a Florida limited liability company, having a mailing address of 3680 Avalon Park East Blvd., Suite 300, Orlando, Florida 32828.

2. The land area to be served by the District is a parcel of unimproved real property containing approximately 265.203 acres. All of the land in the proposed District is in the unincorporated portion of Pasco County. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit A**.

3. A metes and bounds legal description of the external boundaries of the District is attached as **Exhibit B**. There are no parcels within the proposed external boundaries of the District which are to be excluded. Section 190.005(1)(a)1, Florida Statutes.

4. The written consent to the establishment of the District by the landowner, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Composite Exhibits C-1 through C-2**. Section 190.005(1)(a)2, Florida Statutes.

5. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. The proposed name of the District is the Avalon Park West Community Development District (hereinafter in the attached exhibits referred to as "Avalon Park West CDD"). Section 190.005(1)(a)4, Florida Statutes.

7. The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified on **Composite Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

8. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Exhibit F**. Section 190.005(1)(a)6, Florida Statutes.

8. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Exhibit F**. Section 190.005(1)(a)6, Florida Statutes.

9. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, are attached as **Exhibit G**, Section 190.005(1)(a)8, Florida Statutes.

10. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. Section 190.005(1)(a)7, Florida Statutes. A copy of the pertinent portion of the Pasco County Land Use Element is attached as **Exhibit H**.

11. The proposed District intends to enter into an Interlocal Agreement with the County, pursuant to Section 190.012(1)(g) and (h), Florida Statutes, relating to the construction, operation and financing of an amenity center, which will be situated upon lands not within the proposed District's boundaries. The Interlocal Agreement is being filed simultaneously with the Petition.

12. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Pasco County Comprehensive Plan.

(b) The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Pasco County and its residents outside the District by increasing the ad valorem tax base of Pasco County and generating water and wastewater impact fees which will assist Pasco County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

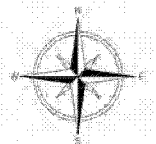
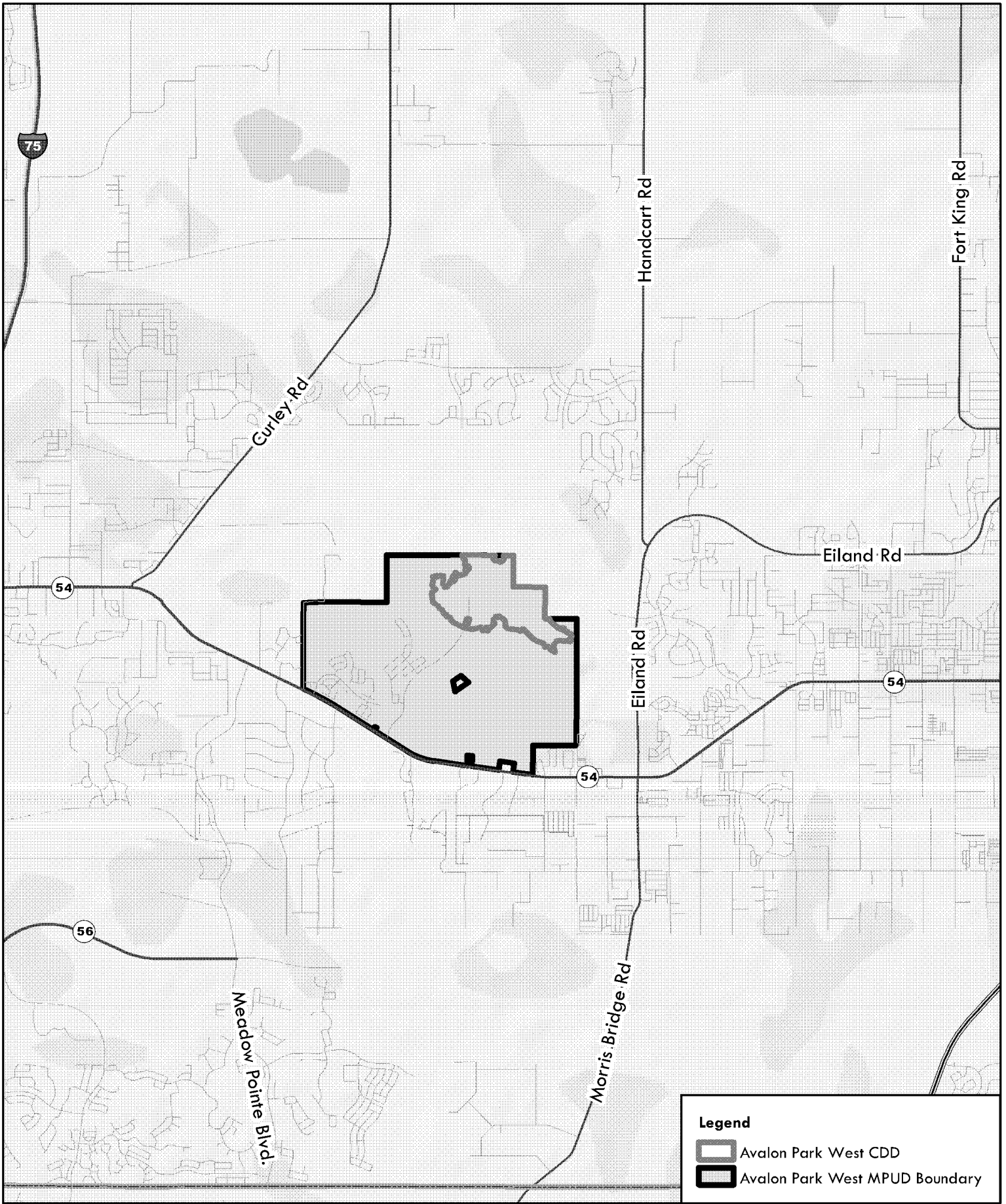
13. The Petitioner is also requesting the County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes, (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes, and (3) Waste Collection and Disposal Powers in accordance with section 190.012(2)(f), Florida Statutes.

Respectfully submitted this 26<sup>th</sup> day of March, 2018.

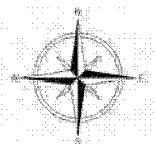
**sitEX NR Holding LLC,**  
a Florida limited liability company

By: Maybel Defillo  
Name: Maybel Defillo  
Title: Vice-President

# **Composite Exhibit A**







# **Exhibit B**

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 11 and 12, Township 26 South, Range 20 East, Pasco County, Florida being more particularly as described as follows:

**COMMENCE** at the Northwest corner of said Section 12, also being a point on the North boundary of Special Warranty Deed to New River Community Development District, Easement Parcel No. 9A, as recorded in Official Records Book 9536, Page 3919, of the Public Records of Pasco County, Florida, run thence along the North boundary of the Northwest 1/4 of said Section 12, the following two (2) courses:

1) along the aforesaid North boundary of Easement Parcel No. 9A, S.89°49'19"E., 498.43 feet to the **POINT OF BEGINNING**; 2) continue S.89°49'19"E., 1375.00 feet to the Northwest corner of Special Warranty Deed to New River Community Development District, Easement Parcel No. 9B, as recorded in the aforesaid Official Records Book 9536, Page 3919; thence along the Westerly, Southerly and Easterly boundaries of said Easement Parcel No. 9B, in their respective order, the following eleven courses: 1) S.36°00'01"W., 45.52 feet; 2) S.19°25'06"W., 112.68 feet; 3) S.38°06'23"E., 83.66 feet; 4) S.78°20'56"E., 78.37 feet; 5) S.69°50'03"E., 157.24 feet; 6) N.71°11'23"E., 54.41 feet; 7) N.69°38'49"E., 56.13 feet; 8) N.36°38'47"E., 61.90 feet; 9) N.25°20'12"E., 68.80 feet; 10) N.02°20'27"W., 77.01 feet; 11) N.09°17'10"W., 52.64 feet to a point on the aforesaid North boundary of the Northwest 1/4 of Section 12; thence along said North boundary of the Northwest 1/4 of Section 12, S.89°49'19"E., 413.42 feet to the Northeast corner of said Northwest 1/4 of Section 12; thence along the East boundary of said Northwest 1/4 of Section 12, S.00°13'57"W., 1328.50 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 12; thence along the North boundary of said Southwest 1/4 of the Northeast 1/4 of Section 12, S.89°51'00"E., 1329.66 feet to the Northeast corner of said Southwest 1/4 of the Northeast 1/4 of Section 12; thence along the East boundary of said Southwest 1/4 of the Northeast 1/4 of Section 12, S.00°13'05"W., 1327.11 feet to the Southeast corner of said Southwest 1/4 of the Northeast 1/4 of Section 12; thence along the South boundary of said Northeast 1/4 of Section 12, S.89°57'35"E., 189.99 feet to a point on the Northerly boundary of Special Warranty Deed to New River Community Development District, Easement Parcel No. 10, as recorded in Official Records Book 9536, Page 3925, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of Easement Parcel No. 10, the following seventy-nine (79) courses: 1) S.13°10'50"E., 31.17 feet; 2) S.15°56'48"E., 50.86 feet; 3) S.29°47'57"E., 64.14 feet; 4) S.49°43'40"E., 48.85 feet; 5) S.48°43'15"E., 71.85 feet; 6) S.37°29'59"E., 44.82 feet; 7) S.59°43'17"E., 57.71 feet; 8) S.53°46'56"E., 78.92 feet; 9) S.40°49'23"E., 69.48 feet; 10) S.59°06'35"E., 81.57 feet; 11) S.66°16'09"E., 19.70 feet; 12) N.83°13'40"E., 50.62 feet; 13) N.29°39'15"E., 45.93 feet; 14) S.75°26'42"E., 43.84 feet; 15) S.86°51'11"E., 50.09 feet; 16) S.71°55'35"E., 22.72 feet; 17) S.05°34'33"W., 15.03 feet; 18) S.21°34'53"W., 63.38 feet; 19) S.76°40'20"E., 74.04 feet; 20) S.05°09'57"E., 54.07 feet; 21) N.86°17'56"E., 80.52 feet; 22) S.38°51'11"E., 11.78 feet;

23) S.16°37'20"E., 56.61 feet; 24) S.67°16'08"E., 78.83 feet; 25) S.82°14'02"E., 56.78 feet; 26) S.28°57'49"E., 24.34 feet; 27) S.30°58'12"E., 32.62 feet; 28) S.10°05'45"E., 50.26 feet; 29) S.12°27'27"W., 40.91 feet; 30) S.35°54'40"W., 29.54 feet; 31) S.55°34'51"W., 42.26 feet; 32) S.02°50'51"E., 46.72 feet; 33) S.11°24'05"E., 27.05 feet; 34) S.01°05'12"W., 56.64 feet; 35) N.86°35'47"W., 51.29 feet; 36) N.80°25'27"W., 108.31 feet; 37) N.88°28'03"W., 167.17 feet; 38) N.81°16'58"W., 82.00 feet; 39) S.88°17'35"W., 141.62 feet to a point of curvature; 40) Southwesterly, 20.09 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 46°03'10" (chord bearing S.65°16'00"W., 19.56 feet) to a point of tangency; 41) S.42°14'25"W., 179.29 feet; 42) S.03°03'16"E., 170.73 feet; 43) S.10°53'47"E., 167.27 feet; 44) N.62°25'19"W., 219.01 feet; 45) N.29°27'33"W., 135.59 feet; 46) N.69°35'09"W., 51.48 feet; 47) S.80°15'48"W., 61.14 feet; 48) S.62°29'23"W., 53.60 feet; 49) N.09°32'04"W., 65.67 feet; 50) N.29°20'02"W., 117.53 feet; 51) N.70°01'39"W., 302.00 feet; 52) N.59°13'56"W., 208.68 feet; 53) N.45°25'07"W., 579.69 feet; 54) S.38°51'10"W., 148.77 feet; 55) N.60°32'39"W., 149.40 feet; 56) N.86°32'31"W., 242.08 feet; 57) N.75°38'19"W., 179.75 feet; 58) N.60°01'21"W., 112.69 feet; 59) N.10°18'51"E., 117.63 feet; 60) N.12°25'53"W., 124.30 feet; 61) N.43°19'31"W., 112.52 feet; 62) N.45°15'22"W., 63.41 feet; 63) N.54°41'04"W., 136.71 feet; 64) S.62°35'54"W., 107.91 feet; 65) S.45°34'08"W., 27.11 feet; 66) N.35°41'42"W., 58.69 feet; 67) S.43°59'03"W., 132.91 feet; 68) S.04°08'27"E., 54.15 feet; 69) S.12°29'46"W., 101.79 feet; 70) S.73°46'23"E., 71.17 feet; 71) S.14°48'25"W., 28.32 feet; 72) S.49°19'07"W., 105.33 feet; 73) S.53°58'49"W., 78.84 feet; 74) S.39°17'42"W., 79.93 feet; 75) N.54°55'47"W., 10.12 feet; 76) N.83°25'54"W., 145.20 feet; 77) S.23°27'21"E., 117.84 feet; 78) S.71°23'14"E., 33.04 feet; 79) S.60°32'13"W., 42.91 feet to a point on the Northerly boundary of Southwest Florida Water Management District Wetland Conservation Easement – Parcel 3, as recorded in Official Records Book 7351, Page 1304, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of Parcel 3, the following nine (9) courses:

1) N.59°04'26"W., 77.77 feet; 2) N.75°50'24"W., 37.21 feet; 3) S.42°10'25"W., 23.13 feet; 4) S.59°28'45"W., 9.92 feet; 5) N.48°55'30"W., 23.31 feet; 6) S.50°53'36"W., 37.54 feet; 7) S.07°10'53"W., 8.26 feet; 8) S.67°49'53"W., 22.52 feet; 9) S.09°09'45"E., 0.36 feet to the Northerlymost corner of Southwest Florida Water Management District Wetland Conservation Easement – Parcel 5, as recorded in the aforesaid Official Records Book 7351, Page 1304; thence along the Northerly boundary of said Parcel 5, continue S.09°09'45"E., 0.65 feet to a point on the Easterly boundary of AVALON PARK WEST PARCEL E PHASE 1, according to the plat thereof as recorded in Plat Book 75, Pages 81 through 92 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of AVALON PARK WEST PARCEL E PHASE 1, the following two (2) courses:

1) N.21°23'14"W., 70.95 feet; 2) N.26°20'40"W., 110.14 feet to the Northeast corner of said AVALON PARK WEST PARCEL E PHASE 1; thence along the Northerly boundary of said AVALON PARK WEST PARCEL E PHASE 1, the following four (4) courses: 1) S.65°40'39"W., 87.78 feet; 2) S.76°03'15"W., 198.85 feet; 3) N.89°29'55"W., 201.21 feet; 4) N.84°02'46"W., 140.23 feet to a point on a curve on the Easterly boundary of the right-

of-way for RIVER GLEN BOULEVARD, as recorded in Official Records Book 8437, Page 357, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of the right-of-way for RIVER GLEN BOULEVARD, the following two (2) courses: 1) Northeasterly, 29.87 feet along the arc of a curve to the left having a radius of 3460.00 feet and a central angle of 00°29'41" (chord bearing N.24°29'15"E., 29.87 feet) to a point of compound curvature; 2) Northerly, 380.39 feet along the arc of a curve to the left having a radius of 2060.00 feet and a central angle of 10°34'47" (chord bearing N.18°57'01"E., 379.85 feet) to the Northeast corner of said right-of-way for RIVER GLEN BOULEVARD; thence along the Northerly boundary of said right-of-way for RIVER GLEN BOULEVARD, N.76°20'23"W., 120.00 feet to a point on a curve, said point also being the Northwest corner of said right-of-way for RIVER GLEN BOULEVARD; thence along the Westerly boundary of said right-of-way for RIVER GLEN BOULEVARD, the following two (2) courses: 1) Southerly, 358.23 feet along the arc of said curve to the right having a radius of 1940.00 feet and a central angle of 10°34'47" (chord bearing S.18°57'01"W., 357.72 feet) to a point of compound curvature; 2) Southwesterly, 34.46 feet along the arc of a curve to the right having a radius of 3340.00 feet and a central angle of 00°35'28" (chord bearing S.24°32'09"W., 34.46 feet); thence N.63°08'37"W., 478.14 feet to a point on the Easterly boundary of Special Warranty Deed to New River Community Development District, Easement Parcel No. 8, as recorded in Official Records Book 9542, Page 3068, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Easement Parcel No. 8, the following fourteen (14) courses: 1) N.31°34'19"W., 28.55 feet; 2) N.45°45'32"W., 87.52 feet; 3) N.53°51'35"W., 33.08 feet; 4) N.12°14'35"W., 80.87 feet; 5) N.65°27'48"W., 76.49 feet; 6) N.69°59'35"W., 85.38 feet; 7) N.28°45'15"W., 53.38 feet; 8) N.04°26'32"W., 26.80 feet; 9) N.63°10'41"W., 111.53 feet; 10) N.22°41'22"W., 88.85 feet; 11) N.29°58'27"W., 71.73 feet; 12) N.63°41'36"W., 79.66 feet; 13) N.43°06'44"W., 92.46 feet; 14) N.37°14'29"W., 82.80 feet to the Northeast corner of said Easement Parcel No. 8; thence N.49°25'28"W., 277.38 feet to the Southeast corner of the aforesaid Easement Parcel No. 9A; thence along the Easterly boundary of said Easement Parcel No. 9A, the following eighty-six (86) courses: 1) N.07°52'08"W., 342.37 feet; 2) N.21°31'10"E., 56.41 feet; 3) N.57°49'02"E., 74.84 feet; 4) N.44°40'00"E., 129.80 feet; 5) N.56°31'56"W., 100.51 feet; 6) N.34°00'31"W., 44.01 feet; 7) N.16°08'24"W., 47.22 feet; 8) N.53°29'53"W., 40.96 feet; 9) N.38°57'23"W., 4.89 feet; 10) N.00°59'18"E., 24.67 feet; 11) N.12°12'38"E., 52.42 feet; 12) N.24°12'06"E., 6.22 feet; 13) N.12°12'38"E., 49.08 feet; 14) N.24°12'06"E., 6.22 feet; 15) N.12°12'38"E., 49.08 feet; 16) N.24°12'06"E., 117.22 feet; 17) N.35°58'18"W., 5.88 feet; 18) N.16°39'59"W., 31.74 feet; 19) N.18°12'13"W., 5.83 feet; 20) N.45°21'18"W., 43.52 feet; 21) N.89°41'53"E., 38.64 feet; 22) N.72°00'07"E., 63.09 feet; 23) N.46°11'28"E., 36.66 feet; 24) S.45°01'18"E., 34.41 feet; 25) S.52°47'11"E., 33.22 feet; 26) N.74°22'09"E., 54.94 feet; 27) N.70°30'40"E., 53.88 feet; 28) N.63°27'09"E., 33.12 feet; 29) S.85°25'47"E., 79.62 feet; 30) S.86°00'43"E., 45.61 feet; 31) S.01°54'35"W., 138.34 feet; 32) S.03°55'58"W., 58.72 feet; 33) S.10°36'35"W., 80.99 feet; 34) S.10°02'58"E., 59.15 feet; 35) S.28°01'47"E., 98.19 feet; 36) S.25°00'39"E., 54.04 feet; 37) S.05°08'14"E., 14.46 feet; 38) N.78°59'36"E., 74.54 feet; 39) N.57°26'01"E., 62.31 feet; 40) N.29°40'56"E., 82.31 feet;

41) N.45°31'08"E., 70.39 feet; 42) N.10°44'46"E., 59.00 feet; 43) N.42°50'01"E., 52.60 feet; 44) N.81°51'20"E., 51.02 feet; 45) S.71°03'52"E., 54.85 feet; 46) N.58°33'27"E., 62.42 feet; 47) N.21°41'02"E., 91.54 feet; 48) N.25°51'41"W., 68.16 feet; 49) S.66°28'30"W., 92.23 feet; 50) S.33°59'42"W., 17.54 feet; 51) N.44°31'42"W., 22.89 feet; 52) N.23°25'08"E., 70.17 feet; 53) N.43°21'27"E., 63.44 feet; 54) N.31°36'43"E., 55.76 feet; 55) N.33°26'12"E., 76.30 feet; 56) S.27°42'31"E., 19.90 feet; 57) S.47°56'32"E., 47.07 feet; 58) S.60°15'53"E., 48.72 feet; 59) S.59°28'42"E., 61.97 feet; 60) S.82°47'38"E., 64.37 feet; 61) N.56°00'31"E., 53.68 feet; 62) S.84°29'45"E., 32.48 feet; 63) N.73°14'59"E., 65.21 feet; 64) N.78°15'50"E., 57.27 feet; 65) N.29°50'36"E., 64.49 feet; 66) N.13°54'34"W., 47.81 feet; 67) N.12°13'10"W., 53.43 feet; 68) N.26°41'47"E., 28.34 feet; 69) N.87°59'38"E., 27.79 feet; 70) N.87°34'02"E., 78.18 feet; 71) N.46°33'09"E., 54.81 feet; 72) N.00°37'03"E., 59.23 feet; 73) N.44°16'49"W., 69.59 feet; 74) S.62°18'33"W., 66.95 feet; 75) S.80°59'19"W., 21.66 feet; 76) N.48°48'21"W., 55.28 feet; 77) N.30°44'13"W., 27.41 feet; 78) N.31°46'45"E., 13.44 feet; 79) N.13°43'01"E., 87.46 feet; 80) N.07°36'01"W., 62.72 feet; 81) N.14°32'42"W., 35.69 feet; 82) N.13°40'32"E., 34.01 feet; 83) N.45°54'19"W., 93.77 feet; 84) N.42°57'53"W., 54.17 feet; 85) N.16°47'47"W., 71.24 feet; 86) N.04°09'46"W., 31.52 feet to the **POINT OF BEGINNING**.

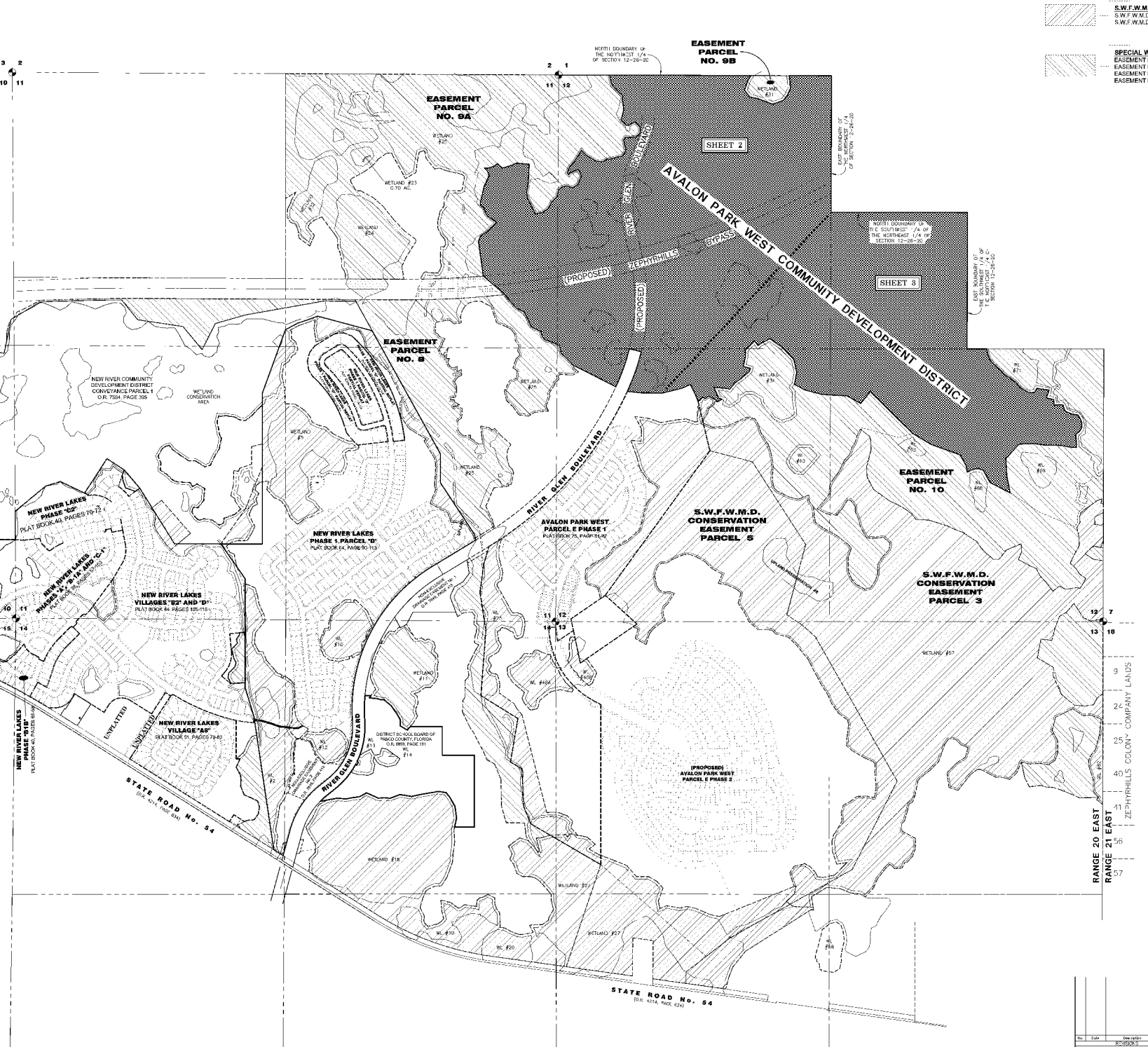
Containing 265.203 acres, more or less.

AMI-SNR-NR-008

P:\New River Lakes East\Master Plan\Description\Avalon Park West CDD\AVALON PH  
W CDD-DS.doc

WFS

February 20, 2018



- S.W.F.W.M.D. CONSERVATION EASEMENTS
  - S.W.F.W.M.D. WETLAND CONSERVATION EASEMENT - PARCEL 5 (O.R. 7351, PAGE 1304)
  - S.W.F.W.M.D. WETLAND CONSERVATION EASEMENT - PARCEL 3 (O.R. 7351, PAGE 1304)
- SPECIAL WARRANTY DEED TO NEW RIVER COMMUNITY DEVELOPMENT DISTRICT
  - S.W.F.W.M.D. (S.W.F.W.M.D. DEED TO NEW RIVER COMMUNITY DEVELOPMENT DISTRICT)
  - EASEMENT PARCEL NO. 9A (O.R. 5306, PAGE 5919)
  - EASEMENT PARCEL NO. 9B (O.R. 5306, PAGE 5919)
  - EASEMENT PARCEL NO. 10 (O.R. 6636, PAGE 3055)



- LEGEND:**
- 1. D.R. - Official Records Book
  - 2. P.B. - Plat Book
  - 3. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - 4. A.C.O.E. - United States Army Corps of Engineers
  - 5. W.C.E. - A.C.O.E. Wetland Conservation Easement

**DESCRIPTION:** A view of being by Sections 11 and 12, Township 20 South, Range 22 East, Pinon County, Florida being as follows as illustrated below:

**COMMENT:** In the Northwest corner of said Section 12, also being a point on the North boundary of Special Warranty Deed to New River Community Development District, Easement Parcel No. 9A, as recorded in Official Records Book 6264, Page 5916 of the Public Records of Pinon County, Florida, and being along the North boundary of the Northwest 1/4 of said Section 12, the following (12) courses: 1) along the North boundary of said Easement Parcel No. 9A, 2) along the East boundary of said Easement Parcel No. 9A, 3) along the North boundary of said Easement Parcel No. 9B, 4) along the East boundary of said Easement Parcel No. 9B, 5) along the North boundary of said Easement Parcel No. 10, 6) along the East boundary of said Easement Parcel No. 10, 7) along the North boundary of said Easement Parcel No. 5, 8) along the East boundary of said Easement Parcel No. 5, 9) along the North boundary of said Easement Parcel No. 3, 10) along the East boundary of said Easement Parcel No. 3, 11) along the North boundary of said Easement Parcel No. 2, 12) along the East boundary of said Easement Parcel No. 2.

419.92 feet to the Northwest corner of said Section 11 of said Section 12, being a point on the East boundary of said Easement Parcel No. 9A, 2) along the North boundary of said Easement Parcel No. 9A, 3) along the East boundary of said Easement Parcel No. 9A, 4) along the North boundary of said Easement Parcel No. 9B, 5) along the East boundary of said Easement Parcel No. 9B, 6) along the North boundary of said Easement Parcel No. 10, 7) along the East boundary of said Easement Parcel No. 10, 8) along the North boundary of said Easement Parcel No. 5, 9) along the East boundary of said Easement Parcel No. 5, 10) along the North boundary of said Easement Parcel No. 3, 11) along the East boundary of said Easement Parcel No. 3, 12) along the North boundary of said Easement Parcel No. 2, 13) along the East boundary of said Easement Parcel No. 2.

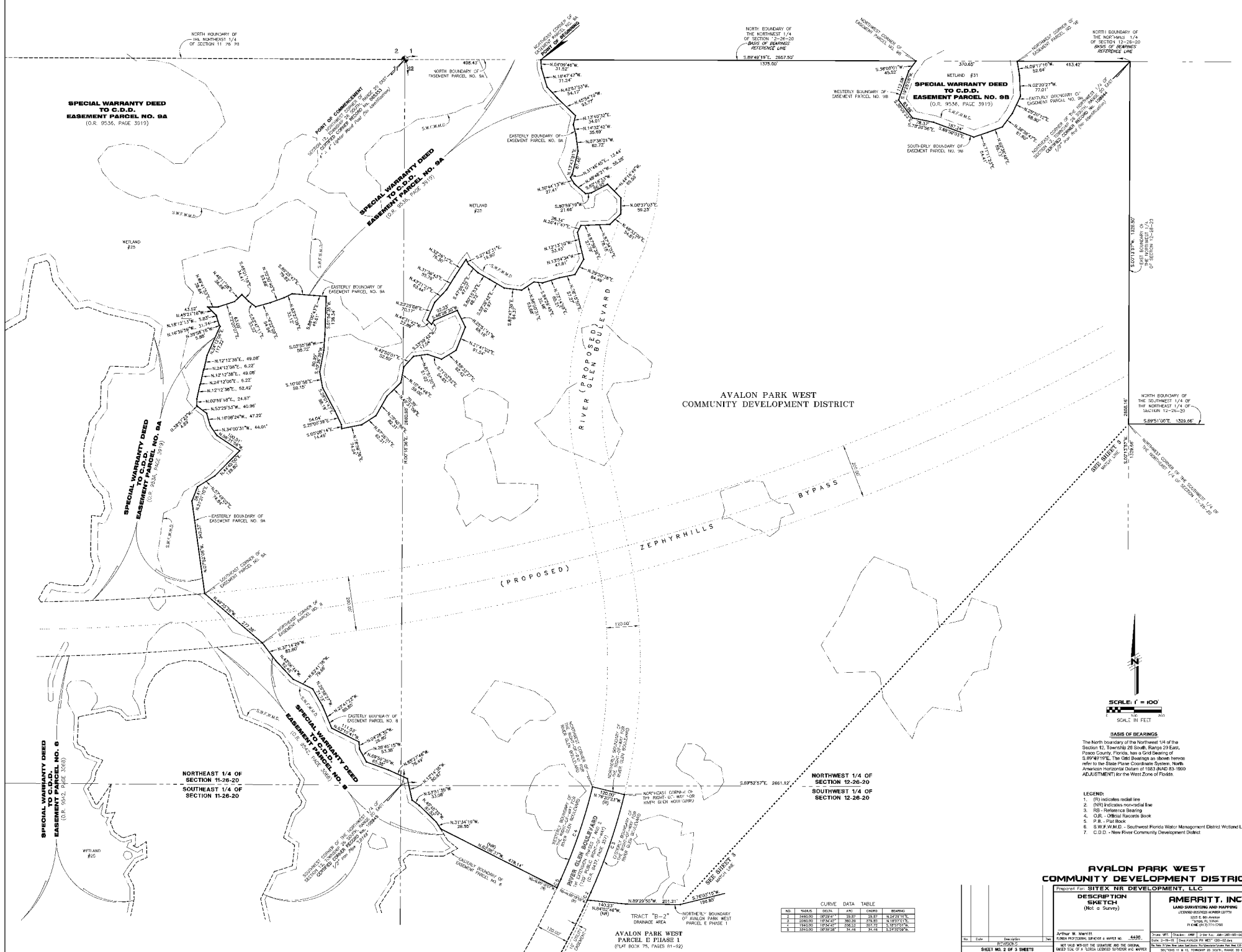
13.25 feet to the Northwest corner of said Section 11 of said Section 12, being a point on the East boundary of said Easement Parcel No. 9A, 2) along the North boundary of said Easement Parcel No. 9A, 3) along the East boundary of said Easement Parcel No. 9A, 4) along the North boundary of said Easement Parcel No. 9B, 5) along the East boundary of said Easement Parcel No. 9B, 6) along the North boundary of said Easement Parcel No. 10, 7) along the East boundary of said Easement Parcel No. 10, 8) along the North boundary of said Easement Parcel No. 5, 9) along the East boundary of said Easement Parcel No. 5, 10) along the North boundary of said Easement Parcel No. 3, 11) along the East boundary of said Easement Parcel No. 3, 12) along the North boundary of said Easement Parcel No. 2, 13) along the East boundary of said Easement Parcel No. 2.

Containing 246.209 acres, more or less.

**KEY SHEET**

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT	
Prepared for: STEX, INC. DEVELOPMENT, LLC	
DESCRIPTION	AMERRITT, INC.
SHEET 1 (Not a Survey)	LAND SURVEYING AND MAPPING
	1025 S.W. AVENUE
	ORLANDO, FLORIDA 32812
ARTHUR W. MERRITT, SURVEYOR	
DATE: 07/27/2017	





**SPECIAL WARRANTY DEED TO C.D.D. EASEMENT PARCEL NO. 9A**  
(O.R. 9536, PAGE 3919)

**SPECIAL WARRANTY DEED TO C.D.D. EASEMENT PARCEL NO. 9A**  
(O.R. 9536, PAGE 3919)

**SPECIAL WARRANTY DEED TO C.D.D. EASEMENT PARCEL NO. 9B**  
(O.R. 9536, PAGE 3919)

**SPECIAL WARRANTY DEED TO C.D.D. EASEMENT PARCEL NO. 9A**  
(O.R. 9536, PAGE 3919)

**SPECIAL WARRANTY DEED TO C.D.D. EASEMENT PARCEL NO. 9**  
(O.R. 9536, PAGE 3919)

**SPECIAL WARRANTY DEED TO C.D.D. EASEMENT PARCEL NO. 9**  
(O.R. 9536, PAGE 3919)

NORTHEAST 1/4 OF SECTION 15-26-20  
SOUTHWEST 1/4 OF SECTION 11-26-20

NORTHWEST 1/4 OF SECTION 12-26-20  
SOUTHWEST 1/4 OF SECTION 12-26-20

**AVALON PARK WEST PARCEL E PHASE I**  
(PLAT BOOK 79, PAGES 81-82)



SCALE: 1" = 100'

SCALE IN FEET

BASES OF BEARINGS

The North boundary of the Northwest 1/4 of the Section 15, Township 26 South, Range 24 East, Placo County, Florida, has a Grid Bearing of S 89° 48' 19" E. The Grid Bearings as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83), 1983 ADJUSTMENT for the West Zone of Florida.

- LEGEND:
- 1. (Dashed line) indicates road line
  - 2. (Dotted line) indicates non-road line
  - 3. (Solid line) indicates bearing
  - 4. (C.R.) Official Records Book
  - 5. (P.B.) Plat Book
  - 6. (S.W.F.W.M.D.) Southwest Florida Water Management District Wetland Line
  - 7. (C.D.D.) New River Community Development District

**AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT**

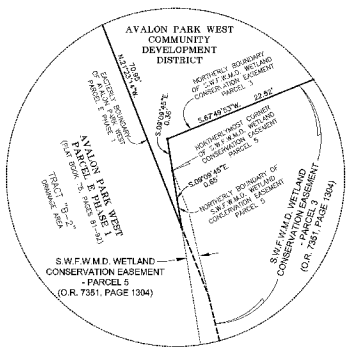
Prepared for: **STEX INC. DEVELOPMENT, LLC**

DESCRIPTION	AMERRITT, INC.
SKETCH (Not a Survey)	LAND SURVEYING AND MAPPING
	LICENSED SURVEY NUMBER 12779
	1225 E. 8th Avenue
	FT. MYERS, FLORIDA
	PHONE: 889-9171

Arthur W. Maritz  
Cuba Rodriguez, Surveyor & Survey No. 4488  
Date: 02-14-18  
Drawn: J. W. Maritz  
Checked: J. W. Maritz  
NOT VALID WITHOUT THE SIGNATURE AND THE GRADE, MEASUREMENT AND THE DATE OF THE SURVEY.  
SHEET NO. 2 OF 2 SHEETS

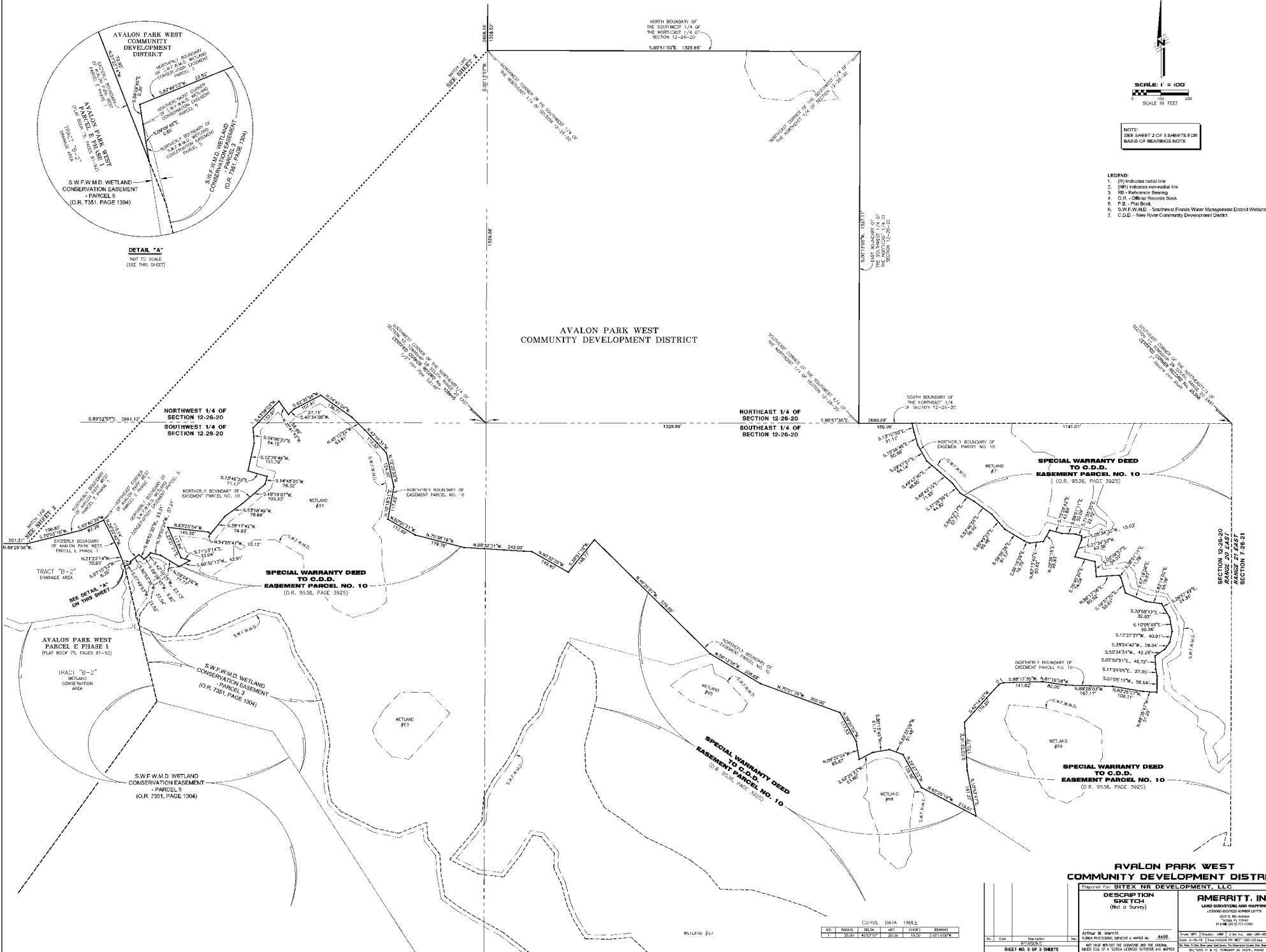
NO.	MARKS	BEAR.	ANG.	CHORD	BEARING
1	100.00	S 89° 48' 19" E	39.92	100.00	S 89° 48' 19" E
2	100.00	S 89° 48' 19" E	39.92	100.00	S 89° 48' 19" E
3	100.00	S 89° 48' 19" E	39.92	100.00	S 89° 48' 19" E
4	100.00	S 89° 48' 19" E	39.92	100.00	S 89° 48' 19" E





NOTE:  
SEE SHEET 2 OF 3 SHEETS FOR  
BASIS OF MEASUREMENTS

- LEGEND:**
1. (D) indicates radial line
  2. (N/S) indicates non-radial line
  3. RB - Reference Bearing
  4. O.R. - Official Record Book
  5. P.D. - Plat Book
  6. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  7. C.D.D. - Lower River Community Development District



**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

Prepared For: **STEX NR DEVELOPMENT, LLC**

NO. 1 REV. 0	REV. 0	DATE	BY	CHECKED	REVISION	DESCRIPTION <b>SKETCH</b> (Not a Survey)	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED SURVEY NUMBER 12779 1225 E. 8th Avenue FT. WORTH, TEXAS PHONE: 817-717-0000

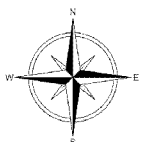
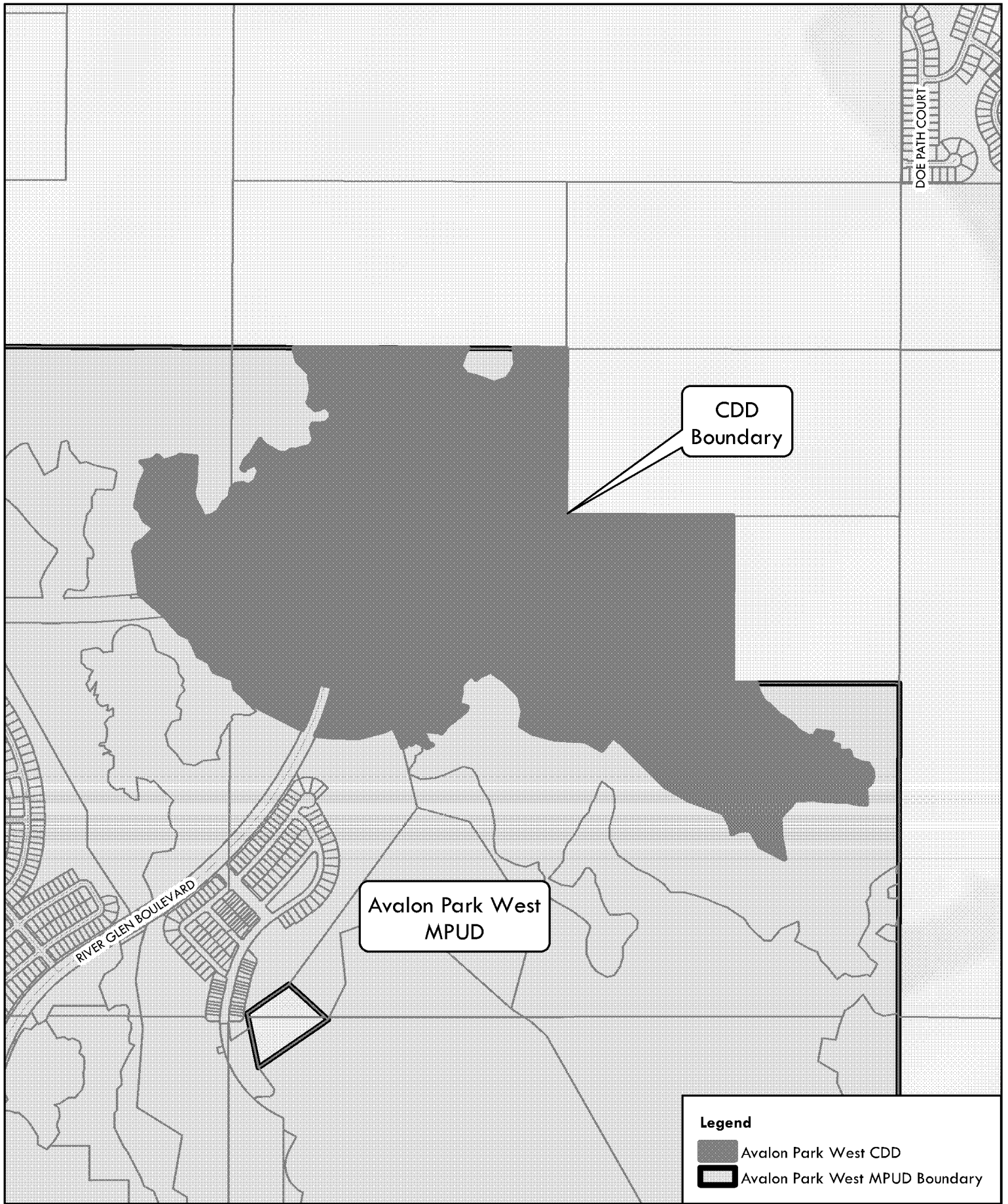
NOT USED WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND NUMBER

**SHEET NO. 3 OF 3 SHEETS**

CLIENT DATA TABLE

NO.	REV.	DATE	BY	CHECKED	REVISION
1	0	2/24/18	AMW	AMW	ISSUE FOR CLIENT

WETLAND #37



# **Composite Exhibit C**

# **Exhibit C-1**

**CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE  
AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT**

The undersigned, **sitEX NR Holdings, LLC**, a Florida limited liability company, is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that sitEX NR Holdings, LLC, a Florida limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 26<sup>th</sup> day of March, 2018.

**SITEX NR HOLDINGS, LLC,**  
a Florida limited liability company

By: Maybel Defillo  
Name: Maybel Defillo  
Title: Vice-President

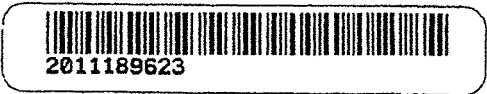
5/

Exhibit "A"

This instrument prepared by  
and return to:

S/H

Jessica M. Parker, Esq.  
BAKER & HOSTETLER LLP  
200 South Orange Avenue  
SunTrust Center, Suite 2300  
Orlando, Florida 32801  
(407) 649-4000



Rcpt: 1402908 Rec: 44.00  
DS: 30200.80 IT: 0.00  
12/07/11 R. Cervantes, Dpty Clerk

PAULA S. O'NEIL, PH. D. PASCO CLERK & COMPTRROLLER  
12/07/11 12:06pm 1 of 5  
OR BK 8630 PG 3795

Parcel Identification No.:  
11-26-20-0000-00100-0050  
12-26-20-0000-00400-0030  
14-26-20-0000-00100-0120

WARRANTY DEED

THIS WARRANTY DEED is made and given this 1<sup>st</sup> day of November, 2011 by NR TOWN CENTER HOLDINGS I, LLC, a Florida limited liability company, whose post office address is 3680 Avalon Park East Boulevard, Suite 300, Orlando, Florida 32828 (hereinafter called the "Grantor"), and SITEX NR HOLDING, LLC, a Florida limited liability company, whose post office address is 3680 Avalon Park East Boulevard, Suite 300, Orlando, FL 32828 (hereinafter called the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land lying and being in the County of Pasco, State of Florida, more particularly described as follows:

*See Exhibit "A" attached hereto and incorporated herein by this reference*

This conveyance is subject to the following:

*See Exhibit "B" attached hereto and incorporated herein by this reference.*

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**NOTE TO RECORDING CLERK:** This deed evidences a transfer of property from grantor to a grantee entity wholly owned by such grantor. The property is encumbered by a mortgage in the outstanding principal amount of \$4,314,375, and no other consideration is being given by grantee to grantor for the transfer. Therefore, pursuant to Kuro, Inc. v. Department of Revenue, 713 So. 2d 1021 (Fla 2d DCA 1998) and Crescent Miami Center, LLC v. Department of Revenue, 903 So.2d 913 (Fla. 2005), documentary stamp taxes are being paid on the outstanding principal amount of the mortgage encumbering the property. 044442, 000001, 103982637.1

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"Grantor"

NR TOWN CENTER HOLDINGS I, LLC, a  
Florida limited liability company

Jessica M. Parker  
Signature of Witness  
Print Name: Jessica M. Parker  
Nancy L. Clark  
Signature of Witness  
Print Name: NANCY L. CLARK

By: [Signature]  
Print Name: BOB KAHLE  
Title: PRESIDENT

State of Florida )  
County of Orange )ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, 2011, by Bob Kahle, the President of NR TOWN CENTER HOLDINGS I, LLC, a Florida limited liability company, on behalf of said company. "S/He"  is personally known to me or  has produced FL drivers license as identification.

Nancy Lee Clark  
(Notary Signature)

(NOTARY SEAL)

(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_  
NANCY LEE CLARK  
Comm# DD0837080  
Expires 12/9/2012  
Florida Notary Assn., Inc

**EXHIBIT "A"**  
(NR Town Center Holdings I, LLC)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

**TOWN CENTER:**

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID SECTION 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, SOUTH 89°51'20" EAST, A DISTANCE OF 499.88 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 04°09'46" EAST, A DISTANCE OF 34.62 FEET; THENCE SOUTH 16°47'47" EAST, A DISTANCE OF 71.24 FEET; THENCE SOUTH 42°57'53" EAST, A DISTANCE OF 54.17 FEET; THENCE SOUTH 45°54'19" EAST, A DISTANCE OF 93.77 FEET; THENCE SOUTH 13°40'32" WEST, A DISTANCE OF 34.01 FEET; THENCE SOUTH 14°32'42" EAST, A DISTANCE OF 35.69 FEET; THENCE SOUTH 07°36'01" EAST, A DISTANCE OF 62.72 FEET; THENCE SOUTH 13°43'01" WEST, A DISTANCE OF 87.46 FEET; THENCE SOUTH 31°46'45" WEST, A DISTANCE OF 13.44 FEET; THENCE SOUTH 30°44'13" EAST, A DISTANCE OF 27.41 FEET; THENCE SOUTH 48°48'21" EAST, A DISTANCE OF 55.28 FEET; THENCE NORTH 80°59'19" EAST, A DISTANCE OF 21.66 FEET; THENCE NORTH 62°18'33" EAST, A DISTANCE OF 66.95 FEET; THENCE SOUTH 44°16'49" EAST, A DISTANCE OF 69.59 FEET; THENCE SOUTH 00°37'03" WEST, A DISTANCE OF 60.07 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 13°39'35" AND A CHORD DISTANCE OF 161.73 FEET WHICH BEARS SOUTH 21°07'15" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 162.12 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 40°39'22" AND A CHORD DISTANCE OF 778.16 FEET WHICH BEARS SOUTH 07°37'21" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 794.73 FEET; THENCE SOUTH 12°42'20" EAST, A DISTANCE OF 243.07 FEET; THENCE SOUTH 30°53'42" WEST, A DISTANCE OF 18.39 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 8,526.02 FEET, A CENTRAL ANGLE OF 10°04'13" AND A CHORD DISTANCE OF 1,496.59 FEET WHICH BEARS SOUTH 80°31'32" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,498.52 FEET; THENCE NORTH 04°26'22" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 8,500.02 FEET, A CENTRAL ANGLE OF 00°37'22" AND A CHORD DISTANCE OF 92.40 FEET WHICH BEARS SOUTH 85°52'20" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.40 FEET; THENCE NORTH 02°28'27" WEST, A DISTANCE OF 131.77 FEET; THENCE NORTH 17°34'43" WEST, A DISTANCE OF 22.80 FEET; THENCE NORTH 08°11'30" EAST, A DISTANCE OF 140.52 FEET; THENCE NORTH 10°34'09" EAST, A DISTANCE OF 20.37 FEET; THENCE NORTH 63°39'38" EAST, A DISTANCE OF 53.05 FEET; THENCE NORTH 25°46'22" EAST, A DISTANCE OF 59.48 FEET; THENCE NORTH 57°08'55" EAST, A DISTANCE OF 113.13 FEET; THENCE NORTH 44°40'00" EAST, A DISTANCE OF 122.62 FEET; THENCE NORTH 56°31'56" WEST, A DISTANCE OF 85.24 FEET; THENCE NORTH 34°00'31" WEST, A DISTANCE OF 49.36 FEET; THENCE NORTH 16°08'24" WEST, A DISTANCE OF 44.50 FEET; THENCE NORTH 53°29'53" WEST, A DISTANCE OF 37.81 FEET; THENCE NORTH 38°57'23" WEST, A DISTANCE OF 48.30 FEET; THENCE NORTH 17°18'06" EAST, A DISTANCE OF 36.35 FEET; THENCE NORTH 22°08'39" WEST, A DISTANCE OF 87.26 FEET; THENCE NORTH 12°36'32" EAST, A DISTANCE OF 185.38 FEET; THENCE SOUTH 88°07'43" WEST, A DISTANCE OF 36.18 FEET; THENCE NORTH 31°07'36" EAST, A DISTANCE OF 57.08 FEET; THENCE NORTH 16°06'27" EAST, A DISTANCE OF 50.19 FEET; THENCE NORTH 44°33'06" WEST, A DISTANCE OF 41.80 FEET; THENCE NORTH 08°31'26" WEST, A DISTANCE OF 87.91



FEET; THENCE NORTH 71°39'04" EAST, A DISTANCE OF 104.19 FEET; THENCE NORTH 76°41'21" EAST, A DISTANCE OF 79.19 FEET; THENCE SOUTH 74°33'01" EAST, A DISTANCE OF 71.57 FEET; THENCE NORTH 11°21'01" EAST, A DISTANCE OF 112.58 FEET; THENCE SOUTH 60°44'08" WEST, A DISTANCE OF 156.92 FEET; THENCE NORTH 29°45'53" EAST, A DISTANCE OF 131.36 FEET; THENCE NORTH 20°59'04" EAST, A DISTANCE OF 211.35 FEET; THENCE NORTH 39°05'43" EAST, A DISTANCE OF 130.44 FEET; THENCE NORTH 01°17'22" WEST, A DISTANCE OF 258.37 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE ALONG SAID NORTH LINE SOUTH 89°45'43" EAST, A DISTANCE OF 470.13 FEET TO THE POINT OF BEGINNING.

**PARCEL 54:**

A PORTION OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT BB-1, NEW RIVER LAKES VILLAGE "A8" AS RECORDED IN PLAT BOOK 51, PAGES 78 THROUGH 83 IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF A 45' PERPETUAL UTILITY AND ROADWAY EASEMENT AS RECORDED IN OR BOOK 4214, PAGE 634, NORTH 57°46'07" WEST, A DISTANCE OF 604.84 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 32°13'53" EAST, A DISTANCE OF 58.54 FEET; THENCE SOUTH 02°13'53" WEST, A DISTANCE OF 0.50 FEET; THENCE SOUTH 27°46'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 107°07'26" AND A CHORD DISTANCE OF 16.09 FEET WHICH BEARS SOUTH 57°46'07" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.70 FEET; THENCE NORTH 32°13'53" EAST, A DISTANCE OF 196.89 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT K, NEW RIVER LAKES VILLAGES "B2" AND "D" AS RECORDED IN PLAT BOOK 44, PAGES 105 THROUGH 115, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 57°46'07" EAST, A DISTANCE OF 127.00 FEET; THENCE NORTH 32°13'53" EAST, A DISTANCE OF 84.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 90°00'01" AND A CHORD DISTANCE OF 212.13 FEET WHICH BEARS NORTH 77°13'53" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.62 FEET; THENCE SOUTH 57°46'07" EAST, A DISTANCE OF 249.33 FEET; THENCE NORTH 33°00'00" EAST, A DISTANCE OF 247.41 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE SOUTH 57°00'00" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF TRACT BB-1 OF AFORESAID NEW RIVER LAKES VILLAGE "A8"; THENCE ALONG SAID WEST LINE SOUTH 33°00'00" WEST, A DISTANCE OF 730.65 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"  
*Permitted Exceptions / NR Town Center Holdings I Site*

1. Taxes and assessments for the year 2011 and subsequent years. Taxes for the year 2011 are now yet due and payable but do not become delinquent until April 1, 2012.
2. Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District recorded December 29, 1961, in Book 190, Page 79.
3. Agreement creating the West Coast Regional Supply Authority recorded November 13, 1974, in Book 773, Page 57, n/k/a Tampa Bay Water, a Regional Water Supply Authority as set forth in Joint Resolution No. 98-05 recorded September 30, 1998, in Book 4014, Page 818.
4. Notice of Adoption of the Development Order for the New River Development of Regional Impact recorded January 8, 1992, in Book 2081, Page 1775; and recorded March 25, 1992, in Book 3007, Page 262; Notice of Adoption of Amended Development Order for the New River DRI recorded July 31, 1992, in Book 3052, Page 42 and recorded June 17, 1993, in Book 3163, Page 431.
5. Cross Ingress/Egress Easement Agreement recorded August 26, 2004, in Book 6002, Page 720.
6. Notice of Establishment of the New River Community Development District recorded January 12, 2006, in Book 6793, Page 1125.
7. Final Judgment (Bond Validation) recorded April 7, 2006, in Book 6927, Page 1481.
8. Lien of Record of New River Community Development District recorded December 6, 2006, in Book 7297, Page 1368.
9. Unrecorded Agricultural Lease dated June 10, 1988, between Flag Development Company of Florida Limited, as landlord and Bill R. Brown, et al, as tenants; partially assigned to Bill R. Brown by Assignment dated November 28, 1988; together with Amendment dated November 8, 2006 and Second Amendment between Bill R. Brown, as tenant and New River Partners, Limited, as landlord, as more particularly described in Exhibit "B" (Permitted Exceptions) of that certain Special Warranty Deed recorded August 20, 2007, in Book 7606, Page 1282.
10. Temporary Non-Exclusive Access Easement Agreement recorded August 20, 2007, in Book 7606, Page 1287.
11. Declaration of Consent to Jurisdiction of The New River Community Development District, Imposition of Special Assessments and Imposition of Lien of Record recorded November 18, 2010, in Book 8469, Page 116.
12. Lien of Record and Disclosure of Public Financing of New River Community Development District recorded November 18, 2010, in Book 8469, Page 123.
13. Amended and Restated Development Agreement recorded March 15, 2011, in Book 8525, Page 535.
14. Mortgage in the original principal amount of \$4,875,000.00, executed by NR Town Center Holdings I, LLC, a Florida limited liability company in favor of Branch Banking and Trust Company, recorded August 20, 2007 in Book 7606, Page 1299; together with Assignment of Leases and Rents recorded in Book 7606, Page 1304 and UCC-1 (Financing Statement) recorded in Book 7606, Page 1310.

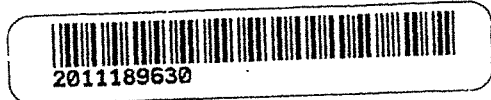
*Note: All references to Official Records Books and Pages are in Pasco County, Florida.*

201

This instrument prepared by  
and return to:

S/H

Jessica M. Parker, Esq.  
BAKER & HOSTETLER LLP  
200 South Orange Avenue  
SunTrust Center, Suite 2300  
Orlando, Florida 32801  
(407) 649-4000



Rcpt: 1402913 Rec: 171.50  
DS: 62565.30 IT: 0.00  
12/07/11 R. Cervantes, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
12/07/11 12:15pm 1 of 20  
OR BK 8630 PG 3852

Parcel Identification No.:  
10-26-20-0000-00700-0000  
11-26-20-0000-00100-0000  
13-26-20-0000-00200-0000  
14-26-20-0000-00100-0030

**WARRANTY DEED**

THIS WARRANTY DEED is made and given this 1<sup>st</sup> day of November, 2011 by **NEW RIVER PARTNERS, LIMITED**, a Florida limited partnership, whose post office address is 3680 Avalon Park East Boulevard, Suite 300, Orlando, Florida 32828 (hereinafter called the "Grantor"), and **SITEX NR HOLDING, LLC**, a Florida limited liability company, whose post office address is 3680 Avalon Park East Boulevard, Suite 300, Orlando, FL 32828 (hereinafter called the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land lying and being in the County of Pasco, State of Florida, more particularly described as follows:

*See Exhibit "A" attached hereto and incorporated herein.*

This conveyance is subject to the following:

*See Exhibit "B" attached hereto and incorporated herein by this reference.*

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**NOTE TO RECORDING CLERK:** This deed evidences a transfer of Pasco County, Florida property from grantor to a grantee entity wholly owned by such grantor. The property is encumbered by a mortgage in the outstanding principal amount of \$15,999,999, and no other consideration is being given by grantee to grantor for the transfer. Accordingly, pursuant to Kuro, Inc. v. Department of Revenue, 713 So. 2d 1021 (Fla 2d DCA 1998) and Crescent Miami Center, LLC v. Department of Revenue, 903 So.2d 913 (Fla. 2005), documentary stamp taxes would be due on the outstanding principal amount of the mortgage encumbering the property. However, that mortgage encumbering the property also encumbers other real property located in Orange County, Florida. The assessed value of the Pasco County, Florida property transferred by this deed is \$7,141,503. The assessed value of the Orange County, Florida property is \$5,642,842. Therefore, the proportionate amount of the loan encumbering the Pasco County property being transferred is 55.8613131%, resulting in a documentary stamp taxable value of \$8,937,810. Accordingly, documentary stamp taxes in the amount of \$62,565 is being paid hereon.  
044442, 000001, 103982331.1


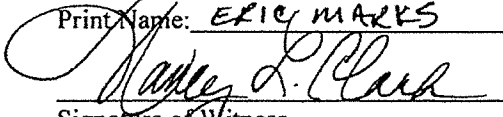
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.


Signed, sealed and delivered  
in the presence of:

"Grantor"

NEW RIVER PARTNERS, LIMITED, a  
Florida limited partnership

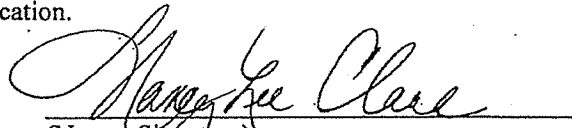
BY: NRP GP, INC., a Florida corporation

  
\_\_\_\_\_  
Signature of Witness  
Print Name: ERIC MARKS  
  
\_\_\_\_\_  
Signature of Witness  
Print Name: NANCY L. CLARK

By:   
Print Name: ERIC MARKS  
Title: PRESIDENT

State of Florida )  
County of Orange )ss.

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of November, 2011, by Eric Marks, the PRESIDENT of NRP GP, INC., a Florida corporation, as General Partner of New River Partners, Limited, a Florida limited partnership, on behalf of said company and partnership. ~~She~~  is personally known to me or  has produced FL drivers license as identification.

  
\_\_\_\_\_  
(Notary Signature)

(NOTARY SEAL)

(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_  
NANCY LEE CLARK  
Comm# DD0837080  
Expires 12/9/2012  
Florida Notary Assn., Inc

**EXHIBIT "A"**  
(New River Partners, Limited)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD 54.

**AND**

THAT PORTION OF THE WEST 1/4 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD 54, LESS COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND RUN SOUTH 89° 54' 43" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 13, 949.969 FEET; THENCE SOUTH 00° 30' 35" WEST, 458.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 30' 35" WEST, 435.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 54; THENCE RUN NORTH 82° 02' 55" WEST, 200.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00° 30' 35" EAST, 435.60 FEET; THENCE SOUTH 82° 02' 55" EAST, 200.00 FEET TO THE POINT OF BEGINNING. ALSO LESS A PORTION IN THE NORTHWEST 1/4 DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE RUN NORTH 89° 58' 52" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 13, 154.74 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 89° 58' 52" EAST, 609.98 FEET; THENCE SOUTH 47° 48' 42" EAST, 36.88 FEET; THENCE SOUTH 55° 28' 67" WEST, 670.00 FEET; THENCE NORTH 11° 54' 39" WEST, 413.12 FEET TO THE POINT OF BEGINNING.

**AND**

THE WEST 1/2 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, LESS A PORTION IN THE SOUTHWEST 1/4 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND RUN NORTH 80° 13' 18" EAST, 151.53 FEET FOR A POINT OF BEGINNING; THENCE NORTH 55° 28' 57" EAST, 405.25 FEET; THENCE SOUTH 47° 48' 42" EAST, 379.90 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 12; THENCE RUN SOUTH 89° 58' 52" WEST, ALONG SAID SOUTH BOUNDARY, 609.98 FEET; THENCE NORTH 11° 54' 39" WEST, 26.25 FEET TO THE POINT OF BEGINNING.

**AND**

THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND THE SOUTH 1/2, THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.

**AND**

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 1,828.75 FEET THEREOF.

**AND**

THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA LESS AND EXCEPT THE WEST 1,828.75 FEET THEREOF.

**AND**

THE EAST 3/4 OF THE NORTH 1/2 AND THAT PORTION OF THE WEST 5/8 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING NORTH OF COUNTY ROAD 54 AND THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD 54, **LESS:**

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND RUN SOUTH 89° 54' 43" EAST, ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, 2,203.99 FEET; THENCE SOUTH 07° 57' 05" WEST, 685.63 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 82° 02' 55" EAST, 600.00 FEET; THENCE SOUTH 07° 57' 05" WEST, 361.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 54; THENCE NORTH 82° 02' 55" WEST, ALONG SAID RIGHT OF WAY LINE 513.00 FEET TO A RIGHT OF WAY MARKER OF SAID COUNTY ROAD 54; THENCE RUN SOUTH 07° 57' 05" WEST, 10.00 FEET TO A RIGHT OF WAY MARKER OF COUNTY ROAD 54; THENCE CONTINUE NORTH 82° 02' 55" WEST, ALONG SAID RIGHT OF WAY 87.00 FEET; THENCE RUN NORTH 07° 57' 05" EAST, 371.55 FEET TO THE POINT OF BEGINNING.

**AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4569, PAGE 907, TO WIT:**

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND RUN S89°52'21"E, ALONG THE NORTH BOUNDARY OF SAID SW 1/4, 2203.99'; THENCE S07°57'05"W, 580.63' FOR A POINT OF BEGINNING; THENCE S82°02'55"E, 423.19'; THENCE S07°57'05"W, 23.91' TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 40.00', CHORD BEARING OF S32°25'19"E AND CHORD OF 51.81' AND A CENTRAL ANGLE OF 80°43'43"; THENCE ALONG SAID CURVE 56.36 FEET; THENCE S07°57'05"W, 30.17'; THENCE S82°02'55"E, 20.00' TO THE NORTH BOUNDARY OF THAT CERTAIN PARCEL DESCRIBE IN OR 1449, PG 939, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N82°02'55"W, ALONG SAID BOUNDARY 476.75' TO THE NW CORNER OF SAID PROPERTY; THENCE N07°57'05"E, 105.00' TO THE P.O.B.

**AND**

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, LESS THE WEST 1,828.75 FEET THEREOF, LYING NORTH OF COUNTY ROAD 54.

ALL OF THE FOREGOING PROPERTY LOCATED IN PASCO COUNTY, FLORIDA.

***LESS AND EXCEPT: (LANDS IN WARRANTY DEED OR 4733-1639 AND CORRECTIVE QUIT-CLAIM DEED OR 6002-717)***

A PORTION OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 14, SOUTH 739.52 FEET TO A POINT ON A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54, AS RECORDED IN OFFICIAL RECORD BOOK 4214, PAGE 634, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY, 397.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5789.58 FEET AND A CENTRAL ANGLE OF 03°56'19" (CHORD BEARING S59°44'17"E, 397.91 FEET) TO A POINT OF TANGENCY; 2) S57°46'07"E, 256.51 FEET; THENCE N32°13'53"E, 45.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A 45 FOOT WIDE PERPETUAL UTILITY AND ROADWAY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 4214, PAGE 634. PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY BOUNDARY, N57°46'07"W, 177.00 FEET; THENCE N32°13'53"E, 78.11 FEET; THENCE S57°46'07"E, 10.00 FEET; THENCE N32°13'53"E, 171.89 FEET; THENCE S57°46'07"E, 182.00 FEET; THENCE S32°13'53"W, 250.00 FEET TO A POINT ON SAID NORTHERLY BOUNDARY OF A 45 FOOT WIDE PERPETUAL UTILITY AND ROADWAY EASEMENT; THENCE ALONG SAID NORTHERLY BOUNDARY, N57°46'07"W, 15.00 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT THAT PORTION CONTAINED IN THE FOLLOWING FOUR PLATS:**

1. ***NEW RIVER LAKES PHASES "A"; "B1 A" AND "C1", RECORDED IN PLAT BOOK 38, PAGES 97 THROUGH 103, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.***
2. ***NEW RIVER LAKES PHASE "B1B", RECORDED IN PLAT BOOK 40, PAGES 66, 67, AND 68, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.***
3. ***NEW RIVER LAKES PHASE "C2", RECORDED IN PLAT BOOK 40, PAGES 69, 70, AND 71, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.***
4. ***NEW RIVER LAKES VILLAGES PHASE "B2" AND "D", RECORDED IN PLAT BOOK 44, PAGES 105 THROUGH 115, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.***

***LESS AND EXCEPT THE FOLLOWING DESCRIBED 4 PARCELS, CONVEYED TO NRD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5933, PAGE 1583, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TO WIT:***

**PARCEL 1:**

A PORTION OF LAND LYING IN SECTION 10, 11, 14 AND 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 00°06'02" WEST, A DISTANCE OF 2,659.62 FEET; THENCE NORTH 89°56'04" WEST, A DISTANCE OF 1,824.93 FEET; THENCE SOUTH 00°01'19" WEST, A DISTANCE OF 1,227.84 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 82°02'39" WEST, A DISTANCE OF 848.38 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH 07°52'20" EAST, A DISTANCE OF 437.16 FEET; THENCE NORTH 82°00'26" WEST, A DISTANCE OF 600.03 FEET; THENCE SOUTH 07°55'20" WEST, A DISTANCE OF 437.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 82°02'39" WEST, A DISTANCE OF 1128.51 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 00°29'21" EAST, A DISTANCE OF 416.57 FEET; THENCE NORTH 82°04'25" WEST, A DISTANCE OF 199.99 FEET; THENCE SOUTH 00°29'20" WEST, A DISTANCE OF 416.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 82°02'39" WEST, A DISTANCE OF 1411.23 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,804.79 FEET, A CENTRAL ANGLE OF 24°17'34" AND A CHORD DISTANCE OF 1,180.31 FEET WHICH BEARS NORTH 69°54'54" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,189.20 FEET; THENCE NORTH 57°46'07" WEST, A DISTANCE OF 947.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57°46'07" WEST, A DISTANCE OF 658.23 FEET; THENCE NORTH 66°59'27" EAST, A DISTANCE OF 213.68 FEET; THENCE NORTH 39°47'22" EAST, A DISTANCE OF 141.05 FEET; THENCE NORTH 29°23'48" WEST, A DISTANCE OF 176.18 FEET; THENCE NORTH 62°32'53" WEST, A DISTANCE OF 114.87 FEET; THENCE NORTH 03°25'31" WEST, A DISTANCE OF 290.38 FEET; THENCE NORTH 14°28'18" EAST, A DISTANCE OF 378.43 FEET; THENCE NORTH 03°33'01" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 16°53'53" WEST, A DISTANCE OF 294.67 FEET; THENCE NORTH 00°00'06" EAST, A DISTANCE OF 44.87 FEET; THENCE NORTH 00°00'02" WEST, A DISTANCE OF 493.70 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 521.43 FEET; THENCE NORTH 35°00'00" WEST, A DISTANCE OF 413.40 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 450.00 FEET; THENCE NORTH 32°00'00" WEST, A DISTANCE OF 639.55 FEET; THENCE NORTH 40°29'10" WEST, A DISTANCE OF 234.71 FEET; THENCE NORTH 57°00'00" WEST, A DISTANCE OF 199.59 FEET; THENCE SOUTH 33°00'00" WEST, A DISTANCE OF 400.01 FEET; THENCE NORTH 64°24'26" WEST, A DISTANCE OF 260.77 FEET; THENCE SOUTH 72°46'24" WEST, A DISTANCE OF 149.80 FEET; THENCE SOUTH 50°27'57" WEST, A DISTANCE OF 385.42 FEET; THENCE SOUTH 00°23'29" EAST, A DISTANCE OF 275.46 FEET, THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 877.97 FEET, THENCE NORTH 00°08'49" EAST, A DISTANCE OF 210.16 FEET; THENCE NORTH 00°04'41" EAST, A DISTANCE OF 334.14 FEET; THENCE NORTH 00°13'57" EAST, A DISTANCE OF 1,324.37 FEET; THENCE NORTH 00°14'56" EAST, A DISTANCE OF 99.64 FEET, THENCE SOUTH 80°59'29" EAST, A DISTANCE OF 231.57 FEET; THENCE SOUTH 74°29'05" EAST, A DISTANCE OF 261.45 FEET; THENCE SOUTH 80°05'47" EAST, A DISTANCE OF 285.53 FEET; THENCE NORTH 11°26'48" EAST, A DISTANCE OF 336.22 FEET; THENCE NORTH 58°53'26" EAST, A DISTANCE OF 330.06 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 22,803.00 FEET, A CENTRAL ANGLE OF 02°00'03" AND A CHORD DISTANCE OF 796.27 FEET WHICH BEARS NORTH 88°37'16" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 796.31 FEET; THENCE SOUTH 38°56'53" EAST, A DISTANCE OF 246.73 FEET; THENCE SOUTH 81°26'48" EAST, A DISTANCE OF 446.39 FEET; THENCE SOUTH 39°25'30" EAST, A DISTANCE OF 291.59 FEET; THENCE NORTH 26°46'12" EAST, A DISTANCE OF 285.45 FEET; THENCE NORTH 74°05'04" EAST, A DISTANCE OF 305.70 FEET; THENCE NORTH 79°55'30" EAST, A DISTANCE OF 779.09 FEET; THENCE SOUTH 89°42'22" EAST, A DISTANCE OF 426.76 FEET; THENCE SOUTH 48°47'45" EAST, A DISTANCE OF 459.82 FEET; THENCE SOUTH 20°11'29" WEST, A DISTANCE OF 34.86 FEET THENCE SOUTH 54°05'40" WEST, A DISTANCE OF 276.52 FEET; THENCE SOUTH 36°18'48" EAST, A DISTANCE OF 1,069.55 FEET, THENCE SOUTH 26°37'59" EAST, A DISTANCE OF 242.35 FEET; THENCE SOUTH 01°52'42" WEST, A DISTANCE OF 369.78 FEET; THENCE SOUTH



43°25'11" EAST, A DISTANCE OF 310.02 FEET; THENCE SOUTH 29°26'01" EAST, A DISTANCE OF 251.15 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,530.34 FEET, A CENTRAL ANGLE OF 06°25'11" AND A CHORD DISTANCE OF 283.36 FEET WHICH BEARS SOUTH 58°45'24" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 283.51 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,585.59 FEET, A CENTRAL ANGLE OF 06°25'11" AND A CHORD DISTANCE OF 289.55 FEET WHICH BEARS SOUTH 58°45'24" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 289.70 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,353.20 FEET, A CENTRAL ANGLE OF 60°21'07" AND A CHORD DISTANCE OF 1,360.39 FEET WHICH BEARS SOUTH 31°47'26" WEST THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,425.38 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3,132.36 FEET, A CENTRAL ANGLE OF 02°04'43" AND A CHORD DISTANCE OF 113.63 FEET WHICH BEARS SOUTH 02°39'14" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 113.63 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 609.44 FEET, A CENTRAL ANGLE OF 09°47'22" AND A CHORD DISTANCE OF 104.00 FEET WHICH BEARS SOUTH 01°12'06" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.13 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 659.20 FEET, A CENTRAL ANGLE OF 58°15'37" AND A CHORD DISTANCE OF 641.79 FEET WHICH BEARS SOUTH 23°02'01" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 670.29 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 606.64 FEET, A CENTRAL ANGLE OF 09°29'59" AND A CHORD DISTANCE OF 100.47 FEET WHICH BEARS SOUTH 47°24'50" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.58 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20,930.28 FEET, A CENTRAL ANGLE OF 00°52'34" AND A CHORD DISTANCE OF 320.00 FEET WHICH BEARS SOUTH 43°06'07" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 320.00 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 56°13'25" AND A CHORD DISTANCE OF 226.17 FEET WHICH BEARS SOUTH 15°25'41" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.51 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 50°30'09" AND A CHORD DISTANCE OF 307.14 FEET WHICH BEARS SOUTH 12°34'04" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 317.32 FEET; THENCE SOUTH 37°49'08" WEST, A DISTANCE OF 48.78 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PORTION OF LAND LYING IN SECTIONS 11, 12, 13, AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 00°06'02" WEST, A DISTANCE OF 2,659.62 FEET; THENCE NORTH 89°56'04" WEST, A DISTANCE OF 1,824.93 FEET; THENCE SOUTH 00°01'19" WEST, A DISTANCE OF 1,227.84 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634, THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 82°02'39" WEST, A DISTANCE OF 848.38 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH 07°52'20" EAST, A DISTANCE OF 437.16 FEET; THENCE NORTH 82°00'26" WEST, A DISTANCE OF 600.03 FEET; THENCE SOUTH 07°55'20" WEST, A DISTANCE OF 437.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 82°02'39" WEST, A DISTANCE OF 1128.51 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE

NORTH 00°29'21" EAST, A DISTANCE OF 416.57 FEET; THENCE NORTH 82°04'25" WEST, A DISTANCE OF 199.99 FEET; THENCE SOUTH 00°29'20" WEST, A DISTANCE OF 416.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 82°02'39" WEST, A DISTANCE OF 665.67 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 18°38'44" EAST, A DISTANCE OF 1,096.29 FEET; THENCE NORTH 59°46'45" WEST, A DISTANCE OF 786.83 FEET; THENCE NORTH 22°45'16" WEST, A DISTANCE OF 177.02 FEET; THENCE NORTH 03°00'04" WEST, A DISTANCE OF 374.72 FEET; THENCE NORTH 59°45'40" WEST, A DISTANCE OF 128.53 FEET; THENCE NORTH 09°39'48" EAST, A DISTANCE OF 430.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°16'31" WEST, A DISTANCE OF 423.28 FEET; THENCE NORTH 04°22'29" EAST, A DISTANCE OF 635.83 FEET; THENCE NORTH 08°43'40" WEST, A DISTANCE OF 378.26 FEET; THENCE NORTH 07°42'11" EAST, A DISTANCE OF 274.03 FEET; THENCE NORTH 16°18'39" EAST, A DISTANCE OF 177.90 FEET; THENCE NORTH 29°26'01" WEST, A DISTANCE OF 251.15 FEET; THENCE NORTH 43°25'11" WEST, A DISTANCE OF 310.02 FEET; THENCE NORTH 01°52'42" EAST, A DISTANCE OF 369.78 FEET; THENCE NORTH 26°37'59" WEST, A DISTANCE OF 242.35 FEET; THENCE NORTH 36°18'48" WEST, A DISTANCE OF 1,069.55 FEET; THENCE NORTH 54°05'40" EAST, A DISTANCE OF 276.52 FEET THENCE NORTH 20°11'29" EAST, A DISTANCE OF 34.86 FEET; THENCE NORTH 05°46'53" EAST, A DISTANCE OF 224.28 FEET, THENCE NORTH 42°14'18" EAST, A DISTANCE OF 105.34 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 8,715.00 FEET, A CENTRAL ANGLE OF 05°50'21" AND A CHORD DISTANCE OF 887.77 FEET WHICH BEARS NORTH 86°46'32" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 888.15 FEET; THENCE SOUTH 40°31'17" EAST, DISTANCE OF 171.55 FEET; THENCE SOUTH 63°41'36" EAST, A DISTANCE OF 77.83 FEET; THENCE SOUTH 25°42'37" EAST, A DISTANCE OF 159.34 FEET; THENCE SOUTH 63°10'41" EAST, DISTANCE OF 108.62 FEET; THENCE SOUTH 22°33'40" EAST, A DISTANCE OF 82.41 FEET; THENCE SOUTH 68°25'48" EAST, A DISTANCE OF 137.99 FEET; THENCE SOUTH 22°31'38" EAST, A DISTANCE OF 92.95 FEET; THENCE SOUTH 48°15'18" EAST, A DISTANCE OF 122.05 FEET; THENCE SOUTH 63°09'08" EAST, A DISTANCE OF 506.32 FEET; THENCE NORTH 19°24'52" EAST, A DISTANCE OF 412.98 FEET; THENCE SOUTH 81°41'31" EAST, A DISTANCE OF 120.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2,068.00 FEET, A CENTRAL ANGLE OF 00°26'23" AND A CHORD DISTANCE OF 15.87 FEET WHICH BEARS SOUTH 12°53'31" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.88 FEET; THENCE SOUTH 19°24'52" WEST, A DISTANCE OF 293.23 FEET; THENCE SOUTH 09°18'41" WEST, A DISTANCE OF 129.70 FEET; THENCE SOUTH 84°03'17" EAST, A DISTANCE OF 118.09 FEET; THENCE SOUTH 89°30'26" EAST, A DISTANCE OF 201.21 FEET; THENCE NORTH 76°02'44" EAST, A DISTANCE OF 198.85 FEET; THENCE NORTH 65°40'08" EAST, A DISTANCE OF 87.78 FEET; THENCE SOUTH 26°21'11" EAST, A DISTANCE OF 110.14 FEET; THENCE SOUTH 21°23'45" EAST, A DISTANCE OF 71.80 FEET; THENCE SOUTH 13°26'52" EAST, A DISTANCE OF 494.73 FEET; THENCE SOUTH 75°22'41" EAST, A DISTANCE OF 427.35 FEET; THENCE SOUTH 32°48'46" EAST, A DISTANCE OF 958.48 FEET; THENCE SOUTH 15°00'31" WEST, A DISTANCE OF 708.90 FEET; THENCE NORTH 48°24'34" WEST, A DISTANCE OF 748.34 FEET; THENCE NORTH 61°49'02" WEST, A DISTANCE OF 492.74 FEET; THENCE SOUTH 70°31'57" WEST, A DISTANCE OF 389.42 FEET; THENCE SOUTH 06°20'36" EAST, A DISTANCE OF 405.25 FEET; THENCE SOUTH 26°30'38" WEST, A DISTANCE OF 318.56 FEET; THENCE SOUTH 55°28'57" WEST, A DISTANCE OF 670.00 FEET; THENCE SOUTH 36°34'33" EAST, A DISTANCE OF 214.38 FEET; THENCE SOUTH 13°24'10" WEST, A DISTANCE OF 43.44 FEET; THENCE SOUTH 59°02'57" WEST, A DISTANCE OF 37.90 FEET; THENCE NORTH 84°33'45" WEST, A DISTANCE OF 54.85 FEET; THENCE SOUTH 88°18'58" WEST, A DISTANCE OF 44.22 FEET; THENCE SOUTH 41°04'44" WEST, A DISTANCE OF 38.97 FEET; THENCE SOUTH 50°00'51" WEST, A DISTANCE OF 41.24 FEET; THENCE NORTH 78°01'06" WEST, A DISTANCE OF 144.39 FEET; THENCE SOUTH 54°18'34" WEST, A DISTANCE OF 487.10 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:**

A PORTION OF LAND LYING IN SECTIONS 12 AND 13, TOWNSHIP 26 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 80°13'18" EAST, A DISTANCE OF 151.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 55°28'57" EAST, A DISTANCE OF 405.25 FEET; THENCE SOUTH 47°48'45" EAST, A DISTANCE OF 416.78 FEET; THENCE SOUTH 55°28'57" WEST, A DISTANCE OF 670.00 FEET; THENCE NORTH 11°54'33" WEST, A DISTANCE OF 439.37 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

A PORTION OF LAND LYING IN SECTIONS 12, 13, AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 00°06'02" WEST, A DISTANCE OF 2,659.62 FEET; THENCE NORTH 89°56'04" WEST, A DISTANCE OF 1,824.93 FEET; THENCE SOUTH 00°01'19" WEST, A DISTANCE OF 1,227.84 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 82°02'39" WEST, A DISTANCE OF 848.38 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH 07°52'20" EAST, A DISTANCE OF 437.16 FEET; THENCE NORTH 82°00'26" WEST, A DISTANCE OF 600.03 FEET; THENCE SOUTH 07°55'20" WEST, A DISTANCE OF 437.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 82°02'39" WEST, A DISTANCE OF 802.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 82°02'39" WEST A DISTANCE OF 325.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 00°29'21" EAST, A DISTANCE OF 416.57 FEET, THENCE NORTH 82°04'25" WEST, A DISTANCE OF 199.99 FEET; THENCE SOUTH 00°29'20" WEST, A DISTANCE OF 416.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 54 PER O.R. BOOK 4214, PAGE 634; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 82°02'39" WEST, A DISTANCE OF 665.67 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 18°38'44" EAST, A DISTANCE OF 1,096.2 FEET; THENCE NORTH 59°46'45" WEST, A DISTANCE OF 786.83 FEET; THENCE NORTH 22°45'16" WEST, A DISTANCE OF 177.02 FEET; THENCE NORTH 03°00'04" WEST, A DISTANCE OF 374.72 FEET; THENCE NORTH 59°45'40" WEST, A DISTANCE OF 128.53 FEET; THENCE NORTH 09°39'48" EAST, A DISTANCE OF 430.06 FEET; THENCE NORTH 54°18'34" EAST, A DISTANCE OF 487.10 FEET; THENCE SOUTH 78°01'06" EAST, A DISTANCE OF 144.39 FEET; THENCE NORTH 50°00'51" EAST, A DISTANCE OF 41.24 FEET, THENCE NORTH 41°04'44" EAST, A DISTANCE OF 38.97 FEET; THENCE NORTH 88°18'58" EAST, A DISTANCE OF 44.22 FEET; THENCE SOUTH 84°33'45" EAST, A DISTANCE OF 54.85 FEET; THENCE NORTH 59°02'57" EAST, A DISTANCE OF 37.90 FEET; THENCE NORTH 13°24'10" EAST, A DISTANCE OF 43.44 FEET; THENCE NORTH 36°34'33" WEST, A DISTANCE OF 214.38 FEET; THENCE NORTH 55°28'57" EAST, A DISTANCE OF 670.00 FEET; THENCE NORTH 26°30'38" EAST, A DISTANCE OF 318.56 FEET; THENCE NORTH 06°20'36" WEST, A DISTANCE OF 405.25 FEET; THENCE NORTH 70°31'25" EAST, A DISTANCE OF 389.42 FEET; THENCE SOUTH 61°49'02" EAST, A DISTANCE OF 492.74 FEET; THENCE SOUTH 48°24'34" EAST, A DISTANCE OF 748.34 FEET; THENCE SOUTH 56°28'45" EAST, A DISTANCE OF 176.08 FEET; THENCE SOUTH 48°36'48" EAST, A DISTANCE OF 176.09 FEET; THENCE SOUTH 29°30'10" EAST, A DISTANCE OF 1,614.33 FEET; THENCE SOUTH 26°57'31" WEST, A DISTANCE OF 964.78 FEET; THENCE SOUTH 60°43'46" WEST, A DISTANCE OF 1,359.13 FEET; THENCE SOUTH 52°21'14" WEST, A DISTANCE OF 546.89 FEET; THENCE SOUTH 00°03'42" WEST, A DISTANCE OF 156.56 FEET TO THE POINT OF BEGINNING.

**PARCEL 4 / 81 LOTS PROPERTY**

DESCRIPTION: A parcel of land lying in the Northwest 1/4 of Section 14, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 14, run thence along the North boundary of said Section 14, N. 89°39'23" W., 3023.20 feet to a point on the Easterly boundary of NEW RIVER LAKES VILLAGES "B2" and "D", according to the plat thereof as recorded in Plat Book 44, Pages 105 through 115, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary the following eleven (11) courses: 1) SOUTH, 123.08 feet; 2) S. 84°30'00" W., 150.51 feet; 3) S. 05°30'00" E., 171.00 feet to a point of curvature; 4) Southerly, 218.38 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 45°30'00" (chord bearing S. 17°15'00" W., 212.69 feet) to a point of tangency; 5) S. 40°00'00" W., 50.00 feet; 6) S. 50°00'00" E., 110.00 feet; 7) N. 88°47'00" E., 144.41 feet; 8) SOUTH, 44.87 feet; 9) S. 16°53'53" E., 294.67 feet; 10) S. 03°33'01" W., 60.00 feet to a point on a curve; 11) Westerly, 171.57 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 07°59'32" (chord bearing N. 82°27'13" W., 171.43 feet) to the POINT OF BEGINNING; thence SOUTH, 374.94 feet; thence EAST, 39.09 feet; thence S. 25°12'35" W., 90.00 feet; thence S. 28°28'56" E., 91.15 feet; thence S. 05°11'07" E., 49.00 feet; thence S. 03°48'03" W., 54.81 feet; thence S. 21°39'51" E., 91.70 feet; thence S. 66°40'32" E., 76.31 feet, thence S. 63°10'36" E., 68.43 feet; thence S. 18°30'09" E., 58.75 feet; thence S. 10°41'43" W., 72.58 feet; thence S. 35°13'40" W., 67.04 feet; thence S. 85°07'26" W., 69.44 feet; thence S. 64°14'31" W., 26.66 feet; thence N. 57°46'07" W., 124.98 feet; thence S. 32°13'53" W., 80.00 feet to a point on the Northerly boundary of the Perpetual Utility and Roadway Easement, as recorded in Official Records Book 4214, Page 634, Public Records of Pasco County, Florida; thence along said Northerly boundary, N. 57°46'07" W., 1146.71 feet; thence N. 33°00'00" E., 730.64 feet to a point of curvature on the aforesaid Easterly boundary of NEW RIVER LAKES VILLAGES "B2" AND "D"; thence along said Easterly boundary the following three (3) courses: 1) Easterly, 38.60 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 88°27'59" (chord bearing N. 77°13'59" E., 34.88 feet) to a point of reverse curvature; 2) Southeasterly, 574.55 feet along the arc of a curve to the left having a radius of 2030.00 feet and a central angle of 16°12'59" (chord bearing S. 66°38'31" E., 572.63 feet) to a point of compound curvature, 3) Easterly, 79.59 feet along the arc of a curve to the left having a radius of 1230.00 feet and a central angle of 03°42'27" (chord bearing S. 76°36'14" E., 79.58 feet) to the POINT OF BEGINNING.

**ALSO LESS AND EXCEPT: (6116-572 & 6272-1592):**

DESCRIPTION: A parcel of land lying in Section 14, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southerlymost corner of Lot 13, Block 4, NEW RIVER LAKES VILLAGES B2 AND D, according to the plat thereof recorded in Plat Book 44, page 105 - 115, inclusive, of the Public Records of Pasco County, Florida, run thence along the Northerly boundary of a 45 feet Perpetual Utility and Roadway Easement recorded in Official Records Book 4214, Page 634, of the Public Records of Pasco County, Florida the following two (2) courses: 1) Southeasterly, 42.82 feet along the arc of a curve to the right having a radius of 5835.58 feet and a central angle of 00°25'14" (chord bearing South 57°58'44" East, 42.82 feet) to a point of tangency; 2) South 57°46'07" East, 271.51 feet; thence North 32°13'53" East, 58.54 feet for a POINT OF BEGINNING; thence continue North 32°13'53" East, 191.46 feet; thence South 57°46'07" East, 25.00 feet; thence South 32°13'53" West, 196.89 feet; thence North 57°46'07" West, 16.09 feet to a point of curvature; thence Northwesterly, 10.47 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 60°00'00" (chord bearing N.27°46'07"W., 10.00 feet) to a point of tangency; thence N.02°13'53"E., 0.50 feet to the POINT OF BEGINNING.

**ALSO LESS AND EXCEPT: (6859-131):**

A PORTION OF LAND LYING IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14-26-20; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14-26-20 SOUTH 00°32'01" EAST, A DISTANCE OF 1294.44 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°27'59" WEST, A DISTANCE OF 804.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 701.74 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 191.75 FEET; THENCE NORTH 12°21'15" EAST, A DISTANCE OF 90.61 FEET; THENCE NORTH 07°52'29" WEST, A DISTANCE OF 117.72 FEET; THENCE NORTH 30°29'30" WEST, A DISTANCE OF 98.43 FEET; THENCE NORTH 37°23'22" WEST, A DISTANCE OF 59.53 FEET; THENCE NORTH 81°48'02" WEST, A DISTANCE OF 78.08 FEET; THENCE SOUTH 79°02'38" WEST, A DISTANCE OF 51.97 FEET; THENCE SOUTH 81°00'19" WEST, A DISTANCE OF 79.19 FEET; THENCE SOUTH 79°08'13" WEST, A DISTANCE OF 54.86 FEET; THENCE SOUTH 77°30'40" WEST, A DISTANCE OF 76.60 FEET; THENCE NORTH 80°37'56" WEST, A DISTANCE OF 114.92 FEET; THENCE SOUTH 69°06'42" WEST, A DISTANCE OF 102.04 FEET; THENCE NORTH 84°49'13" WEST, A DISTANCE OF 60.43 FEET; THENCE SOUTH 84°40'50" WEST, A DISTANCE OF 54.67 FEET; THENCE NORTH 65°18'55" WEST, A DISTANCE OF 127.98 FEET; THENCE SOUTH 59°51'47" WEST, A DISTANCE OF 75.26 FEET; THENCE SOUTH 81°43'03" WEST, A DISTANCE OF 71.83 FEET; THENCE SOUTH 79°39'16" WEST, A DISTANCE OF 65.48 FEET; THENCE NORTH 84°45'22" WEST, A DISTANCE OF 81.34 FEET; THENCE SOUTH 79°24'01" WEST, A DISTANCE OF 172.60 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 06°24'59" AND A CHORD DISTANCE OF 77.23 FEET WHICH BEARS NORTH 47°54'31" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.27 FEET; THENCE NORTH 51°07'01" EAST, A DISTANCE OF 122.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 23°00'05" AND A CHORD DISTANCE OF 303.06 FEET WHICH BEARS NORTH 39°36'58" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 305.10 FEET; THENCE SOUTH 50°31'50" EAST, A DISTANCE OF 15.29 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 02°16'12" AND A CHORD DISTANCE OF 30.70 FEET WHICH BEARS NORTH 27°12'11" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.70 FEET; THENCE NORTH 50°31'49" WEST, A DISTANCE OF 15.43 FEET TO A POINT OF CURVATURE OF NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 27°44'25" AND A CHORD DISTANCE OF 364.38 FEET WHICH BEARS NORTH 11°55'43" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 367.96 FEET; THENCE NORTH 01°56'30" WEST, A DISTANCE OF 105.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 06°48'24" AND A CHORD DISTANCE OF 178.09 FEET WHICH BEARS NORTH 01°27'42" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 178.20 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 56.89 FEET; THENCE SOUTH 35°30'23" WEST, A DISTANCE OF 24.78 FEET; THENCE SOUTH 83°07'40" EAST, A DISTANCE OF 82.57 FEET; THENCE SOUTH 71°42'59" EAST, A DISTANCE OF 31.23 FEET; THENCE SOUTH 89°50'38" EAST, A DISTANCE OF 32.50 FEET; THENCE SOUTH 49°57'31" EAST, A DISTANCE OF 90.65 FEET; THENCE SOUTH 34°59'25" EAST, A DISTANCE OF 93.32 FEET; THENCE SOUTH 30°26'35" EAST, A DISTANCE OF 58.56 FEET; THENCE SOUTH 23°05'26" EAST, A DISTANCE OF 11.75 FEET; THENCE SOUTH 00°26'34" EAST, A DISTANCE OF 59.07 FEET; THENCE SOUTH 60°03'04" EAST, A DISTANCE OF 78.41 FEET; THENCE NORTH 40°45'36" EAST, A DISTANCE OF 42.75 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 312.16 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 276.92 FEET; THENCE NORTH 89°57'32" EAST, A DISTANCE OF 312.19 FEET TO THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPT THE FOLLOWING FIVE (5) PARCELS OF LAND: (7297-924):**

**1. NEW RIVER LAKES NRD LLC ADDITIONAL OWNERSHIP PARCEL 1A**

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 14, N.89°39'23"W., 1591.23 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 224.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 08°33'31" (CHORD BEARING S.30°40'14"W., 223.85 FEET); THENCE S.73°17'37"E., 15.22 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 30.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1485.00 FEET AND A CENTRAL ANGLE OF 01°10'21" (CHORD BEARING S.25°54'13"W., 30.39 FEET); THENCE N.73°17'37"W., 15.17 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, 533.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 20°23'21" (CHORD BEARING S.15°02'10"W., 530.98 FEET) TO A POINT ON A CURVE; THENCE SOUTHERLY, 1.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1353.20 FEET AND A CENTRAL ANGLE OF 00°04'43" (CHORD BEARING S.01°39'14"W., 1.86 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 113.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.36 FEET AND A CENTRAL ANGLE OF 02°04'37" (CHORD BEARING S.02°39'11"W., 113.54 FEET) TO A POINT ON A CURVE; THENCE SOUTHERLY, 62.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 02°23'08" (CHORD BEARING S.00°45'37"E., 62.45 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE S.01°57'11"E., 42.66 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, 112.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 659.20 FEET AND A CENTRAL ANGLE OF 09°47'18" (CHORD BEARING S.01°06'50"E., 112.48 FEET) TO A POINT ON A CURVE ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHERLY, 317.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 23°58'02" (CHORD BEARING S.13°48'13"W., 315.60 FEET); THENCE S.50°32'30"E., 15.43 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 30.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET AND A CENTRAL ANGLE OF 02°16'12" (CHORD BEARING S.27°11'30"W., 30.70 FEET); THENCE N.50°32'30"W., 15.29 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 305.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 23°00'05" (CHORD BEARING S.39°36'17"W., 303.06 FEET) TO A POINT OF TANGENCY; THENCE S.51°06'20"W., 122.51 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 421.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 35°02'06" (CHORD BEARING S.33°35'17"W., 415.38 FEET) TO A POINT ON A CURVE; THENCE NORTHERLY, 228.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 54°38'30" (CHORD BEARING N.16°13'09"E., 220.31 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 320.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20930.28 FEET AND A CENTRAL ANGLE OF 00°52'34" (CHORD BEARING N.43°06'07"E., 320.00 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 100.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 606.64 FEET AND A CENTRAL ANGLE OF 09°29'59" (CHORD BEARING N.47°24'50"E., 100.47 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 556.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 659.20 FEET AND A CENTRAL ANGLE OF 48°23'01" (CHORD BEARING N.27°58'19"E., 540.27 FEET) TO THE POINT OF BEGINNING.

**2. NEW RIVER LAKES NRD LLC ADDITIONAL OWNERSHIP PARCEL 1B:**

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 14, N.89°39'23"W., 1591.23 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 224.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 08°33'31" (CHORD BEARING S.30°40'14"W., 223.85 FEET); THENCE S.73°17'37"E., 15.22 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 30.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1485.00 FEET AND A CENTRAL ANGLE OF 01°10'21" (CHORD BEARING S.25°54'13"W., 30.39 FEET); THENCE N.73°17'37"W., 15.17 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, 533.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 20°23'21" (CHORD BEARING S.15°02'10"W., 530.98 FEET) TO A POINT ON A CURVE; THENCE SOUTHERLY, 1.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1353.20 FEET AND A CENTRAL ANGLE OF 00°04'43" (CHORD BEARING S.01°39'14"W., 1.86 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 113.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.36 FEET AND A CENTRAL ANGLE OF 02°04'37" (CHORD BEARING S.02°39'11"W., 113.54 FEET) TO A POINT ON A CURVE ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHERLY, 62.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 02°23'08" (CHORD BEARING S.00°45'37"E., 62.45 FEET) TO A POINT OF TANGENCY; THENCE S.01°57'11"E., 42.66 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, 1.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 659.20 FEET AND A CENTRAL ANGLE OF 00°05'18" (CHORD BEARING N.06°03'08"W., 1.02 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 104.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 609.44 FEET AND A CENTRAL ANGLE OF 09°47'22" (CHORD BEARING N.01°12'06"W., 104.00 FEET) TO A POINT ON A CURVE; THENCE NORTHERLY, 0.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3132.36 FEET AND A CENTRAL ANGLE OF 00°00'06" (CHORD BEARING N.03°41'33"E., 0.09 FEET) TO THE POINT OF BEGINNING.

**3. NEW RIVER LAKES NRD LLC ADDITIONAL OWNERSHIP PARCEL 1C:**

A PARCEL OF LAND LYING IN SECTIONS 11 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 14, N.89°39'23"W., 1591.23 FEET TO A POINT ON A CURVE ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, 224.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 08°33'31" (CHORD BEARING S.30°40'14"W., 223.85 FEET); THENCE S.73°17'37"E., 15.22 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 30.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1485.00 FEET AND A CENTRAL ANGLE OF 01°10'21" (CHORD BEARING S.25°54'13"W., 30.39 FEET); THENCE N.73°17'37"W., 15.17 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, 533.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 20°23'21" (CHORD BEARING S.15°02'10"W., 530.98 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 1402.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1353.20 FEET AND A CENTRAL ANGLE OF 59°21'44" (CHORD BEARING N.31°22'28"E., 1340.13 FEET) TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 601.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 22°57'27" (CHORD BEARING S.46°25'43"W., 597.01 FEET) TO THE POINT OF BEGINNING.



**4. NEW RIVER LAKES NRD LLC ADDITIONAL OWNERSHIP PARCEL 1D:**

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 12, N.00°17'47"E., 1246.37 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 837.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3460.00 FEET AND A CENTRAL ANGLE OF 13°52'08" (CHORD BEARING S.51°48'39"W., 835.48 FEET) TO A POINT OF TANGENCY; THENCE S.58°44'43"W., 26.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.58°44'43"W., 233.07 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 233.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2530.34 FEET AND A CENTRAL ANGLE OF 05°16'46" (CHORD BEARING N.58°44'43"E., 233.07 FEET) TO THE POINT OF BEGINNING.

**5. NEW RIVER LAKES NRD LLC ADDITIONAL OWNERSHIP PARCEL 2A:**

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 12, N.00°17'47"E., 1246.37 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 1246.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3460.00 FEET AND A CENTRAL ANGLE OF 20°38'51" (CHORD BEARING N.34°33'09"E., 1240.14 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, 59.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET AND A CENTRAL ANGLE OF 01°38'32" (CHORD BEARING N.23°24'28"E., 59.05 FEET) TO THE POINT OF BEGINNING; THENCE N.09°18'41"E., 45.00 FEET; THENCE N.19°24'52"E., 282.76 FEET TO A POINT ON A CURVE; THENCE CONTINUE SOUTHERLY, 327.50 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2060.00 FEET AND A CENTRAL ANGLE OF 09°06'32" (CHORD BEARING S.18°01'55"W., 327.16 FEET) TO THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPT: (7534-1661):**

**NEW RIVER LAKES CDD DRAINAGE AREA NO. 1 NEW RIVER PARTNERS LIMITED OWNERSHIP**

A PARCEL OF LAND LYING IN SECTIONS 11 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 14, N.89°38'34"W., 1432.57 FEET TO THE POINT OF BEGINNING; THENCE S.27°42'08"W., 41.31 FEET; THENCE S.61°21'41"W., 68.56 FEET; THENCE N.28°38'19"W., 117.43 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 561.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 21°26'36" (CHORD BEARING N.47°11'49"E., 558.12 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 21.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1353.20 FEET AND A CENTRAL ANGLE OF 00°54'40" (CHORD BEARING N.61°31'21"E., 21.52 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 289.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2585.59 FEET AND A CENTRAL ANGLE OF 06°25'11" (CHORD BEARING



N.58°46'05"E., 289.55 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 24.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2530.34 FEET AND A CENTRAL ANGLE OF 00°33'31" (CHORD BEARING N.55°50'15"E., 24.67 FEET); THENCE N.58°45'24"E., 10.64 FEET; THENCE S.08°35'46"E., 136.43 FEET; THENCE S.36°46'01"W., 99.34 FEET; THENCE S.59°35'57"W., 97.16 FEET; THENCE S.24°21'54"W., 104.17 FEET; THENCE S.20°38'51"E., 163.19 FEET; THENCE WEST, 418.81 FEET; THENCE S.27°42'08"W., 91.94 FEET TO THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPT THE FOLLOWING TWO (2) PARCELS OF LAND: (7606-1282):**

**1. TOWN CENTER:**

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID SECTION 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, SOUTH 89°51'20" EAST, A DISTANCE OF 499.88 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 04°09'46" EAST, A DISTANCE OF 34.62 FEET; THENCE SOUTH 16°47'47" EAST, A DISTANCE OF 71.24 FEET; THENCE SOUTH 42°57'53" EAST, A DISTANCE OF 54.17 FEET; THENCE SOUTH 45°54'19" EAST, A DISTANCE OF 93.77 FEET; THENCE SOUTH 13°40'32" WEST, A DISTANCE OF 34.01 FEET; THENCE SOUTH 14°32'42" EAST, A DISTANCE OF 35.69 FEET; THENCE SOUTH 07°36'01" EAST, A DISTANCE OF 62.72 FEET; THENCE SOUTH 13°43'01" WEST, A DISTANCE OF 87.46 FEET; THENCE SOUTH 31°46'45" WEST, A DISTANCE OF 13.44 FEET; THENCE SOUTH 30°44'13" EAST, A DISTANCE OF 27.41 FEET; THENCE SOUTH 48°48'21" EAST, A DISTANCE OF 55.28 FEET; THENCE NORTH 80°59'19" EAST, A DISTANCE OF 21.66 FEET; THENCE NORTH 62°18'33" EAST, A DISTANCE OF 66.95 FEET; THENCE SOUTH 44°16'49" EAST, A DISTANCE OF 69.59 FEET; THENCE SOUTH 00°37'03" WEST, A DISTANCE OF 60.07 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 13°39'35" AND A CHORD DISTANCE OF 161.73 FEET WHICH BEARS SOUTH 21°07'15" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 162.12 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 40°39'22" AND A CHORD DISTANCE OF 778.16 FEET WHICH BEARS SOUTH 07°37'21" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 794.73 FEET; THENCE SOUTH 12°42'20" EAST, A DISTANCE OF 243.07 FEET; THENCE SOUTH 30°53'42" WEST, A DISTANCE OF 18.39 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 8,526.02 FEET, A CENTRAL ANGLE OF 10°04'13" AND A CHORD DISTANCE OF 1,496.59 FEET WHICH BEARS SOUTH 80°31'32" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,498.52 FEET; THENCE NORTH 04°26'22" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 8,500.02 FEET, A CENTRAL ANGLE OF 00°37'22" AND A CHORD DISTANCE OF 92.40 FEET WHICH BEARS SOUTH 85°52'20" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.40 FEET; THENCE NORTH 02°28'27" WEST, A DISTANCE OF 131.77 FEET; THENCE NORTH 17°34'43" WEST, A DISTANCE OF 22.80 FEET; THENCE NORTH 08°11'30" EAST, A DISTANCE OF 140.52 FEET; THENCE NORTH 10°34'09" EAST, A DISTANCE OF 20.37 FEET; THENCE NORTH 63°39'38" EAST, A DISTANCE OF 53.05 FEET; THENCE NORTH 25°46'22" EAST, A DISTANCE OF 59.48 FEET; THENCE NORTH 57°08'55" EAST, A DISTANCE OF 113.13 FEET; THENCE NORTH 44°40'00" EAST, A DISTANCE OF 122.62 FEET; THENCE NORTH 56°31'56" WEST, A DISTANCE OF 85.24 FEET; THENCE NORTH 34°00'31" WEST, A DISTANCE OF 49.36 FEET; THENCE NORTH 16°08'24" WEST, A DISTANCE OF 44.50 FEET; THENCE NORTH 53°29'53" WEST, A DISTANCE OF 37.81 FEET; THENCE NORTH 38°57'23" WEST, A DISTANCE OF 48.30 FEET; THENCE NORTH 17°18'06" EAST, A DISTANCE OF 36.35 FEET; THENCE NORTH 22°08'39" WEST, A DISTANCE OF 87.26 FEET; THENCE NORTH 12°36'32" EAST, A DISTANCE OF 185.38 FEET; THENCE SOUTH 88°07'43" WEST, A DISTANCE OF 36.18 FEET; THENCE NORTH 31°07'36" EAST, A DISTANCE OF 57.08 FEET; THENCE NORTH 16°06'27" EAST, A DISTANCE OF 50.19 FEET; THENCE NORTH 44°33'06" WEST, A

DISTANCE OF 41.80 FEET; THENCE NORTH 08°31'26" WEST, A DISTANCE OF 87.91 FEET; THENCE NORTH 71°39'04" EAST, A DISTANCE OF 104.19 FEET; THENCE NORTH 76°41'21" EAST, A DISTANCE OF 79.19 FEET; THENCE SOUTH 74°33'01" EAST, A DISTANCE OF 71.57 FEET; THENCE NORTH 11°21'01" EAST, A DISTANCE OF 112.58 FEET; THENCE SOUTH 60°44'08" WEST, A DISTANCE OF 156.92 FEET; THENCE NORTH 29°45'53" EAST, A DISTANCE OF 131.36 FEET; THENCE NORTH 20°59'04" EAST, A DISTANCE OF 211.35 FEET; THENCE NORTH 39°05'43" EAST, A DISTANCE OF 130.44 FEET; THENCE NORTH 01°17'22" WEST, A DISTANCE OF 258.37 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE ALONG SAID NORTH LINE SOUTH 89°45'43" EAST, A DISTANCE OF 470.13 FEET TO THE POINT OF BEGINNING.

2. **PARCEL 54:**

A PORTION OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT BB-1, NEW RIVER LAKES VILLAGE "A8" AS RECORDED IN PLAT BOOK 51, PAGES 78 THROUGH 83 IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF A 45' PERPETUAL UTILITY AND ROADWAY EASEMENT AS RECORDED IN OR BOOK 4214, PAGE 634, NORTH 57°46'07" WEST, A DISTANCE OF 604.84 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 32°13'53" EAST, A DISTANCE OF 58.54 FEET; THENCE SOUTH 02°13'53" WEST, A DISTANCE OF 0.50 FEET; THENCE SOUTH 27°46'07" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 107°07'26" AND A CHORD DISTANCE OF 16.09 FEET WHICH BEARS SOUTH 57°46'07" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.70 FEET; THENCE NORTH 32°13'53" EAST, A DISTANCE OF 196.89 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT K, NEW RIVER LAKES VILLAGES "B2" AND "D" AS RECORDED IN PLAT BOOK 44, PAGES 105 THROUGH 115, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 57°46'07" EAST, A DISTANCE OF 127.00 FEET; THENCE NORTH 32°13'53" EAST, A DISTANCE OF 84.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 90°00'01" AND A CHORD DISTANCE OF 212.13 FEET WHICH BEARS NORTH 77°13'53" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.62 FEET; THENCE SOUTH 57°46'07" EAST, A DISTANCE OF 249.33 FEET; THENCE NORTH 33°00'00" EAST, A DISTANCE OF 247.41 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE SOUTH 57°00'00" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF TRACT BB-1 OF AFORESAID NEW RIVER LAKES VILLAGE "A8"; THENCE ALONG SAID WEST LINE SOUTH 33°00'00" WEST, A DISTANCE OF 730.65 FEET TO THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPT: (8311-664):**

A PORTION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 13, TOWNSHIP 26 SOUTH, RANGE 20 EAST THENCE RUN NORTH 89°56'04" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13 A DISTANCE OF 1824.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°07'33" WEST ALONG THE WEST PLAT LINE OF HAMILTON PARK AS RECORDED IN PLAT BOOK 55, PAGES 140 THROUGH 144 OF PASCO COUNTY, FLORIDA, A DISTANCE OF 1227.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 54; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 82°02'39" WEST, A DISTANCE OF 846.14 FEET; THENCE

DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 07°52'20" EAST, A DISTANCE OF 353.42 FEET; THENCE NORTH 55°18'32" EAST, A DISTANCE OF 6.68 FEET; THENCE NORTH 57°44'40" EAST, A DISTANCE OF 65.35 FEET; THENCE NORTH 12°15'15" EAST, A DISTANCE OF 78.00 FEET; THENCE NORTH 04°19'25" WEST, A DISTANCE OF 45.98 FEET; THENCE NORTH 10°55'52" EAST, A DISTANCE OF 58.95 FEET; THENCE SOUTH 63°43'29" EAST, A DISTANCE OF 140.80 FEET; THENCE NORTH 64°47'45" EAST, A DISTANCE OF 106.56 FEET; THENCE NORTH 38°56'52" EAST, A DISTANCE OF 50.83 FEET; THENCE NORTH 13°31'57" EAST, A DISTANCE OF 61.77 FEET; THENCE NORTH 01°51'52" WEST, A DISTANCE OF 74.94 FEET; THENCE NORTH 11°19'04" EAST, A DISTANCE OF 58.15 FEET; THENCE NORTH 66°08'24" EAST, A DISTANCE OF 50.74 FEET; THENCE NORTH 23°00'13" EAST, A DISTANCE OF 54.51 FEET; THENCE NORTH 30°12'34" EAST, A DISTANCE OF 48.38 FEET; THENCE NORTH 36°44'14" EAST, A DISTANCE OF 156.76 FEET; THENCE NORTH 06°31'53" WEST, A DISTANCE OF 52.13 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 221.37 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 249.40 FEET; THENCE SOUTH 00°01'19" WEST, A DISTANCE OF 184.14 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH AND INCLUDING:**

TRACTS D AND J, NEW RIVER LAKES PHASE "C2", RECORDED IN PLAT BOOK 40, PAGES 69, 70, AND 71, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

**EXHIBIT "B "**

*Permitted Exceptions / New River Partners, Limited, Site*

1. Taxes and assessments for the year 2011, and subsequent years. Taxes for the year 2011 are now yet due and payable, but do not become delinquent until April 1, 2012.
2. Easement granted to Florida Power Corporation by instrument recorded October 25, 1956 in Book 57, Page 169 and E&R Partial Release of Easement recorded October 5, 1994 in Book 3348, Page 338.
3. Easement granted to Florida Power Corporation by instrument recorded October 5, 1956 in Book 57, Page 173 and E&R Partial Release of Easement recorded October 5, 1994 in Book 3348, Page 340.
4. Terms and conditions of the Agreement between Hillsborough County, Pasco County, Pinellas County, City of St. Petersburg and City of Tampa recorded November 13, 1974 in Book 773, Page 57, n/k/a Tampa Bay Water, a Regional Water Supply Authority as set forth in Joint Resolution No. 98-05 recorded September 30, 1998, in Book 4014, Page 818.
5. Easement for Ingress, Egress and Construction/Paving created by Special Warranty Deed recorded June 10, 1988 in Book 1714, Page 183 and also described in Personal Representative's Deed recorded September 1, 1989, in Book 1837, Page 623; Partial Release of Easement recorded November 29, 1999 in Book 4268, Page 1041.
6. Notice of Adoption of the Development Order For The New River Development of Regional Impact recorded January 8, 1992 in Book 2081, Page 1775 and Amended by documents recorded March 25, 1992 in Book 3007, Page 262, July 31, 1992 in Book 3052, Page 42 and June 17, 1993 in Book 3163, Page 431.
7. Perpetual Easement for Right-of-Way and Utilities granted to Pasco County by Perpetual Easement For Right-Of-Way and Utilities recorded August 26, 1999, in Book 4214, Page 634.
8. Declaration of Master Covenants, Conditions and Restrictions, which contains provisions for a private charge or assessments, recorded March 7, 2000 in Book 4324, Page 724; together with Articles of Incorporation of New River Homeowners' Association, Inc. recorded June 5, 2001, in Book 4630, Page 503; First Supplement recorded May 15, 2002, in Book 4949, Page 326; Second Supplement recorded June 11, 2004, in Book 5894, Page 1963; Third Supplement recorded September 12, 2005, in Book 6579, Page 1236; Fourth (Fifth) Supplement recorded October 5, 2007, in Book 7655, Page 579; Amended and Restated Articles of Incorporation recorded October 5, 2007, in Book 7655, Page 583 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
9. Easement for Deed of Conservation Easement granted to Southwest Florida Water Management District by Deed of Conservation Easement recorded December 26, 2002 in Book 5181, Page 362.
10. Easement in favor of New River Homeowners' Association, Inc., a Florida corporation recorded July 8, 2004, in Book 5933, Page 1576; as modified by Easement Modification Agreement recorded September 15, 2006, in Book 7183, Page 654.
11. Cross Ingress/Egress Easement Agreement recorded August 26, 2004, in Book 6002, Page 720.
12. Conservation Easement in favor of Southwest Florida Water Management District recorded January 16, 2007, in Book 7351, Page 1304.
13. Easement Agreement between New River Partners, Limited and NRD, LLC recorded June 14, 2007, in Book 7534, Page 1664.
14. Temporary Non-Exclusive Access Easement Agreement recorded August 20, 2007, in Book 7606, Page 1287.

15. Signage Easement Agreement recorded August 28, 2007, in Book 7616, Page 371.
16. Grant of Non-Exclusive Easement in favor of New River Town Center Holdings I, LLC recorded October 23, 2007, in Book 7669, Page 755.
17. Grant of Non-Exclusive Easement recorded December 28, 2007, in Book 7725, Page 668.
18. Utility Easement in favor of Pasco County recorded November 30, 2010, in Book 8475, Page 617.
19. Amended and Restated Development Agreement recorded March 15, 2011, in Book 8525, Page 535.
20. Matters appearing on the Plat of NEW RIVER LAKES PHASE "C2" recorded in Plat Book 40, Page(s) 69, 70, AND 71, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
21. Terms and Conditions of an existing unrecorded Agricultural Land Lease, and all rights and access under the Lease, of lessee and any parties claiming through the lessee under the Lease, as described in Exhibit "B" (Permitted Encumbrances) of that certain Special Warranty Deed recorded July 8, 2004, in Book 5933, Page 1583.
22. Notice of Establishment of the New River Community Development District recorded January 12, 2006, in Book 6793, Page 1125.
23. Final Judgment (Bond Validation) recorded April 7, 2006, in Book 6927, Page 1481.
24. Lien of Record of New River Community Development District recorded December 6, 2006, in Book 7297, Page 1368.
25. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded January 22, 2007, in Book 7357, Page 763.
26. Notice of Collection Agreement for Special Assessments recorded January 18, 2008, in Book 7740, Page 1468.
27. Declaration of Consent to Jurisdiction of The New River Community Development District, Imposition of Special Assessments and Imposition of Lien of Record recorded November 18, 2010, in Book 8469, Page 116.
28. Lien of Record and Disclosure of Public Financing of New River Community Development District recorded November 18, 2010, in Book 8469, Page 123.
29. Amended and Restated Development Agreement recorded March 15, 2011, in Book 8525, Page 535.
30. Riparian and/or littoral rights are not insured.
31. Title to the beds or bottoms of lakes, rivers or other bodies of water located on or within the insured land.
32. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
33. Mortgage and Security Agreement in the original principal amount of \$25,000,000.00, executed by New River Partners, Limited, a Florida limited partnership in favor of Colonial Bank, recorded June 3, 2002, in Book 4965, Page 866; together with Collateral Assignment of Rents and Leases recorded in Book 4965, Page 885; Environmental Inspection Easement recorded in Book 4965, Page 894; UCC-1 (Financing Statement) recorded in Book 4965, Page 901; Mortgage Modification Agreement recorded January 12, 2005, in Book 6188, Page 1820; Mortgage and Credit

Modification Agreement recorded November 9, 2006, in Book 7261, Page 1167; Notice of Future Advance Mortgage and Note Modification, Consolidation and Renewal Agreement recorded October 3, 2007, in Book 7652, Page 453; Notice of Future Advance, Mortgage and Note Modification and Renewal Agreement recorded April 23, 2008, in Book 7818, Page 1980 and Mortgage and Note Modification and Renewal Agreement recorded June 24, 2009, in Book 8112, Page 1869.

34. Notice of Commencement filed June 2, 2011, recorded in Book 8557, Page 1544.

*NOTE: All references to Official Records Books and Pages are in the Public Records of Pasco County, Florida.*

## **Exhibit C-2**

**CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE  
AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT**

The undersigned, **Avalon West Senior Housing, LLC**, a Florida limited liability company, is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that sitEX NR Holdings, LLC, a Florida limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 26<sup>th</sup> day of March, 2018.

**AVALON WEST SENIOR HOUSING, LLC,**  
a Florida limited liability company

By: Maybel DeFillo  
Name: Maybel DeFillo  
Title: Vice-President



Exhibit "A"

2016203262

Rept: 1826040 Rec: 27.00  
DS:12600.00 IT: 0.00  
12/30/2016 eRecording

Prepared by and to be returned to:

Lightsey & Associates, P.A.  
2105 Park Avenue North  
Winter Park, FL 32789  
407-622-0025  
Attn: Matthew S. Smith, Esq.

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
12/30/2016 09:04 AM 1 of 3  
OR BK **9477** PG **3961**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this December 29, 2016, by **SITEX NR HOLDING, LLC**, a Florida limited liability company, whose address is 3680 Avalon Park East Boulevard, Suite 300, Orlando, Florida 32828 ("Grantor") to **AVALON WEST SENIOR HOUSING, LLC**, a Florida limited liability company, whose address is 3680 Avalon Park East Boulevard, Suite 300, Orlando, Florida 32828 ("Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, and its successors and assigns, that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described on Exhibit "A" attached hereto (the "Real Property");

TOGETHER WITH all the rights, tenements, hereditaments, improvements, easements and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Real Property in fee simple forever.

THE conveyance made herein, however, is expressly made subject to ad valorem real property taxes and assessments for the year 2017 and thereafter, and subject to easements, covenants, restrictions, limitations and conditions of record, the reference to which herein shall not operate to re-impose the same (the "Permitted Exceptions").

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Real Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Real Property; and that the Grantor fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it.

Signed, sealed and delivered in the presence of the following witnesses:

**GRANTOR:**

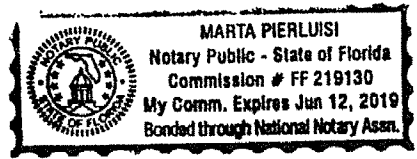
**SITEX NR HOLDING, LLC**, a Florida limited liability company

Margherita D'Amico  
Printed Name: Margherita D'Amico By: [Signature]  
Erik Domenech  
Printed Name: Erik Domenech  
Beat M. Kahli, as Manager

STATE OF FLORIDA  
COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me this December 27, 2016, by Beat M. Kahli, as Manager of **SITEX NR HOLDING, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

Name: [Signature]  
Notary Public  
My Commission Expires: 6.12.2019



**EXHIBIT "A"**

**Legal Description**

**(Avalon West Senior Housing, LLC)**

A parcel of land lying within Sections 11 & 12, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of the Southwest 1/4 of said Section 12; thence S.89°55'03"E. along the North boundary of the Southwest 1/4 of said Section 12, a distance of 326.43 feet for a POINT OF BEGINNING; thence N.09°33'35"E., a distance of 72.43 feet; thence S.83°50'45"W., a distance of 67.19 feet to a point of curvature; thence Northwesterly 425.30 feet along the arc of a curve to the right, said curve having a radius of 301.00 feet, a central angle of 80°57'21", and a chord bearing and distance of N.55°40'34"W., 390.79 feet; thence N.15°11'54"W., a distance of 17.68 feet; thence N.79°41'34"E., a distance of 131.88 feet to a point of curvature; thence Easterly 418.06 feet along the arc of a curve to the left, said curve having a radius of 9,213.97 feet, a central angle of 02°35'59", and a chord bearing and distance of N.78°59'58"E., 418.03 feet to a point of reverse curvature; thence Easterly 139.22 feet along the arc of a curve to the right, said curve having a radius of 600.00 feet, a central angle of 13°17'39", and a chord bearing and distance of N.84°20'48"E., 138.90 feet; thence S.89°00'22"E., a distance of 148.96 feet to a non-tangent point of curvature; thence Southerly 822.29 feet along the arc of a curve to the right, said curve having a radius of 1,942.87 feet, a central angle of 24°14'58", and a chord bearing and distance of S.13°07'38"W., 816.17 feet; thence N.63°08'14"W., a distance of 321.60 feet; thence N.09°33'35"E., a distance of 46.01 feet; thence N.34°07'02"W., a distance of 17.38 feet; thence N.09°33'35"E., a distance of 176.11 feet to the POINT OF BEGINNING.

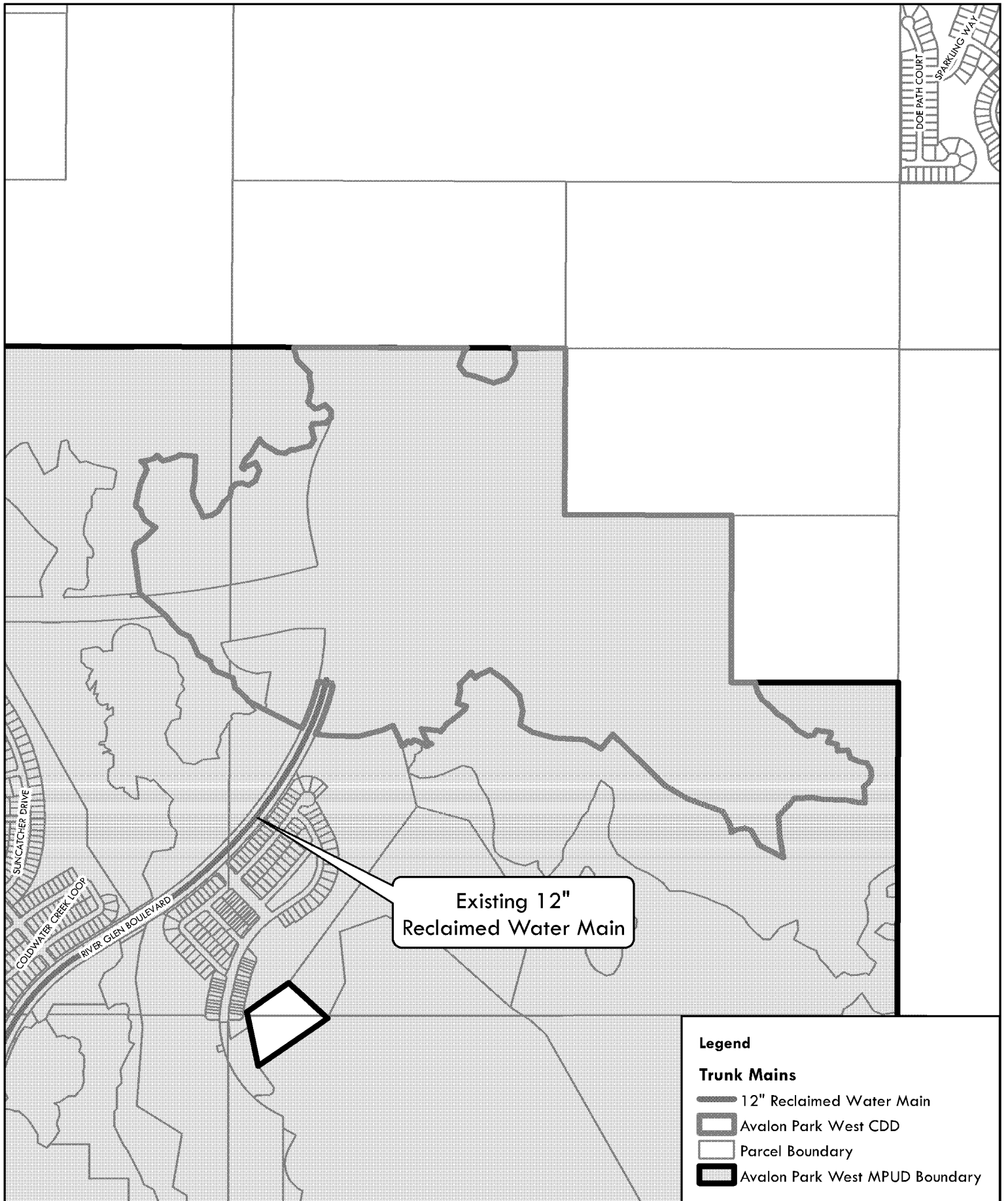
# Exhibit D

**Exhibit “D”**

Initial Board of Supervisors  
Avalon Park West Community Development District

1. Ross Halle  
3680 Avalon Park East Blvd., Suite 300  
Orlando, FL 32828  
Telephone: (407) 658-6565
2. Stephanie Lerret  
3680 Avalon Park East Blvd., Suite 300  
Orlando, FL 32828  
Telephone: (407) 658-6565
3. Eric Marks  
3680 Avalon Park East Blvd., Suite 300  
Orlando, FL 32828  
Telephone: (407) 658-6565
4. Marta Pierluisi  
3680 Avalon Park East Blvd., Suite 300  
Orlando, FL 32828  
Telephone: (407) 658-6565
5. Marybel Defillo  
3680 Avalon Park East Blvd., Suite 300  
Orlando, FL 32828  
Telephone: (407) 658-6565

# **Composite Exhibit E**

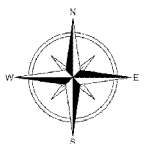


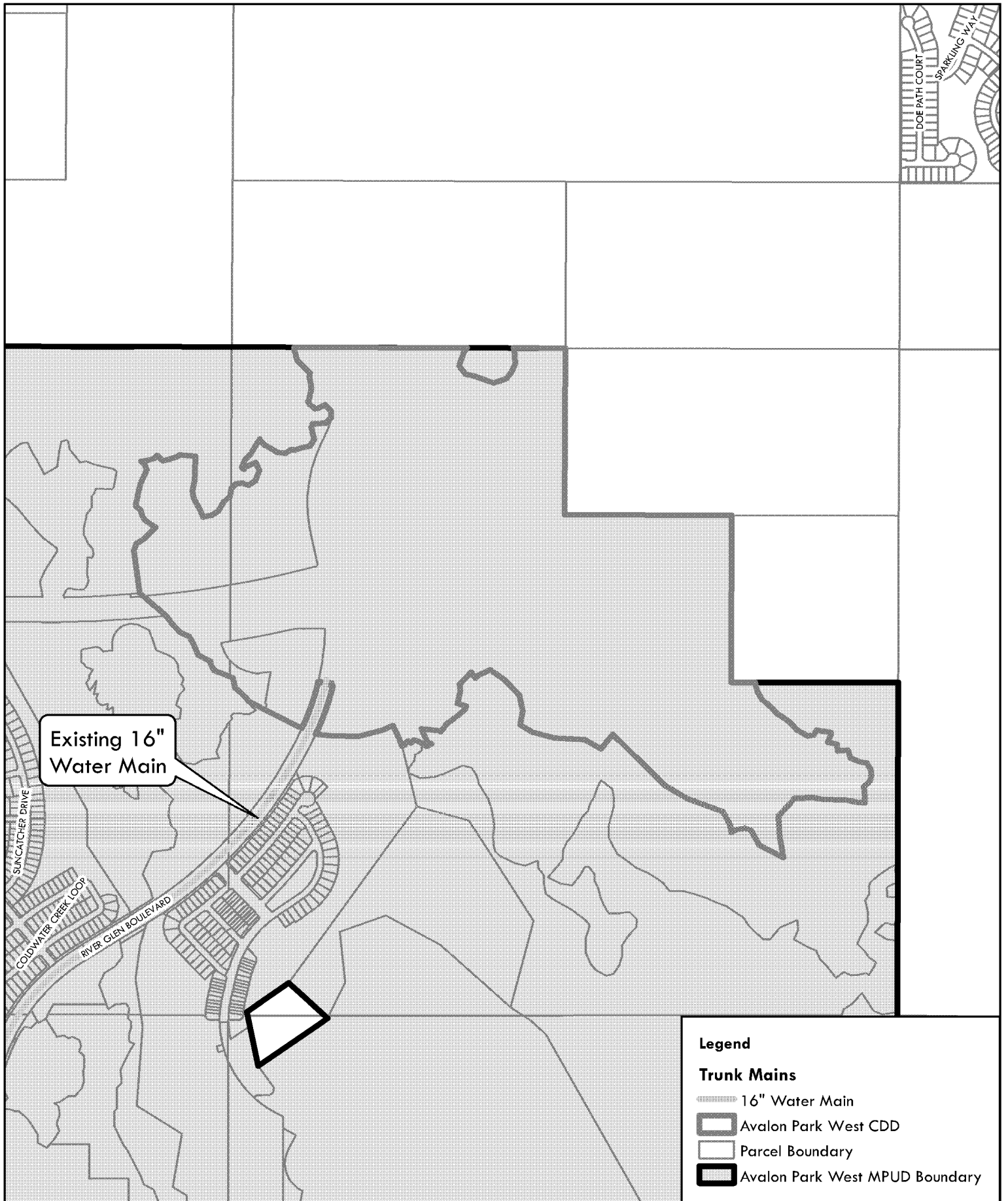
Existing 12"  
Reclaimed Water Main

**Legend**

**Trunk Mains**

-  12" Reclaimed Water Main
-  Avalon Park West CDD
-  Parcel Boundary
-  Avalon Park West MPUD Boundary



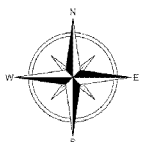


Existing 16"  
Water Main

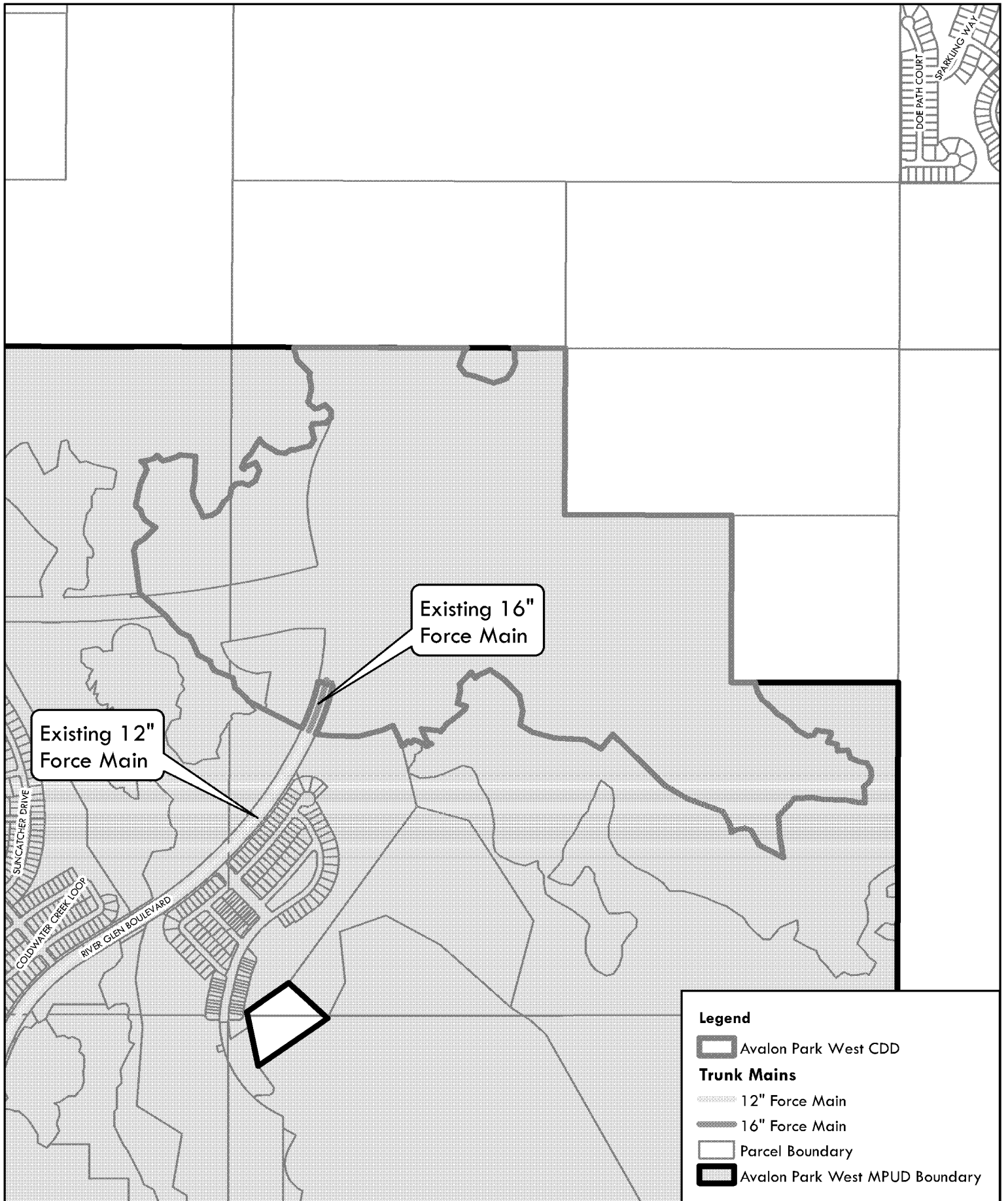
**Legend**

**Trunk Mains**






-  16" Water Main
-  Avalon Park West CDD
-  Parcel Boundary
-  Avalon Park West MPUD Boundary

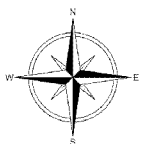






**Legend**

-  Avalon Park West CDD
- Trunk Mains**
-  12" Force Main
-  16" Force Main
-  Parcel Boundary
-  Avalon Park West MPUD Boundary



# Exhibit F

**Avalon Park West**  
**Cost Estimate and Proposed Timetable**  
**for Construction of Public Infrastructure**

Description	Phase 1 2019	Phase 2 2020	Phase 3 2021-22	Phase 4 2023-24	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$900,000	\$1,000,000	\$750,000	\$750,000	\$3,400,000
Professional Fees	\$500,000	\$650,000	\$350,000	\$350,000	\$1,850,000
Stormwater System		\$3,400,000	\$1,800,000	\$1,800,000	\$7,000,000
Roadways		\$3,400,000	\$1,800,000	\$1,800,000	\$7,000,000
Potable Water		\$2,200,000	\$1,200,000	\$1,200,000	\$4,600,000
Sanitary Sewer		\$2,200,000	\$1,200,000	\$1,200,000	\$4,600,000
Underground Electric Utility Lines		\$800,000	\$600,000	\$400,000	\$1,800,000
Boulevard		\$1,000,000	\$1,300,000		\$2,300,000
Landsacping / Irrigation / Hardscape / Recreation		\$2,800,000	\$1,500,000	\$1,500,000	\$5,800,000
Amenities	\$2,100,000		\$2,000,000		\$4,100,000
Permit Fees and Impact Fees (1)	\$100,000	\$2,200,000	\$1,200,000	\$1,200,000	\$4,700,000
Contingency	\$140,000	\$850,000	\$450,000	\$300,000	\$1,740,000
<b>TOTAL</b>	<b>\$3,740,000</b>	<b>\$20,500,000</b>	<b>\$14,150,000</b>	<b>\$10,500,000</b>	<b>\$48,890,000</b>

(1) The CDD may not expend funds for the payment of impact fees from the CDD to Pasco County unless the CDD enters into an Utilities Services Agreement with Pasco County and said expenditure for impact fees shall be equal to the required fees.

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**Proposed Infrastructure Plan**

<b>Facility</b>	<b>Construction Funded By</b>	<b>Ownership</b>	<b>Operation and Maintenance</b>
<b>Engineering Design, Permitting, Surveying, Testing</b>	<b>CDD</b>	<b>--</b>	<b>--</b>
<b>Professional Fees</b>	<b>CDD</b>	<b>--</b>	<b>--</b>
<b>Stormwater System</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Collector and Arterial Roadways<sup>1</sup></b>	<b>CDD</b>	<b>County</b>	<b>County</b>
<b>Subdivision Roadways and Alleys<sup>2</sup></b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Potable Water</b>	<b>CDD</b>	<b>County</b>	<b>County</b>
<b>Sanitary Sewer</b>	<b>CDD</b>	<b>County</b>	<b>County</b>
<b>Undergrounding of Electric Utility Lines</b>	<b>CDD</b>	<b>--</b>	<b>--</b>
<b>Boulevard</b>	<b>CDD</b>	<b>County</b>	<b>County</b>
<b>Landscaping/Irrigation/ Hardscape/Recreation</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Off-Site Amenities</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>

<sup>1</sup>Collector and Arterial roadways will be maintained by County.

<sup>2</sup>Subdivision roadways and Alleys will be maintained by the CDD or other community associations.

# Exhibit G



Rizzetta & Company

# **STATEMENT OF ESTIMATED REGULATORY COSTS**

FOR

## **THE PETITION TO ESTABLISH AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT**

March 20, 2018

Prepared by:

Rizzetta & Company  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625  
[rizzetta.com](http://rizzetta.com)

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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**TABLE OF CONTENTS**

I.	INTRODUCTION.....	1
1.	PURPOSE AND SCOPE.....	1
2.	AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT.....	2
II.	STATUTORY ITEMS.....	3
1.	AN ECONOMIC ANALYSIS SHOWING WHETHER THE RULE DIRECTLY OR INDIRECTLY	
A.	IS LIKELY TO HAVE AN ADVERSE IMPACT ON THE ECONOMIC GROWTH.....	5
B.	IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS.....	5
C.	IS LIKELY TO INCREASE REGULATORY COSTS.....	6
2.	A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS REQUIRED TO COMPLY.....	6
3.	A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY OR OTHER GOVERNMENT ENTITIES...	8
4.	A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS TO BE INCURRED.....	10
5.	AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES.....	11
6.	ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL.....	12
7.	A DESCRIPTION OF ANY REGULATORY ALTERNATIVES AND RELATED STATEMENTS.....	13



Rizzetta & Company

## I. INTRODUCTION

### 1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Pasco County, Florida, to establish the Avalon Park West Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The legislature has, in Section 190.004(3), F.S., made this clear by stating:

*The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*





In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.*

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special-purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by Pasco County ("County") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

## **2. AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT**

The proposed District will encompass approximately 265 acres on which sitEX NR Holding, LLC ("Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 1,000 single family residential units comprised of 250 townhomes, 250 40' single family detached units, 250 50' single family detached units and 250 60' single family detached units.



The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: roadways, potable water, sanitary sewer, stormwater management, underground electric utility lines, landscape and hardscape, amenities, or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

**II. STATUTORY ITEMS:**

Section 120.541(2), F.S. (2017), in pertinent part, provides that the elements of a Statement of Estimated Regulatory Costs must contain the following:

(a) *An economic analysis showing whether the rule directly or indirectly:*

1. *Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;*

2. *Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or*

3. *Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the*



*aggregate within 5 years after the implementation of the rule.*

*(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.*

*(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.*

*(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.*

*(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.*

*(f) Any additional information that the agency determines may be useful.*

*(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.*

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.



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**1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:**

**A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;**

Practically, the District, as a “special purpose” entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

**B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;**

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to the creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.



**C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.**

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the County.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDD's due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District. See generally Sections 3 and 4 below.

**2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the County and its residents, 3) current property owners, and 4) future property owners.



a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(a)(2) below. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Pasco County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined in Section 3(a)(1) below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.



**3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:**

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. Pasco County ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to Pasco County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the Agency will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD will operate independently from Pasco County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the Agency. Since there are no legislative requirements for review or action, the Agency should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the legislature has established a maximum fee of \$175 per CDD per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient



special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

### 3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

#### b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent."





Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the Avalon Park West Community Development District will not create any significant economic costs for the State of Florida or for the County.

**4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:**

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

**Summary of Estimated Construction Costs for District Public Infrastructure Improvements**

<b>Improvement</b>	<b>Total</b>
Stormwater Management System	\$7,000,000
Roadways	\$7,000,000
Potable Water	\$4,600,000
Sanitary Sewer	\$4,600,000
Underground Electric Utility Lines	\$1,800,000
Boulevard	\$2,300,000
Landscaping/Irrigation/Hardscape/Recreation	\$5,800,000
Amenities	\$4,100,000
Permit Fees and Impact Fees	\$4,700,000
Engineering Design, Permitting, Surveying, Testing	\$3,400,000
Professional Fees	\$1,850,000
Contingency	\$1,740,000
Total	\$48,890,000

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.



Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

**5. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:**

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be



better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Pasco County is not defined as a small County, for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

**6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:**

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, this alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County's credit rating.



Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (“POA”) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local government and so it must operate pursuant to Florida’s Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

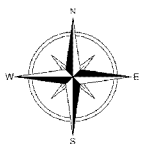
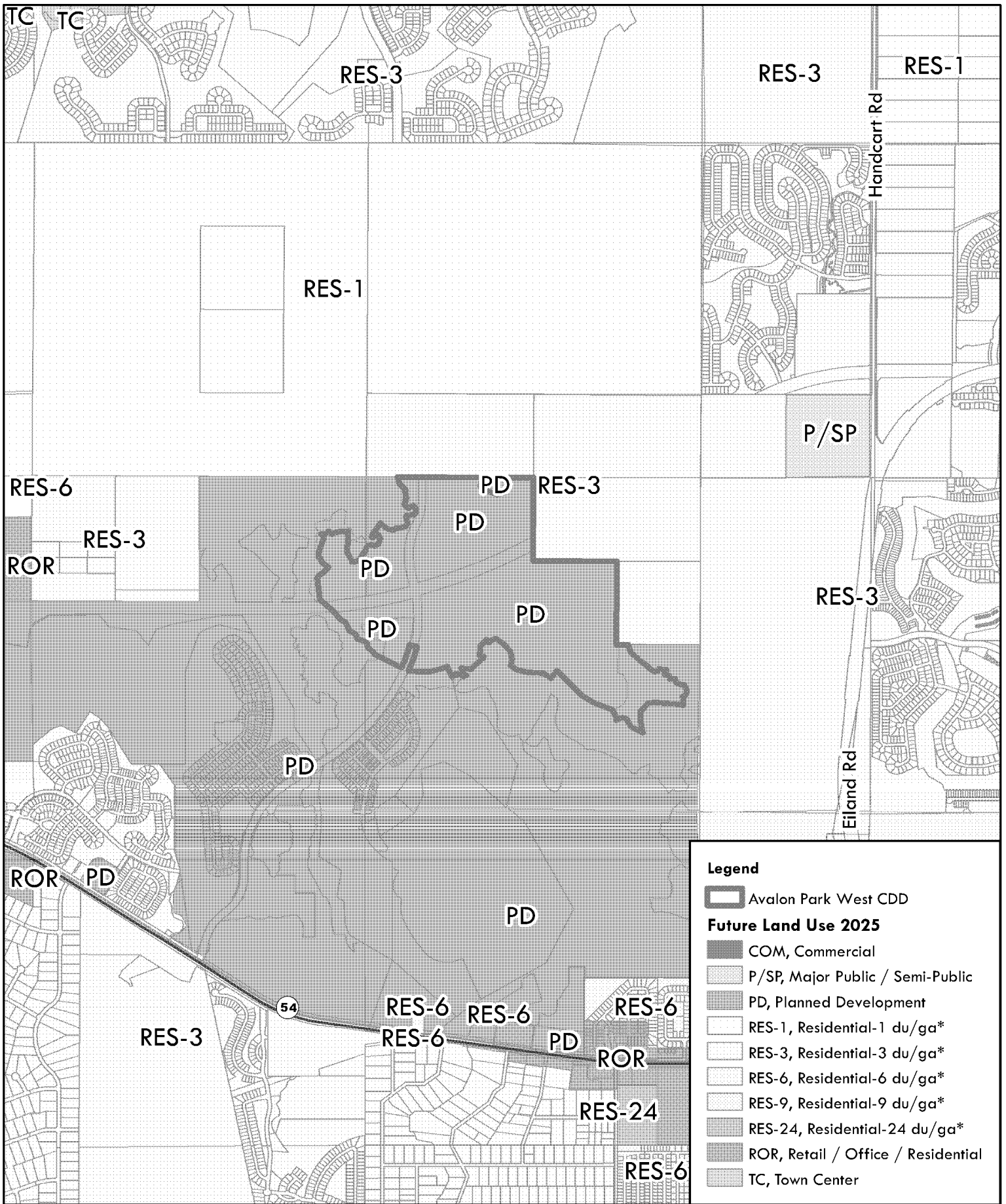
The District also is preferable to these alternatives from a government accountability perspective. With the District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

**7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:**

Not applicable.



# Exhibit H





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

June 25, 2018

Ms. Paula S. O'Neil  
Clerk and Comptroller  
The East Pasco Governmental Center  
Pasco County  
14236 6<sup>th</sup> Street, Suite 201  
Dade City, Florida 33523

Attention: Jessica Floyd

Dear Ms. O'Neil:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 18-23, which was filed in this office on June 25, 2018.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb