

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 21-18

AN ORDINANCE ESTABLISHING THE CONNERTON EAST 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.

WHEREAS, Lennar Homes, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Connerton East 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 Connerton East 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 (2020), 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 1 of the Petition, and the external boundaries of which are described in Exhibit 2 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. The Master Planned Unit Development conditions of approval for the Connerton Village II and the Connerton Villages 3 & 4 Master Planned Units of Development ("MPUD Conditions of Approval"), as may be amended, 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 such activity. Further, the District shall not have the authority to adopt a 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 authority to fund or construct improvements outside its boundaries except for improvements required to satisfy obligation(s) set forth in the MPUD Conditions of Approval. Any such required improvements shall be authorized without the requirement to first enter into an Interlocal Agreement with the 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 Financial Services 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 Connerton East 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 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. Within thirty (30) days after the effective date of this Ordinance, the District shall record a Notice of Establishment of District Boundaries in the property records of the County, which 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 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 general powers provided in Section 190.011, Florida Statutes.

b. The District may exercise the statutory powers including, the powers set forth in Sections 190.012(1)(a)-(h), (2)(a), (c), (d) and (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 property currently within the District, as described in Exhibit 2 of the Petition, and as the 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 non-emergency 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 District shall be subject to, and the District 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 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 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 contemplates an "Agreement for Exchange of Real Property" whereby Petitioner and Pasco County will exchange certain County-owned lands within the District and the Connerton Village II MPUD for certain Petitioner-owned lands within the Connerton Village 3 & 4 MPUD, but not within the District. If the transaction described therein is not closed before the first assessments are levied by the District, the District shall automatically contract and exclude the County owned lands as depicted in Exhibit 12 of the Petition. If required, the contraction and exclusion shall occur without need to amend this Ordinance.

e. The District includes property that lies within both (1) the boundaries of the District, and (2) the boundaries of the Connerton West Community Development District as depicted in Exhibit 11 of the Petition (the "Overlap Area"). The property within the Overlap Area shall not be assessed by both the District and the Connerton West Community Development District. The District shall not levy any assessments on property within the Overlap Area unless the District and the Connerton West Community Development District are bound by an Interlocal Agreement that ensures the Connerton West Community Development District will not levy assessments on property within the Overlap Area.

f. The Petition to Establish the Connerton East 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 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 with a quorum present and voting this 24th day of August, 2021.

ATTEST:
JUNE 2nd
1887
PASCO COUNTY, FLORIDA

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA


Ronald E. Oakley, CHAIRMAN

APPROVED
IN SESSION
AUG 24 2021
PASCO COUNTY
BCC

PETITION TO ESTABLISH

CONNERTON EAST

COMMUNITY DEVELOPMENT DISTRICT

Submitted by:
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
Jacob T. Cremer, Esq.
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Attorney for Petitioner

**PETITION TO ESTABLISH THE CONNERTON EAST
COMMUNITY DEVELOPMENT DISTRICT**

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DISTRICT

A

APPLICATION FORM

I. APPLICANT: LENNAR HOMES, LLC
(Petitioner, CDD Development Group)

Address: 4600 W. Cypress Street, Suite 200
City Tampa State Florida Zip 33602
Phone (813) 574-5653

Property Owner(S): Lennar Homes, LLC
Address: 4600 W. Cypress Street, Suite 200
City Tampa State Florida Zip 33602
Phone (813) 574-5653

Representative: Jacob T. Cremer, Esq.
(Contact Person)
Address: 401 E. Jackson Street, Suite 2100
City Tampa State Florida Zip 33602
Phone(813) 223-4800 Fax(813) 222-5089

II. Current Use of Property: Vacant Land
Current zoning of property Residential and Mixed Use
Current future land use designation of property: NewTown
Current Number and Types of Units to be assessed by this CDD The CDD includes entitlements for 225 SFA/SFD units in Connerton Village II, 2,160 SFD units (subject to exchange matrix) in Connerton Villages 3 & 4, and 205k s.f. of commercial in Connerton Villages 3 & 4.
Name of MPUD or Development Connerton Village II; and Connerton Villages 3 & 4

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: _____
Signature of the Applicant/ (Petitioner)

Laura Coffey
Type or Print Name Legibly

Date: 2/26/2021

<p>IV. Growth Management Department</p> <p style="text-align: center; margin-top: 20px;">Date Stamp</p>	<p>VI. OFFICIAL COMMENTS</p> <p>Is this application accompanied by other applications? _____</p> <p>If so, what are the application numbers? _____</p> <p>Other Comments: _____ _____</p>
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B

BEFORE THE BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Lennar Homes LLC, a Florida limited liability company (the “**Petitioner**”), hereby petitions the Pasco County Board of County Commissioners pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, to establish a community development district, to be known as Connerton East 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**. The Petitioner’s post office address is 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

2. **Location and Size**. The proposed District is located entirely in Pasco County, Florida, and covers approximately 1,274.6 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located east of U.S. Route 41, west of Ehren Cutoff, and south of State Road 52, Pasco County, Florida. The metes and bounds description of the external boundary of the District and a map matching the metes and bounds description are set forth in **Exhibit 2**. Additionally, a map of the Connerton Village Boundaries is also provided in **Exhibit 2**. The District will include Villages 3 & 4, which make up the Connerton Village II MPUD Master Planned Unit Development, and portion of Village 2.

3. **Excluded Parcels**. There is a future charter school site within the boundaries of the District that will be excluded from the District. The metes and bounds description of the excluded parcel are set forth in **Exhibit 3**. A map matching the metes and bounds description is included as part of **Exhibit 2**.

4. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the landowners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 4.**

5. Warranty Deed. A copy of the warranty deed for the lands to be included within the proposed District is provided in **Exhibit 5.**

6. Initial Board Members. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the proposed District are as follows:

Name: Lori Campagna
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

Name: Kelly Evans
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

Name: Laura Coffey
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

Name: Alec Morris
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

Name: Christopher Smith
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

7. Name. The proposed name of the District is Connerton East Community Development District.

8. Major Water and Wastewater Facilities. There are currently no existing major trunk water mains and wastewater interceptors within the proposed District as these lands are currently undeveloped. Exhibit 6 portrays the proposed major trunk water main, sewer interceptor and outfall connection points with the proposed District.

9. District Facilities and Services. Exhibit 7 describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install. The estimated costs of construction and timetable for construction are also shown in Exhibit 7. At present, these improvements are estimated to be made, acquired, constructed and installed from 2021 to 2031. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. Future Land Uses. The future general distributions, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in Exhibit 8. These proposed land uses are consistent with the Pasco County Comprehensive Plan.

11. Statement of Estimated Regulatory Costs. Exhibit 9 is the statement of estimated regulatory costs (the "SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

12. Authorized Agents. The Petitioner is authorized to do business in Florida.

Exhibit 10 identifies the authorized agent(s) for the Petition. Copies of all correspondence and official notices should also be sent to:

Jacob T. Cremer, Esq.
Kevin B. Reali, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
jcremer@stearnsweaver.com
kreali@stearnsweaver.com
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
Telephone: (813) 223-4800
Facsimile: (813) 222-5089

13. Boundary Overlap with Connerton West Community Development District. The proposed boundary of the Connerton East Community Development District includes a portion of the Connerton West Community Development District. The land that would be within both Connerton East Community Development District and Connerton West Community Development District (the “**Overlap Area**”) is depicted on the map set forth in **Exhibit 11**. It is the intention that the Connerton East Community Development District and Connerton West Community Development District will enter into an Interlocal Agreement to address the construction of improvements, maintenance obligations, costs, and assessments within the Overlap Area.

The Overlap Area includes a portion of “Village II” in “Parcel 220” as shown on **Exhibit 11**, which includes potential sites for residential unit development (the “**Overlap Units**”). All Overlap Units shall only be assessed by one Community Development District as between the Connerton East and Connerton West Community Development Districts. To ensure this limitation, the Connerton East Community Development District shall only have the power to assess the Overlap Units if there is an executed and enforceable Interlocal Agreement between the District

and the Connerton West Community Development District that ensures the Connerton West Community Development District will not assess the Overlap Units.

14. Land Swap Agreement. Petitioner is expected to enter into an “Agreement for Exchange of Real Property” with Pasco County, whereby Petitioner and Pasco County will exchange certain County-owned lands within the District and the Connerton Village II MPUD for certain Petitioner-owned lands within the Connerton Village 3 & 4 MPUD, but not within the District. In order to facilitate the development of these County-owned lands (the “**County Lands**”), which are generally depicted in **Exhibit 12**, after the exchange of land, the Petitioner has asked the County to consent to their inclusion within the boundaries of the District. The Ordinance establishing the District shall include an automatic contraction provision whereby in the event that the Agreement for Exchange of Real Property is not approved, or the transaction described therein is not closed, the District shall automatically contract to exclude the County Lands.

15. This petition to establish the Connerton East Community Development District should be granted for the following reasons:

(a) Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the Pasco County Comprehensive Plan.

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

(c) The establishment of the proposed District will prevent the general body of taxpayers in Pasco County from bearing the burden for installation of the infrastructure and maintenance of certain facilities within the development encompassed by the proposed District.

The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

(d) The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

(e) The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of Pasco County, Florida to:

a) schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b) grant the petition to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c) consent to the District's exercise of its statutory powers including, the powers set forth in Sections 190.012(2)(a), (c), (d), and (f), Florida Statutes; and

d) grant such other relief as may be necessary or appropriate.

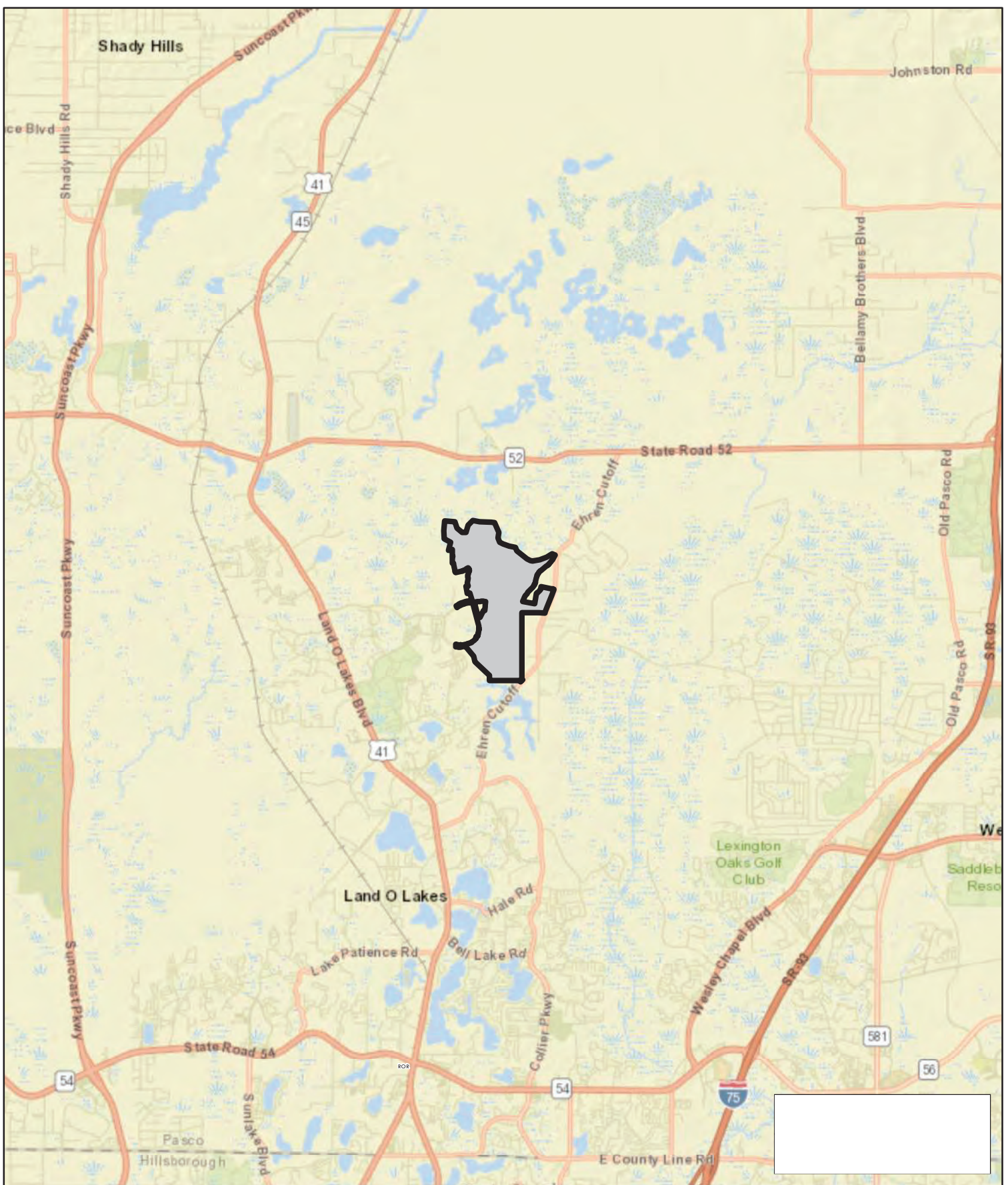
RESPECTFULLY SUBMITTED this 1st day of March, 2021.

STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.

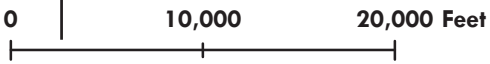
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jcremer@stearnsweaver.com
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
Telephone: (813) 223-4800
Facsimile: (813) 222-5089

Attorney for Petitioner

EXHIBIT 1
General Location Map



1 inch = 10,000 feet

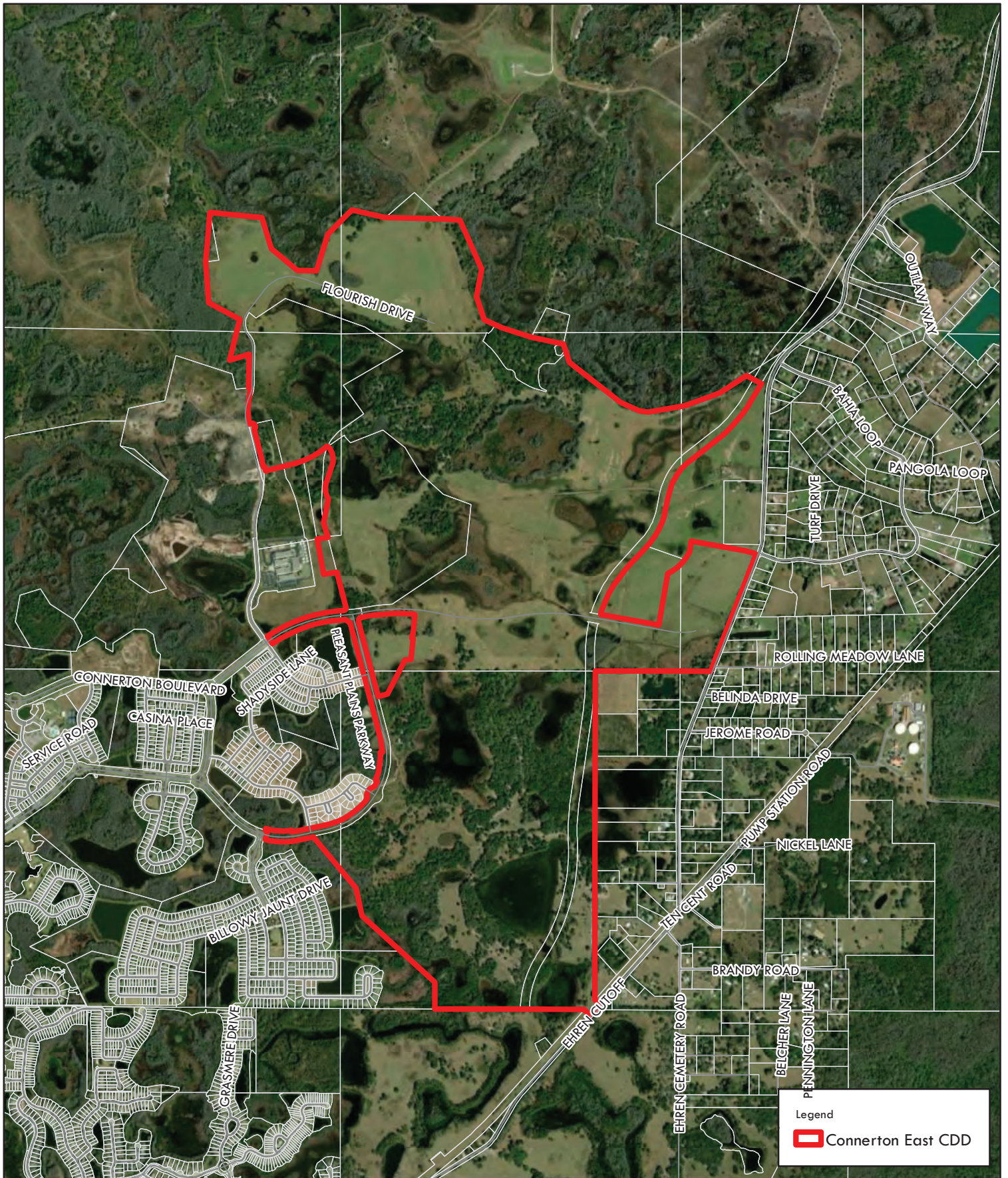


CONNERTON EAST CDD East


Vicinity Map

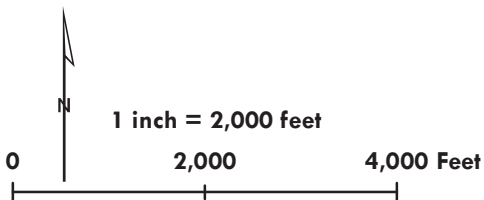


3010 W. Azelee Street Suite 150
Tampa, Florida 33609 (813) 223-3919



Legend

 Connerton East CDD



CONNERTON EAST CDD

Aerial Map



Clearview
LAND DESIGN, PL.

3010 W. Azelee Street Suite 150
Tampa, Florida 33609 (813) 223-3919

EXHIBIT 2
Metes & Bounds Legal Description & Sketch

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 13, 24 and 25, Township 25 South, Range 18 East and in Sections 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 30, also being a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212, according to the plat thereof, as recorded in Plat Book 73, Pages 102 through 105 inclusive, of the Public Records of Pasco County, Florida and also being a point on the Southerly boundary of Connerton West Community Development District, as recorded in Official Records Book 5907, Page 1907, of the Public Records of Pasco County, Florida, run thence along the South boundary of the Southwest 1/4 of said Section 30, said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212 and said Southerly boundary of Connerton West Community Development District, S.89°48'21"E., 1478.31 feet to the Southeast corner of said CONNERTON VILLAGE TWO PARCEL 212 and the Southeast corner of said Connerton West Community Development District for a **POINT OF BEGINNING**; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 212 and the Easterly boundary of said Connerton West Community Development District, the following two (2) courses: 1) N.00°11'38"E., 419.17 feet; 2) N.47°48'01"W., 724.63 feet to a point on the Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211, according to the plat thereof, as recorded in Plat Book 58, Pages 56 through 80 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211 and the aforesaid Easterly boundary of Connerton West Community Development District, the following three (3) courses: 1) continue N.47°48'01"W., 822.28 feet; 2) N.12°09'53"W., 442.32 feet; 3) N.39°26'15"W., 1041.21 feet; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 211, the following four (4) courses: 1) S.78°00'00"W., 241.07 feet to a point of curvature; 2) Westerly, 526.78 feet along the arc of a curve to the right having a radius of 1171.00 feet and a central angle of 25°46'28" (chord bearing N.89°06'46"W., 522.34 feet); 3) N.13°46'28"E., 142.00 feet to a point on a curve; 4) Westerly, 34.11 feet along the arc of said curve to the right having a radius of 1029.00 feet and a central angle of 01°53'56" (chord bearing N.75°16'33"W., 34.10 feet) to a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, according to the plat thereof, as recorded in Plat Book 79, Pages 26 through 35 inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following six (6) courses: 1) N.15°40'25"E., 26.00 feet to

a point on a curve; 2) Easterly, 408.74 feet along the arc of said curve to the left having a radius of 1003.00 feet and a central angle of 23°20'57" (chord bearing S.86°00'04"E., 405.92 feet); 3) S.07°40'32"E., 26.00 feet to a point on a curve; 4) Easterly, 77.66 feet along the arc of said curve to the left having a radius of 1029.00 feet and a central angle of 04°19'28" (chord bearing N.80°09'44"E., 77.64 feet) to a point of tangency; 5) N.78°00'00"E., 456.74 feet to a point of curvature; 6) Northeasterly, 765.80 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of 38°51'49" (chord bearing N.58°34'05"E., 751.20 feet) to a point of compound curvature; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following ten (10) courses: 1) Northerly, 55.70 feet along the arc of a curve to the left having a radius of 64.00 feet and a central angle of 49°51'42" (chord bearing N.14°12'20"E., 53.95 feet) to a point of reverse curvature; 2) Northeasterly, 193.84 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 84°46'50" (chord bearing N.31°39'54"E., 176.63 feet) to a point of reverse curvature; 3) Northeasterly, 59.39 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 49°18'58" (chord bearing N.49°23'50"E., 57.57 feet) to a point of compound curvature; 4) Northeasterly, 61.06 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of 03°05'56" (chord bearing N.23°11'23"E., 61.05 feet); 5) N.63°55'25"W., 30.09 feet to a point on a curve; 6) Northerly, 449.63 feet along the arc of said curve to the left having a radius of 1099.00 feet and a central angle of 23°26'28" (chord bearing N.09°47'54"E., 446.50 feet); 7) N.88°04'40"E., 30.00 feet to a point on a curve; 8) Northerly, 251.78 feet along the arc of said curve to the left having a radius of 1129.00 feet and a central angle of 12°46'40" (chord bearing N.08°18'40"W., 251.26 feet) to a point of tangency, said point hereinafter being referred to as **POINT "A"**; 9) N.14°42'00"W., 1816.20 feet to a point of curvature; 10) Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.37°29'11"W., 53.45 feet) to a point of reverse curvature; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following four (4) courses: 1) Northwesterly, 23.65 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 10°20'46" (chord bearing N.55°06'00"W., 23.62 feet) to a point of reverse curvature; 2) Westerly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.72°42'49"W., 53.45 feet) to a point of tangency; 3) S.84°30'00"W., 98.95 feet to a point of curvature; 4) Westerly, 668.59 feet along the arc of a curve to the left having a radius of 2189.00 feet and a central angle of 17°30'00" (chord bearing S.75°45'00"W., 666.00 feet) to the Northerlymost corner of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1A AND 2A,

according to the plat thereof, as recorded in Plat Book 78, Pages 12 through 18 inclusive, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1A AND 2A, continue Southwesterly, 427.03 feet along the arc of said curve to the left having the same radius of 2189.00 feet and a central angle of 11°10'38" (chord bearing S.61°24'41"W., 426.35 feet) to the Easterlymost corner of the right-of-way for CONNERTON BOULEVARD, as described in Special Warranty Deed, recorded in Official Records Book 8417, Page 685, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said right-of-way for CONNERTON BOULEVARD, N.34°10'38"W., 142.00 feet to a point on a curve on the Southerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, the following three (3) courses: 1) Easterly, 1166.69 feet along the arc of said curve to the right having a radius of 2331.00 feet and a central angle of 28°40'38" (chord bearing N.70°09'41"E., 1154.55 feet) to a point of tangency; 2) N.84°30'00"E., 98.95 feet to a point of curvature; 3) Easterly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 25.96 feet) to a point of compound curvature; thence along the Easterly boundary of said Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, the following three (3) courses: 1) Northeasterly, 38.00 feet along the arc of a curve to the left having a radius of 39.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 36.52 feet) to a point of compound curvature; 2) Northerly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.03°51'29"W., 25.96 feet) to a point of tangency; 3) N.14°42'00"W., 555.28 feet; thence S.80°13'00"W., 211.20 feet; thence N.09°47'38"W., 564.14 feet to a point on the Northerly boundary of said Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, also being on the Southerly boundary of Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755 and said Southerly boundary of Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, N.80°13'37"E., 162.78 feet to the Southeast corner of said Pasco County Parks and Recreation Department, according to the

Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439; thence along the Easterly boundary of said Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, N.14°42'00"W., 243.11 feet; thence N.11°28'44"E., 369.34 feet to a point on a curve; thence Northerly, 289.25 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 50°59'38" (chord bearing N.06°20'34"W., 279.80 feet) to a point of tangency; thence N.19°09'14"E., 270.75 feet to a point of curvature; thence Northerly, 298.85 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 62°15'51" (chord bearing N.11°58'41"W., 284.36 feet) to a point of tangency; thence N.43°06'37"W., 26.31 feet to a point on a curve; thence Southwesterly, 170.57 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 07°56'44" (chord bearing S.52°01'38"W., 170.43 feet) to a point on the Northerly boundary of the aforesaid Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439; thence along said Northerly boundary of Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, continue Southwesterly, 270.24 feet along the arc of said curve to the right having the same radius of 1230.00 feet and a central angle of 12°35'17" (chord bearing S.62°17'39"W., 269.69 feet) to the Northwest corner of said Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, also being the Northeast corner of District School Board of Pasco County, Florida, according to County Deed, as recorded in Official Records Book 9938, Page 535, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said District School Board of Pasco County, Florida, according to County Deed, as recorded in Official Records Book 9938, Page 535, the following two (2) courses: 1) continue Westerly, 155.54 feet along the arc of said curve to the right having the same radius of 1230.00 feet and a central angle of 07°14'44" (chord bearing S.72°12'37"W., 155.44 feet) to a point of tangency; 2) S.75°50'00"W., 169.35 feet to the Northwest corner of said District School Board of Pasco County, Florida, according to County Deed, as recorded in Official Records Book 9938, Page 535, also being the Southeast corner of District School Board of Pasco County, according to Warranty Deed, as recorded in Official Records Book 9938, Page 517, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said District School Board of Pasco County, according to Warranty Deed, as recorded in Official Records Book 9938, Page 517, continue S.75°50'00"W., 283.20 feet; thence N.14°10'00"W., 60.00 feet to a point on a curve; thence Northwesterly, 41.20 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 94°25'40" (chord bearing

N.56°57'10"W., 36.69 feet) to a point of reverse curvature; thence Northerly, 95.05 feet along the arc of a curve to the left having a radius of 1230.00 feet and a central angle of 04°25'40" (chord bearing N.11°57'10"W., 95.03 feet) to a point of tangency; thence N.14°10'00"W., 488.11 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.30°50'00"E., 35.36 feet) to a point of tangency; thence N.75°50'00"E., 4.29 feet; thence N.14°10'00"W., 50.00 feet to a point on a curve; thence Northwesterly, 41.43 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 94°57'37" (chord bearing N.56°41'12"W., 36.85 feet); thence S.80°47'37"W., 60.00 feet to a point on a curve; thence Northerly, 413.32 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 19°15'11" (chord bearing N.00°25'12"E., 411.38 feet) to a point of reverse curvature; thence Northerly, 155.58 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 07°37'07" (chord bearing N.06°14'14"E., 155.46 feet); thence S.84°50'00"W., 24.78 feet to a point on the Southerly boundary of Southwest Florida Water Management District Preserve Part II (Revision 14), according to Special Warranty Deed, as recorded in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of Southwest Florida Water Management District Preserve Part II (Revision 14), the following twenty-eight (28) courses: 1) N.01°00'00"E., 525.00 feet; 2) S.74°00'00"W., 320.00 feet; 3) N.14°00'00"E., 655.00 feet; 4) N.62°00'00"W., 555.00 feet; 5) N.04°00'00"W., 645.00 feet; 6) N.04°56'50"E., 770.61 feet; 7) S.84°50'00"E., 820.00 feet; 8) S.16°50'00"E., 510.00 feet; 9) S.49°50'00"E., 525.00 feet; 10) S.88°00'00"E., 305.00 feet; 11) N.17°00'00"E., 600.00 feet; 12) N.44°50'00"E., 535.00 feet; 13) S.77°00'00"E., 540.00 feet; 14) S.89°00'00"E., 889.43 feet; 15) S.85°00'00"E., 280.00 feet; 16) S.24°00'00"E., 835.00 feet; 17) S.10°50'00"W., 445.00 feet; 18) S.19°00'00"E., 380.00 feet; 19) S.66°00'00"E., 305.00 feet; 20) S.71°50'00"E., 480.00 feet; 21) S.78°17'53"E., 511.27 feet; 22) S.18°50'00"E., 305.00 feet; 23) S.51°50'00"E., 1015.00 feet; 24) S.65°30'00"E., 320.00 feet; 25) S.81°50'00"E., 145.00 feet; 26) N.80°00'00"E., 580.00 feet; 27) N.70°00'00"E., 585.00 feet; 28) N.56°38'20"E., 498.21 feet; thence S.61°44'22"E., 262.60 feet; thence S.30°27'03"W., 334.35 feet to a point of curvature; thence Southwesterly, 778.92 feet along the arc of a curve to the right having a radius of 2071.00 feet and a central angle of 21°32'57" (chord bearing S.41°13'31"W., 774.33 feet) to a point of tangency; thence S.52°00'00"W., 550.30 feet to a point of curvature; thence Southwesterly, 648.56 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 40°00'00" (chord bearing S.32°00'00"W., 635.47

feet) to a point of tangency; thence S.12°00'00"W., 275.00 feet to a point of curvature; thence Southwesterly, 560.77 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 30°00'00" (chord bearing S.27°00'00"W., 554.39 feet) to a point of tangency; thence S.42°00'00"W., 530.00 feet to a point of curvature; thence Southwesterly, 798.70 feet along the arc of a curve to the left having a radius of 1929.00 feet and a central angle of 23°43'24" (chord bearing S.30°08'18"W., 793.01 feet) to a point of compound curvature; thence Southeasterly, 42.88 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 98°16'36" (chord bearing S.30°51'42"E., 37.81 feet) to a point of tangency; thence S.80°00'00"E., 900.00 feet; thence N.10°00'00"E., 815.00 feet to a point on a curve; thence Northeasterly, 481.09 feet along the arc of a curve to the left having a radius of 750.00 feet and a central angle of 36°45'08" (chord bearing N.45°33'33"E., 472.88 feet); thence N.10°00'00"E., 177.22 feet; thence S.80°00'00"E., 829.35 feet to a point of curvature; thence Easterly, 160.58 feet along the arc of a curve to the right having a radius of 970.00 feet and a central angle of 09°29'06" (chord bearing S.75°15'27"E., 160.39 feet) to a point of tangency; thence S.70°30'54"E., 23.05 feet to a point of curvature; thence Southeasterly, 40.09 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°53'06" (chord bearing S.24°34'21"E., 35.93 feet) to a point of tangency on the Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, the following seven (7) courses: 1) S.21°22'12"W., 955.04 feet; 2) S.21°27'28"W., 117.24 feet; 3) S.21°04'46"W., 102.88 feet; 4) S.22°15'57"W., 113.00 feet; 5) S.20°23'41"W., 113.26 feet; 6) S.20°55'15"W., 422.73 feet; 7) S.20°53'43"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°55'56"W., 476.96 feet to the Northeast corner of the aforesaid Section 30; thence along the North boundary of the Northeast 1/4 of said Section 30, N.89°59'32"W., 1328.39 feet to the Northeast corner of the Northwest 1/4 of said Northeast 1/4 of Section 30; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'26"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'10"W., 2486.73 feet; thence S.48°16'38"E., 96.47 feet to a point on the aforesaid Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, S.41°43'22"W., 108.39 feet to a point on the aforesaid East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of the Southeast 1/4 of Section 30, S.00°03'10"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South

boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 4.88 feet to a point on the aforesaid Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, S.41°43'43"W., 109.27 feet; thence N.48°16'17"W., 120.00 feet; thence N.41°43'43"E., 3.33 feet to a point on the aforesaid South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 1154.46 feet to the Southeast corner of the aforesaid Southwest 1/4 of Section 30; thence along the aforesaid South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1182.80 feet to the **POINT OF BEGINNING**.

Containing 1291.878 acres, more or less.

LESS THE FOLLOWING DESCRIBED PARCEL:

From a point previously referred to as **POINT "A"**, run thence N.75°18'00"E., 132.00 feet; thence along a line lying 132.00 feet East of and parallel with the aforesaid Easterly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following two (2) courses: 1) N.14°42'00"W., 609.01 feet to the **POINT OF BEGINNING** of the herein described **LESS OUT PARCEL**; 2) continue N.14°42'00"W., 1207.93 feet to a point of curvature; thence Northeasterly, 99.48 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of 95°00'00" (chord bearing N.32°48'00"E., 88.47 feet) to a point of tangency; thence N.80°18'00"E., 92.08 feet to a point of curvature; thence Easterly, 721.09 feet along the arc of a curve to the right having a radius of 2929.00 feet and a central angle of 14°06'20" (chord bearing N.87°21'10"E., 719.27 feet) to a point of compound curvature; thence Southeasterly, 39.77 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°08'40" (chord bearing S.40°01'20"E., 35.71 feet) to a point of tangency; thence S.05°33'00"W., 288.07 feet to a point of curvature; thence Southwesterly, 15.71 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.50°33'00"W., 14.14 feet) to a point of tangency; thence N.84°27'00"W., 4.00 feet; thence S.05°33'00"W., 54.00 feet; thence S.84°27'00"E., 2.00 feet to a point of curvature; thence Southeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.39°27'00"E., 28.28 feet) to a point of tangency; thence S.05°33'00"W., 312.19 feet; thence S.85°57'50"W., 96.44 feet; thence S.27°00'00"W., 603.12 feet; thence S.75°18'00"W., 202.32 feet to the **POINT OF BEGINNING**.

Containing 17.273 acres, more or less.

ALTOGETHER containing 1274.605 acres, more or less.

AMI-LCF-CV-010

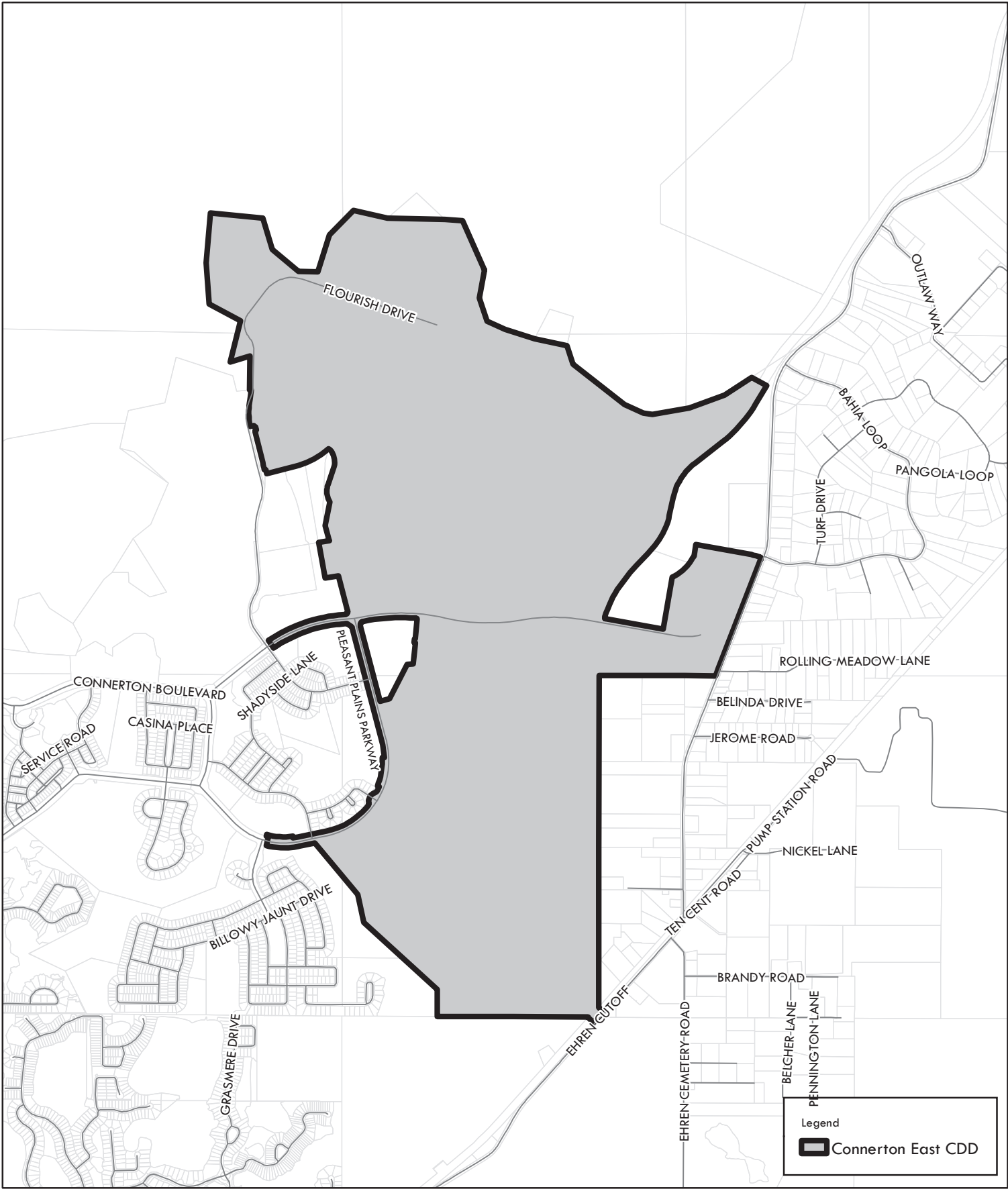
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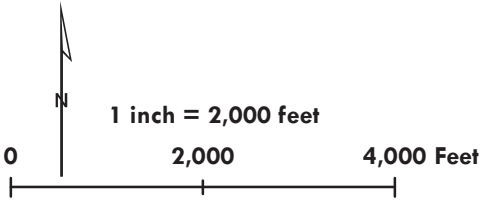
January 13, 2021

(Revised) February 12, 2021



Legend

 Connerton East CDD

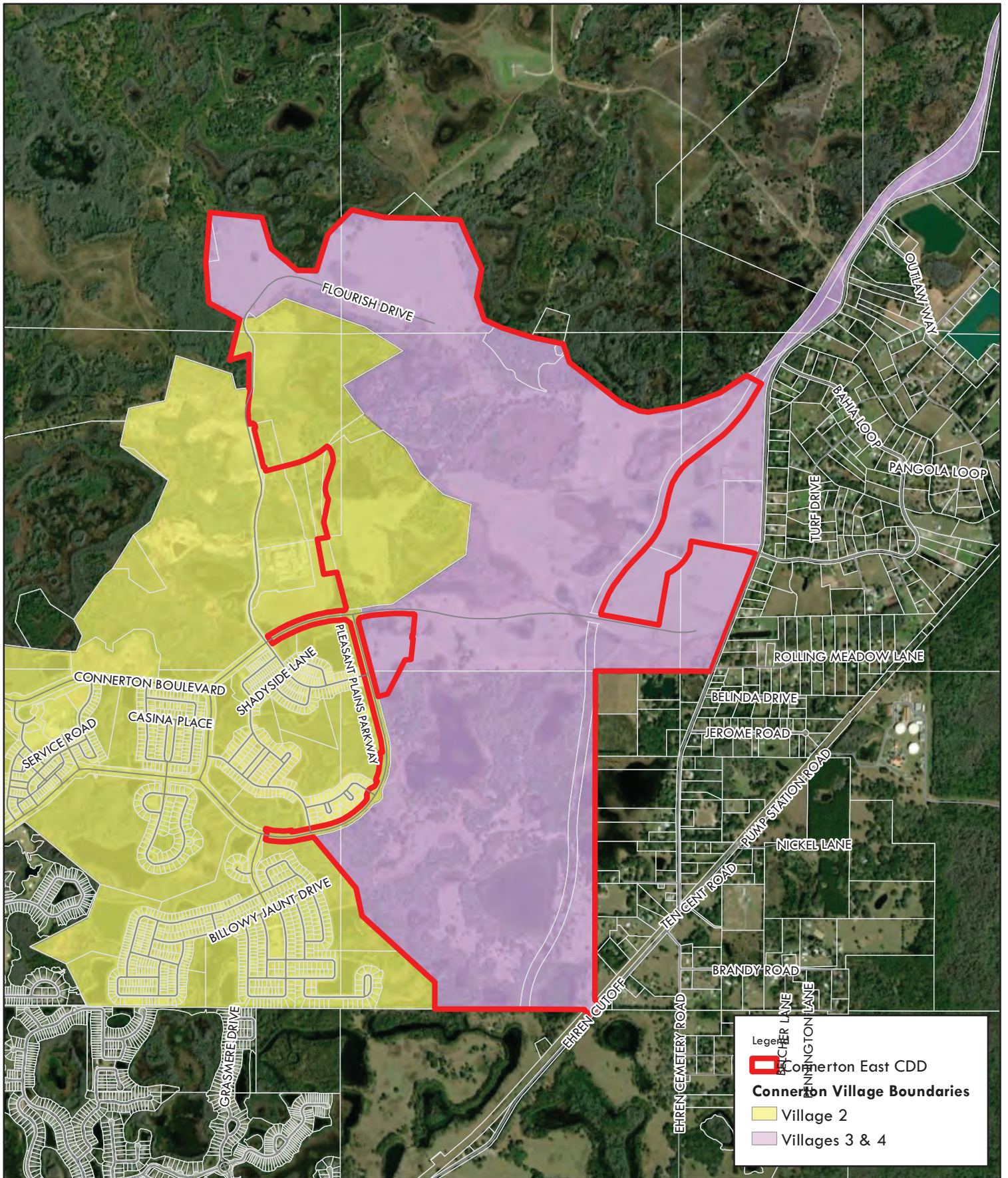


CONNERTON EAST CDD




Boundary Map

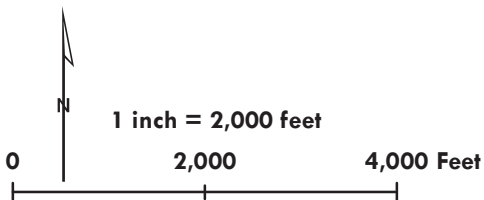


3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919



Legend

-  Connerton East CDD
- Connerton Village Boundaries**
-  Village 2
-  Villages 3 & 4



CONNERTON EAST CDD

MPUD Map



Clearview
LAND DESIGN, P.L.

3010 W. Azelee Street Suite 150
Tampa, Florida 33609 (813) 223-3919

EXHIBIT 3
Excluded Parcels

**EXCLUDED PARCEL
LEGAL DESCRIPTION**

From a point previously referred to as **POINT "A"**, run thence N.75°18'00"E., 132.00 feet; thence along a line lying 132.00 feet East of and parallel with the aforesaid Easterly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following two (2) courses: 1) N.14°42'00"W., 609.01 feet to the **POINT OF BEGINNING** of the herein described **LESS OUT PARCEL**; 2) continue N.14°42'00"W., 1207.93 feet to a point of curvature; thence Northeasterly, 99.48 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of 95°00'00" (chord bearing N.32°48'00"E., 88.47 feet) to a point of tangency; thence N.80°18'00"E., 92.08 feet to a point of curvature; thence Easterly, 721.09 feet along the arc of a curve to the right having a radius of 2929.00 feet and a central angle of 14°06'20" (chord bearing N.87°21'10"E., 719.27 feet) to a point of compound curvature; thence Southeasterly, 39.77 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°08'40" (chord bearing S.40°01'20"E., 35.71 feet) to a point of tangency; thence S.05°33'00"W., 288.07 feet to a point of curvature; thence Southwesterly, 15.71 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.50°33'00"W., 14.14 feet) to a point of tangency; thence N.84°27'00"W., 4.00 feet; thence S.05°33'00"W., 54.00 feet; thence S.84°27'00"E., 2.00 feet to a point of curvature; thence Southeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.39°27'00"E., 28.28 feet) to a point of tangency; thence S.05°33'00"W., 312.19 feet; thence S.85°57'50"W., 96.44 feet; thence S.27°00'00"W., 603.12 feet; thence S.75°18'00"W., 202.32 feet to the **POINT OF BEGINNING**.

Containing 17.273 acres, more or less.

EXHIBIT 4
Landowner Consent

**CONSENT AND JOINDER OF LANDOWNER
TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("**Property**").

The undersigned understands and acknowledges that Lennar Homes, LLC ("**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 entirety of 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 or three years from the date hereof, which ever shall first occur. 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 required by Petitioner, 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 19 day of November, 2020.

Witnessed:

LENNAR HOMES, LLC


Print Name: Kristine Canario

By: 
Name: Marvin L. Metheny, Jr.
Its: Vice President


Print Name: Trufe Bauers

EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Sections 13, 24 and 25, Township 25 South, Range 18 East and in Sections 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 30, also being a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212, according to the plat thereof, as recorded in Plat Book 73, Pages 102 through 105 inclusive, of the Public Records of Pasco County, Florida and also being a point on the Southerly boundary of Connerton West Community Development District, as recorded in Official Records Book 5907, Page 1907, of the Public Records of Pasco County, Florida, run thence along the South boundary of the Southwest 1/4 of said Section 30, said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212 and said Southerly boundary of Connerton West Community Development District, S.89°48'21"E., 1478.31 feet to the Southeast corner of said CONNERTON VILLAGE TWO PARCEL 212 and the Southeast corner of said Connerton West Community Development District for a **POINT OF BEGINNING**; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 212 and the Easterly boundary of said Connerton West Community Development District, the following two (2) courses: 1) N.00°11'38"E., 419.17 feet; 2) N.47°48'01"W., 724.63 feet to a point on the Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211, according to the plat thereof, as recorded in Plat Book 58, Pages 56 through 80 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211 and the aforesaid Easterly boundary of Connerton West Community Development District, the following three (3) courses: 1) continue N.47°48'01"W., 822.28 feet; 2) N.12°09'53"W., 442.32 feet; 3) N.39°26'15"W., 1041.21 feet; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 211, the following four (4) courses: 1) S.78°00'00"W., 241.07 feet to a point of curvature; 2) Westerly, 526.78 feet along the arc of a curve to the right having a radius of 1171.00 feet and a central angle of 25°46'28" (chord bearing N.89°06'46"W., 522.34 feet); 3) N.13°46'28"E., 142.00 feet to a point on a curve; 4) Westerly, 34.11 feet along the arc of said curve to the right having a radius of 1029.00 feet and a central angle of 01°53'56" (chord bearing N.75°16'33"W., 34.10 feet) to a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, according to the plat thereof, as recorded in Plat Book 79, Pages 26 through 35 inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following six (6) courses: 1) N.15°40'25"E., 26.00 feet to a point on a curve; 2) Easterly, 408.74 feet along the arc of said curve to the left having a radius of 1003.00 feet and a central angle of 23°20'57" (chord bearing S.86°00'04"E., 405.92 feet); 3) S.07°40'32"E., 26.00 feet to a point on a curve; 4) Easterly, 77.66 feet along the arc of said curve to the left having a radius of 1029.00 feet and a central angle of 04°19'28" (chord bearing N.80°09'44"E., 77.64 feet) to a point of tangency; 5) N.78°00'00"E., 456.74 feet to a point of curvature; 6) Northeasterly, 765.80 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of 38°51'49" (chord bearing N.58°34'05"E., 751.20 feet) to a point of compound curvature; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following ten (10) courses: 1) Northerly, 55.70 feet along the arc of a curve to the left having a radius of 64.00 feet and a central angle of 49°51'42" (chord bearing N.14°12'20"E., 53.95 feet) to a point of reverse curvature; 2) Northeasterly, 193.84 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 84°46'50" (chord bearing N.31°39'54"E., 176.63 feet) to a point of reverse curvature; 3) Northeasterly, 59.39 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 49°18'58" (chord bearing N.49°23'50"E., 57.57 feet) to a point of compound curvature; 4) Northeasterly, 61.06 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of 03°05'56" (chord bearing N.23°11'23"E., 61.05 feet); 5) N.63°55'25"W., 30.09 feet to a point on a curve; 6) Northerly, 449.63 feet along the arc of said curve to the left having a radius of 1099.00 feet and a central angle of 23°26'28" (chord bearing N.09°47'54"E., 446.50 feet); 7) N.88°04'40"E., 30.00 feet to a point on a curve; 8) Northerly, 251.78 feet along the arc of said curve to the left having a radius of 1129.00 feet and a central angle of 12°46'40" (chord bearing N.08°18'40"W., 251.26 feet) to a point of tangency, said point hereinafter being referred to as **POINT "A"**; 9) N.14°42'00"W., 1816.20 feet to a point of curvature; 10) Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.37°29'11"W., 53.45 feet) to a point of reverse curvature; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following four (4) courses: 1) Northwesterly, 23.65 feet along the arc of a curve to the right having a radius of 131.00 feet and

a central angle of 10°20'46" (chord bearing N.55°06'00"W., 23.62 feet) to a point of reverse curvature; 2) Westerly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.72°42'49"W., 53.45 feet) to a point of tangency; 3) S.84°30'00"W., 98.95 feet to a point of curvature; 4) Westerly, 668.59 feet along the arc of a curve to the left having a radius of 2189.00 feet and a central angle of 17°30'00" (chord bearing S.75°45'00"W., 666.00 feet) to the Northerlymost corner of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1A AND 2A, according to the plat thereof, as recorded in Plat Book 78, Pages 12 through 18 inclusive, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1A AND 2A, continue Southwesterly, 427.03 feet along the arc of said curve to the left having the same radius of 2189.00 feet and a central angle of 11°10'38" (chord bearing S.61°24'41"W., 426.35 feet) to the Easterlymost corner of the right-of-way for CONNERTON BOULEVARD, as described in Special Warranty Deed, recorded in Official Records Book 8417, Page 685, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said right-of-way for CONNERTON BOULEVARD, N.34°10'38"W., 142.00 feet to a point on a curve on the Southerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, the following three (3) courses: 1) Easterly, 1166.69 feet along the arc of said curve to the right having a radius of 2331.00 feet and a central angle of 28°40'38" (chord bearing N.70°09'41"E., 1154.55 feet) to a point of tangency; 2) N.84°30'00"E., 98.95 feet to a point of curvature; 3) Easterly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 25.96 feet) to a point of compound curvature; thence along the Easterly boundary of said Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, the following three (3) courses: 1) Northeasterly, 38.00 feet along the arc of a curve to the left having a radius of 39.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 36.52 feet) to a point of compound curvature; 2) Northerly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.03°51'29"W., 25.96 feet) to a point of tangency; 3) N.14°42'00"W., 555.28 feet; thence S.80°13'00"W., 211.20 feet; thence N.09°47'38"W., 564.14 feet to a point on the Northerly boundary of said Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, also being on the Southerly boundary of Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755 and said Southerly boundary of Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, N.80°13'37"E., 162.78 feet to the Southeast corner of said Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439; thence along the Easterly boundary of said Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, N.14°42'00"W., 243.11 feet; thence N.11°28'44"E., 369.34 feet to a point on a curve; thence Northerly, 289.25 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 50°59'38" (chord bearing N.06°20'34"W., 279.80 feet) to a point of tangency; thence N.19°09'14"E., 270.75 feet to a point of curvature; thence Northerly, 298.85 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 62°15'51" (chord bearing N.11°58'41"W., 284.36 feet) to a point of tangency; thence N.43°06'37"W., 26.31 feet to a point on a curve; thence Southwesterly, 170.57 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 07°56'44" (chord bearing S.52°01'38"W., 170.43 feet) to a point on the Northerly boundary of the aforesaid Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439; thence along said Northerly boundary of Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, continue Southwesterly, 270.24 feet along the arc of said curve to the right having the same radius of 1230.00 feet and a central angle of 12°35'17" (chord bearing S.62°17'39"W., 269.69 feet) to the Northwest corner of said Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, also being the Northeast corner of District School Board of Pasco County, Florida, according to County Deed, as recorded in Official Records Book 9938, Page 535, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said District School Board of Pasco County, Florida, according to County Deed, as recorded in Official Records Book 9938, Page 535, the following two (2) courses: 1) continue Westerly, 155.54 feet along the arc of said curve to the right having the same radius of 1230.00 feet and a central angle of 07°14'44" (chord bearing S.72°12'37"W., 155.44 feet) to a point of tangency; 2) S.75°50'00"W., 169.35 feet to the Northwest corner of said District School Board of Pasco County, Florida, according to County Deed, as recorded in

Official Records Book 9938, Page 535, also being the Southeast corner of District School Board of Pasco County, according to Warranty Deed, as recorded in Official Records Book 9938, Page 517, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said District School Board of Pasco County, according to Warranty Deed, as recorded in Official Records Book 9938, Page 517, continue S.75°50'00"W., 283.20 feet; thence N.14°10'00"W., 60.00 feet to a point on a curve; thence Northwesterly, 41.20 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 94°25'40" (chord bearing N.56°57'10"W., 36.69 feet) to a point of reverse curvature; thence Northerly, 95.05 feet along the arc of a curve to the left having a radius of 1230.00 feet and a central angle of 04°25'40" (chord bearing N.11°57'10"W., 95.03 feet) to a point of tangency; thence N.14°10'00"W., 488.11 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.30°50'00"E., 35.36 feet) to a point of tangency; thence N.75°50'00"E., 4.29 feet; thence N.14°10'00"W., 50.00 feet to a point on a curve; thence Northwesterly, 41.43 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 94°57'37" (chord bearing N.56°41'12"W., 36.85 feet); thence S.80°47'37"W., 60.00 feet to a point on a curve; thence Northerly, 413.32 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 19°15'11" (chord bearing N.00°25'12"E., 411.38 feet) to a point of reverse curvature; thence Northerly, 155.58 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 07°37'07" (chord bearing N.06°14'14"E., 155.46 feet); thence S.84°50'00"W., 24.78 feet to a point on the Southerly boundary of Southwest Florida Water Management District Preserve Part II (Revision 14), according to Special Warranty Deed, as recorded in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of Southwest Florida Water Management District Preserve Part II (Revision 14), the following twenty-eight (28) courses: 1) N.01°00'00"E., 525.00 feet; 2) S.74°00'00"W., 320.00 feet; 3) N.14°00'00"E., 655.00 feet; 4) N.62°00'00"W., 555.00 feet; 5) N.04°00'00"W., 645.00 feet; 6) N.04°56'50"E., 770.61 feet; 7) S.84°50'00"E., 820.00 feet; 8) S.16°50'00"E., 510.00 feet; 9) S.49°50'00"E., 525.00 feet; 10) S.88°00'00"E., 305.00 feet; 11) N.17°00'00"E., 600.00 feet; 12) N.44°50'00"E., 535.00 feet; 13) S.77°00'00"E., 540.00 feet; 14) S.89°00'00"E., 889.43 feet; 15) S.85°00'00"E., 280.00 feet; 16) S.24°00'00"E., 835.00 feet; 17) S.10°50'00"W., 445.00 feet; 18) S.19°00'00"E., 380.00 feet; 19) S.66°00'00"E., 305.00 feet; 20) S.71°50'00"E., 480.00 feet; 21) S.78°17'53"E., 511.27 feet; 22) S.18°50'00"E., 305.00 feet; 23) S.51°50'00"E., 1015.00 feet; 24) S.65°30'00"E., 320.00 feet; 25) S.81°50'00"E., 145.00 feet; 26) N.80°00'00"E., 580.00 feet; 27) N.70°00'00"E., 585.00 feet; 28) N.56°38'20"E., 498.21 feet; thence S.61°44'22"E., 262.60 feet; thence S.30°27'03"W., 334.35 feet to a point of curvature; thence Southwesterly, 778.92 feet along the arc of a curve to the right having a radius of 2071.00 feet and a central angle of 21°32'57" (chord bearing S.41°13'31"W., 774.33 feet) to a point of tangency; thence S.52°00'00"W., 550.30 feet to a point of curvature; thence Southwesterly, 648.56 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 40°00'00" (chord bearing S.32°00'00"W., 635.47 feet) to a point of tangency; thence S.12°00'00"W., 275.00 feet to a point of curvature; thence Southwesterly, 560.77 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 30°00'00" (chord bearing S.27°00'00"W., 554.39 feet) to a point of tangency; thence S.42°00'00"W., 530.00 feet to a point of curvature; thence Southwesterly, 798.70 feet along the arc of a curve to the left having a radius of 1929.00 feet and a central angle of 23°43'24" (chord bearing S.30°08'18"W., 793.01 feet) to a point of compound curvature; thence Southeasterly, 42.88 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 98°16'36" (chord bearing S.30°51'42"E., 37.81 feet) to a point of tangency; thence S.80°00'00"E., 900.00 feet; thence N.10°00'00"E., 815.00 feet to a point on a curve; thence Northeasterly, 481.09 feet along the arc of a curve to the left having a radius of 750.00 feet and a central angle of 36°45'08" (chord bearing N.45°33'33"E., 472.88 feet); thence N.10°00'00"E., 177.22 feet; thence S.80°00'00"E., 829.35 feet to a point of curvature; thence Easterly, 160.58 feet along the arc of a curve to the right having a radius of 970.00 feet and a central angle of 09°29'06" (chord bearing S.75°15'27"E., 160.39 feet) to a point of tangency; thence S.70°30'54"E., 23.05 feet to a point of curvature; thence Southeasterly, 40.09 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°53'06" (chord bearing S.24°34'21"E., 35.93 feet) to a point of tangency on the Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, the following seven (7) courses: 1) S.21°22'12"W., 955.04 feet; 2) S.21°27'28"W., 117.24 feet; 3) S.21°04'46"W., 102.88 feet; 4) S.22°15'57"W., 113.00 feet; 5) S.20°23'41"W., 113.26 feet; 6) S.20°55'15"W., 422.73 feet; 7) S.20°53'43"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°55'56"W., 476.96 feet to the Northeast corner of the aforesaid Section 30; thence along the North boundary of the Northeast 1/4 of said Section 30, N.89°59'32"W., 1328.39 feet to the Northeast corner of the Northwest 1/4 of said Northeast 1/4 of Section 30; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'26"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'10"W., 2486.73 feet; thence S.48°16'38"E., 96.47 feet to a point

on the aforesaid Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, S.41°43'22"W., 108.39 feet to a point on the aforesaid East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of the Southeast 1/4 of Section 30, S.00°03'10"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 4.88 feet to a point on the aforesaid Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, S.41°43'43"W., 109.27 feet; thence N.48°16'17"W., 120.00 feet; thence N.41°43'43"E., 3.33 feet to a point on the aforesaid South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 1154.46 feet to the Southeast corner of the aforesaid Southwest 1/4 of Section 30; thence along the aforesaid South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1182.80 feet to the **POINT OF BEGINNING**.

Containing 1291.878 acres, more or less.

LESS THE FOLLOWING DESCRIBED PARCEL:

From a point previously referred to as **POINT "A"**, run thence N.75°18'00"E., 132.00 feet; thence along a line lying 132.00 feet East of and parallel with the aforesaid Easterly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following two (2) courses: 1) N.14°42'00"W., 609.01 feet to the **POINT OF BEGINNING** of the herein described **LESS OUT PARCEL**; 2) continue N.14°42'00"W., 1207.93 feet to a point of curvature; thence Northeasterly, 99.48 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of 95°00'00" (chord bearing N.32°48'00"E., 88.47 feet) to a point of tangency; thence N.80°18'00"E., 92.08 feet to a point of curvature; thence Easterly, 721.09 feet along the arc of a curve to the right having a radius of 2929.00 feet and a central angle of 14°06'20" (chord bearing N.87°21'10"E., 719.27 feet) to a point of compound curvature; thence Southeasterly, 39.77 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°08'40" (chord bearing S.40°01'20"E., 35.71 feet) to a point of tangency; thence S.05°33'00"W., 288.07 feet to a point of curvature; thence Southwesterly, 15.71 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.50°33'00"W., 14.14 feet) to a point of tangency; thence N.84°27'00"W., 4.00 feet; thence S.05°33'00"W., 54.00 feet; thence S.84°27'00"E., 2.00 feet to a point of curvature; thence Southeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.39°27'00"E., 28.28 feet) to a point of tangency; thence S.05°33'00"W., 312.19 feet; thence S.85°57'50"W., 96.44 feet; thence S.27°00'00"W., 603.12 feet; thence S.75°18'00"W., 202.32 feet to the **POINT OF BEGINNING**.

Containing 17.273 acres, more or less.

AND LESS THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 18 and the Northeast 1/4 of Section 19, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19, run thence along the North line of the Northeast 1/4 of said Section 19, S.89°42'06"W., a distance of 1887.21 feet; thence S.00°00'00"E., a distance of 172.52 feet to a point on the South line of lands described in O.R. 5559, Pg. 981 as SWFWMD Reserve Part II (Revision 14) said point being the POINT OF BEGINNING; thence departing said South line, S.22°19'54"E., a distance of 21.10 feet; thence S.56°59'11"W., a distance of 11.42 feet; thence N.86°14'43"W., a distance of 49.63 feet; thence S.61°40'17"W., a distance of 44.31 feet; thence Southwesterly, 32.71 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 74°57'42" (chord bearing S.24°11'26"W., 30.42 feet); thence S.13°17'24"E., a distance of 90.17 feet; thence Southeasterly, 28.96 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 66°22'47" (chord bearing S.46°28'48"E., 27.37 feet); thence S.79°40'12"E., a distance of 41.71 feet; thence Easterly, 28.03 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 64°15'01" (chord bearing N.68°12'18"E., 26.59 feet); thence N.36°04'47"E., a distance of 72.50 feet; thence S.16°48'05"E., a distance of 54.25 feet; thence S.56°47'39"W., a distance of 57.46 feet; thence S.43°39'38"W., a distance of 75.63 feet; thence S.44°14'12"W., a distance of 84.76 feet; thence N.88°24'41"W., a distance of 73.38 feet; thence N.79°35'41"W., a distance of 43.17 feet; thence S.76°47'41"W., a distance of 76.35 feet; thence S.42°39'52"W., a distance of 88.11 feet; thence S.06°01'33"W., a distance of 73.75 feet; thence S.05°23'52"W., a distance of 49.81

feet; thence S.03°41'47"E., a distance of 71.50 feet; thence S.09°18'42"E., a distance of 79.50 feet; thence S.39°55'45"E., a distance of 54.51 feet; thence S.67°06'44"E., a distance of 77.57 feet; thence S.10°39'03"W., a distance of 20.42 feet; thence Northwesterly, 489.11 feet along the arc of a non-tangent curve to the right having a radius of 1070.00 feet and a central angle of 26°11'26" (chord bearing N.66°15'14"W., 484.86 feet); thence Northwesterly, 84.51 feet along the arc of a compound curve to the right having a radius of 100.00 feet and a central angle of 48°25'15" (chord bearing N.28°56'53"W., 82.02 feet); thence Northwesterly, 119.58 feet along the arc of a reverse curve to the left having a radius of 83.00 feet and a central angle of 82°32'38" (chord bearing N.46°00'35"W., 109.50 feet); thence Northwesterly, 84.51 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 48°25'15" (chord bearing N.63°04'16"W., 82.02 feet); thence Northwesterly, 111.65 feet along the arc of a compound curve to the right having a radius of 1070.00 feet and a central angle of 05°58'43" (chord bearing N.35°52'17"W., 111.60 feet); thence Northwesterly, 432.11 feet along the arc of a reverse curve to the left having a radius of 1430.00 feet and a central angle of 17°18'48" (chord bearing N.41°32'20"W., 430.47 feet); thence N.24°01'52"E., a distance of 111.26 feet; thence N.19°07'03"E., a distance of 34.25 feet; thence S.65°49'35"E., a distance of 32.67 feet; thence N.51°42'50"E., a distance of 59.14 feet; thence N.29°33'29"E., a distance of 62.96 feet; thence N.46°25'27"E., a distance of 44.63 feet; thence N.46°25'27"E., a distance of 10.32 feet to a point on the aforesaid South line of lands described in O.R. 5559, Pg. 981. thence along said South line the following three (3) courses: (1) S.66°00'00"E., a distance of 105.54 feet; (2) S.71°50'00"E., a distance of 480.00 feet; (3) S.78°17'53"E., a distance of 479.55 feet to the POINT OF BEGINNING.

Containing 14.178 acres, more or less.

ALTOGETHER containing 1260.427 acres, more or less.

**CONSENT AND JOINDER OF LANDOWNER
TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("**Property**").

The undersigned understands and acknowledges LEN-CONNERTON, LLC ("**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 entirety of 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 or three years from the date hereof, which ever shall first occur. 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 required by Petitioner, 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 day of February, 2021.

Witnessed:


Print Name: Matthew J. Hayes

Print Name: Matthew J. Hayes

LEN-CONNERTON, LLC, a Florida limited liability company


By: 
Name: Marvin L. Metheny, Jr.
Its: Vice President

EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 18 and the Northeast 1/4 of Section 19, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19, run thence along the North line of the Northeast 1/4 of said Section 19, S.89°42'06"W., a distance of 1887.21 feet; thence S.00°00'00"E., a distance of 172.52 feet to a point on the South line of lands described in O.R. 5559, Pg. 981 as SWFWMD Reserve Part II (Revision 14) said point being the POINT OF BEGINNING; thence departing said South line. S.22°19'54"E., a distance of 21.10 feet; thence S.56°59'11"W., a distance of 11.42 feet; thence N.86°14'43"W., a distance of 49.63 feet; thence S.61°40'17"W., a distance of 44.31 feet; thence Southwesterly, 32.71 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 74°57'42" (chord bearing S.24°11'26"W., 30.42 feet); thence S.13°17'24"E., a distance of 90.17 feet; thence Southeasterly, 28.96 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 66°22'47" (chord bearing S.46°28'48"E., 27.37 feet); thence S.79°40'12"E., a distance of 41.71 feet; thence Easterly, 28.03 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 64°15'01" (chord bearing N.68°12'18"E., 26.59 feet); thence N.36°04'47"E., a distance of 72.50 feet; thence S.16°48'05"E., a distance of 54.25 feet; thence S.56°47'39"W., a distance of 57.46 feet; thence S.43°39'38"W., a distance of 75.63 feet; thence S.44°14'12"W., a distance of 84.76 feet; thence N.88°24'41"W., a distance of 73.38 feet; thence N.79°35'41"W., a distance of 43.17 feet; thence S.76°47'41"W., a distance of 76.35 feet; thence S.42°39'52"W., a distance of 88.11 feet; thence S.06°01'33"W., a distance of 73.75 feet; thence S.05°23'52"W., a distance of 49.81 feet; thence S.03°41'47"E., a distance of 71.50 feet; thence S.09°18'42"E., a distance of 79.50 feet; thence S.39°55'45"E., a distance of 54.51 feet; thence S.67°06'44"E., a distance of 77.57 feet; thence S.10°39'03"W., a distance of 20.42 feet; thence Northwesterly, 489.11 feet along the arc of a non-tangent curve to the right having a radius of 1070.00 feet and a central angle of 26°11'26" (chord bearing N.66°15'14"W., 484.86 feet); thence Northwesterly, 84.51 feet along the arc of a compound curve to the right having a radius of 100.00 feet and a central angle of 48°25'15" (chord bearing N.28°56'53"W., 82.02 feet); thence Northwesterly, 119.58 feet along the arc of a reverse curve to the left having a radius of 83.00 feet and a central angle of 82°32'38" (chord bearing N.46°00'35"W., 109.50 feet); thence Northwesterly, 84.51 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 48°25'15" (chord bearing N.63°04'16"W., 82.02 feet); thence Northwesterly, 111.65 feet along the arc of a compound curve to the right having a radius of 1070.00 feet and a central angle of 05°58'43" (chord bearing N.35°52'17"W., 111.60 feet); thence Northwesterly, 432.11 feet along the arc of a reverse curve to the left having a radius of 1430.00 feet and a central angle of 17°18'48" (chord bearing N.41°32'20"W., 430.47 feet); thence N.24°01'52"E., a distance of 111.26 feet; thence N.19°07'03"E., a distance of 34.25 feet; thence S.65°49'35"E., a distance of 32.67 feet; thence N.51°42'50"E., a distance of 59.14 feet; thence N.29°33'29"E., a distance of 62.96 feet; thence N.46°25'27"E., a distance of 44.63 feet; thence N.46°25'27"E., a distance of 10.32 feet to a point on the aforesaid South line of lands described in O.R. 5559, Pg. 981. thence along said South line the following three (3) courses: (1) S.66°00'00"E., a distance of 105.54 feet; (2) S.71°50'00"E., a distance of 480.00 feet; (3) S.78°17'53"E., a distance of 479.55 feet to the POINT OF BEGINNING.

Containing 14.178 acres, more or less.

Parcel ID: 19-25-19-0000-00100-0014

EXHIBIT 5
Warranty Deed

After recording, please return to:
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, Florida 32801
Attention: Michael A. Ryan

Prepared by:
Watson Law Group, PLLC
4925 Greenville Ave., Ste. 717, Box 99
Dallas, Texas 75206
Attention: Monty Watson

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THAT PASCO INVESTMENT LAND LLC, a Delaware limited liability company, whose mailing address is 1601 Elm Street, Suite 3110, Dallas, Texas, 75201, Attn: Ashley Noonan (“Grantor”), for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid and caused to be paid to Grantor by LENNAR HOMES, LLC, a Florida limited liability company (“Grantee”), whose mailing address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY, unto Grantee, certain real property described on Exhibit A attached hereto (the “Land”) and made a part hereof for all purposes, together with (i) all right, title, and interest of Grantor, if any, in and to any and all buildings, structures, fixtures and improvements located on the Land, and (ii) all right, title, and interest of Grantor, if any, in and to all rights, privileges and easements appurtenant to the Land, all strips and gores adjoining or crossing the Property, and all appurtenances thereto (collectively, the “Property”).

This Special Warranty Deed (this “Deed”) is expressly made subject to those matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (collectively, the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, Grantee’s heirs, successors, and assigns, forever; and Grantor does hereby bind Grantor, Grantor’s heirs, successors, assigns and legal representatives, except for the Permitted Exceptions and as otherwise provided in this Deed, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, Grantee’s heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$182,763.70 are being paid on \$26,109,082.00 consideration in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

EXECUTED effective as of December ^{4th} 12, 2018.

WITNESSES:

Ashley Noonan
Print name: Ashley Noonan

Kelsey Smith
Print name: Kelsey Smith

GRANTOR:

PASCO INVESTMENT LAND LLC,
a Delaware limited liability company

By: John Helton
Name: John Helton
Title: Authorized Representative

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this 7th day of December, 2018, by John Helton, as the Authorized Representative of PASCO INVESTMENT LAND LLC, a Delaware limited liability company, on behalf of said limited liability company, who is personally known to me or has produced _____ as identification.

Jaumonica Ramone Mock
Notary Public, State of Texas

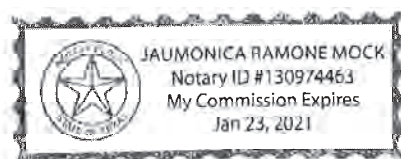


EXHIBIT A

Legal Description of Real Property

The land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

PART A (Pasco Investment Land, LLC)

The land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

A Parcel of land lying in Sections 13, 15, 22, 23, 24, 25, 26, 27, 35 and 36, Township 25 South, Range 18 East, and Sections 17, 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, all in Pasco County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet; thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of the Groves Phase 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Groves Phase 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S Highway No. 41 (State Road No. 45), per D.O.T. right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 4520.38 feet; thence N.88°44'55"E., 274.27 feet; thence S.01°15'05"E., 150.00

feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 1944.04 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 15°39'58" (chord bearing S.87°49'59"E., 1937.99 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence S.89°00'00"E., 255.00 feet; thence S.03°50'00"E., 150.00 feet; thence S.54°50'00"E., 400.00 feet; thence N.73°00'00"E., 270.00 feet; thence N.32°00'00"W., 980.00 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.47°50'00"W., 720.00 feet; thence N.76°00'00"W., 225.00 feet; thence N.12°50'00"E., 600.00 feet; thence N.78°00'00"E., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence N.01°00'00"E., 525.00 feet; thence S.74°00'00"W., 320.00 feet; thence N.14°00'00"E., 655.00 feet; thence N.62°00'00"W., 555.00 feet; thence N.04°00'00"W., 645.00 feet; thence N.82°50'00"E., 210.00 feet; thence N.10°50'00"W., 755.00 feet; thence S.84°50'00"E., 820.00 feet; thence S.16°50'00"E., 510.00 feet; thence S.49°50'00"E., 525.00 feet; thence S.88°00'00"E., 305.00 feet; thence N.17°00'00"E., 600.00 feet; thence N.44°50'00"E., 535.00 feet; thence S.77°00'00"E., 540.00 feet; thence N.48°50'00"E., 600.00 feet; thence S.46°50'00"E., 600.00 feet; thence S.85°00'00"E., 280.00 feet; thence S.24°00'00"E., 835.00 feet; thence S.10°50'00"W., 445.00 feet; thence S.19°00'00"E., 380.00 feet; thence S.66°00'00"E., 305.00 feet; thence S.71°50'00"E., 480.00 feet; thence N.27°00'00"E., 520.00 feet; thence S.72°50'00"E., 385.00 feet; thence S.12°50'00"W., 465.00 feet; thence S.18°50'00"E., 305.00 feet; thence S.51°50'00"E., 1015.00 feet; thence S.65°30'00"E., 320.00 feet; thence S.81°50'00"E., 145.00 feet; thence N.80°00'00"E., 580.00 feet; thence N.70°00'00"E., 585.00 feet; thence N.56°38'20"E., 1328.40 feet to a point on the Westerly maintained right-of-way of Ehren Road (County Road No. 583); thence along said Westerly maintained right-of-way line, the following nineteen (19) courses: 1) S.48°51'21"W., 97.11 feet; 2) S.42°32'17"W., 85.82 feet; 3) S.36°27'57"W., 112.91 feet; 4) S.30°29'25"W., 129.08 feet; 5) S.26°04'09"W., 127.93 feet; 6) S.16°01'38"W., 192.14 feet; 7) S.07°49'12"W., 145.26 feet; 8) S.02°11'34"W., 117.12 feet; 9) S.02°06'19"W., 981.49 feet; 10) S.00°38'37"W., 248.53 feet; 11) S.02°33'21"W., 973.03 feet; 12) S.20°16'52"W., 140.98 feet; 13) S.21°21'42"W., 1013.33 feet; 14) S.21°28'00"W., 117.24 feet; 15) S.21°05'17"W., 102.88 feet; 16) S.22°16'29"W., 113.00 feet; 17) S.20°24'13"W., 113.26 feet; 18) S.20°55'46"W., 422.73 feet; 19) S.20°54'15"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of said Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°56'01"W., 476.92 feet to the Southeast corner of the Southeast 1/4 of said Section 19; thence along the South boundary of said Southeast 1/4 of Section 19, N.89°59'10"W., 1328.58 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Northeast corner of Section 30,

S.00°10'04"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'23"W., 2486.70 feet; thence S.48°16'23"E., 96.47 feet; thence S.41°43'37"W., 108.39 feet to a point on said East boundary of the West 1/2 of said Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of the Southeast 1/4 of Section 30, S.00°03'23"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 4.88 feet; thence S.41°43'37"W., 109.27 feet; thence N.48°16'23"W., 120.00 feet; thence N.41°43'37"E., 3.33 feet to a point on said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'43"W., 1154.33 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the Southwest 1/4 of said Section 30, N.89°48'22"W., 2661.30 feet to the POINT OF BEGINNING.

Less and except the following described Parcel:

(Less-out Parcel No. 1)

Description:

A parcel of land lying in Section 18, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of the Groves Phase 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Groves Phase 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line

of U.S. Highway No. 41 (State Road No. 45), per D.O.T. Right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 4520.38 feet; thence N.88°44'55"E., 274.27 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 1944.04 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 15°39'58" (chord bearing S.87°49'59"E., 1937.99 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence S.89°00'00"E., 255.00 feet; thence S.03°50'00"E., 150.00 feet; thence S.54°50'00"E., 400.00 feet; thence N.73°00'00"E., 270.00 feet; thence N.32°00'00"W., 980.00 feet; thence N.51°50'00"W., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.47°50'00"W., 720.00 feet; thence N.76°00'00"W., 225.00 feet; thence N.12°50'00"E., 600.00 feet; thence N.78°00'00"W., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence N.01°00'00"E., 525.00 feet; thence S.74°00'00"W., 320.00 feet; thence N.14°00'00"E., 655.00 feet; thence N.62°00'00"W., 555.00 feet; thence N.04°00'00"W., 645.00 feet; thence N.82°50'00"E., 210.00 feet; thence N.10°50'00"W., 755.00 feet; thence S.84°50'00"E., 820.00 feet; thence S.16°50'00"W., 510.00 feet; thence S.49°50'00"E., 525.00 feet; thence S.88°00'00"E., 305.00 feet; thence N.17°00'00"E., 600.00 feet; thence N.44°50'00"E., 535.00 feet; thence S.77°00'00"W., 540.00 feet to the POINT OF BEGINNING; thence N.48°50'00"E., 600.00 feet; thence S.46°50'00"E., 600.00 feet; thence N.89°00'00"W., 889.43 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

(Less-out Parcel No. 2)

Description:

A parcel of land lying in Sections 18 and 19, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of the Groves Phase 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Groves Phase 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S Highway No. 41 (State Road No. 45), per D.O.T. right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet) 4) N.21°37'29"W., 4520.38 feet; thence N.88°44'55"E., 274.27 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 1944.04 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 15°39'58" (chord bearing S.87°49'59"E., 1937.99 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence S.89°00'00"E., 255.00 feet; thence S.03°50'00"E., 150.00 feet; thence S.54°50'00"E., 400.00 feet; thence N.73°00'00"E.,

270.00 feet; thence N.32°00'00"W., 980.00 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.47°50'00"W., 720.00 feet; thence N.76°00'00"W., 225.00 feet; thence N.12°50'00"E., 600.00 feet; thence N.78°00'00"E., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence N.01°00'00"E., 525.00 feet; thence S.74°00'00"W., 320.00 feet; thence N.14°00'00"E., 655.00 feet; thence N.62°00'00"W., 555.00 feet; thence N.04°00'00"W., 645.00 feet; thence N.82°50'00"E., 210.00 feet; thence N.10°50'00"W., 755.00 feet; thence S.84°50'00"E., 820.00 feet; thence S.16°50'00"E., 510.00 feet; thence S.49°50'00"E., 525.00 feet; thence S.88°00'00"E., 305.00 feet; thence N.17°00'00"E., 600.00 feet; thence N.44°50'00"E., 535.00 feet; thence S.77°00'00"E., 540.00 feet; thence N.48°50'00"E., 600.00 feet; thence S.46°50'00"E., 600.00 feet; thence S.85°00'00"E., 280.00 feet; thence S.24°00'00"E., 835.00 feet; thence S.10°50'00"W., 445.00 feet; thence S.19°00'00"E., 380.00 feet; thence S.66°00'00"E., 305.00 feet; thence S.71°50'00"E., 480.00 feet to the POINT OF BEGINNING; thence N.27°00'00"E., 520.00 feet; thence S.72°50'00"E., 385.00 feet; thence S.12°50'00"W., 465.00 feet; thence N.78°17'53"W., 511.27 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

(Less-out Parcel No. 3)

Description:

A parcel of land lying in Section 36, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25, said point also being the POINT OF BEGINNING; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, S.89°29'00"E., 1320.77 feet to the Northwest corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the North boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, continue S.89°29'00"E., 1320.77 feet to the POINT OF BEGINNING.

Together with the following described Parcel:

(Add-on Parcel No. 1)

Description:

A parcel of land lying in Section 24, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N.89°42'53 "W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 437.08 feet to a point on a curve, said point lying on the Westerly boundary of the Groves Phase 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Groves Phase 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet; 2) S.71°53'17"W., 446.91 feet; 3) S.18°06'43"E., 630.30 feet; 4) S.62°19'10"W., 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. Highway No. 41 (State Road No. 45), per D.O.T right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of 05°04'37" (chord bearing N.20°38'25"W., 496.90 feet); 2) N.18°06'36"W., 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of 03°31'07" (chord bearing N.19°51'24"W., 1414.66 feet 4) N.21°37'29"W., 4520.38 feet; thence N.88°44'55"E., 274.27 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 1944.04 feet along the arc of a curve to the right having a radius of 7110.00

feet and a central angle of $15^{\circ}39'58''$ (chord bearing $S.87^{\circ}49'59''E.$, 1937.99 feet) to a point of tangency; thence $S.80^{\circ}00'00''E.$ 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of $06^{\circ}30'00''$ (chord bearing $S.83^{\circ}15'00''E.$, 1291.46 feet) to a point of tangency; thence $S.86^{\circ}30'00''E.$, 210.00 feet; thence $N.20^{\circ}35'08''E.$, 263.21 feet; thence $N.27^{\circ}50'00''W.$, 285.00 feet; thence $N.35^{\circ}00'00''E.$, 840.00 feet; thence $N.47^{\circ}50'00''E.$, 165.00 feet to the POINT OF BEGINNING; thence $S.89^{\circ}00'00''E.$, 255.00 feet; thence $S.03^{\circ}50'00''E.$, 150.00 feet; thence $S.54^{\circ}50'00''E.$, 400.00 feet; thence $N.73^{\circ}00'00''E.$, 270.00 feet; thence $N.32^{\circ}00'00''W.$, 980.00 feet; thence $S.32^{\circ}11'37''W.$, 621.01 feet to the POINT OF BEGINNING.

Also together with the following described Parcel:

(Add-on Parcel No. 2)

Description:

A parcel of land lying in Section 24, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, $N.89^{\circ}28'40''W.$, 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, $S.00^{\circ}15'33''W.$, 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, $N.89^{\circ}42'53''W.$, 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, $N.89^{\circ}43'25''W.$, 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, $N.00^{\circ}19'32''E.$, 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence $N.26^{\circ}38'23''W.$, 741.21 feet; thence $N.64^{\circ}26'37''W.$, 629.60 feet; thence $N.62^{\circ}51'24''E.$, 1014.82 feet; thence $N.20^{\circ}31'43''E.$, 549.36 feet; thence $N.50^{\circ}14'25''W.$, 1535.13 feet; thence $S.55^{\circ}36'40''W.$, 810.99 feet; thence $S.65^{\circ}13'49''W.$, 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of $65^{\circ}24'34''$ (chord bearing $S.32^{\circ}32'26''W.$, 1242.71 feet; thence $S.00^{\circ}11'02''E.$, 437.08 feet to a point on a curve, said point lying on the Westerly boundary of the Groves Phase 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Groves Phase 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of $73^{\circ}44'90''$ (chord bearing $S.36^{\circ}41'00''W.$, 659.97 feet); 2) $S.71^{\circ}53'17''W.$, 446.91 feet; 3) $S.18^{\circ}06'43''E.$, 630.30 feet; 4) $S.62^{\circ}19'10''W.$, 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. Highway No. 41 (State Road No. 45), per D.O.T. right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of $05^{\circ}04'37''$ (chord bearing $N.20^{\circ}38'25''W.$, 496.90 feet); 2) $N.18^{\circ}06'36''W.$, 1124.74 feet to a point on a curve;

3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of $03^{\circ}31'07''$ (chord bearing N.19°51'24"W., 1414.66 feet 4) N.21°37'29"W., 4520.38 feet; thence N.88°44'55"E., 274.27 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of $01^{\circ}48'25''$ (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of $02^{\circ}45'53''$ (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 1944.04 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of $15^{\circ}39'58''$ (chord bearing S.87°49'59"E., 1937.99 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of $06^{\circ}30'00''$ (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence S.89°00'00"E., 255.00 feet; thence S.03°50'00"E., 150.00 feet; thence S.54°50'00"E., 400.00 feet; thence N.73°00'00"E., 270.00 feet; thence N.32°00'00"W., 980.00 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet to the POINT OF BEGINNING; thence N.47°50'00"W., 720.00 feet; thence N.76°00'00"W., 225.00 feet; thence S.54°25'49"E., 924.48 feet to the POINT OF BEGINNING.

Also together with the following described Parcel:

(Add-on Parcel No. 3)

Description:

A parcel of land lying in Section 13, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, thence along the South boundary of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 36, S.00°15'33"W., 1328.92 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 36, N89°42'53"W., 1321.99 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 36; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 36, N.89°43'25"W., 1321.07 feet to the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 36, N.00°19'32"E., 1339.80 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 36; thence N.26°38'23"W., 741.21 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve;

thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of $65^{\circ}24'34''$ (chord bearing $S.32^{\circ}32'26''W.$, 1242.71 feet); thence $S.00^{\circ}11'02''E.$, 437.08 feet to a point on a curve, said point lying on the Westerly boundary of the Groves Phase 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Groves Phase 1A, the following four (4) courses: 1) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of $73^{\circ}44'10''$ (chord bearing $S.36^{\circ}41'00''W.$, 659.97 feet); 2) $S.71^{\circ}53'17''W.$, 446.91 feet; 3) $S.18^{\circ}06'43''E.$, 630.30 feet; 4) $S.62^{\circ}19'10''W.$, 820.30 feet to a point on a curve on the Easterly right-of-way line of U.S. Highway No. 41 (State Road No. 45), per D.O.T right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 497.06 feet along the arc of a curve to the right having a radius of 5609.58 feet and a central angle of $05^{\circ}04'37''$ (chord bearing $N.20^{\circ}38'25''W.$, 496.90 feet); 2) $N.18^{\circ}06'36''W.$, 1124.74 feet to a point on a curve; 3) Northerly, 1414.88 feet along the arc of a curve to the left having a radius of 23038.77 feet and a central angle of $03^{\circ}31'07''$ (chord bearing $N.19^{\circ}51'24''W.$, 1414.66 feet) 4) $N.21^{\circ}37'29''W.$, 4520.38 feet; thence $N.88^{\circ}44'55''E.$, 274.27 feet; thence $S.01^{\circ}15'05''E.$, 150.00 feet; thence $N.88^{\circ}44'55''E.$, 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of $01^{\circ}48'25''$ (chord bearing $N.87^{\circ}50'42''E.$, 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of $02^{\circ}45'53''$ (chord bearing $N.89^{\circ}23'14''E.$, 547.62 feet); thence $N.50^{\circ}50'00''E.$, 1057.53 feet; thence $N.25^{\circ}00'00''E.$, 1050.00 feet; thence $N.79^{\circ}00'00''E.$, 544.99 feet; thence $N.56^{\circ}00'00''E.$, 356.34 feet; thence $S.46^{\circ}00'00''E.$, 430.00 feet; thence $S.03^{\circ}50'00''W.$, 770.00 feet; thence $S.55^{\circ}00'00''W.$, 325.00 feet; thence $S.33^{\circ}50'00''W.$, 375.00 feet; thence $S.05^{\circ}39'58''E.$, 77.00 feet to a point on a curve; thence Easterly, 1944.04 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of $15^{\circ}39'58''$ (chord bearing $S.87^{\circ}49'59''E.$, 1937.99 feet) to a point of tangency; thence $S.80^{\circ}00'00''E.$, 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of $06^{\circ}30'00''$ (chord bearing $S.83^{\circ}15'00''E.$, 1291.46 feet) to a point of tangency; thence $S.86^{\circ}30'00''E.$, 210.00 feet; thence $N.20^{\circ}35'08''E.$, 263.21 feet; thence $N.27^{\circ}50'00''W.$, 285.00 feet; thence $N.35^{\circ}00'00''E.$, 840.00 feet; thence $N.47^{\circ}50'00''E.$, 165.00 feet; thence $S.89^{\circ}00'00''E.$, 255.00 feet; thence $S.03^{\circ}50'00''E.$, 150.00 feet; thence $S.54^{\circ}50'00''E.$, 400.00 feet; thence $N.73^{\circ}00'00''E.$, 270.00 feet; thence $N.32^{\circ}00'00''W.$, 980.00 feet; thence $N.51^{\circ}50'00''E.$, 350.00 feet; thence $N.22^{\circ}50'00''E.$, 700.00 feet; thence $N.47^{\circ}50'00''W.$, 720.00 feet; thence $N.76^{\circ}00'00''W.$, 225.00 feet; thence $N.12^{\circ}50'00''E.$, 600.00 feet; thence $N.78^{\circ}00'00''E.$, 575.00 feet; thence $N.13^{\circ}50'00''E.$, 730.00 feet; thence $S.71^{\circ}50'00''E.$, 925.00 feet; thence $S.14^{\circ}50'00''E.$, 245.00 feet; thence $N.84^{\circ}50'00''E.$, 200.00 feet; thence $N.01^{\circ}00'00''E.$, 525.00 feet; thence $S.74^{\circ}00'00''W.$, 320.00 feet; thence $N.14^{\circ}00'00''E.$, 655.00 feet; thence $N.62^{\circ}00'00''W.$, 555.00 feet; thence $N.04^{\circ}00'00''W.$, 645.00 feet to the POINT OF BEGINNING; thence $N.82^{\circ}50'00''E.$, 210.00 feet; thence $N.10^{\circ}50'00''W.$, 755.00 feet; thence $S.04^{\circ}56'50''W.$, 770.61 feet to the POINT OF BEGINNING.

Also together with the following described Parcel:

Connerton Commerce Park

Description:

A parcel of land lying in Sections 14, 15, 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet to the POINT OF BEGINNING; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'43"W., 373.13 feet; thence S.21°53'39"W., 337.41 feet; thence S.09°06'52"W., 297.33 feet; thence S.60°28'32"W., 515.32 feet; thence S.36°40'01"W., 685.13 feet; thence S.17°07'26"W., 767.91 feet; thence along a line lying 12.00 feet Easterly of and parallel with the Easterly right-of-way line of U.S Highway No. 41 (State Road No. 45), as per Florida Department of Transportation right-of-way Map No. 544B-Road 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida, N.31°23'57"W., 3451.68 feet; thence N.55°09'25"E., 1413.25 feet to a point of curvature; thence Northeasterly, 713.02 feet along the arc of a curve to the right having a radius of 1770.00 feet and a central angle of 23°04'51" (chord bearing N.66°41'50"E., 708.21 feet); thence S.00°00'14"W., 225.84 feet; thence S.50°10'39"E., 644.82 feet; thence S.00°00'14"W., 736.31 feet; thence S.89°59'46"E., 668.57 feet; thence N.00°00'14"E., 407.95 feet; thence S.89°59'46"E., 255.79 feet; thence N.00°00'14"E., 488.08 feet; thence S.89°59'46"E., 196.16 feet to the POINT OF BEGINNING.

Also together with the following described Parcel:

Employment Center Collector Road (Symphony Boulevard)

Description:

A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°14'13"W., 858.56 feet to a point on the Easterly right-of-way line of U.S Highway No. 41(State Road No. 45), per D.O.T right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 443.93 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; thence N.36°40'19"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve, said point also being the point of beginning; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle

of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence N.79°00'00"E., 125.88 feet to a point on a curve; thence Northwesterly, 510.80 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°57'17" (chord bearing N.23°58'38"W., 510.16 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet); thence S.21°53'39"W., 125.59 feet to the point of beginning.

Less and Except the following described Parcel:

All of Connerton Village One Parcel 101 and 102, according to the Plat thereof as recorded in Plat Book 51, Pages 115 through 137, inclusive, of the Public Records of Pasco County, Florida.

Also less and except the following described Parcel:

All of Connerton Village One Parcel 103, according to the Plat thereof as recorded in Plat Book 52, Pages 118 through 131, inclusive, of the Public Records of Pasco County, Florida.

Also less and except the following described Parcel:

All of Connerton Village Two Phase 2, according to the Plat thereof as recorded in Plat Book 62, Pages 111 through 133, inclusive, of the Public Records of Pasco County, Florida.

Above reference Plat has now been replatted by Connerton Village Two Phase 2 REPLAT, according to the Plat thereof as recorded in Plat Book 73, Pages 1 through 8, inclusive, of the Public Records of Pasco County, Florida.

Also less and except the following described Parcel:

All of Connerton Village Two Parcel 210, according to the Plat thereof as recorded in Plat Book 59, Pages 56 through 72, inclusive, of the Public Records of Pasco County, Florida.

Also less and except the following described Parcel:

All of Connerton Village Two Parcel 211, according to the Plat thereof as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida.

Also less and except the following described Parcel:

All of Connerton Village Two Village Center Parcels "251A", "251B", "251C", and "251D", according to the Plat thereof as recorded in Plat Book 65, Pages 111 through 116, inclusive, of the Public Records of Pasco County, Florida.

Also less and except the following described Parcel:

All of Connerton Commerce Park Parcels 1, 2A-1, 2A-2 and 2B, according to the Plat thereof as recorded in Plat Book 76, Pages 64 through 67, inclusive, of the Public Records of Pasco County, Florida.

Also less and except the following described Parcel:

All of Connerton Retail Center, according to the Plat thereof as recorded in Plat Book 61, Pages 63 through 65, inclusive, of the Public Records of Pasco County, Florida.

Also less and except the following described Parcel:

Connerton Village Two Parcel 201

Description:

A Parcel of land lying in Section 25, Township 25 South, Ranges 18 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 25, run thence along the North boundary of the Northwest 1/4 of said Section 25, S.89°35'27"E., 2663.53 feet to the Northeast corner of said Northwest 1/4 of Section 25; thence along the East boundary of said Northwest 1/4 of Section 25, S.00°10'59"E., 300.11 feet to a point on the Southerly right-of-way line of Connerton Boulevard, according to the plat of Connerton Village Two Parcel 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Southerly right-of-way line of Connerton Boulevard and the Westerly right-of-way line of Blue Mist Parkway, according to said plat of Connerton Village Two Parcel 211, in respective order, the following twelve (12) courses: 1) S.84°09'00"E., 447.27 feet to a point of curvature; 2) Southeasterly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.61°21'49"E., 53.45 feet) to a point of reverse curvature; 3) Southeasterly, 36.92 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of 16°08'46" (chord bearing S.46°39'00"E., 36.79 feet) to a point of reverse curvature; 4) Southeasterly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.31°56'11"E., 53.45 feet) to a point of tangency; 5) S.09°09'00"E., 41.06 feet to a point of curvature; 6) Southerly, 331.93 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 20°28'18" (chord bearing S.01°05'09"W., 330.17 feet) to a point of reverse curvature; 7) Southerly, 408.27 feet along the arc of a curve to the left having a radius of 2071.00 feet and a central angle of 11°17'42" (chord bearing S.05°40'27"W., 407.61 feet) to a point of reverse curvature; 8) Southerly, 337.63 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 20°49'25" (chord bearing S.10°26'18"W., 335.78 feet) to a point of tangency; 9) S.20°51'00"W., 22.08 feet to a point of curvature; 10) Southwesterly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.43°38'11"W., 53.45 feet) to a point of reverse curvature; 11) Southwesterly, 36.92 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of 16°08'46"

(chord bearing S.58°21'00"W., 36.79 feet) to a point of reverse curvature; 12) Westerly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.73°03'49"W., 53.45 feet) to a point of tangency, said point also being the Northeast corner of Connerton Village Two Parcel 210, according to the plat thereof as recorded in Plat Book 59, Pages 56 through 72, inclusive, of the Public Records of Pasco County, Florida; thence along the Northerly right-of-way line of Pleasant Plains Parkway, according to said plat of Connerton Village Two Parcel 210, N.84°09'00"W., 1444.52 feet to the Southeast corner of Connerton Village Two Phase 2, according to the plat thereof as recorded in Plat Book 62, Pages 111 through 133, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said Connerton Village Two Phase 2, the following four (4) courses: 1) N.05°51'00"E., 43.64 feet; 2) N.63°00'00"E., 140.00 feet; 3) N.10°19'17"E., 1112.94 feet; 4) N.05°51'00"E., 73.87 feet to a point on the aforesaid Southerly right-of-way line of Connerton Boulevard; thence along said Southerly right-of-way line of Connerton Boulevard, S.84°09'00"E., 786.14 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

Connerton Village Area One Village Center South Townhome Parcel 105

Description:

A parcel of land lying in Section 35, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 35, run thence along the North boundary of the Northwest 1/4 of said Section 35, S.89°03'43"E., 1203.63 feet to a point on the Easterly right-of-way line of U.S. Highway No. 41, per Florida Department of Transportation right-of-way Map No. 544B-Road 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, S.18°05'41 "E., 536.27 feet to a point of cusp, said point also being the Southwesterly corner of Pleasant Plains Parkway, as shown on the plat of Connerton village one Parcel 103, as recorded in Plat Book 52, Pages 118 through 131, inclusive, of the Public Records of Pasco County, Florida; thence along the Southerly right-of-way line of said Pleasant Plains Parkway, the following four (4) courses: 1) Northeasterly, 39.26 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°59'05" (chord bearing N.26°53'52"E., 35.35 feet) to a point of tangency; 2) N.71°53'24"E., 547.66 feet to the POINT OF BEGINNING; 3) continue, N.71°53'24"E., 108.45 feet to a point of curvature; 4) Easterly, 339.81 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 20°42'46"(chord bearing N.82°14'47"E., 337.97 feet); thence S.04°44'12"W., 106.52 feet to a point on the Westerly boundary of the Groves Phase 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Groves Phase 1A, The following two (2) courses: 1) S.71°53'17"W., 141.55 feet; 2) S.18°06'43"E., 178.34 feet; thence S.71°53'17"W., 179.15 feet to a point of curvature; Thence Westerly, 47.54 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 54°28'36" (chord bearing N.80°52'25"W., 45.77 feet) to a point of compound curvature; Thence Northwesterly, 127.11 feet along the Arc of a curve to the right having a radius of 205.00 feet and a central angle

of $35^{\circ}31'31''$ (chord bearing $N.35^{\circ}52'21''W.$, 125.08 feet) to a point of tangency; thence $N.18^{\circ}06'36''W.$, 197.21 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

Connerton Regional Park Site

Description:

A parcel of land lying in Sections 13 and 24, Township 25 South, Range 18 East and in Sections 18 and 19, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 24, run thence along the East boundary of said Section 24, $N.00^{\circ}03'26''E.$, 945.38 feet; thence $S.84^{\circ}30'00''W.$, 64.31 feet to a point of curvature; thence Westerly, 1183.72 feet along the arc of a curve to the left having a radius of 2331.00 feet and a central angle of $29^{\circ}05'44''$ (chord bearing $S.69^{\circ}57'08''W.$, 1171.04 feet) to a point of reverse curvature; thence Westerly, 38.69 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $88^{\circ}39'44''$ (chord bearing $N.80^{\circ}15'52''W.$, 34.94 feet) to a point of tangency; thence $N.35^{\circ}56'00''W.$, 204.64 feet to a point of curvature; thence Northerly, 548.02 feet along the arc of a curve to the right having a radius of 470.00 feet and a central angle of $66^{\circ}48'24''$ (chord bearing $N.02^{\circ}31'48''W.$, 517.50 feet) to a point of reverse curvature; thence Northerly, 330.60 feet along the arc of a curve to the left having a radius of 530.00 feet and a central angle of $35^{\circ}44'24''$ (chord bearing $N.13^{\circ}00'12''E.$, 325.27 feet) to a point of tangency; thence $N.04^{\circ}52'00''W.$, 366.11 feet to the POINT OF BEGINNING; thence continue, $N.04^{\circ}52'00''W.$, 234.37 feet to a point of curvature; thence Northerly, 422.70 feet along the arc of a curve to the right having a radius of 1170.00 feet and a central angle of $20^{\circ}42'00''$ (chord bearing $N.05^{\circ}29'00''E.$, 420.41 feet) to a point of tangency; thence $N.15^{\circ}50'00''E.$, 150.00 feet to a point of curvature; thence Northerly, 329.87 feet along the arc of a curve to the left having a radius of 630.00 feet and a central angle of $30^{\circ}00'00''$ (chord bearing $N.00^{\circ}50'00''E.$, 326.11 feet) to a point of tangency; thence $N.14^{\circ}10'00''W.$, 880.00 feet to a point of curvature; thence Northerly, 386.91 feet along the arc of a curve to the right having a radius of 570.00 feet and a central angle of $38^{\circ}53'31''$ (chord bearing $N.05^{\circ}16'46''E.$, 379.53 feet) to a point of reverse curvature; thence Northerly, 260.87 feet along the arc of a curve to the left having a radius of 630.00 feet and a central angle of $23^{\circ}43'31''$ (chord bearing $N.12^{\circ}51'46''E.$, 259.01 feet) to a point of tangency; thence $N.01^{\circ}00'00''E.$, 536.07 feet to a point of curvature; thence Northerly, 240.11 feet along the arc of a curve to the left having a radius of 330.00 feet and a central angle of $41^{\circ}41'17''$ (chord bearing $N.19^{\circ}50'39''W.$, 234.84 feet) to a point of reverse curvature; thence Northerly, 370.81 feet along the arc of a curve to the right having a radius of 270.00 feet and a central angle of $78^{\circ}41'17''$ (chord bearing $N.01^{\circ}20'39''W.$, 342.35 feet); thence $S.51^{\circ}43'31''E.$, 1325.6 feet; thence $N.56^{\circ}23'48''E.$, 555.28 feet; thence $S.70^{\circ}00'00''E.$, 1325.00 feet; thence $S.58^{\circ}00'00''E.$, 700.00 feet; thence $S.60^{\circ}00'00''W.$, 1075.00 feet; thence $S.35^{\circ}00'00''E.$, 550.50 feet; thence $S.55^{\circ}00'00''W.$, 414.35 feet to a point of curvature; thence Southwesterly, 608.98 feet along the arc of a curve to the left having a radius of 671.00 feet and a central angle of $52^{\circ}00'00''$ (chord bearing $S.29^{\circ}00'00''W.$, 588.29 feet) to a point of tangency; thence $S.03^{\circ}00'00''W.$, 615.00 feet to a point of curvature; thence Southerly, 330.86 feet along the arc of a curve to the left having a radius of

1071.00 feet and a central angle of $17^{\circ}42'00''$ (chord bearing $S.05^{\circ}51'00''E.$, 329.54 feet) to a point of tangency; thence $S14^{\circ}42'00''E.$, 243.11 feet; thence $S.80^{\circ}13'00''W.$, 1109.43 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

Connerton School Site

Description:

A parcel of land lying in Section 24, Township 25 South, Range 18 East and in Section 19, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 24, run thence along the East boundary of said Section 24, $N.00^{\circ}03'26''E.$, 945.38 feet to the POINT OF BEGINNING; thence $S.84^{\circ}30'00''W.$, 64.31 feet to a point of curvature; thence Westerly, 1183.72 feet along the arc of a curve to the left having a radius of 2331.00 feet and a central angle of $29^{\circ}05'44''$ (chord bearing $S.69^{\circ}57'08''W.$, 1171.04 feet) to a point of reverse curvature; thence Westerly, 38.69 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $88^{\circ}39'44''$ (chord bearing $N.80^{\circ}15'52''W.$, 34.94 feet) to a point of tangency; thence $N.35^{\circ}56'00''W.$, 204.64 feet to a point of curvature; thence Northerly, 548.02 feet along the arc of a curve to the right having a radius of 470.00 feet and a central angle of $66^{\circ}48'24''$ (chord bearing $N.02^{\circ}31'48''W.$, 517.50 feet) to a point of reverse curvature; thence Northerly, 330.60 feet along the arc of a curve to the left having a radius of 530.00 feet and a central angle of $35^{\circ}44'24''$ (chord bearing $N.13^{\circ}00'12''E.$, 325.27 feet) to a point of tangency; thence $N.04^{\circ}52'00''W.$, 366.11 feet; thence $N.80^{\circ}13'00''E.$, 1109.43 feet; thence $S.14^{\circ}42'00''E.$, 1121.47 feet to a point of curvature; thence Southerly, 26.11 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of $21^{\circ}41'02''$ (chord bearing $S.03^{\circ}51'29''E.$, 25.96 feet) to a point of compound curvature; thence Southwesterly, 38.00 feet along the arc of a curve to the right having a radius of 39.00 feet and a central angle of $55^{\circ}49'56''$ (chord bearing $S.34^{\circ}54'00''W.$, 36.52 feet) to a point of compound curvature; thence Westerly, 26.11 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of $21^{\circ}41'02''$ (chord bearing $S.73^{\circ}39'29''W.$, 25.96 feet) to a point of tangency; thence $S.84^{\circ}30'00''W.$, 34.65 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

Connerton Town Center Government Complex

Description:

A parcel of land lying in Sections 19 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 19, run thence along the East boundary of the Southeast 1/4 of said Section 19, $N.00^{\circ}15'30''E.$, 677.60 feet to a point on a curve; thence Westerly,

149.51 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of $09^{\circ}13'16''$ (chord bearing $N.84^{\circ}36'38''W.$, 149.35 feet) to a point of tangency; thence $N.80^{\circ}00'00''W.$, 196.03 feet to the POINT OF BEGINNING; thence continue, $N.80^{\circ}00'00''W.$, 900.00 feet to a point of curvature; thence Northwesterly, 42.88 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $98^{\circ}16'36''$ (chord bearing $N.30^{\circ}51'42''W.$, 37.81 feet) to a point of compound curvature; thence Northeasterly, 798.70 feet along the arc of a curve to the right having a radius of 1929.00 feet and a central angle of $23^{\circ}43'24''$ (chord bearing $N.30^{\circ}08'18''E.$, 793.01 feet) to a point of tangency; thence $N.42^{\circ}00'00''E.$, 480.00 feet; thence $S.70^{\circ}24'00''E.$, 630.00 feet to a point on a curve; thence Southwesterly, 346.23 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of $26^{\circ}27'00''$ (chord bearing $S.50^{\circ}42'37''W.$, 343.16 feet); thence $S.10^{\circ}00'00''W.$, 815.00 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

CONNERTON VILLAGE 2 PARCEL 202

DESCRIPTION: A parcel of land lying in Sections 24 and 25, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 25, run thence along the West boundary of the Northwest 1/4 of said Section 25, $S.00^{\circ}25'49''E.$, 341.74 feet to a point on a curve on the Northerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly right-of-way line, the following seven (7) courses: 1) Southeasterly, 110.10 feet along the arc of a curve to the left having a radius of 439.00 feet and a central angle of $14^{\circ}22'11''$ (chord bearing $S.59^{\circ}11'46''E.$, 109.81 feet) to a point of compound curvature; 2) Easterly, 67.19 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of $55^{\circ}47'40''$ (chord bearing $N.85^{\circ}43'18''E.$, 64.57 feet) to a point of reverse curvature; 3) Easterly, 168.60 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of $73^{\circ}44'23''$ (chord bearing $S.85^{\circ}18'20''E.$, 157.20 feet) to a point of reverse curvature; 4) Easterly, 67.19 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of $55^{\circ}47'40''$ (chord bearing $S.76^{\circ}19'59''E.$, 64.57 feet) to a point of compound curvature; 5) Easterly, 79.84 feet along the arc of a curve to the left having a radius of 439.00 feet and a central angle of $10^{\circ}25'11''$ (chord bearing $N.70^{\circ}33'35''E.$, 79.73 feet) to a point of tangency; 6) $N.65^{\circ}21'00''E.$, 525.00 feet to a point of curvature; 7) Easterly, 193.34 feet along the arc of a curve to the right having a radius of 1271.00 feet and a central angle of $08^{\circ}42'56''$ (chord bearing $N.69^{\circ}42'28''E.$, 193.15 feet) to the POINT OF BEGINNING; thence $N.01^{\circ}53'14''W.$, 383.00 feet; thence $S.86^{\circ}30'00''E.$, 83.53 feet; thence $N.20^{\circ}35'08''E.$, 56.96 feet; thence $N.58^{\circ}00'00''E.$, 335.32 feet; thence $S.57^{\circ}00'00''E.$, 181.88 feet; thence SOUTH, 79.42 feet; thence $S.63^{\circ}00'00''E.$, 130.04 feet; thence NORTH, 137.18 feet; thence $N.57^{\circ}00'00''E.$, 397.14 feet; thence EAST, 183.20 feet; thence $S.56^{\circ}00'00''E.$, 140.00 feet; thence $S.11^{\circ}30'00''E.$, 265.00 feet; thence $S.48^{\circ}00'00''E.$, 80.31 feet; thence $S.05^{\circ}51'00''W.$, 381.97 feet to a point on said Northerly right-of-way line of CONNERTON BOULEVARD; thence along said Northerly right-of-way line, the following two (2) courses: 1) $N.84^{\circ}09'00''W.$, 875.55 feet to a point of curvature; 2) Westerly, 483.25 feet along the arc of a curve to the left having a radius of 1271.00 feet and a

central angle of $21^{\circ}47'04''$ (chord bearing $S.84^{\circ}57'28''W.$, 480.34 feet) to the POINT OF BEGINNING.

Also less and except the following described Parcel:

Connerton Village Area One Florida Department of Transportation Pond

Description: a parcel of land lying in Sections 26 and 27, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 27, run thence along the North boundary of said Section 27, $N.89^{\circ}14'13''W.$, 858.56 feet to a point on the Easterly right-of-way line of U.S. Highway No. 41 (state road no. 45), per Florida Department of Transportation right-of-way map 544B-Road 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, $S.21^{\circ}37'19''E.$, 1368.28 feet to the POINT OF BEGINNING; thence $N.69^{\circ}13'55''E.$, 218.90 feet; thence $S.58^{\circ}05'35''E.$, 269.29 feet; thence $S.37^{\circ}02'37''W.$, 82.03 feet; thence $S.05^{\circ}44'59''E.$, 52.74 feet; thence $S.29^{\circ}53'56''E.$, 43.59 feet; thence $S.34^{\circ}55'04''W.$, 360.47 feet to a point on said Easterly right-of-way line of U.S. Highway No. 41 (state road no. 45); thence along said Easterly right-of-way line, $N.21^{\circ}37'19''W.$, 555.09 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

Connerton Commerce Park Parcel 3

Description:

A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 14, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the West boundary of said Section 14, $N.00^{\circ}11'06''E.$, 121.18 feet; thence $S.89^{\circ}59'46''E.$, 377.93 feet; thence $S.42^{\circ}42'23''E.$, 394.29 feet; thence $S.00^{\circ}00'14''W.$, 701.01 feet; thence $S.89^{\circ}59'46''E.$, 675.90 feet; thence $S.00^{\circ}06'09''E.$, 408.15 feet; thence $S.89^{\circ}28'07''W.$, 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence $N.89^{\circ}54'42''W.$, 373.13 feet; thence $S.21^{\circ}53'39''W.$, 337.41 feet; thence $S.09^{\circ}06'52''W.$, 297.33 feet; thence $S.60^{\circ}28'32''W.$, 515.32 feet; thence $S.36^{\circ}40'01''W.$, 685.13 feet; thence $S.17^{\circ}07'26''W.$, 783.92 feet to a point on the Easterly right-of-way line of U.S. Highway No. 41 (State Road No. 45), as per Florida Department of Transportation right-of-way Map No. 544B-road 5, as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following two (2) courses: 1) $N.31^{\circ}23'57''W.$, 2654.82 feet to the POINT OF BEGINNING; 2) continue, $N.31^{\circ}23'57''W.$, 806.74 feet; thence $N.55^{\circ}09'25''E.$, 1032.20 feet to a point on a curve; thence Southeasterly, 871.83 feet along the arc of a curve to the right having a radius of 6929.00 feet and a central angle of $07^{\circ}12'33''$ (chord bearing $S.27^{\circ}03'35''E.$, 871.25 feet); thence $S.58^{\circ}36'03''W.$, 964.42 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

Connerton Commerce Park Parcel 4A

Description:

A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 14, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence N.89°59'46"W., 196.16 feet; thence S.00°00'14"W., 488.08 feet; thence N.89°59'46"W., 255.79 feet; thence S.00°00'14"W., 407.95 feet; thence N.89°59'46"W., 668.57 feet; thence N.00°00'14"E., 736.31 feet; thence N.50°10'39"W., 359.30 feet to the POINT OF BEGINNING; thence S.63°05'31"W., 949.81 feet to a point on a curve; thence Northwesterly, 473.95 feet along the arc of a curve to the left having a radius of 7071.00 feet and a central angle of 03°50'25" (chord bearing N.28°49'42"W., 473.86 feet); thence N.55°09'25"E., 250.70 feet to a point of curvature; thence Northeasterly, 713.02 feet along the arc of a curve to the right having a radius of 1770.00 feet and a central angle of 23°04'51" (chord bearing N.66°41'50"E., 708.21 feet); thence S.00°00'14"W., 225.84 feet; thence S.50°10'39"E., 285.52 feet to the POINT OF BEGINNING.

Also less and except the following described Parcel:

Connerton Commerce Park Parcel 5

Description:

A parcel of land lying in Sections 14, 15, 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet to the POINT OF BEGINNING; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42" W., 373.13 feet; thence S.21°53'39"W., 57.39 feet to a point on a curve; thence Westerly, 106.71 feet along the arc of a curve to the left having a radius of 2171.00 feet and a central angle of 02°48'59" (chord bearing N.86°05'31"W., 106.70 feet) to a point of tangency; thence N.87°30'00"W., 700.00 feet to a point of curvature; thence Westerly, 187.79 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 11°34'55" (chord bearing N.81°42'33"W., 187.47 feet); thence N.27°37'43"E., 567.84 feet; thence S.89°59'46"E., 668.57 feet; thence N.00°00'14"E., 407.95 feet; thence S.89°59'46"E., 255.79 feet; thence N.00°00'14"E., 488.08 feet; thence S.89°59'46"E., 196.16 feet to the POINT OF BEGINNING.

Also less and except:

CDD PARCEL 1

DESCRIPTION:

A parcel of land lying in Sections 22, 23, 24, 25 and 26, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 23, run thence along the South boundary of said Section 23, N.88°32'41"W., 372.37 feet to a point on the Northerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida, and the POINT OF BEGINNING; thence along said Northerly right-of-way line, the following four (4) courses: 1) thence N.46°39'00"W., 215.09 feet to a point of curvature; 2) Northwesterly, 1078.54 feet along the arc of a curve to the left having a radius of 1771.00 feet and a central angle of 34°53'35" (chord bearing N.64°05'48"W., 1061.95 feet) to a point of compound curvature; 3) Westerly, 1111.66 feet along the arc of a curve to the left having a radius of 2671.00 feet and a central angle of 23°50'47" (chord bearing S.86°32'02"W., 1103.65 feet); 4) S.15°23'22"E., 11.00 feet to a point on a curve on the Northerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE ONE PARCEI. 101 AND 102, as recorded in plat Book 51, Pages 115 through 137, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly right-of-way line, the following seven (7) courses: 1) Westerly, 5.14 feet along the arc of a curve to the left having a radius of 2660.00 feet and a central angle of 00°06'38" (chord bearing S.88°37'30"W., 5.14 feet) to a point of reverse curvature; 2) Westerly, 671.52 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of 33°45'00" (chord bearing N.88°37'30"W., 661.85 feet) to a point of reverse curvature; 3) Westerly, 1490.26 feet along the arc of a curve to the left having a radius of 1960.00 feet and a central angle of 43°33'51" (chord bearing S.86°28'05"W., 1454.62 feet) to a point of reverse curvature; 4) Westerly, 814.75 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 24°03'46" (chord bearing S.76°43'02"W., 808.77 feet) to a point of tangency; 5) S.88°44'55"W., 77.02 feet; 6) N.01°15'05"W., 33.00 feet; 7) S.88°44'55"W., 586.35 feet to a point on the Easterly boundary of the additional right-of-way for U.S. HIGHWAY No. 41 (State Road No. 45), as recorded in Official Records Book 7105, Page 1783, of the Public Records of Pasco County, Florida; thence along said Easterly boundary, N.21°37'19"W., 213.34 feet; thence N.88°44'55"E., 261.56 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'10"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 1219.89 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 09°49'50" (chord bearing N.89°14'57"E.,

1218.39 feet); thence N.04°00'00"E., 511.50 feet; thence N.52°00'00"E., 775.00 feet; thence N.75°00'00"E., 530.00 feet; thence S.12°00'00"E., 210.00 feet; thence S.26°00'00"W., 525.00 feet; thence S.43°00'00"E., 675.00 feet; thence S.19°00'00"E., 190.00 feet; thence S.80°00'00"E., 80.83 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 126.47 feet; thence S.01°53'14"E., 383.00 feet to a point on a curve on the aforesaid Northerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE TWO PARCEL 211; thence along said Northerly right-of-way line, the following eight (8) courses: 1) Westerly, 193.34 feet along the arc of a curve to the left having a radius of 1271.00 feet and a central angle of 08°42'56" (chord bearing S.69°42'28"W., 193.15 feet) to a point of tangency; 2) S.65°21'00"W., 525.00 feet to a point of curvature; 3) Westerly, 79.84 feet along the arc of a curve to the right having a radius of 439.00 feet and a central angle of 10°25'11" (chord bearing S.70°33'35"W., 79.73 feet) to a point of compound curvature; 4) Westerly, 67.19 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 55°47'40" (chord bearing N.76°19'59"W., 64.57 feet) to a point of reverse curvature; 5) Westerly, 168.60 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of 73°44'23" (chord bearing N.85°18'20"W., 157.20 feet) to a point of reverse curvature; 6) Westerly, 67.19 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 55°47'40" (chord bearing S.85°43'18"W., 64.57 feet) to a point of compound curvature; 7) Northwesterly, 151.18 feet along the arc of a curve to the right having a radius of 439.00 feet and a central angle of 19°43'52" (chord bearing N.56°30'56"W., 150.43 feet) to a point of tangency; 8) N.46°39'00"W., 472.61 feet to the POINT OF BEGINNING.

Also less and except:

CDD Parcel 2

DESCRIPTION:

A parcel of land lying in Sections 22, 23, 26 and 27, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 23, run thence along the West boundary of said Section 23, N.00°10'55"E., 102.82 feet to a point on a curve on the Southerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE ONE PARCEL 101 AND 102, as recorded in Plat Book 51, Pages 115 through 137, inclusive, of the Public Records of Pasco County, Florida, and the POINT OF BEGINNING; thence along said Southerly right-of-way line, the following two (2) courses: 1) Easterly, 595.68 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 15°48'04" (chord bearing N.72°24'02"E., 593.80 feet) to a point of reverse curvature; 2) Easterly, 409.45 feet along the arc of a curve to the right having a radius of 1840.00 feet and a central angle of 12°45'00" (chord bearing N.70°52'30"E., 408.61 feet) to a point on the Westerly boundary of TRACT B-2, as shown on said plat of CONNERTON VILLAGE ONE PARCEL 101 AND 102; thence along said Westerly boundary, the following four (4) courses: 1) S.12°45'00"E., 1118.41 feet; 2) S.20°00'00"W., 1388.75 feet; 3) S.25°00'00"E., 1400.00 feet; 4) N.80°00'00"E., 780.92 feet to a

point on the Westerly boundary of TRACT B-2, as shown on the plat of CONNERTON VILLAGE ONE PARCEL 103, as recorded in Plat Book 52, Pages 118 through 131, inclusive, of the Public records of Pasco County, Florida; thence along said Westerly boundary, the following two (2) courses: 1) S.10°00'00"E., 1374.62 feet; 2) S.19°24'00"E., 864.61 feet; thence along a line lying 25.00 feet North of and parallel to the South boundary of the Southwest 1/4 of the aforesaid Section 26, N.89°03'43"W., 1172.90 feet; thence S.18°06'36"E., 24.41 feet; thence N.88°06'44"W., 33.44 feet; thence N.86°16'02"W., 38.31 feet; thence N.03°43'58"E., 15.00 feet; thence N.86°16'02"W., 36.10 feet; thence S.03°43'58"W., 15.00 feet; thence N.86°16'02"W., 23.35 feet; thence N.69°56'39"W., 31.61 feet; thence N.55°44'23"W., 30.56 feet; thence N.63°18'50"W., 34.11 feet; thence N.50°13'20"W., 90.31 feet to a point on the Easterly boundary of the additional right-of-way for U.S. HIGHWAY No. 41 (State Road No. 45), as recorded in official Records Book 7105, Page 1783, of the Public Records of Pasco County, Florida; thence along said Easterly boundary, the following two (2) courses: 1) N.18°05'41"W., 64.83 feet to a point of curvature; 2) Northerly, 529.62 feet along the arc of a curve to the left having a radius of 23050.31 feet and a central angle of 01°18'59" (chord bearing N.18°45'11 "W., 529.61 feet); thence N.46°59'19"E., 32.73 feet to a point on a curve; thence continue Northerly, 16.36 feet along the arc of said curve to the left having a radius of 23080.31 feet and a central angle of 00°02'26" (chord bearing N.19°27'51"W., 16.36 feet); thence N.46°59'19"E., 6.24 feet; thence N.07°34'43"W., 53.07 feet; thence N.28°50'52"W., 70.03 feet; thence N.17°30'25"E., 74.96 feet; thence N.08°30'51"W., 78.62 feet; thence N.47°02'54"E., 66.77 feet; thence N.85°28'30"E., 112.49 feet; thence N.21°22'49"E., 124.40 feet; thence N.10°47'56"E., 67.81 feet; thence N.86°31'37"E., 100.70 feet; thence S.37°14'04"E., 71.40 feet; thence N.88°08'53"E., 16.39 feet; thence N.63°35'34"E., 42.27 feet; thence S.52°02'33"E., 57.75 feet; thence S.64°52'16"E., 79.17 feet; thence N.17°21'30"E., 67.97 feet; thence N.08°29'50"E., 99.08 feet; thence N.33°47'27"W., 52.99 feet; thence N.80°31'30"W., 70.82 feet; thence N.60°11'53"W., 74.96 feet; thence S.60°06'17"W., 73.43 feet; thence N.82°58'32"W., 92.39 feet; thence N.46°25'55"W., 59.42 feet; thence N.74°00'12"W., 41.10 feet; thence S.41°26'53"W., 76.48 feet; thence N.87°53'20"W., 137.25 feet; thence S.87°21'59"W., 52.50 feet; thence N.16°05'06"W., 108.85 feet; thence N.67°28'16"W., 19.30 feet; thence S.30°36'38"W., 29.42 feet; thence S.16°11'37"E., 66.30 feet; thence S.07°26'15"E., 55.77 feet; thence S.14°00'24"W., 127.71 feet; thence S.32°52'02"W., 8.51 feet; thence N.20°44'58"W., 21.49 feet; thence S.14°00'24"W., 7.11 feet; thence S.32°52'02"W., 32.23 feet to a point on a curve on the aforesaid Easterly boundary of the additional right-of-way for U.S. HIGHWAY No. 41 (State Road No. 45), as recorded in official Records Book 7105, Page 1783, of the Public Records of Pasco County, Florida; thence along said Easterly boundary, the following nine (9) courses: 1) Northerly, 365.19 feet along the arc of a curve to the left having a radius of 23050.31 feet and a central angle of 00°54'28" (chord bearing N.21°10'05"W., 365.19 feet) to a point of tangency; 2) N.21°37'19"W., 2169.31 feet; 3) N.34°55'04"E., 346.09 feet; 4) N.29°53'56"W., 43.59 feet; 5) N.05°44'59"W., 52.74 feet; 6) N.37°02'37"E., 82.03 feet; 7) N.58°05'35"W., 269.29 feet; 8) S.69°13'55"W., 206.90 feet; 9) N.21°37'19"W., 1381.25 feet to a point on the aforesaid Southerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE ONE PARCEL 101 AND 103; thence along said Southerly right-of-way line, the following four (4) courses: 1) N.88°44'55"E., 512.09 feet; 2) N.01°15'05"W., 33.00 feet; 3) N.88°44'55"E., 24.41 feet to a point of curvature; 4) Easterly, 318.47 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 08°26'51" (chord bearing N.84°31'29"E., 318.18 feet) to the POINT OF BEGINNING.

Also less and except:

CDD Parcel 3

DESCRIPTION:

A parcel of land lying in Sections 23, 25 and 26, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 25, run thence along the West boundary of said Section 25, S.00°25'49"E., 510.76 feet to a point on a curve on the Southerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida, and the POINT OF BEGINNING; thence along said Southerly right-of-way line, the following three (3) courses: 1) Southeasterly, 87.50 feet along the arc of a curve to the left having a radius of 581.00 feet and a central angle of 08°37'45" (chord bearing S.66°44'28"E., 87.42 feet) to a point of reverse curvature; 2) Southeasterly, 46.82 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 38°52'48" (chord bearing S.51°36'56"E., 45.93 feet) to a point of reverse curvature; 3) Southeasterly, 61.72 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of 26°59'33" (chord bearing S.45°40'19"E., 61.15 feet) to a point on a curve on the Westerly boundary of CONNERTON VILLAGE TWO PHASE 2, as recorded in Plat Book 62, Pages 111 through 133, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary, the following eleven (11) courses: 1) Southerly, 41.82 feet along the arc of a curve to the right having a radius of 77.00 feet and a central angle of 31°07'10" (chord bearing S.10°33'35"E., 41.31 feet) to a point of tangency; 2) S.05°00'00"W., 10.50 feet; 3) S.85°00'00"E., 5.00 feet to a point on a curve; 4) Southeasterly, 286.83 feet along the arc of a curve to the left having a radius of 211.00 feet and a central angle of 77°53'16" (chord bearing S.33°56'38"E., 265.25 feet) to a point of reverse curvature; 5) Southeasterly, 14.12 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 80°53'16" (chord bearing S.32°26'38"E., 12.97 feet) to a point of tangency; 6) S.08°00'00"W., 142.13 feet to a point of curvature; 7) Southerly, 74.95 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 19°05'05" (chord bearing S.01°32'32"E., 74.60 feet); 8) S.78°54'55"W., 49.74 feet; 9) N.47°44'34"W., 488.33 feet; 10) SOUTH, 1344.00 feet; 11) S.35°54'10"W., 834.60 feet to a point on the Northerly right-of-way line of Pleasant Plains Parkway, as shown on the plat of CONNERTON VILLAGE TWO PARCEL 210, as recorded in Plat Book 59, Pages 56 through 72, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly right-of-way line, S.65°13'49"W., 526.69 feet to a point on the Easterly boundary of CONNERTON VILLAGE ONE PARCEL 103, according to the plat thereof as recorded in Plat Book 52, Pages 118 through 131, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary, N.24°46'11"W., 585.11 feet to the Southeasterly corner of CONNERTON VILLAGE ONE PARCEL 101 AND 102, according to the plat thereof as recorded in Plat Book 51, Pages 115 through 137, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said CONNERTON VILLAGE ONE PARCEL 101 AND 102, the following three (3) courses: 1) N.08°00'00"W., 902.71 feet; 2) N.22°00'00"E., 1200.00 feet; 3) N.33°00'00"W., 1185.95 feet to a point on a curve on the aforesaid Southerly right-of-way line of CONNERTON BOULEVARD as shown on said

plat of CONNERTON VILLAGE TWO PARCEL 211; thence along said Southerly right-of-way line, the following four (4) courses: 1) Easterly, 128.42 feet along the arc of a curve to the right having a radius of 2529.00 feet and a central angle of $02^{\circ}54'34''$ (chord bearing $S.82^{\circ}59'52''E.$, 128.41 feet) to a point of compound curvature; 2) Southeasterly, 992.06 feet along the arc of a curve to the right having a radius of 1629.00 feet and a central angle of $34^{\circ}53'35''$ (chord bearing $S.64^{\circ}05'48''E.$, 976.80 feet) to a point of tangency; 3) $S.46^{\circ}39'00''E.$, 687.70 feet to a point of curvature; 4) Southeasterly, 159.98 feet along the arc of a curve to the left having a radius of 581.00 feet and a central angle of $15^{\circ}46'35''$ (chord bearing $S.54^{\circ}32'18''E.$, 159.47 feet) to the POINT OF BEGINNING.

And together with the following described Parcel:

DESCRIPTION: A parcel of land lying in Sections 25 and 26, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 25, run thence along the West boundary of the Northwest 1/4 of said Section 25, $S.00^{\circ}25'49''E.$, 510.76 feet to a point on a curve on the Southerly right-of-way line of CONNERTON BOULEVARD, according to the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 58 through 80, inclusive, of the Public Records of Pasco County, Florida, thence along said Southerly right-of-way line of CONNERTON BOULEVARD, the following three (3) courses: 1) Southeasterly, 87.50 feet along the arc of a curve to the left having a radius of 581.00 feet and a central angle of $08^{\circ}37'45''$ (chord bearing $S.66^{\circ}44'28''E.$, 87.42 feet) to a point of reverse curvature; 2) Southeasterly, 46.82 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of $38^{\circ}52'48''$ (chord bearing $S.51^{\circ}36'56''E.$, 45.93 feet) to a point of reverse curvature; 3) Southeasterly, 61.72 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of $26^{\circ}59'33''$ (chord bearing $S.45^{\circ}40'19''E.$, 61.15 feet) to a point on a curve at the intersection of said Southerly right-of-way line of CONNERTON BOULEVARD with the Westerly right-of-way line of FOUNTAIN GARDEN WAY, according to the plat of CONNERTON VILLAGE TWO PHASE 2 as recorded in Plat Book 62, Pages 111 through 133, Public Records of Pasco County, Florida; thence along said Westerly right-of-way line the following two (2) courses: 1) Southerly, 41.82 feet along the arc of a curve to the right having a radius of 77.00 feet and a central angle of $31^{\circ}07'10''$ (chord bearing $S.10^{\circ}33'35''E.$, 41.31 feet) to a point of tangency; 2) $S.05^{\circ}00'00''W.$, 4.00 feet to the POINT OF BEGINNING; thence continue along said Westerly right-of-way line the following three (3) courses: 1) $S.05^{\circ}00'00''W.$, 6.50 feet; 2) $S.85^{\circ}00'00''E.$, 5.00 feet to a point on a curve; 3) Southeasterly, 286.83 feet along the arc of a curve to the left having a radius of 211.00 feet and a central angle of $77^{\circ}53'16''$ (chord bearing $S.33^{\circ}56'38''E.$, 265.25 feet) to a point of reverse curvature at the intersection of the Westerly right-of-way line of said FOUNTAIN GARDEN WAY with the Westerly right-of-way line of PARK BENCH COURT as recorded in said plat of CONNERTON VILLAGE TWO PHASE 2; thence along the Westerly right-of-way line of Park Bench Court the following three (3) courses: 1) Southeasterly, 14.12 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of $80^{\circ}53'16''$ (chord bearing $S.32^{\circ}26'38''E.$, 12.97 feet) to a point of tangency; 2) $S.08^{\circ}00'00''W.$, 142.13 feet to a point of curvature; 3) Southerly, 74.95 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of $19^{\circ}05'05''$ (chord bearing $S.01^{\circ}32'32''E.$, 74.60 feet); thence $S.78^{\circ}54'55''W.$, 49.74 feet; thence $N.47^{\circ}44'34''W.$, 10.03 feet; thence $N.47^{\circ}04'57''E.$, 13.29 feet;

thence S.88°30'12"E., 15.08 feet to a point on a curve; thence Northerly, 71.66 feet along the arc of a curve to the right having a radius of 255.00 feet and a central angle of 16°06'02" (chord bearing N.00°23'14"W., 71.42 feet); to point on a curve; thence Northwesterly, 115.79 feet along the arc of a curve to the right having a radius of 366.00 feet and a central angle of 18°07'34" (chord bearing N.64°17'42"W., 115.31 feet); thence N.10°28'32"W., 19.80 feet; thence N.51°52'21"W., 77.69 feet; thence N.47°46'21"W., 22.81 feet; thence N.03°21'42"E., 30.96 feet; thence N.29°12'35"W., 80.07 feet; thence S.88°49'28"W., 71.15 feet; thence N.28°10'22"W., 25.55 feet; thence N.07°01'16"E., 75.22 feet; thence N.49°18'06"W., 82.78 feet; thence N.04°50'03"W., 14.70 feet; thence S.85°00'00"E., 251.92 feet to the POINT OF BEGINNING.

And together with:

Lots 251B, 251C, and 251D, Connerton Village Two Village Center Parcels "251A", "251B", "251C" and "251D", according to the Plat thereof as recorded in Plat Book 65, Page(s) 111-116, Public Records of Pasco County, Florida.

Also together with:

Parcel 2B, CONNERTON COMMERCE PARK PARCELS 1, 2A-1, 2A-2 and 2B according to the Plat thereof recorded in Plat Book 76, Page(s) 64-67, Public Records of Pasco County, Florida.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

CONNERTON COLLIER PARKWAY CORRIDOR PART 1

DESCRIPTION: A parcel of land lying in Section 17, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 25 South, Range 19 East, Pasco County, Florida, run thence along the South boundary of said Section 20, S.89°55'56"E., 477.09 feet to a point on the Westerly maintained right-of-way line of EHREN ROAD (County Road No. 583); thence along said Westerly maintained right-of-way line, the following Twenty-four (24) courses: 1) N.20°54'15"E., 116.77 feet; 2) N.20°55'46"E., 422.73 feet; 3) N.20°24'13"E., 113.26 feet; 4) N.22°16'29"E., 113.00 feet; 5) N.21°05'17"E., 102.88 feet; 6) N.21°28'00"E., 117.24 feet; 7) N.21°21'42"E., 1013.33 feet; 8) N.20°16'52"E., 140.98 feet; 9) N.02°33'21"E., 973.03 feet; 10) N.00°38'37"E., 248.53 feet; 11) N.02°06'19"E., 981.49 feet; 12) N.02°11'34"E., 117.12 feet; 13) N.07°49'12"E., 145.26 feet; 14) N.16°01'38"E., 192.14 feet; 15) N.26°04'09"E., 127.93 feet; 16) N.30°29'25"E., 129.08 feet; 17) N.36°27'57"E., 112.91 feet; 18) N.42°32'17"E., 85.82 feet; 19) N.48°51'21"E., 97.11 feet; 20) N.51°08'38"E., 216.12 feet; 21) N.52°15'56"E., 372.77 feet; 22) N.51°42'25"E., 255.44 feet; 23) N.39°59'02"E., 94.40 feet; 24) N.30°39'43"E., 95.39 feet to the POINT OF BEGINNING; thence N.66°30'00"W., 387.83 feet to a point on a curve; thence Northeasterly, 70.13 feet along the arc of a curve to the left having a radius of 2940.00 feet and a central angle of 01°22'00" (chord bearing N.30°41'00"E., 70.12 feet) to a point of tangency; thence N.30°00'00"E., 535.15 feet to a point of curvature; thence Northeasterly, 353.39 feet along the arc of a curve to the right having a radius of 5060.00 feet and a central angle of 04°00'06" (chord bearing N.32°00'03"E., 353.32 feet) to a point of tangency; thence N.34°00'06"E., 702.13 feet to

a point of curvature; thence Northeasterly, 834.07 feet along the arc of a curve to the right having a radius of 2060.00 feet and a central angle of $23^{\circ}11'54''$ (chord bearing $N.45^{\circ}36'03''E.$, 828.39 feet) to a point of tangency; thence $N.57^{\circ}12'00''E.$, 299.24 feet to a point of curvature; thence Northeasterly, 1613.59 feet along the arc of a curve to the left having a radius of 1940.00 feet and a central angle of $47^{\circ}39'20''$ (chord bearing $N.33^{\circ}22'20''E.$, 1567.48 feet) to a point of tangency; thence $N.09^{\circ}32'40''E.$, 337.81 feet to a point of curvature; thence Northeasterly, 626.67 feet along the arc of a curve to the right having a radius of 2060.00 feet and a central angle of $17^{\circ}25'47''$ (chord bearing $N.18^{\circ}15'33''E.$, 624.25 feet) to a point of tangency; thence $N.26^{\circ}58'27''E.$, 296.94 feet to a point on the North boundary of the aforesaid Section 17; thence along said North boundary of Section 17, $S.89^{\circ}53'44''E.$, 67.44 feet to a point on the Westerly Maintained Right-of-way line of EHREN ROAD (County Road No. 583); thence along said Westerly Maintained Right-of-way, the following Twenty-six (26) courses: 1) $S.26^{\circ}58'27''W.$, 400.13 feet; 2) $S.13^{\circ}03'17''W.$, 166.63 feet; 3) $S.09^{\circ}32'40''W.$, 1100.80 feet; 4) $S.10^{\circ}05'41''W.$, 425.62 feet; 5) $S.10^{\circ}33'36''W.$, 318.46 feet; 6) $S.13^{\circ}08'36''W.$, 209.81 feet; 7) $S.24^{\circ}47'36''W.$, 76.07 feet; 8) $S.33^{\circ}40'48''W.$, 80.89 feet; 9) $S.45^{\circ}07'39''W.$, 74.36 feet; 10) $S.59^{\circ}04'11''W.$, 60.23 feet; 11) $S.61^{\circ}32'13''W.$, 74.41 feet; 12) $S.69^{\circ}42'16''W.$, 965.78 feet; 13) $S.69^{\circ}53'25''W.$, 74.79 feet; 14) $S.58^{\circ}22'24''W.$, 72.18 feet; 15) $S.53^{\circ}57'44''W.$, 99.49 feet; 16) $S.38^{\circ}45'34''W.$, 86.24 feet; 17) $S.35^{\circ}43'23''W.$, 187.88 feet; 18) $S.34^{\circ}00'06''W.$, 349.91 feet; 19) $S.32^{\circ}52'40''W.$, 349.64 feet to a point on a curve; 20) Southwesterly, 270.97 feet along the arc of a curve to the left having a radius of 748.94 feet and a central angle of $20^{\circ}43'47''$ (chord bearing $S.24^{\circ}21'44''W.$, 269.49 feet); 21) $S.14^{\circ}56'04''W.$, 102.13 feet; 22) $S.19^{\circ}21'21''W.$, 59.93 feet; 23) $S.21^{\circ}20'32''E.$, 65.40 feet; 24) $S.08^{\circ}22'18''W.$, 181.52 feet; 25) $S.16^{\circ}19'24''W.$, 105.24 feet; 26) $S.30^{\circ}39'43''W.$, 2.70 feet to the POINT OF BEGINNING.

CONNERTON COLLIER PARKWAY CORRIDOR PART 2

A parcel of land lying in Sections 17 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 25 South, Range 19 East, Pasco County, Florida, run thence along the South boundary of said Section 20, $S.89^{\circ}55'56''E.$, 477.09 feet to a point on the Westerly maintained right-of-way line of EHREN ROAD (County Road No. 583); thence along said Westerly maintained right-of-way line, the following nineteen (19) courses: 1) $N.20^{\circ}54'15''E.$, 116.77 feet; 2) $N.20^{\circ}55'46''E.$, 422.73 feet; 3) $N.20^{\circ}24'13''E.$, 113.26 feet; 4) $N.22^{\circ}16'29''E.$, 113.00 feet; 5) $N.21^{\circ}05'17''E.$, 102.88 feet; 6) $N.21^{\circ}28'00''E.$, 117.24 feet; 7) $N.21^{\circ}21'42''E.$, 1013.33 feet; 8) $N.20^{\circ}16'52''E.$, 140.98 feet; 9) $N.02^{\circ}33'21''E.$, 973.03 feet; 10) $N.00^{\circ}38'37''E.$, 248.53 feet; 11) $N.02^{\circ}06'19''E.$, 981.49 feet; 12) $N.02^{\circ}11'34''E.$, 117.12 feet; 13) $N.07^{\circ}49'12''E.$, 145.26 feet; 14) $N.16^{\circ}01'38''E.$, 192.14 feet; 15) $N.26^{\circ}04'09''E.$, 127.93 feet; 16) $N.30^{\circ}29'25''E.$, 129.08 feet; 17) $N.36^{\circ}27'57''E.$, 112.91 feet; 18) $N.42^{\circ}32'17''E.$, 85.82 feet; 19) $N.48^{\circ}51'21''E.$, 97.11 feet to the POINT OF BEGINNING; thence $S.56^{\circ}38'20''W.$, 555.36 feet to a point on a curve; thence Northeasterly, 490.12 feet along the arc of a curve to the right having a radius of 3060.00 feet and a central angle of $09^{\circ}10'37''$ (chord bearing $N.36^{\circ}24'41''E.$, 489.59 feet) to a point of tangency; thence $N.41^{\circ}00'00''E.$, 455.72 feet to a point of curvature; thence Northeasterly, 494.31 feet along the arc of a curve to the left having a radius of 2940.00 feet and a central angle of $09^{\circ}38'00''$ (chord bearing $N.36^{\circ}11'00''E.$, 493.73 feet); thence $S.66^{\circ}30'00''E.$, 387.83 feet to a point on the Westerly Maintained Right-of-way line of EHREN ROAD (County

Road No. 583); thence along said Westerly Maintained Right-of-way, the following five (5) courses; 1) S.30°39'43"W., 95.39 feet; 2) S.39°59'02"W., 94.40 feet; 3) S.51°42'25"W., 255.44 feet; 4) S.52°15'56"W., 372.77 feet; 5) S.51°08'38"W., 216.12 feet to the POINT OF BEGINNING.

Less and Except The Following described parcel:

Connerton Collier Parkway North Pasco County Portion

DESCRIPTION: A parcel of land lying in Sections 17 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 17, run thence along the North boundary of the Northeast 1/4 of said Section 17, N.89°53'44"W., 141.78 feet to a point on the Westerly right-of-way of EHREN CUTOFF (County Road No. 583), said point also being the POINT OF BEGINNING; thence along said Westerly maintained right-of-way line, the following three (3) courses: 1) S.26°58'27"W., 399.88 feet; 2) S.13°03'17"W., 166.63 feet; 3) S.09°32'44"W., 1003.56 feet to a point on a curve; thence along a line lying 142.00 feet Easterly of and parallel with the Westerly boundary of COLLIER PARKWAY CORRIDOR PART 1 and PART 2 (Ingress and Egress Easement), as recorded in Official Records Book 5559, Page 995, of the Public Records of Pasco County, Florida, the following nine (9) courses: 1) Southwesterly, 1428.43 feet along the arc of a curve to the right having a radius of 2082.00 feet and a central angle of 39°18'36" (chord bearing S.37°32'42"W., 1400.58 feet) to a point of tangency; 2) S.57°12'00"W., 299.24 feet to a point of curvature; 3) Southwesterly, 776.58 feet along the arc of a curve to the left having a radius of 1918.00 feet and a central angle of 23°11'54" (chord bearing S.45°36'03"W., 771.28 feet) to a point of tangency; 4) S.34°00'06"W., 702.13 feet to a point of curvature; 5) Southwesterly, 343.48 feet along the arc of a curve to the left having a radius of 4918.00 feet and a central angle of 04°00'06" (chord bearing S.32°00'03"W., 343.41 feet) to a point of tangency; 6) S.30°00'00"W., 535.15 feet to a point of curvature; 7) Southwesterly, 591.70 feet along the arc of a curve to the right having a radius of 3082.00 feet and a central angle of 11°00'00" (chord bearing S.35°30'00"W., 590.79 feet) to a point of tangency; 8) S.41°00'00"., 455.72 feet to a point of curvature; 9) Southwesterly, 113.76 feet along the arc of a curve to the left having a radius of 2918.00 feet and a central angle of 02°14'01" (chord bearing S.39°52'59"W., 113.75 feet) to a point on the Southerly boundary of said COLLIER PARKWAY CORRIDOR PART 2; thence along said Southerly boundary, S.56°40'39"W., 388.76 feet to a point on a curve, said point also being the Southwesterly corner of the aforesaid COLLIER PARKWAY CORRIDOR PART 2; thence along the aforesaid Westerly boundary of COLLIER PARKWAY PART 1 and PART 2 (Ingress/Egress Easement); thence following twelve (12) courses: 1) continue Northeasterly, 490.12 feet along the arc of said curve to the right having a radius of 3060.00 feet and a central angle of 09°10'37" (chord bearing N.36°24'41"E., 489.59 feet) to a point of tangency; 2) N.41°00'00"E., 455.72 feet to a point of curvature; 3) Northeasterly, 564.44 feet along the arc of a curve to the left having a radius of 2940.00 feet and a central angle of 11°00'00" (chord bearing N.35°30'00"E., 563.57 feet) to a point of tangency; 4) N.30°00'00"E., 535.15 feet to a point of curvature; 5) Northeasterly, 353.39 feet along the arc of a curve to the right having a radius of 5060.00 feet and a central angle of 04°00'06" (chord bearing N.32°00'03"E., 353.32 feet) to a point of tangency; 6) N.34°00'06"E., 702.13 feet to a point of curvature; 7) Northeasterly, 834.07 feet

along the arc of a curve to the right having a radius of 2060.00 feet and a central angle of 23°11'54" (chord bearing N.45°36'03"E., 828.39 feet) to a point of tangency; 8) N.57°12'00"E., 299.24 feet to a point of curvature; 9) Northeasterly, 1613.59 feet along the arc of a curve to the left having a radius of 1940.00 feet and a central angle of 47°39'20" (chord bearing N.33°22'20"E., 1567.48 feet) to a point of tangency; 10) N.09°32'40"E., 337.81 feet to a point of curvature; 11) Northerly, 626.67 feet along the arc of a curve to the right having a radius of 2060.00 feet and a central angle of 17°25'47" (chord bearing N.18°15'33"E., 624.25 feet) to a point of tangency; 12) N.26°58'27"E., 296.94 feet to a point on the aforesaid North boundary of the Northeast 1/4 of Section 17; thence along said North boundary of the Northeast 1/4 of Section 17, S.89°53'44"E., 67.34 feet to the POINT OF BEGINNING.

Also less and except the following described Pump Station Parcels:

Connerton Commerce Park Pump Station:

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 22, run thence along the East boundary of the Northeast 1/4 of said Section 22, S.00°06'09"E., 1290.04 feet to a point on the South boundary of the North 1290.00 feet of said Northeast 1/4 of Section 22; thence along said South boundary, N.89°54'42"W., 1340.87 feet to a point on a curve on the Northerly boundary of CONNERTON COMMERCE PARK PARCEL 2A-1, 2A-2 AND 2B, according to the plat thereof as recorded in Plat Book 65, Pages 32 through 41, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly boundary, Westerly, 299.18 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 18°27'06" (chord bearing N.69°32'03"W., 297.89 feet) to the Northerlymost corner of said CONNERTON COMMERCE PARK PARCEL 2A-1, 2A-2 AND 2B; thence along the Easterly boundary of the INGRESS/EGRESS EASEMENT NORTH, as recorded Official Records Book 7683, Page 1191, of the Public Records of Pasco County, Florida, the following two (2) courses: 1) Northwesterly, 120.74 feet along the arc of said curve to the right having a radius of 929.00 feet and a central angle of 07°26'47" (chord bearing N.56°35'06"W., 120.65 feet) to the POINT OF BEGINNING; 2) Northwesterly, 50.01 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 03°05'03" (chord bearing N.51°19'11"W., 50.00 feet): thence N.39°17'50"E., 49.88 feet; thence S.50°42'10"E., 30.00 feet; thence S.39°17'50"W., 8.50 feet; thence S.50°42'10"E., 5.00 feet; thence S.39°17'50"W., 15.00 feet; thence S.50°42'10"E., 15.00 feet; thence S.39°17'50"W., 25.84 feet to the POINT OF BEGINNING.

Connerton Village One Pump Station No. 2

DESCRIPTION:

A parcel of land lying in the Northeast 1/4 of Northwest 1/4 of Section 35, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 35, run thence along the Southwesterly boundary of CONNERTON VILLAGE ONE PARCEL 103, as recorded in Plat Book 52, Pages 118 through 131, inclusive of the Public Records of Pasco County, Florida, S.19°24'00"E., 50.58 feet to a point on a curve; thence Westerly, 241.94 feet along the arc of a curve to the right having a radius of 405.00 feet and a central angle of 34°13'37" (chord bearing S.79°29'12"W., 238.35 feet) to a point of reverse curvature; thence Westerly, 6.28 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of 00°20'22" (chord bearing N.83°34'11"W., 6.28 feet); thence S.06°15'38"W., 120.00 feet to the POINT OF BEGINNING; thence S.04°44'12"W., 60.17 feet; thence N.85°15'48"W., 50.00 feet; thence N.04°44'12"E., 60.17 feet to a point on a curve; thence Easterly, 50.01 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of 03°02'53" (chord bearing S.85°15'48"E., 50.00 feet) to the POINT OF BEGINNING.

Also less and except Parcel 218 described as follows:

A parcel of land lying in Sections 24 and 25, Township 25 South, Range 18 East, and in Sections 19 and 30, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 25, run thence along the North boundary of said Section 25, N.89°35'27"W., 1602.71 feet to a point on the Southeasterly boundary of the right-of-way for CONNERTON BOULEVARD, as described in Special Warranty Deed, recorded in Official Records Book 8417, Page 685, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Southeasterly boundary of the right-of-way for CONNERTON BOULEVARD, N.51°18'00"E., 345.98 feet; thence N.64°47'45"E., 51.42 feet; thence N.51°18'00"E., 109.31 feet to a point of curvature; thence Northeasterly, 37.33 feet along the arc of a curve to the right having a radius of 2177.00 feet and a central angle of 00°58'57" (chord bearing N.51°47'29"E., 37.33 feet) to a point of compound curvature; thence Easterly, 40.05 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°47'03" (chord bearing S.81°49'31"E., 35.90 feet); thence N.54°04'00"E., 72.00 feet; thence N.35°56'00"W., 12.34 feet to a point of curvature; thence Northerly, 39.91 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°27'23" (chord bearing N.09°47'41"E., 35.80 feet) to a point of compound curvature on the aforesaid Southeasterly boundary of the right-of-way for CONNERTON BOULEVARD; thence along said Southeasterly boundary of the right-of-way for CONNERTON BOULEVARD, Northeasterly, 11.45 feet along the arc of a curve to the right having a radius of 2189.00 feet and a central angle of 00°17'59" (chord bearing N.55°40'22"E., 11.45 feet) to a point of compound curvature, said point also being the Easterlymost corner of said right-of-way for CONNERTON BOULEVARD; thence continue Easterly, 1095.62 feet along the arc of said curve to the right having the same radius of 2189.00 feet and a central angle of 28°40'38" (chord bearing N.70°09'41"E., 1084.22 feet) to a point of tangency; thence N.84°30'00"E., 98.95 feet to a point of curvature; thence Easterly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.72°42'49"E., 53.45 feet) to a point of reverse curvature; thence Southeasterly, 23.65 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of 10°20'46" (chord bearing S.55°06'00"E., 23.62 feet) to a point of reverse curvature; thence Southeasterly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet

and a central angle of $45^{\circ}34'23''$ (chord bearing $S.37^{\circ}29'11''E.$, 53.45 feet) to a point of tangency; thence $S.14^{\circ}42'00''E.$, 1816.20 feet to a point of curvature; thence Southerly, 251.78 feet along the arc of a curve to the right having a radius of 1129.00 feet and a central angle of $12^{\circ}46'40''$ (chord bearing $S.08^{\circ}18'40''E.$, 251.26 feet); thence $S.88^{\circ}04'40''W.$, a distance of 30.00 feet; thence Southerly, 449.63 feet along the arc of a non-tangent curve to the right having a radius of 1099.00 feet and a central angle of $23^{\circ}26'28''$ (chord bearing $S.09^{\circ}47'54''W.$, 446.50 feet); thence $S.63^{\circ}55'25''E.$, a distance of 30.09 feet; thence Southwesterly, 61.06 feet along the arc of a non-tangent curve to the right having a radius of 1129.00 feet and a central angle of $03^{\circ}05'56''$ (chord bearing $S.23^{\circ}11'23''W.$, 61.05 feet); thence Southwesterly, 59.39 feet along the arc of a compound curve to the right having a radius of 69.00 feet and a central angle of $49^{\circ}18'58''$ (chord bearing $S.49^{\circ}23'50''W.$, 57.57 feet); thence Southwesterly, 193.84 feet along the arc of a reverse curve to the left having a radius of 131.00 feet and a central angle of $84^{\circ}46'50''$ (chord bearing $S.31^{\circ}39'54''W.$, 176.63 feet); thence Southerly, 55.70 feet along the arc of a reverse curve to the right having a radius of 64.00 feet and a central angle of $49^{\circ}51'42''$ (chord bearing $S.14^{\circ}12'20''W.$, 53.95 feet); thence Southwesterly, 765.80 feet along the arc of a compound curve to the right having a radius of 1129.00 feet and a central angle of $38^{\circ}51'49''$ (chord bearing $S.58^{\circ}34'05''W.$, 751.20 feet); thence $S.78^{\circ}00'00''W.$, a distance of 456.74 feet; thence Westerly, 77.66 feet along the arc of a tangent curve to the right having a radius of 1029.00 feet and a central angle of $04^{\circ}19'28''$ (chord bearing $S.80^{\circ}09'44''W.$, 77.64 feet); thence $N.07^{\circ}40'32''W.$, a distance of 26.00 feet; thence Westerly, 408.74 feet along the arc of a non-tangent curve to the right having a radius of 1003.00 feet and a central angle of $23^{\circ}20'57''$ (chord bearing $N.86^{\circ}00'04''W.$, 405.92 feet); thence $S.15^{\circ}40'25''W.$, a distance of 26.00 feet to a point on the right-of-way for Pleasant Plains Parkway, according to the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 211, the following thirteen (13) courses: 1) Northwesterly, 568.89 feet along the arc of a non-tangent curve to the right having a radius of 1029.00 feet and a central angle of $31^{\circ}40'35''$ (chord bearing $N.58^{\circ}29'18''W.$, 561.67 feet); 2) $N.42^{\circ}39'00''W.$, 587.17 feet to a point of curvature; 3) Northerly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of $45^{\circ}34'23''$ (chord bearing $N.19^{\circ}51'49''W.$, 53.45 feet) to a point of reverse curvature; 4) Northerly, 63.21 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of $27^{\circ}38'46''$ (chord bearing $N.10^{\circ}54'00''W.$, 62.60 feet) to a point of reverse curvature; 5) Northerly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of $45^{\circ}34'23''$ (chord bearing $N.01^{\circ}56'11''W.$, 53.45 feet) to a point of tangency; 6) $N.20^{\circ}51'00''E.$, 22.08 feet to a point of curvature; 7) Northerly, 389.24 feet along the arc of a curve to the left having a radius of 1071.00 feet and a central angle of $20^{\circ}49'25''$ (chord bearing $N.10^{\circ}26'18''E.$, 387.10 feet) to a point of reverse curvature; 8) Northerly, 380.27 feet along the arc of a curve to the right having a radius of 1929.00 feet and a central angle of $11^{\circ}17'42''$ (chord bearing $N.05^{\circ}40'27''E.$, 379.66 feet) to a point of reverse curvature; 9) Northerly, 382.66 feet along the arc of a curve to the left having a radius of 1071.00 feet and a central angle of $20^{\circ}28'18''$ (chord bearing $N.01^{\circ}05'09''E.$, 380.63 feet) to a point of tangency; 10) $N.09^{\circ}09'00''W.$, 41.06 feet to a point of curvature; 11) Northerly, 54.88 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of $45^{\circ}34'23''$ (chord bearing $N.13^{\circ}38'11''E.$, 53.45 feet) to a point of reverse curvature; 12) Northerly, 70.20 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of $30^{\circ}42'12''$ (chord bearing $N.21^{\circ}04'17''E.$, 69.36 feet) to a point of reverse curvature; 13) Northeasterly, 54.89 feet along the arc of a curve to the right having a radius of

69.00 feet and a central angle of 45°34'49" (chord bearing N.28°30'35"E., 53.46 feet) to a point of tangency, said point also being the Southerlymost corner of the aforesaid right-of-way for CONNERTON BOULEVARD; as described in Special Warranty Deed, recorded in Official Records Book 8417, Page 685, of the Public Records of Pasco County; thence along the aforesaid Southeasterly boundary of the right-of-way for CONNERTON BOULEVARD, N.51°18'00"E., 396.85 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

All of Connerton Village Two Parcel 218 Phases 1A and 2A, according to the Plat thereof as recorded in Plat Book 78, Pages 12 through 18, inclusive, of the Public Records of Pasco County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

CONNERTON PARCEL 212:

A parcel of land lying in Section 25, Township 25 South, Range 18 East and Section 30, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Section 25 for a POINT OF BEGINNING, run thence along the South boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 25, N.89°29'55"W., 713.74 feet to the Southeast corner of Tract "L-18", according to the plat of Connerton Village Two Parcel 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the public records of Pasco County, Florida; thence along the Southerly boundary of said Connerton Village Two Parcel 211, the following six (6) courses: 1) N.00°21'00"E., 614.77 feet; 2) S.89°39'00"E., 260.00 feet; 3) N.00°21'00"E., 120.00 feet; 4) S.89°39'00"E., 32.00 feet; 5) N.00°21'00"E., 170.00 feet; 6) S.89°39'00"E., 1359.12 feet; thence S.47°48'01"E., 724.63 feet; thence S.00°11'38"W., 419.17 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 30; thence along said south boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1478.31 feet to the POINT OF BEGINNING.

AND LESS CONNERTON PARCEL 213 described as follows:

CONNERTON VILLAGE TWO PARCEL 213 PHASE 1C-1

DESCRIPTION:

A parcel of land lying in Section 25, Township 25 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 25, said point also being on the North boundary of WILDERNESS LAKE PRESERVE - PHASE III, according to the plat thereof as recorded in Plat Book 53, Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida, run thence along the South boundary of said Southwest 1/4 of Section 25 and said North boundary of WILDERNESS LAKE PRESERVE - PHASE III, N.89°27'57"W.,

1320.57 feet to the Southeast corner of GROVES - PHASE II, according to the plat thereof as recorded in Plat Book 48, Pages 23 through 35, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said GROVES - PHASE II, the following two (2) courses: 1) N.26°39'38"W., 740.55 feet to the POINT OF BEGINNING; 2) N.64°26'20"W., 629.71 feet; thence continue along said Easterly boundary of GROVES - PHASE II and the Easterly boundary of GROVES - PHASE IV, according to the plat thereof as recorded in Plat Book 55, Pages 49 through 61, inclusive, of the Public Records of Pasco County, Florida, N.62°51'49"E., 1014.97 feet; thence continue along said Easterly boundary of GROVES - PHASE IV, N.20°32'44"E., 550.68 feet to a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 210, according to the plat thereof as recorded in Plat Book 59, Pages 56 through 72, inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 210, S.74°00'00"E., 1005.21 feet to a point on the Westerly boundary of CONNERTON VILLAGE TWO PARCEL 211, according to the plat thereof as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of CONNERTON VILLAGE TWO PARCEL 211, the following nine (9) courses: 1) S.20°00'00"W., 317.30 feet; 2) S.70°00'00"E., 1.09 feet to a point of curvature; 3) Southeasterly, 29.67 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 85°00'00" (chord bearing S.27°30'00"E., 27.02 feet) to a point of tangency; 4) S.15°00'00"W., 7.68 feet; 5) S.75°00'00"E., 50.00 feet to a point on a curve; 6) Northeasterly, 32.63 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 93°29'03" (chord bearing N.61°44'31"E., 29.13 feet) to a point of reverse curvature; 7) Easterly, 92.40 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 10°05'03" (chord bearing S.76°33'29"E., 92.28 feet); 8) S.08°24'00"W., 56.88 feet; 9) S.15°00'00"W., 67.98; thence continue S.15°00'00"W., 171.00 feet; thence N.75°00'00"W., 100.00 feet to a point of curvature; thence Southwesterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.60°00'00"W., 28.28 feet) to a point of tangency; thence S.15°00'00"W., 202.00 feet to a point of curvature; thence Southeasterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.30°00'00"E., 28.28 feet); thence S.15°00'00"W., 50.00 feet; thence N.75°00'00"W., 7.83 feet; thence S.15°00'00"W., 132.61 feet; thence N.82°19'30"W., 176.69 feet; thence N.07°40'30"E., 45.69 feet; thence N.13°38'11"E., 46.33 feet; thence N.15°00'00"E., 63.50 feet; thence N.75°00'00"W., 100.00 feet to a point of curvature; thence Southwesterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.60°00'00"W., 28.28 feet) to a point of tangency; thence S.15°00'00"W., 51.83 feet to a point of curvature; thence Southerly, 24.35 feet along the arc of a curve to the left having a radius of 775.00 feet and a central angle of 01°48'00" (chord bearing S.14°06'00"W., 24.35 feet); thence N.76°48'00"W., 603.79 feet; thence S.63°20'00"W., 455.75 feet to the POINT OF BEGINNING.

CONNERTON VILLAGE TWO PARCEL 213 PHASE 1C-2

DESCRIPTION:

A parcel of land lying in Section 25, Township 25 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 25, said point also being on the North boundary of WILDERNESS LAKE PRESERVE - PHASE III, according to the plat thereof as recorded in Plat Book 53, Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida, run thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 25 and said North boundary of WILDERNESS LAKE PRESERVE - PHASE III, S.89°28'35"E., 529.43 feet to the Southwest corner of TRACT "B-5", according to the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said CONNERTON VILLAGE TWO PARCEL 211, NORTH, 540.10 feet to the POINT OF BEGINNING; thence N.79°27'00"W., 464.53 feet to a point on a curve; thence Northerly, 4.90 feet along the arc of a curve to the right having a radius of 625.00 feet and a central angle of 00°26'58" (chord bearing N.10°46'29"E., 4.90 feet) to a point of reverse curvature; thence Northwesterly, 30.02 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 85°59'58" (chord bearing N.32°00'01"W., 27.28 feet) to a point of tangency; thence N.75°00'00"W., 202.38 feet to a point of curvature; thence Southwesterly, 32.48 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 93°02'44" (chord bearing S.58°28'38"W., 29.03 feet); thence N.78°02'44"W., 50.00 feet to a point on a curve; thence Northerly, 4.69 feet along the arc of a curve to the right having a radius of 917.00 feet and a central angle of 00°17'34" (chord bearing N.12°06'03"E., 4.69 feet) to a point of reverse curvature; thence Northwesterly, 30.46 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 87°14'50" (chord bearing N.31°22'35"W., 27.60 feet) to a point of tangency; thence N.75°00'00"W., 114.29 feet; thence N.15°00'00"E., 50.00 feet to a point on a curve; thence Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.30°00'00"W., 28.28 feet) to a point of tangency; thence N.15°00'00"E., 202.00 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.60°00'00"E., 28.28 feet) to a point of tangency; thence S.75°00'00"E., 100.00 feet; thence N.15°00'00"E., 171.00 feet to a point on the aforesaid Westerly boundary of CONNERTON VILLAGE TWO PARCEL 211; thence along said Westerly boundary of CONNERTON VILLAGE TWO PARCEL 211, the following thirteen (13) courses: 1) S.78°15'30"E., 56.16 feet; 2) S.87°00'00"E., 53.08 feet; 3) N.84°24'00"E., 53.08 feet; 4) N.76°58'10"E., 53.55 feet; 5) S.14°00'00"E., 121.00 feet; 6) S.76°00'00"W., 6.99 feet; 7) S.14°00'00"E., 50.00 feet to a point on a curve; 8) Southeasterly, 35.55 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 101°49'59" (chord bearing S.53°05'01"E., 31.05 feet); 9) N.87°49'59"E., 50.00 feet to a point on a curve; 10) Northerly, 18.22 feet along the arc of a curve to the left having a radius of 625.00 feet and a central angle of 01°40'12" (chord bearing N.03°00'08"W., 18.22 feet) to a point of reverse curvature; 11) Northeasterly, 27.87 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 79°50'14" (chord bearing N.36°04'53"E., 25.67 feet) to a point of tangency; 12) N.76°00'00"E., 319.66 feet; 13) SOUTH, 574.58 feet to the POINT OF BEGINNING.

CONNERTON VILLAGE TWO PARCEL 213 PHASE 1C-3

DESCRIPTION:

A parcel of land lying in Section 25, Township 25 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

BEGIN at the Southeast corner of the Southwest 1/4 of said Section 25, said point also being on the North boundary of WILDERNESS LAKE PRESERVE - PHASE III, according to the plat thereof as recorded in Plat Book 53, Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida, run thence along the South boundary of said Southwest 1/4 of Section 25 and said North boundary of WILDERNESS LAKE PRESERVE - PHASE III, N.89°27'57"W., 1320.57 feet to the Southeast corner of GROVES - PHASE II, according to the plat thereof as recorded in Plat Book 48, Pages 23 through 35, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said GROVES - PHASE II, N.26°39'38"W., 740.55 feet; thence N.63°20'00"E., 455.75 feet; thence S.76°48'00"E., 603.79 feet to a point on a curve; thence Northerly, 24.35 feet along the arc of a curve to the right having a radius of 775.00 feet and a central angle of 01°48'00" (chord bearing N.14°06'00"E., 24.35 feet) to a point of tangency; thence N.15°00'00"E., 51.83 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.60°00'00"E., 28.28 feet) to a point of tangency; thence S.75°00'00"E., 100.00 feet; thence S.15°00'00"W., 63.50 feet; thence S.13°38'11"W., 46.33 feet; thence S.07°40'30"W., 45.69 feet; thence S.82°19'30"E., 176.69 feet; thence N.15°00'00"E., 132.61 feet; thence S.75°00'00"E., 7.83 feet; thence continue S.75°00'00"E., 114.29 feet to a point of curvature; thence Southeasterly, 30.46 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 87°14'50" (chord bearing S.31°22'35"E., 27.60 feet) to a point of reverse curvature; thence Southerly, 4.69 feet along the arc of a curve to the left having a radius of 917.00 feet and a central angle of 00°17'34" (chord bearing S.12°06'03"W., 4.69 feet); thence S.78°02'44"E., 50.00 feet to a point on a curve; thence Northeasterly, 32.48 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 93°02'44" (chord bearing N.58°28'38"E., 29.03 feet) to a point of tangency; thence S.75°00'00"E., 202.38 feet to a point of curvature; thence Southeasterly, 30.02 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 85°59'58" (chord bearing S.32°00'01"E., 27.28 feet) to a point of reverse curvature; 8) Southerly, 4.90 feet along the arc of a curve to the left having a radius of 625.00 feet and a central angle of 00°26'58" (chord bearing S.10°46'29"W., 4.90 feet); thence S.79°27'00"E., 464.53 feet to a point on the Westerly boundary of CONNERTON VILLAGE TWO PARCEL 211, according to the plat thereof as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of CONNERTON VILLAGE TWO PARCEL 211, SOUTH, 540.10 feet to a point on the South boundary of the Southwest 1/4 of the Southeast 1/4 of the aforesaid Section 25, said point also being on the aforesaid North boundary of WILDERNESS LAKE PRESERVE - PHASE III; thence along said South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 25 and said North boundary of WILDERNESS LAKE PRESERVE - PHASE III, N.89°28'35"W., 529.43 feet to the POINT OF BEGINNING.

Also less and except:

Tax Parcel 35-25-18-0000-00100-0070: Lying in Section 35, Township 25 South, Range 18 East, Pasco County, Florida, Lying Westerly of Tract "L-5" of CONNERTON VILLAGE ONE PARCEL 103, according to the Plat thereof recorded in Plat Book 52, Page 118, Lying Northerly

of GROVES - PHASE IA, according to the Plat thereof recorded in Plat Book 39, Page 120, Lying Easterly of lands described in Official Records Book 9381, Page 1258, and Southerly of Pleasant Plains Parkway, Less and Except Pump Station No. 2 described in Official Records Book 7431, Page 596, Public Records of Pasco County, Florida.

Also less and except:

Tax Parcel 26-25-18-0000-00100-0012: Lying in Section 26, Township 25 South, Range 18 East, Pasco County, Florida, lying Northerly of the South boundary of said Section 26, Lying Easterly of Land-O-Lakes Boulevard, Lying Southerly of by CDD Parcel 2 in Official Records Book 8592, Page 2373, Public Records of Pasco County, Florida, and previously described herein, and Lying Westerly of Tract "B-1", CONNERTON CORNER, according to the Plat thereof recorded in Plat Book 73, Page 23, Public Records of Pasco County, Florida.

Also Less and Except:

CONNERTON BOULEVARD:

A parcel of land lying in Sections 24 and 25, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeasterly corner of Connerton Village Two Parcel 211, according to the Plat thereof as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida, for a Point of Beginning, run thence along the Northerly boundary of said Connerton Village Two Parcel 211, N38°42'52"W, 142.00 feet; thence N51°18'00"E, 902.17 feet to a point of curvature; thence Northeasterly, 184.01 feet along the arc of a curve to the right having a radius of 2331.00 feet and a central angle of 04°31'22" (chord bearing N53°33'41"E, 183.96 feet); thence S34°10'38"E, 142.00 feet to a point on a curve; thence Southwesterly, 172.80 feet along the arc of said curve to the left having a radius of 2189.00 feet and a central angle of 04°31'22" (chord bearing S53°33'41"W, 172.75 feet) to a point of tangency; thence S51°18'00"W, 902.14 feet to the Point of Beginning.

And Also Less and Except:

FLOURISH DRIVE:

A parcel of land lying in Section 24, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeasterly corner of Connerton Village Two Parcel 211, according to the Plat thereof as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida, run thence along the Northerly boundary of said Connerton Village Two Parcel 211, N38°42'52"W, 142.00 feet; thence N51°18'00"E, 902.17 feet to a point of curvature; thence Northeasterly, 46.26 feet along the arc of a curve to the right having a radius of 2331.00 feet and a central angle of 01°08'13" (chord bearing N51°52'07"E, 46.26 feet) to a point of reverse curvature, said point also being the Point of Beginning; thence Northerly 38.56 feet along the arc

of a curve to the left having a radius of 25.00 feet and a central angle of 88°22'13" (chord bearing N08°15'07"E, 34.65 feet) to a point of tangency; thence N35°56'00"W, 204.95 feet to a point of curvature; thence Northwesterly, 66.13 feet along the arc of a curve to the right having a radius of 542.00 feet and a central angle of 06°59'27" (chord bearing N32°26'17"W, 66.09 feet) to a point on a curve; thence Northerly, 343.45 feet along the arc of a curve to the right having a radius of 535.00 feet and a central angle of 36°46'52" (chord bearing N08°39'53"W, 337.58 feet) to a point on a curve; ; thence Northerly, 213.94 feet along the arc of a curve to the right having a radius of 530.00 feet and a central angle of 23°07'39" (chord bearing N19°18'35"E, 212.49 feet) to a point of reverse curvature; thence Northerly, 293.18 feet along the arc of a curve to the left having a radius of 470.00 feet and a central angle of 35°44'24" (chord bearing N13°00'12"E, 285.45 feet) to a point of tangency; thence N04°52'00"W, 548.00 feet; thence N85°08'00"E, 60.00 feet; thence S04°52'00"E, 548.00 feet to a point of curvature; thence Southerly, 330.60 feet along the arc of said curve to the right having a radius of 530.00 feet and a central angle of 35°44'24" (chord bearing S13°00'12"W, 325.27 feet) to a point of reverse curvature; thence Southerly, 548.02 feet along the arc of a curve to the left having a radius of 470.00 feet and a central angle of 66°45'24" (chord bearing S02°31'48"E, 517.50 feet) to a point of tangency; thence S35°56'00"E, 204.64 feet to a point of curvature; thence Easterly, 38.69 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°39'44" (chord bearing S80°15'52"E, 34.94 feet) to a point of cusp; thence Southwesterly, 120.72 feet along the arc of a curve to the left having a radius of 2331.00 feet and a central angle of 02°58.02" (chord bearing S53°55'15"W, 120.71 feet) to the Point of Beginning.

Also Less and Except:

CONNERTON CORNER, according to the Plat thereof as recorded in Plat Book 73, Pages 23 and 24, Public Records of Pasco County, Florida.

Also Less and Except:

FLORIDA DEPARTMENT OF TRANSPORTATION PARTS A, B, C, D, E, F - Per Official Records Book 7105, Page 1783, Public Records of Pasco County, Florida.

And together with:

Tax Parcel 22-25-18-0000-00300-00A0: Lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, Lying Northerly of Symphony Parkway, Lying Westerly of lands in Official Records Book 5559, Page 988, and Lying Southerly of lands in Official Records Book 1716, Page 467, Public Records of Pasco County, Florida.

Also Less and Except:

Connerton Commerce Parcel North Ingress/Egress Easement North

DESCRIPTION: A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 14, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the West boundary of said Section 14, N.00°11'06"E., a distance of 121.18 feet; thence N.89°59'46"W., a distance of 196.16 feet; thence S.00°00'14"W., a distance of 488.08 feet; thence N.89°59'46"W., a distance of 255.79 feet; thence S.00°00'14"W., a distance of 407.95 feet; thence N.89°59'46"W., a distance of 668.57 feet; thence N.00°00'14"E., a distance of 736.31 feet; thence N.50°10'39"W., a distance of 644.82 feet; thence N.00°00'14"E., a distance of 225.84 feet; thence Southwesterly, 713.02 feet along the arc of a non-tangent curve to the left having a radius of 1770.00 feet and a central angle of 23°04'51" (chord bearing S.66°41'50"W., 708.21 feet); thence S.55°09'29"W., a distance of 250.70 feet to the POINT OF BEGINNING; thence Southeasterly, 473.95 feet along the arc of a non-tangent curve to the right having a radius of 7071.00 feet and a central angle of 03°50'25" (chord bearing S.28°49'44"E., 473.86 feet); thence continue Southeasterly, 544.01 feet along the arc of a non-tangent curve to the right having a radius of 7071.00 feet and a central angle of 04°24'29" (chord bearing S.24°42'14"E., 543.87 feet); thence Southeasterly, 613.03 feet along the arc of a reverse curve to the left having a radius of 929.00 feet and a central angle of 37°48'30" (chord bearing S.41°24'15"E., 601.97 feet); thence S.29°41'27"W., a distance of 142.00 feet; thence Northwesterly, 706.73 feet along the arc of a non-tangent curve to the right having a radius of 1071.00 feet and a central angle of 37°48'30" (chord bearing N.41°24'15"W., 693.98 feet); thence Northwesterly, 987.35 feet along the arc of a reverse curve to the left having a radius of 6929.00 feet and a central angle of 08°09'52" (chord bearing N.26°34'56"W., 986.52 feet); thence N.55°09'29"E., a distance of 142.36 feet to the POINT OF BEGINNING.

Also Less and Except:

CONNERTON LESS OUT PART 1

DESCRIPTION: A parcel of land lying in Section 24, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the West boundary of the Northwest 1/4 of said Section 25, S.00°25'49"E., 341.74 feet to a point on a curve on the Northerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly right-of-way line, the following seven (7) courses: 1) Southeasterly, 110.10 feet along the arc of a non-tangent curve to the left having a radius of 439.00 feet and a central angle of 14°22'11" (chord bearing S.59°11'46"E., 109.81 feet); 2) Easterly, 67.19 feet along the arc of a compound curve to the left having a radius of 69.00 feet and a central angle of 55°47'40" (chord bearing N.85°43'18"E., 64.57 feet); 3) Easterly, 168.60 feet along the arc of a reverse curve to the right having a radius of 131.00 feet and a central angle of 73°44'23" (chord bearing S.85°18'20"E., 157.20 feet); 4) Easterly, 67.19 feet along the arc of a reverse curve to the left having a radius of 69.00 feet and a central angle of 55°47'40" (chord bearing S.76°19'59"E., 64.57 feet); 5) Easterly, 79.84 feet along the arc of a compound curve to the left having a radius of 439.00 feet and a central angle of 10°25'11" (chord bearing N.70°33'35"E., 79.73 feet); 6) N.65°21'00"E., a distance of 525.00 feet; thence Easterly, 193.34

feet along the arc of a tangent curve to the right having a radius of 1271.00 feet and a central angle of 08°42'56" (chord bearing N.69°42'28"E., 193.15 feet); 7) N.01°53'14"W., a distance of 383.00 feet; thence S.86°30'00"E., a distance of 83.53 feet; thence N.20°35'08"E., a distance of 263.21 feet; thence N.27°50'00"W., a distance of 285.00 feet; thence N.35°00'00"E., a distance of 840.00 feet; thence N.47°50'00"E., a distance of 165.00 feet; thence N.32°11'37"E., a distance of 621.01 feet; thence N.51°50'00"E., a distance of 350.00 feet; thence N.22°50'00"E., a distance of 700.00 feet; thence N.54°25'49"W., a distance of 924.48 feet; thence N.12°50'00"E., a distance of 600.00 feet; thence N.78°00'00"E., a distance of 575.00 feet; thence N.74°37'45"E., a distance of 177.16 feet to the POINT OF BEGINNING; thence N.13°50'00"E., a distance of 121.00 feet; thence N.78°50'00"E., a distance of 75.00 feet; thence S.76°10'00"E., a distance of 40.00 feet; thence S.41°10'00"E., a distance of 48.00 feet; thence S.13°50'00"W., a distance of 125.16 feet; thence N.76°10'00"W., a distance of 147.29 feet to the POINT OF BEGINNING.

Also Less and Except:

CONNERTON LESS OUT PART 2

DESCRIPTION: A parcel of land lying in Section and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 20, Township 25 South, Range 19 East, Pasco County, Florida, run thence along the South boundary of said Section 20, S.89°55'56"E., a distance of 476.96 feet to a point on the Westerly maintained right-of-way line of EHREN ROAD (County Road No. 583); thence along said Westerly maintained right-of-way line, the following nine (9) courses: 1) N.20°53'43"E., a distance of 116.87 feet; 2) N.20°55'15"E., a distance of 422.73 feet; 3) N.20°23'41"E., a distance of 113.26 feet; 4) N.22°15'57"E., a distance of 113.00 feet; 5) N.21°04'46"E., a distance of 102.88 feet; 6) N.21°27'28"E., a distance of 117.24 feet; 7) N.21°22'12"E., a distance of 1013.33 feet; 8) N.20°17'21"E., a distance of 140.99 feet; 9) N.02°33'53"E., a distance of 716.36 feet to the POINT OF BEGINNING; thence N.89°20'51"W., a distance of 582.95 feet; thence N.47°00'42"W., a distance of 249.89 feet; thence N.09°33'56"E., a distance of 172.86 feet; thence S.89°20'51"E., a distance of 749.45 feet to a point on the aforesaid Westerly maintained right-of-way line of EHREN ROAD; thence along said Westerly maintained right-of-way line, the following two (2) courses: 1) S.00°39'09"W., a distance of 82.80 feet; 2) S.02°33'53"W., a distance of 256.41 feet to the POINT OF BEGINNING.

THE FOREGOING LEGAL DESCRIPTIONS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PURCHASE AREA 1

DESCRIPTION: A parcel of land lying in Sections 13, 24 and 25, Township 25 South, Range 18 East and Sections 17, 18, 19, 20 & 30, Township 25 South, Range 19 East, all in Pasco County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 30, Township 25 South, Range 19 East, Pasco County, Florida, run thence along the North boundary of the Northeast 1/4 of said Section 30,

N.89°59'32"W., a distance of 1328.39 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'26"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'10"W., 2486.73 feet; thence S.48°16'38"E., 96.47 feet; thence S.41°43'22"W., 108.39 feet to a point on said East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of the Southeast 1/4 of Section 30, S.00°03'10"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 4.88 feet; thence S.41°43'43"W., 109.27 feet; thence N.48°16'17"W., 120.00 feet; thence N.41°43'43"E., 3.33 feet to a point on said South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 1154.46 feet to the Southwest corner of said Southeast 1/4 of Section 30; thence along the South boundary of the aforesaid Southwest 1/4 of Section 30, N.89°48'21"W., 1182.80 feet to the Southeast corner of the plat of CONNERTON VILLAGE TWO PARCEL 212, as recorded in Plat Book 73, Pages 102 through 105, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 212, the following two (2) courses: 1) N.00°11'38"E., a distance of 419.17 feet; 2) N.47°48'01"W., a distance of 1546.91 feet to the Easterlymost corner of the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 211, the following six (6) courses: 1) N.47°48'01"W., a distance of 822.28 feet; 2) N.12°09'53"W., a distance of 442.32 feet; 3) N.39°26'15"W., a distance of 1041.21 feet; 4) S.78°00'00"W., a distance of 241.07 feet; 5) Westerly, 526.78 feet along the arc of a tangent curve to the right having a radius of 1171.00 feet and a central angle of 25°46'28" (chord bearing N.89°06'46"W., 522.34 feet); 6) N.13°46'28"E., a distance of 142.00 feet to a point on the Northerly right-of-way for Pleasant Plains Parkway, according to the plat of CONNERTON VILLAGE TWO PARCEL 211; thence along said Northerly right-of-way for Pleasant Plains Parkway, Westerly, 34.11 feet along the arc of a non-tangent curve to the right having a radius of 1029.00 feet and a central angle of 01°53'56" (chord bearing N.75°16'33"W., 34.10 feet); thence N.15°40'25"E., a distance of 26.00 feet; thence Easterly, 408.74 feet along the arc of a non-tangent curve to the left having a radius of 1003.00 feet and a central angle of 23°20'57" (chord bearing S.86°00'04"E., 405.92 feet); thence S.07°40'32"E., a distance of 26.00 feet; thence Easterly, 77.66 feet along the arc of a non-tangent curve to the left having a radius of 1029.00 feet and a central angle of 04°19'28" (chord bearing N.80°09'44"E., 77.64 feet); thence N.78°00'00"E., a distance of 456.74 feet; thence Northeasterly, 765.80 feet along the arc of a tangent curve to the left having a radius of 1129.00 feet and a central angle of 38°51'49" (chord bearing N.58°34'05"E., 751.20 feet); thence Northerly, 55.70 feet along the arc of a compound curve to the left having a radius of 64.00 feet and a central angle of 49°51'42" (chord bearing N.14°12'20"E., 53.95 feet); thence Northeasterly, 193.84 feet along the arc of a reverse curve to the right having a radius of 131.00 feet and a central angle of 84°46'50" (chord bearing N.31°39'54"E., 176.63 feet); thence Northeasterly, 59.39 feet along the arc of a reverse curve to the left having a radius of 69.00 feet and a central angle of 49°18'58" (chord bearing N.49°23'50"E., 57.57 feet); thence Northeasterly, 61.06 feet along the arc of a compound curve to the left having a radius of 1129.00 feet and a central angle of 03°05'56" (chord bearing N.23°11'23"E., 61.05 feet); thence N.63°55'25"W., a distance of 30.09 feet; thence Northerly,

449.63 feet along the arc of a non-tangent curve to the left having a radius of 1099.00 feet and a central angle of $23^{\circ}26'28''$ (chord bearing $N.09^{\circ}47'54''E.$, 446.50 feet); thence $N.88^{\circ}04'40''E.$, a distance of 30.00 feet; thence Northerly, 251.78 feet along the arc of a non-tangent curve to the left having a radius of 1129.00 feet and a central angle of $12^{\circ}46'40''$ (chord bearing $N.08^{\circ}18'40''W.$, 251.26 feet); thence $N.14^{\circ}42'00''W.$, a distance of 1816.20 feet; thence Northwesterly, 54.88 feet along the arc of a tangent curve to the left having a radius of 69.00 feet and a central angle of $45^{\circ}34'23''$ (chord bearing $N.37^{\circ}29'11''W.$, 53.45 feet); thence Northwesterly, 23.65 feet along the arc of a reverse curve to the right having a radius of 131.00 feet and a central angle of $10^{\circ}20'46''$ (chord bearing $N.55^{\circ}06'00''W.$, 23.62 feet); thence Westerly, 54.88 feet along the arc of a reverse curve to the left having a radius of 69.00 feet and a central angle of $45^{\circ}34'23''$ (chord bearing $N.72^{\circ}42'49''W.$, 53.45 feet); thence $S.84^{\circ}30'00''W.$, a distance of 98.95 feet; thence Westerly, 1095.62 feet along the arc of a tangent curve to the left having a radius of 2189.00 feet and a central angle of $28^{\circ}40'38''$ (chord bearing $S.70^{\circ}09'41''W.$, 1084.22 feet); thence $N.34^{\circ}10'38''W.$, a distance of 142.00 feet; thence Easterly, 1166.69 feet along the arc of a non-tangent curve to the right having a radius of 2331.00 feet and a central angle of $28^{\circ}40'38''$ (chord bearing $N.70^{\circ}09'41''E.$, 1154.55 feet); thence $N.84^{\circ}30'00''E.$, a distance of 98.95 feet; thence Easterly, 26.11 feet along the arc of a tangent curve to the left having a radius of 69.00 feet and a central angle of $21^{\circ}41'02''$ (chord bearing $N.73^{\circ}39'29''E.$, 25.96 feet); thence Northeasterly, 38.00 feet along the arc of a compound curve to the left having a radius of 39.00 feet and a central angle of $55^{\circ}49'56''$ (chord bearing $N.34^{\circ}54'00''E.$, 36.52 feet); thence Northerly, 26.11 feet along the arc of a compound curve to the left having a radius of 69.00 feet and a central angle of $21^{\circ}41'02''$ (chord bearing $N.03^{\circ}51'29''W.$, 25.96 feet); thence $N.14^{\circ}42'00''W.$, a distance of 1121.47 feet; thence $N.14^{\circ}42'00''W.$, a distance of 243.11 feet; thence Northerly, 330.86 feet along the arc of a tangent curve to the right having a radius of 1071.00 feet and a central angle of $17^{\circ}42'00''$ (chord bearing $N.05^{\circ}51'00''W.$, 329.54 feet); thence $N.03^{\circ}00'00''E.$, a distance of 615.00 feet; thence Northeasterly, 608.98 feet along the arc of a tangent curve to the right having a radius of 671.00 feet and a central angle of $52^{\circ}00'00''$ (chord bearing $N.29^{\circ}00'00''E.$, 588.29 feet); thence $N.55^{\circ}00'00''E.$, a distance of 414.35 feet; thence $N.35^{\circ}00'00''W.$, a distance of 550.50 feet; thence $N.60^{\circ}00'00''E.$, a distance of 1075.00 feet; thence $N.58^{\circ}00'00''W.$, a distance of 700.00 feet; thence $N.70^{\circ}00'00''W.$, a distance of 1325.00 feet; thence $S.56^{\circ}23'48''W.$, a distance of 555.28 feet; thence $N.51^{\circ}43'31''W.$, a distance of 132.56 feet; thence Southerly, 370.81 feet along the arc of a non-tangent curve to the left having a radius of 270.00 feet and a central angle of $78^{\circ}41'17''$ (chord bearing $S.01^{\circ}20'39''E.$, 342.35 feet); thence Southerly, 240.11 feet along the arc of a reverse curve to the right having a radius of 330.00 feet and a central angle of $41^{\circ}41'17''$ (chord bearing $S.19^{\circ}50'39''E.$, 234.84 feet); thence $S.01^{\circ}00'00''W.$, a distance of 536.07 feet; thence Southerly, 260.87 feet along the arc of a tangent curve to the right having a radius of 630.00 feet and a central angle of $23^{\circ}43'31''$ (chord bearing $S.12^{\circ}51'46''W.$, 259.01 feet); thence Southerly, 386.91 feet along the arc of a reverse curve to the left having a radius of 570.00 feet and a central angle of $38^{\circ}53'31''$ (chord bearing $S.05^{\circ}16'46''W.$, 379.53 feet); thence $S.14^{\circ}10'00''E.$, a distance of 880.00 feet; thence Southerly, 329.87 feet along the arc of a tangent curve to the right having a radius of 630.00 feet and a central angle of $30^{\circ}00'00''$ (chord bearing $S.00^{\circ}50'00''W.$, 326.11 feet); thence $S.15^{\circ}50'00''W.$, a distance of 150.00 feet; thence Southerly, 422.70 feet along the arc of a tangent curve to the left having a radius of 1170.00 feet and a central angle of $20^{\circ}42'00''$ (chord bearing $S.05^{\circ}29'00''W.$, 420.41 feet); thence $S.04^{\circ}52'00''E.$, a distance of 52.47 feet; thence $S.85^{\circ}08'00''W.$, a distance of 60.00 feet; thence $S.04^{\circ}52'00''E.$, a distance of 548.00 feet; thence Southerly, 293.18 feet along the arc of a tangent curve to the right having a radius of 470.00 feet

and a central angle of $35^{\circ}44'24''$ (chord bearing $S.13^{\circ}00'12''W.$, 288.45 feet); thence Southerly, 213.94 feet along the arc of a reverse curve to the left having a radius of 530.00 feet and a central angle of $23^{\circ}07'39''$ (chord bearing $S.19^{\circ}18'35''W.$, 212.49 feet); thence Southerly, 343.45 feet along the arc of a non-tangent curve to the left having a radius of 535.00 feet and a central angle of $36^{\circ}46'52''$ (chord bearing $S.08^{\circ}39'53''E.$, 337.58 feet); thence Southeasterly, 66.13 feet along the arc of a non-tangent curve to the left having a radius of 542.00 feet and a central angle of $06^{\circ}59'27''$ (chord bearing $S.32^{\circ}26'17''E.$, 66.09 feet); thence $S.35^{\circ}56'00''E.$, a distance of 204.95 feet; thence Southerly, 38.56 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of $88^{\circ}22'13''$ (chord bearing $S.08^{\circ}15'07''W.$, 34.85 feet); thence Southwesterly, 46.26 feet along the arc of a reverse curve to the left having a radius of 2331.00 feet and a central angle of $01^{\circ}08'13''$ (chord bearing $S.51^{\circ}52'07''W.$, 46.26 feet); thence $S.51^{\circ}18'00''W.$, a distance of 902.17 feet; to a point on the Northerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly right-of-way line, the following four (4) courses: 1) Westerly, 54.87 feet along the arc of a tangent curve to the right having a radius of 69.00 feet and a central angle of $45^{\circ}33'56''$ (chord bearing $S.74^{\circ}04'58''W.$, 53.44 feet); 2) Westerly, 106.52 feet along the arc of a reverse curve to the left having a radius of 131.00 feet and a central angle of $46^{\circ}35'19''$ (chord bearing $S.73^{\circ}34'17''W.$, 103.61 feet); 3) Westerly, 54.88 feet along the arc of a reverse curve to the right having a radius of 69.00 feet and a central angle of $45^{\circ}34'23''$ (chord bearing $S.73^{\circ}03'49''W.$, 53.45 feet); 4) $N.84^{\circ}09'00''W.$, a distance of 663.62 feet; thence $N.05^{\circ}51'00''E.$, a distance of 381.98 feet; thence $N.48^{\circ}00'00''W.$, a distance of 80.31 feet; thence $N.11^{\circ}30'00''W.$, a distance of 265.00 feet; thence $N.56^{\circ}00'00''W.$, a distance of 140.00 feet; thence $N.90^{\circ}00'00''W.$, a distance of 183.20 feet; thence $S.57^{\circ}00'00''W.$, a distance of 397.14 feet; thence $S.00^{\circ}00'00''E.$, a distance of 137.18 feet; thence $N.63^{\circ}00'00''W.$, a distance of 130.04 feet; thence $N.00^{\circ}00'00''E.$, a distance of 79.42 feet; thence $N.57^{\circ}00'00''W.$, a distance of 181.88 feet; thence $S.58^{\circ}00'01''W.$, a distance of 335.32 feet; thence $N.20^{\circ}35'08''E.$, a distance of 206.26 feet; thence $N.27^{\circ}50'00''W.$, a distance of 285.00 feet; thence $N.35^{\circ}00'00''E.$, a distance of 840.00 feet; thence $N.47^{\circ}50'00''E.$, a distance of 165.00 feet; thence $N.32^{\circ}11'37''E.$, a distance of 621.01 feet; thence $N.51^{\circ}50'00''E.$, a distance of 350.00 feet; thence $N.22^{\circ}50'00''E.$, a distance of 700.00 feet; thence $N.54^{\circ}25'49''W.$, a distance of 924.48 feet; thence $N.12^{\circ}50'00''E.$, a distance of 600.00 feet; thence $N.78^{\circ}00'00''E.$, a distance of 575.00 feet; thence $N.13^{\circ}50'00''E.$, a distance of 730.00 feet; thence $S.71^{\circ}50'00''E.$, a distance of 925.00 feet; thence $S.14^{\circ}50'00''E.$, a distance of 245.00 feet; thence $N.84^{\circ}50'00''E.$, a distance of 200.00 feet; thence $N.01^{\circ}00'00''E.$, a distance of 525.00 feet; thence $S.74^{\circ}00'00''W.$, a distance of 320.00 feet; thence $N.14^{\circ}00'00''E.$, a distance of 655.00 feet; thence $N.62^{\circ}00'00''W.$, a distance of 555.00 feet; thence $N.04^{\circ}00'00''W.$, a distance of 645.00 feet; thence $N.04^{\circ}56'50''E.$, a distance of 770.61 feet; thence $S.84^{\circ}50'00''E.$, a distance of 820.00 feet; thence $S.16^{\circ}50'00''E.$, a distance of 510.00 feet; thence $S.49^{\circ}50'00''E.$, a distance of 525.00 feet; thence $S.88^{\circ}00'00''E.$, a distance of 305.00 feet; thence $N.17^{\circ}00'00''E.$, a distance of 600.00 feet; thence $N.44^{\circ}50'00''E.$, a distance of 535.00 feet; thence $S.77^{\circ}00'00''E.$, a distance of 540.00 feet; thence $S.89^{\circ}00'00''E.$, a distance of 889.43 feet; thence $S.85^{\circ}00'00''E.$, a distance of 280.00 feet; thence $S.24^{\circ}00'00''E.$, a distance of 835.00 feet; thence $S.10^{\circ}50'00''W.$, a distance of 445.00 feet; thence $S.19^{\circ}00'00''E.$, a distance of 380.00 feet; thence $S.66^{\circ}00'00''E.$, a distance of 305.00 feet; thence $S.71^{\circ}50'00''E.$, a distance of 480.00 feet; thence $S.78^{\circ}17'53''E.$, a distance of 511.27 feet; thence $S.18^{\circ}50'00''E.$, a distance of 305.00 feet; thence $S.51^{\circ}50'00''E.$, a distance of 1015.00 feet; thence $S.65^{\circ}30'00''E.$, a distance of 320.00 feet; thence $S.81^{\circ}50'00''E.$, a distance of 145.00 feet; thence

N.80°00'00"E., a distance of 580.00 feet; thence N.70°00'00"E., a distance of 585.00 feet; thence N.56°38'20"E., a distance of 773.04 feet; thence N.56°40'05"E., a distance of 388.93 feet; thence Northeasterly, 113.57 feet along the arc of a non-tangent curve to the right having a radius of 2918.00 feet and a central angle of 02°13'48" (chord bearing N.39°53'03"E., 113.56 feet); thence N.40°59'57"E., a distance of 455.72 feet; thence Northeasterly, 591.70 feet along the arc of a tangent curve to the left having a radius of 3082.00 feet and a central angle of 11°00'00" (chord bearing N.35°29'57"E., 590.79 feet); thence N.29°59'57"E., a distance of 535.15 feet; thence Northeasterly, 343.48 feet along the arc of a tangent curve to the right having a radius of 4918.00 feet and a central angle of 04°00'06" (chord bearing N.32°00'00"E., 343.41 feet); thence N.34°00'03"E., a distance of 702.13 feet; thence Northeasterly, 776.58 feet along the arc of a tangent curve to the right having a radius of 1918.00 feet and a central angle of 23°11'54" (chord bearing N.45°36'00"E., 771.28 feet); thence N.57°11'57"E., a distance of 299.24 feet; thence Northeasterly, 1427.80 feet along the arc of a tangent curve to the left having a radius of 2082.00 feet and a central angle of 39°17'33" (chord bearing N.37°33'11"E., 1399.99 feet) to a point on the Westerly maintained right-of-way line of EHREN ROAD (County Road No. 583); thence along said Westerly maintained right-of-way line, the following thirty-eight (38) courses: 1) S.09°32'44"W., a distance of 96.70 feet; 2) S.10°05'41"W., a distance of 425.62 feet; 3) S.10°33'36"W., a distance of 318.46 feet; 4) S.13°08'36"W., a distance of 209.81 feet; 5) S.24°47'36"W., a distance of 76.07 feet; 6) S.33°40'48"W., a distance of 80.89 feet; 7) S.45°07'39"W., a distance of 74.36 feet; 8) S.59°04'11"W., a distance of 60.23 feet; 9) S.61°32'13"W., a distance of 74.41 feet; 10) S.69°41'29"W., a distance of 965.78 feet; 11) S.69°52'37"W., a distance of 74.79 feet; 12) S.58°21'36"W., a distance of 72.18 feet; 13) S.53°56'57"W., a distance of 99.49 feet; 14) S.38°46'33"W., a distance of 86.00 feet; 15) S.35°42'01"W., a distance of 188.13 feet; 16) S.34°00'25"W., a distance of 349.77 feet; 17) S.32°49'12"W., a distance of 349.66 feet; 18) Southwesterly, 270.97 feet along the arc of a non-tangent curve to the left having a radius of 748.94 feet and a central angle of 20°43'47" (chord bearing S.24°22'05"W., 269.49 feet); 19) S.14°56'26"W., a distance of 102.13 feet; 20) S.19°21'43"W., a distance of 59.93 feet; 21) S.21°20'10"E., a distance of 65.40 feet; 22) S.08°22'39"W., a distance of 181.52 feet; 23) S.16°19'46"W., a distance of 105.24 feet; 24) S.30°39'34"W., a distance of 98.09 feet; 25) S.39°58'53"W., a distance of 94.40 feet; 26) S.51°42'16"W., a distance of 255.44 feet; 27) S.52°15'47"W., a distance of 372.77 feet; 28) S.51°08'29"W., a distance of 216.12 feet; 29) S.48°51'12"W., a distance of 97.11 feet; 30) S.42°32'08"W., a distance of 85.82 feet; 31) S.36°27'48"W., a distance of 112.91 feet; 32) S.30°29'17"W., a distance of 129.08 feet; 33) S.26°04'00"W., a distance of 127.93 feet; 34) S.16°01'29"W., a distance of 192.14 feet; 35) S.07°49'41"W., a distance of 145.26 feet; 36) S.02°12'06"W., a distance of 117.12 feet; 37) S.02°06'51"W., a distance of 981.49 feet; 38) S.00°39'09"W., a distance of 165.73 feet; thence N.89°20'51"W., a distance of 749.45 feet; thence S.09°33'56"W., a distance of 172.86 feet; thence S.47°00'42"E., a distance of 249.89 feet; thence S.89°20'51"E., a distance of 582.95 feet to a point on the said Westerly maintained right-of-way line of EHREN ROAD (County Road No. 583); thence along said Westerly maintained right-of-way line, the following nine (9) courses: 1) S.02°33'53"W., a distance of 716.36 feet; 2) S.20°17'21"W., a distance of 140.99 feet; 3) S.21°22'12"W., a distance of 1013.33 feet; 4) S.21°27'28"W., a distance of 117.24 feet; 5) S.21°04'46"W., a distance of 102.88 feet; 6) S.22°15'57"W., a distance of 113.00 feet; 7) S.20°23'41"W., a distance of 113.26 feet; 8) S.20°55'15"W., a distance of 422.73 feet; 9) S.20°53'43"W., a distance of 116.87 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 30; thence along said South

boundary of the Southwest 1/4 of Section 30, N.89°55'56"W., a distance of 476.96 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Connerton Town Center Government Complex

Description: A parcel of land lying in Sections 19 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 19, run thence along the East boundary of the Southeast 1/4 of said Section 19, N.00°15'30"E., 677.60 feet to a point on a curve; thence Westerly, 149.51 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 09°13'16" (chord bearing N.84°36'38"W., 149.35 feet) to a point of tangency; thence N.80°00'00"W., 196.03 feet to the POINT OF BEGINNING; thence continue, N.80°00'00"W., 900.00 feet to a point of curvature; thence Northwesterly, 42.88 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 98°16'36" (chord bearing N.30°51'42"W., 37.81 feet) to a point of compound curvature; thence Northeasterly, 798.70 feet along the arc of a curve to the right having a radius of 1929.00 feet and a central angle of 23°43'24" (chord bearing N.30°08'18"E., 793.01 feet) to a point of tangency; thence N.42°00'00"E., 480.00 feet; thence S.70°24'00"E., 630.00 feet to a point on a curve; thence Southwesterly, 346.23 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 26°27'00" (chord bearing S.50°42'37"W., 343.16 feet); thence S.10°00'00"W., 815.00 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

CONNERTON LESS OUT PART 1

DESCRIPTION: A parcel of land lying in Section 24, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 25, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the West boundary of the Northwest 1/4 of said Section 25, S.00°25'49"E., 341.74 feet to a point on a curve on the Northerly right-of-way line of CONNERTON BOULEVARD, as shown on the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 56 through 80, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly right-of-way line, the following seven (7) courses: 1) Southeasterly, 110.10 feet along the arc of a non-tangent curve to the left having a radius of 439.00 feet and a central angle of 14°22'11" (chord bearing S.59°11'46"E., 109.81 feet); 2) Easterly, 67.19 feet along the arc of a compound curve to the left having a radius of 69.00 feet and a central angle of 55°47'40" (chord bearing N.85°43'18"E., 64.57 feet); 3) Easterly, 168.60 feet along the arc of a reverse curve to the right having a radius of 131.00 feet and a central angle of 73°44'23" (chord bearing S.85°18'20"E., 157.20 feet); 4) Easterly, 67.19 feet along the arc of a reverse curve to the left having a radius of 69.00 feet and a central angle of 55°47'40" (chord bearing S.76°19'59"E., 64.57 feet); 5) Easterly, 79.84 feet along the arc of a compound curve to the left having a radius of 439.00 feet and a central angle of 10°25'11" (chord bearing

N.70°33'35"E., 79.73 feet); 6) N.65°21'00"E., a distance of 525.00 feet; thence Easterly, 193.34 feet along the arc of a tangent curve to the right having a radius of 1271.00 feet and a central angle of 08°42'56" (chord bearing N.69°42'28"E., 193.15 feet); 7) N.01°53'14"W., a distance of 383.00 feet; thence S.86°30'00"E., a distance of 83.53 feet; thence N.20°35'08"E., a distance of 263.21 feet; thence N.27°50'00"W., a distance of 285.00 feet; thence N.35°00'00"E., a distance of 840.00 feet; thence N.47°50'00"E., a distance of 165.00 feet; thence N.32°11'37"E., a distance of 621.01 feet; thence N.51°50'00"E., a distance of 350.00 feet; thence N.22°50'00"E., a distance of 700.00 feet; thence N.54°25'49"W., a distance of 924.48 feet; thence N.12°50'00"E., a distance of 600.00 feet; thence N.78°00'00"E., a distance of 575.00 feet; thence N.74°37'45"E., a distance of 177.16 feet to the POINT OF BEGINNING; thence N.13°50'00"E., a distance of 121.00 feet; thence N.78°50'00"E., a distance of 75.00 feet; thence S.76°10'00"E., a distance of 40.00 feet; thence S.41°10'00"E., a distance of 48.00 feet; thence S.13°50'00"W., a distance of 125.16 feet; thence N.76°10'00"W., a distance of 147.29 feet to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PURCHASE AREA 2

Employment Center Collector Road (Symphony Boulevard)

DESCRIPTION: A parcel of land lying in Sections 22 and 23, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°14'13"W., 858.56 feet to a point on the Easterly right-of-way line of U.S Highway No. 41 (State Road No. 45), per D.O.T right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 443.93 feet; thence N.88°44'55"E., 12.80 feet; thence along a line lying 12.00 feet Easterly of and parallel with said Easterly right-of-way line, the following three (3) courses: 1) N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet; thence N.17°07'26"E., 767.91 feet; thence N.36°40'19"E., 685.13 feet; thence N.60°28'32"E., 515.32 feet; thence N.09°06'52"E., 297.33 feet; thence N.21°53'39"E., 142.95 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Southeasterly, 2377.76 feet along the arc of a curve to the right having a radius of 2040.00 feet and a central angle of 66°46'56" (chord bearing S.52°23'28"E., 2245.43 feet) to a point of reverse curvature; thence Southeasterly, 492.84 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 09°13'41" (chord bearing S.23°36'50"E., 492.31 feet); thence N.79°00'00"E., 125.88 feet to a point on a curve; thence Northwesterly, 510.80 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 09°57'17" (chord bearing N.23°58'38"W., 510.16 feet) to a point of reverse curvature; thence Northwesterly, 2479.49 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 65°46'14" (chord bearing N.51°53'07"W., 2345.58 feet); thence S.21°53'39"W., 125.59 feet to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PURCHASE AREA 3

DESCRIPTION: A parcel of land lying in Sections 25 and 26, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 25, run thence along the West boundary of the Northwest 1/4 of said Section 25, S.00°25'49"E., 510.76 feet to a point on a curve on the Southerly right-of-way line of CONNERTON BOULEVARD, according to the plat of CONNERTON VILLAGE TWO PARCEL 211, as recorded in Plat Book 58, Pages 58 through 80, inclusive, of the Public Records of Pasco County, Florida, thence along said Southerly right-of-way line of CONNERTON BOULEVARD, the following three (3) courses: 1) Southeasterly, 87.50 feet along the arc of a curve to the left having a radius of 581.00 feet and a central angle of 08°37'45" (chord bearing S.66°44'28"E., 87.42 feet) to a point of reverse curvature; 2) Southeasterly, 46.82 feet along the arc of a curve to the right having a radius of 69.00 feet and a central angle of 38°52'48" (chord bearing S.51°36'56"E., 45.93 feet) to a point of reverse curvature; 3) Southeasterly, 61.72 feet along the arc of a curve to the left having a radius of 131.00 feet and a central angle of 26°59'33" (chord bearing S.45°40'19"E., 61.15 feet) to a point on a curve at the intersection of said Southerly right-of-way line of CONNERTON BOULEVARD with the Westerly right-of-way line of FOUNTAIN GARDEN WAY, according to the plat of CONNERTON VILLAGE TWO PHASE 2 as recorded in Plat Book 62, Pages 111 through 133, Public Records of Pasco County, Florida; thence along said Westerly right-of-way line the following two (2) courses: 1) Southerly, 41.82 feet along the arc of a curve to the right having a radius of 77.00 feet and a central angle of 31°07'10" (chord bearing S.10°33'35"E., 41.31 feet) to a point of tangency; 2) S.05°00'00"W., 4.00 feet to the POINT OF BEGINNING; thence continue along said Westerly right-of-way line the following three (3) courses: 1) S.05°00'00"W., 6.50 feet; 2) S.85°00'00"E., 5.00 feet to a point on a curve; 3) Southeasterly, 286.83 feet along the arc of a curve to the left having a radius of 211.00 feet and a central angle of 77°53'16" (chord bearing S.33°56'38"E., 265.25 feet) to a point of reverse curvature at the intersection of the Westerly right-of-way line of said FOUNTAIN GARDEN WAY with the Westerly right-of-way line of PARK BENCH COURT as recorded in said plat of CONNERTON VILLAGE TWO PHASE 2; thence along the Westerly right-of-way line of Park Bench Court the following three (3) courses: 1) Southeasterly, 14.12 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 80°53'16" (chord bearing S.32°26'38"E., 12.97 feet) to a point of tangency; 2) S.08°00'00"W., 142.13 feet to a point of curvature; 3) Southerly, 74.95 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 19°05'05" (chord bearing S.01°32'32"E., 74.60 feet); thence S.78°54'55"W., 49.74 feet; thence N.47°44'34"W., 10.03 feet; thence N.47°04'57"E., 13.29 feet; thence S.88°30'12"E., 15.08 feet to a point on a curve; thence Northerly, 71.66 feet along the arc of a curve to the right having a radius of 255.00 feet and a central angle of 16°06'02" (chord bearing N.00°23'14"W., 71.42 feet); to point on a curve; thence Northwesterly, 115.79 feet along the arc of a curve to the right having a radius of 366.00 feet and a central angle of 18°07'34" (chord bearing N.64°17'42"W., 115.31 feet); thence N.10°28'32"W., 19.80 feet; thence N.51°52'21"W., 77.69 feet; thence N.47°46'21"W., 22.81 feet; thence N.03°21'42"E., 30.96 feet; thence N.29°12'35"W., 80.07 feet; thence S.88°49'28"W., 71.15 feet; thence N.28°10'22"W., 25.55 feet; thence N.07°01'16"E., 75.22 feet; thence N.49°18'06"W., 82.78

feet; thence N.04°50'03"W., 14.70 feet; thence S.85°00'00"E., 251.92 feet to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PURCHASE AREA 4

(Parcel ID: 26-25-18-0000-00100-0080)

DESCRIPTION: A parcel of land lying in Section 26, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of said Section 26, run thence along the South boundary of the said Southwest 1/4 of Section 26, S.89°03'43"E., a distance of 1216.33 feet to a point on the Easterly right-of-way line of U.S Highway No. 41(State Road No. 45), per Official Records Book 7105, Page 1783, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line of U.S Highway No. 41, the following four (4) courses: 1) N.18°05'41"W., a distance of 111.97 feet; 2) continue N.18°05'41"W., a distance of 64.83 feet; 3) Northerly, 529.62 feet along the arc of a tangent curve to the left having a radius of 23050.31 feet and a central angle of 01°18'59" (chord bearing N.18°45'11"W., 529.61 feet) to the POINT OF BEGINNING; 4) continue Northerly, 524.14 feet along the arc of a non-tangent curve to the left having a radius of 23050.31 feet and a central angle of 01°18'10" (chord bearing N.20°03'46"W., 524.13 feet); thence N.32°52'02"E., a distance of 32.23 feet; thence N.14°00'24"E., a distance of 7.11 feet; thence S.20°44'58"E., a distance of 21.49 feet; thence N.32°52'02"E., a distance of 8.51 feet; thence N.14°00'24"E., a distance of 127.71 feet; thence N.07°26'15"W., a distance of 55.77 feet; thence N.16°11'37"W., a distance of 66.30 feet; thence N.30°36'38"E., a distance of 29.42 feet; thence S.67°28'16"E., a distance of 19.30 feet; thence S.16°05'06"E., a distance of 108.85 feet; thence N.87°21'59"E., a distance of 52.50 feet; thence S.87°53'20"E., a distance of 137.25 feet; thence N.41°26'53"E., a distance of 76.48 feet; thence S.74°00'12"E., a distance of 41.10 feet; thence S.46°25'55"E., a distance of 59.42 feet; thence S.82°58'32"E., a distance of 92.39 feet; thence N.60°06'17"E., a distance of 73.43 feet; thence S.60°11'53"E., a distance of 74.96 feet; thence S.80°31'30"E., a distance of 70.82 feet; thence S.33°47'27"E., a distance of 52.99 feet; thence S.08°29'50"W., a distance of 99.08 feet; thence S.17°21'30"W., a distance of 67.97 feet; thence N.64°52'16"W., a distance of 79.17 feet; thence N.52°02'33"W., a distance of 57.75 feet; thence S.63°35'34"W., a distance of 42.27 feet; thence S.88°08'53"W., a distance of 16.39 feet; thence N.37°14'04"W., a distance of 71.40 feet; thence S.86°31'37"W., a distance of 100.70 feet; thence S.10°47'56"W., a distance of 67.81 feet; thence S.21°22'49"W., a distance of 124.40 feet; thence S.85°28'30"W., a distance of 112.49 feet; thence S.47°02'54"W., a distance of 66.77 feet; thence S.08°30'51"E., a distance of 78.62 feet; thence S.17°30'25"W., a distance of 74.96 feet; thence S.28°50'52"E., a distance of 70.03 feet; thence S.07°34'43"E., a distance of 53.07 feet; thence S.46°59'19"W., a distance of 6.24 feet; thence S.19°27'51"E., a distance of 16.36 feet; thence S.46°59'19"W., a distance of 32.73 feet to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PURCHASE AREA 5**CONNERTON COMMERCE PARK PARCEL 4B**

DESCRIPTION: A parcel of land lying in Sections 15 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 14, Township 25 South, Range 18 East, Pasco County, Florida, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence N.89°59'46"W., 196.16 feet; thence S.00°00'14"W., 488.08 feet; thence N.89°59'46"W., 255.79 feet; thence S.00°00'14"W., 407.95 feet; thence N.89°59'46"W., 668.57 feet to the POINT OF BEGINNING; thence S.27°37'43"W., a distance of 567.84 feet to a point on the North boundary of CONNERTON COMMERCE PARK PARCELS 1, 2A-1, 2A-2 and 2B, according to the Plat thereof recorded in Plat Book 76, Page(s) 64-67, Public Records of Pasco County, Florida; thence along said Northerly boundary, Westerly, 253.10 feet along the arc of a non-tangent curve to the right having a radius of 929.00 feet and a central angle of 15°36'36" (chord bearing N.68°06'48"W., 252.32 feet); thence continue Northwesterly, 120.74 feet along the arc of a compound curve to the right having a radius of 929.00 feet and a central angle of 07°26'48" (chord bearing N.56°35'06"W., 120.66 feet); thence N.39°18'05"E., a distance of 25.84 feet; thence N.50°42'10"W., a distance of 15.00 feet; thence N.39°17'50"E., a distance of 15.00 feet; thence N.50°42'10"W., a distance of 5.00 feet; thence N.39°17'50"E., a distance of 8.50 feet; thence N.50°42'10"W., a distance of 30.00 feet; thence S.39°17'50"W., a distance of 49.88 feet; thence Northwesterly, 442.28 feet along the arc of a non-tangent curve to the right having a radius of 929.00 feet and a central angle of 27°16'39" (chord bearing N.36°08'19"W., 438.11 feet); thence Northwesterly, 544.01 feet along the arc of a reverse curve to the left having a radius of 7071.00 feet and a central angle of 04°24'29" (chord bearing N.24°42'14"W., 543.87 feet); thence N.63°05'31"E., a distance of 949.81 feet; thence S.50°10'39"E., a distance of 359.30 feet; thence S.00°00'14"W., a distance of 736.31 feet to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PURCHASE AREA 6

(Parcel ID: 22-25-18-0000-00300-0021)

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 22, run thence along the South boundary of said Section 22, N.89°14'13"W., 858.56 feet to a point on the Easterly right-of-way line of U.S Highway No. 41(State Road No. 45), per D.O.T right-of-way Map No. 544B - Road 5; thence along said Easterly right-of-way line, N.21°37'19"W., 443.93 feet; thence N.88°44'55"E., 12.80 feet to a point on the Easterly right-of-way line of U.S Highway No. 41(State Road No. 45), per Official Records Book 7105, Page 1783, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line of U.S Highway No. 41, the following four (4) courses: 1)

N.21°37'19"W., 830.88 feet to a point of curvature; 2) Northwesterly, 511.39 feet along the arc of a curve to the left having a radius of 2996.79 feet and a central angle of 09°46'38" (chord bearing N.26°30'38"W., 510.77 feet) to a point of tangency; 3) N.31°23'57"W., 153.95 feet to the POINT OF BEGINNING; 4) continue N.31°23'57"W., a distance of 439.40 feet to a point on the South boundary of CONNERTON COMMERCE PARK PARCELS 1, 2A-1, 2A-2 and 2B, according to the Plat thereof recorded in Plat Book 76, Page(s) 64-67, Public Records of Pasco County, Florida; thence along said South boundary of CONNERTON COMMERCE PARK PARCELS 1, 2A-1, 2A-2 and 2B, the following two (2) courses: 1) N.58°36'03"E., a distance of 315.00 feet; 2) S.31°23'59"E., a distance of 160.93 feet; thence S.17°07'25"W., a distance of 420.44 feet to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PURCHASE AREA 7

(Parcel ID: 22-25-18-0000-00300-00A0)

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 14, Township 25 South, Range 18 East, run thence along the West boundary of said Section 14, N.00°11'06"E., 121.18 feet; thence S.89°59'46"E., 377.93 feet; thence S.42°42'23"E., 394.29 feet; thence S.00°00'14"W., 701.01 feet; thence S.89°59'46"E., 675.90 feet; thence S.00°06'09"E., 408.15 feet; thence S.89°28'07"W., 1320.07 feet to a point on the East boundary of the aforesaid Section 22; thence N.89°54'42" W., 373.13 feet to the POINT OF BEGINNING; thence S.21°53'39"W., a distance of 57.39 feet to a point on the North boundary of CONNERTON COMMERCE PARK PARCELS 1, 2A-1, 2A-2 and 2B, according to the Plat thereof recorded in Plat Book 76, Page(s) 64-67, Public Records of Pasco County, Florida; thence along said Northerly boundary, the following three (3) courses: 1) Westerly, 106.71 feet along the arc of a non-tangent curve to the left having a radius of 2171.00 feet and a central angle of 02°48'59" (chord bearing N.86°05'31"W., 106.70 feet); 2) N.87°30'00"W., a distance of 700.00 feet; 3) Westerly, 141.71 feet along the arc of a tangent curve to the right having a radius of 929.00 feet and a central angle of 08°44'24" (chord bearing N.83°07'48"W., 141.57 feet) to a point on the South boundary of the North 1290.00 feet the Northeast 1/4 of said Section 22; thence along said South boundary of the North 1290.00 feet the Northeast 1/4 of Section 22, S.89°54'42"E., a distance of 967.75 feet to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PURCHASE AREA 8

Lots 251B, 251C, and 251D, Connerton Village Two Village Center Parcels "251A", "251B", "251C" and "251D", according to the Plat thereof as recorded in Plat Book 65, Page(s) 111-116, Public Records of Pasco County, Florida.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PURCHASE AREA 9

Parcel 2B, CONNERTON COMMERCE PARK PARCELS 1, 2A-1, 2A-2 and 2B according to the Plat thereof recorded in Plat Book 76, Page(s) 64-67, Public Records of Pasco County, Florida.

EXHIBIT B

Permitted Exceptions

1. Resolution No. 82-31, Amending a Certain Resolution Concerning the Establishment of the West Pasco Mosquito Control District as recorded December 17, 1981 in Book 1164, Page 935 of the Public Records of Pasco County, Florida. (As to all Purchase Areas)
2. Notice of Adoption of the Development Order for the Connerton, Development of Regional Impact (DRI #233) recorded August 24, 2000 in Book 4430, Page 464, together with and as amended or affected by Notice of Adoption of and Amendment to the Development Order for the Connerton Development of Regional Impact recorded August 20, 2003 in Book 5498, Page 1881, Notice of Adoption of and Amendment to the Development Order for the Connerton Development of Regional Impact recorded September 10, 2004 in Book 6022, Page 1755, Notice of Adoption of and Amendment to the Development Order for the Connerton Development of Regional Impact recorded September 27, 2005 in Book 6607, Page 992, Assignment of Development Rights recorded December 30, 2005 in Book 6776, Page 261, Interoffice Memorandum recorded June 7, 2006 in Book 7025, Page 1485, Notice of Adoption of and Amendment to the Development Order for the Connerton Development of Regional Impact recorded December 20, 2006 in Book 7319, Page 357, Assignment of Development Rights recorded November 7, 2007 in Book 7683, Page 1182, Assignment and Assumption of Development Rights recorded May 26, 2010 in Book 8341, Page 1700, Assignment and Assumption of Development Rights recorded November 8, 2013 in Book 8956, Page 1925, Collateral Assignment of Development Rights, Founder's Rights, Permits, Agreements and Approvals recorded November 8, 2013 in Book 8956, Page 1957, and Assignment of Development Rights recorded April 2, 2015 in Book 9169, Page 3584, all of the Public Records of Pasco County, Florida. (As to all Purchase Areas)
3. Notice of Establishment of the Connerton West Community Development District recorded June 21, 2004 in Book 5907, Page 1907, together with and amended or affected by Final Judgment recorded October 26, 2004 in Book 6081, Page 71, Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded September 28, 2006 in Book 7201, Page 416, Connerton West Community Development District Notice of Imposition of 2006A-1 and 2006A-2 Special Assessments recorded October 5, 2006 in Book 7211, Page 1237, Notice of Collection Agreement for Special Assessments recorded October 11, 2006 in Book 7220, Page 1804, Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Connerton West Community Development District recorded October 1, 2015 in Book 9265, Page 1038, all of the Public Records of Pasco County, Florida. (As to Purchase Areas 1, 3, 4 and 8)
4. Resolution No. 05-18, Providing for the Inclusion within the Pasco County Municipal Fire Service Unit Unincorporated Areas Within the Area Generally Known as Connerton of Pasco County as recorded November 1, 2004 in Book 6091, Page 33 of the Public Records of Pasco County, Florida. (As to all Purchase Areas)

5. Declaration of Covenants, Conditions and Restrictions for Connerton Commercial Property, which contains provisions for a private charge or assessments, recorded December 20, 2005 in Book 6757, Page 800, as amended by First Amendment to the Declaration of Covenants, Conditions and Restrictions for Connerton Commercial Property recorded August 25, 2006 in Book 7151, Page 330, Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Connerton Commercial Property recorded September 11, 2006 in Book 7173, Page 1278, Assignment and Assumption of Founder Rights recorded May 26, 2010 in Book 8341, Page 1680, Assignment and Assumption of Founder Rights recorded November 5, 2010 in Book 8461, Page 367, Collateral Assignment of Voting & Developer Rights recorded January 3, 2012 in Book 8640, Page 2758, Assignment and Assumption of Declarant Rights recorded August 8, 2018 in Book 9769, Page 1447, and Supplemental Declaration of Covenants, Conditions and Restriction for Connerton Commercial Property recorded October 12, 2018 in Book 9802, Page 235, all of the Public Records of Pasco County, Florida; 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). (As to Purchase Area 4)
6. Declaration of Covenants, Conditions and Restrictions for Connerton Commerce Park, which contains provisions for a private charge or assessments, recorded November 7, 2007 in Book 7683, Page 1067, as affected by Assignment and Assumption of Founder Rights recorded May 26, 2010 in Book 8341, Page 1684 Assignment and Assumption of Founder Rights recorded November 5, 2010 in Book 8461, Page 371, and Assignment of Founder Rights recorded November 8, 2013 in Book 8956, Page 1905, all of the Public Records of Pasco County, Florida; 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). (As to Purchase Areas 2, 5 and 9)
7. Declaration of Covenants, Conditions and Restrictions for Village Centers at Connerton, which contains provisions for a private charge or assessments, recorded October 7, 2008 in Book 7942, Page 279, as affected by Assignment and Assumption of Founder Rights recorded May 26, 2010 in Book 8341, Page 1696, Assignment and Assumption of Founder Rights recorded November 5, 2010 in Book 8461, Page 379, and Assignment of Founder Rights recorded November 8, 2013 in Book 8956, Page 1915, all of the Public Records of Pasco County, Florida; 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). (As to Purchase Areas 3 and 8 and the Easement Parcel)
8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of CONNERTON VILLAGE TWO VILLAGE CENTER PARCELS "251A", "251B", "251C" AND "251D", as recorded in Plat Book 65, Page(s) 111-116, of the Public Records of Pasco County, Florida; 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). (As to Purchase Area 8 and Easement Parcel)

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of CONNERTON COMMERCE PARK PARCELS 1, 2A-1, 2A-2 AND 2B, as recorded in Plat Book 76, Page(s) 64-67, of the Public Records of Pasco County, Florida; 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). (As to Purchase Area 9)
10. Easement for Water Transmission Main created by Order of Taking recorded August 27, 1973 in Book 706, Page 277, and Final Judgment recorded December 27, 1973 in Book 732, Page 338, all of the Public Records of Pasco County, Florida. (As to Purchase Area 1)
11. Easement Agreement granted to West Coast Regional Water Supply Authority by instrument recorded January 10, 1995 in Book 3384, Page 968, of the Public Records of Pasco County, Florida. (As to Purchase Area 1)
12. Terms and conditions of the Recreational Facilities and Parking Facilities Reciprocal Use and Easement Agreement between Lennar Homes, LLC, a Florida limited liability company, and Connerton Community Association, Inc., a Florida not-for-profit corporation, and Village Centers at Connerton Owner's Association, Inc., a Florida not-for-profit corporation, being recorded simultaneously with this instrument among the Public Records of Pasco County, Florida. (As to Purchase Area 8 and the Easement Parcel)
13. Access Easement granted to Pasco Investment Land, LLC, a Delaware limited liability company, for access to "Connerton Less-Out Parcel Part 1" by instrument being recorded simultaneously with this instrument among the Public Records of Pasco County, Florida. (As to Purchase Area 1)
14. Reciprocal Ingress and Egress Easement Agreement as set forth in instrument recorded November 7, 2007 in Book 7683, Page 1205 of the Public Records of Pasco County, Florida. (As to Purchase Area 9)
15. All of the terms and provisions set forth and contained in that certain Unrecorded Grazing Lease between Lennar Homes, LLC, a Florida limited liability company, as Lessor, and Kemp Farms, LLC, a Florida limited liability company, as Lessee, dated December ___, 2018. (As to Purchase Area 1)
16. Matters of survey as shown on a current, accurate survey of the premises.

This Instrument Prepared by:

Christian F. O'Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Clerk's Note: Only minimal documentary stamp tax is due in connection with this Deed. This instrument conveys unencumbered Florida real property from Grantor to Grantee, where the owner of 100% of the beneficial interests in Grantor also owns 100% of the beneficial interests in Grantee. Accordingly the beneficial ownership of the property is unchanged, and there is no "purchaser" within the meaning of Sect. 201.02(1), Fla. Stat. See Technical Assistance Advisement Nos. 02B4-013 (Dec. 10, 2002), 04B4-013 (Dec. 30, 2004), and 06B4-005 (June 2, 2006); Kuro, Inc. v. State, 713 So.2d 1021 (Fla 2nd DCA 1998), and Crescent Miami Center, LLC v. Department of Revenue, 903 So.2d 913 (Fla. 2005).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 8th day of September, 2020 from **LENNAR HOMES, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607, to **LEN-CONNERTON, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 700 NW 107th Avenue, Suite 400, Miami, Florida 33172.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does hereby grant, bargain and sell unto Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand that Grantor has or may have in and to the following described real property (the "**Property**") located and situate in the County of **Pasco** and State of Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof.

TOGETHER with (i) all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any.

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


Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes for the year 2020 which are not yet due and payable, and except for matters of record, provided that this reference shall not serve to reimpose same.

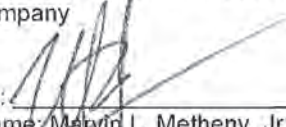
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and its seal to be affixed the day and year first above written.


WITNESSES:

"GRANTOR"

LENNAR, LLC, a Florida limited liability company


Print Name: Inette Bauers

By: 
Name: Marvin L. Metheny, Jr.
Title: Vice President


Print Name: ELISSA HOLLERAN

STATE OF FLORIDA)
) SS:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of September, 2020, by Marvin L. Metheny, Jr., as Vice President of LENNAR HOMES, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

My commission expires: April 21, 2021



NOTARY PUBLIC, State of Florida at large
Print Name: Kristen Joseph



EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 18 and the Northeast 1/4 of Section 19, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19, run thence along the North line of the Northeast 1/4 of said Section 19, S.89°42'06"W., a distance of 1887.21 feet; thence S.00°00'00"E., a distance of 172.52 feet to a point on the South line of lands described in O.R. 5559, Pg. 981 as SWFWMD Reserve Part II (Revision 14) said point being the POINT OF BEGINNING; thence departing said South line. S.22°19'54"E., a distance of 21.10 feet; thence S.56°59'11"W., a distance of 11.42 feet; thence N.86°14'43"W., a distance of 49.63 feet; thence S.61°40'17"W., a distance of 44.31 feet; thence Southwesterly, 32.71 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 74°57'42" (chord bearing S.24°11'26"W., 30.42 feet); thence S.13°17'24"E., a distance of 90.17 feet; thence Southeasterly, 28.96 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 66°22'47" (chord bearing S.46°28'48"E., 27.37 feet); thence S.79°40'12"E., a distance of 41.71 feet; thence Easterly, 28.03 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 64°15'01" (chord bearing N.68°12'18"E., 26.59 feet); thence N.36°04'47"E., a distance of 72.50 feet; thence S.16°48'05"E., a distance of 54.25 feet; thence S.56°47'39"W., a distance of 57.46 feet; thence S.43°39'38"W., a distance of 75.63 feet; thence S.44°14'12"W., a distance of 84.76 feet; thence N.88°24'41"W., a distance of 73.38 feet; thence N.79°35'41"W., a distance of 43.17 feet; thence S.76°47'41"W., a distance of 76.35 feet; thence S.42°39'52"W., a distance of 88.11 feet; thence S.06°01'33"W., a distance of 73.75 feet; thence S.05°23'52"W., a distance of 49.81 feet; thence S.03°41'47"E., a distance of 71.50 feet; thence S.09°18'42"E., a distance of 79.50 feet; thence S.39°55'45"E., a distance of 54.51 feet; thence S.67°06'44"E., a distance of 77.57 feet; thence S.10°39'03"W., a distance of 20.42 feet; thence Northwesterly, 489.11 feet along the arc of a non-tangent curve to the right having a radius of 1070.00 feet and a central angle of 26°11'26" (chord bearing N.66°15'14"W., 484.86 feet); thence Northwesterly, 84.51 feet along the arc of a compound curve to the right having a radius of 100.00 feet and a central angle of 48°25'15" (chord bearing N.28°56'53"W., 82.02 feet); thence Northwesterly, 119.58 feet along the arc of a reverse curve to the left having a radius of 83.00 feet and a central angle of 82°32'38" (chord bearing N.46°00'35"W., 109.50 feet); thence Northwesterly, 84.51 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 48°25'15" (chord bearing N.63°04'16"W., 82.02 feet); thence Northwesterly, 111.65 feet along the arc of a compound curve to the right having a radius of 1070.00 feet and a central angle of 05°58'43" (chord bearing N.35°52'17"W., 111.60 feet); thence Northwesterly, 432.11 feet along the arc of a reverse curve to the left having a radius of 1430.00 feet and a central angle of 17°18'48" (chord bearing N.41°32'20"W., 430.47 feet); thence N.24°01'52"E., a distance of 111.26 feet; thence N.19°07'03"E., a distance of 34.25 feet; thence S.65°49'35"E., a distance of 32.67 feet; thence N.51°42'50"E., a distance of 59.14 feet; thence N.29°33'29"E., a distance of 62.96 feet; thence N.46°25'27"E., a distance of 44.63 feet; thence N.46°25'27"E., a distance of 10.32 feet to a point on the aforesaid South line of lands described in O.R. 5559, Pg. 981. thence along said South line the following three (3) courses: (1) S.66°00'00"E., a distance of 105.54 feet, (2) S.71°50'00"E., a distance of 480.00 feet; (3) S.78°17'53"E., a distance of 479.55 feet to the POINT OF BEGINNING.

Containing 14.178 acres, more or less.

#8694813 v1

EXHIBIT 6
Major Water & Sewer Interceptor Locations

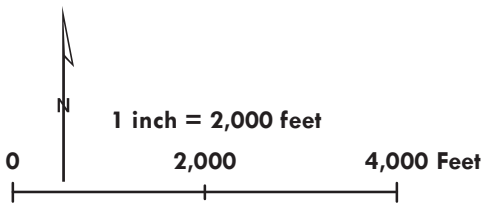
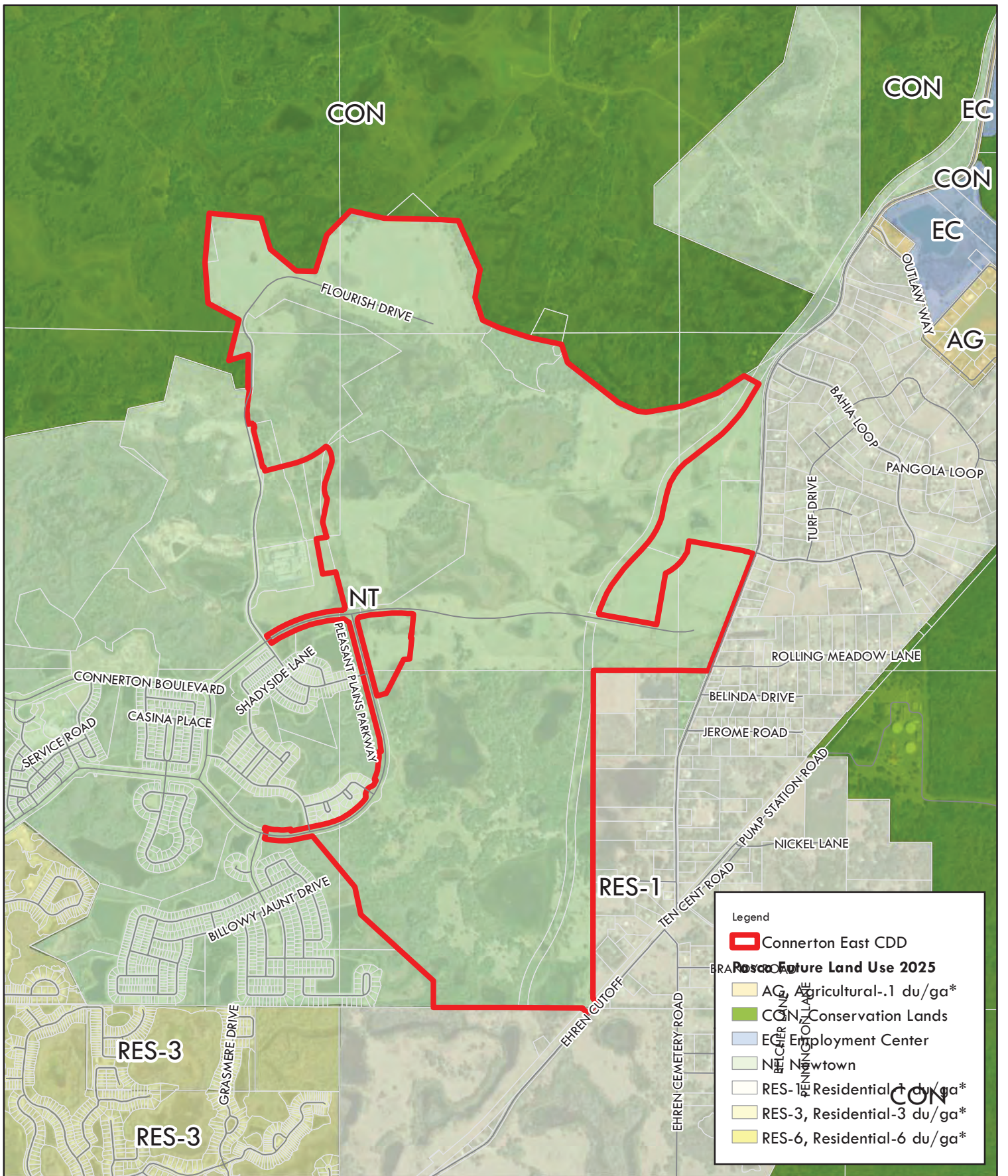
EXHIBIT 7
Proposed Facilities

**Connerton East
Community Development District
Proposed Facilities**

<u>Facilities</u>	<u>Funded By</u>	<u>Ownership & Maintenance Entity</u>	<u>Estimated Construction Costs</u>
Roadways			
Connerton Boulevard	CDD	Pasco	\$7,100,000
Pleasant Plains Parkway	CDD	Pasco	\$4,600,000
Collier Parkway	CDD	Pasco	\$1,900,000
Local Subdivision Roads (Non-Gated)	CDD	CDD	\$25,100,000
Stormwater Management System	CDD	CDD	8,400,000
Utilities (Water, Sewer, Reclaimed)	CDD	Pasco	\$9,700,000
Hardscape/Landscape/Irrigation	CDD	CDD	\$7,300,000
Passive Amenities & Trails	CDD	CDD	\$7,600,000
Off-Site Utility Improvements	CDD	CDD	\$2,000,000
Wetland Mitigation	CDD	CDD	\$4,500,000

*** The CDD or other community associations will be responsible for maintenance of sidewalks, multipurpose paths and trails, and drainage facilities within the County right-of-way and non-County right-of-way pursuant to Pasco County requirements within the boundaries of the CDD.**

EXHIBIT 8
Future Land Use



CONNERTON EAST CDD

Future Land Use Map

EXHIBIT 9
Statement of Estimated Regulatory Costs



Rizzetta & Company



STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

THE PETITION TO ESTABLISH CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

February 17, 2021

Prepared by:

Rizzetta & Company
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
rizzetta.com

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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 Connerton East 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 (the "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. CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The proposed District will encompass approximately 1,274.61 +/- acres on which Lennar Homes, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 2,191 residential 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, stormwater management system, utilities (water/sewer/reclaimed), hardscape/landscape/irrigation, passive amenities, sidewalks & trails 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. (2020), in pertinent part, provides that the elements 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**.



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 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:



Rizzetta & Company

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 County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the 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 County. Since there are no legislative requirements for review or action, the County 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 District 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 Connerton East 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

Improvement	Total
Roadways:	
Connerton Boulevard	\$7,100,000
Pleasant Plains Parkway	\$4,600,000
Collier Parkway	\$1,900,000
Local Subdivision Roads (non-gated)	\$25,100,000
Stormwater Management System	\$8,400,000
Utilities (Water, Sewer, Reclaimed)	\$9,700,000
Hardscape/Landscape/Irrigation	\$7,300,000
Passive Amenities & Trails	\$7,600,000
Off-site Utility Improvements	\$2,000,000
Professional Services (7%)	\$5,200,000
Wetland Mitigation	\$4,500,000
Subtotal:	\$83,400,000
Contingency (10%)	\$8,340,000
Total:	\$91,740,000

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 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

A District also is preferable to these alternatives from a government accountability perspective. With a 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 10
Authorization of Agent

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jacob T. Cremer and other employees of Stearns, Weaver, Miller, P.A., to act as agents for **LENNAR HOMES, LLC**, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to Pasco County, Florida to Establish the Connerton East Community Development District pursuant to Chapter 190 Florida Statutes. This authorization shall remain in effect until revoked in writing.

LENNAR HOMES, LLC, a Florida limited liability company

By: Marvin L. Metheny, Jr.
Title: Vice President

Date: November 19, 2020

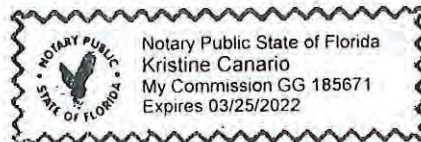
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this day, by Marvin L. Metheny, Jr., as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my hand and official this 19th day of November, 2020.

Notary Public
Print Name: Kristine Canario

My Commission Expires: 03/25/22



[SEAL]

EXHIBIT 11
Overlap of Boundary Lines

**CONNERTON
COMMUNITY DEVELOPMENT DISTRICT
OVERLAP PARCELS 1 AND 2**

DESCRIPTION: Two (2) parcels of land lying in Sections 24 and 25, Township 25 South, Range 18 East and in Sections 19 and 30, Township 25 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

OVERLAP PARCEL 1

COMMENCE at the Southwest corner of said Section 30, also being a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212, according to the plat thereof, as recorded in Plat Book 73, Pages 102 through 105 inclusive, of the Public Records of Pasco County, Florida and also being a point on the Southerly boundary of Connerton West Community Development District, as recorded in Official Records Book 5907, Page 1907, of the Public Records of Pasco County, Florida, ("**West CDD**"), run thence along the South boundary of the Southwest 1/4 of said Section 30, said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212 and said Southerly boundary of West CDD, S.89°48'21"E., 1478.31 feet to the Southeast corner of said CONNERTON VILLAGE TWO PARCEL 212, the Southeast corner of said West CDD and the Southwest corner of the (Proposed) Connerton East Community Development District ("**East CDD**"); thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 212, the Easterly boundary of said West CDD and the Westerly boundary of said East CDD, the following two (2) courses: 1) N.00°11'38"E., 419.17 feet; 2) N.47°48'01"W., 724.63 feet to a point on the Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211, according to the plat thereof, as recorded in Plat Book 58, Pages 56 through 80 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211, the aforesaid Easterly boundary of West CDD and the aforesaid Westerly boundary of East CDD, the following three (3) courses: 1) continue N.47°48'01"W., 822.28 feet; 2) N.12°09'53"W., 442.32 feet; 3) N.39°26'15"W., 1041.21 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 211 and said Westerly boundary of East CDD, the following four (4) courses: 1) S.78°00'00"W., 241.07 feet to a point of curvature; 2) Westerly, 526.78 feet along the arc of a curve to the right having a radius of 1171.00 feet and a central angle of 25°46'28" (chord bearing N.89°06'46"W., 522.34 feet); 3) N.13°46'28"E., 142.00 feet to a point on a curve; 4) Westerly, 34.11 feet along the arc of said curve to the right having a radius of 1029.00 feet and a central angle of 01°53'56" (chord bearing N.75°16'33"W., 34.10 feet) to a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, according to the plat thereof, as recorded in Plat Book 79, Pages 26 through 35 inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3 and said Westerly boundary of East CDD, the following six (6) courses: 1) N.15°40'25"E., 26.00 feet to a point on a curve; 2) Easterly, 408.74 feet along the arc of said curve to the left having a radius of 1003.00 feet and a central angle of 23°20'57" (chord bearing S.86°00'04"E., 405.92 feet); 3) S.07°40'32"E., 26.00 feet to a point on a curve; 4) Easterly, 77.66 feet along the arc of said curve to the left having a radius of 1029.00 feet and a central angle of 04°19'28" (chord bearing N.80°09'44"E., 77.64 feet) to a point of tangency; 5) N.78°00'00"E., 456.74 feet to a point of curvature; 6) Northeasterly, 765.80 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of 38°51'49" (chord bearing N.58°34'05"E., 751.20 feet) to a point of compound curvature; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3 and said Westerly boundary of East CDD, the following ten (10) courses: 1) Northerly, 55.70 feet along the arc of a curve to the left having a radius of 64.00 feet and a central angle of 49°51'42" (chord bearing N.14°12'20"E., 53.95 feet) to a point of reverse curvature; 2) Northeasterly, 193.84 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 84°46'50" (chord bearing N.31°39'54"E., 176.63 feet) to a point of reverse

curvature; 3) Northeasterly, 59.39 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 49°18'58" (chord bearing N.49°23'50"E., 57.57 feet) to a point of compound curvature; 4) Northeasterly, 61.06 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of 03°05'56" (chord bearing N.23°11'23"E., 61.05 feet); 5) N.63°55'25"W., 30.09 feet to a point on a curve; 6) Northerly, 449.63 feet along the arc of said curve to the left having a radius of 1099.00 feet and a central angle of 23°26'28" (chord bearing N.09°47'54"E., 446.50 feet); 7) N.88°04'40"E., 30.00 feet to a point on a curve; 8) Northerly, 251.78 feet along the arc of said curve to the left having a radius of 1129.00 feet and a central angle of 12°46'40" (chord bearing N.08°18'40"W., 251.26 feet) to a point of tangency; 9) N.14°42'00"W., 1816.20 feet to a point of curvature; 10) Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.37°29'11"W., 53.45 feet) to a point of reverse curvature; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3 and said Westerly boundary of East CDD, the following four (4) courses: 1) Northwesterly, 23.65 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 10°20'46" (chord bearing N.55°06'00"W., 23.62 feet) to a point of reverse curvature; 2) Westerly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.72°42'49"W., 53.45 feet) to a point of tangency; 3) S.84°30'00"W., 98.95 feet to a point of curvature; 4) Westerly, 668.59 feet along the arc of a curve to the left having a radius of 2189.00 feet and a central angle of 17°30'00" (chord bearing S.75°45'00"W., 666.00 feet) to the Northerlymost corner of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1A AND 2A, according to the plat thereof, as recorded in Plat Book 78, Pages 12 through 18 inclusive, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1A AND 2A and said Westerly boundary of East CDD, continue Southwesterly, 427.03 feet along the arc of said curve to the left having the same radius of 2189.00 feet and a central angle of 11°10'38" (chord bearing S.61°24'41"W., 426.35 feet) to the Easterlymost corner of the right-of-way for CONNERTON BOULEVARD, as described in Special Warranty Deed, recorded in Official Records Book 8417, Page 685, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said right-of-way for CONNERTON BOULEVARD and said Westerly boundary of East CDD, N.34°10'38"W., 142.00 feet to a point on a curve on the Southerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755 and said Westerly boundary of East CDD, the following three (3) courses: 1) Easterly, 1166.69 feet along the arc of said curve to the right having a radius of 2331.00 feet and a central angle of 28°40'38" (chord bearing N.70°09'41"E., 1154.55 feet) to a point of tangency; 2) N.84°30'00"E., 98.95 feet to a point of curvature; 3) Easterly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 25.96 feet) to a point of compound curvature; thence along the Easterly boundary of said Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755 and said Westerly boundary of East CDD, the following three (3) courses: 1) Northeasterly, 38.00 feet along the arc of a curve to the left having a radius of 39.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 36.52 feet) to a point of compound curvature; 2) Northerly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.03°51'29"W., 25.96 feet) to a point of tangency; 3) N.14°42'00"W., 555.28 feet; thence along said Westerly boundary of East CDD, the following two (2) courses: 1) S.80°13'00"W., 211.20 feet; 2) N.09°47'38"W., 564.14 feet to a point on the Northerly boundary of said Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, also being on the Southerly boundary of Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page

1755, said Southerly boundary of Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439 and said Westerly boundary of East CDD, N.80°13'37"E., 162.78 feet to the Southeast corner of said Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439; thence along the Easterly boundary of said Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439 and said Westerly boundary of East CDD, N.14°42'00"W., 12.46 feet to a point on the aforesaid Easterly boundary of West CDD, said point hereinafter being referred to as **POINT "A"**; thence along said Easterly boundary of West CDD, the following twenty-two (22) courses: 1) N.85°08'00"E., 269.23 feet to a point of curvature; 2) Northeasterly, 46.06 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 105°33'46" (chord bearing N.32°21'07"E., 39.82 feet); 3) N.69°34'14"E., 120.00 feet to a point on a curve; 4) Southerly, 206.43 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 15°33'46" (chord bearing S.12°38'53"E., 205.80 feet) to a point of tangency; 5) S.04°52'00"E., 504.09 feet to a point of curvature; 6) Southerly, 223.58 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 10°10'00" (chord bearing S.00°13'00"W., 223.28 feet) to a point of tangency; 7) S.05°18'00"W., 253.37 feet to a point of curvature; 8) Southerly, 36.98 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 26°29'16" (chord bearing S.07°56'38"E., 36.66 feet) to a point of compound curvature; 9) Southeasterly, 22.70 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 52°01'28" (chord bearing S.47°12'00"E., 21.93 feet) to a point of compound curvature; 10) Easterly, 36.98 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 26°29'16" (chord bearing S.86°27'22"E., 36.66 feet); 11) S.09°42'00"E., 120.00 feet to a point on a curve; 12) Southwesterly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.60°50'51"W., 53.28 feet) to a point of compound curvature; 13) Southwesterly, 10.50 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 17°11'24" (chord bearing S.32°48'00"W., 10.46 feet) to a point of compound curvature; 14) Southerly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.04°45'09"W., 53.28 feet) to a point of tangency; 15) S.14°42'00"E., 1816.20 feet to a point of curvature; 16) Southerly, 884.99 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 40°14'35" (chord bearing S.05°25'18"W., 866.91 feet) to a point of reverse curvature; 17) Southerly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.04°19'35"W., 57.90 feet) to a point of reverse curvature; 18) Southwesterly, 204.79 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 97°46'52" (chord bearing S.32°00'00"W., 180.83 feet) to a point of reverse curvature; 19) Southwesterly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.59°40'25"W., 57.90 feet) to a point of reverse curvature; 20) Southwesterly, 869.60 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 39°32'35" (chord bearing S.58°13'42"W., 852.44 feet) to a point of tangency; 21) S.78°00'00"W., 221.38 feet; 22) S.39°26'15"E., 12.39 feet to the **POINT OF BEGINNING**.

Containing 31.747 acres, more or less.

TOGETHER with the following described parcel:

OVERLAP PARCEL 2

From a point previously referred to as **POINT "A"**, run thence along the aforesaid Easterly boundary of West CDD, the following six (6) courses: 1) S.85°08'00"W., 676.22 feet; 2) N.04°52'00"W., 568.11 feet; 3) N.74°10'00"W., 319.04 feet to a point on a curve; 4) Northerly, 329.87 feet along the arc of a curve to the left having a radius of 630.00 feet and a central angle of 30°00'00" (chord bearing N.00°50'00"E., 326.11 feet) to a point of tangency; 5) N.14°10'00"W., 880.00 feet to a point of curvature; 6) Northerly,

274.39 feet along the arc of a curve to the right having a radius of 570.00 feet and a central angle of 27°34'54" (chord bearing N.00°22'33"W., 271.75 feet) to a point on the aforesaid Westerly boundary of East CDD, for a **POINT OF BEGINNING** of the herein described parcel of land; thence along said Westerly boundary of East CDD, the following two (2) courses: 1) Northerly, 128.30 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 05°58'35" (chord bearing N.07°03'29"E., 128.24 feet) to a point on a curve; 2) Northerly, 149.30 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 07°18'41" (chord bearing N.06°23'28"E., 149.20 feet) to a point on the aforesaid Easterly boundary of West CDD; thence along said Easterly boundary of West CDD, the following three (3) courses: 1) S.80°35'16"E., 54.34 feet to a point on a curve; 2) Southerly, 168.37 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 15°18'46" (chord bearing S.17°04'07"W., 167.87 feet) to a point on a curve; 3) Southerly, 112.52 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 11°18'38" (chord bearing S.19°04'13"W., 112.34 feet) to the **POINT OF BEGINNING**.

Containing 0.185 acres, more or less.

ALTOGETHER containing 31.932 acres, more or less.

AMI-LCF-CV-010

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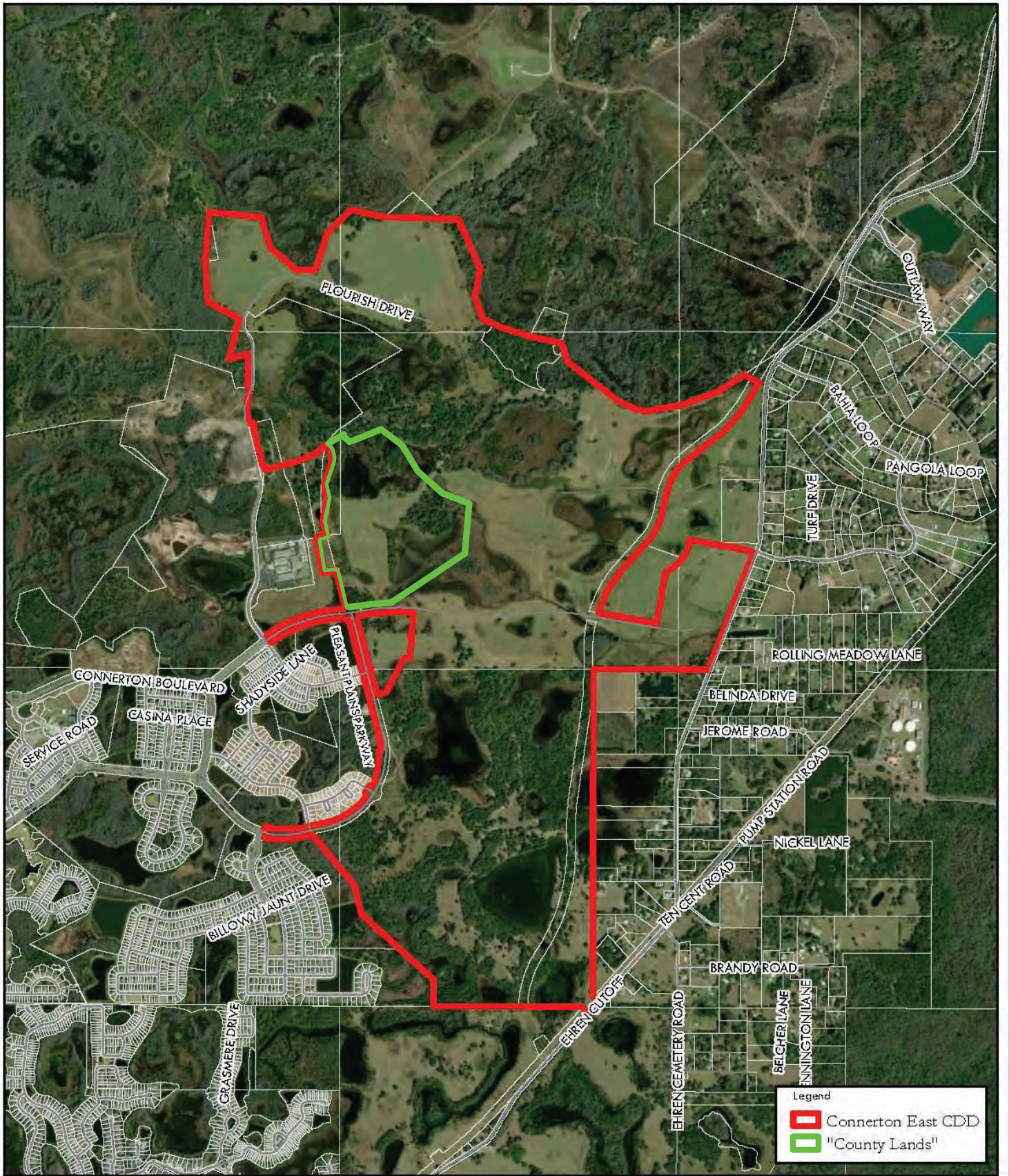
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January 14, 2021

VBR

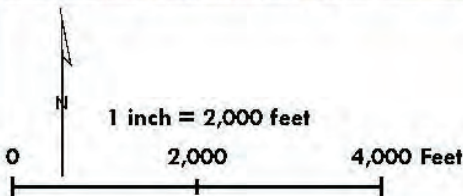
(Revised) February 13, 2021

EXHIBIT 12
County Lands



Legend

- ▭ Connerton East CDD
- ▭ "County Lands"



CONNERTON EAST CDD

"County Lands" Map



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 26, 2021

Ms. Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller
The East Pasco Governmental Center
14236 6th Street, Suite 201
Dade City, Florida 33523

Attention: Jessica Basak

Dear Ms. Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 21-18, which was filed in this office on August 25, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb