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PAULA S.O'NEIL,Ph.D.PASCO CLERK & COMPTROLLER
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This instrument prepared by and return to:
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DEVELOPMENT AGREEMENT FOR WIREGRASS RANCH

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the Effective Date, by and between Pasco County, Florida, a political subdivision of the State of Florida, (hereinafter referred to as "County,") and the entities listed in Exhibit "A" who own property within the Wiregrass Ranch Development of Regional Impact (the "Wiregrass DRI"), their successors and assigns, (hereinafter collectively referred to as "Wiregrass" or the "Wiregrass Entities"). The County and the Wiregrass entities are referred to as the "Parties" herein. Locust Branch, LLC, joins this Development Agreement as the Master Developer of the Wiregrass Ranch Development of Regional Impact.

RECITALS

1. The Wiregrass Entities own lands within the Wiregrass DRI, located in the County and depicted in Exhibit "B" attached hereto (hereinafter referred to as the "Wiregrass Lands"). A complete legal description of the Wiregrass Lands is set forth in Exhibit "C" attached hereto.

2. The Wiregrass Entities own and hold fee simple legal title to the Wiregrass Lands. The specific Wiregrass Entities are described in Exhibit "A". The lands held by each Wiregrass Entity are generally depicted in Exhibit "B". The full legal description of the Wiregrass Lands is set forth in Exhibit "C". The twenty-four acre Tennis Center Parcel to be granted to a Wiregrass Entity pursuant to the Park Donation Agreement is included within the lands depicted in Exhibit B and described in Exhibit C, and shall become subject to this Agreement upon conveyance to a Wiregrass Entity.

3. The Wiregrass DRI is regulated, in part, by that Amended and Restated Development Order adopted pursuant to Section 380.06, *et seq.*, Florida Statutes, as Pasco County Resolution 10-376, as amended by Resolution 10-399 (the "DRI Development Order").

4. The Wiregrass DRI is governed by a specific future land use designation and

Future Land Use Element Sub-Area Policy 7.1.8 in the Pasco County Comprehensive Plan adopted in Pasco County Ordinance 10-46 (the "Wiregrass Policies"). The Wiregrass Policies establish the permitted uses and maximum amounts, densities and intensities of use, as well as conditions for development approvals, for the land within the Wiregrass DRI.

5. Development within the Wiregrass DRI is further regulated by a "Master Planned Unit Development" zoning designation and conditions of approval that are specific to, and apply only to, the Wiregrass DRI, by Petition RZ RZ6976, as approved by the Board of County Commissioners on July 12, 2011.

6. The construction of arterial and collector roads within the Wiregrass DRI is governed by a Master Roadway Plan and conditions of approval as approved by the County.

7. A Master Utility Plan governs the provision of water, wastewater and reclaimed water service within the Wiregrass DRI.

8. Florida law requires that public facilities and services needed to support new development shall be available "concurrent" with the impact of such new development and also provides particular concurrency requirements for water and sewer, solid waste disposal, and stormwater management. In addition to the foregoing, Pasco County imposes concurrency requirements for schools and parks and recreation. Pasco County addresses the adequacy of transportation facilities, including roads and mass transit, through the Land Development Code.

9. Section 380.06, *et seq.*, Florida Statutes (the "DRI Statute"), and the Florida Administrative Code provisions implementing the DRI Statute, require all development within a development of regional impact to mitigate the impacts on public facilities that will result from the development.

10. The Wiregrass Entities are not and do not desire to be developers or in the business of development. Locust Branch, LLC ("Locust Branch") is designated in the DRI Development Order as the Master Developer for the Wiregrass DRI.

11. The DRI Development Order grants development rights to Wiregrass DRI to be used in three phases, subject to a number of conditions including transportation and park mitigation.

12. In accordance with Section 163.3220, Florida Statutes, *et seq.*, the County is authorized to enter into a Development Agreement.

13. This Agreement is entered by the Parties, in part, to settle disputes over

amendments to the Pasco County Comprehensive Plan and land development code adopted pursuant to Pasco County Ordinances 12-13 and 12-14 and Wiregrass Ranch, Inc.'s challenge to those plan amendments. This Agreement is required to settle that dispute and to support and allow the modification of the current DRI Development Order, the Master Planned Unit Development (MPUD) zoning resolution that governs the Wiregrass Lands, and the Master Roadway Plan for the Wiregrass Lands, and to reduce transportation mitigation conditions currently imposed on development in the Wiregrass DRI.

14. The Parties enter into this Development Agreement to settle their differences with respect to the application of the County's Comprehensive Plan amendments and Land Development Code amendments to the Wiregrass DRI, to identify modifications to the required transportation mitigation, land use and related conditions of development approval in the DRI Development Order, MPUD, and MRP that are agreeable to the Parties and consistent with the Comprehensive Plan, Land Development Code and applicable statutes and rules.

15. The modifications contemplated by this Agreement are authorized by Sections 163.3180(5)(h) and 380.06(19)(6)(e), Fla. Stat., and Rule 73C-40.045, F.A.C., and supported by a proportionate share analysis conducted by Wiregrass and a timing and phasing analysis conducted by Pasco County.

16. The County's Development Review Committee, which serves as the Local Planning Agency, has reviewed this Development Agreement, conducted a public hearings on the same on January 10, 2013 and January 24, 2013, and has found the Development Agreement to be consistent with the applicable provisions of the Pasco County Land Development Code and Comprehensive Plan, as amended.

17. The Pasco County Board of County Commissioners held a second public hearing on this Development Agreement on February 5, 2013, at which time the Board approved this Development Agreement and authorized the Board Chairman to execute this Development Agreement on behalf of the County.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, and in full compliance with Section 163.3220, Florida Statutes, and the powers granted therein, the Parties hereby agree follows:

1. Recitals True and Correct. The recitals set forth above are true and correct and are incorporated herein by this reference.

2. Definitions.

2.1. **"Agreement"** means this Development Agreement, including any Exhibits, and any amendments hereto or thereto.

2.2. **"Authorized Representative"** means the person or persons designated and appointed from time to time as such by Wiregrass or the County.

2.3. **"Board of County Commissioners", "Board" or "BCC"** means the governing body of the County, by whatever name known or however constituted from time to time.

2.4. **"Building Permit"** means, for any or all development subject to this Agreement, any permit issued by a Governmental Authority authorizing, allowing and permitting the commencement, prosecution and completion of construction to the extent provided in said permit.

2.5. **"Community Planning Act"** means Sections 163.3161 through 163.3217, *et seq.*, Florida Statutes.

2.6. **"Comprehensive Plan"** means the Pasco County Comprehensive Plan, as adopted and amended.

2.7. **"County"** means Pasco County, Florida, a political subdivision of the State of Florida, and any successors or assigns thereto.

2.8. **"Development"** has the meaning set forth in § 380.04, Florida Statutes.

2.9. **"DRI Development Order"** means that Adopted, Amended and Restated Development Order adopted in Pasco County Resolution 10-376, as amended by Resolution 10-399.

2.10. **"DRI Pipeline Projects"** or **"Pipeline Projects"** mean those infrastructure improvements performed pursuant to this Development Agreement for which a developer will seek compensation from the County as provided under the County's Transportation Impact Fee Ordinance or Mobility Fee Ordinance.

2.11. **"DRI Statute"** means Section 380.06, *et seq.*, Florida Statutes.

2.12. **"DRI Rules"** means Rule 73C-40, Florida Administrative Code, *et seq.*

2.13. **"Effective Date"** means the date on which all Parties have executed this Agreement, subsequent to its approval by the Board of County Commissioners.

2.14. **"Exhibits"** means those agreements, diagrams, drawings, specifications, instruments,

forms of instruments, and other documents attached hereto and designated as exhibits to, and incorporated in and made a part of, this Agreement.

2.15. **"Florida Statutes"** means the 2012 version of the Florida Statutes.

2.16. **"Governmental Authority"** means the County, or other governmental entity having regulatory authority over development governed by this Agreement and that issues a Permit or Building Permit for the development governed by this Agreement.

2.17. **"Land Development Code" or "LDC"** means the Pasco County Land Development Code, as amended.

2.18. **"Master Bicycle and Pedestrian Plan" or "Bike/Ped Plan"** means the Master Bicycle and Pedestrian Plan" submitted pursuant to MPUD Condition 34 and approved by the DRC on June 6, 2011, pursuant to File PGM11-85.

2.19. **"Master Planned Unit Development Approval" or "MPUD"** means that approval granted by the BCC on July 12, 2011, for Petition RZ6976, including the Conditions of Approval.

2.20. **"Master Roadway Plan" or "MRP"** means that Master Roadway Plan for the Wiregrass Lands approved by the BCC on May 26, 2011.

2.21. **"MUTRM"** means Mixed Use Trip Reduction Measures as defined in the LDC and as implemented herein.

2.22. **"Park Donation Agreement"** means that "Agreement for Charitable Contribution, Sports Park Donation Property" between Wiregrass Ranch, Inc., Flycatcher Enterprises, LLC, and the County executed and approved by the Board at its meeting held on November 7, 2012.

2.23. **"Park Master Plan" means** the Conceptual Master Parks Plan and Variance approved by the DRC on May 26, 2011, pursuant to File PGM 11-84.

2.24. **"SR 56 Managed Lane Expansion"** means the planned and anticipated construction of additional lanes within or adjacent to the existing SR 56 right of way, from U.S. 19 or the Suncoast Parkway to U.S. 301, which traverses the Wiregrass DRI within the existing SR 56 right of way, and which is intended by the County to provide enhanced vehicle capacity and Express Bus or Bus Rapid Transit service, and which may be designed and constructed in stages.

2.25. **"Transportation Impact or Mobility Fees"** means those fees and charges levied and imposed by the County pursuant to Section 1302.2 of the LDC to mitigate the transportation impacts from development within Pasco County.

2.26. **"Three Party EDA"** means that "Three-Party Economic Development Agreement" between the County, Raymond James Financial, Inc., and Wiregrass and Locust Branch approved by the BCC and signed on September 20, 2011, as it may be amended from time to time.

2.27. **"Transportation Mitigation" or "mitigation of transportation impacts" or "mitigate(s) the transportation impacts"** means the mitigation of the vehicular, pedestrian, bicycle and transit impacts of development of the Vested Development Rights on the external transportation network. It does not include access management or the standards or requirements applicable to the internal roadway, bicycle/pedestrian or transit network.

2.28. **"Termination Date"** means the date on which this Agreement terminates by its terms or is terminated by one of the Parties hereto as provided herein.

2.29. **"Vested Development Rights"** means the right to develop the types, amounts, densities, and intensities of use set forth in Exhibit "T" to this Agreement within the Wiregrass DRI, along with the right to exchange such uses consistent with Exhibit "U" to this Agreement.

2.30. **"Wiregrass Entities"** means those entities, listed in Exhibit "A" that own lands within the Wiregrass Ranch DRI and who have joined this Agreement as Parties.

2.31. **"Wiregrass Lands"** means those lands owned by any of the Wiregrass Entities subject to this Agreement, as further set forth in Exhibits B and C.

2.32. **"Wiregrass DRI"** means those lands and areas included within, subject to, and regulated by the DRI Development Order.

3. Description of Uses Proposed for the Wiregrass Lands.

3.1. Existing Uses. The Wiregrass Lands are generally vacant and agricultural. Portions contain several residences used by members of the Porter family, barns, sheds and similar structures. Other lands within the Wiregrass DRI have been developed or are being developed as retail uses, a hospital, a psychiatric hospital, and a community college.

3.2. Proposed Uses. The Wiregrass DRI is planned as a very large mixed use development that, when built out, will include residential development that varies in form, density and cost, a variety of commercial and retail uses and forms, office uses that range from small, single use offices to major corporate office park(s), hotels, hospitals, community college(s), one or more elementary schools, and a variety of recreation/attraction uses.

The Wiregrass Lands may be developed consistent with the Wiregrass Policies, the

MPUD and the DRI Development Order, with the land uses, densities and intensities specified therein. The Wiregrass Policies, and in particular, FLU Policy 7.1.8(a) establish maximum levels of development that may be permitted on the Wiregrass DRI.

3.3. Height of Proposed Uses. The maximum heights of different uses within the Wiregrass DRI are established in the MPUD, as it may be amended to implement this Development Agreement.

4. Ownership of Lands Subject to Development Agreement. The Wiregrass Lands subject to this Development Agreement are identified in Exhibit "B" and Exhibit "C", attached hereto. The Wiregrass Lands are owned by the Wiregrass Entities identified in Exhibit "A". The Wiregrass Entities have the power and authority to enter into this Agreement and to bind the Wiregrass Lands to the benefits and obligations set forth herein. Upon the exchange of property contemplated by the Park Donation Agreement, and upon approval of NOPC-4 and the MPUD amendments as provided in Exhibits V and X, the "Tennis Center Parcel" shall become subject to the rights and obligations of this Development Agreement.

5. Description of New and Existing Public Facilities and Services that will Serve the Wiregrass DRI. The following public facilities will serve the Wiregrass DRI, the Wiregrass Lands, and the Vested Development Rights, and subject to compliance with the obligations contained in this Agreement, the MPUD, MRP, and Master Utility Plan and related provisions of the LDC, are sufficient to serve and support development of the Vested Development Rights at the levels of service adopted in the Comprehensive Plan and Land Development Code:

5.1. Potable Water. Pasco County will provide potable water to the Wiregrass DRI. Pasco County has sufficient potable water treatment capacity to meet the adopted levels of service while serving development within the Wiregrass DRI, subject to compliance with the County's concurrency management requirements, along with payment of any impact, connection or service fees uniformly imposed throughout the County, which will fully mitigate any and all impacts of the Vested Development Rights on potable water facilities.

5.2. Sanitary Sewer. Pasco County will provide sanitary sewer service to the Wiregrass DRI. Pasco County has sufficient sanitary sewer treatment capacity to meet the adopted levels of service while serving development within the Wiregrass Ranch DRI subject to compliance with the County's concurrency management requirements, along with payment of any impact, connection or service fees uniformly imposed throughout the County, which will

fully mitigate any and all impacts of the Vested Development Rights on sanitary sewer facilities.

5.3. Parks, Recreation and Open Space. The County provides or requires parks and recreation facilities throughout the County, and land and parks and recreation facilities necessary to accommodate new development are supported through the payment of Parks and Recreation Impact Fees and application of the County's Neighborhood park requirements. The Master Park Plan and a variance for the Neighborhood park requirements set forth dedications and requirements for District, Community and Neighborhood parks, within the Wiregrass DRI. The Park Donation Agreement complies with the Master Park Plan. Furthermore the County agrees that upon closing of the donated property as described in Exhibit C of the Park Donation Agreement, such Park Donation Agreement shall satisfy the requirement for a Master Parks Agreement pursuant to the Master Park Plan/Neighborhood Park Variance Amendment Conditions of Approval approved by the DRC on May 26, 2011 (PGM11-84). Therefore, compliance with the Park Donation Agreement and the approved Master Parks Plan/Neighborhood Park Variance Amendment, payment of parks and recreation impact fees as are uniformly imposed within the County, and payment of applicable taxes, assessments and user fees, will fully mitigate any and all impacts of the Vested Development Rights on parks, recreation and open space requirements of the Comprehensive Plan or Land Development Code.

5.4. Stormwater Management. Wiregrass and Locust Branch have submitted, and the County and the Southwest Florida Water Management District have approved, a Master Drainage Plan for development within the Wiregrass DRI. Compliance with the Master Drainage Plan, applicable statutes and rules governing stormwater management systems, and applicable Pasco County ordinances are sufficient to ensure that levels of service for stormwater are met or exceeded.

5.5. Police Protection. Police protection will be provided by Pasco County using existing or future available facilities and service capacity. Any additional police protection facilities necessary to serve development within the Wiregrass DRI will be funded through existing or future impact fees, assessments, or taxes, and such facilities may be provided on the dedicated land required pursuant to Section 6.2. herein.

5.6. Fire Protection and Emergency Medical. Fire protection and emergency medical services will be provided by Pasco County using existing or future available facilities and service capacity. Any additional fire protection and emergency medical facilities necessary to serve

development within the Wiregrass DRI will be funded through existing or future impact fees, assessments or taxes, and such facilities may be provided on the dedicated land required pursuant to Section 6.2 herein.

5.7. Library Facilities and Services. Library facilities and services will be provided by Pasco County using existing or future available facilities and capacity. Subject to compliance with Section 6.3. and payment of applicable library impact fees, assessments, user fees and taxes, the impacts of the Vested Development Rights will be fully mitigated and levels of service will be met.

5.8. Schools. School facilities and services will be provided by the Pasco County School Board. Adequate school facilities to serve development of the Vested Development Rights within the Wiregrass DRI have been ensured through (a) payment of applicable taxes, (b) that prior Agreement for Sale between Wiregrass Ranch, Inc., and the School Board, dated March 2, 2004, as it may be amended (the "School Agreement"), and (c) satisfaction of applicable school impact fee and school concurrency requirements, to the extent such impact fee and concurrency requirements are not superseded or amended by the School Agreement.

5.9. Solid Waste/Recycling. Subject to the payment of applicable taxes, assessments and user fees, solid waste and recycling services will be provided by Pasco County using existing or future facilities, equipment and service capacity. Such capacity is sufficient to allow the development authorized for the Wiregrass DRI to meet the applicable level of service requirements.

5.10. Transportation. The County has adopted amendments to the Comprehensive Plan and to the Land Development Code that eliminate transportation concurrency in areas of the County that include the Wiregrass DRI. These amendments provide for alternative means of analyzing and mitigating transportation impacts. The County has analyzed the roadway system, mass transit system, and its plans for future expansions to the transportation system. Compliance with the terms of this Agreement (including the payment of impact or mobility fees) and the MRP fully mitigates the transportation impacts of the Vested Development Rights.

6. Description of Dedication of Fee Simple Ownership or Easements Over Land for Public Purposes. In fulfillment of its obligations under this Agreement, Wiregrass or Locust Branch shall dedicate, or cause to be dedicated, the lands or easements described in this Section to the County, subject to the County's compliance with the terms of this Agreement and the County's

adoption of any amendments to the DRI Development Order, the MPUD, or the MRP to implement this Agreement.

6.1. Transportation-Related Dedications. As part of its transportation mitigation, Wiregrass or Locust Branch shall dedicate to the County easements, rights of way, or fee simple ownership for:

6.1.1 Transit corridors and stations, as more specifically provided in Sections 7.1.3a and 7.1.3.b;

6.1.2 Bus stops, as more specifically provided in Section 7.1.4;

6.1.3 A Park and Ride facility, as more specifically provided in Section 7.1.1.g;

6.1.4 Roadways, as provided in Section 7.1.1 and 7.1.2, and as may be provided by the Master Roadway Plan; and

6.1.5 Lands for drainage and conveyance facilities necessary for the SR 56 Managed Lane Expansion, as more specifically provided in Section 7.1.5.

Wiregrass shall be eligible for impact fee credits or mobility fee credits for such dedications, subject to the limitations and conditions set forth in Section 7.1.7, Exhibit "R", and Exhibit "S", of this Agreement. Otherwise, such dedications shall be provided at no cost to the County.

6.2. Public Safety Dedications. Wiregrass or Locust Branch shall dedicate to the County lands for fire and police stations as required by the DRI Development Order.

6.3. Library and Government Services Dedications. Wiregrass or Locust Branch shall dedicate to the County lands and entitlements for library and government services buildings as required by the DRI Development Order.

6.4. Park and Recreation Related Dedications. Wiregrass' or Locust Branch's obligations to dedicate or provide lands for parks, recreation and open space are established in the Master Park Plan, the Park Donation Agreement, and the Neighborhood park variance.

7. Obligations of Wiregrass. Subject to the County's ongoing compliance with Section 8. of this Agreement, and the County's amendment of the DRI Development Order, MPUD and MRP to implement this Agreement, the transportation mitigation conditions set forth below shall govern future development of the Wiregrass Lands:

7.1. Transportation Mitigation. Wiregrass or Locust Branch shall mitigate the transportation impacts created by development of the Vested Development Rights through the measures set forth in Sections 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.7, and 7.1.9, and through the

various Land Use controls set forth in Section 7.2. The County agrees that compliance with these mitigation measures, the MRP and the access management provisions of the LDC as applied to individual development sites, in conjunction with the County's dedication of ad valorem tax increments and other County revenues to transportation projects, pursuant to the County's mobility fee regulations and ordinances, provides adequate transportation mitigation for the Vested Development Rights and satisfies all requirements of the Comprehensive Plan, Land Development Code and any other applicable laws, ordinances, regulations, statutes or rules for transportation mitigation for the Vested Development Rights.

7.1.1. Transportation Mitigation Meet DRI Requirements. The County expressly agrees that, based on the updated transportation analysis of the transportation impacts of the Wiregrass DRI, the transportation mitigation necessary to satisfy the requirements of the DRI Statute and DRI Rules for all of the development entitlements set out in Exhibit "T", or their equivalents pursuant to the Land Use Exchange Matrix, is and shall be limited to the transportation mitigation listed below. Wiregrass shall commence and complete construction of item e., and provide a performance guarantee for item e., in accordance with the deadlines set forth in the DRI Development Order, as such deadlines may be extended pursuant to County ordinance or state law. Wiregrass shall enter into an Easement Agreement relating to item g. above by the deadline in the DRI Development Order, and agrees not to seek additional statutory extensions of such deadline. The Easement Agreement shall contain deadlines for the design, construction and dedication of the Park & Ride Facility, and Wiregrass agrees to comply with such deadlines, as such deadlines may be extended pursuant to County ordinance or state law. Failure to comply with the deadlines for item e. or g., or with the deadlines for any easement or right-of-way dedications required by this Agreement, may result in denial of mobility fee credits for such facilities or dedications and/or denial or delay in the issuance of preliminary plan/site plan approvals for sites in the Wiregrass DRI, or building permits (only for buildings that would directly access affected by the applicable roadway or transit facility to be dedicated or impede the construction of a future roadway or transit facility), until such time that Wiregrass is in compliance with such deadlines or requirements, or until such projects have otherwise recommenced to the satisfaction of the County Administrator.

a. Design, construction and dedication of the SR 56/581 intersection in accordance with the Wiregrass DRI and all applicable local, state and federal laws and

requirements (completed);

b. Design, construction and dedication of SR 56, from SR 581 to Wiregrass Ranch Boulevard, in accordance with the Wiregrass DRI and all applicable local, state and federal laws and requirements (completed);

c. Design, construction and dedication of SR 56, from Wiregrass Ranch Boulevard to Meadow Pointe Boulevard in accordance with the Wiregrass DRI and all applicable local, state and federal laws and requirements (completed);

d. Design, construction and dedication of Mansfield Boulevard in accordance with the Wiregrass DRI and all applicable local, state and federal laws and requirements (completed);

e. Design, construction and dedication of 581 Bypass/Loop Road as a 4-lane County Road facility (with ability for the County to expand to 6-lanes in the median), with right-of-way for 6 lanes (not completed); Upon Wiregrass' submittal of initial design or engineering plans for the 581 Bypass/Loop Road or for its intersection with S.R. 581 or S.R. 54, Wiregrass shall notify property owners within 500 feet of such intersections by mail of the filing, as well as the then current owners of record of the properties identified by property id number in Exhibit J.

f. Payment of SR 54 Right-Of-Way Acquisition Fund, unless FDOT agrees to replace or waive these County match funds (partially completed);

g. Design, construction and dedication of the Park & Ride Facility in accordance with the Wiregrass DRI and all applicable local, state and federal laws and requirements (not completed).

h. Payment of mobility fees pursuant to Section 3.6.1.7 (partially completed).

7.1.2. Site Related Roadway Improvements. The following roadway improvements are not required to mitigate the transportation impacts of development of the Wiregrass DRI, but are site related roadway improvements which Wiregrass or Locust Branch shall construct to serve the Wiregrass DRI, enforceable through the MPUD and MRP. The timing of these improvements shall be controlled only by the conditions set forth below.

a. Wiregrass Ranch Boulevard, from SR 56 to SR 54, with construction timing subject only to MRP threshold triggers, and as otherwise provided herein for the northern

segment from SR 54 to Wal-Mart's southern boundary, and as otherwise provided herein and in the Three-Party EDA for the southern segment from SR 56 to Reverse Frontage Road D (entrance to Park) (not completed);

b. Chancey Road, from SR 581 to the eastern DRI boundary of the Wiregrass DRI, with construction timing subject only to MRP threshold triggers, and as otherwise provided herein for the western segment from SR 581 to Wiregrass Ranch Boulevard (not completed); and

c. Design, construction and dedication of the Reverse Frontage Roads and the Subdivision Collector Roads required by the MRP and site-access improvements required by the MPUD conditions of approval, the Master Roadway Plan, or Pasco County's or FDOT's access management regulations (partially completed).

7.1.3. Transit Corridors and Stations. In support of the County's transportation planning for transit and to benefit regionally significant transportation facilities which provide long-term solutions for reducing external vehicular trip impacts of development of the Wiregrass DRI, Wiregrass shall dedicate easements or land to support construction, operation and maintenance of light rail, trolley/streetcar, or bus rapid transit service through the Wiregrass DRI as further provided herein and in Exhibits, "E", "F", and "H".

a. Transit Corridors. Wiregrass shall dedicate easements or right-of-way to the County sufficient to allow construction and operation of a light rail, trolley, bus rapid transit or similar mass transit system. The general location of the Transit Corridor easements or right-of-way shall be as depicted in Exhibit "E". The final location of the Transit Corridor on particular parcels shall be determined through either a Planning, Design and Engineering (PD&E) or equivalent study conducted by the County, TBARTA (or other public transit agency) or FDOT, or on preliminary plan/preliminary site plans or Neighborhood Plan for areas that include a Transit Corridor as depicted in Exhibit E. However, if the County or TBARTA elects to construct an "at-grade" facility, Wiregrass may co-locate some or all of the Transit Corridor adjacent to existing or planned road rights-of-way, including the reverse frontage roads right-of-way. Descriptions of the corridors, rights to be granted, limitations, and timing of the grant of easements shall be as set forth in Exhibit "F". Wiregrass and development within the Wiregrass DRI shall not be obligated to design, construct or fund any Transit Corridor improvements; but

mobility fees, impact fees, tax increment revenue, sales tax, gas tax, and other generally applicable County taxes, assessments and user fees paid by, or emanating from, the Wiregrass DRI, may be utilized for such improvements and facilities. Wiregrass shall be eligible for mobility fee credits for such dedications consistent with Section 7.1.7 of this Agreement.

b. Transit Stations. Wiregrass shall dedicate to the County easements or right-of-way sufficient for the construction, operation and maintenance of three Transit Stations along the Transit Corridor, to be located in DRI Parcels M11, M7 and M2, as generally depicted in Exhibit "E". With the agreement of the County Administrator, the Transit Station designated for Parcel M2 may be located in Parcel M4A if a TOD Neighborhood is designated in Parcel M4A. The design, size and conceptual location of these stations and the amount of parking area included, if any, and the timing of the donation or conveyance, shall be as set forth in Exhibit "H". The final location of the Transit Station on particular parcels shall be determined through either a Planning, Design and Engineering (PD&E) or equivalent study conducted by the County, TBARTA (or other public transit agency) or FDOT, or on preliminary plan/preliminary site plans or Neighborhood Plan for areas that include a Transit Station as depicted in Exhibit E.. Wiregrass and development within the Wiregrass DRI shall not be obligated to design, construct or fund any Transit Station improvements, but mobility fees, impact fees, tax increment revenue, sales tax, gas tax, and other generally applicable County taxes, assessments and user fees paid by, or emanating from, Wiregrass Ranch DRI may be utilized for such improvements and facilities. Wiregrass may elect to construct parking facilities for the Transit Stations, to serve both transit riders and adjacent development, and to the extent such facilities have a dual purpose, Wiregrass shall be entitled to a charitable gift, or transit mobility fee credit as provided in Section 7.1.7, for the percentage of parking spaces or percentage of time that such facilities are available primarily for transit riders.

7.1.4. Bus Stops on S.R. 56. Wiregrass and the County will mutually agree upon reasonable future sites along SR 56 for bus stop locations sufficient to support local bus service and/or a bus rapid transit system. Such locations shall be planned, to the extent practical, for location within 250 feet of signalized intersections as depicted on the MRP, or to provide stops at

no greater than ½ mile intervals, as generally shown on Exhibit Z. Wiregrass shall provide easements or right-of-way for such locations to the extent the existing right-of-way for SR 56 is insufficient to accommodate the agreed upon bus stop locations. Wiregrass shall be eligible for transit mobility fee credits for such dedications consistent with Section 7.1.7 of this Agreement.

a. Within one year of the Effective Date of this Agreement, the County shall approve a conceptual design plan for bus stops, shall determine the general locations at which bus stops and service should be provided, and shall generally identify any locations at which additional right-of-way is required. Wiregrass shall not be obligated to convey any lands not so identified. The County shall submit the conceptual design plan and locations to Wiregrass for review and comments at least thirty (30) days prior to the County's final approval. Upon approval of all specific design plans and permits necessary to construct a bus stop and the preparation of right of way maps or surveys of the land required to be conveyed, the County may demand the conveyance of those previously identified lands necessary for construction of the bus stop, and Wiregrass shall convey such lands within thirty (30) days of such demand. The County's rights to conveyance of lands for bus stops shall terminate if not demanded by the County within ten (10) years of the Effective Date of this Agreement.

b. Except for site related bus shelters and benches located internal to development sites, Wiregrass and development within Wiregrass DRI shall not be obligated to design, fund or construct any of the bus stop improvements along S.R. 56; but mobility fees, impact fees, tax increment revenue, sales tax, gas tax, and other generally applicable County taxes, assessments and user fees paid by, or emanating from, Wiregrass DRI may be utilized for such bus stops.

7.1.5. Drainage for SR 56 Managed Lane Expansion. Wiregrass and the County will mutually agree upon reasonable locations for drainage facilities along S.R. 56 to serve the County's planned S.R. 56 Managed Lane Expansion, within the Wiregrass Ranch DRI, and shall provide easements or right-of-way at such locations (including easements for any conveyance structures), but only to the extent the existing right-of-way for S.R. 56 and existing drainage ponds for S.R. 56 are insufficient to accommodate drainage for the SR 56 Managed Lane Expansion and only to the extent the drainage facilities are located on land that has not yet received County site-specific stormwater plan approval. Wiregrass shall be eligible for mobility

fee credits for such dedications consistent with Section 7.1.7 of this Agreement.

a. Conceptual locations for such drainage facilities are set forth in Exhibit "I". Wiregrass agrees to ensure that these areas remain available to provide drainage for the SR 56 Managed Lane Expansion through the Termination Date subject to the County's compliance with the following provisions of this section. Wiregrass makes no representation as to the suitability of these lands for any purpose, including drainage for the SR 56 Managed Lane Expansion. No engineering or design studies have been done for these lands, and Wiregrass makes no representation as to the suitability or adequacy of these lands for the drainage. Within three (3) years from the Effective Date of this Agreement, the County shall complete Task 8 of the SR 54/56 Transit/Managed Lane and Toll Study for the segments of the SR 56 Managed Lane Expansion through the Wiregrass DRI. As part of Task 8, or as part of additional engineering tasks, the County shall provide estimates of the amount of stormwater expected to be generated, the adequacy of the existing S.R. 56 ROW and drainage facilities to handle the drainage requirements for the S.R. 56 Managed Lane Expansion, the adequacy of the sites described in Exhibit "I" to handle such drainage, and the general location of additional lands (if any) that are required to handle such drainage. The County and Wiregrass shall then negotiate the final size, configuration and location of the drainage facilities, consistent with the terms herein. As part of such negotiation, the County and Wiregrass shall also negotiate the mobility fee credit value of such facilities, which may exceed the amount in Section 7.1.7.f., if the amount is supported by an appraisal reasonably acceptable to the County. The final size, configuration and location of the drainage facilities shall be consistent with Exhibit I, unless the locations identified on Exhibit I do not have enough land area to accommodate all the drainage from the segments of the SR 56 Managed Lane Expansion within the Wiregrass DRI, as identified through Task 8 or additional engineering tasks. Wiregrass shall not be required to convey such lands until the County has secured all permits necessary for construction of the SR 56 Managed Lane Expansion through Wiregrass DRI, and has established funding for the construction of the same. If the SR 56 Managed Lane Expansion is removed from the County's CIE or LRTP, or if the Managed Lane Expansion is not funded prior to the Termination Date, Wiregrass' obligation to convey the drainage sites shall automatically terminate.

b. The final conveyance, design and interim uses of this land shall minimize premature and negative impacts on the development of adjoining lands within the Wiregrass DRI. Wiregrass agrees that the locations depicted on Exhibit I do not prematurely or negatively impact development of adjoining lands within the Wiregrass DRI. Except for conveyance structures, such drainage facilities shall not be required to be located within 1,000 feet of the S.R. 56 right-of-way. The County agrees that development approvals that do not impact the lands depicted on Exhibit I, or additional lands (if any) identified through the negotiation process set forth above, shall not be conditioned, denied or delayed based on the obligations set out herein.

c. Other than the dedications contemplated herein, Wiregrass and development within Wiregrass DRI shall not be obligated to design, fund or construct the S.R. 56 Managed Lane Expansion, including any drainage ponds, conveyance structures and facilities; but mobility fees, impact fees, tax increment revenue, sales tax, gas tax, and other generally applicable County taxes, assessments and user fees paid by or emanating from the Wiregrass DRI may be utilized for such improvements.

7.1.6. Trip Reporting. Contingent upon the County's compliance with its obligations under Section 8 of this Agreement, Locust Branch or the Master Developer identified in the MPUD shall implement the trip reporting program described in Exhibit "M". Such trip reporting shall not be used to limit entitlements or impose additional transportation mitigation on Wiregrass, but may be utilized by the County for purposes of establishing or modifying mobility fee rates for TND and MUTRM projects, or for purposes of deciding whether to retain MUTRM incentives for other projects.

7.1.7. Mobility Fee Payments. New development within the Wiregrass DRI shall pay mobility fees as provided by the Land Development Code and shall benefit from any exemptions, buy downs, or other reductions in such fees that are generally available to other development in the County. Development within the Wiregrass DRI shall be eligible for transportation impact or mobility fee credits as provided below.

a. Upon the Effective Date, the County agrees to record in a unique Mobility Fee ("MF") account, the roadway/SIS, bicycle/pedestrian, and transit portions of the mobility Fees paid to the County from within the Wiregrass DRI (the "Wiregrass MF Paid Account"). The Wiregrass MF Paid Account shall be segregated into 2 separate sub-

accounts. The first sub-account will account for proceeds related to the roadway/SIS and bicycle/pedestrian components of the mobility fee, and the second sub-account will account for proceeds related to the transit component of the mobility fee. The Wiregrass MF Paid Account shall identify the percentages paid for each component of the mobility fee (roadway, SIS, bicycle/pedestrian, and transit). The Wiregrass MF Paid Account shall not include the administrative portions of the mobility fees paid to the County from the Wiregrass DRI. Neither the Wiregrass Entities, nor Locust Branch, shall be eligible for any interest accrued within the Wiregrass MF Paid Account.

b. The process for Wiregrass or Locust Branch to receive mobility fee credits ("MF Credits") for the actual, reasonable amounts spent for creditable improvements identified in Exhibit "S" shall be based on compliance with the contracting and procedural requirements and terms of Exhibit "R" and this Section 7.1.7., and subject to the limitations in Exhibit "S". Credits against the bicycle/pedestrian portion of the mobility fee shall only be provided for those improvements identified in Exhibit "S" that include bicycle/pedestrian facilities. MF Credits, once established, shall be reflected in a Wiregrass MF Credit Account. The Wiregrass MF Credit account shall account for the credits as described herein, Credits earned pursuant to the applicable sections of this DA, Exhibit 'S', and Exhibit 'R' that relate to roadway/SIS and bicycle/pedestrian improvements, or dedications shall be accounted for separately from Credits earned pursuant to the applicable sections of this DA, Exhibit 'S', and Exhibit 'R' that relate to transit improvements, or dedications.

c. Wiregrass or Locust Branch may apply to exchange MF Credits established in the Wiregrass MF Credit Account, for cash reimbursements from the Wiregrass MF Paid Account. Requests to exchange MF Credits in the Wiregrass MF Credit Account for cash reimbursements from the Wiregrass MF Paid Account may be submitted to the County at a frequency of no greater than quarterly. All such exchange requests shall include documentation identifying the amount of the roadway/SIS, bicycle/pedestrian, and transit mobility fees (if applicable) Wiregrass or Locust Branch asserts have been collected by the County since the last exchange request and identifying the corresponding lots, parcels and/or addresses. To the extent that funds for the applicable portion of the mobility fee exist in the Wiregrass MF Paid Account(s), and sufficient credit for the applicable portion

of the mobility fee exist in the Wiregrass MF Credit Account(s), the County shall make the requested cash reimbursement payment to Wiregrass or Locust Branch within sixty (60) days of submittal. The cash reimbursement payment to Wiregrass or Locust Branch shall be subject to all other requirements of the Prompt Payment Act. All cash reimbursements from the Wiregrass MF Paid Account shall result in a corresponding decrease in the Wiregrass MF Credit Account.

d. Wiregrass or Locust Branch may sell and assign MF Credits against the roadway/SIS and bicycle/pedestrian portion of the mobility fees from the Wiregrass MF Credit Account, to end users within the Wiregrass DRI or MPUD (and end users outside of the Wiregrass DRI/MPUD to the extent allowed by the mobility fee regulations), and shall execute credit letters to be presented to the County. End users may use such credits for the roadway/SIS and bicycle/pedestrian portion of the mobility fee, and the County will accept such credits in lieu of payment of an equal amount of mobility fees; however, end users may not use such credits for the transit and administrative portions of the mobility fee.

e. Wiregrass or Locust Branch may sell and assign MF Credits against the transit portion of the mobility fees from the Wiregrass MF Credit Account to end users within Wiregrass Ranch DRI and to any other developers or end users within the same mobility fee collection/benefit district, and shall execute credit letters to be presented to the County. End users may use such credits for the transit portion of the mobility fee, and the County will accept such credits in lieu of payment of an equal amount of mobility fees; however, the end users may not use transit fee credits for the bicycle/pedestrian, roadway/SIS and administrative portions of the mobility fee. It is anticipated that, to the maximum extent possible, MF Credit letters will be submitted to the County whenever Wiregrass or Locust Branch has County approved MF Credits to cover the mobility fees that are due.

f. Valuation. Where a dedication of land or grant of easement is creditable against any portion of the mobility fee, the land shall be valued at $25,000.00 per acre.

g. The County reserves the right to pay out annually, the cash value of any unused, accrued, impact or mobility fee credits to Wiregrass or Locust Branch and such cash value shall be removed from any credit balance in the Wiregrass MF Credit

Account.

7.1.8. Access Management. Development within the Wiregrass DRI shall remain obligated to comply with the terms of the access management requirements of Section 901.3 of the LDC, except to the extent that compliance with such standards is specifically superseded by the MPUD, the MRP, the DRI Development Order, or this Agreement. The County has performed a non-binding access management study for the Vested Development Rights as part of its transportation analysis. That study and any other access management review shall not be used to limit or condition the Vested Development Rights except as provided below, but the amount or type of development in a preliminary plan/preliminary site plan may be conditioned or limited, consistent with the limitations herein, to be consistent with Section 901.3 of the LDC.

a. Access management review shall be applied to the following types of connections at the time of preliminary plan/preliminary site plan applications for the purposes set forth in Section 901.3.A of the LDC:

i. Primary Connection(s) are the first driveways originating from the site plan under review to any roadway.

ii. An External Connection is the connection of any roadway type, as defined in the MRP, or any driveway to the Major Roadway Network. This includes the connection of an unbuilt Major Road to an existing Major Road.

b. The Primary Connection(s) will be reviewed during any preliminary plan/preliminary site plan review. External Connections will be evaluated during the access management review when it is the only external connection to the major roadway network that is providing access to the site under review. If there are multiple External Connections, they may be reviewed if the site plan under review meets the criteria of a significant change as defined below. A significant change means:

i. There is a change in the use of the property, as depicted in the Timing & Phasing analysis, dated December 2012, including land structures or facilities, that results in an increase in the trip generation of the property exceeding twenty-five (25) percent (either peak hour directional or daily), or exceeding 100 vehicles per day more than the existing use.

ii. There is a reduction in the number of External Connections serving the

site plan under review, as identified in the MRP; or

iii. There is a documented safety or operational concern at an External Connection serving the site plan under review, per the County Engineer.

c. The County may require that the intersection of two Major Roadways adjacent to the Primary or External Connections under review, be evaluated to the extent the major intersection is not constructed to the full geometry identified in the MRP.

d. Access management analysis and regulation shall only be used to require improvements to intersections or road segments that provide Primary or External Connections to the development site being analyzed and, unless otherwise proposed and agreed to by the applicant, shall be limited to those improvements such as acceleration and deceleration lanes, median cuts or closures, turn lane improvements or warranted signalization or signal improvements at the Primary or External Connections. In determining the access improvements required under the conditions of approval, imposed upon a particular development site pursuant to access management review, the access management study may consider and require construction of intersection improvements based on the site's projected traffic as well as the reasonably anticipated maximum development potential from adjacent development sites that will share the connection under review, as well as, the overall future roadway network.

e. Improvements to the major roadway network and the major intersections, as defined in the MRP, beyond the access related improvements described above, shall be constructed according to the requirements identified in the MRP, unless the access management analysis for the External Connections identifies a need to provide them sooner based on safety or operational concerns for the site plan under review.

f. Where the intersection improvements necessary to manage traffic from the development site and the adjoining sites within the DRI/MPUD Parcel would require greater signalization improvements to a shared driveway or direct access road intersection than would be required or warranted by the anticipated traffic of the development site alone, approval for the development site may be conditioned upon provision of a guarantee acceptable to the County that all of the properties subject to the access management study will contribute a pro-rata share of the funds sufficient to construct the signalization at the time they will be required or warranted. The pro-rata

share shall be based on the anticipated traffic from each site, and the development site conditions shall not require that site to contribute more than its pro-rata share, or shall provide a mechanism by which the developer of that site shall be reimbursed for the cost of any signalization that exceed that pro-rata share. Such guarantees may take the form of a development agreement, a property owner's association, special assessments levied by the Wiregrass Ranch Community Development District or another special district authorized to levy such assessments, or some other form of guarantee acceptable to the County. Notwithstanding the foregoing, the parties agree that the signalization at the intersection of the entrance of Wiregrass Ranch High School with Mansfield Boulevard shall be fully funded by the Pasco County School Board pursuant to the Grant of Non-Exclusive Easement between Wiregrass Ranch, Inc. and the School District of Pasco County recorded in O.R. Book 5834, page 831 of the Public Records of Pasco County, Florida (the "School District Easement"), and Wiregrass Ranch, Inc. hereby assigns to Pasco County a non-exclusive right to enforce paragraph 5. of the School District Easement.

g. Where the access related improvements necessary to manage traffic from the development site and the adjoining sites within the DRI/MPUD Parcel would require greater turn lane, frontage road, subdivision collector, or Primary Urban Collector improvements than would be required or warranted by the anticipated traffic of the development site alone, the County agrees to assist the development site responsible for such improvements with obtaining a pro-rata share of the cost of such improvements from the adjoining sites that are also responsible for such improvements, unless the development site and adjoining sites have negotiated, or will negotiate, a private contribution agreement for such improvements.

h. For the MUTRM area, only External Connections will be evaluated in the Access Management analysis at the time of the neighborhood plan under review. The design criteria for the External Connections may be less stringent than those outlined in Section 901.3 of the LDC, as agreed to by the applicant and the County Engineer.

7.1.9. Master Bicycle and Pedestrian Plan. Wiregrass shall implement the Master Bicycle and Pedestrian Plan, as approved by the County, and all development within the Wiregrass Lands shall construct or dedicate those portions of the pedestrian and bicycle facilities

that lie within their boundaries, or outside of their boundaries to the extent required by the Land Development Code. Except for any facilities required to be constructed by the County pursuant to the Park Donation Agreement, Wiregrass, Locust Branch or the Wiregrass CDD shall be responsible for ensuring completion of any segments of those facilities that are not part of other roadway improvements and are not completed by individual development sites prior to the Build-Out Date of the DRI or Expiration Date of the MPUD, whichever is later.

7.4. Mitigation and Limitation of Transportation Impacts through Land Use Standards. The following required land use development standards shall be implemented, and the following optional land use development standards may be implemented at Wiregrass' election, to reduce the number of trips generated by the Vested Development Rights.

7.2.1. Designation of MUTRM Development Areas

a. DRI Parcels to which MUTRM Development Standards Will Apply. To reduce trips generated by residential development within the Wiregrass Ranch DRI, development located within the DRI Parcels depicted in Exhibit "N", including Parcel M7 (the Town Center parcel), Parcel M5, Parcel M6, Parcel V2, the portion of Parcel S3 (a/k/a Parcel M21) north of the proposed County park, and other mutually acceptable parcels, if any, shall be subject to the MUTRM Development Standards set out in Exhibit "O" to this Agreement, and shall be permitted to use the alternative street standards set out in Exhibit "Q".

b. Effect of Designation. Parcels designated for MUTRM development shall be required to adhere to the MUTRM Development Standards set forth in Exhibit "O", or may be developed pursuant to the Traditional Neighborhood Development Standards set forth in Section 601 of the Land Development Code. Wiregrass and Locust Branch need not allocate any residential units to the MUTRM parcels other than the 400 multi-family units already allocated to Parcel M7; but, to the extent that any residential uses or units are allocated to those parcels, they shall be developed at a minimum net density of no less than six, with an average density of eight units per net acre as further set forth in Exhibit "O". If additional Parcels are designated for MUTRM development, these minimum and average densities shall be decreased by the relative proportion of the additional acreage added to the initial acreage of MUTRM Designated Parcels.

c. Alternate MUTRM designations. Wiregrass may, at its sole discretion,

identify additional DRI parcels or sub-parcels to be developed under the MUTRM Development Standards set forth in Exhibit "O". Any such development may use the Alternate Street Standards set forth and already approved by the County in Exhibit "Q".

7.2.2. Urban Design, Subdivision, Block and Street Standards for MUTRM, Town Center, TND and TOD Development. As authorized by Sections 601.4 and 601.7.c.3 of the Land Development Code, the MPUD, and to implement this Agreement, the County approves the MUTRM Development Standards set forth in Exhibit "O" as alternative Urban Development Standards applicable within the Wiregrass DRI. Developers of particular MUTRM designated sites within the Wiregrass DRI may request approval of alternative or different standards through the site plan approval process, but developers of particular MUTRM sites may rely on the Development Standards set forth in Exhibit "O" in filing any application for development approval. For the Development Standards specifically set forth in Exhibit "O", the County shall not require or apply more stringent standards to any development within the MUTRM designated sites within the Wiregrass DRI.

7.2.3. MUTRM Development Standards. Development of lands designated for MUTRM development as depicted in Exhibit "N"("MUTRM Designated Parcels") shall be subject to the MUTRM Development Standards set forth in Exhibit "O", and may use the Alternate Street Standards set out in Exhibit "Q". Developers may request amendments to these standards through the site plan approval process.

7.2.4. Town Center, TND and TOD Development Standards. Development of lands designated for Town Center, TND or TOD development may use the alternative Urban Design Standards set forth in Exhibit "O", and may use the Alternate Street Standards set out in Exhibit "Q".

7.2.5. Future Town Center Development. Development in the "Town Center Parcel" (M7) may develop under the MUTRM Development Standards set out in Exhibit "O", or may develop under the TND Standards under the LDC, and may use the Alternate Street Standards set out in Exhibit "Q", and may petition for alternative standards pursuant to the Land Development Code.

8. Obligations of the County. The County agrees to the following conditions or actions to implement this Development Agreement.

8.1 Agreement as to Adequacy of Transportation Mitigation. The County agrees that

compliance with the conditions set forth in Sections 7.1.1, 7.1.3, 7.1.4, 7.1.5, 7.1.7, 7.1.9, and 7.2, provides transportation mitigation sufficient to mitigate the transportation impacts resulting from the development of the Vested Development Rights, and that development of the Vested Development Rights in compliance with this Agreement will meet all requirements of the Comprehensive Plan, the Land Development Code, the DRI Statute and the DRI Rules, for any and all transportation mitigation.

8.1.1. Elimination of Certain DRI Pipeline Projects. Wiregrass and Locust Branch are entitled to have the following "pipeline projects" deleted entirely from the DRI Development Order, MPUD, MRP and any other development order, approval or requirement, and the County agrees to eliminate the following pipeline projects from the DRI Development Order, MPUD, MRP, and any other development order, approval or requirement:

a. Meadow Pointe Boulevard (Pipeline Project #5);
b. CR 54 Widening (Pipeline Project #6);
c. Wiregrass Ranch Boulevard (Pipeline Project #7), except as a Site-Related Improvement;
d. The construction of the fifth (5th) and sixth (6th) lanes of SR 581 Realignment (Pipeline Project #8) (SR 581 Realignment will be changed from a 6-lane State Road to a 4-lane County Road that the County may expand in the future to 6 lanes, and designated 581 Bypass/Loop Road);
e. Chancey Road (Pipeline Project #9), except as a Site-Related Improvement; and
f. All Phase 2 and 3 "to be determined" pipeline projects.

8.1.2. Proportionate Share Obligations to be Modified. The mitigation of transportation impacts for future development within the Wiregrass Ranch DRI shall be governed by this Agreement. The County agrees that the Proportionate Share mitigation amount currently required in the DRI Development Order (and any other development order or approval) shall be eliminated or modified so that it does not exceed the transportation mitigation required pursuant to this Agreement. If the DRI Development Order, MPUD, and MRP are not so amended within 90 days of the Effective Date of this Agreement, or within 90 days of the submission of the last application to amend such approvals, whichever occurs later, Wiregrass may invoke its right to terminate under Section 28.1 of this Agreement. Pursuant to Pasco

County Ordinances 12-13 and 12-14, Pasco County does not require proportionate share calculations or analysis, and does not require all transportation mitigation to be "regionally significant". In addition, the DRI Rule contains transportation mitigation alternatives that do not contain such requirements, and that are consistent with Pasco County's alternate transportation mitigation system. Nevertheless, the County recognizes that it is not the only reviewing agency with jurisdiction over a DRI, and agrees to subsections a and b below solely for the purpose of establishing, for other reviewing agencies, compliance of the amendments to the DRI Development Order set forth in Exhibit X with the DRI Statute.

a. Proportionate Share Recalculation. Wiregrass has performed an analysis recalculating the proportionate share obligation associated with the Vested Development Rights pursuant to the methodology set forth in Section 163.3180(5)(h), Florida Statutes, using a level of service "D" for affected roadways. The County has not required the proportionate share recalculation or analysis, but to the extent that a proportionate share amount is legally required for Wiregrass, the County agrees that the total proportionate share payments attributable to the Vested Development Rights is equal to or less than the transportation mitigation required pursuant to this Agreement. The County agrees that the resulting proportionate share recalculation and resulting transportation mitigation plan changes to the Wiregrass DRI Development Order do not create a substantial deviation and are not considered additional regional transportation impacts, as provided in Section 380.06(19)(e)6, Florida Statutes.

b. Regionally Significant Transportation Improvements. The County agrees that the following transportation improvements to which Wiregrass has or will contribute to, or construct, and which are guaranteed by this Agreement, are "mobility improvements that will benefit a regionally significant transportation facility" or are themselves "a regionally significant transportation facility", as those phrases are used in Section 163.3180(5)(h), Florida Statutes:

i. SR 56/581 Intersection;

ii. SR 56, from SR 581 to Wiregrass Ranch Boulevard;

iii. SR 56, from Wiregrass Ranch Boulevard to Meadow Pointe Boulevard;

iv. Mansfield Boulevard;

v. Park and Ride Facility;

vi. SR 54 ROW Acquisition Fund;

vii. SR 581 Bypass/Loop Road from SR 581 to SR 54

8.1.3. Corridor Protection. The rights-of-way previously dedicated or currently required for all arterials or collectors within or adjacent to Wiregrass Ranch are sufficient to meet the requirements of the Comprehensive Plan and Section 901.2 of the Land Development Code. Development within the Wiregrass Ranch DRI shall not be subject to any limitations on development and shall not be required to dedicate additional lands or right-of-way pursuant to the right-of-way or corridor protection policies of the Comprehensive Plan or Section 901.2 of the Land Development Code, for any roads, transit facilities or other transportation corridors or facilities except as required in this Agreement, the MPUD, and the MRP. The County further agrees that, except as specifically provided in this Agreement, no preliminary plan/site plan, MUTRM Neighborhood Plan or other form of development shall be conditioned, denied or delayed to require the dedication of rights-of-way or easements for transportation mitigation, including regional mass transit facilities.

8.2 Development Rights.

8.2.1. Vested and Maximum Development Rights The Wiregrass DRI may be developed with the Vested Development Rights described in Section I of Exhibit "T", subject only to compliance with this Agreement, and the MPUD, the MRP, and the DRI Development Order, as amended to be consistent with this Agreement, and the applicable standards and requirements in the LDC. Subject to meeting the requirements of this Agreement, the applicable provisions of the MPUD, MRP, and DRI Development Order, as amended to be consistent with this Agreement, the Comprehensive Plan and the LDC, the Vested Development Rights may be increased up to the Maximum Development Rights described in Section II of Exhibit "T". Such increases may require amendments to the MPUD, MRP and DRI Development Order, but will not require an amendment to this Agreement.

8.2.2. Elimination of Phasing of Vested Development Rights. Based on the enforceable conditions established in Sections 7.1 and 7.2 of this Agreement, and the timing and phasing analysis conducted by the County (which analyzed the Vested Development Rights as a single phase), and the County's obligations pursuant to this Agreement, the County finds that the

amendments to the DRI Development Order set forth in Exhibit "X" that combine phases 1 through 3 of the DRI into a single phase with a build out date of March 1, 2026, or as may be extended, for the Vested Development Rights, are consistent with any applicable provisions of the Comprehensive Plan, the Land Development Code, the DRI Statute and the DRI Rules. The County finds that any amendments to the MPUD and MRP, as set forth in Exhibit "V" and Exhibit "W", necessary to permit development of the Vested Development Rights in a single phase with a Build Out date of March 1, 2026, or as may be extended, are consistent with any applicable provisions of the Comprehensive Plan and Land Development Code.

8.2.3. Exchange of Vested Development Rights. The County agrees that Vested Development Rights may be exchanged for one another pursuant to the Land Use Exchange Matrix set forth in Exhibit F to NOPC-4 (Exhibit X) without any requirements for any traffic analysis or additional transportation mitigation. Based on the transportation mitigation and land use conditions that Wiregrass has accepted in this Agreement, the County agrees that any conditions or limits contained in the DRI Development Order, the MPUD or the MRP are no longer necessary to ensure that the transportation impacts of the Vested Development Rights are mitigated. As further set out in the amendments set forth in Exhibits "V", "W" and "X", the MPUD, MRP and DRI Development Order shall be amended to remove any restrictions or conditions that limit the use, advancement, exchange or conversion of any of the Vested Development Rights pursuant to the Land Use Exchange Matrix ("LUEM") as revised and set forth Exhibit "U", except to the extent that use of the LUEM may be limited to maintain Wiregrass' MUTRM jobs to housing ratio and adequate non-transportation facilities. The amendments to the DRI Development Order and MPUD set out in Exhibits X and V that eliminate the existing ten percent (10%) cap and traffic study data and analysis limitations on entitlement conversions in the Wiregrass DRI Development Order (Sections 5.c(1)(g) and (h)) are consistent with the applicable provisions of the Comprehensive Plan, the LDC, the DRI Statute and the DRI Rule.

8.2.4. Increasing Vested Development Rights With Exempt Uses. Wiregrass may add to the Vested Development Rights uses and development that are exempt from further transportation analysis under Section 901.12(2)(c) of the LDC without any further transportation mitigation other than payment of applicable mobility fees and without further timing and phasing transportation analysis, so long as the Maximum Development Rights are not exceeded.

Furthermore, the designation of a TOD Neighborhood pursuant to the standards and procedures set forth in Exhibit "O" shall qualify development assigned to the TOD Neighborhood for this exemption. Such increases in the Vested Development Rights may require amendments to the MPUD or DRI Development Order, but shall not require an amendment to this Agreement.

8.2.5. Analysis and Review of Additional Non-Exempt Uses. Provided the Wiregrass DRI land uses remain generally consistent with maintaining the MUTRM jobs to housing ratios, and provided the developments within the Wiregrass DRI construct a bicycle/pedestrian network generally consistent with the approved Pedestrian and Bicycle Master Plan, Wiregrass shall be deemed to have satisfied the requirements for jobs to housing ratios, complete bicycle/pedestrian network and locally serving retail assumed in the County's MUTRM analysis. Compliance with the foregoing requirements and Section 7.2 shall be deemed to have satisfied any MUTRM vehicle miles traveled ("VMT") reduction for the Wiregrass DRI, which entitles the Wiregrass DRI to utilize a 1.2 V/C ratio level of service for purposes of any future County timing and phasing analysis and access management analysis for future development within the Wiregrass DRI that occurs within designated MUTRM areas. If Wiregrass requests an increase in the Vested Development Rights for a non-exempt use or uses, and such non-exempt uses will be allocated and assigned to a MUTRM designated parcel, such additional uses shall be subject to timing and phasing transportation analysis if required by the LDC, but will be entitled to use the 1.2 V/C ratio for any timing and phasing transportation, and for any access management analysis. Such increases in the Vested Development Rights may require amendments to the MPUD or DRI Development Order, but shall not require an amendment to this Agreement.

8.3 Payment or Assignment of Impact or Mobility Fee Credits. The County agrees that it has or will provide impact fee or mobility fee credits, either as a reimbursement or as a credit against the payment of future transportation impact or mobility fees, for the value of lands dedicated, or for the costs incurred by Wiregrass or developers within Wiregrass, consistent with the provisions of Section 7.1.7, in the percentages or amounts set forth in Exhibit "S".

8.4 Assurance of Adequate Alternate Roadways. In order to ensure that there are or will be adequate alternate routes to support regional traffic, and to address other short and long term transportation deficiencies identified in the County's timing and phasing transportation analysis, the County agrees that it will use its best efforts, subject to available funding,

permitting and the cooperation of third parties, to amend its Capital Improvements Element to include the following roadway improvements at its next update, unless construction of the improvement has already commenced, and to ensure that the same are expeditiously completed, whether by retaining and enforcing existing development conditions and obligations, by imposing future development conditions, or by providing County, state or federal funding:

8.4.1 Construction of SR 56 from Meadow Pointe Boulevard to Wyndfields Boulevard;

8.4.2 Widening of Meadow Pointe Boulevard to 4 lanes, or construction of Wyndfields Boulevard from S.R. 56 to S.R. 54;

8.4.3 Completion of connection/construction between Mansfield Boulevard and Kinnan Street (City of Tampa);

8.4.4 Completion of construction of Northwood Palms Boulevard Extension from County Line Road to SR 56;

8.4.5 Construction of Meadow Pointe Boulevard Extension south to K-Bar Ranch East-West Road (City of Tampa);

8.4.6 Construction of S.R. 54/56 managed lanes and/or widening of the 4 lane portion of S.R. 56 to 6 lanes;

8.4.7 Construction of a new interchange at Overpass Road and I-75;

8.4.8 Widening of S.R. 54 to 4 lanes from Curley Road to Meadow Pointe Boulevard; and

8.4.9 Widening of C.R. 54 to 4 lanes from S.R. 56 to Progress Parkway.

Provided the Wiregrass DRI complies with the obligation to dedicate right of way or easements for the S.R. 56 managed lane drainage facility and S.R. 54 Right-of-Way Acquisition Fund obligations set forth herein, no development within the Wiregrass DRI shall be denied, conditioned or delayed due to any delay or failure to make any of the foregoing transportation improvements. No development within Wiregrass DRI shall be responsible for the foregoing transportation improvements, but Wiregrass recognizes that mobility fees, impact fees, tax increment revenue, sales tax, gas tax and other generally applicable County taxes, assessments and user fees paid by, or emanating from, Wiregrass DRI, may be utilized for such improvements.

8.5 Rescission of the DRI Development Order. Pursuant to the DRI Statute and the

County's adoption of an Urban Service Area that includes the Wiregrass DRI, Wiregrass is authorized to rescind the DRI Development Order consistent with Section 380.115, Florida Statutes. The Parties contemplate that the DRI Development Order may be rescinded pursuant to the DRI Statute, and that rescission of the DRI Development Order will not be an event that would allow the County to amend the Agreement, the MPUD, or the Plan Policies, or to divest or alter any of Wiregrass' rights or the County's obligations under this Agreement. Any action to rescind the DRI Development Order shall be subject to the following:

8.5.1 Statutory requirements met. The County agrees that the transportation mitigation projects already completed, along with the obligation to pay the remaining SR 54 Right-of-Way Acquisition Fees and the obligation for approved but unbuilt development to pay mobility fees, are sufficient to mitigate the transportation impacts of all development within the Wiregrass DRI that has already been constructed or has an unexpired site plan. The County agrees that any conditions required by Section 380.115(1)(b), Florida Statutes, for the County to rescind the DRI Development Order have been met or exceeded.

8.5.2 Rescission Not to Limit Wiregrass' Rights. The County will not impose additional local conditions on the MPUD, the MRP, or any other development order or approval as a result of rescission of the DRI Development Order, except as necessary to implement this Agreement. The MPUD approval shall be valid through the Termination Date. Should the DRI Development Order be rescinded, the MPUD and the MRP may be amended to include any of the local conditions that are currently in the DRI Development Order as provided below.

a. If the DRI Development Order is rescinded, the "local conditions" imposed in the DRI Development Order shall remain enforceable against development of the Wiregrass DRI until the next amendment of the MPUD, which may include some or all of the local conditions. This condition shall satisfy any requirement in the Plan Policies, MPUD or any site specific development order requiring development to comply with the DRI Development Order. Any Assignments of DRI Entitlements granted prior to the rescission of the DRI Development Order shall be recognized and treated as assignments of entitlements under the MPUD or this Agreement. Any of the local conditions that are not included in the first amendment to the MPUD after rescission of the DRI Development Order shall no longer be enforceable. Without the

agreement of Wiregrass DRI or Locust Branch, who may grant agree on behalf of Wiregrass DRI, no amendment to the MPUD during the term of this Agreement shall amend the local conditions to impose greater obligations on development of the Wiregrass DRI than are currently imposed by the local conditions other than to address additional modifications to the MPUD requested by the Applicant/Developer that are above and beyond the scope of topics covered by this Development Agreement that were not previously reviewed or considered as part of the DRI and/or MPUD, and then only to address the direct impacts of such requests.

b. The local conditions that shall survive rescission of the DRI Development Order are:

- The conditions for the designation and succession of the Master Developer pursuant to Section 2 ;
- The conditions governing expiration and build-out dates of the DRI DO pursuant Section 4.d, except that the Expiration Date of the MPUD shall be the later of December 31, 2028 or the build-out date of the DRI as of the date of rescission, whichever is later;
- The conditions governing the documentation, control and assignment of entitlements within the Wiregrass DRI in Section 4.e, except that any future assignments shall be of MPUD entitlements, and shall not require identification of the phase;
- Exhibit K (Wetlands Categorization Map) and Exhibit L (Conservation Corridor).
- All of the conditions of approval and development in Section 5, except for the following subsections, which shall not apply or shall be modified as reflected below:
    - Section 5.a's reference to the Land Use Equivalency Matrix shall be incorporated into the MPUD as applicable consistent with the the terms of this DA and Exhibit F to NOPC-4;
    - Section 5.b.(2).a provisions governing the Town Center, which shall be incorporated into the MPUD conditions of approval

consistent with the terms of this DA;

- Section 5.b(7) governing Limited Exemption Uses, which were terms resulting from the County's transportation concurrency regulations. As Wiregrass Ranch MPUD is located in the County's adopted Urban Service Area, the County's mobility fee system applies unless otherwise opted out by the Applicant/Developer. The MPUD shall be modified to reflect such changes to be consistent with the revised mobility fee regulations and shall be governed by the terms of this DA.
- Section 5.b.9.c, governing the alignment of Wiregrass Ranch Boulevard and the SR 581 Bypass/Loop Road, which shall be replaced by the terms set forth in the DA, consistent with the December 26, 2006, Settlement Agreement, as subsequently amended;
- Section 5.c, governing the Land Use Exchange, which shall be incorporated and modified consistent with the terms of this DA and the MPUD;
- Section 5.i, governing Air Quality analysis;
- Section 5.l, governing energy, which shall be governed by the relevant provisions of the Comprehensive Plan and LDC;
- Transportation conditions in Section 5.m, except that all transportation conditions required by the DA shall be enforceable as though incorporated herein, and Section 5.m(5) governing public transit and provisions for bus stops and facilities for regular PCPT service which shall be a local condition and part of the MPUD conditions;
- Section 5.o,2 governing conveyance of District and Community Parks, subject to the completion of the transactions contemplated in the Park Donation Agreement ;
- Section 5.q governing Hurricane Preparedness;
- Section 5.r governing Affordable Housing;

- Section 5.s, governing historical or archeological resources, which shall be governed by the LDC;
- Section 5.t governing DRI-specific general conditions; and
- Section 5.u, governing DRI-specific procedures.

8.5.3 Immediate Action to Rescind upon Failure to Amend DRI Development Order. Should the County fail to amend the DRI DO consistent with this DA and Exhibit "X", which incorporates NOPC4 by reference within one hundred and twenty (120) days of the Effective Date of this Agreement, or within thirty (30) days of adoption of the TBRPC NOPC Report for the NOPC-4 application, whichever occurs later, or if any other person or agency challenges the approval of the amendments to the DRI DO that implement this Development Agreement, upon the request of Wiregrass or Locust Branch, in its sole and absolute discretion, the County shall treat this Agreement as an application to rescind the DRI DO pursuant to Section 380.115(1)(b), Florida Statutes, and the County agrees to hear such application at its next regularly scheduled public meeting unless Wiregrass or Locust Branch requests the County delay or continue the matter.

8.5.4 Failure to Rescind DRI Development Order. If the County does not adopt and apply the amendments to the DRI Development Order, the MPUD and the MRP, that are specified in Exhibits "V", "W" and "X", and if, as a result, any development of the Vested Development Rights (1) is conditioned upon payment or construction of any form of transportation mitigation other than the transportation mitigation expressly required in this Agreement, or (2) is denied or delayed based on phasing limitations, then the County shall: (1) be liable for the costs and construction of all transportation mitigation required for the Wiregrass DRI that exceeds the transportation mitigation required by this Agreement, and shall pay for such costs and construction from revenue sources other than Wiregrass, Locust Branch or the Wiregrass DRI and other than ad valorem taxes, provided, however, revenue sources such as mobility fees, impact fees, tax increment revenue, sales tax, gas tax and other generally applicable County taxes, assessments and user fees paid by, or emanating from, the Wiregrass DRI may be utilized, (2) meet any and all deadlines for such mitigation imposed by the DRI Development Order, as such deadlines may be extended pursuant to County ordinance or state law, and (3) provide binding guarantees and project identification for any and all Phase 2 and Phase 3 DRI transportation mitigation imposed by the DRI Development Order that may be

necessary to permit the Phase 2 and Phase 3 entitlements to be used immediately.

8.6 Execution of IRS Forms for Donations of Land. The County shall promptly execute IRS Forms 8283 and all appropriate IRS forms and documentation at the time of conveyance of any land, easement, improvement, or interest in land, that is donated by Wiregrass to the County. Wiregrass shall be responsible for providing all such forms and documentation, and any request to execute such forms and documentation shall be accompanied by a letter relinquishing any right to mobility or transportation impact fee credits for the land, easement, improvement or interest being donated.

9. Permits Required. The local development permits that have been approved or may be needed for the development of the Vested Development Rights within the Wiregrass DRI include:

- Preliminary and final site plans;
- Plats;
- Final construction plan approval;
- Right-of-way use permits or driveway permits;
- Building permits; and
- Such other County, State or Federal permits as may be required by law.

10. Concurrency and Comprehensive Plan Findings. The County finds this Development Agreement is consistent with and furthers the applicable goals, objectives and action strategies of the Comprehensive Plan and complies with the LDC. The County finds that development of the Vested Development Rights in compliance with this Agreement will be consistent with the applicable provisions of the Comprehensive Plan and LDC.

11. Vesting. As authorized by Section 163.3233, Florida Statutes, Wiregrass' rights and the County's obligations under this Development Agreement shall continue from the Effective Date through the Termination Date, but not to exceed thirty (30) years from the Effective Date. Except as permitted by Section 163.3233(2), Florida Statutes, no amendments to the County's Comprehensive Plan, the County's Land Development Code, the MPUD, MRP or DRI Development Order, shall apply or operate within the Wiregrass DRI to reduce the Vested Development Rights or the Maximum Development Rights or to alter any land development, environmental or building regulations in a manner that prevents Wiregrass from developing the Vested Development Rights. Amendments to the County's Land Development Code that are

generally applicable within the unincorporated County's Urban Service Area, unincorporated County or County-wide are anticipated by this Agreement, and shall be binding on Wiregrass provided they do not prevent Wiregrass from developing the Vested Development Rights, and provided such amendments do not require additional mitigation of transportation impacts beyond the requirements of this Agreement. To the extent that the Vested Development Rights are added to or increased consistent with this Agreement up to the Maximum Development Rights set forth in Section II of Exhibit "T", such rights shall also be protected against such reductions or interference.

12. Effect of Development Agreement. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve Wiregrass of the necessity to comply with the applicable law governing said permitting requirements, conditions, terms or restrictions.

13. Disclaimer of Joint Venture. Wiregrass and the County represent that by entering this Agreement it is not the intent of the Parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between County and Wiregrass, or between either and any third party. While engaged in carrying out and complying with the terms of this Agreement, Wiregrass is an independent principal and not a contractor for, or an officer or employee of the County. Wiregrass shall not at any time or in any manner represent that it or any of its agents or employees are employees of County.

14. Successors in Interest. The benefits and burdens of this Agreement shall run with the land. The obligations of this Agreement shall be binding upon, and the benefits of this Development Agreement shall inure to, all successors in interest to the Parties to this Development Agreement.

15. Recording of this Development Agreement. The County Clerk shall, no later than fourteen (14) days after the execution of this Development Agreement by all Parties, record this Development Agreement with the Clerk of the Circuit Court for Pasco County. Wiregrass shall bear the expense of recording this Agreement.

16. Effective Date. This Agreement shall be effective upon execution by the Wiregrass Entities, Locust Branch, and the County. This Agreement may be executed in counterparts.

17. Notices.

18.1 Delivery. All notices, demands, requests for approvals or other communications

given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested, by a recognized national overnight courier service, or by hand delivery, by facsimile transmission or by e-mail, to the office for each party and addressed to the Parties as provided in Exhibit "D" to this Agreement.

18.2 Effectiveness of Notice. Notices given by courier service or by hand delivery shall be effective upon delivery and notices given by mail shall be effective on the third (3rd) business day after mailing. Refusal by any person to accept delivery of any notice delivered to the office at the address indicated above (or as it may be changed) shall be deemed to have been an effective delivery as provided in this Section. The addresses to which notices are to be sent may be changed from time to time by written notice delivered to the other parties and such notices shall be effective upon receipt. Until notice of change of address is received as to any particular party hereto, all other parties may rely upon the last address given. Notices given by facsimile transmission or e-mail shall be effective on the date sent and received.

19. Non-Action on Failure to Observe Provisions of this Development Agreement. The failure of the County or Wiregrass to promptly or continually insist upon strict performance of any term, covenant, condition or provision of this Development Agreement, including any exhibit hereto, or any other agreement, instrument or document of whatever form or nature contemplated hereby, shall not be deemed a waiver of any right or remedy that the County or Wiregrass may have, and shall not be deemed a waiver of a subsequent default or nonperformance of such term, covenant, condition or provision.

20. Applicable Law and Construction. The laws of the State of Florida shall govern the validity, performance and enforcement of this Development Agreement. This Development Agreement has been negotiated by the County and Wiregrass, and the Development Agreement, including, without limitation, the Exhibits, shall not be deemed to have been prepared by the County or Wiregrass, but by all equally.

21. Venue; Submission to Jurisdiction. For purposes of any suit, action, or other proceeding arising out of or relating to this Development Agreement, the Parties hereto do acknowledge, consent, and agree that venue thereof is Pasco County, Florida. Each party to this Development Agreement hereby submits to the jurisdiction of the Sixth Circuit Court in and for Pasco County, for the purposes of any suit, action, or other proceeding arising out of or relating to this Development Agreement.

22. Complete Agreement; Interpretation; Amendments.

22.1 This Development Agreement, and all the terms and provisions contained herein, including without limitation the Exhibits hereto, constitutes the full and complete Development Agreement between the parties hereto to the date hereof, other than development agreements specifically referenced in this Agreement or in any exhibit hereto.

22.2 Any provision of this Development Agreement shall be read and applied in pari materia with all other provisions hereof.

22.3 Except where this Agreement specifically authorizes changes or revisions without a written amendment (e.g. statutory extensions), or refers to a development approval or requirement that is changed or revised through another process (e.g. the DRI Development Order, the MPUD, the MRP, alternative standards etc.), this Development Agreement cannot be changed or revised except by written amendment signed by the parties hereto in accordance with the LDC and state law.

23. Holidays. It is hereby agreed and declared that whenever a notice or performance under the terms of this Development Agreement is to be made or given on a Saturday or Sunday or on a legal holiday observed in the County, it shall be postponed to the next following business day.

24. Exhibits. Each Exhibit referred to and attached to this Development Agreement is an essential part of this Agreement.

25. Survival of Warranties, Representations. The warranties, representations, covenants and obligations of the Parties hereto shall be binding upon the Parties and their respective successors in interest.

26. Termination. This Development Agreement shall automatically terminate and expire upon the first to occur of the following:

26.1 The Expiration Date of the MPUD, as it may be extended or amended, and which shall be no earlier than the later of the build out date of the DRI Development Order, or December 31, 2028, as may be extended;

26.2 The expiration of thirty (30) years from the Effective Date of this Agreement;

26.3 The revocation of this Development Agreement by the County in accordance with Section 163.3235, Florida Statutes;

26.4 The execution of a written agreement by all Parties, or by their successors in interest, providing for the cancellation and termination of this Development Agreement; or

26.5 The County's election to terminate under the provisions of Section 27. of this Agreement.

26.6 Wiregrass or Locust Branch's election to terminate as provided herein.

27. Agreements by Wiregrass Entities and Locust Branch Regarding Legal Claims. The Wiregrass Entities and Locust Branch agree to resolve current and potential, legal claims and litigation against the County pursuant to this Agreement, and the terms set out below. The Wiregrass Entities and Locust Branch agree not to seek any statutory extensions of the deadlines set forth this Section 27.

27.1 Wiregrass Ranch, Inc., shall dismiss its petition and proceeding against the County with respect to the Comprehensive Plan Amendments, in DOAH Case Number 12-2503GM, within five days of the occurrence of all of the following:

27.1.1 The BCC approval of NOPC-3 as submitted to the County and revised on December 27, 2012; and

27.1.2 The BCC adoption of this Agreement; and

27.1.3 The Department of Economic Opportunity and all reviewing agencies approval of the revised Methodology Statement for NOPC-4 (the amendments to the DRI Development Order set forth in Exhibit "W" that implement this Agreement); and

27.1.4 If Wiregrass causes NOPC 4 to be submitted to the Department of Economic Opportunity by e-mail or overnight delivery on or before December 27, 2012, then the receipt of a letter of no objection from the Department of Economic Opportunity pursuant to Section 380.06(19)(f)4., Florida Statutes, that demonstrates the Department will not appeal the approval of the DRI Development Order amendments set forth in NOPC 4 pursuant to Section 380.06(19)(f)6., Florida Statutes.

27.1.5 Should Wiregrass Ranch, Inc., fail to dismiss the Petition in DOAH Case Number 12-2503GM within five (5) business days of notification from the County that all of the conditions set forth in Section 3.26.1.1-3 have been met, the County may terminate this Agreement.

27.2 Upon the occurrence of all of the following conditions, the Wiregrass Entities and Locust Branch agree that any claims they may have regarding the validity of Pasco County Ordinances 12-13 and 12-14, or regarding the validity of any of the requirements in this

Agreement, will be waived, without the necessity for further confirmation or proof:

27.2.1 The County adopts the NOPC 4 amendments to the DRI Development Order as set forth in Exhibit "X", and the appeal period for such amendments has expired; and

27.2.2 The County adopts the MPUD as set forth in Exhibit "V", and the appeal period for such amendments has expired; and

27.2.3 The County adopts the amendments to the MRP as set forth in Exhibit "W", and the appeal period for such amendments has expired.

The Wiregrass Entities and Locust Branch shall execute a waiver of claims against Pasco County relating to Ordinances 12-13 and 12-14, and waiving any right to challenge the validity of any requirements of this Agreement. Such waiver shall be acceptable to counsel for the County and for Wiregrass, and shall be executed following completion of the conditions specified in subsections 27.2.1, 2 and 3 above, within five (5) business days after presentation of such a waiver. Should those entities fail to execute such a waiver, the County may terminate this Agreement.

28. Remedies for Breach of Agreement by County.

28.1 If the County fails to adopt the amendments to the DRI DO, MPUD and MRP as specified in Exhibits V, W, and X, with only such changes or revisions as may be acceptable to Wiregrass prior to the final public hearing on any such changes, within 90 days of the Effective Date, or within 90 days of the submission of the last application for such amendments, whichever occurs later, which deadline may be extended by Wiregrass or Locust Branch at its sole discretion, then Wiregrass' waiver of claims pursuant to Section 27 above shall be revoked, and Wiregrass may additionally elect from the following remedies, which may be invoked by Locust Branch on behalf of Wiregrass:

28.1.1 Require the County to rescind the DRI DO pursuant to Section 8.5.3; or

28.1.2 Require the County to comply with Section 8.6.4; or

28.1.3 Terminate this Agreement.

28.2 If the County materially breaches any of the Sections or Exhibits of this Agreement listed hereafter, for which no other remedy is specified herein, and the breach results in a development approval for the Vested Development Rights, or increase in the Vested Development Rights that are consistent with this Agreement, being denied, conditioned or

delayed, then, in addition to any statutory or common law remedies to which it may be entitled, Wiregrass may, upon notice to the County and reasonable opportunity to cure the default (which shall be no less than 120 days), rescind the waiver of claims set forth in Section 27. If the denial, condition or delay was not mandated by the Board of County Commissioners, Wiregrass and the County agree that the matter shall be presented to the Board of County Commissioners for a final decision during the cure period. This remedy may be elected by Locust Branch on behalf of Wiregrass. The Sections to which this sub-section applies are: 7.1.8, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 8.1.3, 8.2.3, 8.2.4, 8.2.5, 8.3, 8.4, 8.5 and the rights under Exhibits O, Q, F, H and M.

29. Statutory Extensions. The Parties agree that all deadlines set forth in this Agreement, or in the DRI Development Order amendment, MPUD amendment or MRP amendment required to implement this Agreement, are inclusive of any statutory extensions granted as of the Effective Date, including those related to any declared state of emergency that has been declared as of the Effective Date. Unless this Agreement, or an Exhibit to the Agreement, contains a specific prohibition relating to future statutory extensions, the Wiregrass Entities and Locust Branch shall be entitled to notify the County of their entitlement to any future statutory extensions that are granted or declared after the Effective Date. If the Wiregrass Entities or Locust Branch notify the County of their entitlement to any future statutory extensions of any of the transportation mitigation obligations set forth herein, or in the DRI Development Order, MPUD, MRP or Park & Ride Easement Agreement, all County deadlines set forth in this Agreement, in any Exhibit to this Agreement, or in the DRI Development Order, MPUD, MRP or Park & Ride Easement Agreement, shall be automatically extended for the same time period. Such extensions shall not require an amendment to this Agreement, and may be confirmed by a letter from the County, or by an amendment to the DRI Development, MPUD or MRP.

[End of Text of Development Agreement]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated below.

Dated this 5th day of February, 2013 as to the County.

ATTEST:

PAULA S. O'NEIL, PhD., CLERK & COMPTROLLER

BOARD OF COUNTY COMMISIONERS OF PASCO COUNTY, FLORIDA

By: _____
TED SCHRADER, CHAIRMAN

Executed: _____

APPROVED IN SESSION
FEB 5 2013
PASCO COUNTY BCC

[SIGNATURES CONTINUED ON FOLLOWING PAGES]

Dated this 14th day of March, 2013 as to Wiregrass Ranch, Inc.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

SCOTT SHERIDAN
Printed/Typed Name

Signature of Witness

Kim D. Joannides
Printed/Typed Name

WIREGRASS RANCH, INC., a Florida profit corporation

By: William H. Porter

Print Name: William H. Porter

As Its: President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by William H. Porter as President of Wiregrass Ranch, Inc., a Florida profit corporation.

✓ Personally Known

_____ Produced identification

_____ Type of identification produced _____

Notary Public Signature

(SEAL)

KIM D. JOANNIDES
Notary Public, State of Florida
My Comm. Expires Nov. 16, 2015
Commission No. EE 146923

Kim D. Joannides
Printed/Typed Name of Notary

Commission No. EE 146923
Commission Expires Nov. 16, 2015

Dated this 14th day of March, 2013 as to Maggie Pond, LLC.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

SCOTT SHERIDAN
Printed/Typed Name

Signature of Witness

Kim D. Joannides
Printed/Typed Name

MAGGIE POND, LLC, a Florida limited liability company

By: J. Michael Gramling

Print Name: J. MICHAEL GRAMLING

As Its: MANAGER

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by J. Michael Gramling as Manager of Maggie Pond, LLC, a Florida limited liability company.

✓ Personally Known

_____ Produced identification

_____ Type of identification produced _____

(SEAL)

KIM D. JOANNIDES
Notary Public, State of Florida
My Comm. Expires Nov. 16, 2015
Commission No. EE 146923

Notary Public Signature

Kim D. Joannides
Printed/Typed Name of Notary

Commission No. EE 146923
Commission Expires Nov. 16, 2015

Dated this 14th day of March, 2013 as to Jane Hole, LLC.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

SCOTT SHERIDAN
Printed/Typed Name

Signature of Witness

Kim D Joannides
Printed/Typed Name

JANE HOLE, LLC, a Florida limited liability company

By: William H. Porter

Print Name: William H. Porter

As Its: Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by William H. Porter as Manager of Jane Hole, LLC, a Florida limited liability company.

✓ Personally Known

_____ Produced identification

_____ Type of identification produced _____

(SEAL)

KIM D. JOANNIDES
Notary Public, State of Florida
My Comm. Expires Nov. 16, 2015
Commission No. EE 146923

Notary Public Signature

Kim D Joannides
Printed/Typed Name of Notary

Commission No. EE 146923
Commission Expires Nov. 16, 2015

Dated this 14th day of March, 2013 as to Deer Pond, LLC.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

SCOT SHERIDAN
Printed/Typed Name

Signature of Witness

Kim D Joannides
Printed/Typed Name

DEER POND, LLC, a Florida limited liability company

By: William H Porter

Print Name: William H. Porter

As Its: Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by William H. Porter as Manager of Deer Pond, LLC, a Florida limited liability company.

✓ Personally Known

_____ Produced identification

_____ Type of identification produced _____

(SEAL)

KIM D. JOANNIDES
Notary Public, State of Florida
My Comm. Expires Nov. 16, 2015
Commission No. EE 146923

Notary Public Signature

Kim D Joannides
Printed/Typed Name of Notary

Commission No. EE 146923
Commission Expires Nov. 16, 2015

Dated this 14th day of March, 2013 as to Solly Branch Holdings, LLC.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

SCOTT SHERIDAN
Printed/Typed Name

Signature of Witness

Kim D. Joannides
Printed/Typed Name

SOLLY BRANCH HOLDINGS, LLC, a Florida limited liability company

By: J. Michael Gramling

Print Name: J. MICHAEL GRAMLING

As Its: MANAGER

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by J. Michael Gramling as Manager of Solly Branch Holdings, LLC, a Florida limited liability company.

✓ Personally Known

_____ Produced identification

_____ Type of identification produced _____

(SEAL)

KIM D. JOANNIDES
Notary Public, State of Florida
My Comm. Expires Nov. 16, 2015
Commission No. EE 146923

Notary Public Signature

Kim D. Joannides
Printed/Typed Name of Notary

Commission No. EE 146923
Commission Expires Nov. 16, 2015

Dated this 14th day of March, 2013 as to Persimmon Hole, LLC.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

SCOTT SHERIDAN
Printed/Typed Name

Signature of Witness

Kim D Joannides
Printed/Typed Name

PERSIMMON HOLE, LLC, a Florida limited liability company

By: William H. Porter

Print Name: William H. Porter

As Its: Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by William H. Porter as Manager of Persimmon Hole, LLC, a Florida limited liability company.

✓ Personally Known

_____ Produced identification

_____ Type of identification produced _____

Notary Public Signature

(SEAL)

KIM D. JOANNIDES
Notary Public, State of Florida
My Comm. Expires Nov. 16, 2015
Commission No. EE 146923

Kim D. Joannides
Printed/Typed Name of Notary

Commission No. EE 146923
Commission Expires Nov. 16, 2015

Dated this 14th day of March, 2013 as to JHP Real Estate Partnership, Ltd.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

SCOTT SHERIDAN
Printed/Typed Name

Signature of Witness

Kim D Joannides
Printed/Typed Name

JHP REAL ESTATE PARTNERSHIP, LTD., a Florida limited partnership

By: JHP Management, Inc.

As Its: General Partner

By: J Michael Gramling

Print Name: J. MICHAEL GRAMLING

As Its: GENERAL PARTNER

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by J. Michael Gramling as General Partner of JHP Management, Inc., the general partner of JHP Real Estate Partnership, LTD., a Florida limited partnership.

✓ Personally Known

_____ Produced identification

_____ Type of identification produced _____

(SEAL)

KIM D. JOANNIDES
Notary Public, State of Florida
My Comm. Expires Nov. 16, 2015
Commission No. EE 146923

Notary Public Signature

Kim D Joannides
Printed/Typed Name of Notary

Commission No. EE 146923
Commission Expires Nov. 16, 2015

Dated this 14th day of March, 2013 as to Flycatcher Enterprises, LLC.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

SCOTT SHERIDAN
Printed/Typed Name

Signature of Witness

Kim D. Joannides
Printed/Typed Name

FLYCATCHER ENTERPRISES, LLC, a Florida limited liability company

By: J. Michael Gramling

Print Name: J. MICHAEL GRAMLING

As Its: MANAGER

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by J. Michael Gramling as Manager of Flycatcher Enterprises, LLC, a Florida limited liability company.

✓ Personally Known

_____ Produced identification

_____ Type of identification produced _____

(SEAL)

KIM D. JOANNIDES
Notary Public, State of Florida
My Comm. Expires Nov. 16, 2015
Commission No. EE 146923

Notary Public Signature

Kim D. Joannides
Printed/Typed Name of Notary

Commission No. EE 146923
Commission Expires Nov. 16, 2015

Dated this 2nd day of April, 2013 as to Tom M. Porter Family Trust.

Signed, Sealed and delivered
In our presence as witnesses:

Signature of Witness

Lorie A. Brownson
Printed/Typed Name

Signature of Witness

Kimberly P. Bower
Printed/Typed Name

TOM M. PORTER FAMILY TRUST *

By: William H. Porter

Print Name: William H. Porter

As Its: Co-Trustee

*Successor to, and therefore, substituted for Estate of Tom M. Porter herein.

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 2nd day of April, 2013, by William H. Porter as Co-Trustee of Tom M. Porter Family Trust.

X Personally Known

_____ Produced identification

_____ Type of identification produced _____

(SEAL)

Notary Public State of Florida
Lorie A Brownson
My Commission EE 868116
Expires 01/26/2017

Notary Public Signature

Lorie A. Brownson
Printed/Typed Name of Notary

Commission No. EE 868116
Commission Expires 1/26/17

Development Agreement Exhibits

Exhibit	Description	
A	List of Wiregrass Owner-Entities (collectively "Wiregrass')	
B	Map of Wiregrass DRI Lands Owned by Wiregrass Entities	
C	Legal description of Wiregrass DRI Lands	
D	Notices - Parties, representatives and addresses	
E	Transit Corridor and Station Locations – Conceptual	
F	Transit Corridor – Easement Terms	
G		
H	Transit Station Easement Terms	
I	SR 56 Managed Lane Expansion - Possible Pond/conveyance sites	
J	Notification List – Loop Road Design	
K		
L		
M	Future Traffic Monitoring Provisions	
N	MUTRM Initial Designations	
O	MUTRM Planning Standards for Designated Wiregrass DRI Lands	
P		
Q	Alternate Street Design Standards	
R	Contracting, permitting, insurance and construction requirements for road projects for which impact or mobility fee credits are sought;	
S	Projects eligible for transportation impact or mobility fee credits, maximum amounts of credit;	
T	Wiregrass Vested/Maximum Development Rights	
U		
V	Modifications to MPUD Conditions of Approval Attachment 1 – MPUD Master Plan -	
W	Modifications to MRP Conditions of Approval, Master Plan Attachment 1 – MRP Master Plan	
X	Modifications to DRI Development Order – NOPC 4	
Y		
Z	Preliminary bus stop locations and conceptual design	

Exhibit "A"
List of Wiregrass Owner-Entities (collectively "Wiregrass")

Wiregrass Ranch, Inc.

Maggie Pond, LLC

Jane Hole, LLC

Deer Pond, LLC

Solly Branch Holdings, LLC

Persimmon Hole, LLC

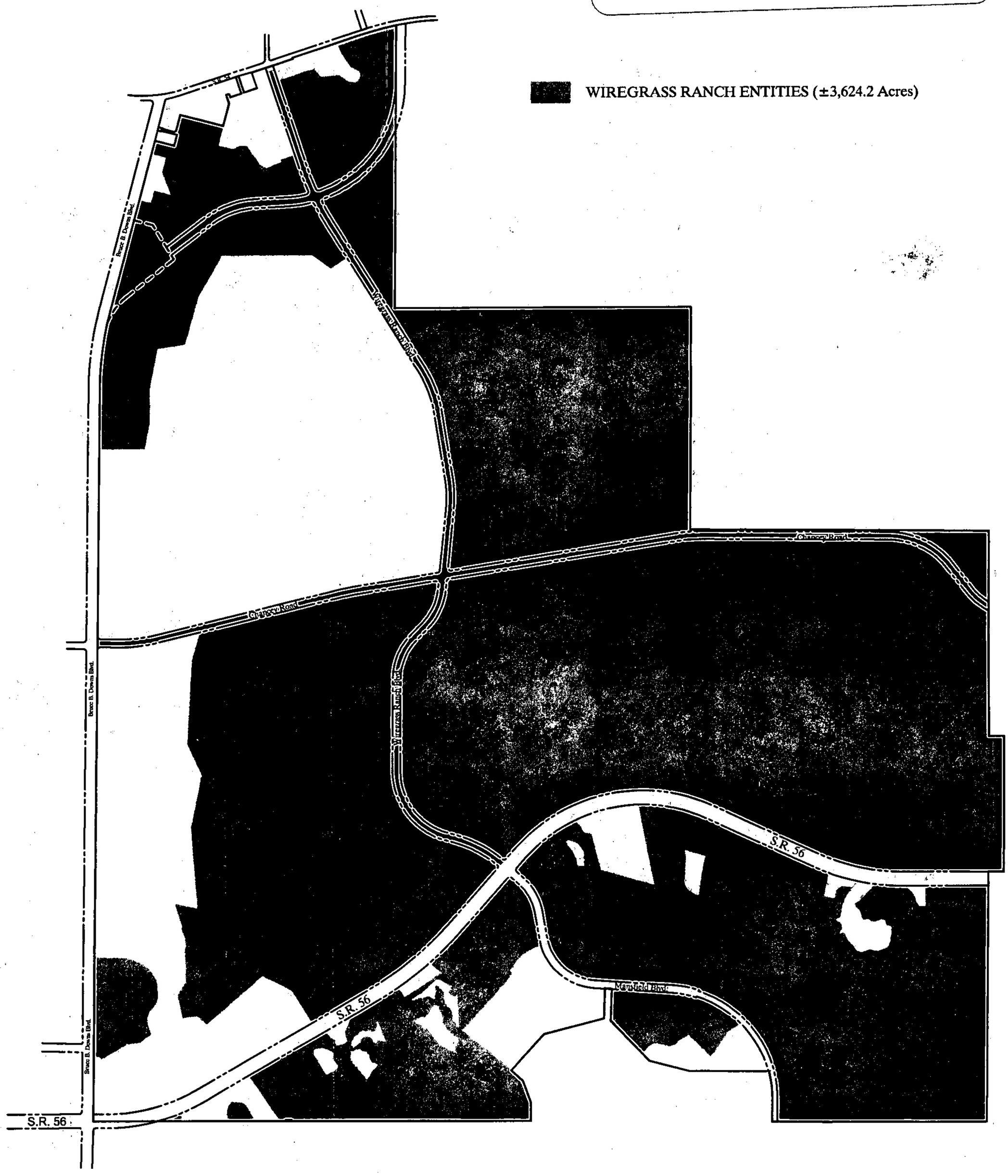
JHP Management, Inc., General Partner of
JHP Real Estate Partnership, Ltd.

Flycatcher Enterprises, LLC

Estate of Tom M. Porter

Exhibit B

Wiregrass Lands



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Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

Scale: 1" = 2,500'

LANDS OWNED BY WIREGRASS ENTITIES

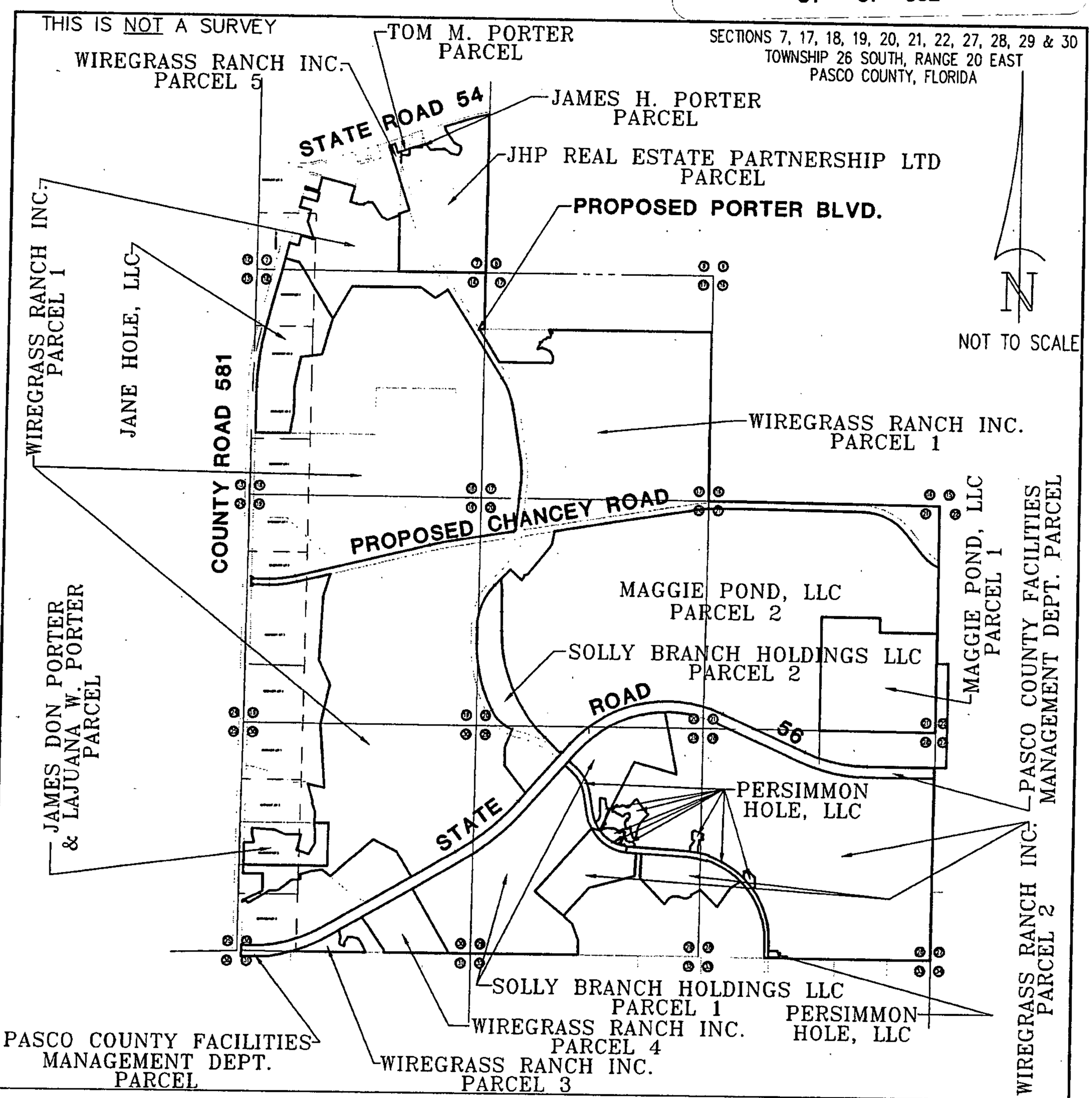
FOR
LOCUST BRANCH, LLC

Exhibit C

Legal Description

THIS IS NOT A SURVEY

SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 & 30
TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



WIREGRASS CDD PARCELS

KEY MAP

SCALE	DATE	DRAWN	CALCED	CHECKED
SEE SHEETS	JAN. 31, 2008	R.E.D.	J.L.W.	J.L.W.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-001-000		SEE ABOVE	26 SOUTH	20 EAST

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E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH CDD PARCEL KEY SHEET.dwg

THIS IS NOT A SURVEY

OVERALL WIREGRASS RANCH CDD LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30 AND 31, ALL IN TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 3 & 4 OF SAID SECTION 7, GOVERNMENT LOTS 1, 2 & 3 OF SAID SECTION 18, GOVERNMENT LOT 2 OF SAID SECTION 19, GOVERNMENT LOTS 3 & 4 OF SAID SECTION 30 AND GOVERNMENT LOT 1 OF SAID SECTION 31 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 1 AS SHOWN ON SHEETS 3 THRU 14 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 2 AS SHOWN ON SHEETS 15 THRU 17 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 3 AS SHOWN ON SHEETS 18 AND 19 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 4 AS SHOWN ON SHEETS 20 AND 21 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 5 AS SHOWN ON SHEETS 22 AND 23 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF JAMES DON PORTER & LAJUANA W. PORTER AS SHOWN ON SHEETS 24 AND 25 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF SOLLY BRANCH HOLDINGS LLC PARCEL 1 AS SHOWN ON SHEETS 26 AND 27 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF SOLLY BRANCH HOLDINGS LLC PARCEL 2 AS SHOWN ON SHEETS 28 THRU 30 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF JHP REAL ESTATE PARTNERSHIP LTD. AS SHOWN ON SHEETS 31 AND 32 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF TOM M. PORTER AS SHOWN ON SHEETS 33 AND 34 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF JAMES H. PORTER AS SHOWN ON SHEETS 35 AND 36 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF PASCO COUNTY FACILITIES MANAGEMENT DEPT. AS SHOWN ON SHEETS 37 THRU 41 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF JANE HOLE, LLC AS SHOWN ON SHEETS 42 THRU 43 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF MAGGIE POND, LLC PARCEL 1 AS RECORDED IN O.R. BOOK 7798, PAGE 940 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ALL THAT PORTION OF PROPERTY OF MAGGIE POND, LLC PARCEL 2 AS SHOWN ON SHEETS 44 THRU 45 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF PERSIMMON HOLE, LLC AS SHOWN ON SHEETS 46 THRU 70 DESCRIBED HEREIN.

CONTAINING 3,974.294 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

OVERALL CDD LEGAL DESCRIPTION

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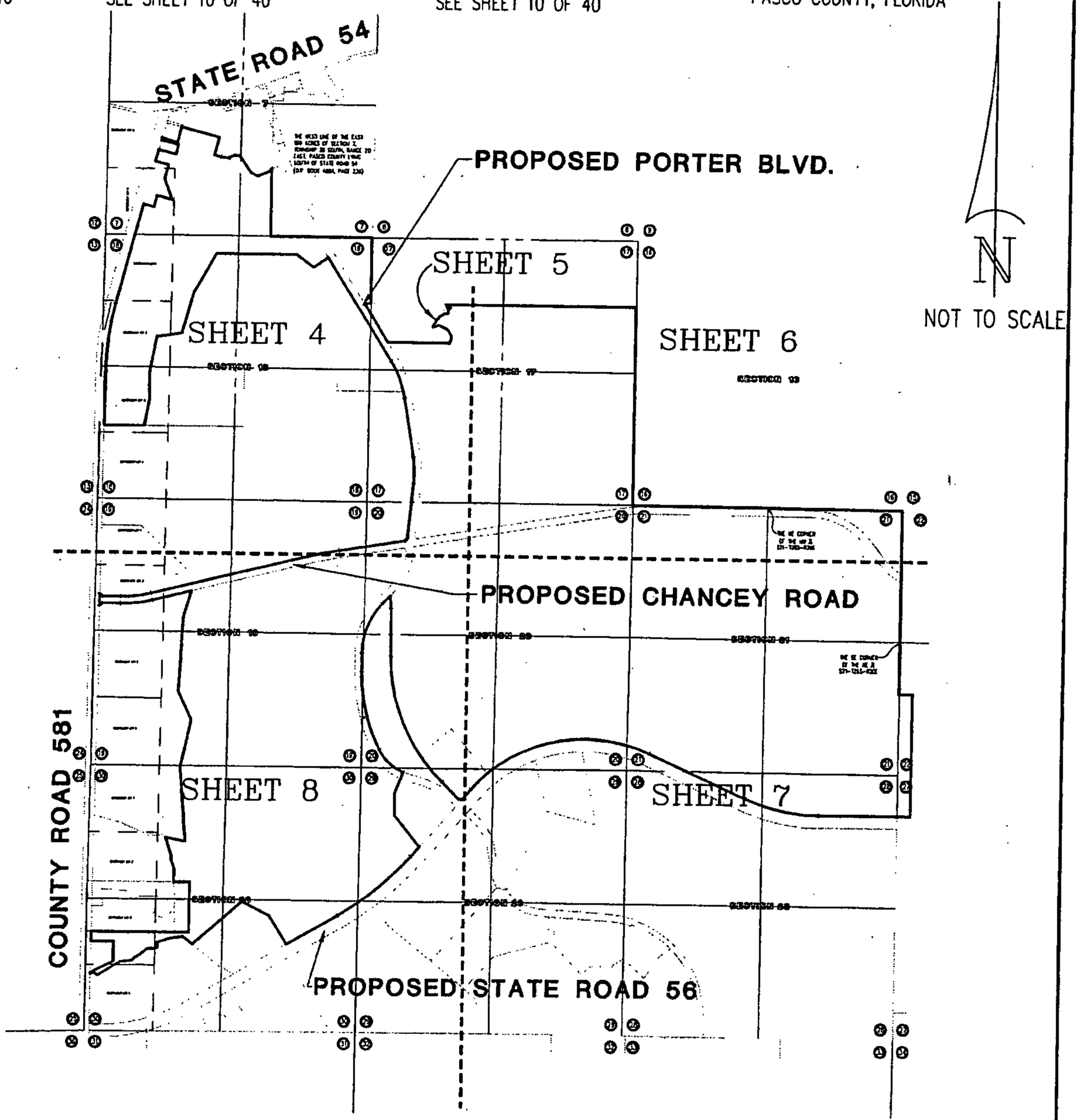
THIS IS NOT A SURVEY

LINE TABLE
SEE SHEET 9 OF 40

CURVE TABLE
SEE SHEET 10 OF 40

SURVEYOR'S NOTES
SEE SHEET 10 OF 40

SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 & 30
TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



SHEET INDEX MAP

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 1

SCALE	DATE	DRAWN	CALCED	CHECKED
1"=1500'	JAN. 24, 2008	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 7,17,18,19,20,21,22 27,28,29 & 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 1.dwg

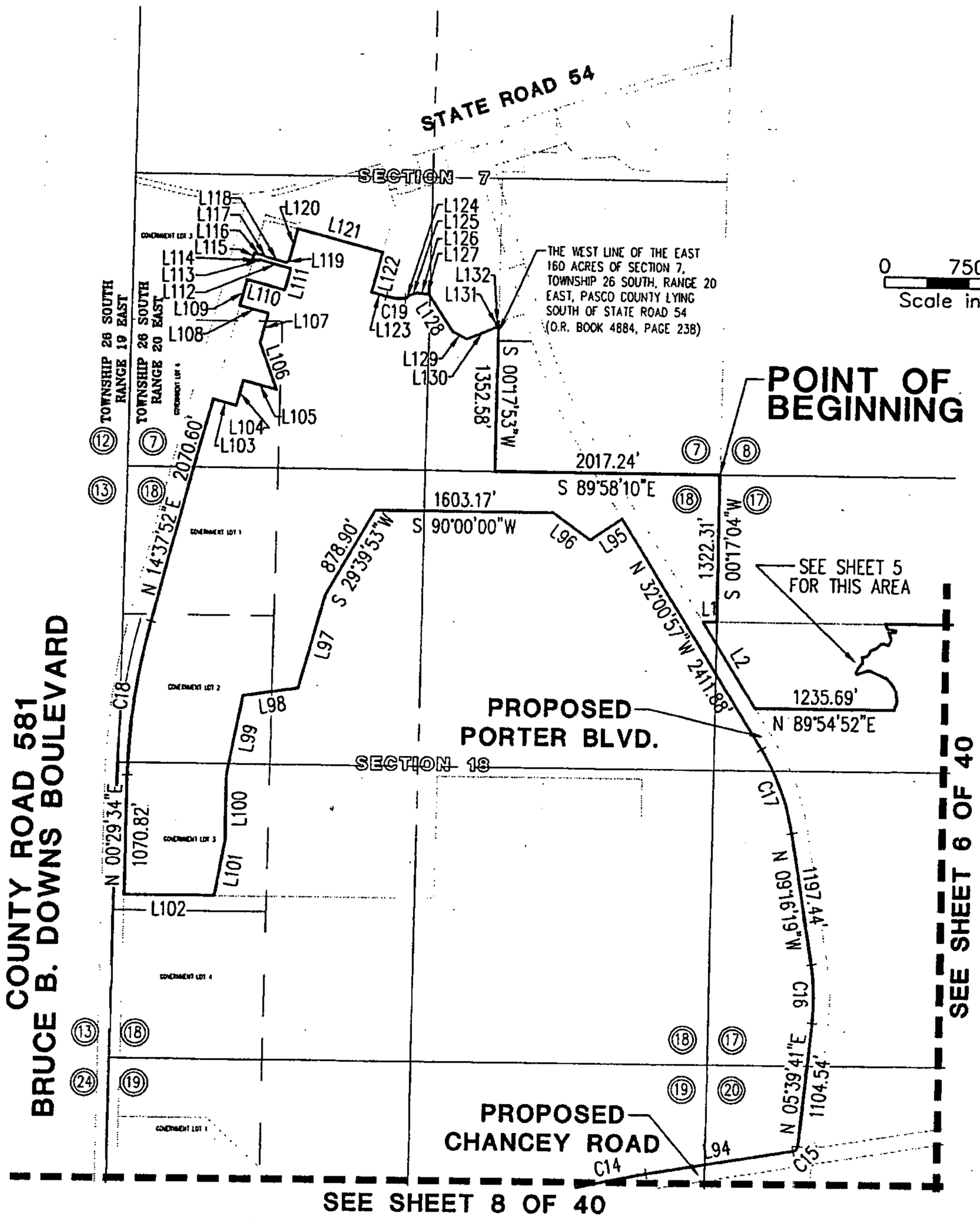
THIS IS NOT A SURVEY

SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 & 30
TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

LINE TABLE
SEE SHEET 9 OF 40

CURVE TABLE
SEE SHEET 10 OF 40

SURVEYOR'S NOTES
SEE SHEET 10 OF 40



WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 1

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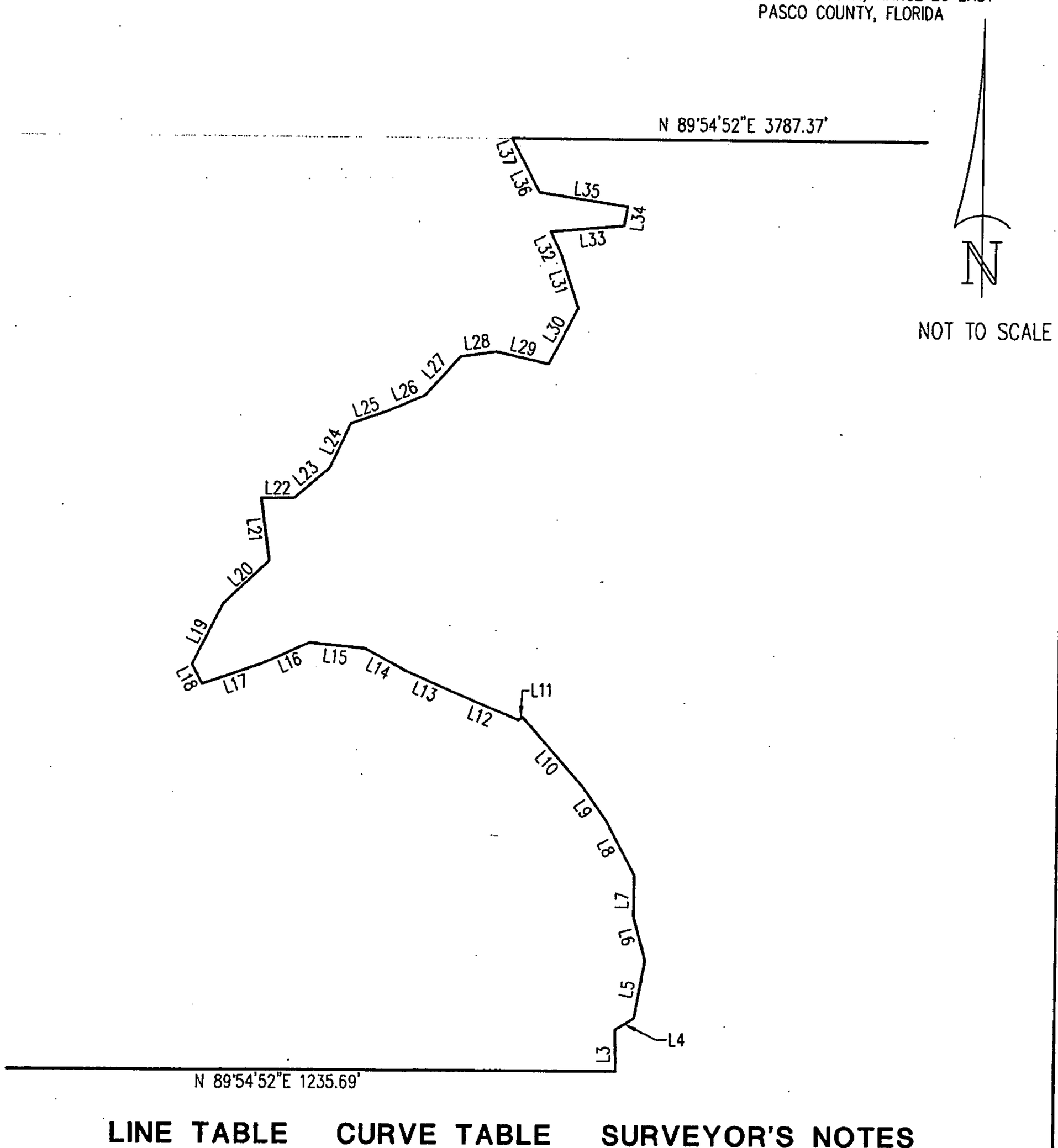
THIS IS NOT A SURVEY.

SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 & 30
TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



LINE TABLE
SEE SHEET 9 OF 40

CURVE TABLE
SEE SHEET 10 OF 40

SURVEYOR'S NOTES
SEE SHEET 10 OF 40

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 1

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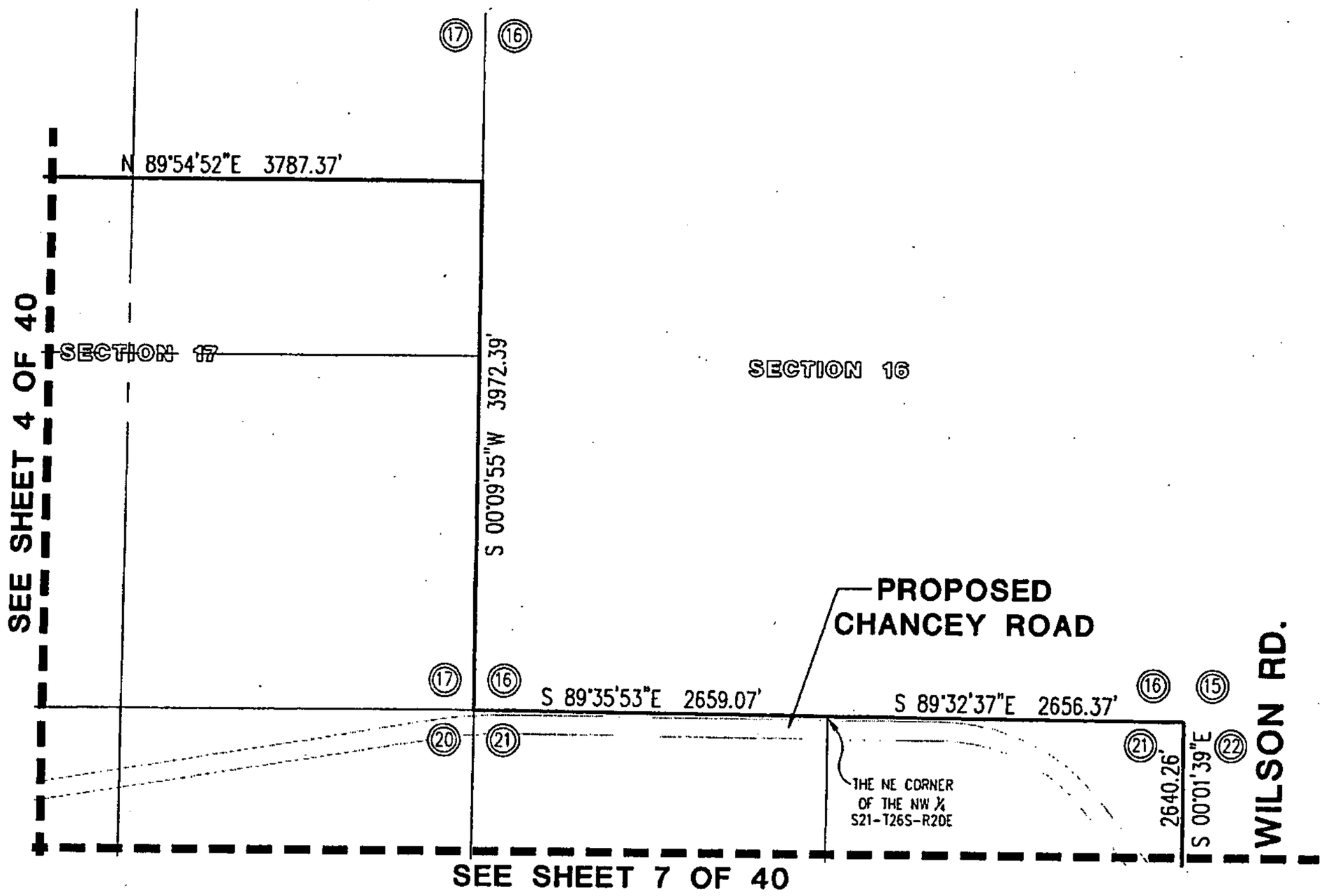
THIS IS NOT A SURVEY

SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 & 30
TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

0 750' 1500'
Scale in Feet

N



LINE TABLE
SEE SHEET 9 OF 40

CURVE TABLE
SEE SHEET 10 OF 40

SURVEYOR'S NOTES
SEE SHEET 10 OF 40

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 1

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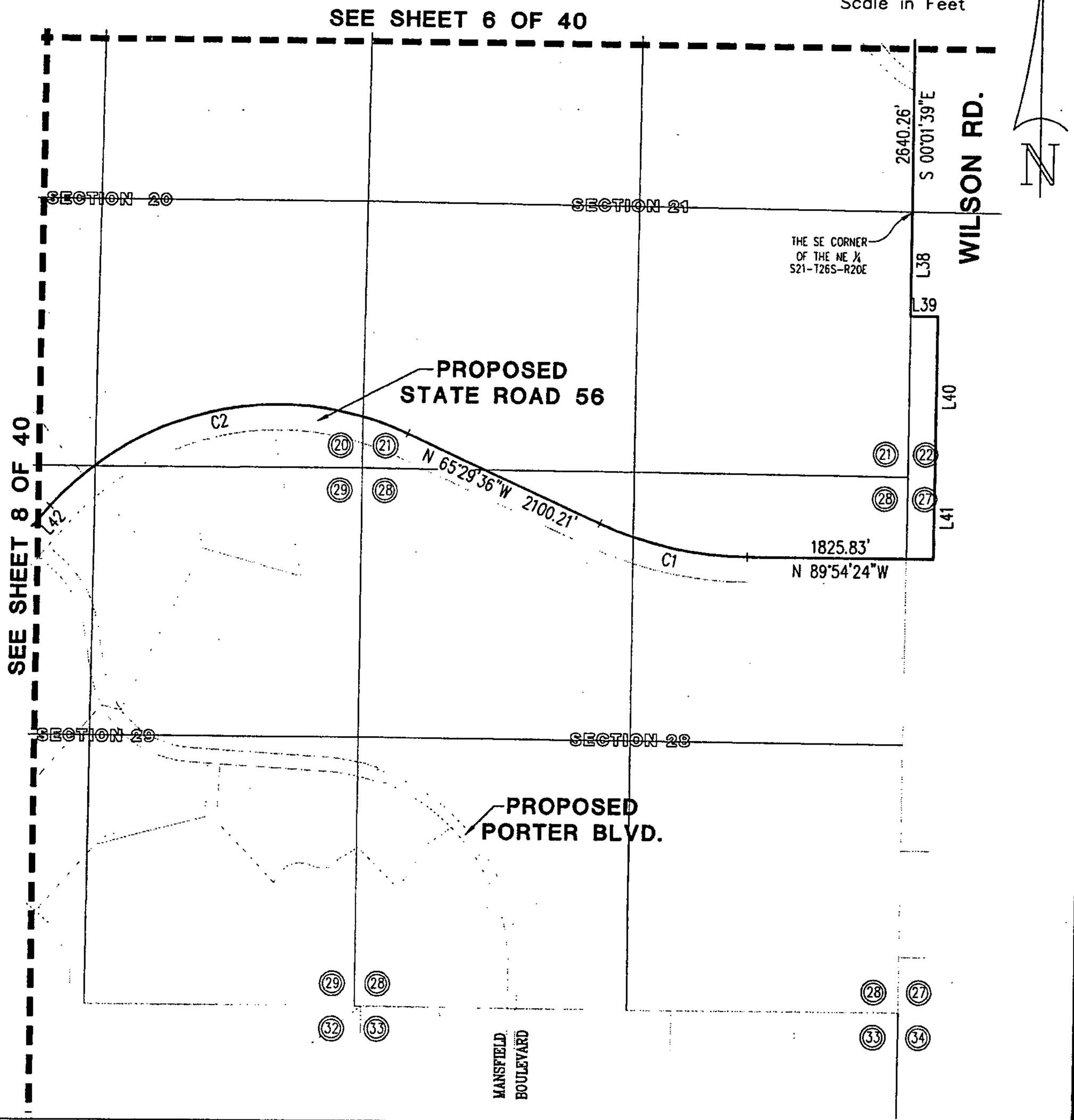
PASCO COUNTY, FLORIDA

LINE TABLE
SEE SHEET 9 OF 40

CURVE TABLE
SEE SHEET 10 OF 40

SURVEYOR'S NOTES
SEE SHEET 10 OF 40

0 750' 1500'
Scale in Feet



WIREGRASS CDD PARCELS

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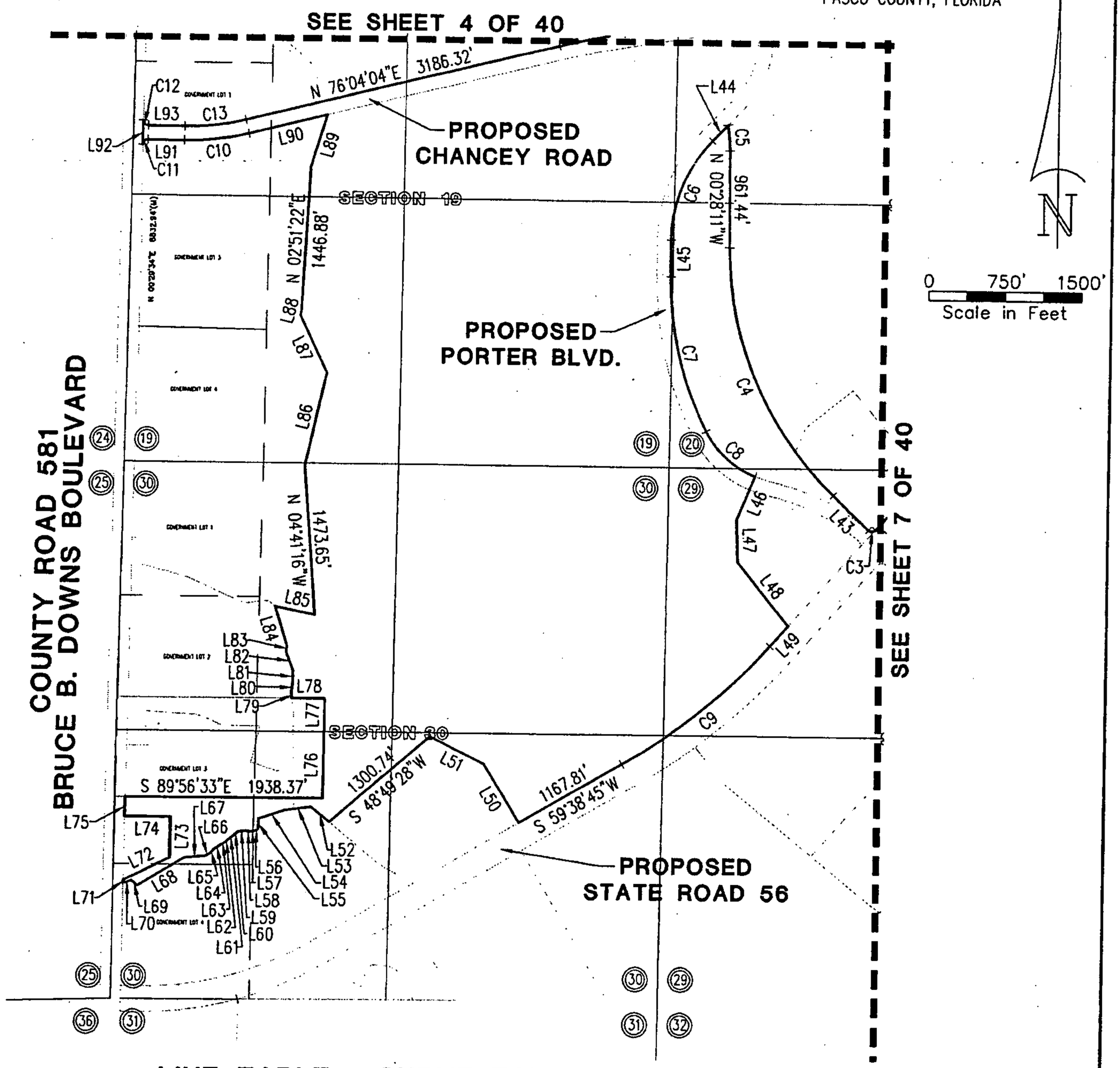

LINE TABLE
SEE SHEET 9 OF 40

CURVE TABLE
SEE SHEET 10 OF 40

SURVEYOR'S NOTES
SEE SHEET 10. OF 40

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 1

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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°54'52"W	122.50'
L2	S 32°00'57"E	901.62'
L3	N 01°21'00"W	34.15'
L4	N 58°17'36"E	18.29'
L5	N 10°07'36"E	47.77'
L6	N 15°01'14"W	37.26'
L7	N 00°16'25"W	34.10'
L8	N 28°14'49"W	48.81'
L9	N 35°23'51"W	35.73'
L10	N 42°01'17"W	74.66'
L11	S 53°29'29"W	3.88'
L12	N 67°22'47"W	56.94'
L13	N 66°07'39"W	43.71'
L14	N 61°50'08"W	36.84'
L15	N 84°10'42"W	46.39'
L16	S 66°03'28"W	43.33'
L17	S 70°44'48"W	50.36'
L18	N 28°06'22"W	18.09'
L19	N 26°14'40"E	55.86'
L20	N 46°01'59"E	51.53'
L21	N 07°56'04"W	51.58'
L22	N 88°45'05"E	27.00'
L23	N 49°32'44"E	37.70'
L24	N 24°21'42"E	40.47'
L25	N 70°30'07"E	30.27'
L26	N 66°14'45"E	33.96'
L27	N 41°18'54"E	43.25'
L28	N 81°19'08"E	29.73'
L29	S 76°54'12"E	43.86'
L30	N 27°45'10"E	52.04'
L31	N 18°00'53"W	45.22'
L32	N 25°30'52"W	22.26'
L33	N 84°40'35"E	60.61'
L34	N 11°10'34"E	16.14'
L35	N 81°20'00"W	73.87'
L36	N 27°24'42"W	30.32'
L37	N 27°24'42"W	19.26'
L38	S 00°09'58"W	1037.80'
L39	S 89°54'24"E	270.00'
L40	S 00°09'58"W	1600.00'
L41	S 00°16'42"W	815.00'
L42	S 41°27'09"W	253.23'
L43	N 45°56'41"W	486.55'
L44	S 43°29'45"W	216.91'
L45	S 00°13'14"E	371.87'
L46	S 21°46'59"W	463.67'
L47	S 02°06'34"E	419.36'
L48	S 38°49'54"E	799.59'
L49	S 41°27'10"W	264.19'
L50	N 31°22'45"W	681.00'
L51	N 63°21'14"W	596.94'
L52	N 50°22'10"W	231.54'
L53	S 82°05'43"W	252.03'
L54	S 72°01'12"W	275.31'
L55	S 00°29'39"W	105.25'
L56	S 64°21'53"W	36.83'
L57	S 78°01'35"W	39.60'
L58	N 82°54'03"W	53.61'
L59	S 85°30'57"W	79.15'
L60	S 47°35'43"W	54.48'
L61	S 52°42'43"W	62.69'
L62	S 44°20'16"W	48.69'
L63	S 61°57'11"W	39.49'
L64	S 56°28'07"W	87.31'
L65	S 44°47'06"W	61.21'
L66	S 62°14'03"W	43.47'
L67	S 84°26'10"W	210.00'
L68	S 59°10'51"W	535.00'
L69	N 50°28'38"W	75.00'
L70	S 72°15'04"W	85.00'
L71	N 00°29'34"E	30.62'
L72	N 64°10'19"E	507.61'
L73	N 00°29'15"E	400.46'
L74	N 89°30'26"W	454.94'
L75	N 00°29'34"E	190.69'
L76	N 00°37'22"E	660.23'
L77	N 00°37'21"E	330.06'
L78	N 89°55'34"W	322.86'
L79	N 04°23'06"W	64.23'
L80	N 08°18'53"E	85.50'
L81	N 01°11'14"W	132.14'
L82	N 20°56'46"W	187.10'
L83	N 08°35'31"E	55.29'
L84	N 17°08'23"W	406.24'
L85	S 78°21'22"E	395.52'
L86	N 12°09'05"E	947.33'
L87	N 25°15'11"W	626.56'
L88	N 14°39'02"E	34.21'
L89	N 16°35'41"E	538.07'
L90	S 76°04'04"W	795.54'
L91	N 89°30'26"W	367.20'
L92	N 00°29'34"E	240.00'
L93	S 89°30'26"E	367.20'
L94	N 80°39'41"E	1324.57'
L95	S 55°14'13"W	348.50'
L96	N 53°48'13"W	410.19'
L97	S 15°23'12"W	860.67'
L98	S 81°39'31"W	498.05'
L99	S 10°55'16"W	729.50'
L100	S 00°00'00"W	590.15'
L101	S 10°04'47"W	498.44'
L102	N 89°56'28"W	805.09'
L103	S 75°22'08"E	216.00'
L104	N 14°37'52"E	232.00'
L105	S 75°22'08"E	308.00'
L106	N 20°41'51"W	446.16'
L107	N 14°37'52"E	278.00'
L108	N 75°22'08"W	266.00'
L109	N 14°37'52"E	239.29'
L110	S 75°21'08"E	353.01'
L111	N 14°37'03"E	201.80'
L112	N 75°23'12"W	292.99'
L113	S 14°38'06"W	10.00'
L114	N 75°16'55"W	59.94'
L115	N 14°41'33"E	55.90'
L116	S 75°22'18"E	81.92'
L117	S 66°23'33"E	38.47'
L118	S 75°21'54"E	177.94'
L119	N 55°20'58"E	30.59'
L120	N 14°38'23"E	296.41'
L121	S 75°21'37"E	791.07'
L122	S 14°38'06"W	372.03'
L123	S 75°21'54"E	137.96'
L124	N 50°09'28"E	42.27'
L125	N 70°32'35"E	74.02'
L126	S 84°15'19"E	87.81'
L127	N 71°41'15"E	17.62'
L128	S 33°50'30"E	404.45'
L129	S 62°05'36"E	146.12'
L130	N 67°19'14"E	293.50'
L131	N 17°43'05"W	39.89'
L132	N 71°41'15"E	24.88'

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 1.dwg

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 1

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E-MAIL king@kingengineering.com

THIS IS NOT A SURVEY

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	24°24'48"	3475.00	1480.67	1469.50	N 77°42'00"W
C2	73°03'15"	3025.00	3856.98	3600.97	S 77°58'47"W
C3	88°42'34"	50.00	77.41	69.91	S 85°48'26"W
C4	45°28'30"	3460.00	2746.16	2674.64	N 23°12'26"W
C5	8°43'14"	1690.00	257.22	256.98	N 04°49'48"W
C6	43°42'59"	1430.00	1091.08	1064.81	S 21°38'16"W
C7	26°31'38"	3430.00	1588.04	1573.90	S 13°29'03"E
C8	41°28'09"	930.00	673.11	658.51	S 47°28'56"E
C9	18°11'36"	5875.00	1865.50	1857.67	S 50°32'57"W
C10	14°25'30"	2570.00	647.04	645.33	S 83°16'49"W
C11	90°00'00"	50.00	78.54	70.71	S 45°29'34"W
C12	90°00'00"	50.00	78.54	70.71	S 44°30'26"E
C13	14°25'30"	2430.00	611.79	610.18	N 83°16'49"E
C14	4°35'38"	8070.00	647.03	646.86	N 78°21'52"E
C15	75°00'00"	50.00	65.45	60.88	N 43°09'41"E
C16	14°56'01"	2030.00	529.10	527.60	N 01°48'19"W
C17	22°44'38"	2030.00	805.82	800.54	N 20°38'38"W
C18	14°08'19"	5629.80	1389.24	1385.72	N 07°33'44"E
C19	17°55'20"	550.00	172.04	171.34	S 84°19'34"E

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 1

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Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 1.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

THAT PORTION OF SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 AND 30, ALL IN TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 3 & 4 OF SAID SECTION 7, GOVERNMENT LOTS 1, 2 & 3 OF SAID SECTION 18, GOVERNMENT LOT 2 OF SAID SECTION 19 AND GOVERNMENT LOTS 3 & 4 OF SAID SECTION 30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, BEING THE COMMON CORNER OF SECTIONS 7, 8, 17 & 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°17'04" WEST, ALONG THE EAST LINE OF SECTION 18 A DISTANCE OF 1,322.31 FEET; THENCE LEAVING SAID LINE SOUTH 89°54'52" WEST, A DISTANCE OF 122.50 FEET TO THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE SOUTH 32°00'57" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 901.62 FEET; THENCE LEAVING SAID LINE NORTH 89°54'52" EAST, A DISTANCE OF 1,235.69 FEET; THENCE NORTH 01°21'00" WEST, A DISTANCE OF 34.15 FEET; THENCE NORTH 58°17'36" EAST, A DISTANCE OF 18.29 FEET; THENCE NORTH 10°07'36" EAST, A DISTANCE OF 47.77 FEET; THENCE NORTH 15°01'14" WEST, A DISTANCE OF 37.26 FEET; THENCE NORTH 00°16'25" WEST, A DISTANCE OF 34.10 FEET; THENCE NORTH 28°14'49" WEST, A DISTANCE OF 48.81 FEET; THENCE NORTH 35°23'51" WEST, A DISTANCE OF 35.73 FEET; THENCE NORTH 42°01'17" WEST, A DISTANCE OF 74.66 FEET; THENCE SOUTH 53°29'29" WEST, A DISTANCE OF 3.88 FEET; THENCE NORTH 67°22'47" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 66°07'39" WEST, A DISTANCE OF 43.71 FEET; THENCE NORTH 61°50'08" WEST, A DISTANCE OF 36.84 FEET; THENCE NORTH 84°10'42" WEST, A DISTANCE OF 46.39 FEET; THENCE SOUTH 66°03'28" WEST, A DISTANCE OF 43.33 FEET; THENCE SOUTH 70°44'48" WEST, A DISTANCE OF 50.36 FEET; THENCE NORTH 28°06'22" WEST, A DISTANCE OF 18.09 FEET; THENCE NORTH 26°14'40" EAST, A DISTANCE OF 55.86 FEET; THENCE NORTH 46°01'59" EAST, A DISTANCE OF 51.53 FEET; THENCE NORTH 07°56'04" WEST, A DISTANCE OF 51.58 FEET; THENCE NORTH 88°45'05" EAST, A DISTANCE OF 27.00 FEET; THENCE NORTH 49°32'44" EAST, A DISTANCE OF 37.70 FEET; THENCE NORTH 24°21'42" EAST, A DISTANCE OF 40.47 FEET; THENCE NORTH 70°30'07" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 66°14'45" EAST, A DISTANCE OF 33.96 FEET; THENCE NORTH 41°18'54" EAST, A DISTANCE OF 43.25 FEET; THENCE NORTH 81°19'08" EAST, A DISTANCE OF 29.73 FEET; THENCE SOUTH 76°54'12" EAST, A DISTANCE OF 43.86 FEET; THENCE NORTH 27°45'10" EAST, A DISTANCE OF 52.04 FEET; THENCE NORTH 18°00'53" WEST, A DISTANCE OF 45.22 FEET; THENCE NORTH 25°30'52" WEST, A DISTANCE OF 22.26 FEET; THENCE NORTH 84°40'35" EAST, A DISTANCE OF 60.61 FEET; THENCE NORTH 11°10'34" EAST, A DISTANCE OF 16.14 FEET; THENCE NORTH 81°20'00" WEST, A DISTANCE OF 73.87 FEET; THENCE NORTH 27°24'42" WEST, A DISTANCE OF 30.32 FEET; THENCE CONTINUE NORTH 27°24'42" WEST, A DISTANCE OF 19.26 FEET; THENCE NORTH 89°54'52" EAST, A DISTANCE OF 3,787.37 FEET TO THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 00°09'55" WEST, ALONG SAID LINE A DISTANCE OF 3,972.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17, BEING THE CORNER COMMON TO SECTIONS 16, 17, 20 & 21; THENCE SOUTH 89°35'53" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,659.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 89°32'37" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,656.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21, BEING THE CORNER COMMON TO SECTIONS 15, 16, 21 & 22 AND THE WEST RIGHT-OF-WAY LINE OF WILSON ROAD; THENCE SOUTH 00°01'39" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,640.26 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21; THENCE SOUTH 00°09'58" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 1,037.80 FEET; THENCE LEAVING SAID LINE SOUTH 89°54'24" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 00°09'58" WEST, A DISTANCE OF 1,600.00 FEET; THENCE SOUTH 00°16'42" WEST, A DISTANCE OF 815.00 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1. NORTH 89°54'24" WEST, A DISTANCE OF 1,825.83 FEET TO A POINT OF CURVATURE; 2. WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,475.00 FEET, AN ARC LENGTH OF 1,480.67 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF NORTH 77°42'00" WEST, 1,469.50 FEET; 3. NORTH 65°29'36" WEST, A DISTANCE OF 2,100.21

WIREGRASS CDD PARCELS

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PARCEL DESCRIPTION: (CONT.)

FEET TO A POINT OF CURVATURE; 4. WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,025.00 FEET, AN ARC LENGTH OF 3,856.98 FEET, A CENTRAL ANGLE OF 73°03'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°58'47" WEST, 3,600.97 FEET; 5. SOUTH 41°27'09" WEST, A DISTANCE OF 253.23 FEET TO A POINT OF CURVATURE AT THE INTERSECTION OF THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE ALONG SAID LINE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 77.41 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°48'26" WEST, 69.91 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 45°56'41" WEST, A DISTANCE OF 486.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,460.00 FEET, AN ARC LENGTH OF 2,746.16 FEET, A CENTRAL ANGLE OF 45°28'30", AND A CHORD BEARING AND DISTANCE OF NORTH 23°12'26" WEST, 2,674.64 FEET; THENCE NORTH 00°28'11" WEST, A DISTANCE OF 961.44 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,690.00 FEET, AN ARC LENGTH OF 257.22 FEET, A CENTRAL ANGLE OF 08°43'14", AND A CHORD BEARING AND DISTANCE OF NORTH 04°49'48" WEST, 256.98 FEET TO A NON-TANGENT LINE ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF SAID PORTER BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1. SOUTH 43°29'45" WEST, A DISTANCE OF 216.91 FEET TO A POINT OF CURVATURE; 2. SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,430.00 FEET, AN ARC LENGTH OF 1,091.08 FEET, A CENTRAL ANGLE OF 43°42'59", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°38'16" WEST, 1,064.81 FEET; 3. SOUTH 00°13'14" EAST, A DISTANCE OF 371.87 FEET TO A POINT OF CURVATURE; 4. SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,430.00 FEET, AN ARC LENGTH OF 1,588.04 FEET, A CENTRAL ANGLE OF 26°31'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°29'03" EAST, 1,573.90 FEET TO A POINT OF A COMPOUND CURVATURE; 5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 673.11 FEET, A CENTRAL ANGLE OF 41°28'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°28'56" EAST, 658.51 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE SOUTH 21°46'59" WEST, A DISTANCE OF 463.67 FEET; THENCE SOUTH 02°06'34" EAST, A DISTANCE OF 419.36 FEET; THENCE SOUTH 38°49'54" EAST, A DISTANCE OF 799.59 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1. SOUTH 41°27'10" WEST, A DISTANCE OF 264.19 FEET TO A POINT OF CURVATURE; 2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,875.00 FEET, AN ARC LENGTH OF 1,865.50 FEET, A CENTRAL ANGLE OF 18°11'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°32'57" WEST, 1,857.67 FEET; 3. SOUTH 59°38'45" WEST, A DISTANCE OF 1,167.81 FEET; THENCE LEAVING SAID LINE NORTH 31°22'45" WEST, A DISTANCE OF 681.00 FEET; THENCE NORTH 63°21'14" WEST, A DISTANCE OF 596.94 FEET; THENCE SOUTH 48°49'28" WEST, A DISTANCE OF 1,300.74 FEET; THENCE NORTH 50°22'10" WEST, A DISTANCE OF 231.54 FEET; THENCE SOUTH 82°05'43" WEST, A DISTANCE OF 252.03 FEET; THENCE SOUTH 72°01'12" WEST, A DISTANCE OF 275.31 FEET; THENCE SOUTH 00°29'39" WEST, A DISTANCE OF 105.25 FEET; THENCE SOUTH 64°21'53" WEST, A DISTANCE OF 36.83 FEET; THENCE SOUTH 78°01'35" WEST, A DISTANCE OF 39.60 FEET; THENCE NORTH 82°54'03" WEST, A DISTANCE OF 53.61 FEET; THENCE SOUTH 85°30'57" WEST, A DISTANCE OF 79.15 FEET; THENCE SOUTH 47°35'43" WEST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 52°42'43" WEST, A DISTANCE OF 62.69 FEET; THENCE SOUTH 44°20'16" WEST, A DISTANCE OF 48.69 FEET; THENCE SOUTH 61°57'11" WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 56°28'07" WEST, A DISTANCE OF 87.31 FEET; THENCE SOUTH 44°47'06" WEST, A DISTANCE OF 61.21 FEET; THENCE SOUTH 62°14'03" WEST, A DISTANCE OF 43.47 FEET; THENCE SOUTH 84°26'10" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 59°10'51" WEST, A DISTANCE OF 535.00 FEET; THENCE NORTH 50°28'38" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 72°15'04" WEST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD); THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.62 FEET; THENCE LEAVING SAID LINE NORTH 64°10'19" EAST, A DISTANCE OF 507.61 FEET; THENCE NORTH 00°29'15" EAST, A DISTANCE OF 400.46 FEET; THENCE NORTH 89°30'26" WEST, A DISTANCE OF

WIREGRASS CDD PARCELS

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PARCEL DESCRIPTION: (CONT.)

454.94 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 190.69 FEET; THENCE LEAVING SAID LINE SOUTH 89°56'33" EAST, A DISTANCE OF 1,938.37 FEET; THENCE NORTH 00°37'22" EAST, A DISTANCE OF 660.23 FEET; THENCE NORTH 00°37'21" EAST, A DISTANCE OF 330.06 FEET; THENCE NORTH 89°55'34" WEST, A DISTANCE OF 322.86 FEET; THENCE NORTH 04°23'06" WEST, A DISTANCE OF 64.23 FEET; THENCE NORTH 08°18'53" EAST, A DISTANCE OF 85.50 FEET; THENCE NORTH 01°11'14" WEST, A DISTANCE OF 132.14 FEET; THENCE NORTH 20°56'46" WEST, A DISTANCE OF 187.10 FEET; THENCE NORTH 08°35'31" EAST, A DISTANCE OF 55.29 FEET; THENCE NORTH 17°08'23" WEST, A DISTANCE OF 406.24 FEET; THENCE SOUTH 78°21'22" EAST, A DISTANCE OF 395.52 FEET; THENCE NORTH 04°41'16" WEST, A DISTANCE OF 1,473.65 FEET; THENCE NORTH 12°09'05" EAST, A DISTANCE OF 947.33 FEET; THENCE NORTH 25°15'11" WEST, A DISTANCE OF 626.56 FEET; THENCE NORTH 14°39'02" EAST, A DISTANCE OF 34.21 FEET; THENCE NORTH 02°51'22" EAST, A DISTANCE OF 1,446.88 FEET; THENCE NORTH 16°35'41" EAST, A DISTANCE OF 538.07 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CHANCEY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1. SOUTH 76°04'04" WEST, A DISTANCE OF 795.54 FEET TO A POINT OF CURVATURE; 2. WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,570.00 FEET, AN ARC LENGTH OF 647.04 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 83°16'49" WEST, 645.33 FEET; 3. NORTH 89°30'26" WEST, A DISTANCE OF 367.20 FEET TO A POINT OF CURVATURE; 4. SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°29'34" WEST, 70.71 FEET TO A NON-TANGENT LINE ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SAID CHANCEY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1. SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°30'26" EAST, 70.71 FEET; 2. SOUTH 89°30'26" EAST, A DISTANCE OF 367.20 FEET TO A POINT OF CURVATURE; 3. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,430.00 FEET, AN ARC LENGTH OF 611.79 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF NORTH 83°16'49" EAST, 610.18 FEET; 4. NORTH 76°04'04" EAST, A DISTANCE OF 3,186.32 FEET TO A POINT OF CURVATURE; 5. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,070.00 FEET, AN ARC LENGTH OF 647.03 FEET, A CENTRAL ANGLE OF 04°35'38", AND A CHORD BEARING AND DISTANCE OF NORTH 78°21'52" EAST, 646.86 FEET; 6. NORTH 80°39'41" EAST, A DISTANCE OF 1,324.57 FEET TO A POINT OF CURVATURE ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SAID PORTER BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 65.45 FEET, A CENTRAL ANGLE OF 75°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 43°09'41" EAST, 60.88 FEET; 2. NORTH 05°39'41" EAST, A DISTANCE OF 1,104.54 FEET TO A POINT OF CURVATURE; 3. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 529.10 FEET, A CENTRAL ANGLE OF 14°56'01", AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" WEST, 527.60 FEET; 4. NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT OF CURVATURE; 5. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 805.82 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST, 800.54 FEET; 6. NORTH 32°00'57" WEST, A DISTANCE OF 2,411.88 FEET; THENCE LEAVING SAID LINE SOUTH 55°14'13" WEST, A DISTANCE OF 348.50 FEET; THENCE NORTH 53°48'13" WEST, A DISTANCE OF 410.19 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,603.17 FEET; THENCE SOUTH 29°39'53" WEST, A DISTANCE OF 878.90 FEET; THENCE SOUTH 15°23'12" WEST, A DISTANCE OF 860.67 FEET; THENCE SOUTH 81°39'31" WEST, A DISTANCE OF 498.05 FEET; THENCE SOUTH 10°55'16" WEST, A DISTANCE OF 729.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 590.15 FEET; THENCE SOUTH 10°04'47" WEST, A DISTANCE OF 498.44 FEET; THENCE NORTH 89°56'28" WEST, A DISTANCE OF 805.09 FEET TO THE SAID EASTERLY

WIREGRASS CDD PARCELS

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION: (CONT.)

RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1. NORTH 00°29'34" EAST, A DISTANCE OF 1,070.82 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,629.80 FEET, AN ARC LENGTH OF 1,389.24 FEET, A CENTRAL ANGLE OF 14°08'19", AND A CHORD BEARING AND DISTANCE OF NORTH 07°33'44" EAST, 1,385.72 FEET; 3. NORTH 14°37'52" EAST, A DISTANCE OF 2,070.60 FEET; THENCE LEAVING SAID LINE SOUTH 75°22'08" EAST, A DISTANCE OF 216.00 FEET; THENCE NORTH 14°37'52" EAST, A DISTANCE OF 232.00 FEET; THENCE SOUTH 75°22'08" EAST, A DISTANCE OF 308.00 FEET; THENCE NORTH 20°41'51" WEST, A DISTANCE OF 446.16 FEET; THENCE NORTH 14°37'52" EAST, A DISTANCE OF 278.00 FEET; THENCE NORTH 75°22'08" WEST, A DISTANCE OF 266.00 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 14°37'52" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 239.29 FEET; THENCE LEAVING SAID LINE SOUTH 75°21'08" EAST, A DISTANCE OF 353.01 FEET; THENCE NORTH 14°37'03" EAST, A DISTANCE OF 201.80 FEET; THENCE NORTH 75°23'12" WEST, A DISTANCE OF 292.99 FEET; THENCE SOUTH 14°38'06" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 75°16'55" WEST, A DISTANCE OF 59.94 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 14°41'33" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 55.90 FEET; THENCE LEAVING SAID LINE SOUTH 75°22'18" EAST, A DISTANCE OF 81.92 FEET; THENCE SOUTH 66°23'33" EAST, A DISTANCE OF 38.47 FEET; THENCE SOUTH 75°21'54" EAST, A DISTANCE OF 177.94 FEET; THENCE NORTH 55°20'58" EAST, A DISTANCE OF 30.59 FEET; THENCE NORTH 14°38'33" EAST, A DISTANCE OF 296.38 FEET; THENCE SOUTH 75°21'46" EAST, A DISTANCE OF 791.06 FEET; THENCE SOUTH 14°38'06" WEST, A DISTANCE OF 372.03 FEET; THENCE SOUTH 75°21'54" EAST, A DISTANCE OF 137.96 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 172.04 FEET, A CENTRAL ANGLE OF 17°55'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°19'34" EAST, 171.34 FEET; THENCE NORTH 50°09'28" EAST, A DISTANCE OF 42.27 FEET; THENCE NORTH 70°32'35" EAST, A DISTANCE OF 74.02 FEET; THENCE SOUTH 84°15'19" EAST, A DISTANCE OF 87.81 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 17.62 FEET; THENCE SOUTH 33°50'30" EAST, A DISTANCE OF 404.45 FEET; THENCE SOUTH 62°05'36" EAST, A DISTANCE OF 146.12 FEET; THENCE NORTH 67°19'14" EAST, A DISTANCE OF 293.50 FEET; THENCE NORTH 17°43'05" WEST, A DISTANCE OF 39.89 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 24.88 FEET TO THE WEST LINE OF THE EAST 160 ACRES OF SECTION 7 LYING SOUTH OF STATE ROAD 54; THENCE SOUTH 00°17'53" WEST, ALONG SAID LINE A DISTANCE OF 1,352.58 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7; THENCE SOUTH 89°58'10" EAST, ALONG THE SOUTH LINE OF THE EAST 160 ACRES OF SECTION 7 LYING SOUTH OF STATE ROAD 54 A DISTANCE OF 2,017.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,564.285 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

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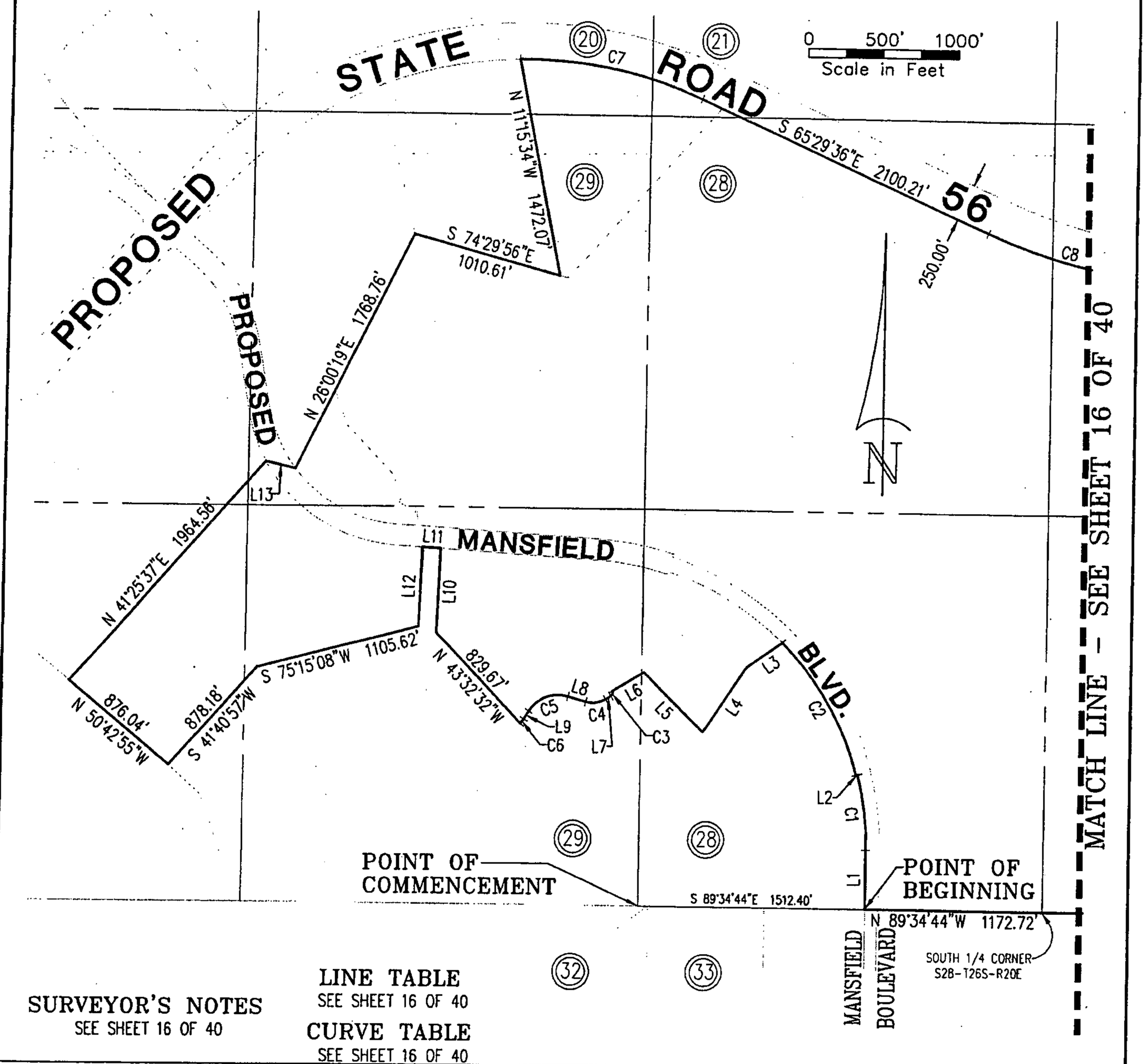
SECTIONS 20, 21, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES
SEE SHEET 16 OF 40

LINE TABLE
SEE SHEET 16 OF 40

CURVE TABLE
SEE SHEET 16 OF 40

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 2

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 1000'	JAN. 21, 2008	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 20,21,27&28	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

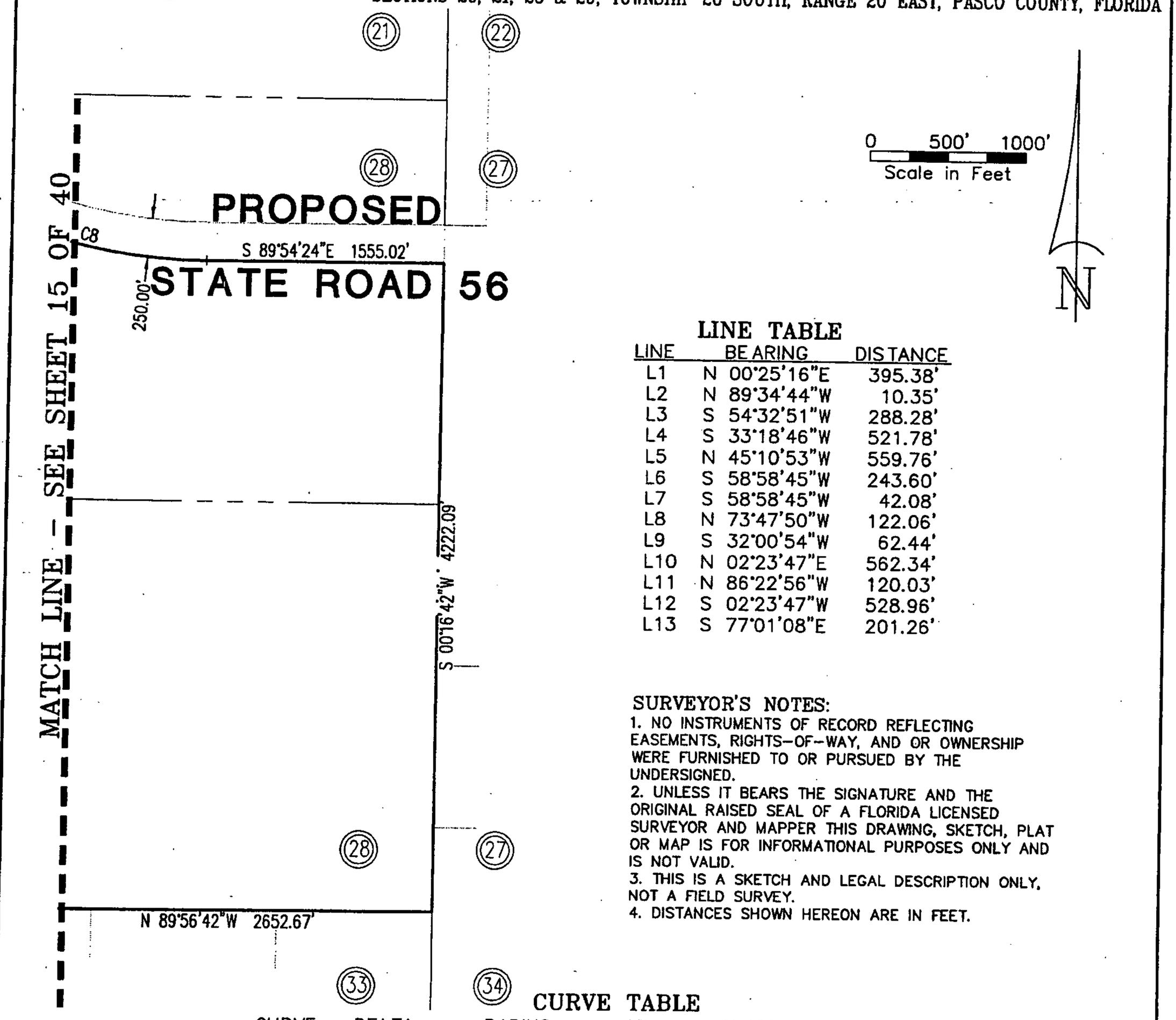
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 2.dwg

THIS IS NOT A SURVEY

SECTIONS 20, 21, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'16"E	395.38'
L2	N 89°34'44"W	10.35'
L3	S 54°32'51"W	288.28'
L4	S 33°18'46"W	521.78'
L5	N 45°10'53"W	559.76'
L6	S 58°58'45"W	243.60'
L7	S 58°58'45"W	42.08'
L8	N 73°47'50"W	122.06'
L9	S 32°00'54"W	62.44'
L10	N 02°23'47"E	562.34'
L11	N 86°22'56"W	120.03'
L12	S 02°23'47"W	528.96'
L13	S 77°01'08"E	201.26'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	14°56'41"	1940.00	506.02	504.59	N 07°03'04"W
C2	30°25'26"	1930.00	1024.82	1012.83	N 29°48'53"W
C3	90°00'00"	25.00	39.27	35.36	S 13°58'45"W
C4	47°13'25"	170.00	140.12	136.18	S 82°35'28"W
C5	74°11'16"	230.00	297.81	277.44	S 69°06'32"W
C6	8°05'58"	270.00	38.17	38.14	S 36°03'53"W
C7	25°50'38"	2775.00	1251.69	1241.11	S 78°24'55"E
C8	24°24'48"	3725.00	1587.19	1575.21	S 77°42'00"E

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 2

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Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 2.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTIONS 20, 21, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°34'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1,512.40 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE ALONG THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD THE FOLLOWING FOUR (4) COURSES: 1. NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 506.02 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING AND DISTANCE OF NORTH 07°03'04" WEST, 504.59 FEET; 3. NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 1,024.82 FEET, A CENTRAL ANGLE OF 30°25'26", AND A CHORD BEARING AND DISTANCE OF NORTH 29°48'53" WEST, 1,012.83 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE SOUTH 54°32'51" WEST, A DISTANCE OF 288.28 FEET; THENCE SOUTH 33°18'46" WEST, A DISTANCE OF 521.78 FEET; THENCE NORTH 45°10'53" WEST, A DISTANCE OF 559.76 FEET; THENCE SOUTH 58°58'45" WEST, A DISTANCE OF 243.60 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°58'45" WEST, 35.36 FEET; THENCE SOUTH 58°58'45" WEST, A DISTANCE OF 42.08 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 140.12 FEET, A CENTRAL ANGLE OF 47°13'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°35'28" WEST, 136.18 FEET; THENCE NORTH 73°47'50" WEST, A DISTANCE OF 122.06 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 297.81 FEET, A CENTRAL ANGLE OF 74°11'16", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°06'32" WEST, 277.44 FEET; THENCE SOUTH 32°00'54" WEST, A DISTANCE OF 62.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 38.17 FEET, A CENTRAL ANGLE OF 08°05'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°03'53" WEST, 38.14 FEET TO A NON-TANGENT LINE; THENCE NORTH 43°32'32" WEST, A DISTANCE OF 829.67 FEET; THENCE NORTH 02°23'47" EAST, A DISTANCE OF 562.34 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE NORTH 86°22'56" WEST, ALONG SAID LINE A DISTANCE OF 120.03 FEET; THENCE LEAVING SAID LINE SOUTH 02°23'47" WEST, A DISTANCE OF 528.96 FEET; THENCE SOUTH 75°15'08" WEST, A DISTANCE OF 1,105.62 FEET; THENCE SOUTH 41°40'57" WEST, A DISTANCE OF 878.18 FEET; THENCE NORTH 50°42'55" WEST, A DISTANCE OF 876.04 FEET; THENCE NORTH 41°25'37" EAST, A DISTANCE OF 1,964.56 FEET TO THE PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 77°01'08" EAST, A DISTANCE OF 201.26 FEET TO THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE LEAVING SAID LINE NORTH 26°00'19" EAST, A DISTANCE OF 1,768.76 FEET; THENCE SOUTH 74°29'56" EAST, A DISTANCE OF 1,010.61 FEET; THENCE NORTH 11°15'34" WEST, A DISTANCE OF 1,472.07 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 THE FOLLOWING FOUR (4) COURSES: 1. EASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 1,251.69 FEET, A CENTRAL ANGLE OF 25°50'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 78°24'55" EAST, 1,241.11 FEET; 2. SOUTH 65°29'36" EAST, A DISTANCE OF 2,100.21 FEET TO A POINT OF CURVATURE; 3. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,725.00 FEET, AN ARC LENGTH OF 1,587.19 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°42'00" EAST, 1,575.21 FEET; 4. SOUTH 89°54'24" EAST, A DISTANCE OF 1,555.02 FEET TO THE EAST LINE OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE SOUTH 00°16'42" WEST, ALONG SAID LINE A DISTANCE OF 4,222.09 FEET TO THE COMMON CORNER OF SECTIONS 27, 28, 33 AND 34; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 2,652.67 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 89°34'44" WEST, A DISTANCE OF 1,172.72 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 708.588 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 2

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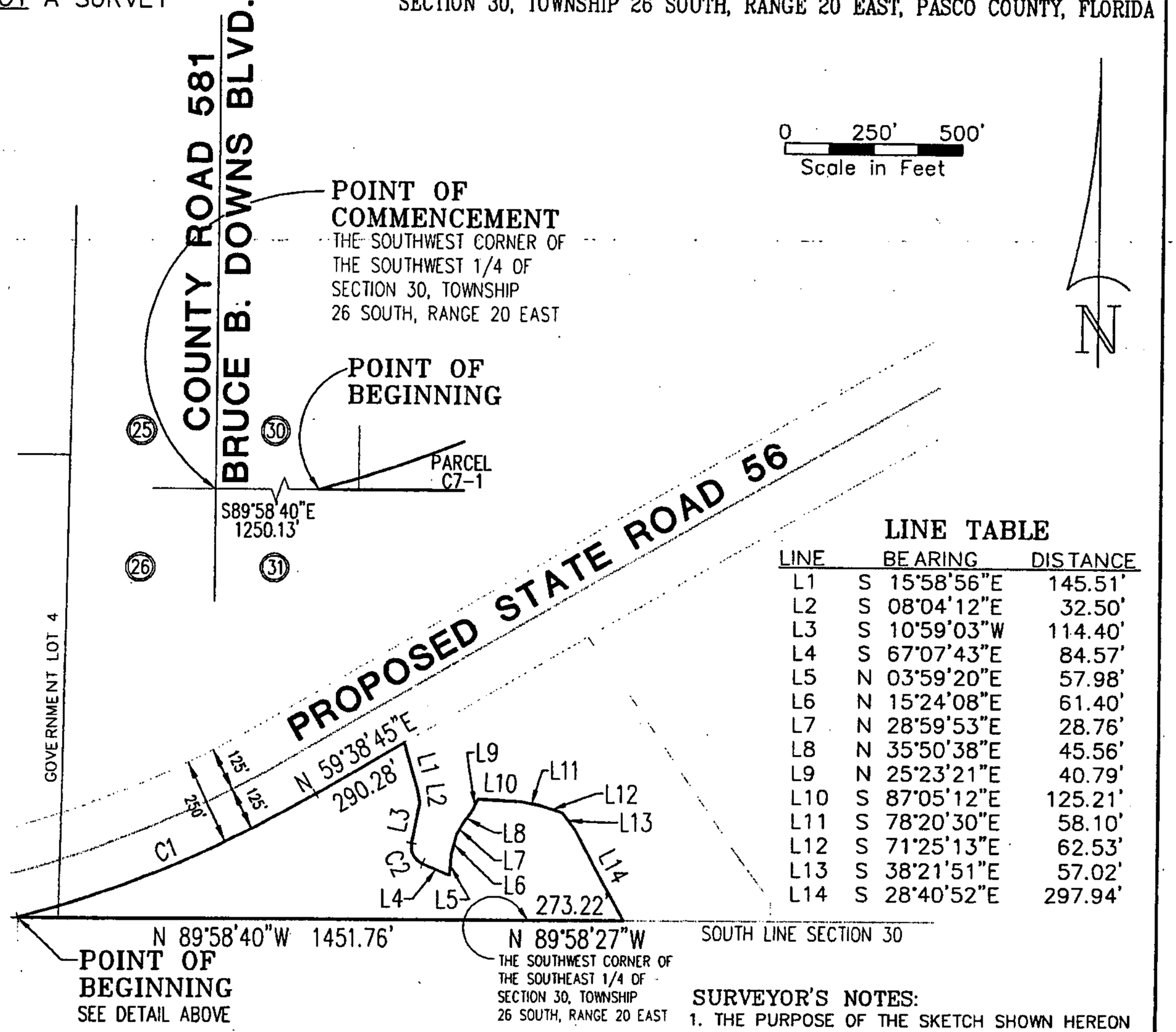
Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 2.dwg

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°58'56"E	145.51'
L2	S 08°04'12"E	32.50'
L3	S 10°59'03"W	114.40'
L4	S 67°07'43"E	84.57'
L5	N 03°59'20"E	57.98'
L6	N 15°24'08"E	61.40'
L7	N 28°59'53"E	28.76'
L8	N 35°50'38"E	45.56'
L9	N 25°23'21"E	40.79'
L10	S 87°05'12"E	125.21'
L11	S 78°20'30"E	58.10'
L12	S 71°25'13"E	62.53'
L13	S 38°21'51"E	57.02'
L14	S 28°40'52"E	297.94'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	15°01'43"	3505.00	919.35	916.72	N 67°09'37"E
C2	78°06'46"	52.00	70.89	65.53	S 28°04'20"E

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
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WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 3

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 500'	1/22/2008	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 3.dwg

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PARCEL DESCRIPTION:

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 4 OF SAID SECTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 30, A DISTANCE OF 1250.13 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 (250' R/W) FOR A POINT OF BEGINNING; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 56 THE FOLLOWING TWO (2) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,505.00 FEET, AN ARC LENGTH OF 919.35 FEET, A CENTRAL ANGLE OF 15°01'43", AND A CHORD BEARING AND DISTANCE OF NORTH 67°09'37" EAST, 916.72 FEET; 2. NORTH 59°38'45" EAST, A DISTANCE OF 290.28 FEET; THENCE LEAVING SAID LINE SOUTH 15°58'56" EAST, A DISTANCE OF 145.51 FEET; THENCE SOUTH 08°04'12" EAST, A DISTANCE OF 32.50 FEET; THENCE SOUTH 10°59'03" WEST, A DISTANCE OF 114.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 70.89 FEET, A CENTRAL ANGLE OF 78°06'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°04'20" EAST, 65.53 FEET; THENCE SOUTH 67°07'43" EAST, A DISTANCE OF 84.57 FEET; THENCE NORTH 03°59'20" EAST, A DISTANCE OF 57.98 FEET; THENCE NORTH 15°24'08" EAST, A DISTANCE OF 61.40 FEET; THENCE NORTH 28°59'53" EAST, A DISTANCE OF 28.76 FEET; THENCE NORTH 35°50'38" EAST, A DISTANCE OF 45.56 FEET; THENCE NORTH 25°23'21" EAST, A DISTANCE OF 40.79 FEET; THENCE SOUTH 87°05'12" EAST, A DISTANCE OF 125.21 FEET; THENCE SOUTH 78°20'30" EAST, A DISTANCE OF 58.10 FEET; THENCE SOUTH 71°25'13" EAST, A DISTANCE OF 62.53 FEET; THENCE SOUTH 38°21'51" EAST, A DISTANCE OF 57.02 FEET; THENCE SOUTH 28°40'52" EAST, A DISTANCE OF 297.94 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 SAID SECTION 30; THENCE NORTH 89°58'27" WEST, A DISTANCE OF 273.22 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 89°58'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1,451.76 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND THE POINT OF BEGINNING.

CONTAINING 9.165 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 3

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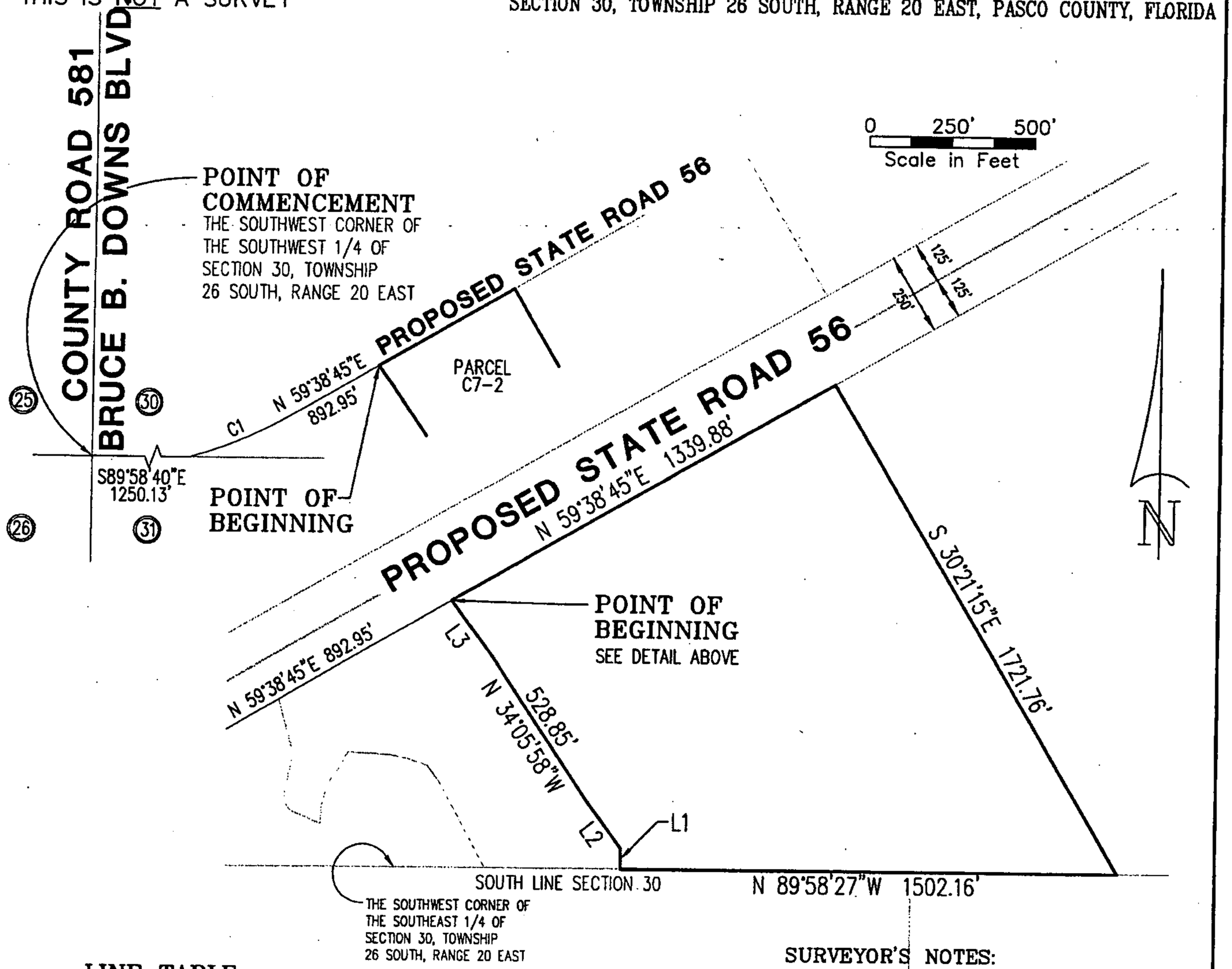
THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°01'33"E	62.08'
L2	N 36°42'50"W	180.07'
L3	N 36°15'46"W	202.91'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	15°01'43"	3505.00	919.35	916.72	N 67°09'37"E

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
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WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 4

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 500'	1/22/2008	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

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THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PARCEL DESCRIPTION:

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 30, A DISTANCE OF 1250.13 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 (250' R/W); THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 56 THE FOLLOWING TWO (2) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,505.00 FEET, AN ARC LENGTH OF 919.35 FEET, A CENTRAL ANGLE OF 15°01'43", AND A CHORD BEARING AND DISTANCE OF NORTH 67°09'37" EAST, 916.72 FEET; 2. NORTH 59°38'45" EAST, A DISTANCE OF 892.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 59°38'45" EAST, A DISTANCE OF 1,339.88 FEET; THENCE LEAVING SAID LINE SOUTH 30°21'15" EAST, A DISTANCE OF 1,721.76 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 SAID SECTION 30; THENCE NORTH 89°58'27" WEST, ALONG SAID LINE A DISTANCE OF 1,502.16 FEET; THENCE LEAVING SAID LINE NORTH 00°01'33" EAST, A DISTANCE OF 62.08 FEET; THENCE NORTH 36°42'50" WEST, A DISTANCE OF 180.07 FEET; THENCE NORTH 34°05'58" WEST, A DISTANCE OF 528.85 FEET; THENCE NORTH 36°15'46" WEST, A DISTANCE OF 202.91 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND THE POINT OF BEGINNING.

CONTAINING OR 40.040 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. – PARCEL 4

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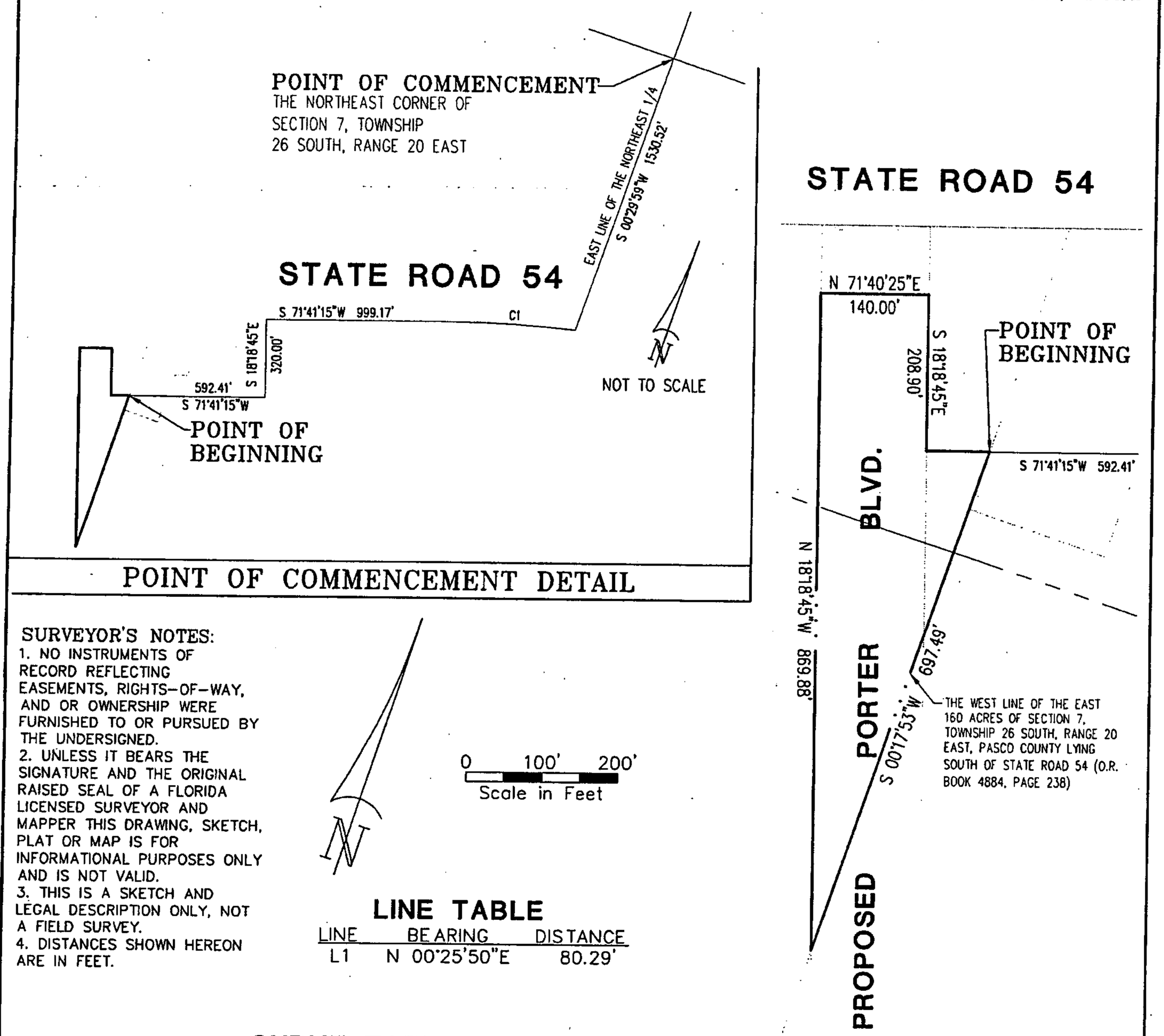
THIS IS NOT A SURVEY

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES:
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2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'50"E	80.29'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6°22'41"	5729.58	637.82	637.49	S 74°54'21"W

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 5

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 200'	JAN. 25 2008	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 7	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°29'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7 A DISTANCE OF 1,530.52 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 THE FOLLOWING TWO (2) COURSES: 1. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET, AN ARC LENGTH OF 637.82 FEET, A CENTRAL ANGLE OF 06°22'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°54'21" WEST, 637.49 FEET; 2. SOUTH 71°41'15" WEST, A DISTANCE OF 999.17 FEET; THENCE LEAVING SAID LINE SOUTH 18°18'45" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 71°41'15" WEST, A DISTANCE OF 592.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°17'53" WEST, A DISTANCE OF 697.49 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE NORTH 18°18'45" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 869.88 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 71°40'25" EAST, A DISTANCE OF 140.00 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE SOUTH 18°18'45" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 208.90 FEET; THENCE LEAVING SAID LINE NORTH 71°41'15" EAST, A DISTANCE OF 82.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.360 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 5

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
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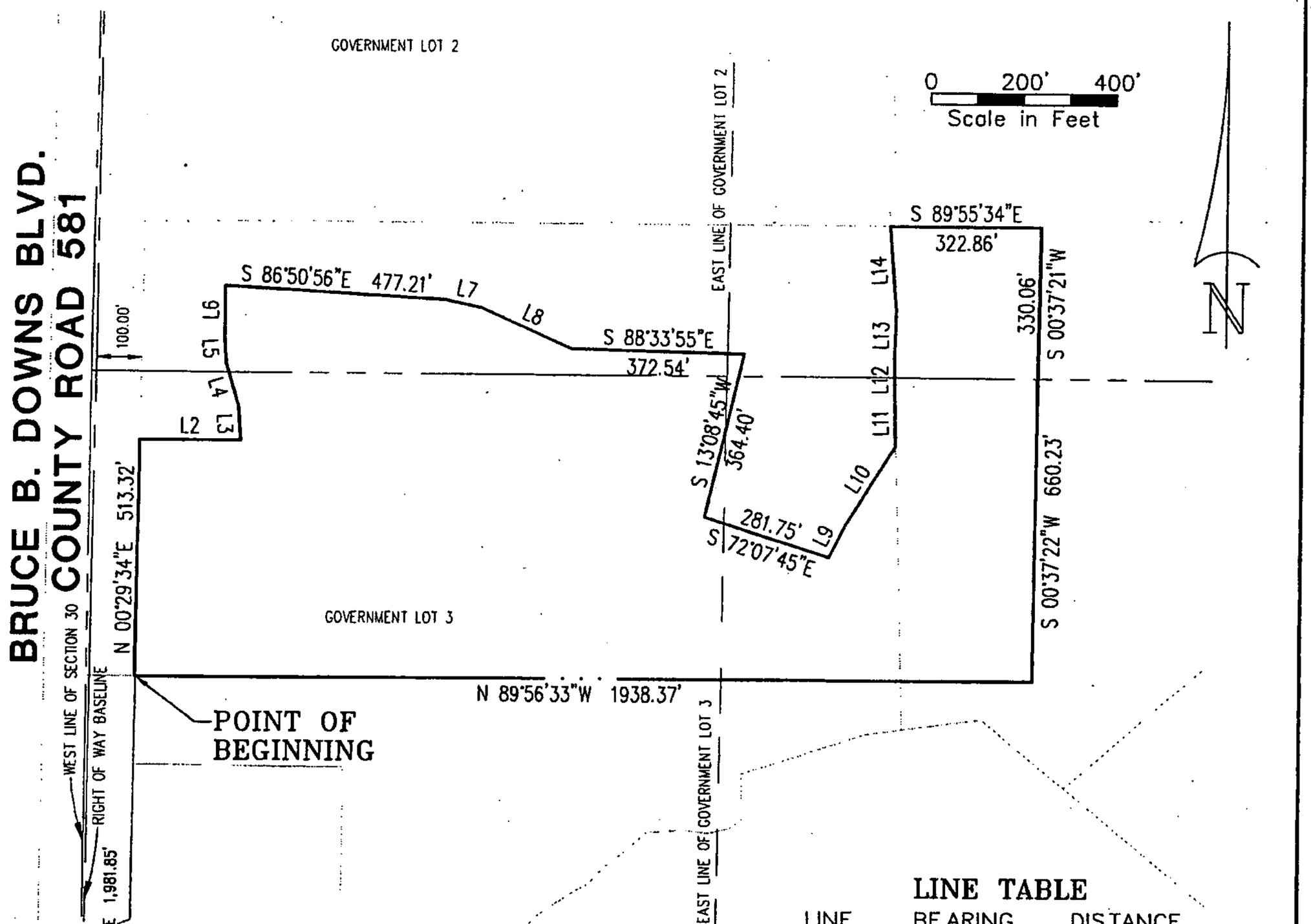
THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'40"E	99.24'
L2	N 89°59'11"E	220.76'
L3	N 03°44'29"W	74.82'
L4	N 16°52'44"W	98.01'
L5	N 03°46'07"W	62.94'
L6	N 00°22'35"E	104.74'
L7	S 77°35'12"E	83.05'
L8	S 65°48'44"E	215.81'
L9	N 25°56'27"E	75.83'
L10	N 31°35'03"E	206.97'
L11	N 01°41'15"W	100.25'
L12	N 00°47'20"W	88.53'
L13	N 01°25'46"E	103.27'
L14	N 04°23'06"W	186.59'

POINT OF COMMENCEMENT

THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST

WIREGRASS CDD PARCELS

PROPERTY OF JAMES DON PORTER & LAJUANA W. PORTER

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 400'	JAN. 22, 2008	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS JAMES DON PORTER PARCEL.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SAID SECTION 30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 99.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD - A 200' R/W); THENCE NORTH 00°29'34" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581, A DISTANCE OF 1,981.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°29'34" EAST, A DISTANCE OF 513.32 FEET; THENCE LEAVING SAID LINE NORTH 89°59'11" EAST, A DISTANCE OF 220.76 FEET; THENCE NORTH 03°44'29" WEST, A DISTANCE OF 74.82 FEET; THENCE NORTH 16°52'44" WEST, A DISTANCE OF 98.01 FEET; THENCE NORTH 03°46'07" WEST, A DISTANCE OF 62.94 FEET; THENCE NORTH 00°22'35" EAST, A DISTANCE OF 104.74 FEET; THENCE SOUTH 86°50'56" EAST, A DISTANCE OF 477.21 FEET; THENCE SOUTH 77°35'12" EAST, A DISTANCE OF 83.05 FEET; THENCE SOUTH 65°48'44" EAST, A DISTANCE OF 215.81 FEET; THENCE SOUTH 88°33'55" EAST, A DISTANCE OF 372.54 FEET; THENCE SOUTH 13°08'45" WEST, A DISTANCE OF 364.40 FEET; THENCE SOUTH 72°07'45" EAST, A DISTANCE OF 281.75 FEET; THENCE NORTH 25°56'27" EAST, A DISTANCE OF 75.83 FEET; THENCE NORTH 31°35'03" EAST, A DISTANCE OF 206.97 FEET; THENCE NORTH 01°41'15" WEST, A DISTANCE OF 100.25 FEET; THENCE NORTH 00°47'20" WEST, A DISTANCE OF 88.53 FEET; THENCE NORTH 01°25'46" EAST, A DISTANCE OF 103.27 FEET; THENCE NORTH 04°23'06" WEST, A DISTANCE OF 186.59 FEET; THENCE SOUTH 89°55'34" EAST, A DISTANCE OF 322.86 FEET; THENCE SOUTH 00°37'21" WEST, A DISTANCE OF 330.06 FEET; THENCE SOUTH 00°37'22" WEST, A DISTANCE OF 660.23 FEET; THENCE NORTH 89°56'33" WEST, A DISTANCE OF 1,938.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 AND THE POINT OF BEGINNING.

CONTAINING 31.406 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF JAMES DON PORTER & LAJUANA W. PORTER

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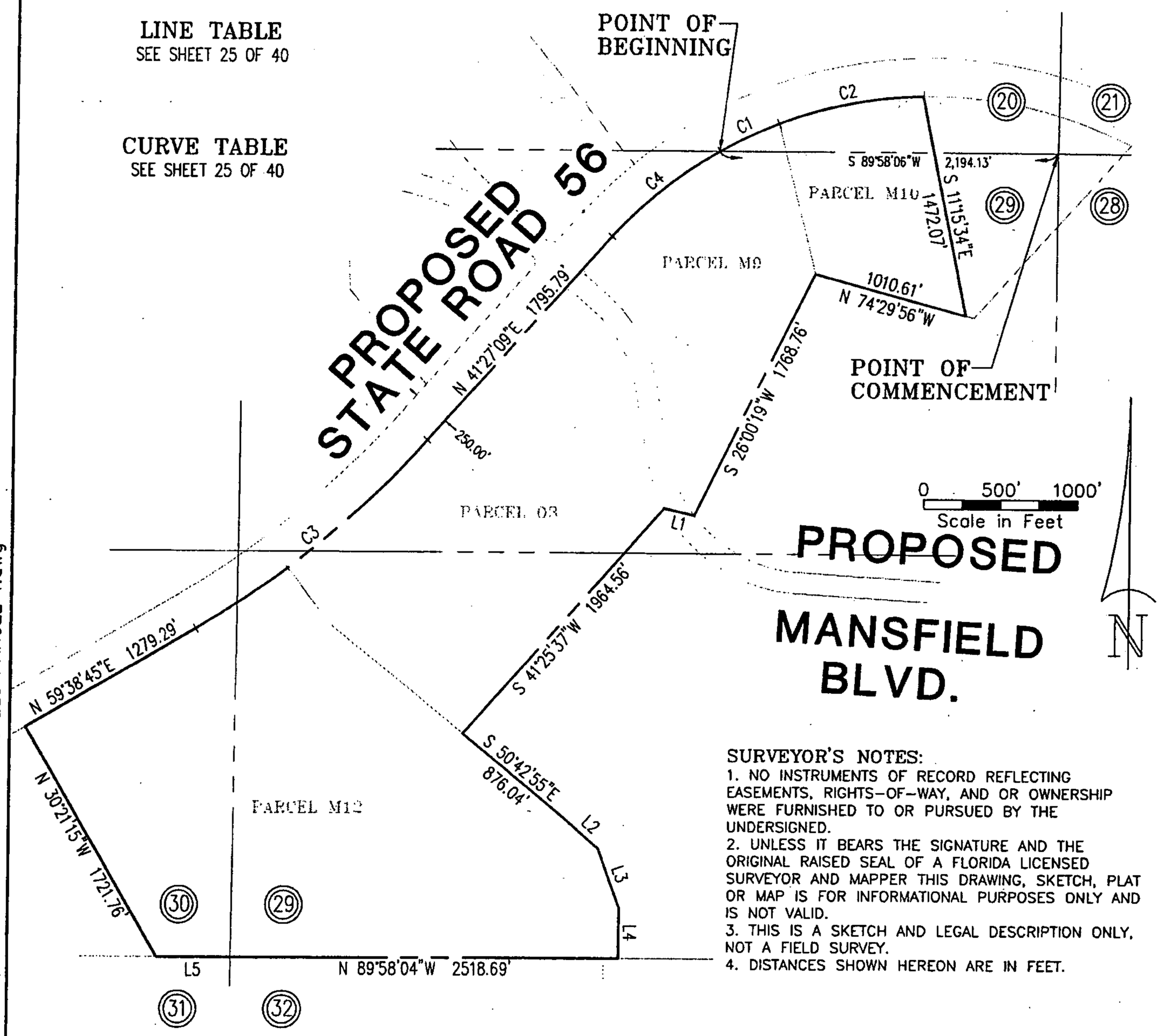
THIS IS NOT A SURVEY

SECTIONS 20, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LINE TABLE
SEE SHEET 25 OF 40

CURVE TABLE
SEE SHEET 25 OF 40



SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC – PARCEL 1

SCALE	DATE	DRAWN	CALCED	CHECKED
1"=1000'	1/17/08	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 20,29&30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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FAX 813 • 880 • 8882
E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\SOLLY BRANCH HOLDINGS LLC PARCEL 1.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTIONS 20, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'06" WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2,194.13 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND A POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE ALONG THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 THE FOLLOWING TWO (2) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 425.50 FEET, A CENTRAL ANGLE OF 08°47'07", AND A CHORD BEARING AND DISTANCE OF NORTH 64°31'07" EAST, 425.08 FEET; 2. CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 956.62 FEET, A CENTRAL ANGLE OF 19°45'05", AND A CHORD BEARING AND DISTANCE OF NORTH 78°47'13" EAST, 951.89 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE SOUTH 11°15'34" EAST, A DISTANCE OF 1,472.07 FEET; THENCE NORTH 74°29'56" WEST, A DISTANCE OF 1,010.61 FEET; THENCE SOUTH 26°00'19" WEST, A DISTANCE OF 1,768.76 FEET; THENCE NORTH 77°01'08" WEST, A DISTANCE OF 201.26 FEET; THENCE SOUTH 41°25'37" WEST, A DISTANCE OF 1,964.56 FEET; THENCE SOUTH 50°42'55" EAST, A DISTANCE OF 876.04 FEET; THENCE SOUTH 48°19'03" EAST, A DISTANCE OF 283.03 FEET; THENCE SOUTH 20°01'02" EAST, A DISTANCE OF 408.18 FEET; THENCE SOUTH 00°06'28" WEST, A DISTANCE OF 330.06 FEET; THENCE NORTH 89°58'04" WEST, A DISTANCE OF 2,518.69 FEET; THENCE NORTH 89°58'27" WEST, A DISTANCE OF 485.16 FEET; THENCE NORTH 30°21'15" WEST, A DISTANCE OF 1,721.76 FEET TO THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1. NORTH 59°38'45" EAST, A DISTANCE OF 1,279.29 FEET TO A POINT OF CURVATURE; 2. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6,125.00 FEET, AN ARC LENGTH OF 1,944.88 FEET, A CENTRAL ANGLE OF 18°11'36", AND A CHORD BEARING AND DISTANCE OF NORTH 50°32'57" EAST, 1,936.72 FEET; 3. NORTH 41°27'09" EAST, A DISTANCE OF 1,795.79 FEET TO A POINT OF CURVATURE; 4. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 904.41 FEET, A CENTRAL ANGLE OF 18°40'24", AND A CHORD BEARING AND DISTANCE OF NORTH 50°47'22" EAST, 900.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 296.206 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	8°47'07"	2775.00	425.50	425.08	N 64°31'07"E
C2	19°45'05"	2775.00	956.62	951.89	N 78°47'13"E
C3	18°11'36"	6125.00	1944.88	1936.72	N 50°32'57"E
C4	18°40'24"	2775.00	904.41	900.41	N 50°47'22"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°01'08"W	201.26'
L2	S 48°19'03"E	283.03'
L3	S 20°01'02"E	408.18'
L4	S 00°06'28"W	330.06'
L5	N 89°58'27"W	485.16'

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC – PARCEL 1

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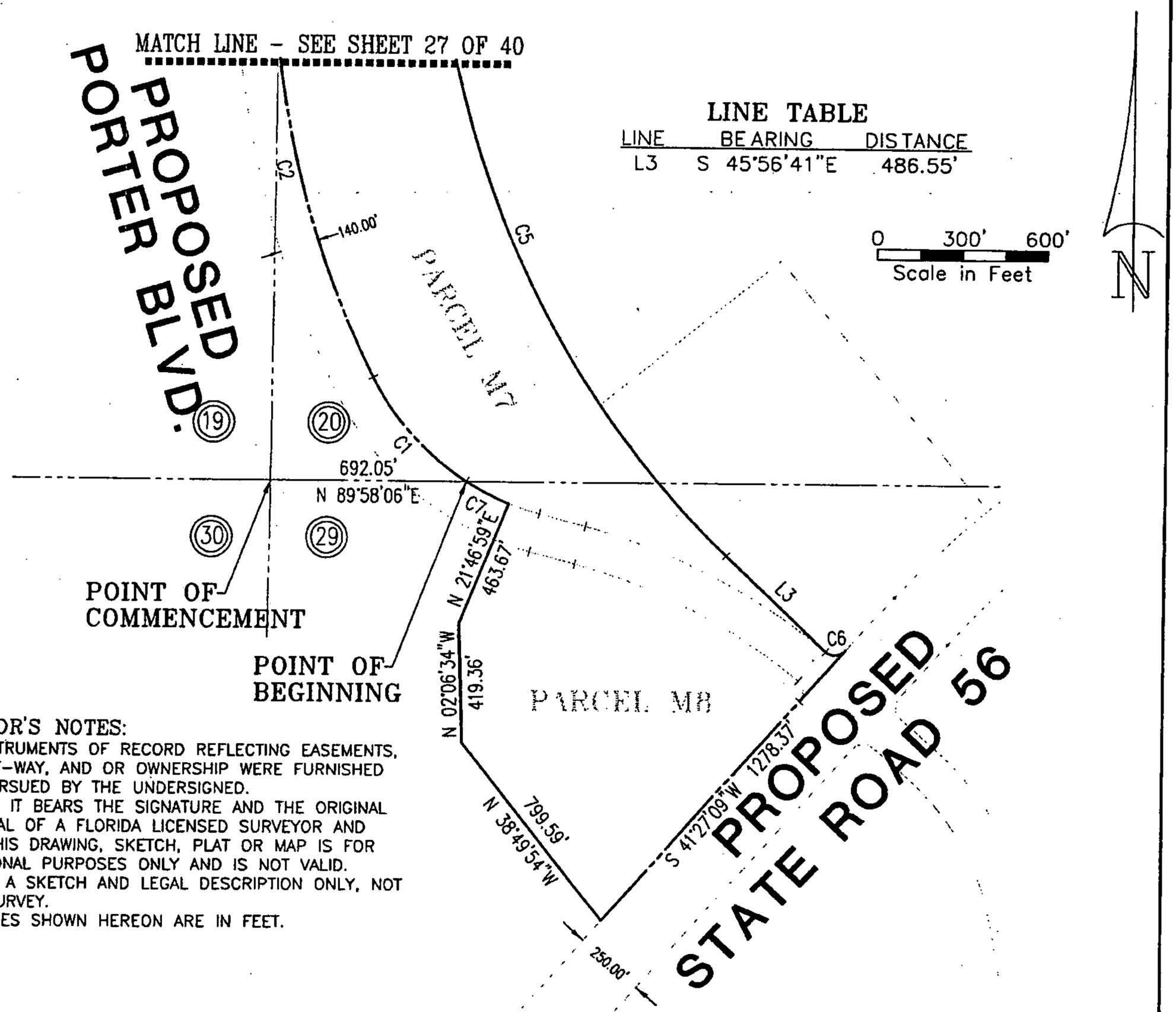
Q:\SURVEY\3778\001\SKETCH & LEGALS\SOLLY BRANCH HOLDINGS LLC PARCEL 1.dwg

THIS IS NOT A SURVEY

SECTIONS 19, 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L3	S 45°56'41"E	486.55'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	30°54'53"	930.00	501.80	495.73	N 42°12'18"W
C2	26°31'38"	3430.00	1588.04	1573.90	N 13°29'03"W
C5	45°28'30"	3460.00	2746.16	2674.64	S 23°12'26"E
C6	88°42'34"	50.00	77.41	69.91	N 85°48'26"E
C7	10°33'16"	930.00	171.32	171.07	N 62°56'23"W

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC - PARCEL 2

SCALE	DATE	DRAWN	CALCED	CHECKED
1"=600'	1\17\2008	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 19, 20, 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

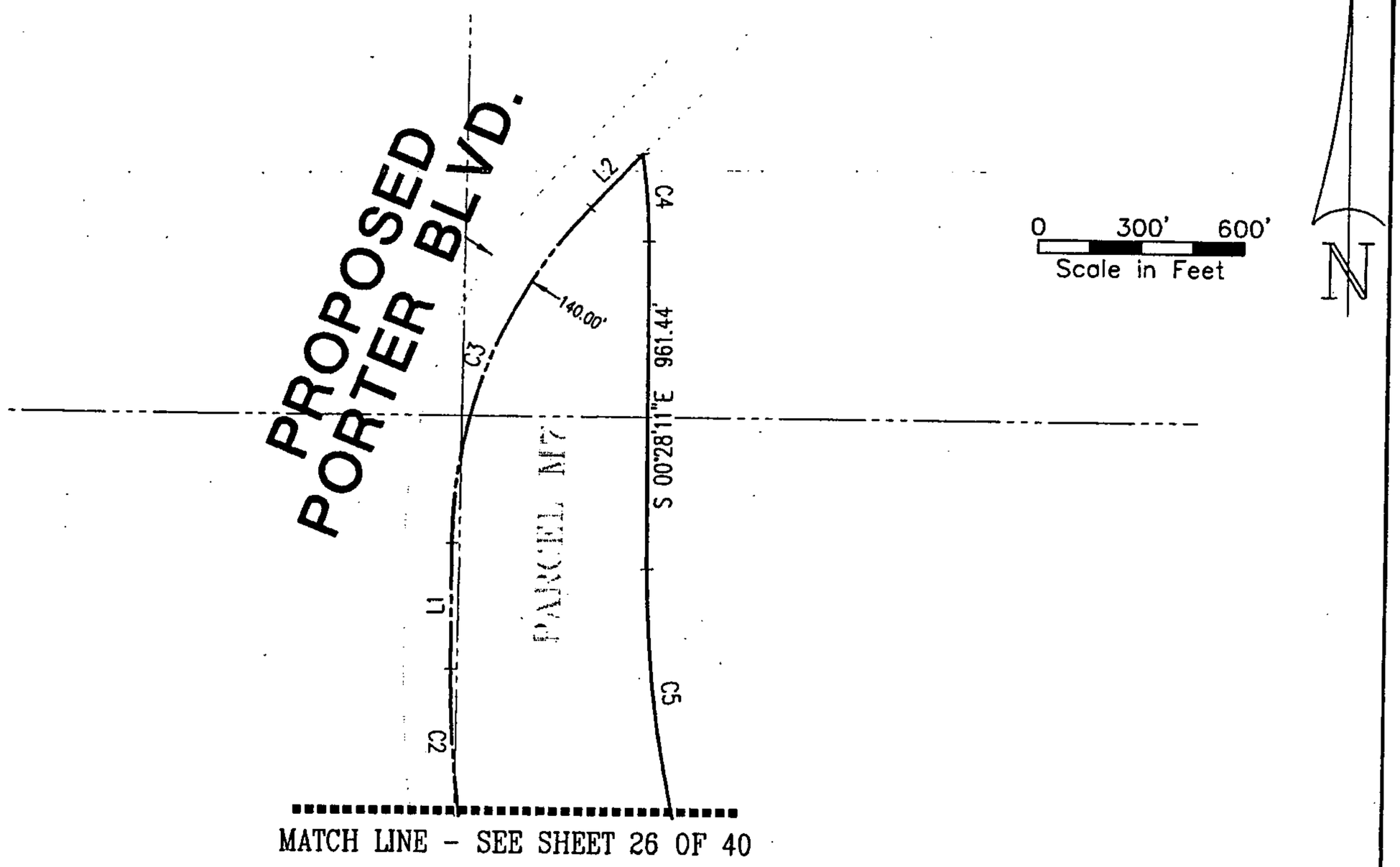
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\SOLLY BRANCH HOLDINGS LLC PARCEL 2.dwg

THIS IS NOT A SURVEY

SECTIONS 19, 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C2	26°31'38"	3430.00	1588.04	1573.90	N 13°29'03"W
C3	43°42'59"	1430.00	1091.08	1064.81	N 21°38'16"E
C4	8°43'14"	1690.00	257.22	256.98	S 04°49'48"E
C5	45°28'30"	3460.00	2746.16	2674.64	S 23°12'26"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°13'14"W	371.87'
L2	N 43°29'45"E	216.91'

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC - PARCEL 2

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 19, 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'06" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 692.05 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE ON THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD THE FOLLOWING FIVE (5) COURSES: 1. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 501.80 FEET, A CENTRAL ANGLE OF 30°54'53", AND A CHORD BEARING AND DISTANCE OF NORTH 42°12'18" WEST, 495.73 FEET TO A POINT OF A COMPOUND CURVATURE; 2. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,430.00 FEET, AN ARC LENGTH OF 1,588.04 FEET, A CENTRAL ANGLE OF 26°31'38", AND A CHORD BEARING AND DISTANCE OF NORTH 13°29'03" WEST, 1,573.90 FEET; 3. NORTH 00°13'14" WEST, A DISTANCE OF 371.87 FEET TO A POINT OF CURVATURE; 4. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,430.00 FEET, AN ARC LENGTH OF 1,091.08 FEET, A CENTRAL ANGLE OF 43°42'59", AND A CHORD BEARING AND DISTANCE OF NORTH 21°38'16" EAST, 1,064.81 FEET; 5. NORTH 43°29'45" EAST, A DISTANCE OF 216.91 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE LEAVING SAID LINE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,690.00 FEET, AN ARC LENGTH OF 257.22 FEET, A CENTRAL ANGLE OF 08°43'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°49'48" EAST, 256.98 FEET; THENCE SOUTH 00°28'11" EAST, A DISTANCE OF 961.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,460.00 FEET, AN ARC LENGTH OF 2,746.16 FEET, A CENTRAL ANGLE OF 45°28'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°12'26" EAST, 2,674.64 FEET; THENCE SOUTH 45°56'41" EAST, A DISTANCE OF 486.55 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 77.41 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF NORTH 85°48'26" EAST, 69.91 FEET TO A NON-TANGENT LINE AT THE INTERSECTION OF THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE SOUTH 41°27'09" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,278.37 FEET; THENCE LEAVING SAID LINE NORTH 38°49'54" WEST, A DISTANCE OF 799.59 FEET; THENCE NORTH 02°06'34" WEST, A DISTANCE OF 419.36 FEET; THENCE NORTH 21°46'59" EAST, A DISTANCE OF 463.67 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE SAID PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 171.32 FEET, A CENTRAL ANGLE OF 10°33'16", AND A CHORD BEARING AND DISTANCE OF NORTH 62°56'23" WEST, 171.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 73.926 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC - PARCEL 2

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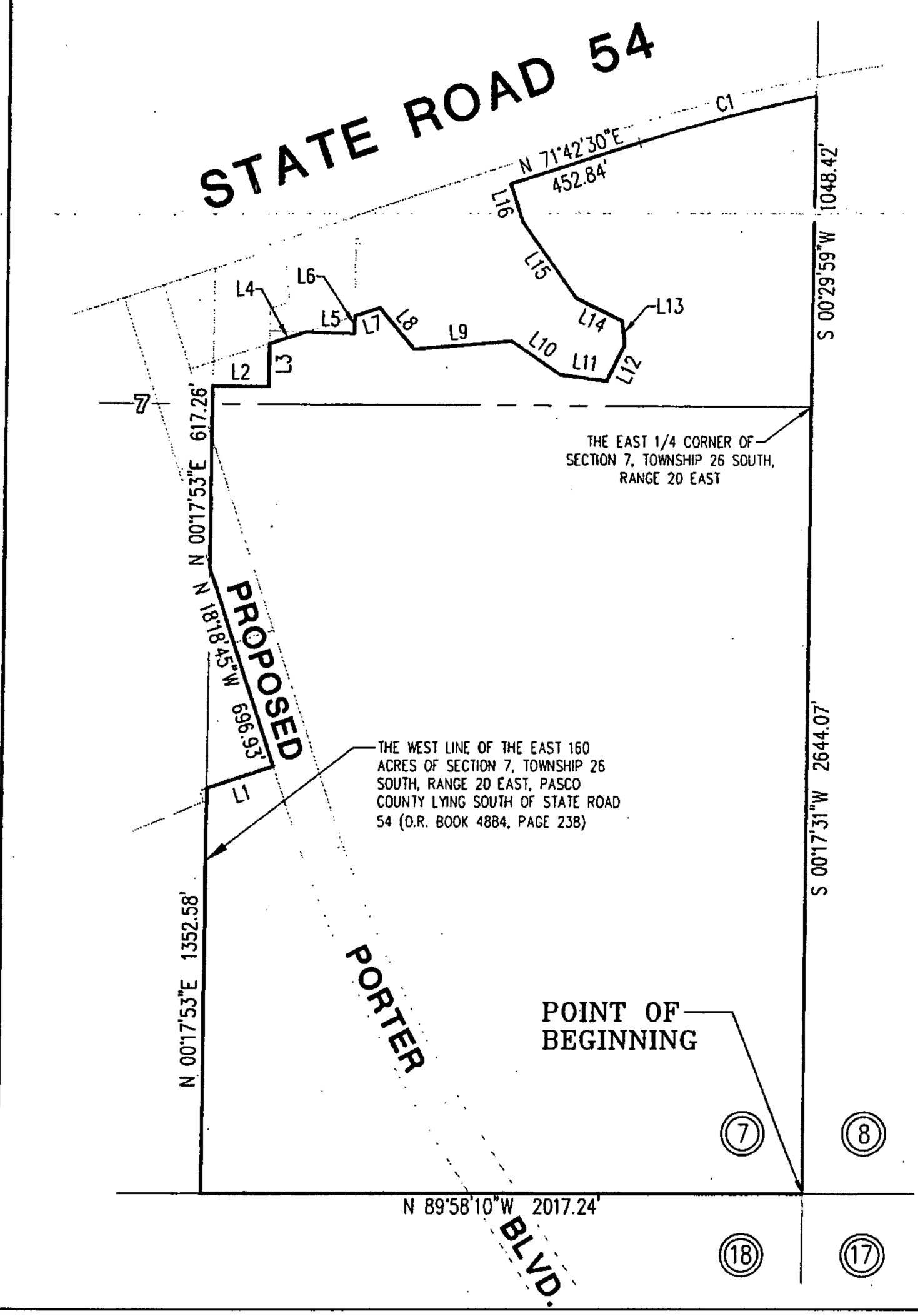
THIS IS NOT A SURVEY

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



0 300' 600'
Scale in Feet

N

CURVE TABLE

SEE SHEET 32 OF 40

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°41'15"E	234.69'
L2	S 89°30'16"E	189.57'
L3	N 00°29'44"E	144.89'
L4	N 71°41'15"E	130.23'
L5	S 88°08'57"E	162.81'
L6	N 00°30'04"E	59.29'
L7	N 71°41'15"E	89.67'
L8	S 39°24'31"E	182.01'
L9	N 85°12'48"E	330.70'
L10	S 55°18'17"E	195.86'
L11	S 82°12'48"E	158.09'
L12	N 26°16'31"E	136.17'
L13	N 06°35'47"W	82.88'
L14	N 63°21'41"W	174.81'
L15	N 34°57'39"W	311.21'
L16	N 18°17'30"W	131.16'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

WIREGRASS CDD PARCELS

PROPERTY OF JHP REAL ESTATE PARTNERSHIP LTD.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 600'	1/18/08	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 7	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\JHP REAL ESTATE PARTNERSHIP LTD PARCEL.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'10" WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 2,017.24 FEET TO THE WEST LINE OF THE EAST 160 ACRES OF SAID SECTION 7 LYING SOUTH OF STATE ROAD 54; THENCE ALONG SAID LINE NORTH 00°17'53" EAST, A DISTANCE OF 1,352.58 FEET; THENCE LEAVING SAID LINE NORTH 71°41'15" EAST, A DISTANCE OF 234.69 FEET TO THE PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PORTER BLVD.; THENCE NORTH 18°18'45" WEST, ALONG SAID LINE A DISTANCE OF 696.93 FEET TO THE WEST LINE OF THE EAST 160 ACRES OF SAID SECTION 7 LYING SOUTH OF STATE ROAD 54; THENCE NORTH 00°17'53" EAST, ALONG SAID LINE A DISTANCE OF 617.26 FEET; THENCE LEAVING SAID LINE SOUTH 89°30'16" EAST, A DISTANCE OF 189.57 FEET; THENCE NORTH 00°29'44" EAST, A DISTANCE OF 144.89 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 130.23 FEET; THENCE SOUTH 88°08'57" EAST, A DISTANCE OF 162.81 FEET; THENCE NORTH 00°30'04" EAST, A DISTANCE OF 59.29 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 89.67 FEET; THENCE SOUTH 39°24'31" EAST, A DISTANCE OF 182.01 FEET; THENCE NORTH 85°12'48" EAST, A DISTANCE OF 330.70 FEET; THENCE SOUTH 55°18'17" EAST, A DISTANCE OF 195.86 FEET; THENCE SOUTH 82°12'48" EAST, A DISTANCE OF 158.09 FEET; THENCE NORTH 26°16'31" EAST, A DISTANCE OF 136.17 FEET; THENCE NORTH 06°35'47" WEST, A DISTANCE OF 82.88 FEET; THENCE NORTH 63°21'41" WEST, A DISTANCE OF 174.81 FEET; THENCE NORTH 34°57'39" WEST, A DISTANCE OF 311.21 FEET; THENCE NORTH 18°17'30" WEST, A DISTANCE OF 131.16 FEET; THENCE NORTH 71°42'30" EAST, A DISTANCE OF 452.84 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5,727.44 FEET, AN ARC LENGTH OF 616.96 FEET, A CENTRAL ANGLE OF 06°10'19", AND A CHORD BEARING AND DISTANCE OF NORTH 74°50'41" EAST, 616.66 FEET TO A NON-TANGENT LINE ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°29'59" WEST, ALONG SAID LINE A DISTANCE OF 1,048.42 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE SOUTH 00°17'31" WEST, A DISTANCE OF 2,644.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7 BEING THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18 AND THE POINT OF BEGINNING.

CONTAINING 143.671 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6°10'19"	5727.44	616.96	616.66	N 74°50'41"E

WIREGRASS CDD PARCELS

PROPERTY OF JHP REAL ESTATE PARTNERSHIP LTD.

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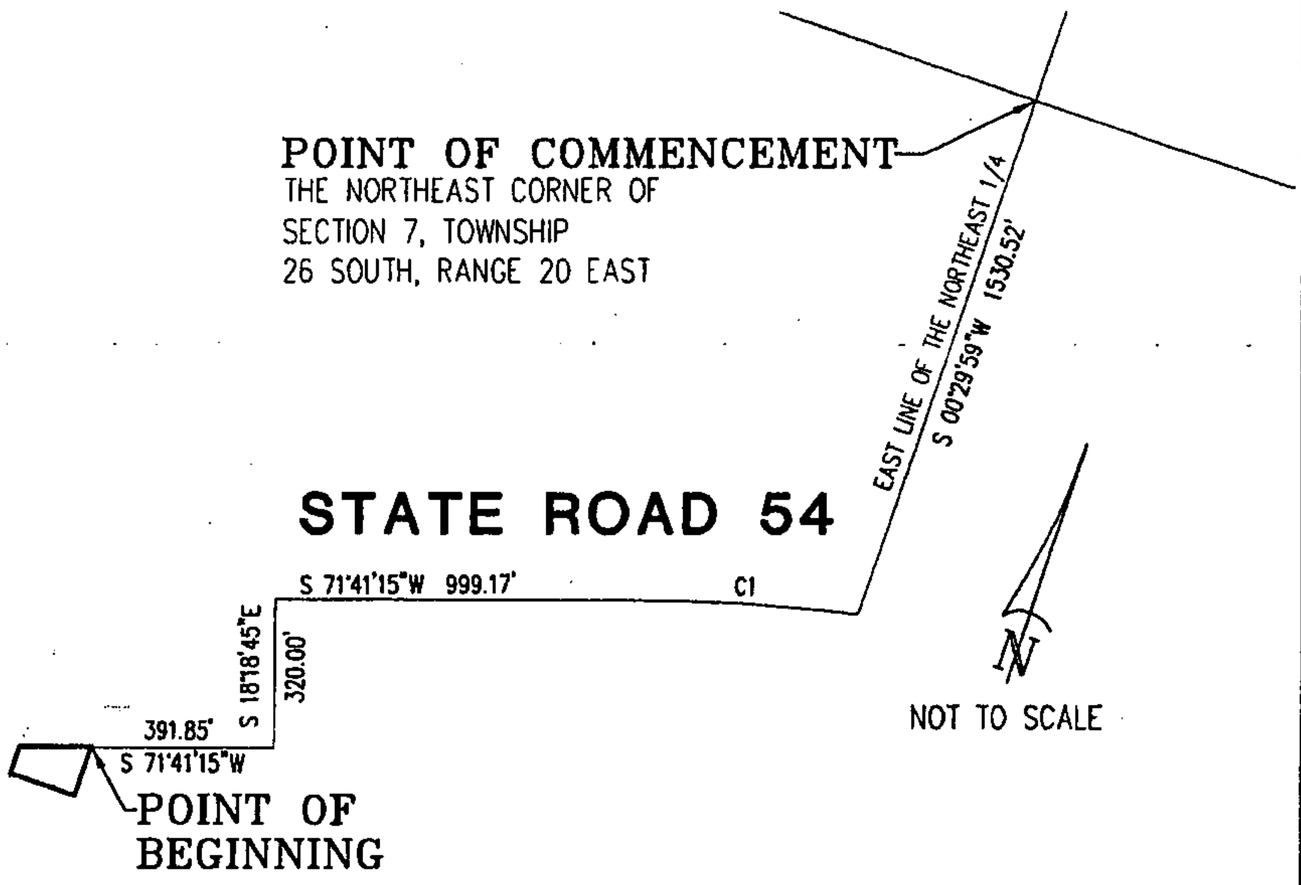
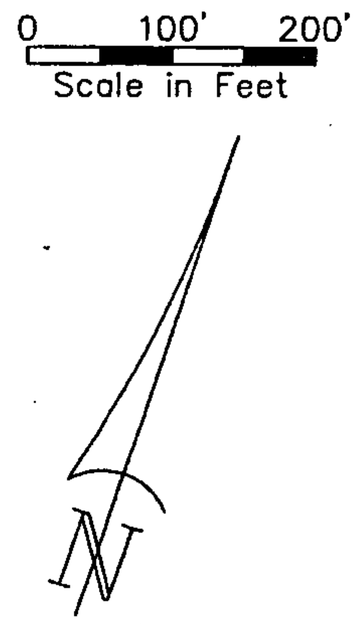
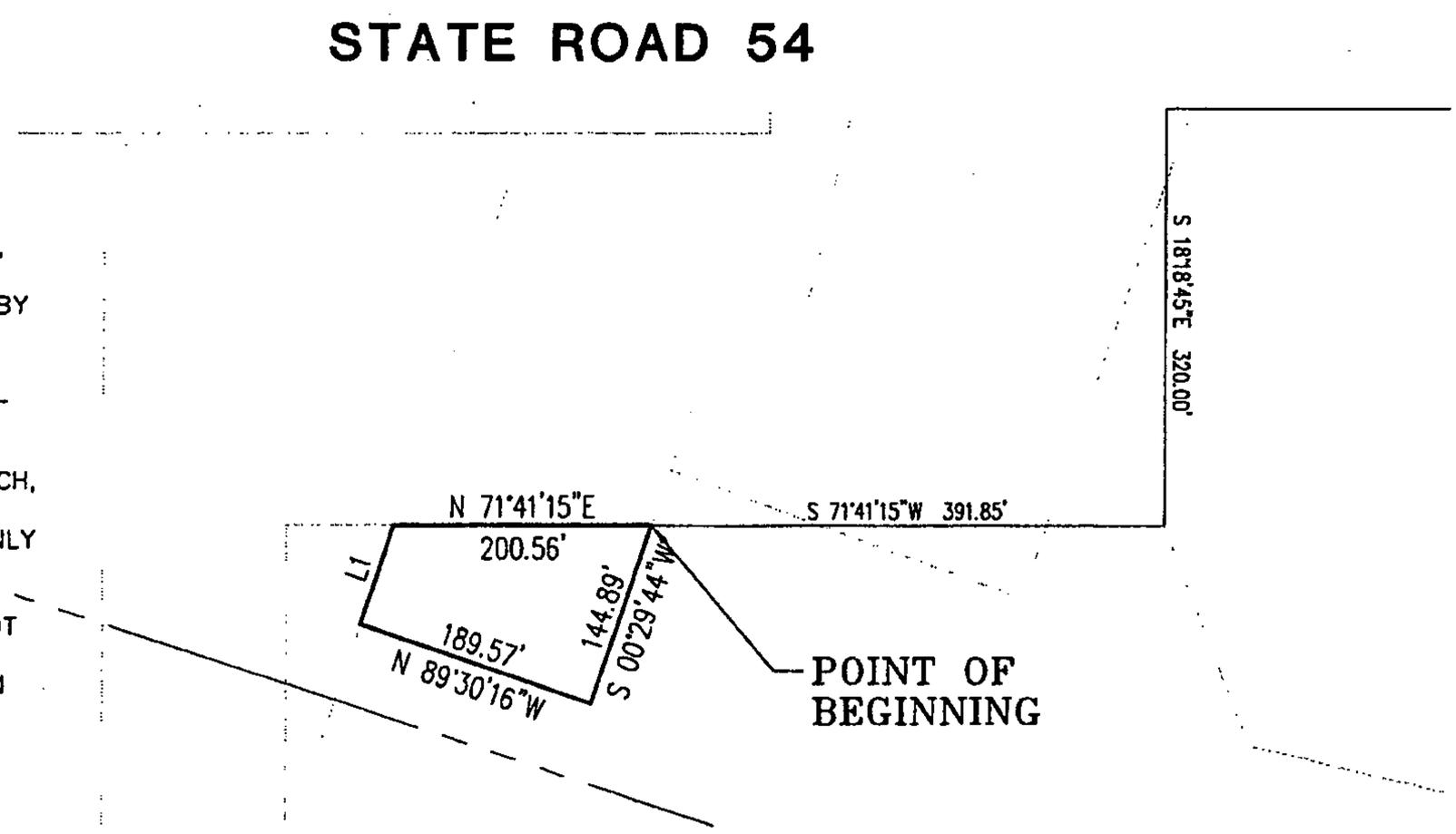
THIS IS NOT A SURVEY

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



POINT OF COMMENCEMENT DETAIL





SURVEYOR'S NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6°22'41"	5729.58	637.82	637.49	S 74°54'21"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°17'53"E	80.23'

WIREGRASS CDD PARCELS

PROPERTY OF TOM M. PORTER

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 200'	JAN. 23 2008	R.E.D.	J.L.W.	J.L.W.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-001-000		7	26 SOUTH	20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS TOM M PORTER PARCEL.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°29'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7 A DISTANCE OF 1,530.52 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 THE FOLLOWING TWO (2) COURSES: 1. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET, AN ARC LENGTH OF 637.82 FEET, A CENTRAL ANGLE OF 06°22'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°54'21" WEST, 637.49 FEET; 2. SOUTH 71°41'15" WEST, A DISTANCE OF 999.17 FEET; THENCE LEAVING SAID LINE SOUTH 18°18'45" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 71°41'15" WEST, A DISTANCE OF 391.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°29'44" WEST, A DISTANCE OF 144.89 FEET; THENCE NORTH 89°30'16" WEST, A DISTANCE OF 189.57 FEET; THENCE NORTH 00°17'53" EAST, A DISTANCE OF 80.23 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 200.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,358 SQUARE FEET OR 0.490 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF TOM M. PORTER

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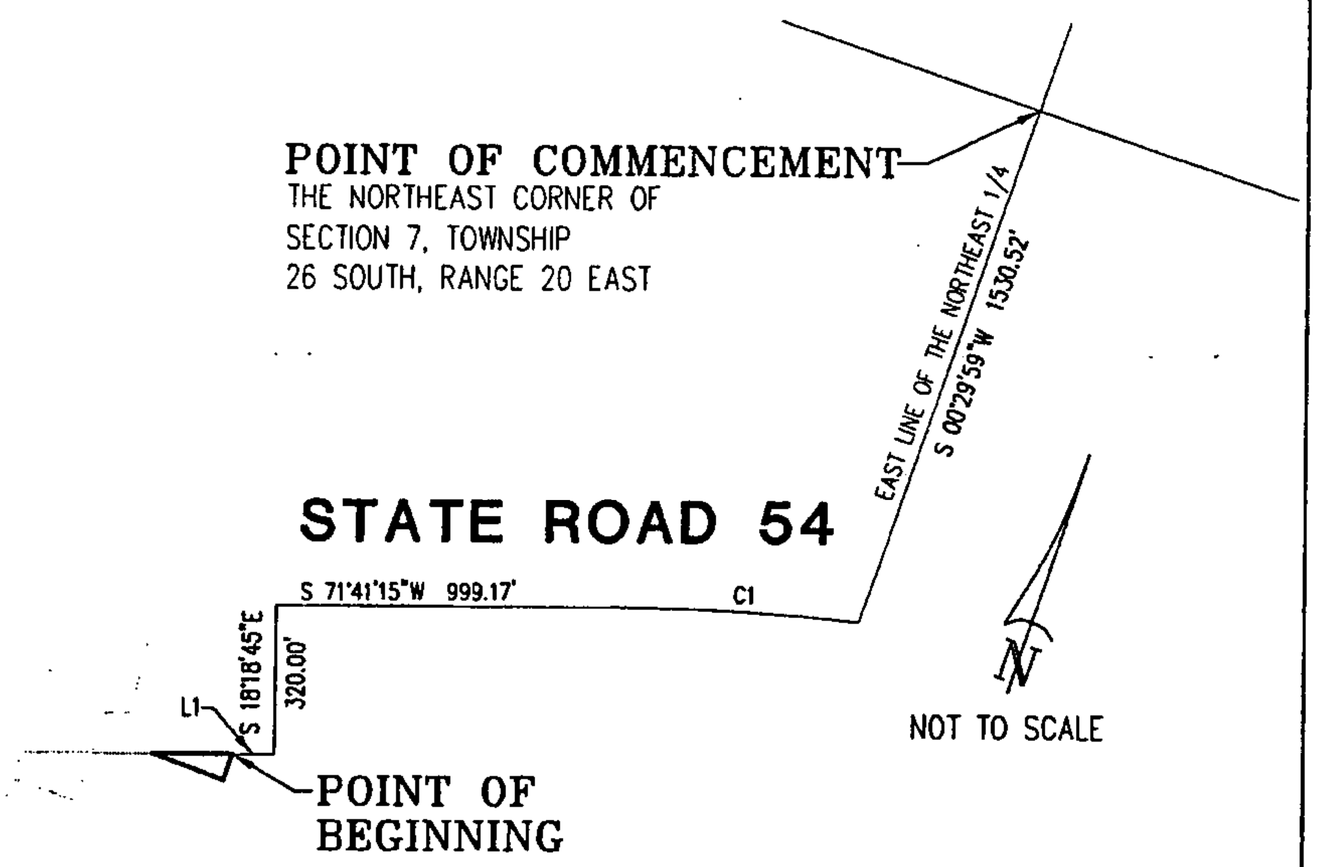
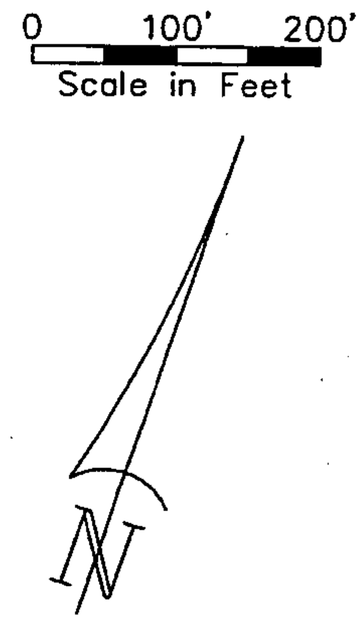
THIS IS NOT A SURVEY

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

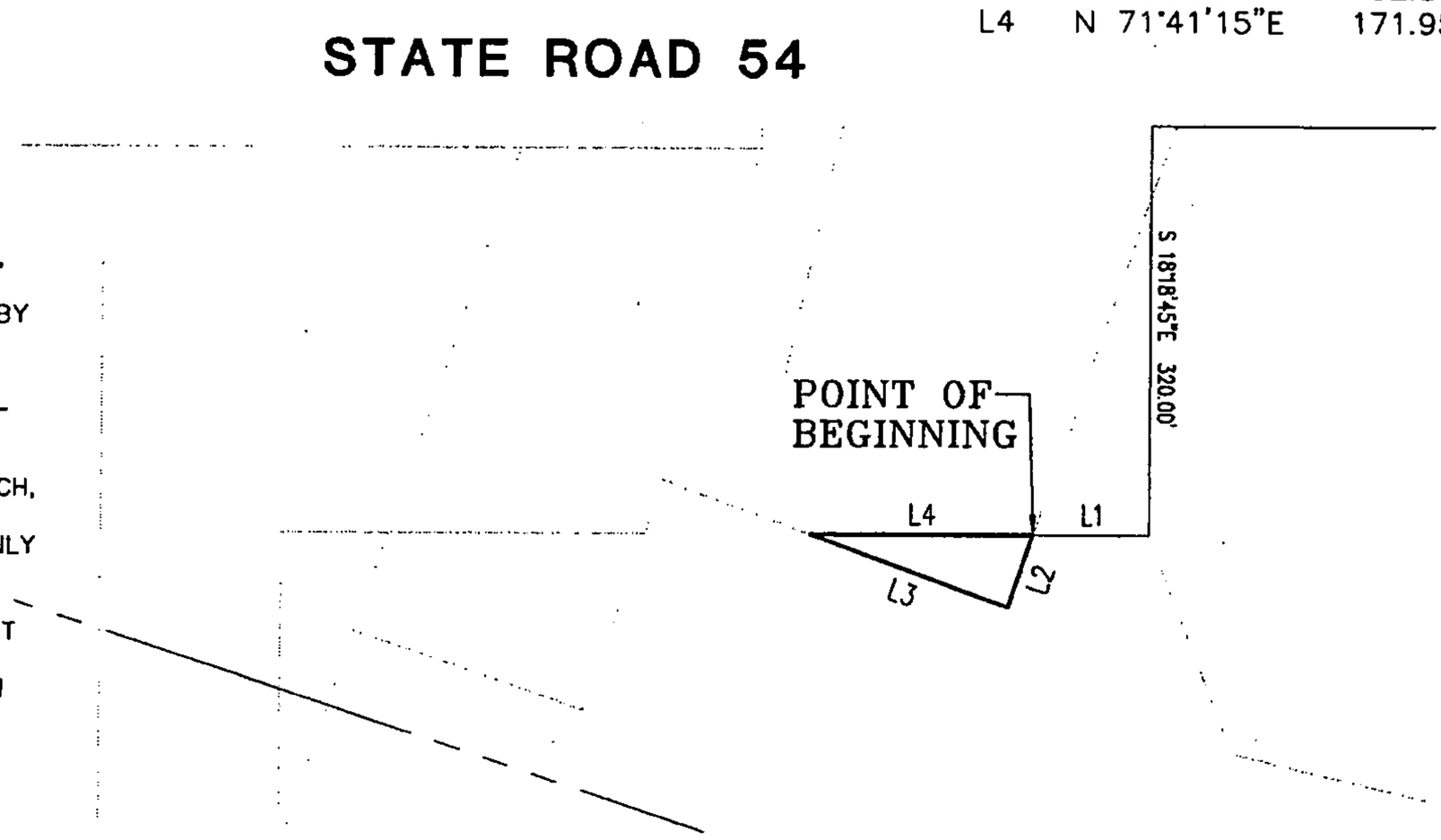


POINT OF COMMENCEMENT DETAIL



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°41'15"W	89.67'
L2	S 00°30'04"W	59.29'
L3	N 88°08'57"W	162.81'
L4	N 71°41'15"E	171.95'



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4. DISTANCES SHOWN HEREON ARE IN FEET.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6°22'41"	5729.58	637.82	637.49	S 74°54'21"W

WIREGRASS CDD PARCELS

PROPERTY OF JAMES H. PORTER

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 200'	JAN. 23 2008	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 7	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS JAMES H PORTER PARCEL.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°29'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7 A DISTANCE OF 1,530.52 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 THE FOLLOWING TWO (2) COURSES: 1. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET, AN ARC LENGTH OF 637.82 FEET, A CENTRAL ANGLE OF 06°22'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°54'21" WEST, 637.49 FEET; 2. SOUTH 71°41'15" WEST, A DISTANCE OF 999.17 FEET; THENCE LEAVING SAID LINE SOUTH 18°18'45" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 71°41'15" WEST, A DISTANCE OF 89.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'04" WEST, A DISTANCE OF 59.29 FEET; THENCE NORTH 88°08'57" WEST, A DISTANCE OF 162.81 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 171.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,825 SQUARE FEET OR 0.111 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF JAMES H. PORTER

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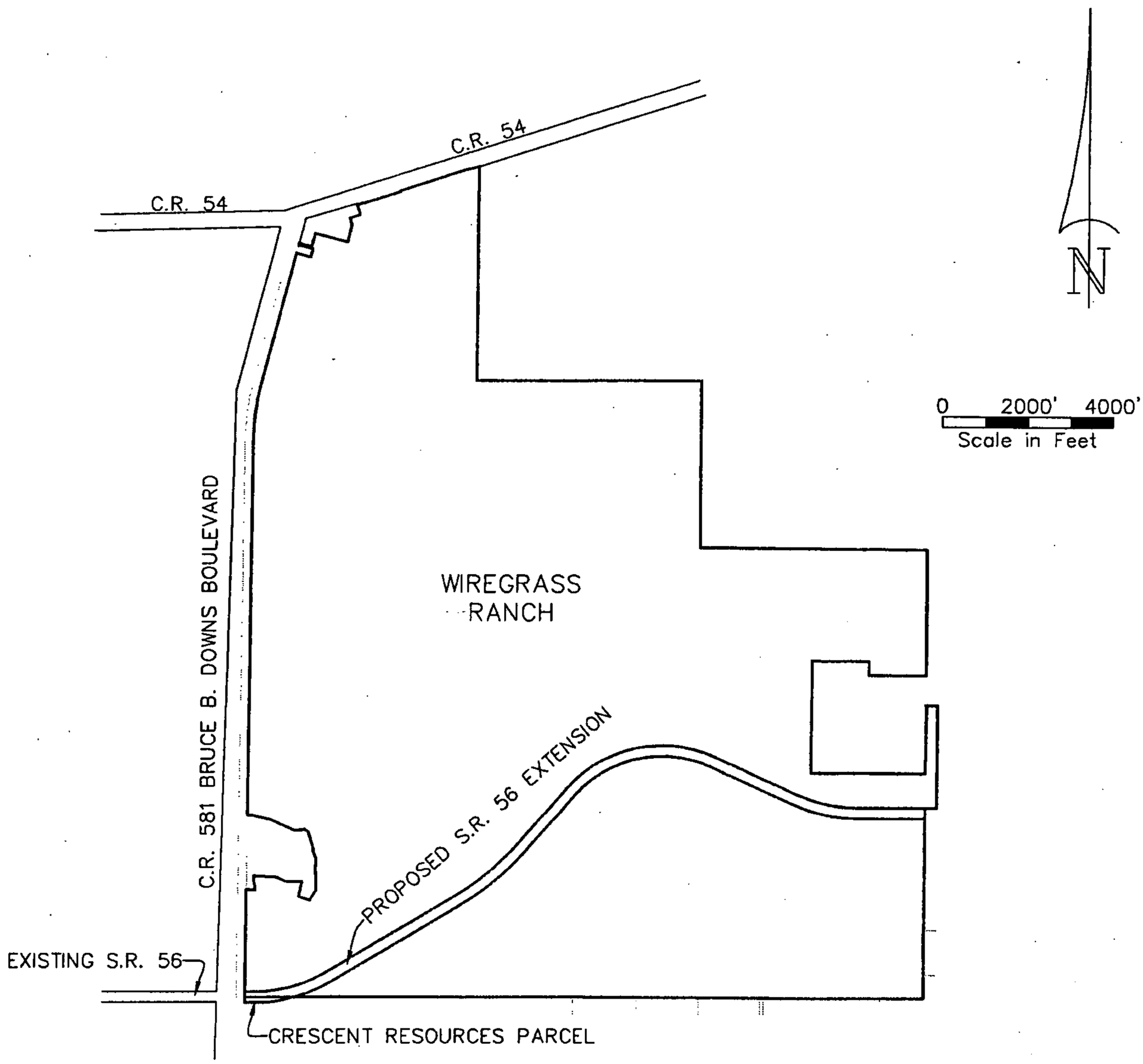
Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS JAMES H PORTER PARCEL.dwg

THIS IS NOT A SURVEY

SECTIONS 20, 21, 28, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



REVISED CURVE DATA 08/25/06
REVISED ALIGNMENT 01/23/04

PREPARED FOR WIREGRASS RANCH, INC.

EXHIBIT "A" – STATE ROAD 56 SKETCH & LEGAL

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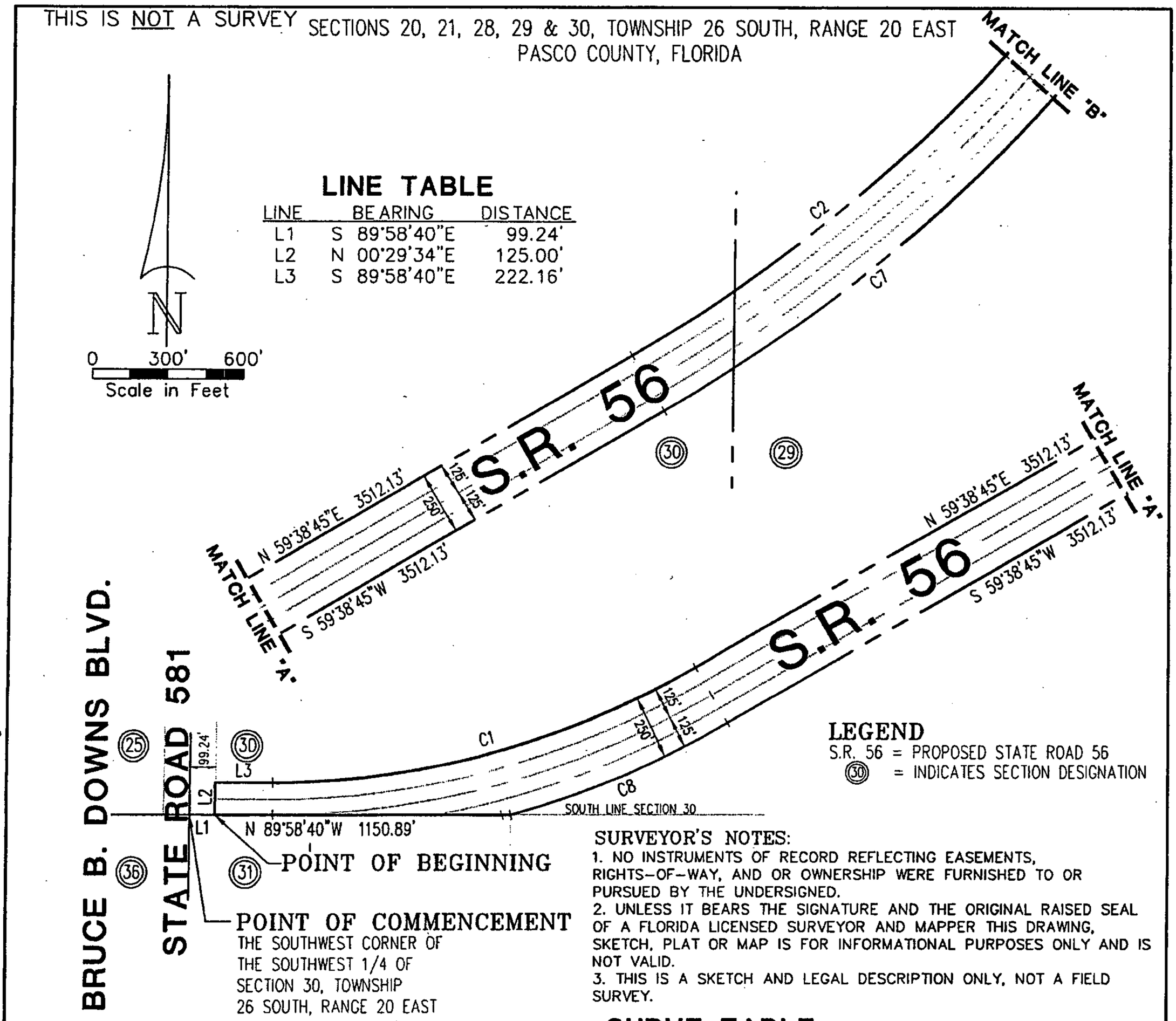
THIS IS NOT A SURVEY

SECTIONS 20, 21, 28, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'40"E	99.24'
L2	N 00°29'34"E	125.00'
L3	S 89°58'40"E	222.16'

LEGEND

S.R. 56 = PROPOSED STATE ROAD 56
(30) = INDICATES SECTION DESIGNATION

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
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3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	30°22'35"	3255.00	1725.70	1705.56	883.65	N 74°50'03"E
C2	18°11'36"	5875.00	1865.50	1857.67	940.67	N 50°32'57"E
C7	18°11'36"	6125.00	1944.88	1936.72	980.70	S 50°32'57"W
C8	15°01'43"	3505.00	919.35	916.72	462.33	S 67°09'37"W

REVISED CURVE DATA 08/25/06
REVISED ALIGNMENT 01/23/04

PREPARED FOR WIREGRASS RANCH, INC.

EXHIBIT "B" – STATE ROAD 56 SKETCH & LEGAL

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 600'	6-1-03	R.E.D.	R.H.L.	R.H.L.
JOB No.		SECTION	TOWNSHIP	RANGE
3109-301-000		20,21,28,29,30	26 SOUTH	20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

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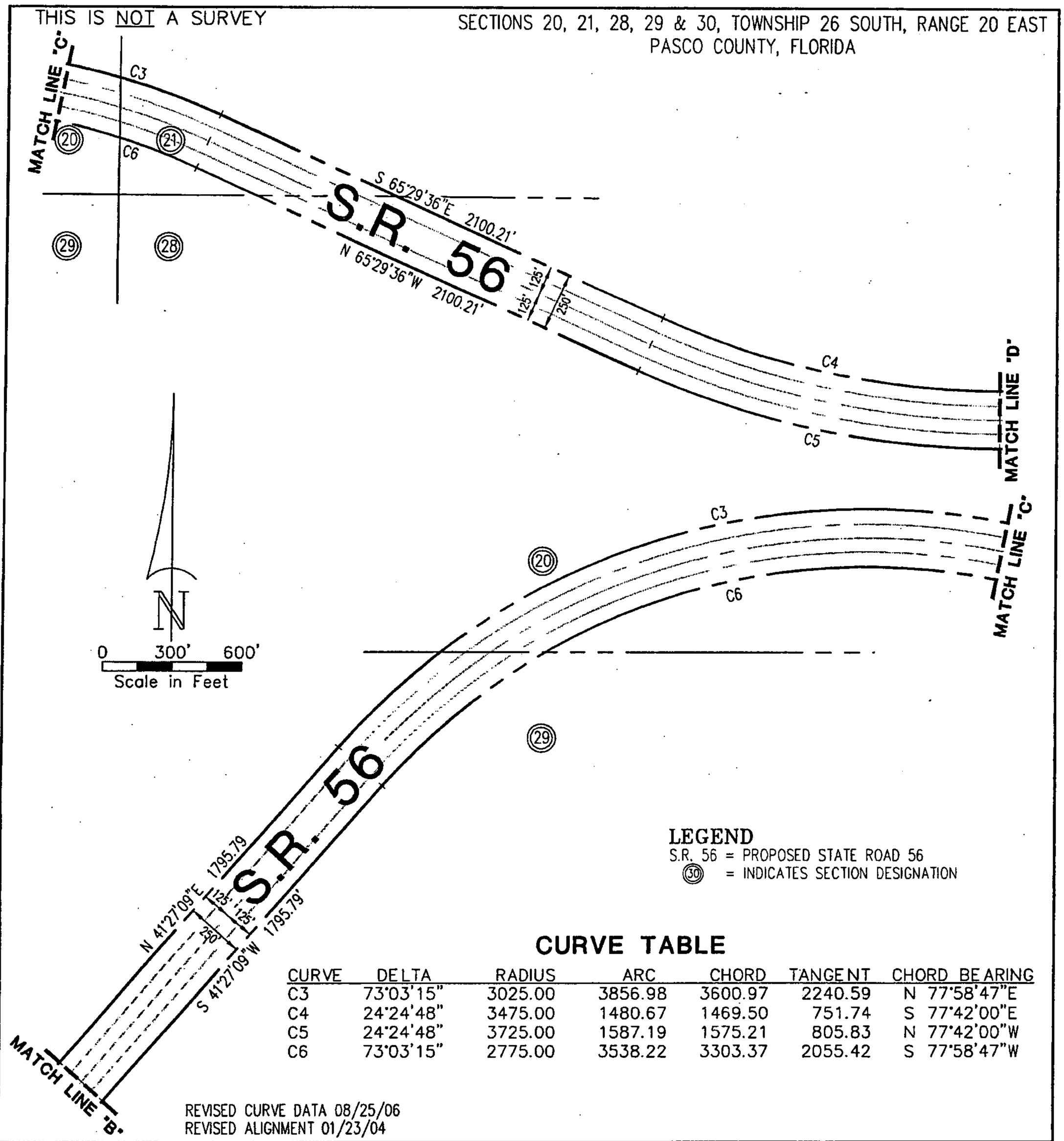
RICHARD H. LAWRENCE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.3250
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\PASCO COUNTY FACILITIES PARCEL.dwg

THIS IS NOT A SURVEY

SECTIONS 20, 21, 28, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



LEGEND
S.R. 56 = PROPOSED STATE ROAD 56
(30) = INDICATES SECTION DESIGNATION

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C3	73°03'15"	3025.00	3856.98	3600.97	2240.59	N 77°58'47"E
C4	24°24'48"	3475.00	1480.67	1469.50	751.74	S 77°42'00"E
C5	24°24'48"	3725.00	1587.19	1575.21	805.83	N 77°42'00"W
C6	73°03'15"	2775.00	3538.22	3303.37	2055.42	S 77°58'47"W

REVISED CURVE DATA 08/25/06
REVISED ALIGNMENT 01/23/04

PREPARED FOR WIREGRASS RANCH, INC.

EXHIBIT "B" – STATE ROAD 56 SKETCH & LEGAL

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THIS IS NOT A SURVEY

SECTIONS 20, 21, 28, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL THAT PORTION OF SECTIONS 20, 21, 28, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S89°58'40"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 30, A DISTANCE OF 99.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD) FOR A POINT OF BEGINNING; THENCE N00°29'34"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581, A DISTANCE OF 125.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S89°58'40"E A DISTANCE OF 222.16 FEET TO A POINT OF CURVATURE; THENCE 1725.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3255.00 FEET, DELTA 30°22'35", CHORD AND BEARING OF N74°50'03"E, 1705.56 FEET; THENCE N59°38'45"E, A DISTANCE OF 3512.13 FEET TO A POINT OF CURVATURE; THENCE 1865.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5875.00 FEET, DELTA 18°11'36", CHORD AND BEARING OF N50°32'57"E, 1857.67 FEET; THENCE N41°27'09"E, A DISTANCE OF 1795.79 FEET TO A POINT OF CURVATURE; THENCE 3856.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3025.00 FEET, DELTA 73°03'15, CHORD AND BEARING OF N77°58'47"E, 3600.97 FEET; THENCE S65°29'36"E, A DISTANCE OF 2100.21 FEET TO A POINT OF CURVATURE; THENCE 1480.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3475.00 FEET, DELTA 24°24'48", CHORD AND BEARING OF S77°42'00"E, 1469.50 FEET; THENCE S89°54'24"E, A DISTANCE OF 1555.83 FEET TO THE EAST LINE OF SAID SECTION 28; THENCE S00°16'42"W, ALONG SAID SECTION LINE A DISTANCE OF 250.00 FEET; THENCE DEPARTING SAID SECTION LINE N89°54'24"W, A DISTANCE OF 1555.02 FEET TO A POINT OF CURVATURE; THENCE 1587.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3725.00 FEET, DELTA 24°24'48", CHORD AND BEARING OF N77°42'00"W, 1575.21 FEET; THENCE N65°29'36"W, A DISTANCE OF 2100.21 FEET TO A POINT OF CURVATURE; THENCE 3538.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2775.00 FEET, DELTA 73°03'15", CHORD AND BEARING OF S77°58'47"W, 3303.37 FEET; THENCE S41°27'09"W, A DISTANCE OF 1795.79 FEET TO A POINT OF CURVATURE; THENCE 1944.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 6125.00 FEET, DELTA 18°11'36", CHORD AND BEARING OF S50°32'57"W, 1936.72 FEET; THENCE S59°38'45"W, A DISTANCE OF 3512.13 FEET TO A POINT OF CURVATURE; THENCE 919.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3505.00 FEET, DELTA 15°01'43", CHORD AND BEARING OF S67°09'37"W, 916.72 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 30; THENCE N89°58'40"W ALONG SAID SOUTH LINE, A DISTANCE OF 1150.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 101.545 ACRES, MORE OR LESS

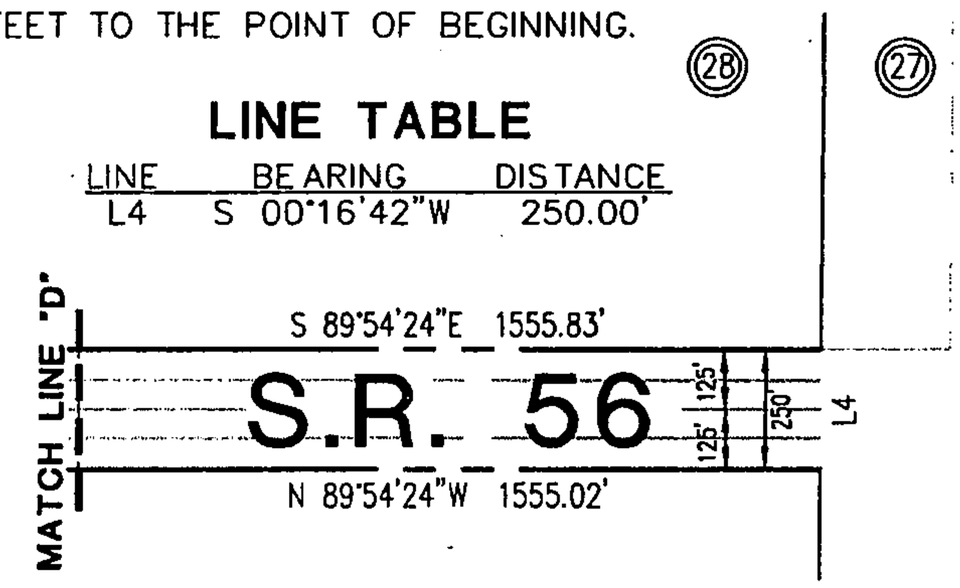
LEGEND
S.R. 56 = PROPOSED STATE ROAD 56
(30) = INDICATES SECTION DESIGNATION

0 300' 600'
Scale in Feet

N

LINE TABLE

LINE	BEARING	DISTANCE
L4	S 00°16'42"W	250.00'



REVISED CURVE DATA 08/25/06
REVISED ALIGNMENT 01/23/04

PREPARED FOR WIREGRASS RANCH, INC.

EXHIBIT "B" – STATE ROAD 56 SKETCH & LEGAL

King
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E-MAIL king@kingengineering.com

Q:\SURVEY\3778\001\SKETCH & LEGALS\PASCO COUNTY FACILITIES PARCEL.dwg

THIS IS NOT A SURVEY

SECTION 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

PARCEL DESCRIPTION: PASCO COUNTY FACILITIES MANAGEMENT DEPT.

O.R. BOOK 5621, PAGE 1309

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S 89°58'03" E, ALONG THE NORTH BOUNDARY OF SAID SECTION 31, A DISTANCE OF 101.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 581 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONF SAID NORTH BOUNDARY OF SECTION 31 S 89°58'03" E, A DISTANCE OF 1117.29 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE LEAVING SAID NORTH BOUNDARY SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 759.69 FEET, HAVING A RADIUS OF 2287.50 FEET, SUBTENDED BY A CHORD OF 756.21 FEET, CHORD BEARING S 80°31'06" W TO THE POINT OF TANGENCY; THENCE N 89°58'03" W, A DISTANCE OF 372.59 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 581; THENCE N 00°32'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

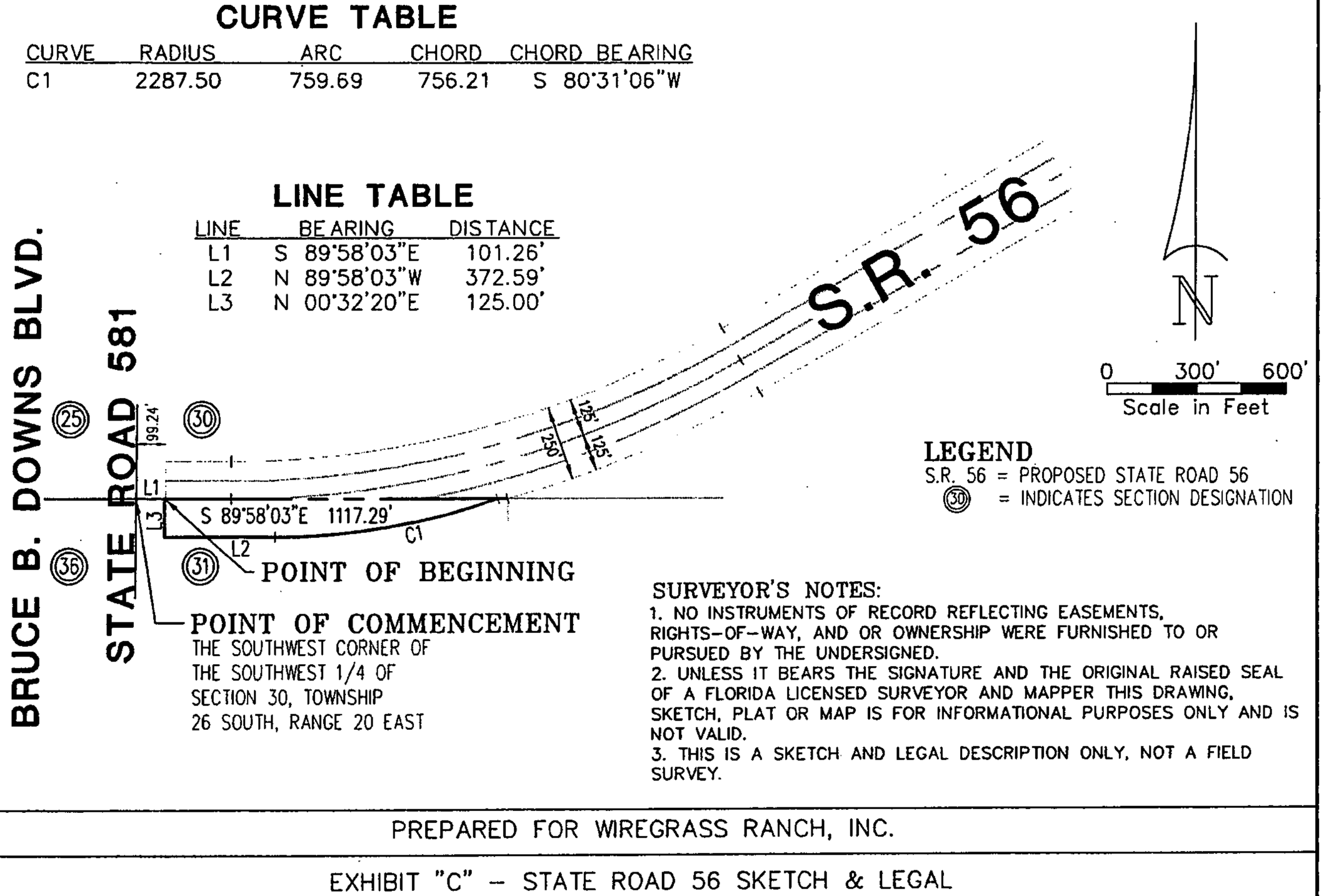
CONTAINING 2.50 ACRES MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	2287.50	759.69	756.21	S 80°31'06"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'03"E	101.26'
L2	N 89°58'03"W	372.59'
L3	N 00°32'20"E	125.00'



LEGEND
S.R. 56 = PROPOSED STATE ROAD 56
(30) = INDICATES SECTION DESIGNATION

SURVEYOR'S NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.

PREPARED FOR WIREGRASS RANCH, INC.

EXHIBIT "C" - STATE ROAD 56 SKETCH & LEGAL

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 600'	6-11-03	R.E.D.	R.H.L.	R.H.L.
JOB No. 3109-301-000		SECTION 31	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

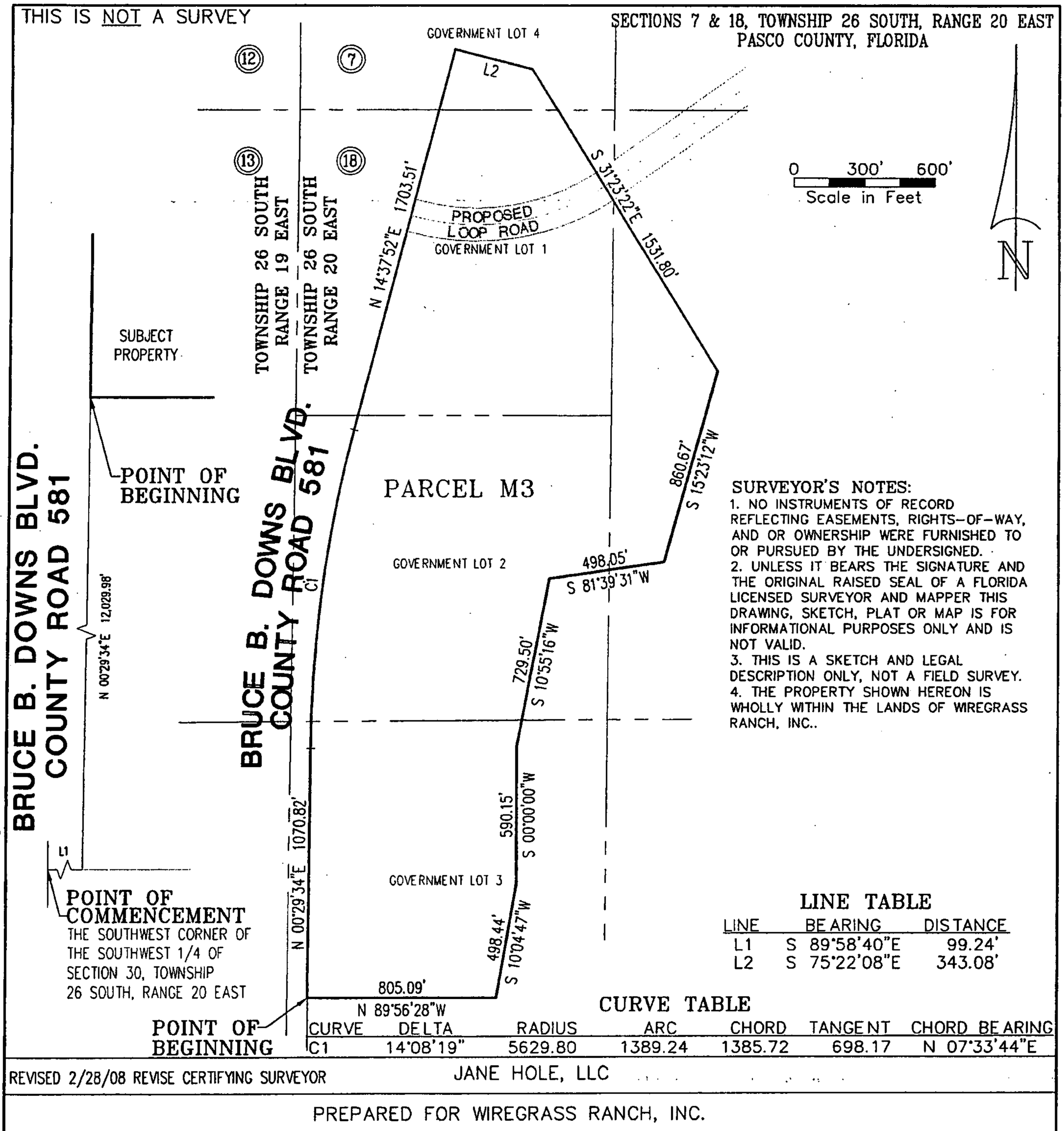
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

D. MICHAEL GIVENS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4539
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\PASCO COUNTY FACILITIES PARCEL.dwg

THIS IS NOT A SURVEY

SECTIONS 7 & 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. THE PROPERTY SHOWN HEREON IS WHOLLY WITHIN THE LANDS OF WIREGRASS RANCH, INC..

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'40"E	99.24'
L2	S 75°22'08"E	343.08'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	14°08'19"	5629.80	1389.24	1385.72	698.17	N 07°33'44"E

REVISED 2/28/08 REVISE CERTIFYING SURVEYOR

JANE HOLE, LLC

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1"=600'	2/13/06	R.E.D.	R.H.L.	R.H.L.
JOB No. 3778-001-000		SECTION 7 & 18	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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TAMPA, FLORIDA 33634
PHONE [redacted]
FAX
E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\JANE HOLE LLC.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

ALL THAT PORTION OF SECTIONS 7 & 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOT 4, OF SECTION 7 AND BEING A PORTION OF GOVERNMENT LOTS 1, 2 & 3, OF SECTION 18 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 99.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD - A 200' R/W); THENCE NORTH 00°29'34" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581, A DISTANCE OF 12,029.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°29'34" EAST, A DISTANCE OF 1,070.82 FEET TO THE POINT OF CURVATURE; THENCE 1,389.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 5,629.80 FEET, DELTA 14°08'19" AND A CHORD BEARING AND DISTANCE OF NORTH 07°33'44" EAST, 1,385.72 FEET; THENCE NORTH 14°37'52" EAST, A DISTANCE OF 1,703.51 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 75°22'08" EAST, A DISTANCE OF 343.08 FEET; THENCE SOUTH 31°23'22" EAST, A DISTANCE OF 1,531.80 FEET; THENCE SOUTH 15°23'12" WEST, A DISTANCE OF 860.67 FEET; THENCE SOUTH 81°39'31" WEST, A DISTANCE OF 498.05 FEET; THENCE SOUTH 10°55'16" WEST, A DISTANCE OF 729.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 590.15 FEET; THENCE SOUTH 10°04'47" WEST, A DISTANCE OF 498.44 FEET; THENCE NORTH 89°56'28" WEST, A DISTANCE OF 805.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581 AND THE POINT OF BEGINNING.

CONTAINING 95.179 ACRES, MORE OR LESS.

REVISED 2/28/08 REVISE CERTIFYING SURVEYOR

JANE HOLE, LLC

PREPARED FOR WIREGRASS RANCH, INC.

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THIS IS NOT A SURVEY

SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	24°24'48"	3475.00	1480.67	1469.50	751.74	N 77°42'00"W
C2	64°28'22"	3025.00	3403.92	3227.16	1907.63	S 82°16'13"W
C3	35°50'20"	3460.00	2164.26	2129.15	1118.85	N 18°23'22"W
C4	8°43'14"	1690.00	257.22	256.98	128.86	N 04°49'48"W
C5	5°23'07"	1030.00	96.81	96.78	48.44	N 40°48'12"E
C6	9°44'26"	2930.00	498.11	497.51	249.66	N 85°31'54"E
C7	51°24'23"	1330.00	1193.29	1153.67	640.18	S 63°50'25"E
C8	25°25'29"	1170.00	519.18	514.93	263.94	S 50°50'58"E

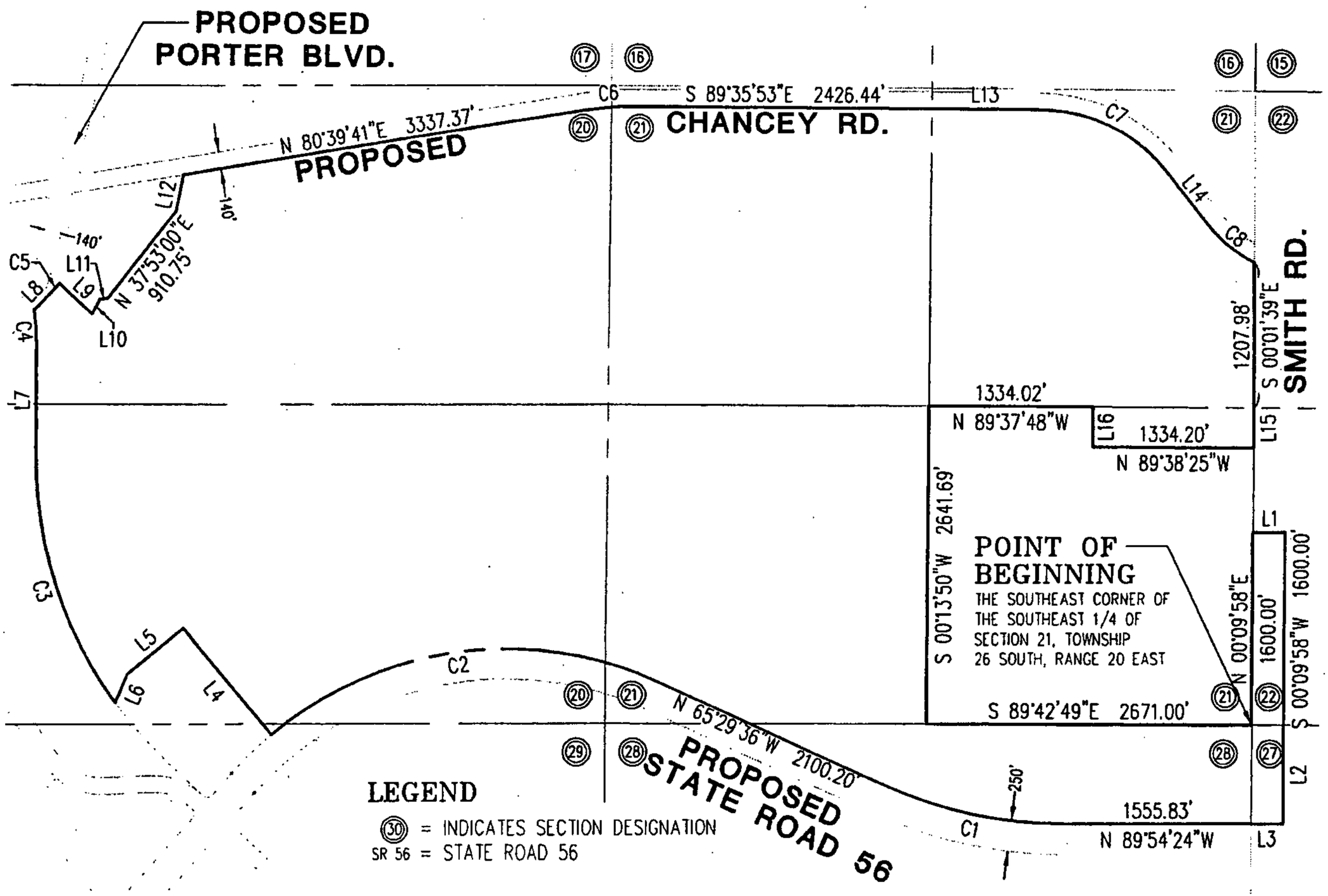
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°54'24"E	270.00'
L2	S 00°16'42"W	815.00'
L3	N 89°54'24"W	270.00'
L4	N 39°46'52"W	1145.56'
L5	S 50°29'46"W	594.74'
L6	S 23°14'04"W	257.57'
L7	N 00°28'11"W	961.44'
L8	N 43°29'45"E	207.65'
L9	S 47°25'10"E	375.08'
L10	N 27°01'25"E	134.45'
L11	N 80°36'33"E	69.62'
L12	N 11°18'54"E	310.99'
L13	S 89°32'37"E	875.83'
L14	S 38°08'14"E	562.91'
L15	S 00°09'58"W	329.72'
L16	N 00°11'54"E	329.97'

N

0 750' 1500'
Scale in Feet

SURVEYOR'S NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.



MAGGIE POND, LLC – PARCEL 2 3/20/2008 REVISED CERTIFYING SURVEYOR J.L.W.

WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1"=1500'	8/17/05	G.M.K.	R.H.L.	R.H.L.
JOB No. 3678-002-000		SECTION 20,21,22, 27,28&29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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FAX 813 •880 •8882
E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MAGGIE POND LLC PARCEL 2.dwg

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

ALL THAT PORTION OF SECTIONS 20, 21, 22, 27, 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N.00°09'58"E., ALONG THE LINE BETWEEN SAID SECTIONS 21 AND 22, A DISTANCE OF 1,600.00 FEET; THENCE LEAVING SAID LINE, S.89°54'24"E., A DISTANCE OF 270.00 FEET; THENCE S.00°09'58"W., A DISTANCE OF 1,600.00 FEET TO A POINT ON THE LINE BETWEEN SAID SECTIONS 22 AND 27; THENCE LEAVING SAID LINE, S.00°16'42"W., A DISTANCE OF 815.00 FEET; THENCE N.89°54'24"W., A DISTANCE OF 270.00 FEET TO A POINT ON THE LINE BETWEEN SAID SECTIONS 27 AND 28; THENCE N.89°54'24"W., 1,555.83 FEET TO A POINT OF CURVATURE; THENCE 1,480.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,475.00 FEET, DELTA 24°24'48", CHORD BEARING AND DISTANCE N.77°42'00"W., 1,469.50 FEET; THENCE N.65°29'36"W., A DISTANCE OF 2,100.20 FEET TO A POINT OF CURVATURE; THENCE 3,403.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3,025.00 FEET, DELTA 64°28'22", CHORD BEARING AND DISTANCE OF S.82°16'13"W., 3,227.16 FEET; THENCE N.39°46'52"W., A DISTANCE OF 1,145.56 FEET; THENCE S.50°29'46"W., A DISTANCE OF 594.74 FEET; THENCE S.23°14'04"W., A DISTANCE OF 257.57 FEET TO A POINT OF CURVATURE; THENCE 2,164.26 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT, CONCAVE EASTERLY, OF WHICH THE RADIUS POINT LIES N.53°41'28"E., A RADIAL DISTANCE OF 3,460.00 FEET, DELTA 35°50'20", CHORD BEARING AND DISTANCE N.18°23'22"W., 2,129.15 FEET; THENCE N.00°28'11"W., A DISTANCE OF 961.44 FEET TO A POINT OF CURVATURE; THENCE 257.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 1,690.00 FEET, DELTA 08°43'14", CHORD BEARING AND DISTANCE N.04°49'48"W., 256.98 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED PORTER BOULEVARD (140' R/W); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1. THENCE N.43°29'45"E., A DISTANCE OF 207.65 FEET TO A POINT OF CURVATURE; 2. THENCE 96.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,030.00 FEET, DELTA 05°23'07", CHORD BEARING AND DISTANCE N.40°48'12"E., 96.78 FEET; THENCE LEAVING SAID LINE, S.47°25'10"E., A DISTANCE OF 375.08 FEET; THENCE N.27°01'25"E., A DISTANCE OF 134.45 FEET; THENCE N.80°36'33"E., A DISTANCE OF 69.62 FEET; THENCE N.37°53'00"E., A DISTANCE OF 910.75 FEET; THENCE N.11°18'54"E., A DISTANCE OF 310.99 FEET; THENCE N.80°39'41"E., A DISTANCE OF 3,337.37 FEET TO A POINT OF CURVATURE; THENCE 498.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,930.00 FEET, DELTA 09°44'26", CHORD BEARING AND DISTANCE N.85°31'54"E., 497.51 FEET; THENCE S.89°35'53"E., A DISTANCE OF 2,426.44 FEET; THENCE S.89°32'37"E., A DISTANCE OF 875.83 FEET TO A POINT OF CURVATURE; THENCE 1,193.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,330.00 FEET, DELTA 51°24'23", CHORD BEARING AND DISTANCE S.63°50'25"E., 1,153.67 FEET; THENCE S.38°08'14"E., A DISTANCE OF 562.91 FEET TO A POINT OF CURVATURE; THENCE 519.18 ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,170.00 FEET, DELTA 25°25'29", CHORD BEARING AND DISTANCE S.50°50'58"E., 514.93 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°01'39"E., ALONG SAID EAST LINE, A DISTANCE OF 1,207.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°09'58"W., ALONG EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 329.72 FEET; THENCE LEAVING SAID LINE, N.89°38'25"W., A DISTANCE OF 1,334.20 FEET; THENCE N.00°11'54"E., A DISTANCE OF 329.97 FEET; THENCE N.89°37'48"W., A DISTANCE OF 1,334.02 FEET; THENCE S.00°13'50"W., A DISTANCE OF 2,641.69 FEET; THENCE S.89°42'49"E., A DISTANCE OF 2,671.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 963.473 ACRES, MORE OR LESS.

3/20/2008 REVISED CERTIFYING SURVEYOR J.L.W.

MAGGIE POND, LLC – PARCEL 2

WIREGRASS RANCH, INC.

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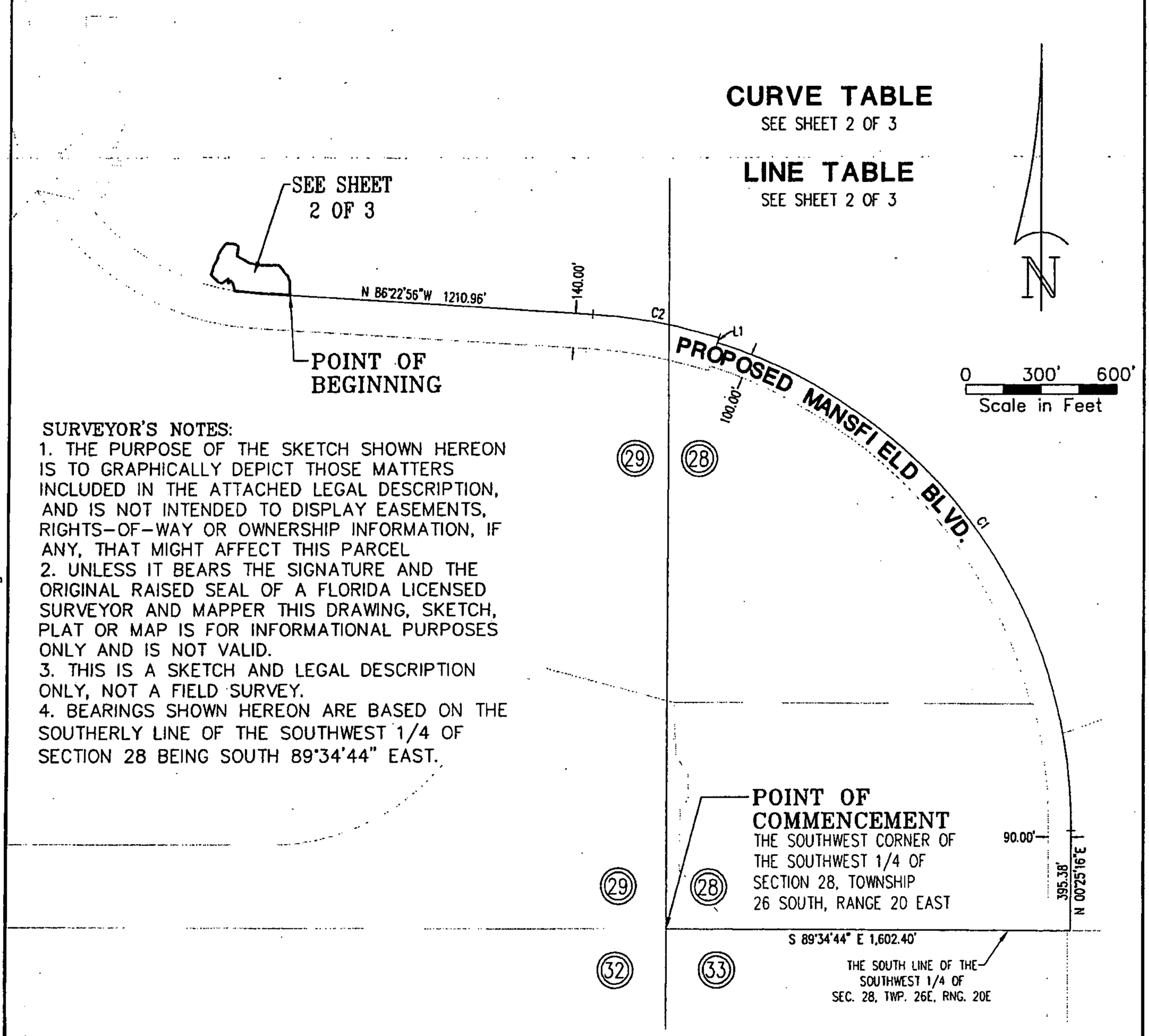
Q:\SURVEY\3778\001\SKETCH & LEGALS\MAGGIE POND LLC PARCEL 2.dwg

THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 28 BEING SOUTH 89°34'44" EAST.

MANSFIELD BOULEVARD MITIGATION PARCEL 1

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 600'	FEB. 20 2007	R.E.D.	J.L.W.	J.L.W.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-001-000		29	26 SOUTH	20 EAST

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E-MAIL king@kingengineering.com

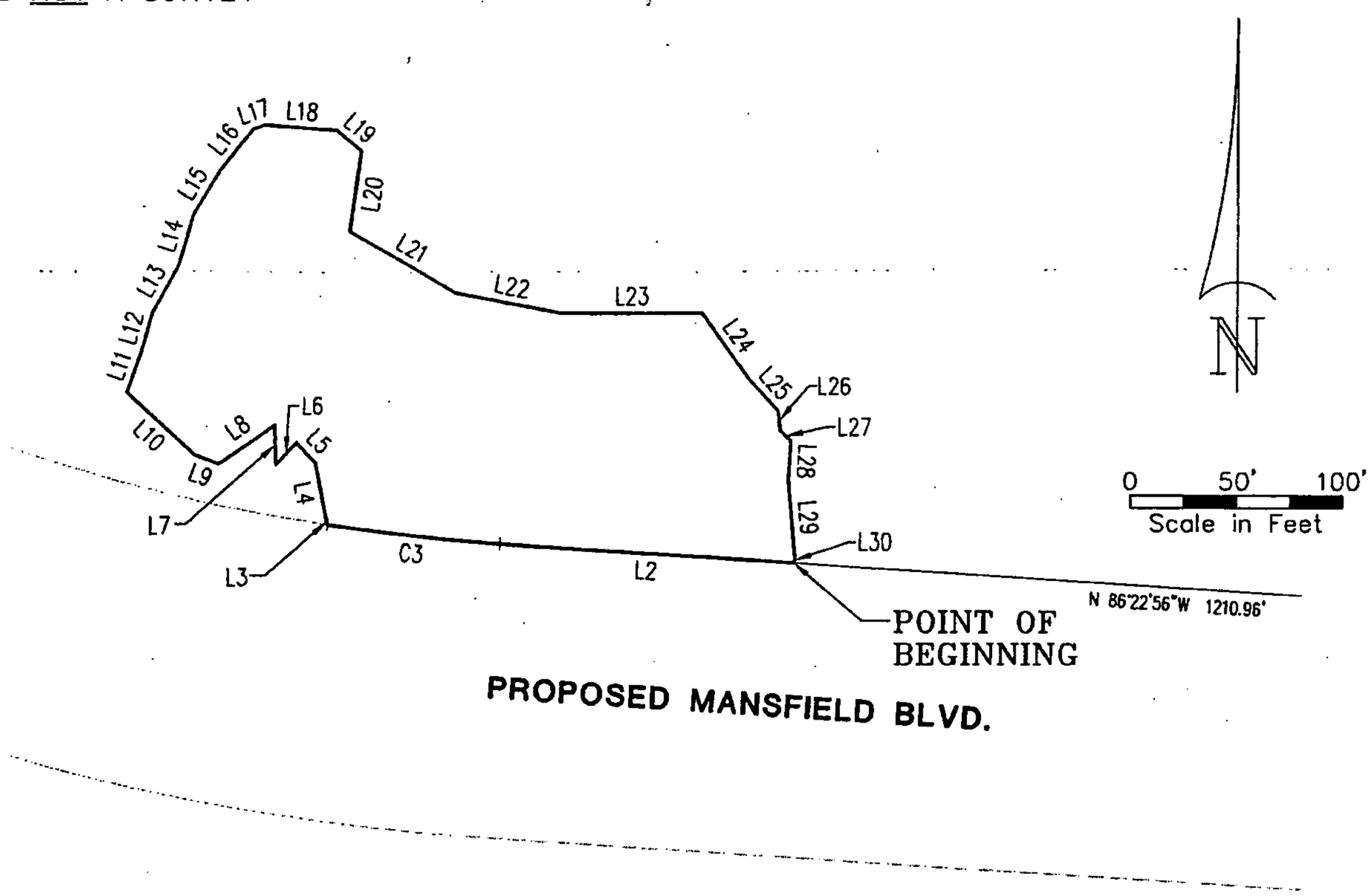
CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD WRI MITIGATION PARCEL 1.dwg

THIS IS NOT A SURVEY



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	72°28'37"	2030.00	2567.87	2400.06	N 35°49'02"W
C2	14°19'36"	2050.00	512.60	511.26	N 79°13'08"W
C3	5°05'03"	930.00	82.53	82.50	N 83°50'25"W

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 17°56'40"E	20.00'	L11	N 19°13'50"E	20.80'	L21	S 60°05'30"E	58.94'
L2	N 86°22'56"W	139.36'	L12	N 15°30'34"E	19.18'	L22	S 79°32'04"E	50.83'
L3	N 14°26'40"W	3.24'	L13	N 28°51'20"E	25.76'	L23	N 89°42'42"E	66.33'
L4	N 10°48'14"W	27.15'	L14	N 16°07'37"E	25.50'	L24	S 35°06'03"E	38.24'
L5	N 43°45'32"W	13.40'	L15	N 31°13'42"E	24.10'	L25	S 42°26'54"E	20.97'
L6	S 42°53'51"W	14.20'	L16	N 38°36'07"E	25.21'	L26	S 06°39'19"E	9.74'
L7	N 01°46'56"W	18.76'	L17	N 70°52'22"E	5.70'	L27	S 45°57'55"E	6.94'
L8	S 54°53'21"W	32.34'	L18	S 85°25'34"E	34.61'	L28	S 03°36'48"W	18.83'
L9	N 68°54'54"W	12.19'	L19	S 50°11'37"E	15.25'	L29	S 05°04'02"E	37.28'
L10	N 47°41'53"W	44.18'	L20	S 08°24'16"W	38.32'	L30	S 10°44'52"W	2.49'

MANSFIELD BOULEVARD MITIGATION PARCEL 1

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Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD WRI MITIGATION PARCEL 1.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,210.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°22'56" WEST, A DISTANCE OF 139.36 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 82.53 FEET, A CENTRAL ANGLE OF 05°05'03", AND A CHORD BEARING AND DISTANCE OF NORTH 83°50'25" WEST, 82.50 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 14°26'40" WEST, A DISTANCE OF 3.24 FEET; THENCE NORTH 10°48'14" WEST, A DISTANCE OF 27.15 FEET; THENCE NORTH 43°45'32" WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH 42°53'51" WEST, A DISTANCE OF 14.20 FEET; THENCE NORTH 01°46'56" WEST, A DISTANCE OF 18.76 FEET; THENCE SOUTH 54°53'21" WEST, A DISTANCE OF 32.34 FEET; THENCE NORTH 68°54'54" WEST, A DISTANCE OF 12.19 FEET; THENCE NORTH 47°41'53" WEST, A DISTANCE OF 44.18 FEET; THENCE NORTH 19°13'50" EAST, A DISTANCE OF 20.80 FEET; THENCE NORTH 15°30'34" EAST, A DISTANCE OF 19.18 FEET; THENCE NORTH 28°51'20" EAST, A DISTANCE OF 25.76 FEET; THENCE NORTH 16°07'37" EAST, A DISTANCE OF 25.50 FEET; THENCE NORTH 31°13'42" EAST, A DISTANCE OF 24.10 FEET; THENCE NORTH 38°36'07" EAST, A DISTANCE OF 25.21 FEET; THENCE NORTH 70°52'22" EAST, A DISTANCE OF 5.70 FEET; THENCE SOUTH 85°25'34" EAST, A DISTANCE OF 34.61 FEET; THENCE SOUTH 50°11'37" EAST, A DISTANCE OF 15.25 FEET; THENCE SOUTH 08°24'16" WEST, A DISTANCE OF 38.32 FEET; THENCE SOUTH 60°05'30" EAST, A DISTANCE OF 58.94 FEET; THENCE SOUTH 79°32'04" EAST, A DISTANCE OF 50.83 FEET; THENCE NORTH 89°42'42" EAST, A DISTANCE OF 66.33 FEET; THENCE SOUTH 35°06'03" EAST, A DISTANCE OF 38.24 FEET; THENCE SOUTH 42°26'54" EAST, A DISTANCE OF 20.97 FEET; THENCE SOUTH 06°39'19" EAST, A DISTANCE OF 9.74 FEET; THENCE SOUTH 45°57'55" EAST, A DISTANCE OF 6.94 FEET; THENCE SOUTH 03°36'48" WEST, A DISTANCE OF 18.83 FEET; THENCE SOUTH 05°04'02" EAST, A DISTANCE OF 37.28 FEET; THENCE SOUTH 10°44'52" WEST, A DISTANCE OF 2.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 37,008 SQUARE FEET OR 0.850 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD MITIGATION PARCEL 1

PREPARED FOR WIREGRASS RANCH, INC.

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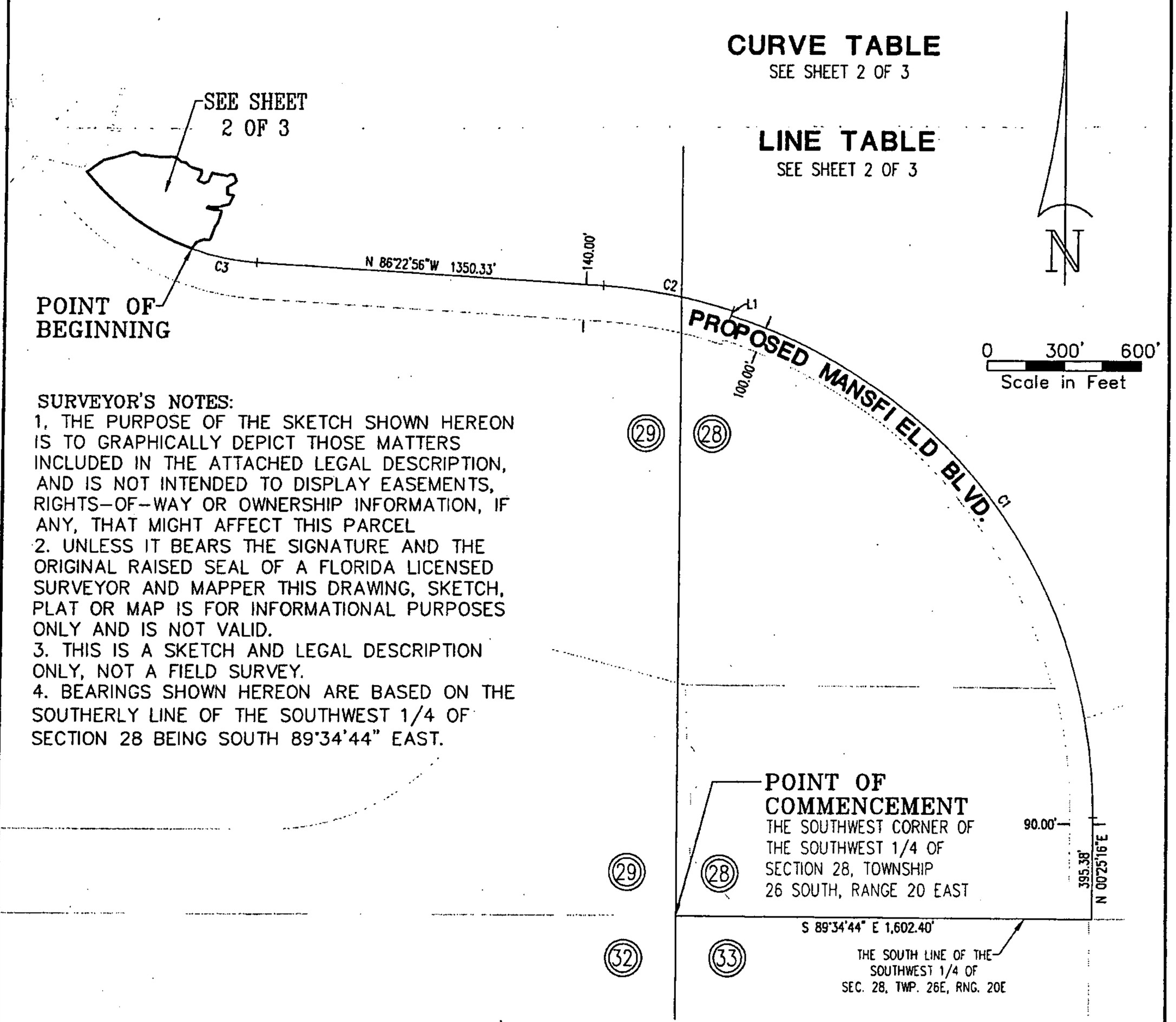
Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD WRI MITIGATION PARCEL 1.dwg

THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



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MANSFIELD BOULEVARD MITIGATION PARCEL 2

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 600'	FEB. 20 2007	R.E.D.	J.L.W.	J.L.W.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-001-000		29	26 SOUTH	20 EAST

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JOHN L. WABY
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STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

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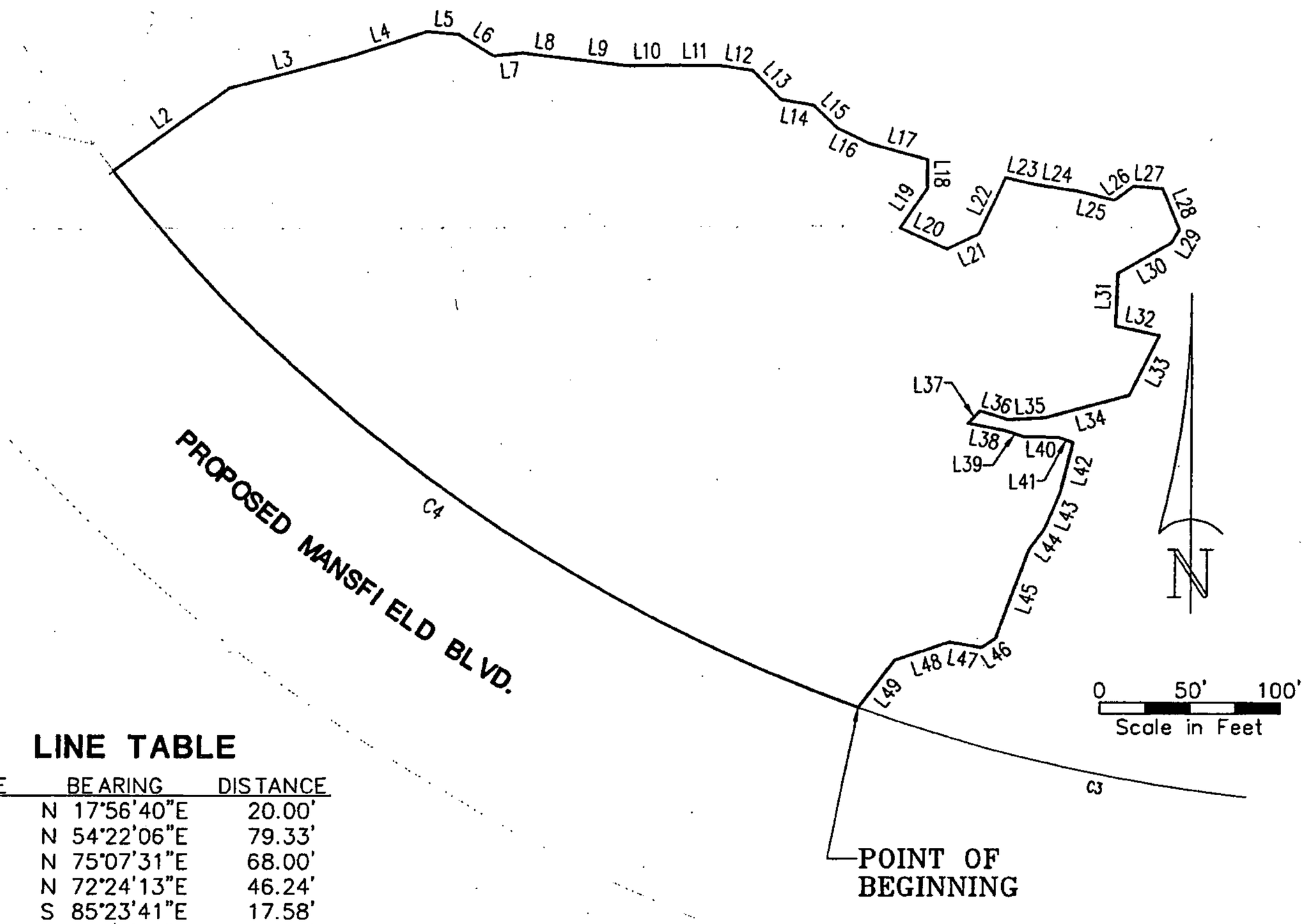

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°56'40"E	20.00'
L2	N 54°22'06"E	79.33'
L3	N 75°07'31"E	68.00'
L4	N 72°24'13"E	46.24'
L5	S 85°23'41"E	17.58'
L6	S 58°40'43"E	22.82'
L7	N 83°45'42"E	15.53'
L8	S 82°54'32"E	23.23'
L9	S 83°37'20"E	35.42'
L10	N 89°05'13"E	21.10'
L11	S 89°31'32"E	30.11'
L12	S 81°13'31"E	17.61'
L13	S 43°18'00"E	22.19'
L14	S 79°29'54"E	18.26'
L15	S 45°51'30"E	17.97'
L16	S 63°38'21"E	19.37'
L17	S 74°07'39"E	33.22'
L18	S 00°20'45"W	15.79'
L19	S 33°28'07"W	26.67'
L20	S 65°44'58"E	27.93'
L21	N 64°52'32"E	19.41'
L22	N 24°27'01"E	34.65'
L23	S 76°45'22"E	15.32'
L24	S 81°04'09"E	24.58'
L25	S 76°05'14"E	20.80'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	72°28'37"	2030.00	2567.87	2400.06	N 35°49'02"W
C2	14°19'36"	2050.00	512.60	511.26	N 79°13'08"W
C3	16°14'59"	930.00	263.76	262.88	N 78°15'27"W
C4	31°44'00"	930.00	515.08	508.52	N 54°15'57"W

LINE	BEARING	DISTANCE
L26	N 53°16'59"E	12.97'
L27	S 85°32'06"E	16.43'
L28	S 22°09'11"E	24.73'
L29	S 30°34'54"W	8.53'
L30	S 60°42'07"W	33.84'
L31	S 02°37'45"W	29.36'
L32	S 77°29'09"E	24.78'
L33	S 26°25'52"W	36.97'
L34	S 74°48'22"W	47.73'
L35	S 86°53'17"W	20.04'
L36	N 72°35'21"W	15.96'
L37	S 43°16'18"W	9.46'

LINE	BEARING	DISTANCE
L38	S 78°04'41"E	21.30'
L39	S 71°14'39"E	9.53'
L40	S 88°35'31"E	19.49'
L41	S 69°48'11"E	8.26'
L42	S 13°59'30"W	27.67'
L43	S 22°49'30"W	22.43'
L44	S 35°35'11"W	14.25'
L45	S 19°38'48"W	52.74'
L46	S 55°59'11"W	9.41'
L47	N 79°55'19"W	17.57'
L48	S 70°56'12"W	31.96'
L49	S 36°50'03"W	32.32'

MANSFIELD BOULEVARD MITIGATION PARCEL 2

PREPARED FOR WIREGRASS RANCH, INC.

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Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD WRI MITIGATION PARCEL 2.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 6. THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 263.76 FEET, A CENTRAL ANGLE OF 16°14'59", AND A CHORD BEARING AND DISTANCE OF NORTH 78°15'27" WEST, 262.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 515.08 FEET, A CENTRAL ANGLE OF 31°44'00", AND A CHORD BEARING AND DISTANCE OF NORTH 54°15'57" WEST, 508.52 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 54°22'06" EAST, A DISTANCE OF 79.33 FEET; THENCE NORTH 75°07'31" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 72°24'13" EAST, A DISTANCE OF 46.24 FEET; THENCE SOUTH 85°23'41" EAST, A DISTANCE OF 17.58 FEET; THENCE SOUTH 58°40'43" EAST, A DISTANCE OF 22.82 FEET; THENCE NORTH 83°45'42" EAST, A DISTANCE OF 15.53 FEET; THENCE SOUTH 82°54'32" EAST, A DISTANCE OF 23.23 FEET; THENCE SOUTH 83°37'20" EAST, A DISTANCE OF 35.42 FEET; THENCE NORTH 89°05'13" EAST, A DISTANCE OF 21.10 FEET; THENCE SOUTH 89°31'32" EAST, A DISTANCE OF 30.11 FEET; THENCE SOUTH 81°13'31" EAST, A DISTANCE OF 17.61 FEET; THENCE SOUTH 43°18'00" EAST, A DISTANCE OF 22.19 FEET; THENCE SOUTH 79°29'54" EAST, A DISTANCE OF 18.26 FEET; THENCE SOUTH 45°51'30" EAST, A DISTANCE OF 17.97 FEET; THENCE SOUTH 63°38'21" EAST, A DISTANCE OF 19.37 FEET; THENCE SOUTH 74°07'39" EAST, A DISTANCE OF 33.22 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 15.79 FEET; THENCE SOUTH 33°28'07" WEST, A DISTANCE OF 26.67 FEET; THENCE SOUTH 65°44'58" EAST, A DISTANCE OF 27.93 FEET; THENCE NORTH 64°52'32" EAST, A DISTANCE OF 19.41 FEET; THENCE NORTH 24°27'01" EAST, A DISTANCE OF 34.65 FEET; THENCE SOUTH 76°45'22" EAST, A DISTANCE OF 15.32 FEET; THENCE SOUTH 81°04'09" EAST, A DISTANCE OF 24.58 FEET; THENCE SOUTH 76°05'14" EAST, A DISTANCE OF 20.80 FEET; THENCE NORTH 53°16'59" EAST, A DISTANCE OF 12.97 FEET; THENCE SOUTH 85°32'06" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 22°09'11" EAST, A DISTANCE OF 24.73 FEET; THENCE SOUTH 30°34'54" WEST, A DISTANCE OF 8.53 FEET; THENCE SOUTH 60°42'07" WEST, A DISTANCE OF 33.84 FEET; THENCE SOUTH 02°37'45" WEST, A DISTANCE OF 29.36 FEET; THENCE SOUTH 77°29'09" EAST, A DISTANCE OF 24.78 FEET; THENCE SOUTH 26°25'52" WEST, A DISTANCE OF 36.97 FEET; THENCE SOUTH 74°48'22" WEST, A DISTANCE OF 47.73 FEET; THENCE SOUTH 86°53'17" WEST, A DISTANCE OF 20.04 FEET; THENCE NORTH 72°35'21" WEST, A DISTANCE OF 15.96 FEET; THENCE SOUTH 43°16'18" WEST, A DISTANCE OF 9.46 FEET; THENCE SOUTH 78°04'41" EAST, A DISTANCE OF 21.30 FEET; THENCE SOUTH 71°14'39" EAST, A DISTANCE OF 9.53 FEET; THENCE SOUTH 88°35'31" EAST, A DISTANCE OF 19.49 FEET; THENCE SOUTH 69°48'11" EAST, A DISTANCE OF 8.26 FEET; THENCE SOUTH 13°59'30" WEST, A DISTANCE OF 27.67 FEET; THENCE SOUTH 22°49'30" WEST, A DISTANCE OF 22.43 FEET; THENCE SOUTH 35°35'11" WEST, A DISTANCE OF 14.25 FEET; THENCE SOUTH 19°38'48" WEST, A DISTANCE OF 52.74 FEET; THENCE SOUTH 55°59'11" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 79°55'19" WEST, A DISTANCE OF 17.57 FEET; THENCE SOUTH 70°56'12" WEST, A DISTANCE OF 31.96 FEET; THENCE SOUTH 36°50'03" WEST, A DISTANCE OF 32.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 126,314 SQUARE FEET OR 2.900 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD MITIGATION PARCEL 2

PREPARED FOR WIREGRASS RANCH, INC.

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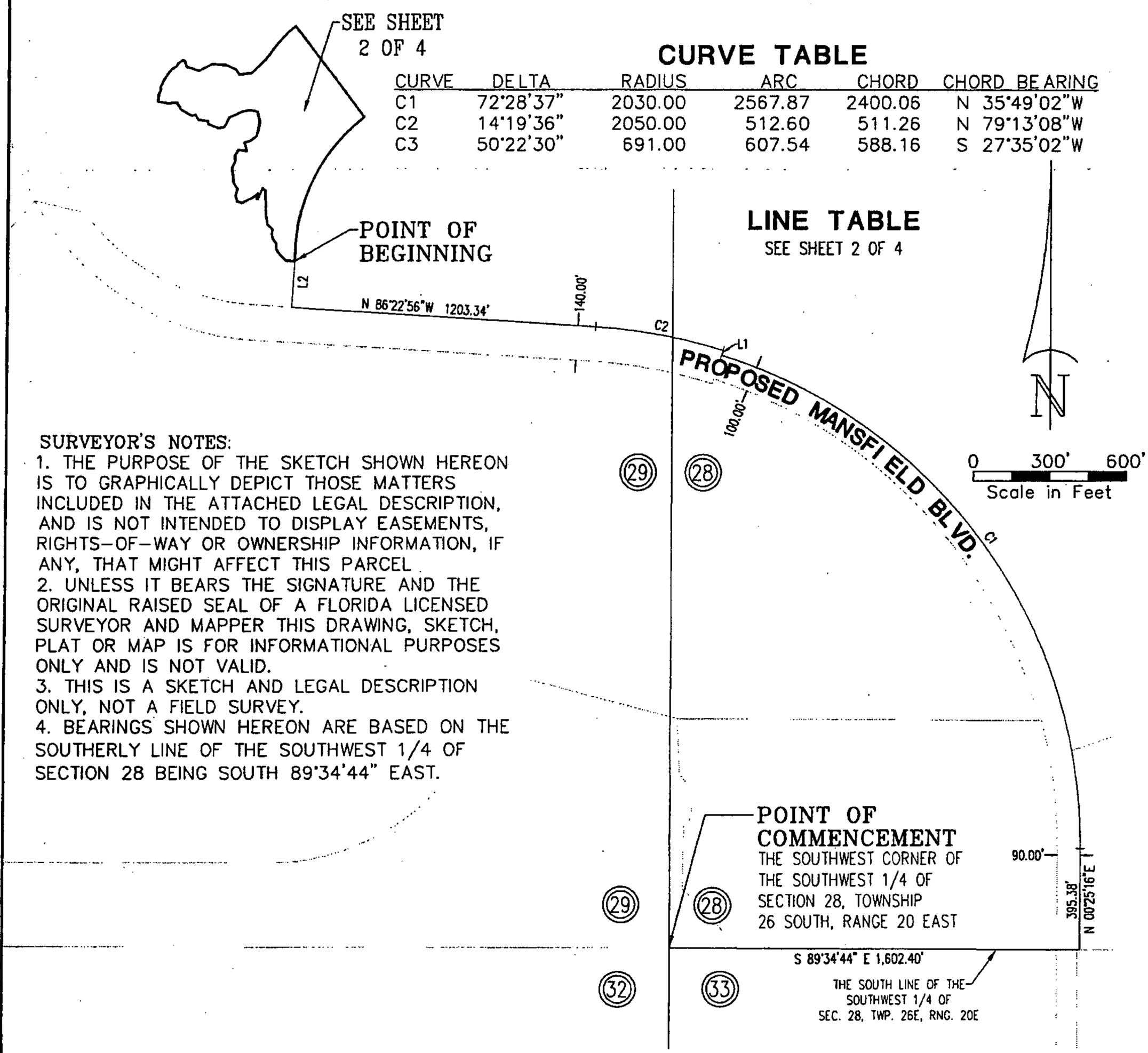
THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	72°28'37"	2030.00	2567.87	2400.06	N 35°49'02"W
C2	14°19'36"	2050.00	512.60	511.26	N 79°13'08"W
C3	50°22'30"	691.00	607.54	588.16	S 27°35'02"W

LINE TABLE

SEE SHEET 2 OF 4

SURVEYOR'S NOTES:

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MANSFIELD BOULEVARD MITIGATION PARCEL 3

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 600'	FEB. 21 2007	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

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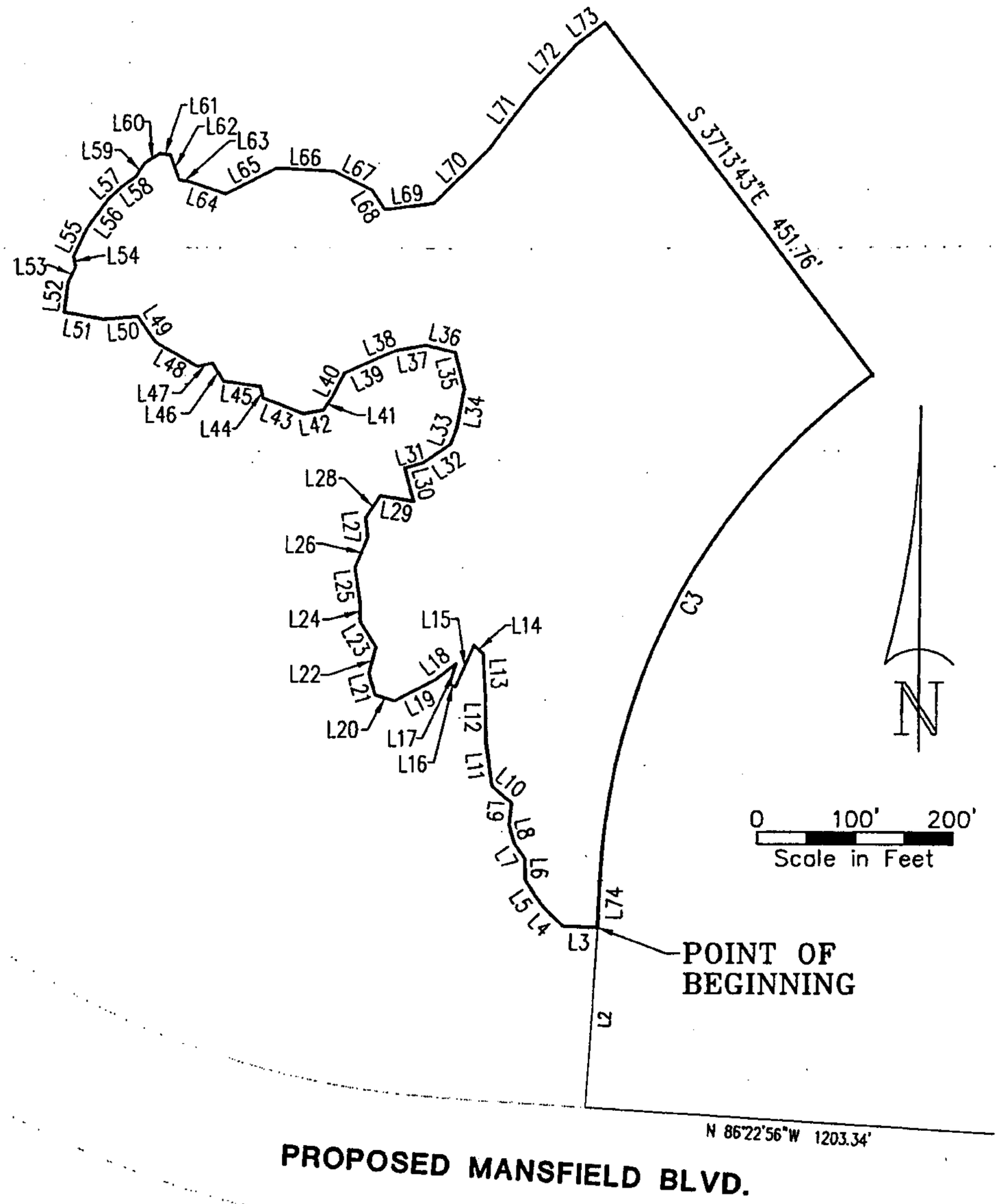
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD WRI MITIGATION PARCEL 3.dwg

THIS IS NOT A SURVEY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°56'40"E	20.00'
L2	N 03°37'04"E	184.38'
L3	N 87°36'13"W	35.03'
L4	N 46°04'22"W	30.05'
L5	N 33°42'54"W	30.53'
L6	N 01°46'22"W	21.81'
L7	N 34°25'09"W	19.27'
L8	N 15°30'23"W	19.86'
L9	N 05°56'50"E	22.65'
L10	N 49°53'32"W	26.17'
L11	N 07°58'45"W	45.49'
L12	N 01°02'23"W	48.53'
L13	N 03°22'39"W	41.47'
L14	N 48°06'47"W	12.83'
L15	S 24°05'11"W	46.80'
L16	N 56°53'09"W	5.88'
L17	N 15°17'18"E	20.96'
L18	S 52°08'48"W	26.36'
L19	S 62°33'44"W	47.11'
L20	N 73°32'24"W	19.86'
L21	N 16°52'56"W	23.27'
L22	N 14°17'35"E	27.89'
L23	N 31°50'14"W	31.41'
L24	N 00°20'56"W	19.73'
L25	N 08°26'44"W	35.15'
L26	N 22°04'20"E	33.53'
L27	N 06°55'15"W	20.37'
L28	N 33°12'48"E	26.91'
L29	S 80°39'20"E	34.33'
L30	N 14°44'27"W	35.49'
L31	N 73°21'17"E	18.40'
L32	N 55°37'47"E	34.90'
L33	N 20°32'06"E	18.13'
L34	N 10°01'42"E	41.20'
L35	N 13°55'12"W	38.30'
L36	N 76°19'22"W	30.99'
L37	S 79°15'30"W	32.29'
L38	S 67°26'07"W	17.85'
L39	S 65°01'27"W	38.38'
L40	S 26°16'46"W	27.86'
L41	S 35°18'02"W	16.62'
L42	S 80°32'31"W	20.52'
L43	N 68°38'59"W	43.38'
L44	N 15°33'47"W	12.28'
L45	N 81°51'08"W	38.05'
L46	N 31°35'14"W	21.92'
L47	S 77°46'26"W	15.82'
L48	N 59°50'41"W	49.50'
L49	N 34°31'46"W	31.72'
L50	S 85°05'55"W	35.22'
L51	N 79°29'36"W	40.90'
L52	N 07°28'27"E	31.35'
L53	N 25°33'15"E	16.76'
L54	N 09°46'12"W	11.27'



LINE	BEARING	DISTANCE
L55	N 25°22'32"E	30.83'
L56	N 35°34'01"E	37.42'
L57	N 46°09'06"E	17.42'
L58	N 54°44'40"E	18.18'
L59	N 32°43'09"E	16.85'
L60	N 55°55'13"E	17.93'
L61	S 82°02'36"E	11.65'
L62	S 19°04'23"E	26.69'
L63	S 80°21'38"E	11.22'
L64	S 71°41'53"E	38.81'
L65	N 62°48'34"E	57.94'

LINE	BEARING	DISTANCE
L66	S 87°29'35"E	59.00'
L67	S 64°06'40"E	43.35'
L68	S 32°25'40"E	24.28'
L69	N 82°30'27"E	50.06'
L70	N 45°10'08"E	80.17'
L71	N 36°35'32"E	75.77'
L72	N 41°59'58"E	63.95'
L73	N 52°05'26"E	36.24'
L74	S 02°23'47"W	47.42'

MANSFIELD BOULEVARD MITIGATION PARCEL 3

PREPARED FOR WIREGRASS RANCH, INC.

King
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THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,203.34 FEET; THENCE LEAVING SAID LINE NORTH 03°37'04" EAST, A DISTANCE OF 184.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°36'13" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 46°04'22" WEST, A DISTANCE OF 30.05 FEET; THENCE NORTH 33°42'54" WEST, A DISTANCE OF 30.53 FEET; THENCE NORTH 01°46'22" WEST, A DISTANCE OF 21.81 FEET; THENCE NORTH 34°25'09" WEST, A DISTANCE OF 19.27 FEET; THENCE NORTH 15°30'23" WEST, A DISTANCE OF 19.86 FEET; THENCE NORTH 05°56'50" EAST, A DISTANCE OF 22.65 FEET; THENCE NORTH 49°53'32" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 07°58'45" WEST, A DISTANCE OF 45.49 FEET; THENCE NORTH 01°02'23" WEST, A DISTANCE OF 48.53 FEET; THENCE NORTH 03°22'39" WEST, A DISTANCE OF 41.47 FEET; THENCE NORTH 48°06'47" WEST, A DISTANCE OF 12.83 FEET; THENCE SOUTH 24°05'11" WEST, A DISTANCE OF 46.80 FEET; THENCE NORTH 56°53'09" WEST, A DISTANCE OF 5.88 FEET; THENCE NORTH 15°17'18" EAST, A DISTANCE OF 20.96 FEET; THENCE SOUTH 52°08'48" WEST, A DISTANCE OF 26.36 FEET; THENCE SOUTH 62°33'44" WEST, A DISTANCE OF 47.11 FEET; THENCE NORTH 73°32'24" WEST, A DISTANCE OF 19.86 FEET; THENCE NORTH 16°52'56" WEST, A DISTANCE OF 23.27 FEET; THENCE NORTH 14°17'35" EAST, A DISTANCE OF 27.89 FEET; THENCE NORTH 31°50'14" WEST, A DISTANCE OF 31.41 FEET; THENCE NORTH 00°20'56" WEST, A DISTANCE OF 19.73 FEET; THENCE NORTH 08°26'44" WEST, A DISTANCE OF 35.15 FEET; THENCE NORTH 22°04'20" EAST, A DISTANCE OF 33.53 FEET; THENCE NORTH 06°55'15" WEST, A DISTANCE OF 20.37 FEET; THENCE NORTH 33°12'48" EAST, A DISTANCE OF 26.91 FEET; THENCE SOUTH 80°39'20" EAST, A DISTANCE OF 34.33 FEET; THENCE NORTH 14°44'27" WEST, A DISTANCE OF 35.49 FEET; THENCE NORTH 73°21'17" EAST, A DISTANCE OF 18.40 FEET; THENCE NORTH 55°37'47" EAST, A DISTANCE OF 34.90 FEET; THENCE NORTH 20°32'06" EAST, A DISTANCE OF 18.13 FEET; THENCE NORTH 10°01'42" EAST, A DISTANCE OF 41.20 FEET; THENCE NORTH 13°55'12" WEST, A DISTANCE OF 38.30 FEET; THENCE NORTH 76°19'22" WEST, A DISTANCE OF 30.99 FEET; THENCE SOUTH 79°15'30" WEST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 67°26'07" WEST, A DISTANCE OF 17.85 FEET; THENCE SOUTH 65°01'27" WEST, A DISTANCE OF 38.38 FEET; THENCE SOUTH 26°16'46" WEST, A DISTANCE OF 27.86 FEET; THENCE SOUTH 35°18'02" WEST, A DISTANCE OF 16.62 FEET; THENCE SOUTH 80°32'31" WEST, A DISTANCE OF 20.52 FEET; THENCE NORTH 68°38'59" WEST, A DISTANCE OF 43.38 FEET; THENCE NORTH 15°33'47" WEST, A DISTANCE OF

MANSFIELD BOULEVARD MITIGATION PARCEL 3

PREPARED FOR WIREGRASS RANCH, INC.

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION: (Continued)

12.28 FEET; THENCE NORTH 81°51'08" WEST, A DISTANCE OF 38.05 FEET; THENCE NORTH 31°35'14" WEST, A DISTANCE OF 21.92 FEET; THENCE SOUTH 77°46'26" WEST, A DISTANCE OF 15.82 FEET; THENCE NORTH 59°50'41" WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 34°31'46" WEST, A DISTANCE OF 31.72 FEET; THENCE SOUTH 85°05'55" WEST, A DISTANCE OF 35.22 FEET; THENCE NORTH 79°29'36" WEST, A DISTANCE OF 40.90 FEET; THENCE NORTH 07°28'27" EAST, A DISTANCE OF 31.35 FEET; THENCE NORTH 25°33'15" EAST, A DISTANCE OF 16.76 FEET; THENCE NORTH 09°46'12" WEST, A DISTANCE OF 11.27 FEET; THENCE NORTH 25°22'32" EAST, A DISTANCE OF 30.83 FEET; THENCE NORTH 35°34'01" EAST, A DISTANCE OF 37.42 FEET; THENCE NORTH 46°09'06" EAST, A DISTANCE OF 17.42 FEET; THENCE NORTH 54°44'40" EAST, A DISTANCE OF 18.18 FEET; THENCE NORTH 32°43'09" EAST, A DISTANCE OF 16.85 FEET; THENCE NORTH 55°55'13" EAST, A DISTANCE OF 17.93 FEET; THENCE SOUTH 82°02'36" EAST, A DISTANCE OF 11.65 FEET; THENCE SOUTH 19°04'23" EAST, A DISTANCE OF 26.69 FEET; THENCE SOUTH 80°21'38" EAST, A DISTANCE OF 11.22 FEET; THENCE SOUTH 71°41'53" EAST, A DISTANCE OF 38.81 FEET; THENCE NORTH 62°48'34" EAST, A DISTANCE OF 57.94 FEET; THENCE SOUTH 87°29'35" EAST, A DISTANCE OF 59.00 FEET; THENCE SOUTH 64°06'40" EAST, A DISTANCE OF 43.35 FEET; THENCE SOUTH 32°25'40" EAST, A DISTANCE OF 24.28 FEET; THENCE NORTH 82°30'27" EAST, A DISTANCE OF 50.06 FEET; THENCE NORTH 45°10'08" EAST, A DISTANCE OF 80.17 FEET; THENCE NORTH 36°35'32" EAST, A DISTANCE OF 75.77 FEET; THENCE NORTH 41°59'58" EAST, A DISTANCE OF 63.95 FEET; THENCE NORTH 52°05'26" EAST, A DISTANCE OF 36.24 FEET; THENCE SOUTH 37°13'43" EAST, A DISTANCE OF 451.76 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 691.00 FEET, AN ARC LENGTH OF 607.54 FEET, A CENTRAL ANGLE OF 50°22'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°35'02" WEST, 588.16 FEET; THENCE SOUTH 02°23'47" WEST, A DISTANCE OF 47.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 296,457 SQUARE FEET OR 6.806 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD MITIGATION PARCEL 3

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THIS IS NOT A SURVEY

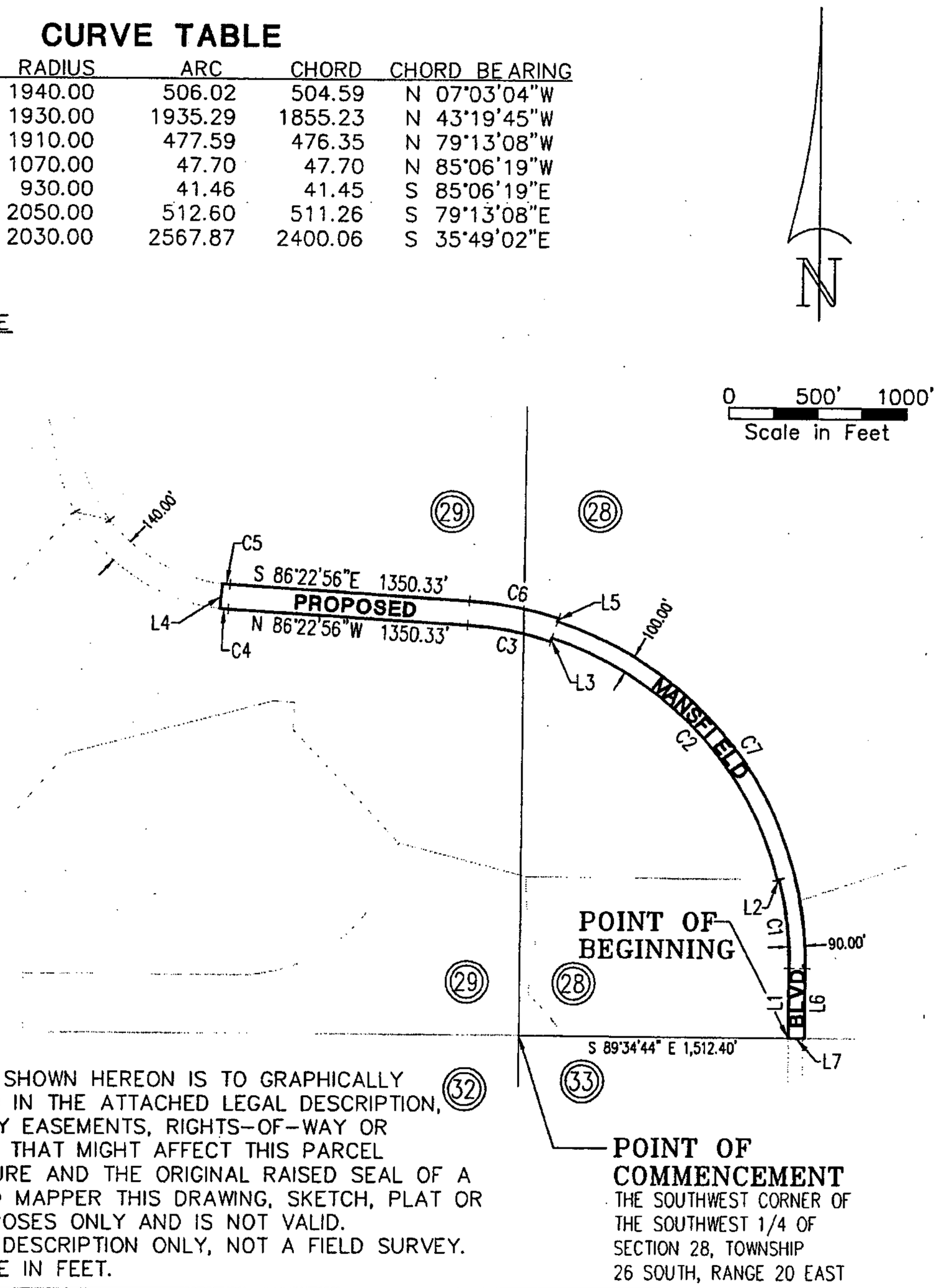
SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	14°56'41"	1940.00	506.02	504.59	N 07°03'04"W
C2	57°27'10"	1930.00	1935.29	1855.23	N 43°19'45"W
C3	14°19'36"	1910.00	477.59	476.35	N 79°13'08"W
C4	2°33'15"	1070.00	47.70	47.70	N 85°06'19"W
C5	2°33'15"	930.00	41.46	41.45	S 85°06'19"E
C6	14°19'36"	2050.00	512.60	511.26	S 79°13'08"E
C7	72°28'37"	2030.00	2567.87	2400.06	S 35°49'02"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'16"E	395.38'
L2	N 89°34'44"W	10.35'
L3	S 17°56'40"W	20.00'
L4	N 06°10'19"E	140.00'
L5	S 17°56'40"W	20.00'
L6	S 00°25'16"W	395.38'
L7	N 89°34'44"W	90.00'



SURVEYOR'S NOTES:
1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

MANSFIELD BOULEVARD PHASE 1 WRI

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 1000'	DEC. 11, 2007	R.E.D.	D.M.G.	D.M.G.
JOB No. 3778-001-000		SECTION 28 & 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

D. MICHAEL GIVENS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4539
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD PHASE 1 WRI.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,512.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 506.02 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING AND DISTANCE OF NORTH 07°03'04" WEST, 504.59 FEET; 3. NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 1,935.29 FEET, A CENTRAL ANGLE OF 57°27'10", AND A CHORD BEARING AND DISTANCE OF NORTH 43°19'45" WEST, 1,855.23 FEET; 5. SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 6. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,910.00 FEET, AN ARC LENGTH OF 477.59 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 476.35 FEET; 7. NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 8. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 47.70 FEET, A CENTRAL ANGLE OF 2°33'15", AND A CHORD BEARING AND DISTANCE OF NORTH 85°06'19" WEST, 47.70 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 06°10'19" EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 41.46 FEET, A CENTRAL ANGLE OF 2°33'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°06'19" EAST, 41.45 FEET; 2. SOUTH 86°22'56" EAST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 3. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 79°13'08" EAST, 511.26 FEET; 4. SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 5. SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 35°49'02" EAST, 2,400.06 FEET; 6. SOUTH 00°25'16" WEST, A DISTANCE OF 395.38 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID LINE NORTH 89°34'44" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.525 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD PHASE 1 WRI

PREPARED FOR WIREGRASS RANCH, INC.

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THIS IS NOT A SURVEY

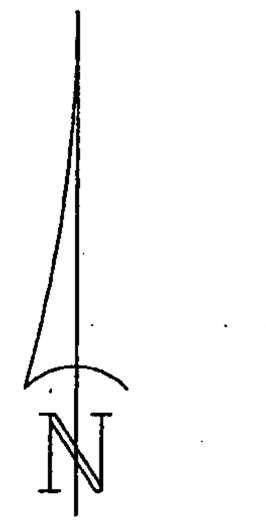
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

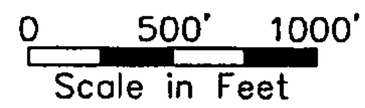
CURVE TABLE

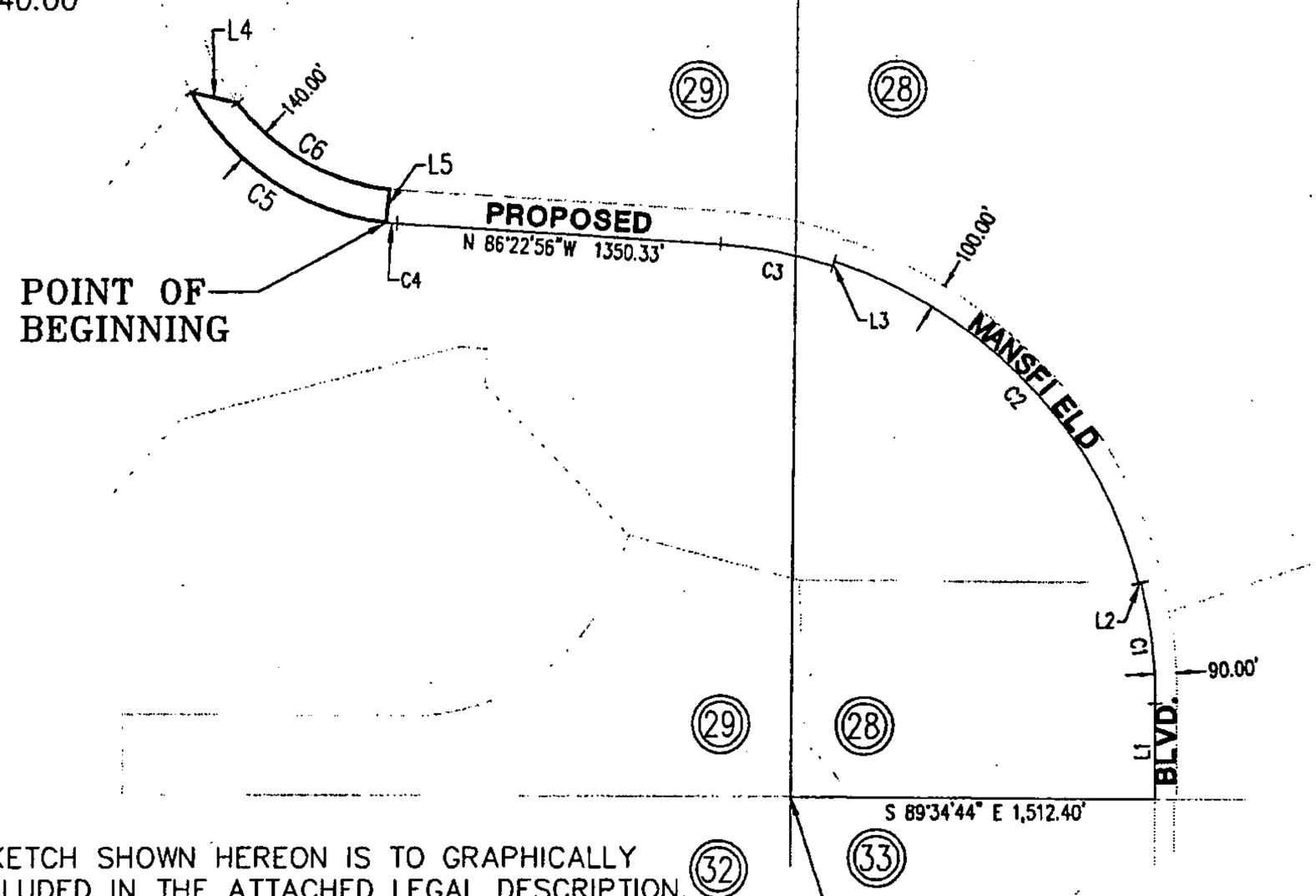
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	14°56'41"	1940.00	506.02	504.59	N 07°03'04"W
C2	57°27'10"	1930.00	1935.29	1855.23	N 43°19'45"W
C3	14°19'36"	1910.00	477.59	476.35	N 79°13'08"W
C4	2°33'15"	1070.00	47.70	47.70	N 85°06'19"W
C5	54°53'47"	1070.00	1025.19	986.43	N 56°22'48"W
C6	46°35'05"	930.00	756.14	735.49	S 60°32'09"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'16"E	395.38'
L2	N 89°34'44"W	10.35'
L3	S 17°56'40"W	20.00'
L4	S 77°01'08"E	201.26'
L5	S 06°10'19"W	140.00'







POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST

SURVEYOR'S NOTES:
1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
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4. DISTANCES SHOWN HEREON ARE IN FEET.

MANSFIELD BOULEVARD PHASE 2 WRI

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 1000'	DEC. 11, 2007	R.E.D.	D.M.G.	D.M.G.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-001-000		29	26 SOUTH	20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

D. MICHAEL GIVENS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4539
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD PHASE 2 WRI.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,512.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 506.02 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING AND DISTANCE OF NORTH 07°03'04" WEST, 504.59 FEET; 3. NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 1,935.29 FEET, A CENTRAL ANGLE OF 57°27'10", AND A CHORD BEARING AND DISTANCE OF NORTH 43°19'45" WEST, 1,855.23 FEET; 5. SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 6. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,910.00 FEET, AN ARC LENGTH OF 477.59 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 476.35 FEET; 7. NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 8. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 47.70 FEET, A CENTRAL ANGLE OF 2°33'15", AND A CHORD BEARING AND DISTANCE OF NORTH 85°06'19" WEST, 47.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 1,025.19 FEET, A CENTRAL ANGLE OF 54°53'47", AND A CHORD BEARING AND DISTANCE OF NORTH 56°22'48" WEST, 986.43 FEET; THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 77°01'08" EAST, A DISTANCE OF 201.26 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 756.14 FEET, A CENTRAL ANGLE OF 46°35'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 60°32'09" EAST, 735.49 FEET; THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 06°10'19" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.868 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD PHASE 2 WRI

PREPARED FOR WIREGRASS RANCH, INC.

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Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD PHASE 2 WRI.dwg

THIS IS NOT A SURVEY

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°25'16" EAST, A DISTANCE OF 17.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE NORTH 00°25'16" EAST, A DISTANCE OF 150.34 FEET; THENCE LEAVING SAID LINE SOUTH 89°35'00" EAST, A DISTANCE OF 210.61 FEET; THENCE SOUTH 21°44'09" EAST, A DISTANCE OF 49.52 FEET; THENCE NORTH 69°03'42" EAST, A DISTANCE OF 40.36 FEET; THENCE SOUTH 21°57'14" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 69°03'42" WEST, A DISTANCE OF 40.44 FEET; THENCE SOUTH 21°44'09" EAST, A DISTANCE OF 59.42 FEET; THENCE SOUTH 45°25'16" WEST, A DISTANCE OF 43.75 FEET; THENCE NORTH 89°34'44" WEST, A DISTANCE OF 228.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

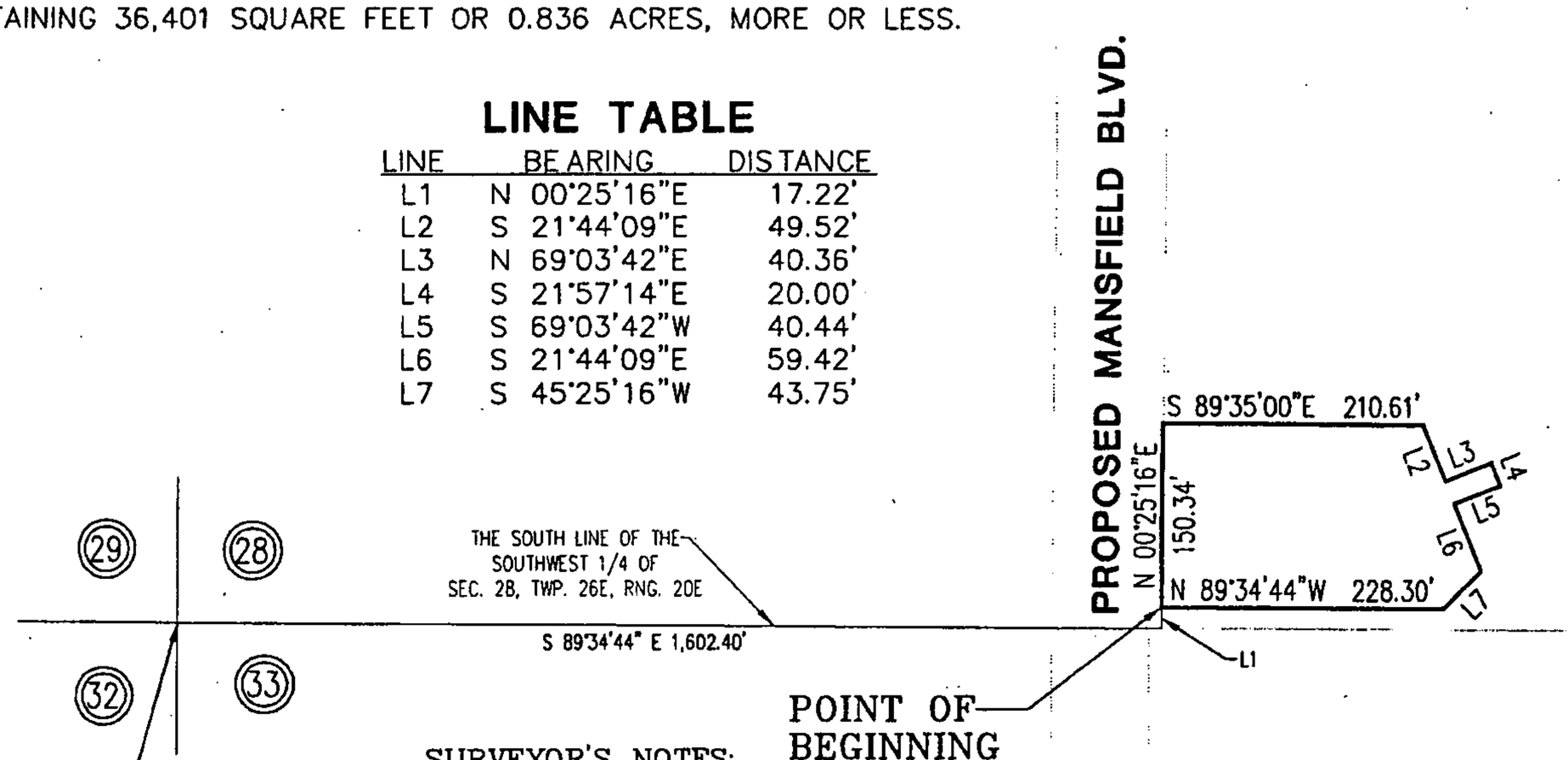
CONTAINING 36,401 SQUARE FEET OR 0.836 ACRES, MORE OR LESS.

N

0 100' 200'
Scale in Feet

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'16"E	17.22'
L2	S 21°44'09"E	49.52'
L3	N 69°03'42"E	40.36'
L4	S 21°57'14"E	20.00'
L5	S 69°03'42"W	40.44'
L6	S 21°44'09"E	59.42'
L7	S 45°25'16"W	43.75'



SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 28 BEING SOUTH 89°34'44" EAST.

MANSFIELD BOULEVARD WRI POND 1

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 200'	FEB. 16 2007	R.E.D.	J.L.W.	J.L.W.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-001-000		28	26 SOUTH	20 EAST

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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD WRI POND 1.dwg

THIS IS NOT A SURVEY

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
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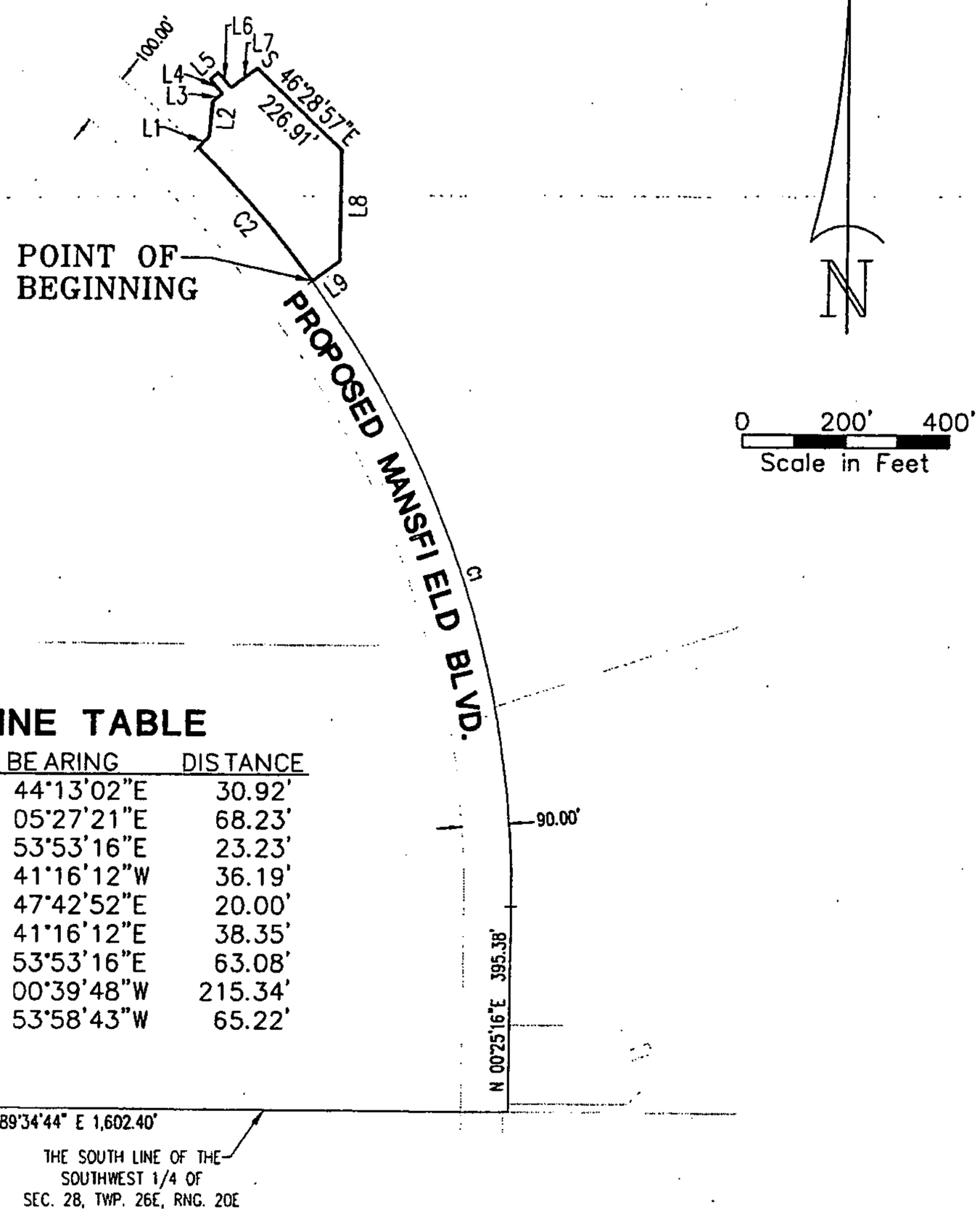

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°13'02"E	30.92'
L2	N 05°27'21"E	68.23'
L3	N 53°53'16"E	23.23'
L4	N 41°16'12"W	36.19'
L5	N 47°42'52"E	20.00'
L6	S 41°16'12"E	38.35'
L7	N 53°53'16"E	63.08'
L8	S 00°39'48"W	215.34'
L9	S 53°58'43"W	65.22'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	36°34'49"	2030.00	1296.04	1274.14	N 17°52'08"W
C2	9°37'25"	2030.00	340.97	340.57	N 40°58'15"W

POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST

MANSFIELD BOULEVARD WRI POND 2

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 400'	FEB. 16 2007	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 28	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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CONTAINING 63,985 SQUARE FEET OR 1.469 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD WRI POND 2

PREPARED FOR WIREGRASS RANCH, INC.

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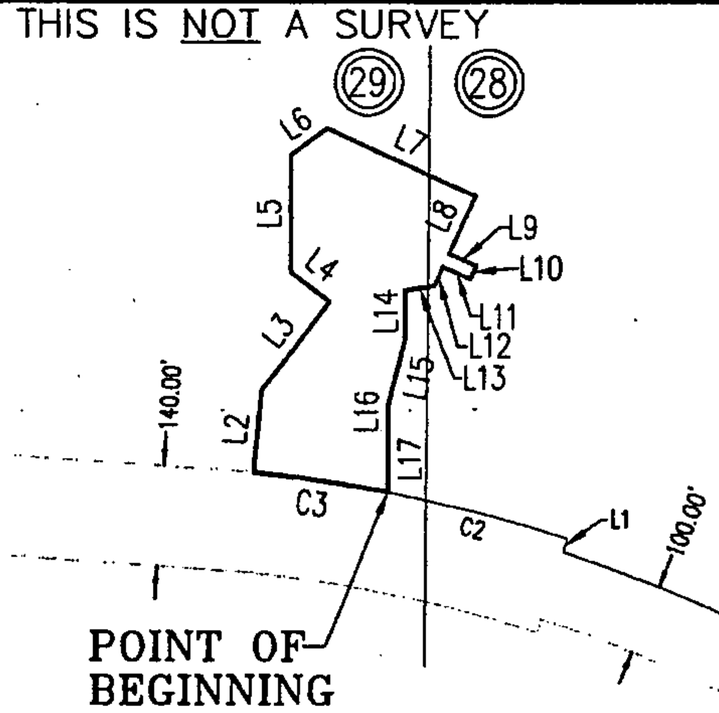
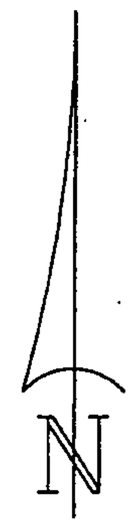
SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°56'40"E	20.00'
L2	N 05°17'41"E	116.52'
L3	N 37°33'50"E	156.48'
L4	N 53°39'03"W	67.97'
L5	N 00°29'06"W	166.81'
L6	N 54°10'57"E	63.47'
L7	S 65°33'20"E	230.40'
L8	S 24°21'13"W	89.83'
L9	S 66°00'19"E	41.52'
L10	S 22°58'45"W	20.00'
L11	N 66°00'19"W	42.00'
L12	S 24°21'13"W	29.80'
L13	S 81°26'02"W	42.18'
L14	S 00°00'00"E	68.90'
L15	S 13°26'53"W	91.79'
L16	S 01°31'53"W	22.76'
L17	S 00°00'00"E	101.17'



0 200' 400'
Scale in Feet

SURVEYOR'S NOTES:
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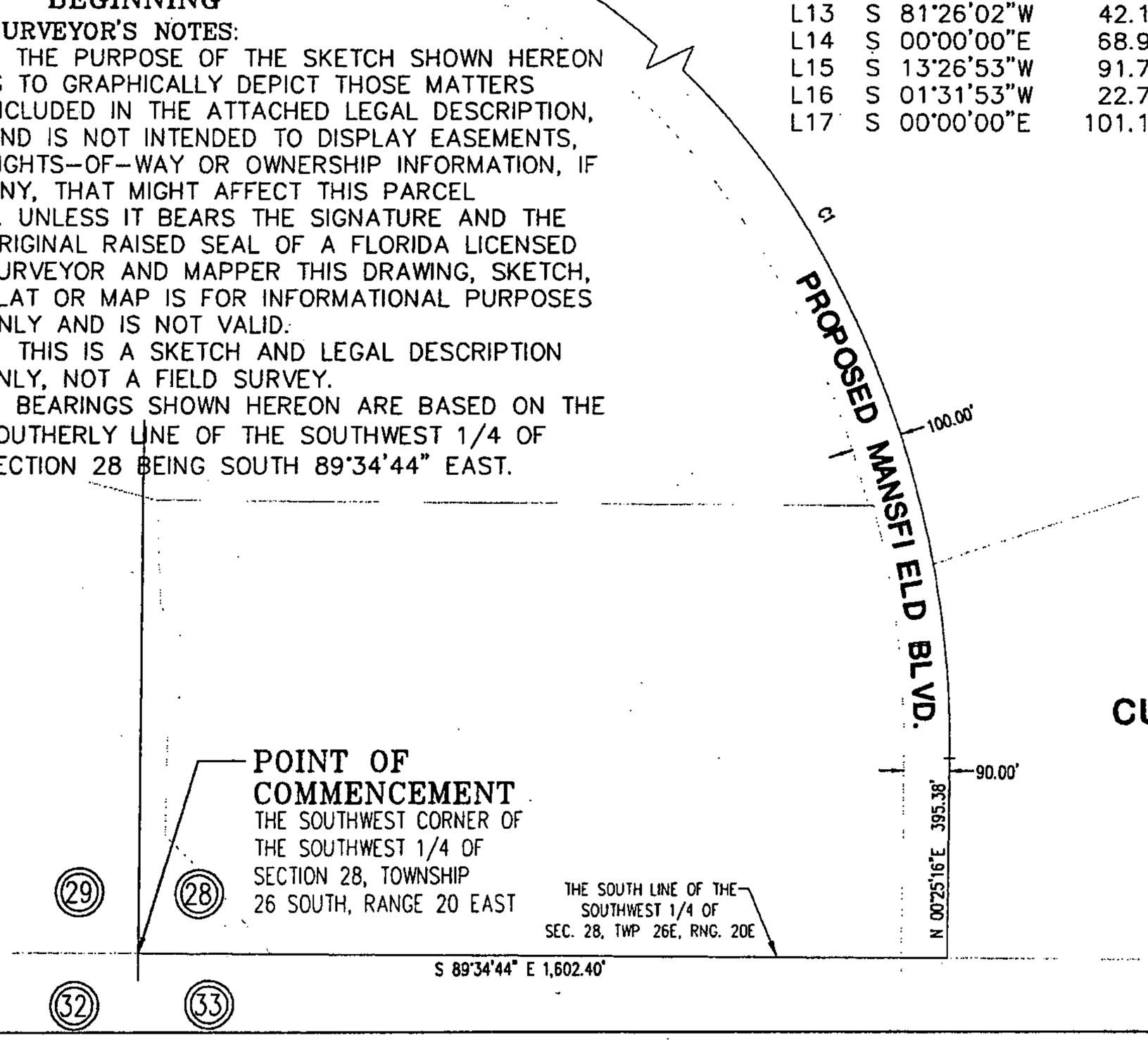

CURVE TABLE

SEE SHEET 2 OF 2

MANSFIELD BOULEVARD WRI POND 3

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 400'	FEB. 16 2007	R.E.D.	J.L.W.	J.L.W.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-001-000		28 & 29	26 SOUTH	20 EAST

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PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 88,877 SQUARE FEET OR 2.040 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	72°28'37"	2030.00	2567.87	2400.06	N 35°49'02"W
C2	7°17'11"	2050.00	260.70	260.53	N 75°41'56"W
C3	5°21'48"	2050.00	191.89	191.82	N 82°01'25"W

MANSFIELD BOULEVARD WRI POND 3

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THIS IS NOT A SURVEY

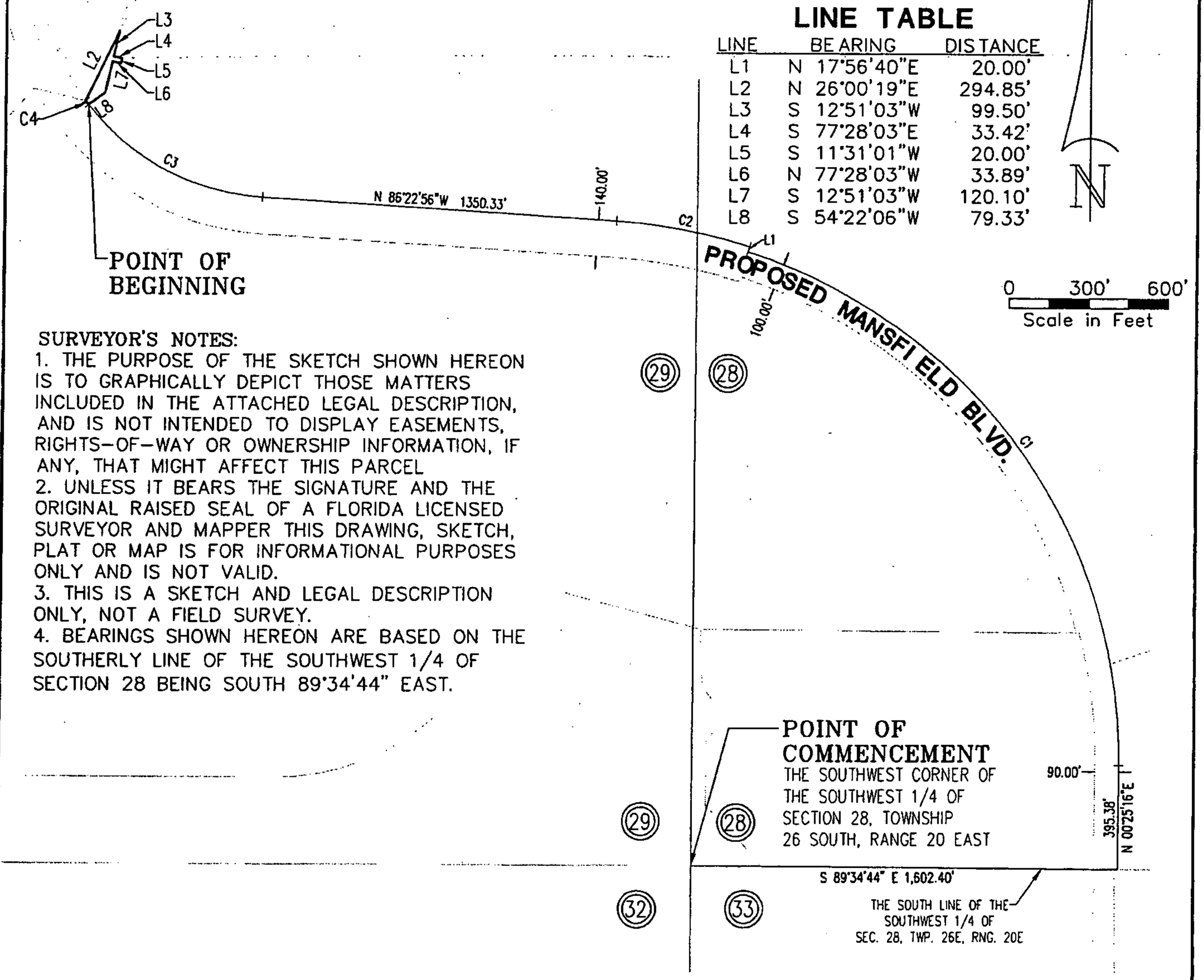
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	72°28'37"	2030.00	2567.87	2400.06	N 35°49'02"W
C2	14°19'36"	2050.00	512.60	511.26	N 79°13'08"W
C3	47°58'59"	930.00	778.84	756.28	N 62°23'27"W
C4	1°09'21"	930.00	18.76	18.76	N 37°49'17"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°56'40"E	20.00'
L2	N 26°00'19"E	294.85'
L3	S 12°51'03"W	99.50'
L4	S 77°28'03"E	33.42'
L5	S 11°31'01"W	20.00'
L6	N 77°28'03"W	33.89'
L7	S 12°51'03"W	120.10'
L8	S 54°22'06"W	79.33'



SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 28 BEING SOUTH 89°34'44" EAST.

MANSFIELD BOULEVARD WRI POND 4A

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 600'	FEB. 19 2007	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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TAMPA, FLORIDA 33634
PHONE 813 •880 •8881
FAX 813 •880 •8882
E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD WRI POND 4A.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 6. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 778.84 FEET, A CENTRAL ANGLE OF 47°58'59", AND A CHORD BEARING AND DISTANCE OF NORTH 62°23'27" WEST, 756.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 18.76 FEET, A CENTRAL ANGLE OF 01°09'21", AND A CHORD BEARING AND DISTANCE OF NORTH 37°49'17" WEST, 18.76 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 26°00'19" EAST, A DISTANCE OF 294.85 FEET; THENCE SOUTH 12°51'03" WEST, A DISTANCE OF 99.50 FEET; THENCE SOUTH 77°28'03" EAST, A DISTANCE OF 33.42 FEET; THENCE SOUTH 11°31'01" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°28'03" WEST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 12°51'03" WEST, A DISTANCE OF 120.10 FEET; THENCE SOUTH 54°22'06" WEST, A DISTANCE OF 79.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 9,456 SQUARE FEET OR 0.217 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD WRI POND 4A

PREPARED FOR WIREGRASS RANCH, INC.

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THIS IS NOT A SURVEY

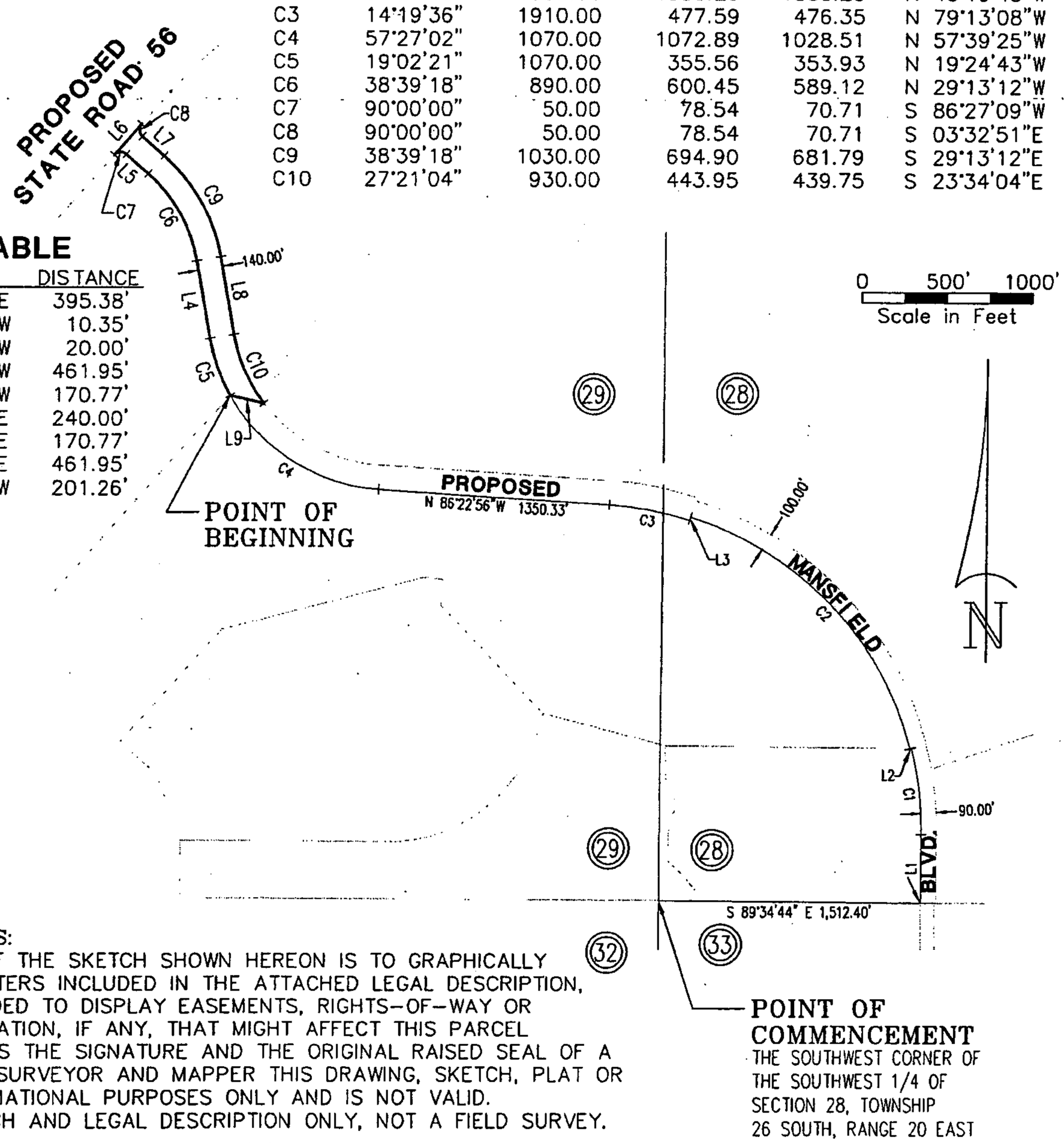
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	14°56'41"	1940.00	506.02	504.59	N 07°03'04"W
C2	57°27'10"	1930.00	1935.29	1855.23	N 43°19'45"W
C3	14°19'36"	1910.00	477.59	476.35	N 79°13'08"W
C4	57°27'02"	1070.00	1072.89	1028.51	N 57°39'25"W
C5	19°02'21"	1070.00	355.56	353.93	N 19°24'43"W
C6	38°39'18"	890.00	600.45	589.12	N 29°13'12"W
C7	90°00'00"	50.00	78.54	70.71	S 86°27'09"W
C8	90°00'00"	50.00	78.54	70.71	S 03°32'51"E
C9	38°39'18"	1030.00	694.90	681.79	S 29°13'12"E
C10	27°21'04"	930.00	443.95	439.75	S 23°34'04"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'16"E	395.38'
L2	N 89°34'44"W	10.35'
L3	S 17°56'40"W	20.00'
L4	N 09°53'32"W	461.95'
L5	N 48°32'51"W	170.77'
L6	N 41°27'09"E	240.00'
L7	S 48°32'51"E	170.77'
L8	S 09°53'32"E	461.95'
L9	N 77°01'08"W	201.26'



SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.

MANSFIELD BOULEVARD SOLLY BRANCH

PREPARED FOR SOLLY BRANCH HOLDINGS LLC

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 1000'	FEB. 15, 2007	R.E.D.	J.L.W.	J.L.W.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-001-000		29	26 SOUTH	20 EAST

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E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD SOLLY BRANCH.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,512.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 506.02 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING AND DISTANCE OF NORTH 07°03'04" WEST, 504.59 FEET; 3. THENCE NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 1,935.29 FEET, A CENTRAL ANGLE OF 57°27'10", AND A CHORD BEARING AND DISTANCE OF NORTH 43°19'45" WEST, 1,855.23 FEET; 5. THENCE SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 6. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,910.00 FEET, AN ARC LENGTH OF 477.59 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 476.35 FEET; 7. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 8. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 1,072.89 FEET, A CENTRAL ANGLE OF 57°27'02", AND A CHORD BEARING AND DISTANCE OF NORTH 57°39'25" WEST, 1,028.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 355.56 FEET, A CENTRAL ANGLE OF 19°02'21", AND A CHORD BEARING AND DISTANCE OF NORTH 19°24'43" WEST, 353.93 FEET; 2. THENCE NORTH 09°53'32" WEST, A DISTANCE OF 461.95 FEET TO A POINT OF CURVATURE; 3. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 890.00 FEET, AN ARC LENGTH OF 600.45 FEET, A CENTRAL ANGLE OF 38°39'18", AND A CHORD BEARING AND DISTANCE OF NORTH 29°13'12" WEST, 589.12 FEET; 4. THENCE NORTH 48°32'51" WEST, A DISTANCE OF 170.77 FEET TO A POINT OF CURVATURE; 5. THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 86°27'09" WEST, 70.71 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED STATE ROAD 56; THENCE ALONG SAID RIGHT-OF-WAY NORTH 41°27'09" EAST, A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°32'51" EAST, 70.71 FEET; 2. THENCE SOUTH 48°32'51" EAST, A DISTANCE OF 170.77 FEET TO A POINT OF CURVATURE; 3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,030.00 FEET, AN ARC LENGTH OF 694.90 FEET, A CENTRAL ANGLE OF 38°39'18", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°13'12" EAST, 681.79 FEET; 4. THENCE SOUTH 09°53'32" EAST, A DISTANCE OF 461.95 FEET TO A POINT OF CURVATURE; 5. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 443.95 FEET, A CENTRAL ANGLE OF 27°21'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°34'04" EAST, 439.75 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 77°01'08" WEST, A DISTANCE OF 201.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 243,043 SQUARE FEET OR 5.5795 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD SOLLY BRANCH

PREPARED FOR SOLLY BRANCH HOLDINGS LLC

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Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD SOLLY BRANCH.dwg

THIS IS NOT A SURVEY

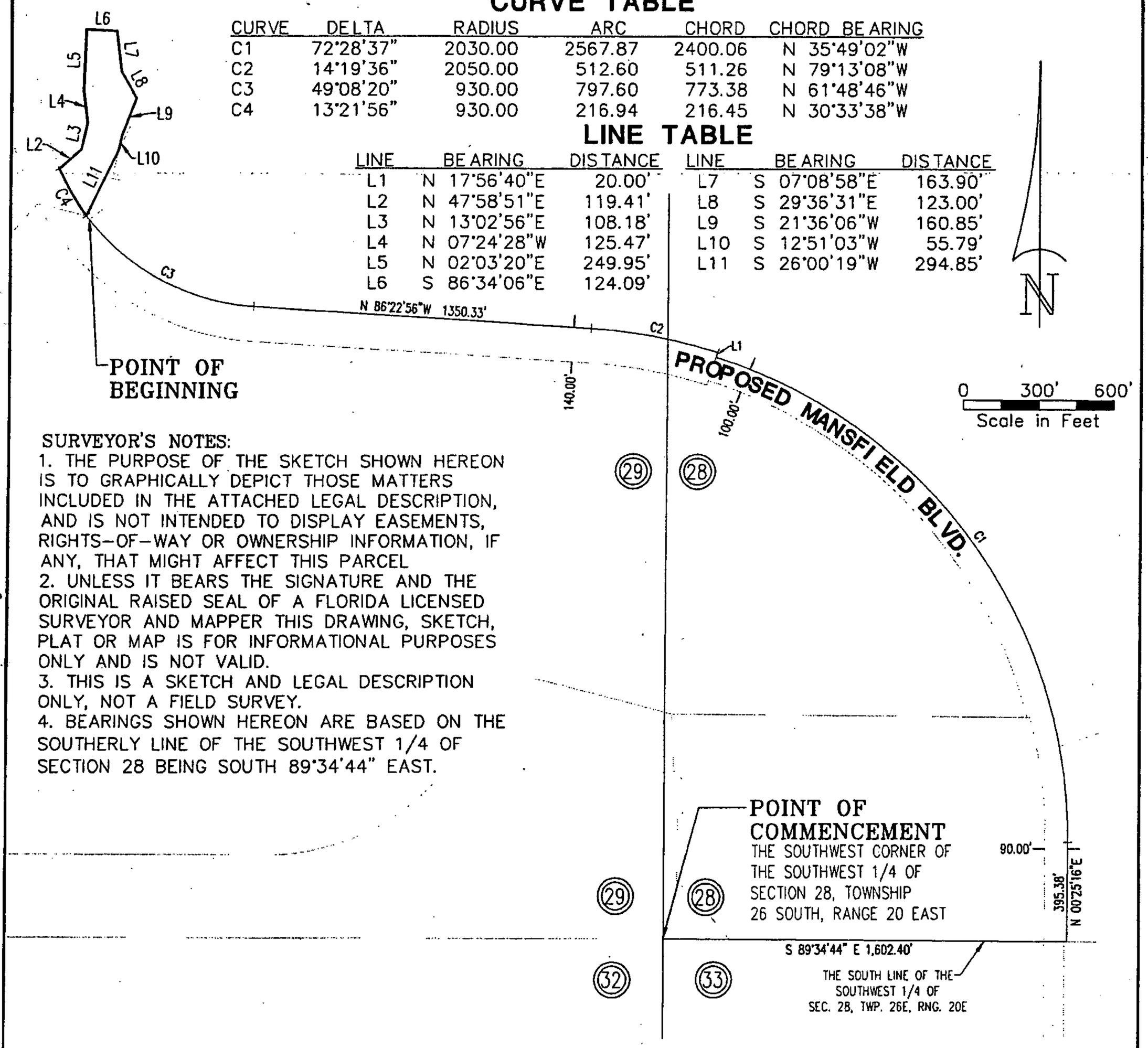
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	72°28'37"	2030.00	2567.87	2400.06	N 35°49'02"W
C2	14°19'36"	2050.00	512.60	511.26	N 79°13'08"W
C3	49°08'20"	930.00	797.60	773.38	N 61°48'46"W
C4	13°21'56"	930.00	216.94	216.45	N 30°33'38"W

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 17°56'40"E	20.00'	L7	S 07°08'58"E	163.90'
L2	N 47°58'51"E	119.41'	L8	S 29°36'31"E	123.00'
L3	N 13°02'56"E	108.18'	L9	S 21°36'06"W	160.85'
L4	N 07°24'28"W	125.47'	L10	S 12°51'03"W	55.79'
L5	N 02°03'20"E	249.95'	L11	S 26°00'19"W	294.85'
L6	S 86°34'06"E	124.09'			



SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 28 BEING SOUTH 89°34'44" EAST.

MANSFIELD BOULEVARD SOLLY BRANCH POND 4B

PREPARED FOR SOLLY BRANCH LLC

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 600'	FEB. 19 2007	R.E.D.	J.L.W.	J.L.W.
JOB No. 3778-001-000		SECTION 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD SOLLY BRANCH POND 4B.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 6. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 797.60 FEET, A CENTRAL ANGLE OF 49°08'20", AND A CHORD BEARING AND DISTANCE OF NORTH 61°48'46" WEST, 773.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 216.94 FEET, A CENTRAL ANGLE OF 13°21'56", AND A CHORD BEARING AND DISTANCE OF NORTH 30°33'38" WEST, 216.45 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 47°58'51" EAST, A DISTANCE OF 119.41 FEET; THENCE NORTH 13°02'56" EAST, A DISTANCE OF 108.18 FEET; THENCE NORTH 07°24'28" WEST, A DISTANCE OF 125.47 FEET; THENCE NORTH 02°03'20" EAST, A DISTANCE OF 249.95 FEET; THENCE SOUTH 86°34'06" EAST, A DISTANCE OF 124.09 FEET; THENCE SOUTH 07°08'58" EAST, A DISTANCE OF 163.90 FEET; THENCE SOUTH 29°36'31" EAST, A DISTANCE OF 123.00 FEET; THENCE SOUTH 21°36'06" WEST, A DISTANCE OF 160.85 FEET; THENCE SOUTH 12°51'03" WEST, A DISTANCE OF 55.79 FEET; THENCE SOUTH 26°00'19" WEST, A DISTANCE OF 294.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 110,066 SQUARE FEET OR 2.527 ACRES, MORE OR LESS.

MANSFIELD BOULEVARD SOLLY BRANCH POND 4B

PREPARED FOR SOLLY BRANCH LLC

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Q:\SURVEY\3778\001\SKETCH & LEGALS\MANSFIELD BLVD SOLLY BRANCH POND 4B.dwg

Together With :

Parcel M11

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOT 2, IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°40'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, A DISTANCE OF 322.23 FEET; THENCE LEAVING SAID LINE, NORTH 89°59'11" EAST, A DISTANCE OF 109.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581, (BRUCE B. DOWNS BOULEVARD) (A 200' R/W); THENCE SOUTH 00°29'34" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 31.63 FEET TO A POINT ON THE NORTHERLY LINE OF A PROPOSED PUBLIC ACCESS EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID PROPOSED EASEMENT THE FOLLOWING TWO (2) COURSES: 1. SOUTH 89°30'26" EAST, A DISTANCE OF 448.81 FEET TO A POINT ON A CURVE TO THE RIGHT; 2. SOUTHEASTERLY 592.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 731.00 FEET, A CENTRAL ANGLE OF 46°25'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°17'36" EAST 576.27 FEET; THENCE LEAVING SAID LINE, NORTH 88°33'55" WEST, A DISTANCE OF 41.78 FEET; THENCE NORTH 65°48'44" WEST, A DISTANCE OF 215.81 FEET; THENCE NORTH 77°35'12" WEST, A DISTANCE OF 83.05 FEET; THENCE NORTH 86°50'56" WEST, A DISTANCE OF 477.21 FEET; THENCE SOUTH 00°22'35" WEST, A DISTANCE OF 41.56 FEET TO THE SOUTHERLY LINE OF A PROPOSED PUBLIC ACCESS EASEMENT; THENCE NORTH 89°30'26" WEST, ALONG SAID LINE, A DISTANCE OF 181.16 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 00°29'34" EAST, ALONG SAID LINE, A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.249 ACRES, MORE OR LESS.

And

THAT PORTION OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 2, 3 AND 4, IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°55'51" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 30, A DISTANCE OF 110.27 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 581, (BRUCE B. DOWNS BOULEVARD, A 200' RIGHT OF WAY BASED ON THE RIGHT-OF-WAY CONTROL SURVEY FOR STATE ROAD 581 SEGMENT 405492 1 PREPARED BY ECHEZABAL & ASSOCIATES, INC., FINAL DATE 7/21/05), SAME BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00°29'34" EAST, A DISTANCE OF 148.76 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89°30'26" EAST, A DISTANCE OF 181.16 FEET; THENCE NORTH 00°22'35" EAST, A DISTANCE OF 41.56 FEET; THENCE SOUTH 86°50'56" EAST, A DISTANCE OF 477.21 FEET; THENCE SOUTH 77°35'12" EAST, A DISTANCE OF 83.05 FEET; THENCE SOUTH 65°48'44" EAST, A DISTANCE OF 215.81 FEET; THENCE SOUTH 88°33'55" EAST, A DISTANCE OF

41.78 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 225.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 731.00 FEET, A CENTRAL ANGLE OF 17°38'50", AND A CHORD BEARING AND DISTANCE OF SOUTH 34°15'21" EAST 224.26 FEET; THENCE SOUTH 05°47'11" EAST, A DISTANCE OF 212.84 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 251.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 42°24'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 15°25'17" WEST 245.99 FEET; THENCE SOUTH 36°37'45" WEST, A DISTANCE OF 106.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 83.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 274.44 FEET, A CENTRAL ANGLE OF 17°28'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°53'01" WEST 83.40 FEET; THENCE NORTH 69°07'18" WEST, A DISTANCE OF 8.05 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 175.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 35°58'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°36'37" WEST 172.97 FEET; THENCE SOUTH 17°22'52" EAST, A DISTANCE OF 183.34 FEET TO THE NORTH LINE OF THE SHOPS AT WIREGRASS AS RECORDED IN PLAT BOOK 67, PAGE 42 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE OF THE SHOPS AT WIREGRASS THE FOLLOWING NINE (9) COURSES: (1) SOUTH 44°20'16" WEST, A DISTANCE OF 29.69 FEET; (2) SOUTH 61°57'11" WEST, A DISTANCE OF 39.49 FEET; (3) SOUTH 56°28'07" WEST, A DISTANCE OF 87.30 FEET; (4) SOUTH 44°47'06" WEST, A DISTANCE OF 61.21 FEET; (5) SOUTH 62°14'03" WEST, A DISTANCE OF 43.47 FEET; (6) SOUTH 84°26'10" WEST, A DISTANCE OF 210.00 FEET; (7) SOUTH 59°10'51" WEST, A DISTANCE OF 535.00 FEET; (8) NORTH 50°28'38" WEST, A DISTANCE OF 75.00 FEET; (9) SOUTH 72°15'04" WEST, A DISTANCE OF 85.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 581; THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,507.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.118 ACRES.

TOGETHER WITH:

LEGAL DESCRIPTION: INTERNATIONAL TENNIS CENTER

ALL THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER BETWEEN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S00°17'04"W., ALONG THE LINE BETWEEN SAID SECTIONS 17 AND 18, A DISTANCE OF 1,322.31 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/4 OF SAID SECTION 17 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 17, N89°54'52"E., A DISTANCE OF 1,496.41 FEET; THENCE LEAVING SAID LINE S.27°24'42"E., A DISTANCE OF 19.26 FEET; THENCE S.27°24'42"E., A DISTANCE OF 30.32 FEET; THENCE S.81°20'00"E., A DISTANCE OF 73.87 FEET; THENCE S.11°10'34"W., A DISTANCE OF 16.14 FEET; THENCE S.84°40'35"W., A DISTANCE OF 60.61 FEET; THENCE S.25°30'52"E., A DISTANCE OF 22.26 FEET; THENCE S.18°00'53"E., A DISTANCE OF 45.22 FEET; THENCE S.27°45'10"W., A DISTANCE OF 52.04 FEET; THENCE N.76°54'12"W., A DISTANCE OF 43.86 FEET; THENCE S.81°19'08"W., A DISTANCE OF 29.73 FEET; THENCE S.41°18'54"W., A DISTANCE OF 43.25 FEET; THENCE S.66°14'45"W., A DISTANCE OF 33.96 FEET; THENCE S.70°30'07"W., A DISTANCE OF 30.27 FEET; THENCE S.24°21'42"W., A DISTANCE OF 40.47 FEET; THENCE S.49°32'44"W., A DISTANCE OF 37.70 FEET; THENCE S.88°45'05"W., A DISTANCE OF 27.00 FEET; THENCE S.07°56'04"E., A DISTANCE OF 51.58 FEET; THENCE S.46°01'59"W., A DISTANCE OF 51.53 FEET; THENCE S.26°14'40"W., A DISTANCE OF 55.86 FEET; THENCE S.28°06'22"E., A DISTANCE OF 18.09 FEET; THENCE N.70°44'48"E., A DISTANCE OF 50.36 FEET; THENCE N.66°03'28"E., A DISTANCE OF 43.33 FEET; THENCE S.84°10'42"E., A DISTANCE OF 46.39 FEET; THENCE S.61°50'08"E., A DISTANCE OF 36.84 FEET; THENCE S.66°07'39"E., A DISTANCE OF 43.71 FEET; THENCE S.67°22'47"E., A DISTANCE OF 56.94 FEET; THENCE N.53°29'29"E., A DISTANCE OF 3.88 FEET; THENCE S.42°01'17"E., A DISTANCE OF 74.66 FEET; THENCE S.35°23'51"E., A DISTANCE OF 35.73 FEET; THENCE S.28°14'49"E., A DISTANCE OF 48.81 FEET; THENCE S.00°16'25"E., A DISTANCE OF 34.10 FEET; THENCE S.15°01'14"E., A DISTANCE OF 37.26 FEET; THENCE S.10°07'36"W., A DISTANCE OF 47.77 FEET; THENCE S.58°17'36"W., A DISTANCE OF 18.29 FEET; THENCE S.01°21'00"E., A DISTANCE OF 34.15 FEET; THENCE S.89°54'52"W., A DISTANCE OF 1,235.69 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD (A PROPOSED 140' R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, N32°00'57"W., A DISTANCE OF 901.62 FEET; THENCE LEAVING SAID LINE N89°54'52"E., A DISTANCE OF 122.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.000 ACRES MORE OR LESS.

OR BK 8858 PG 295
129 of 382

Less and Except the following Described Parcels

EXHIBIT "A"

LEGAL DESCRIPTION OF MITIGATION EASEMENT AREA

State Road 56 Mitigation Area I31
State Road 56 Mitigation Area I32
State Road 56 Mitigation Area K31
State Road 56 Mitigation Area L30
State Road 56 Mitigation Area Q28
State Road 56 Mitigation Area X28A, X28B, X28C

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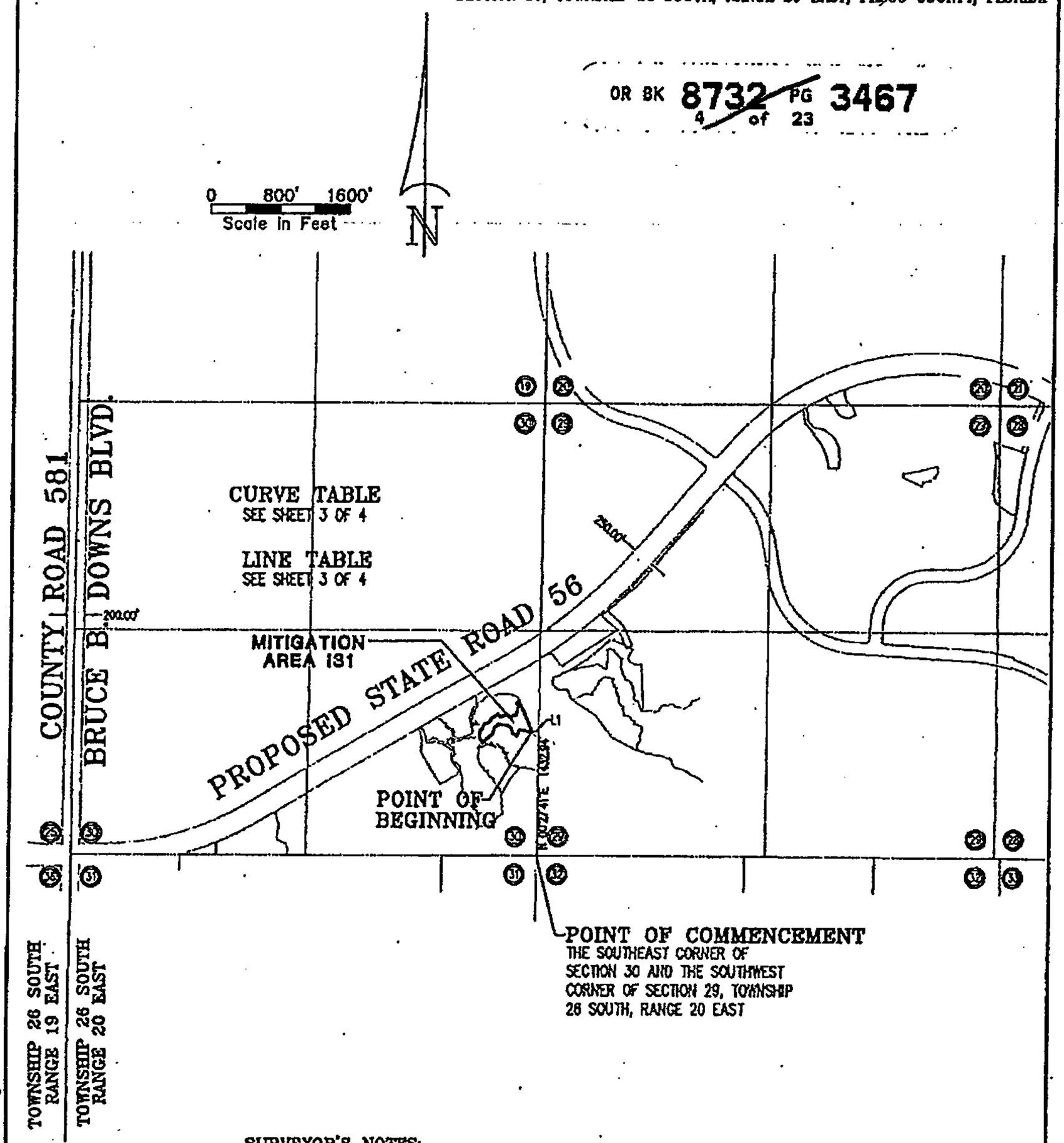
C13

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES:
1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. ALL DISTANCES SHOWN HEREON ARE IN FEET.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA 131

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

SCALE	DATE	DRAWN	CALCED	CHECKED
SEE SHEET	OCT. 22, 2007	R.E.D.	J.G.	J.G.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-004-000		30	26 SOUTH	20 EAST

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-883-5881
FAX 813-883-5882
E-MAIL King@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 3

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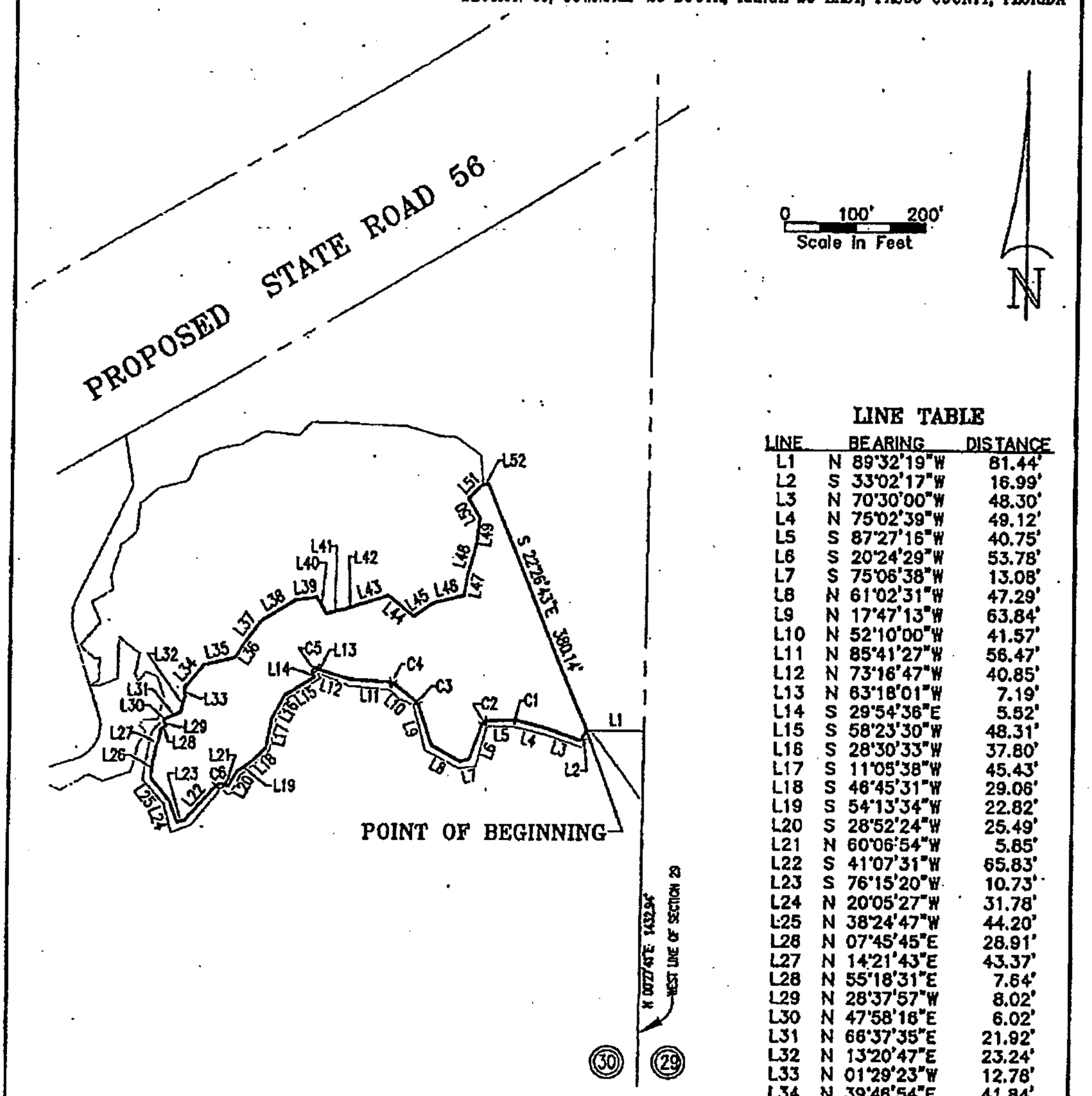
THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°32'19"W	81.44'
L2	S 33°02'17"W	16.99'
L3	N 70°30'00"W	48.30'
L4	N 75°02'39"W	49.12'
L5	S 87°27'16"W	40.75'
L6	S 20°24'29"W	53.78'
L7	S 75°06'38"W	13.08'
L8	N 61°02'31"W	47.29'
L9	N 17°47'13"W	63.84'
L10	N 52°10'00"W	41.57'
L11	N 85°41'27"W	56.47'
L12	N 73°16'47"W	40.85'
L13	N 63°18'01"W	7.19'
L14	S 29°54'36"E	5.52'
L15	S 58°23'30"W	48.31'
L16	S 28°30'33"W	37.80'
L17	S 11°05'38"W	45.43'
L18	S 46°45'31"W	29.06'
L19	S 54°13'34"W	22.82'
L20	S 28°52'24"W	25.49'
L21	N 60°06'54"W	5.85'
L22	S 41°07'31"W	65.83'
L23	S 76°15'20"W	10.73'
L24	N 20°05'27"W	31.78'
L25	N 38°24'47"W	44.20'
L26	N 07°45'45"E	28.91'
L27	N 14°21'43"E	43.37'
L28	N 55°18'31"E	7.64'
L29	N 28°37'57"W	8.02'
L30	N 47°58'16"E	6.02'
L31	N 66°37'35"E	21.92'
L32	N 13°20'47"E	23.24'
L33	N 01°29'23"W	12.78'
L34	N 39°46'54"E	41.84'
L35	N 76°36'01"E	43.72'
L36	N 32°51'46"E	29.30'
L37	N 36°43'49"E	35.34'
L38	N 59°14'48"E	55.99'
L39	N 82°19'18"E	29.49'
L40	S 30°31'46"E	26.39'
L41	N 76°58'47"E	25.38'
L42	N 72°05'54"E	17.55'
L43	N 73°02'46"E	47.40'
L44	S 52°10'43"E	46.35'
L45	N 56°23'24"E	33.04'
L46	N 76°16'13"E	45.52'
L47	N 09°29'42"E	32.10'
L48	N 15°31'12"E	40.80'
L49	N 07°02'33"E	40.12'
L50	N 30°53'57"W	32.74'
L51	N 45°30'01"E	29.48'
L52	N 86°04'23"E	7.70'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	17°30'05"	6.40	1.95	1.95	N 83°47'41"W
C2	67°02'47"	6.40	7.49	7.07	S 53°55'52"W
C3	34°22'47"	4.80	2.88	2.84	N 34°58'37"W
C4	33°31'27"	10.00	5.85	5.77	N 68°55'44"W
C5	146°36'35"	5.25	13.43	10.06	S 43°23'42"W
C6	78°45'34"	9.00	12.37	11.42	S 80°30'18"W

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 8/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA 131

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8881
FAX 813-880-8882
E-MAIL King@kingengineering.com

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34

C13

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30 AND THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°27'41" EAST, ALONG THE WEST LINE OF SECTION 29 A DISTANCE OF 1,432.94 FEET; THENCE LEAVING SAID LINE NORTH 89°32'19" WEST, A DISTANCE OF 81.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33°02'17" WEST, A DISTANCE OF 16.99 FEET; THENCE NORTH 70°30'00" WEST, A DISTANCE OF 48.30 FEET; THENCE NORTH 75°02'39" WEST, A DISTANCE OF 49.12 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.40 FEET, AN ARC LENGTH OF 1.95 FEET, A CENTRAL ANGLE OF 17°30'05", AND A CHORD BEARING AND DISTANCE OF NORTH 83°47'41" WEST, 1.95 FEET; THENCE SOUTH 87°27'16" WEST, A DISTANCE OF 40.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.40 FEET, AN ARC LENGTH OF 7.49 FEET, A CENTRAL ANGLE OF 67°02'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°55'52" WEST, 7.07 FEET; THENCE SOUTH 20°24'29" WEST, A DISTANCE OF 53.78 FEET; THENCE SOUTH 75°06'38" WEST, A DISTANCE OF 13.08 FEET; THENCE NORTH 61°02'31" WEST, A DISTANCE OF 47.29 FEET; THENCE NORTH 17°47'13" WEST, A DISTANCE OF 63.84 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4.80 FEET, AN ARC LENGTH OF 2.88 FEET, A CENTRAL ANGLE OF 34°22'47", AND A CHORD BEARING AND DISTANCE OF NORTH 34°58'37" WEST, 2.84 FEET; THENCE NORTH 52°10'00" WEST, A DISTANCE OF 41.57 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 5.85 FEET, A CENTRAL ANGLE OF 33°31'27", AND A CHORD BEARING AND DISTANCE OF NORTH 68°55'44" WEST, 5.77 FEET; THENCE NORTH 85°41'27" WEST, A DISTANCE OF 56.47 FEET; THENCE NORTH 73°16'47" WEST, A DISTANCE OF 40.85 FEET; THENCE NORTH 63°18'01" WEST, A DISTANCE OF 7.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.25 FEET, AN ARC LENGTH OF 13.43 FEET, A CENTRAL ANGLE OF 146°36'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°23'42" WEST, 10.06 FEET; THENCE SOUTH 29°54'38" EAST, A DISTANCE OF 5.52 FEET; THENCE SOUTH 58°23'30" WEST, A DISTANCE OF 48.31 FEET; THENCE SOUTH 28°30'33" WEST, A DISTANCE OF 37.80 FEET; THENCE SOUTH 11°05'38" WEST, A DISTANCE OF 45.43 FEET; THENCE SOUTH 46°45'31" WEST, A DISTANCE OF 29.06 FEET; THENCE SOUTH 54°13'34" WEST, A DISTANCE OF 22.82 FEET; THENCE SOUTH 28°52'24" WEST, A DISTANCE OF 25.49 FEET; THENCE NORTH 60°06'54" WEST, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 9.00 FEET, AN ARC LENGTH OF 12.37 FEET, A CENTRAL ANGLE OF 78°45'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 80°30'18" WEST, 11.42 FEET; THENCE SOUTH 41°07'31" WEST, A DISTANCE OF 65.83 FEET; THENCE SOUTH 76°15'20" WEST, A DISTANCE OF 10.73 FEET; THENCE NORTH 20°05'27" WEST, A DISTANCE OF 31.78 FEET; THENCE NORTH 38°24'47" WEST, A DISTANCE OF 44.20 FEET; THENCE NORTH 07°45'45" EAST, A DISTANCE OF 28.91 FEET; THENCE NORTH 14°21'43" EAST, A DISTANCE OF 43.37 FEET; THENCE NORTH 55°18'31" EAST, A DISTANCE OF 7.64 FEET; THENCE NORTH 28°37'57" WEST, A DISTANCE OF 8.02 FEET; THENCE NORTH 47°58'16" EAST, A DISTANCE OF 6.02 FEET; THENCE NORTH 66°37'35" EAST, A DISTANCE OF 21.92 FEET; THENCE NORTH 13°20'47" EAST, A DISTANCE OF 23.24 FEET; THENCE NORTH 01°29'23" WEST, A DISTANCE OF 12.78 FEET; THENCE NORTH 39°46'54" EAST, A DISTANCE OF 41.84 FEET; THENCE NORTH 76°36'01" EAST, A DISTANCE OF 43.72 FEET; THENCE NORTH 32°51'46" EAST, A DISTANCE OF 29.30 FEET; THENCE NORTH 36°43'49" EAST, A DISTANCE OF 35.34 FEET; THENCE NORTH 59°14'48" EAST, A DISTANCE OF 55.99 FEET; THENCE NORTH 82°19'18" EAST, A DISTANCE OF 29.49 FEET; THENCE SOUTH 30°31'46" EAST, A DISTANCE OF 26.39 FEET; THENCE NORTH 76°58'47" EAST, A DISTANCE OF 25.38 FEET; THENCE NORTH 72°05'54" EAST, A DISTANCE OF 17.55 FEET; THENCE NORTH 73°02'46" EAST, A DISTANCE OF 47.40 FEET; THENCE SOUTH 52°10'43" EAST, A DISTANCE OF 46.35 FEET; THENCE NORTH 56°23'24" EAST, A DISTANCE OF 33.04 FEET; THENCE NORTH 76°16'13" EAST, A DISTANCE OF 45.52 FEET; THENCE NORTH 09°29'42" EAST, A DISTANCE OF 32.10 FEET; THENCE NORTH 15°31'12" EAST, A DISTANCE OF 40.80 FEET; THENCE NORTH 07°02'33" EAST, A DISTANCE OF 40.12 FEET; THENCE NORTH 30°53'57" WEST, A DISTANCE OF 32.74 FEET; THENCE NORTH 45°30'01" EAST, A DISTANCE OF 29.48 FEET; THENCE NORTH 86°04'23" EAST, A DISTANCE OF 7.70 FEET; THENCE SOUTH 22°28'43" EAST, A DISTANCE OF 380.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.271 ACRES, MORE OR LESS.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA 131

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882
E-MAIL King@Kingengineering.com

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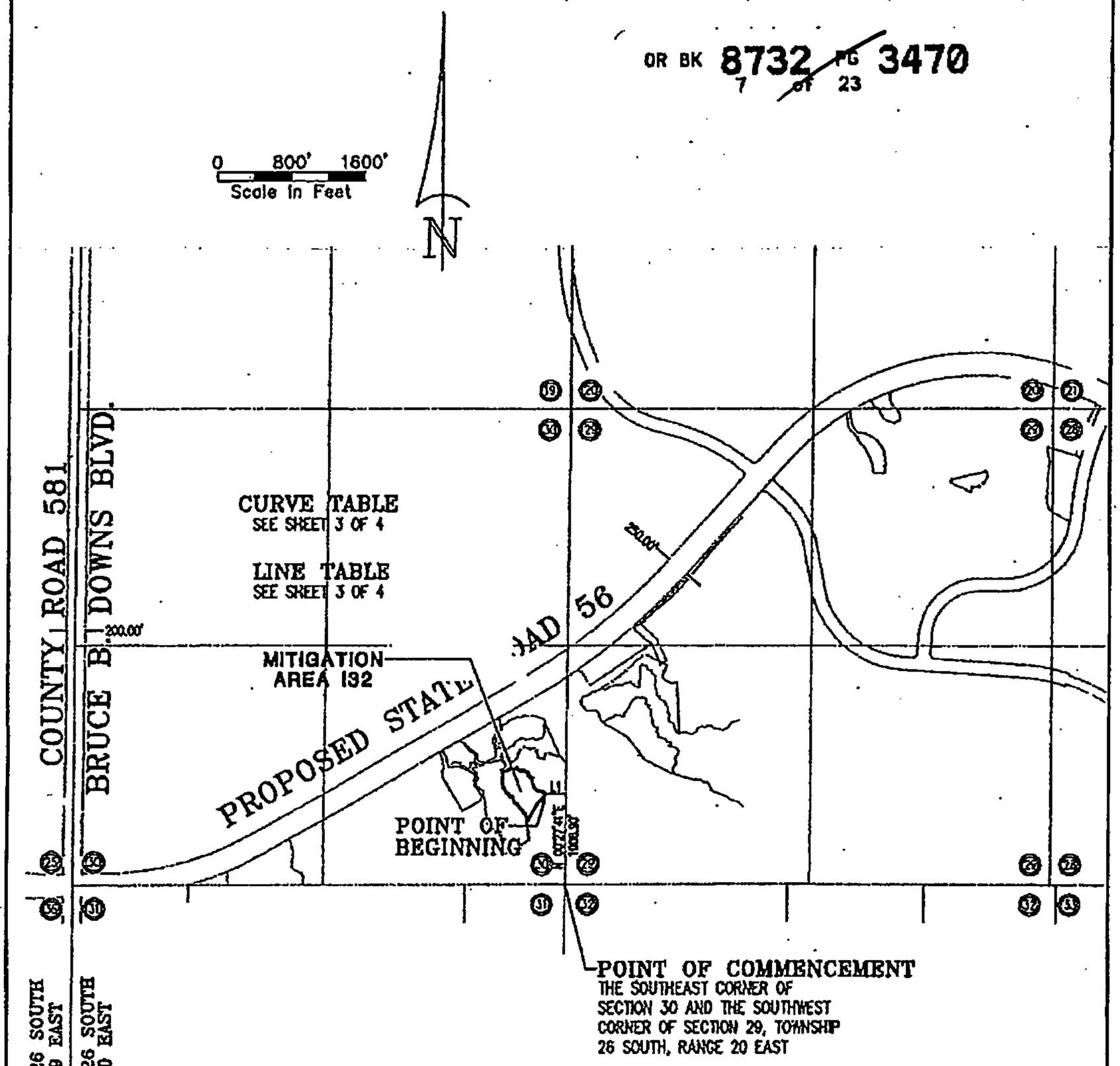
C13

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES:
1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. ALL DISTANCES SHOWN HEREON ARE IN FEET.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA 132

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

SCALE	DATE	DRAWN	CALCED	CHECKED
SEE SHEET	OCT. 22, 2007	R.E.D.	J.G.	J.G.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-004-000		30	26 SOUTH	20 EAST

King
ENGINEERING ASSOCIATES, INC.
6421 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33615
PHONE 813-880-8851
FAX 813-880-8852
E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 3

Q:\SURVEY\3778\004\SKETCH & LEGALS\SR56 MITIGATION S&L REV1.dwg

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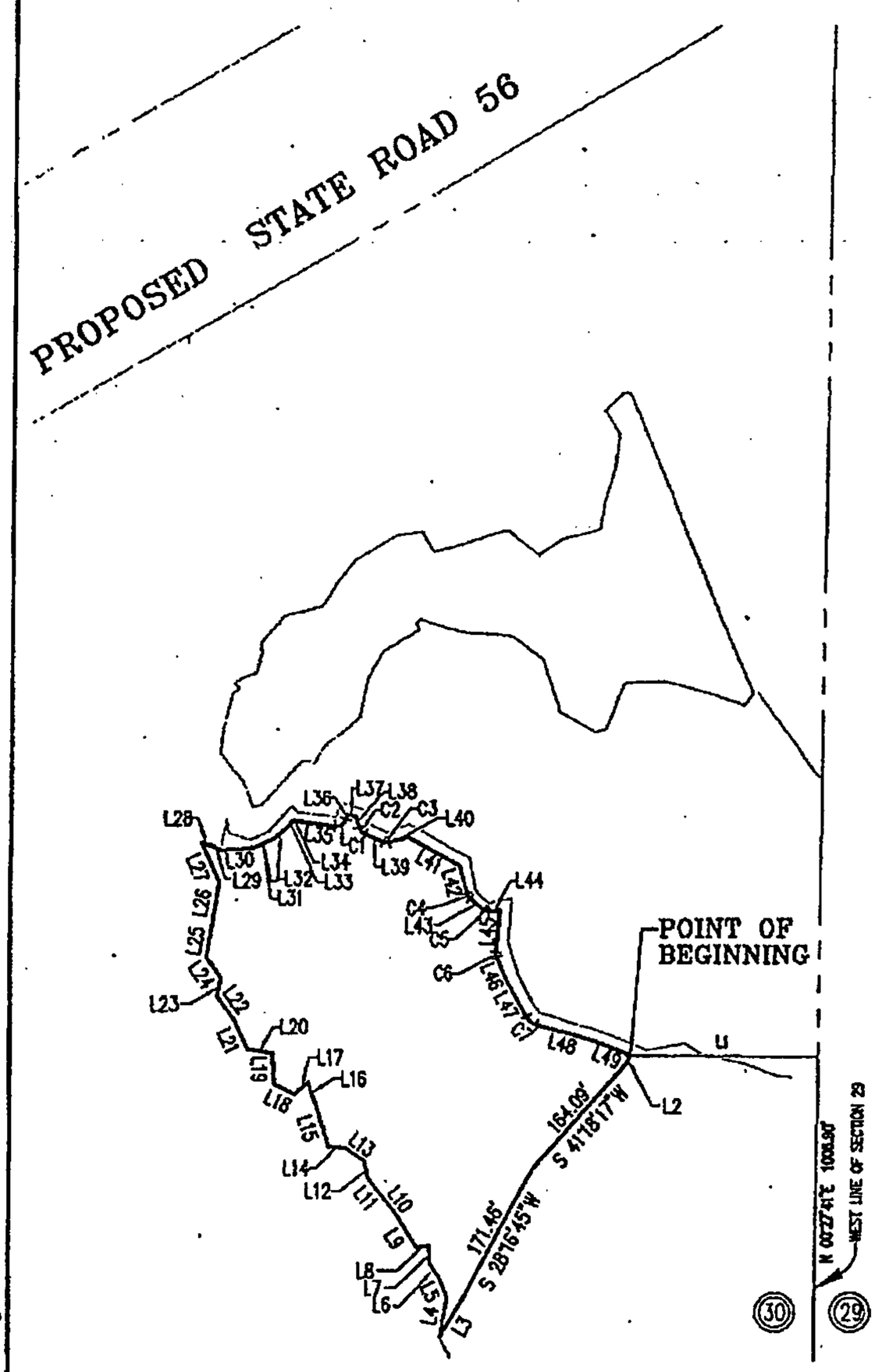
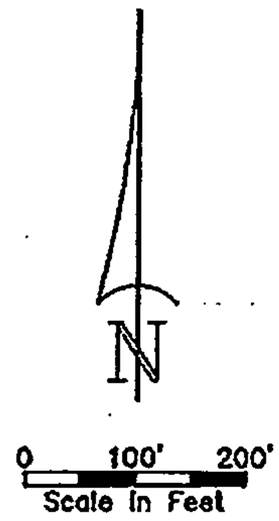
93

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°32'19"W	217.02'
L2	S 27°23'25"W	11.46'
L3	S 30°37'17"W	50.29'
L4	N 10°32'34"E	48.20'
L5	N 24°21'03"W	27.24'
L6	N 36°36'43"W	17.22'
L7	N 01°06'51"W	20.37'
L8	S 80°31'58"W	14.91'
L9	N 32°10'52"W	43.88'
L10	N 37°30'54"W	23.08'
L11	N 38°37'43"W	31.33'
L12	N 12°21'37"W	19.83'
L13	N 53°32'04"W	27.62'
L14	N 84°48'27"W	20.16'
L15	N 16°22'07"W	52.87'
L16	N 18°36'24"W	25.20'
L17	S 50°10'36"W	20.41'
L18	N 64°23'57"W	25.92'
L19	N 02°38'37"W	36.28'
L20	N 81°15'01"W	29.28'
L21	N 23°58'50"W	39.04'
L22	N 36°14'16"W	33.90'
L23	N 10°49'41"E	21.80'
L24	N 33°51'05"W	28.96'
L25	N 08°56'18"E	34.82'
L26	N 09°09'39"E	53.65'
L27	N 23°02'11"W	49.97'
L28	S 73°59'48"E	10.94'
L29	S 63°10'13"E	11.71'
L30	N 85°55'26"E	37.69'
L31	N 66°15'13"E	25.87'
L32	N 49°16'19"E	20.89'
L33	N 42°21'11"E	9.91'
L34	S 74°09'51"E	3.10'
L35	S 82°17'43"E	45.09'
L36	N 14°57'00"E	6.05'
L37	S 73°37'02"E	10.28'
L38	S 16°34'28"E	12.76'
L39	S 67°03'45"E	22.31'
L40	N 75°38'29"E	23.09'
L41	S 61°25'45"E	69.05'
L42	S 14°16'17"E	33.60'
L43	S 51°28'19"E	20.80'
L44	N 86°44'27"E	12.86'
L45	S 04°47'35"W	48.10'
L46	S 22°42'47"E	28.03'
L47	S 28°49'57"E	49.44'
L48	S 74°09'09"E	68.89'
L49	S 67°53'50"E	46.22'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	82°45'16"	11.50	16.61	15.20	N 56°19'38"E
C2	50°29'17"	12.80	11.28	10.92	S 41°49'06"E
C3	37°17'47"	10.30	6.70	6.59	S 85°42'38"E
C4	37°12'02"	11.00	7.14	7.02	S 32°52'18"E
C5	41°47'14"	8.50	6.20	6.06	S 72°21'56"E
C6	27°30'22"	14.00	6.72	6.66	S 08°57'38"E
C7	45°19'11"	20.80	16.45	16.03	S 51°29'33"E

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA 132

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
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Q:\SURVEY\3778\004\SKETCH & LEGALS\SR56 MITIGATION S&L REV1.dwg

37

C13

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30 AND THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°27'41" EAST, ALONG THE WEST LINE OF SECTION 29 A DISTANCE OF 1,006.90 FEET; THENCE LEAVING SAID LINE NORTH 89°32'19" WEST, A DISTANCE OF 217.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27°23'25" WEST, A DISTANCE OF 11.46 FEET; THENCE SOUTH 41°18'17" WEST, A DISTANCE OF 164.09 FEET; THENCE SOUTH 28°16'45" WEST, A DISTANCE OF 171.46 FEET; THENCE SOUTH 30°37'17" WEST, A DISTANCE OF 50.29 FEET; THENCE NORTH 10°32'34" EAST, A DISTANCE OF 48.20 FEET; THENCE NORTH 24°21'03" WEST, A DISTANCE OF 27.24 FEET; THENCE NORTH 36°36'43" WEST, A DISTANCE OF 17.22 FEET; THENCE NORTH 01°06'51" WEST, A DISTANCE OF 20.37 FEET; THENCE SOUTH 80°31'58" WEST, A DISTANCE OF 14.91 FEET; THENCE NORTH 32°10'52" WEST, A DISTANCE OF 43.88 FEET; THENCE NORTH 37°30'54" WEST, A DISTANCE OF 23.06 FEET; THENCE NORTH 38°37'43" WEST, A DISTANCE OF 31.33 FEET; THENCE NORTH 12°21'37" WEST, A DISTANCE OF 19.83 FEET; THENCE NORTH 53°32'04" WEST, A DISTANCE OF 27.62 FEET; THENCE NORTH 84°48'27" WEST, A DISTANCE OF 20.16 FEET; THENCE NORTH 16°22'07" WEST, A DISTANCE OF 52.87 FEET; THENCE NORTH 18°36'24" WEST, A DISTANCE OF 25.20 FEET; THENCE SOUTH 50°10'36" WEST, A DISTANCE OF 20.41 FEET; THENCE NORTH 64°23'57" WEST, A DISTANCE OF 25.92 FEET; THENCE NORTH 02°38'37" WEST, A DISTANCE OF 36.28 FEET; THENCE NORTH 81°15'01" WEST, A DISTANCE OF 29.28 FEET; THENCE NORTH 23°56'50" WEST, A DISTANCE OF 39.04 FEET; THENCE NORTH 36°14'16" WEST, A DISTANCE OF 33.90 FEET; THENCE NORTH 10°49'41" EAST, A DISTANCE OF 21.80 FEET; THENCE NORTH 33°51'05" WEST, A DISTANCE OF 28.96 FEET; THENCE NORTH 08°56'18" EAST, A DISTANCE OF 34.82 FEET; THENCE NORTH 09°09'39" EAST, A DISTANCE OF 53.65 FEET; THENCE NORTH 23°02'11" WEST, A DISTANCE OF 49.97 FEET; THENCE SOUTH 73°59'48" EAST, A DISTANCE OF 10.94 FEET; THENCE SOUTH 63°10'13" EAST, A DISTANCE OF 11.71 FEET; THENCE NORTH 85°55'26" EAST, A DISTANCE OF 37.69 FEET; THENCE NORTH 66°15'13" EAST, A DISTANCE OF 25.87 FEET; THENCE NORTH 49°16'19" EAST, A DISTANCE OF 20.89 FEET; THENCE NORTH 42°21'11" EAST, A DISTANCE OF 9.91 FEET; THENCE SOUTH 74°09'51" EAST, A DISTANCE OF 3.10 FEET; THENCE SOUTH 82°17'43" EAST, A DISTANCE OF 45.09 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.50 FEET, AN ARC LENGTH OF 16.61 FEET, A CENTRAL ANGLE OF 82°45'16", AND A CHORD BEARING AND DISTANCE OF NORTH 56°19'38" EAST, 15.20 FEET; THENCE NORTH 14°57'00" EAST, A DISTANCE OF 6.05 FEET; THENCE SOUTH 73°37'02" EAST, A DISTANCE OF 10.28 FEET; THENCE SOUTH 16°34'28" EAST, A DISTANCE OF 12.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 12.80 FEET, AN ARC LENGTH OF 11.28 FEET, A CENTRAL ANGLE OF 50°29'17", AND A CHORD BEARING AND DISTANCE OF SOUTH 41°49'06" EAST, 10.92 FEET; THENCE SOUTH 67°03'45" EAST, A DISTANCE OF 22.31 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.30 FEET, AN ARC LENGTH OF 6.70 FEET, A CENTRAL ANGLE OF 37°17'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°42'38" EAST, 6.59 FEET; THENCE NORTH 75°38'29" EAST, A DISTANCE OF 23.09 FEET; THENCE SOUTH 61°25'45" EAST, A DISTANCE OF 69.05 FEET; THENCE SOUTH 14°16'17" EAST, A DISTANCE OF 33.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 7.14 FEET, A CENTRAL ANGLE OF 37°12'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 32°52'18" EAST, 7.02 FEET; THENCE SOUTH 51°28'19" EAST, A DISTANCE OF 20.80 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8.50 FEET, AN ARC LENGTH OF 6.20 FEET, A CENTRAL ANGLE OF 41°47'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 72°21'56" EAST, 6.06 FEET; THENCE NORTH 86°44'27" EAST, A DISTANCE OF 12.86 FEET; THENCE SOUTH 04°47'35" WEST, A DISTANCE OF 48.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 6.72 FEET, A CENTRAL ANGLE OF 27°30'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 08°57'36" EAST, 6.66 FEET; THENCE SOUTH 22°42'47" EAST, A DISTANCE OF 28.03 FEET; THENCE SOUTH 28°49'57" EAST, A DISTANCE OF 49.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.80 FEET, AN ARC LENGTH OF 16.45 FEET, A CENTRAL ANGLE OF 45°19'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°29'33" EAST, 16.03 FEET; THENCE SOUTH 74°09'09" EAST, A DISTANCE OF 68.89 FEET; THENCE SOUTH 67°53'50" EAST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.243 ACRES, MORE OR LESS.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA 132

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

King
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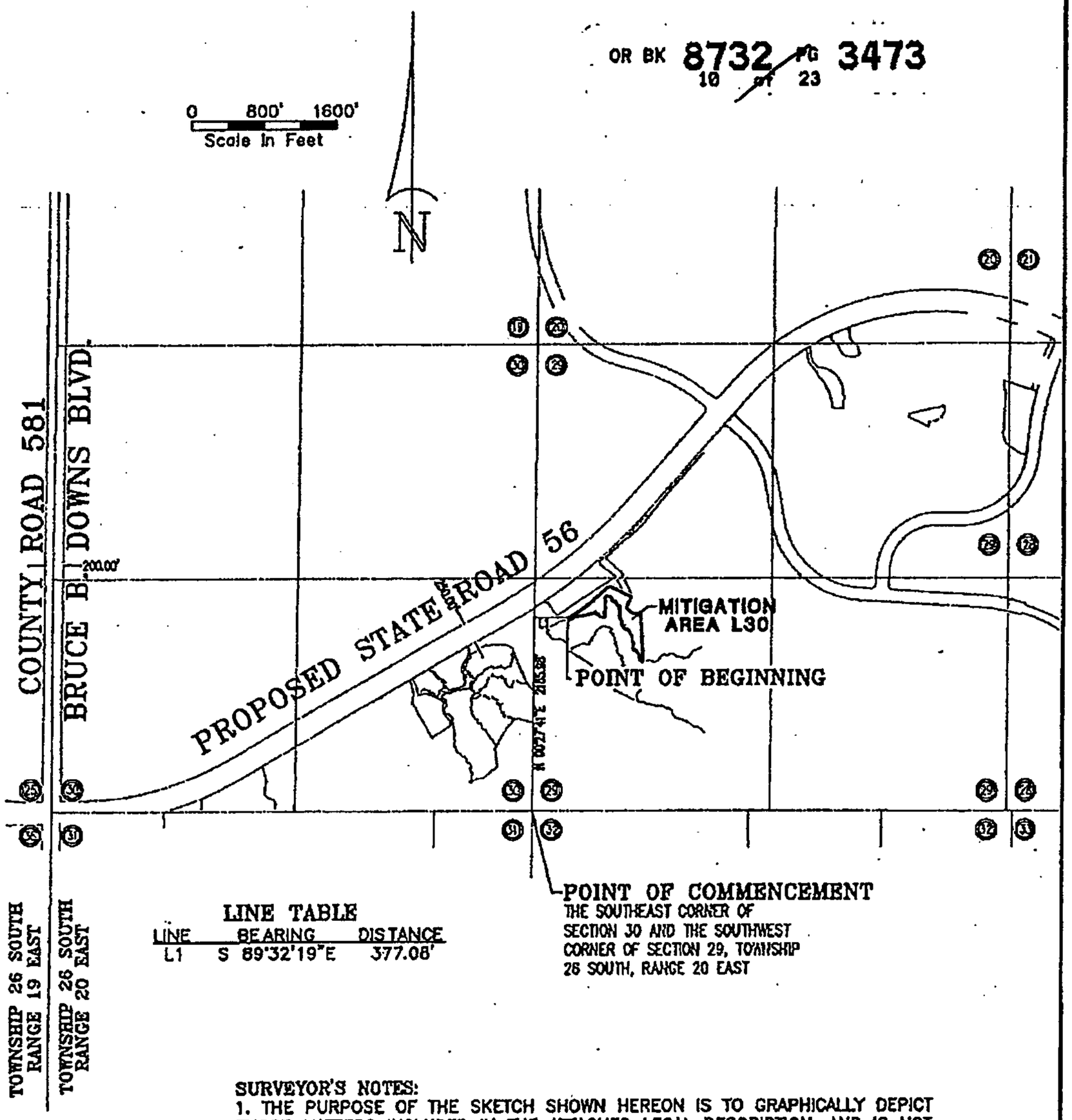
THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°32'19"E	377.08'

SURVEYOR'S NOTES:
1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. ALL DISTANCES SHOWN HEREON ARE IN FEET.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA L30

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

SCALE	DATE	DRAWN	CALCED	CHECKED
SEE SHEET	OCT. 19, 2007	R.E.D.	J.G.	J.G.
JOB No. 3778-004-000		SECTION 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA P.L.S. 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 3

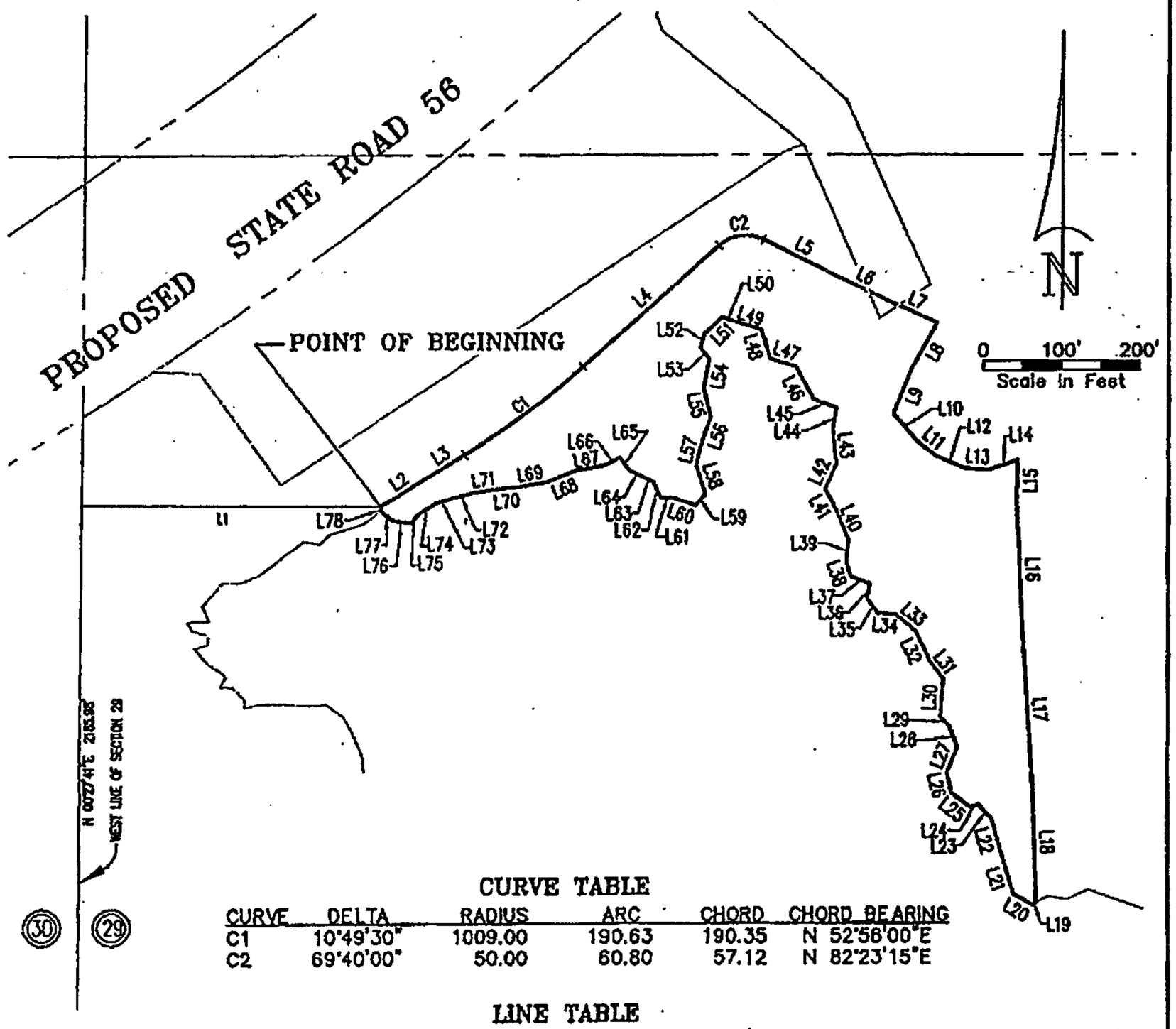
Q:\SURVEY\3778\004\SKETCH & LEGALS\SR56 MITIGATION S&L REV1.dwg

39

C13

THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	10°49'30"	1009.00	190.63	190.35	N 52°56'00"E
C2	69°40'00"	50.00	60.80	57.12	N 82°23'15"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°32'19"E	377.08'
L2	N 57°48'20"E	73.91'
L3	N 58°22'45"E	52.58'
L4	N 47°33'15"E	232.68'
L5	S 62°46'45"E	99.18'
L6	S 64°27'08"E	76.54'
L7	S 65°05'26"E	70.67'
L8	S 28°40'35"W	70.21'
L9	S 21°06'52"W	61.96'
L10	S 40°27'25"E	44.34'
L11	S 50°35'45"E	32.29'
L12	S 67°07'26"E	40.76'
L13	S 85°17'37"E	30.69'
L14	N 71°23'45"E	39.34'
L15	S 01°06'27"W	53.27'
L16	S 02°44'47"E	174.24'
L17	S 03°32'51"E	192.09'
L18	S 01°57'05"E	150.59'
L19	S 61°11'05"W	6.04'
L20	N 59°42'07"W	26.97'
L21	N 17°24'50"W	50.90'
L22	N 15°24'08"W	48.32'
L23	N 43°07'04"W	25.04'
L24	S 75°55'47"W	11.62'
L25	N 50°59'01"W	29.41'
L26	N 13°05'48"W	26.24'
L27	N 22°10'01"E	36.32'
L28	N 20°20'25"W	28.99'
L29	N 45°38'18"W	16.47'
L30	N 04°12'52"E	50.76'
L31	N 36°10'24"W	30.74'
L32	N 25°28'37"W	41.01'
L33	N 48°47'19"W	34.78'
L34	N 85°24'20"W	22.95'
L35	N 34°25'51"W	23.30'
L36	N 09°56'33"E	19.03'
L37	N 69°48'37"W	25.63'
L38	N 18°58'57"W	19.41'
L39	N 06°15'19"E	28.34'
L40	N 23°07'40"W	38.99'
L41	N 28°53'32"W	31.97'
L42	N 23°48'56"E	36.05'
L43	N 05°57'31"W	45.96'
L44	N 10°12'10"E	26.57'
L45	N 67°57'48"W	31.54'
L46	N 27°08'45"W	48.43'
L47	N 72°09'31"W	34.70'
L48	N 15°41'41"W	39.79'
L49	N 72°39'24"W	35.89'
L50	N 70°49'31"W	16.34'
L51	S 45°45'52"W	31.40'
L52	S 15°24'25"W	18.96'
L53	S 37°37'32"E	18.62'
L54	S 10°19'22"W	39.15'
L55	S 12°34'20"E	39.20'
L56	S 17°51'19"W	40.81'
L57	S 13°02'09"W	23.28'
L58	S 17°03'11"E	39.19'
L59	S 39°17'54"W	18.23'
L60	N 72°47'01"W	28.82'
L61	N 84°53'34"W	17.10'
L62	N 26°29'03"W	22.19'
L63	N 63°11'05"W	12.25'
L64	N 63°34'15"W	21.60'
L65	N 36°04'25"W	20.10'
L66	S 63°08'37"W	21.26'
L67	S 79°12'13"W	39.72'
L68	S 68°24'36"W	38.36'
L69	S 80°16'27"W	36.50'
L70	S 83°30'40"W	33.45'
L71	S 82°17'50"W	25.34'
L72	S 74°58'46"W	31.62'
L73	S 71°22'35"W	19.74'
L74	S 56°37'37"W	23.83'
L75	S 45°58'43"W	16.31'
L76	N 80°04'50"W	22.58'
L77	N 50°16'37"W	18.36'
L78	N 08°43'53"W	5.45'

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA L30

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

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Q:\SURVEY\3778\004\SKETCH & LEGALS\SR56 MITIGATION S&L REV1.dwg

C13

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30 AND THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°27'41" EAST, ALONG THE WEST LINE OF SECTION 29 A DISTANCE OF 2,185.98 FEET; THENCE LEAVING SAID LINE SOUTH 89°32'19" EAST, A DISTANCE OF 377.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57°48'20" EAST, A DISTANCE OF 73.91 FEET; THENCE NORTH 58°22'45" EAST, A DISTANCE OF 52.58 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,009.00 FEET, AN ARC LENGTH OF 190.63 FEET, A CENTRAL ANGLE OF 10°49'30", AND A CHORD BEARING AND DISTANCE OF NORTH 52°58'00" EAST, 190.35 FEET; THENCE NORTH 47°33'15" EAST, A DISTANCE OF 232.68 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 60.80 FEET, A CENTRAL ANGLE OF 69°40'00", AND A CHORD BEARING AND DISTANCE OF NORTH 82°23'15" EAST, 57.12 FEET; THENCE SOUTH 82°46'45" EAST, A DISTANCE OF 99.18 FEET; THENCE SOUTH 64°27'08" EAST, A DISTANCE OF 76.54 FEET; THENCE SOUTH 65°05'26" EAST, A DISTANCE OF 70.67 FEET; THENCE SOUTH 28°40'35" WEST, A DISTANCE OF 70.21 FEET; THENCE SOUTH 21°06'52" WEST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 40°27'25" EAST, A DISTANCE OF 44.34 FEET; THENCE SOUTH 50°35'45" EAST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 67°07'26" EAST, A DISTANCE OF 40.76 FEET; THENCE SOUTH 85°17'37" EAST, A DISTANCE OF 30.69 FEET; THENCE NORTH 71°23'45" EAST, A DISTANCE OF 39.34 FEET; THENCE SOUTH 01°08'27" WEST, A DISTANCE OF 53.27 FEET; THENCE SOUTH 02°44'47" EAST, A DISTANCE OF 174.24 FEET; THENCE SOUTH 03°32'51" EAST, A DISTANCE OF 192.09 FEET; THENCE SOUTH 01°57'05" EAST, A DISTANCE OF 150.59 FEET; THENCE SOUTH 61°11'05" WEST, A DISTANCE OF 6.04 FEET; THENCE NORTH 59°42'07" WEST, A DISTANCE OF 26.97 FEET; THENCE NORTH 17°24'50" WEST, A DISTANCE OF 50.90 FEET; THENCE NORTH 15°24'08" WEST, A DISTANCE OF 48.32 FEET; THENCE NORTH 43°07'04" WEST, A DISTANCE OF 25.04 FEET; THENCE SOUTH 75°55'47" WEST, A DISTANCE OF 11.62 FEET; THENCE NORTH 50°59'01" WEST, A DISTANCE OF 29.41 FEET; THENCE NORTH 13°05'48" WEST, A DISTANCE OF 26.24 FEET; THENCE NORTH 22°10'01" EAST, A DISTANCE OF 36.32 FEET; THENCE NORTH 20°20'25" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 45°38'18" WEST, A DISTANCE OF 16.47 FEET; THENCE NORTH 04°12'52" EAST, A DISTANCE OF 50.76 FEET; THENCE NORTH 36°10'24" WEST, A DISTANCE OF 30.74 FEET; THENCE NORTH 25°28'37" WEST, A DISTANCE OF 41.01 FEET; THENCE NORTH 48°47'19" WEST, A DISTANCE OF 34.78 FEET; THENCE NORTH 85°24'20" WEST, A DISTANCE OF 22.95 FEET; THENCE NORTH 34°25'51" WEST, A DISTANCE OF 23.30 FEET; THENCE NORTH 09°56'33" EAST, A DISTANCE OF 19.03 FEET; THENCE NORTH 69°48'37" WEST, A DISTANCE OF 25.63 FEET; THENCE NORTH 16°58'57" WEST, A DISTANCE OF 19.41 FEET; THENCE NORTH 06°15'19" EAST, A DISTANCE OF 28.34 FEET; THENCE NORTH 23°07'40" WEST, A DISTANCE OF 38.99 FEET; THENCE NORTH 28°53'32" WEST, A DISTANCE OF 31.97 FEET; THENCE NORTH 23°48'56" EAST, A DISTANCE OF 36.05 FEET; THENCE NORTH 05°57'31" WEST, A DISTANCE OF 45.96 FEET; THENCE NORTH 10°12'10" EAST, A DISTANCE OF 26.57 FEET; THENCE NORTH 67°57'48" WEST, A DISTANCE OF 31.54 FEET; THENCE NORTH 27°08'45" WEST, A DISTANCE OF 48.43 FEET; THENCE NORTH 72°09'31" WEST, A DISTANCE OF 34.70 FEET; THENCE NORTH 15°41'41" WEST, A DISTANCE OF 39.79 FEET; THENCE NORTH 72°39'24" WEST, A DISTANCE OF 35.89 FEET; THENCE NORTH 70°49'31" WEST, A DISTANCE OF 16.34 FEET; THENCE SOUTH 45°45'52" WEST, A DISTANCE OF 31.40 FEET; THENCE SOUTH 15°24'25" WEST, A DISTANCE OF 18.96 FEET; THENCE SOUTH 37°37'32" EAST, A DISTANCE OF 18.62 FEET; THENCE SOUTH 10°19'22" WEST, A DISTANCE OF 39.15 FEET; THENCE SOUTH 12°34'20" EAST, A DISTANCE OF 39.20 FEET; THENCE SOUTH 17°51'19" WEST, A DISTANCE OF 40.81 FEET; THENCE SOUTH 13°02'09" WEST, A DISTANCE OF 23.28 FEET; THENCE SOUTH 17°03'11" EAST, A DISTANCE OF 39.19 FEET; THENCE SOUTH 39°17'54" WEST, A DISTANCE OF 18.23 FEET; THENCE NORTH 72°47'01" WEST, A DISTANCE OF 28.82 FEET; THENCE NORTH 84°53'34" WEST, A DISTANCE OF 17.10 FEET; THENCE NORTH 26°29'03" WEST, A DISTANCE OF 22.19 FEET; THENCE NORTH 63°11'05" WEST, A DISTANCE OF 12.25 FEET; THENCE NORTH 63°34'15" WEST, A DISTANCE OF 21.60 FEET; THENCE NORTH 36°04'25" WEST, A DISTANCE OF 20.10 FEET; THENCE SOUTH 63°06'37" WEST, A DISTANCE OF 21.26 FEET; THENCE SOUTH 79°12'13" WEST, A DISTANCE OF 39.72 FEET; THENCE SOUTH 68°24'36" WEST, A DISTANCE OF 38.36 FEET; THENCE SOUTH 80°16'27" WEST, A DISTANCE OF 36.50 FEET; THENCE SOUTH 83°30'40" WEST, A DISTANCE OF 33.45 FEET; THENCE SOUTH 82°17'50" WEST, A DISTANCE OF 25.34 FEET; THENCE SOUTH 74°58'46" WEST, A DISTANCE OF 31.62 FEET; THENCE SOUTH 71°22'35" WEST, A DISTANCE OF 19.74 FEET; THENCE SOUTH 56°37'37" WEST, A DISTANCE OF 23.83 FEET; THENCE SOUTH 45°58'43" WEST, A DISTANCE OF 16.31 FEET; THENCE NORTH 80°04'50" WEST, A DISTANCE OF 22.58 FEET; THENCE NORTH 50°16'37" WEST, A DISTANCE OF 18.36 FEET; THENCE NORTH 08°43'53" WEST, A DISTANCE OF 5.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.946 ACRES, MORE OR LESS.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA L30

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

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4921 MEMORIAL HIGHWAY
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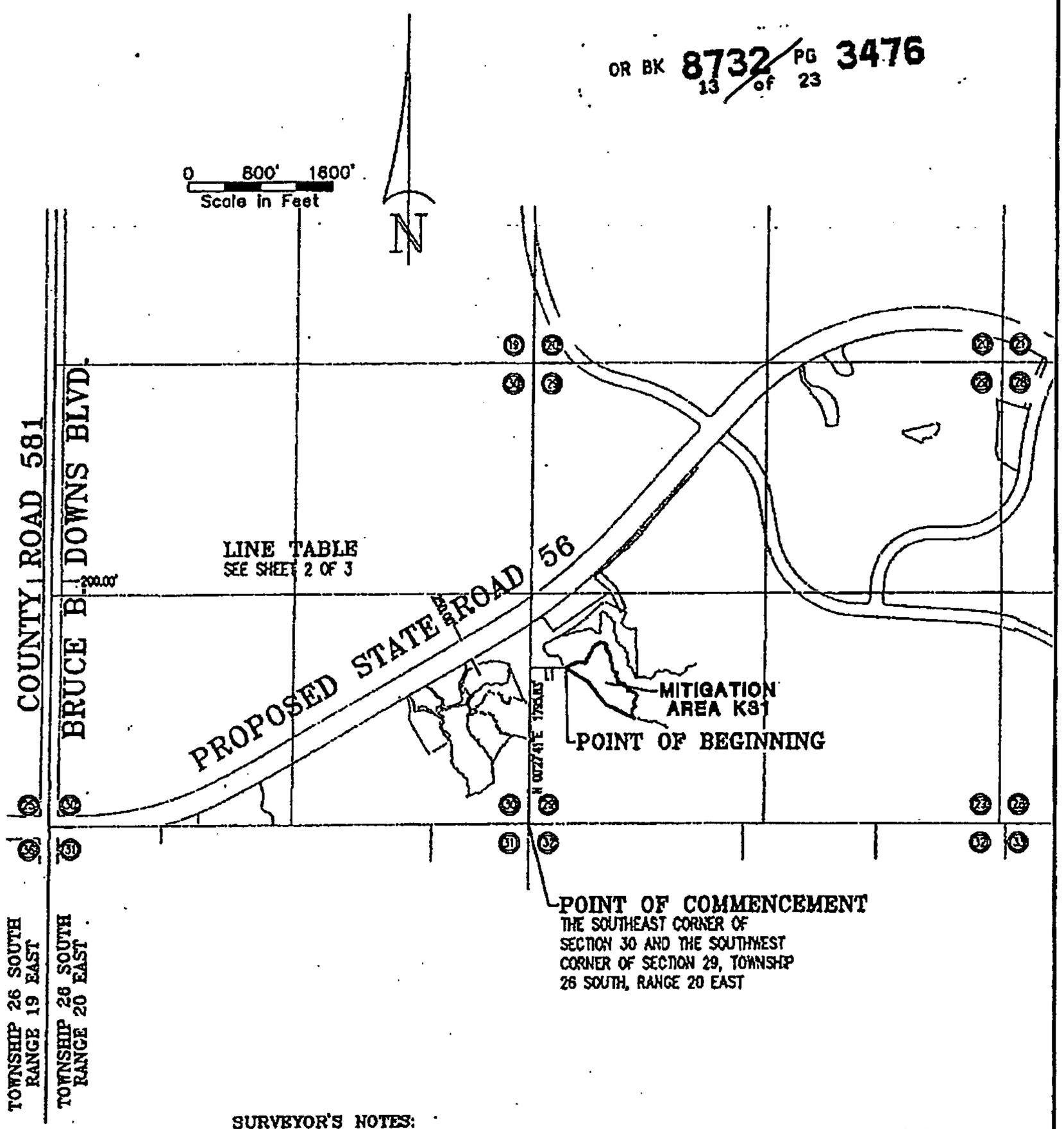
FAX 813 • 880 • 8582
E-MAIL kingeng@kingengineering.com

Q:\SURVEY\3778\004\SKETCH & LEGALS\SR56 MITIGATION S&L REV1.dwg

THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES:
1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. ALL DISTANCES SHOWN HEREON ARE IN FEET.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA K31

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

SCALE	DATE	DRAWN	CALCED	CHECKED
SEE SHEET	OCT. 19, 2007	R.E.D.	J.G.	J.G.
JOB No. 3778-004-000		SECTION 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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FAX 813 • 880 • 8882
E-MAIL kingeng@kingeng.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JAMES DAVID KREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 3

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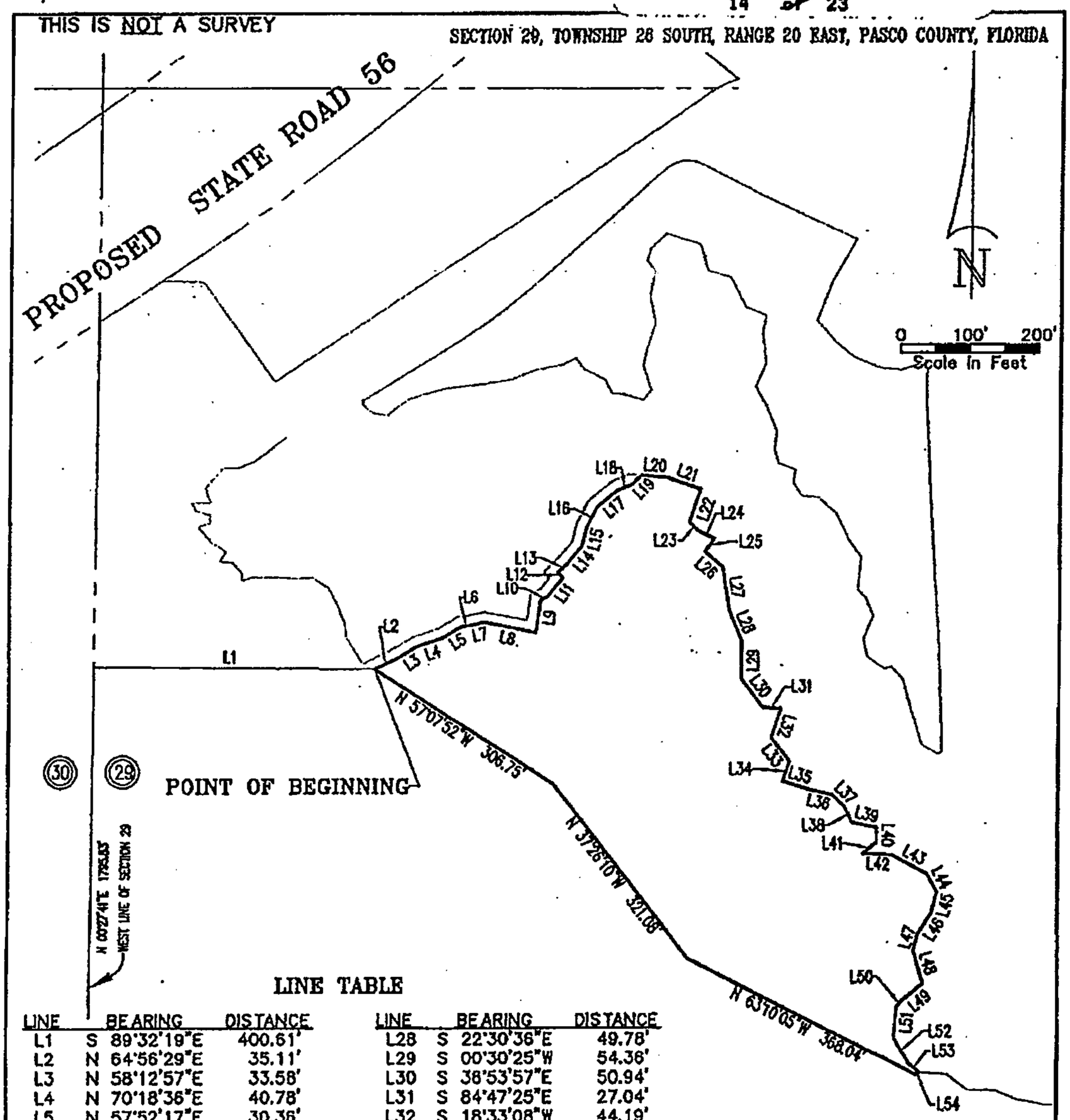
THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°32'19"E	400.61'	L28	S 22°30'36"E	49.78'
L2	N 64°56'29"E	35.11'	L29	S 00°30'25"W	54.36'
L3	N 58°12'57"E	33.58'	L30	S 38°53'57"E	50.94'
L4	N 70°18'36"E	40.78'	L31	S 84°47'25"E	27.04'
L5	N 57°52'17"E	30.36'	L32	S 18°33'08"W	44.19'
L6	N 82°58'47"E	14.04'	L33	S 37°07'15"E	43.45'
L7	N 75°52'54"E	19.26'	L34	S 17°50'16"W	30.02'
L8	S 78°14'05"E	75.46'	L35	S 73°20'02"E	43.05'
L9	N 07°14'28"E	48.95'	L36	S 77°57'13"E	30.68'
L10	N 63°56'57"E	11.12'	L37	S 44°22'58"E	23.76'
L11	N 36°42'39"E	36.75'	L38	S 25°56'28"E	26.03'
L12	N 43°20'37"W	9.87'	L39	S 77°14'29"E	36.78'
L13	N 44°24'34"E	20.37'	L40	S 01°57'40"W	20.93'
L14	N 38°55'46"E	31.43'	L41	S 49°12'16"W	25.68'
L15	N 13°03'25"E	26.21'	L42	S 87°46'00"E	41.42'
L16	N 26°05'27"E	33.06'	L43	S 61°25'37"E	58.14'
L17	N 50°30'48"E	39.46'	L44	S 27°18'23"E	30.28'
L18	N 69°27'15"E	20.18'	L45	S 13°39'28"W	30.38'
L19	N 47°14'52"E	20.43'	L46	S 31°54'55"W	36.84'
L20	S 85°30'38"E	35.90'	L47	S 16°09'44"W	24.21'
L21	S 71°31'09"E	52.83'	L48	S 16°28'42"E	50.83'
L22	S 18°37'18"W	50.18'	L49	S 51°16'09"W	37.20'
L23	S 45°08'22"E	17.98'	L50	S 41°12'40"W	12.96'
L24	S 64°43'21"E	25.70'	L51	S 04°56'30"W	45.17'
L25	S 36°07'24"W	23.34'	L52	S 30°36'15"E	42.78'
L26	S 49°45'35"E	34.49'	L53	S 50°34'58"E	19.86'
L27	S 08°21'09"E	66.87'	L54	S 58°20'39"W	5.98'

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA K31

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

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E-MAIL King@kingengineering.com

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30 AND THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°27'41" EAST, ALONG THE WEST LINE OF SECTION 29 A DISTANCE OF 1,795.83 FEET; THENCE LEAVING SAID LINE SOUTH 89°32'19" EAST, A DISTANCE OF 400.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 64°56'29" EAST, A DISTANCE OF 35.11 FEET; THENCE NORTH 58°12'57" EAST, A DISTANCE OF 33.58 FEET; THENCE NORTH 70°18'36" EAST, A DISTANCE OF 40.78 FEET; THENCE NORTH 57°52'17" EAST, A DISTANCE OF 30.36 FEET; THENCE NORTH 82°58'47" EAST, A DISTANCE OF 14.04 FEET; THENCE NORTH 75°52'54" EAST, A DISTANCE OF 19.26 FEET; THENCE SOUTH 78°14'05" EAST, A DISTANCE OF 75.46 FEET; THENCE NORTH 07°14'28" EAST, A DISTANCE OF 48.95 FEET; THENCE NORTH 63°56'57" EAST, A DISTANCE OF 11.12 FEET; THENCE NORTH 36°42'39" EAST, A DISTANCE OF 36.75 FEET; THENCE NORTH 43°20'37" WEST, A DISTANCE OF 9.87 FEET; THENCE NORTH 44°24'34" EAST, A DISTANCE OF 20.37 FEET; THENCE NORTH 38°55'46" EAST, A DISTANCE OF 31.43 FEET; THENCE NORTH 13°03'25" EAST, A DISTANCE OF 26.21 FEET; THENCE NORTH 26°05'27" EAST, A DISTANCE OF 33.06 FEET; THENCE NORTH 50°30'48" EAST, A DISTANCE OF 39.46 FEET; THENCE NORTH 69°27'15" EAST, A DISTANCE OF 20.18 FEET; THENCE NORTH 47°14'52" EAST, A DISTANCE OF 20.43 FEET; THENCE SOUTH 85°30'38" EAST, A DISTANCE OF 35.90 FEET; THENCE SOUTH 71°31'09" EAST, A DISTANCE OF 52.83 FEET; THENCE SOUTH 18°37'18" WEST, A DISTANCE OF 50.18 FEET; THENCE SOUTH 45°08'22" EAST, A DISTANCE OF 17.98 FEET; THENCE SOUTH 64°43'21" EAST, A DISTANCE OF 25.70 FEET; THENCE SOUTH 38°07'24" WEST, A DISTANCE OF 23.34 FEET; THENCE SOUTH 49°45'35" EAST, A DISTANCE OF 34.49 FEET; THENCE SOUTH 08°21'09" EAST, A DISTANCE OF 66.87 FEET; THENCE SOUTH 22°30'36" EAST, A DISTANCE OF 49.78 FEET; THENCE SOUTH 00°30'25" WEST, A DISTANCE OF 54.36 FEET; THENCE SOUTH 36°53'57" EAST, A DISTANCE OF 50.94 FEET; THENCE SOUTH 84°47'25" EAST, A DISTANCE OF 27.04 FEET; THENCE SOUTH 18°33'08" WEST, A DISTANCE OF 44.19 FEET; THENCE SOUTH 37°07'15" EAST, A DISTANCE OF 43.45 FEET; THENCE SOUTH 17°50'16" WEST, A DISTANCE OF 30.02 FEET; THENCE SOUTH 73°20'02" EAST, A DISTANCE OF 43.05 FEET; THENCE SOUTH 77°57'13" EAST, A DISTANCE OF 30.68 FEET; THENCE SOUTH 44°22'58" EAST, A DISTANCE OF 23.76 FEET; THENCE SOUTH 25°56'28" EAST, A DISTANCE OF 26.03 FEET; THENCE SOUTH 77°14'29" EAST, A DISTANCE OF 36.78 FEET; THENCE SOUTH 01°57'40" WEST, A DISTANCE OF 20.93 FEET; THENCE SOUTH 49°12'16" WEST, A DISTANCE OF 25.68 FEET; THENCE SOUTH 87°46'00" EAST, A DISTANCE OF 41.42 FEET; THENCE SOUTH 61°25'37" EAST, A DISTANCE OF 58.14 FEET; THENCE SOUTH 27°18'23" EAST, A DISTANCE OF 30.28 FEET; THENCE SOUTH 13°39'28" WEST, A DISTANCE OF 30.38 FEET; THENCE SOUTH 31°54'55" WEST, A DISTANCE OF 36.84 FEET; THENCE SOUTH 16°09'44" WEST, A DISTANCE OF 24.21 FEET; THENCE SOUTH 16°28'42" EAST, A DISTANCE OF 50.83 FEET; THENCE SOUTH 51°16'09" WEST, A DISTANCE OF 37.20 FEET; THENCE SOUTH 41°12'40" WEST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 04°56'30" WEST, A DISTANCE OF 45.17 FEET; THENCE SOUTH 30°36'15" EAST, A DISTANCE OF 42.78 FEET; THENCE SOUTH 50°34'58" EAST, A DISTANCE OF 19.86 FEET; THENCE SOUTH 58°20'39" WEST, A DISTANCE OF 5.98 FEET; THENCE NORTH 63°10'05" WEST, A DISTANCE OF 368.04 FEET; THENCE NORTH 37°26'10" WEST, A DISTANCE OF 321.08 FEET; THENCE NORTH 57°07'52" WEST, A DISTANCE OF 306.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.204 ACRES, MORE OR LESS.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09

STATE ROAD 56 MITIGATION AREA K31

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

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E-MAIL king@kingengineering.com

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Sheet 3 of 3

44

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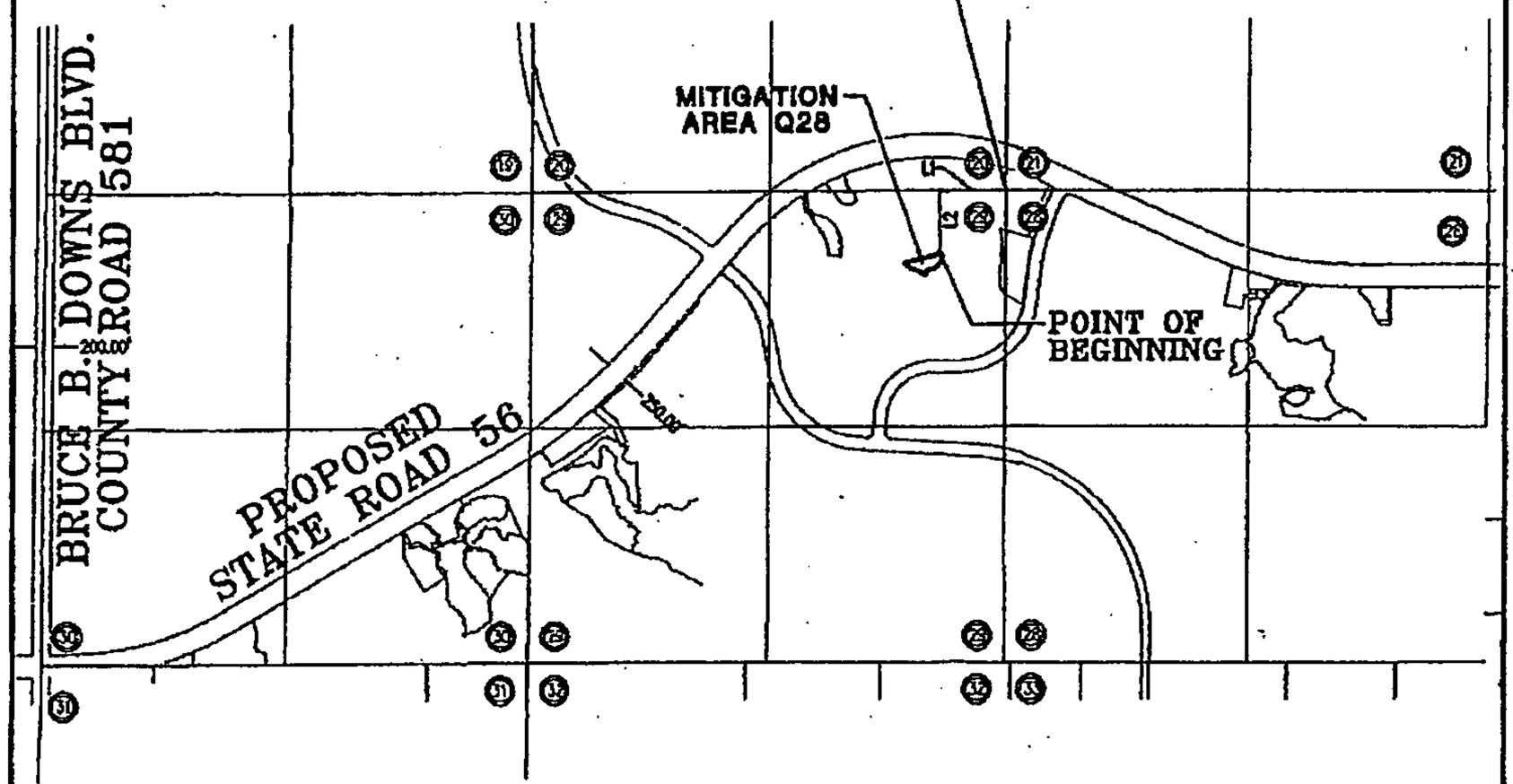
THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

0 1100' 2200'
Scale In Feet

N



CURVE TABLE
SEE SHEET 2 OF 3

LINE TABLE
SEE SHEET 2 OF 3

SURVEYOR'S NOTES:
1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. ALL DISTANCES SHOWN HEREON ARE IN FEET.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09
REVISE 10/12/2007 REVISE TITLE & CERTIFYING SURVEYOR

STATE ROAD 56 MITIGATION AREA Q28

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

SCALE	DATE	DRAWN	CALCED	CHECKED
SEE SHEET	NOV. 21, 2007	R.E.D.	J.G.	J.G.
JOB No.		SECTION	TOWNSHIP	RANGE
3778-004-000		29	26 SOUTH	20 EAST

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FAX 813 • 880 • 8882
E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

No. LS5189

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA L.S. 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 3

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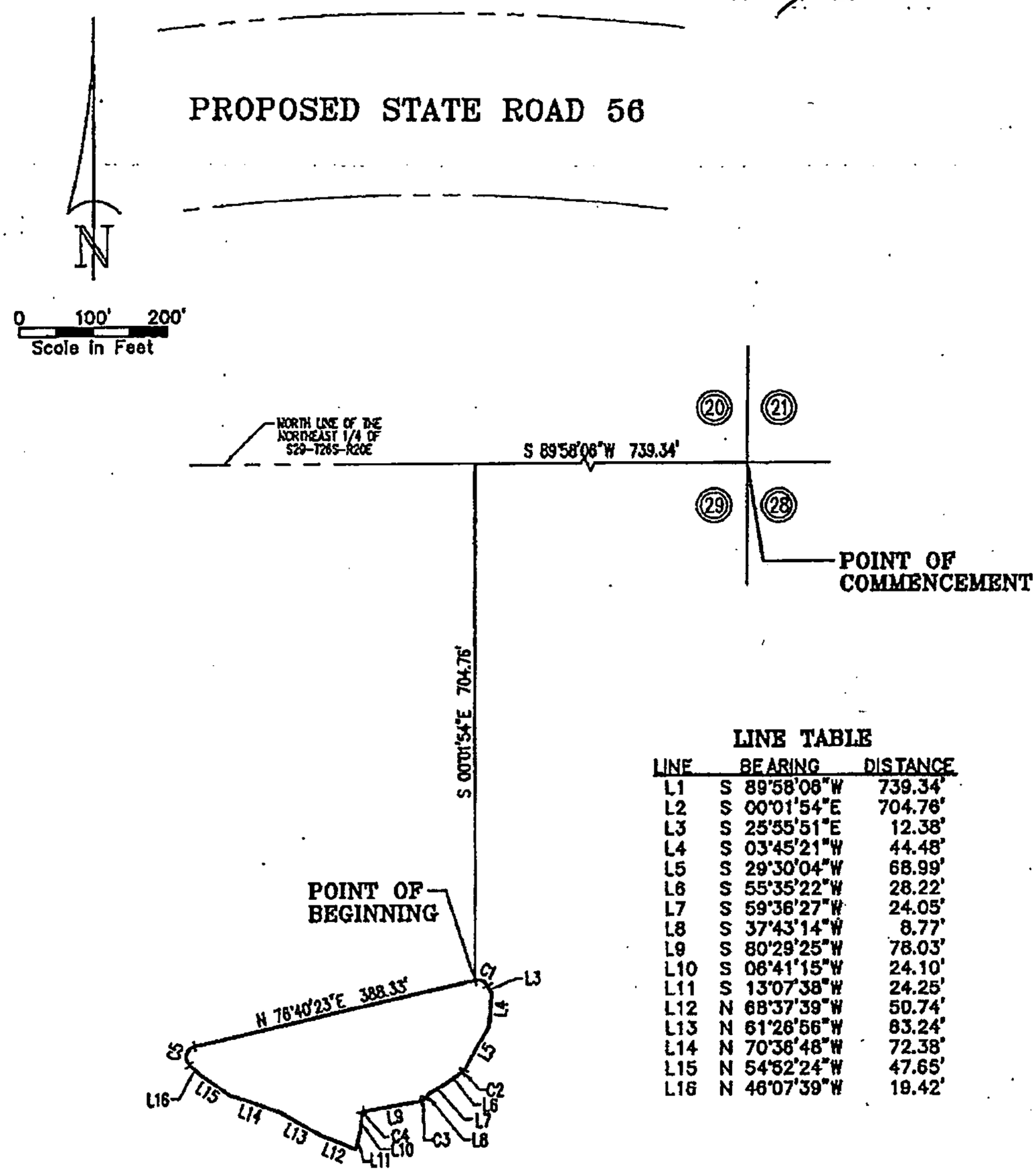
C13

THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'06"W	739.34'
L2	S 00°01'54"E	704.76'
L3	S 25°55'51"E	12.38'
L4	S 03°45'21"W	44.48'
L5	S 29°30'04"W	68.99'
L6	S 55°35'22"W	28.22'
L7	S 59°36'27"W	24.05'
L8	S 37°43'14"W	8.77'
L9	S 80°29'25"W	78.03'
L10	S 06°41'15"W	24.10'
L11	S 13°07'38"W	24.25'
L12	N 68°37'39"W	50.74'
L13	N 61°26'56"W	83.24'
L14	N 70°36'48"W	72.38'
L15	N 54°52'24"W	47.65'
L16	N 46°07'39"W	19.42'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	77°23'45"	15.00	20.26	18.76	S 64°37'44"E
C2	26°05'17"	10.00	4.55	4.51	S 42°32'43"W
C3	42°46'12"	10.00	7.46	7.29	S 59°06'20"W
C4	73°48'10"	2.72	3.50	3.27	S 43°35'20"W
C5	122°48'03"	15.00	32.15	26.34	N 15°16'22"E

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09
REVISED 10/12/2007 REVISE TITLE & CERTIFYING SURVEYOR

STATE ROAD 56 MITIGATION AREA Q28

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

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PARCEL DESCRIPTION

THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SOUTH 89°58'06" WEST, A DISTANCE OF 739.34 FEET; THENCE LEAVING SAID LINE SOUTH 00°01'54" EAST, A DISTANCE OF 704.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 20.26 FEET, A CENTRAL ANGLE OF 77°23'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°37'44" EAST, 18.76 FEET; THENCE SOUTH 25°55'51" EAST, A DISTANCE OF 12.38 FEET; THENCE SOUTH 03°45'21" WEST, A DISTANCE OF 44.48 FEET; THENCE SOUTH 29°30'04" WEST, A DISTANCE OF 68.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 4.55 FEET, A CENTRAL ANGLE OF 26°05'17", AND A CHORD BEARING AND DISTANCE OF SOUTH 42°32'43" WEST, 4.51 FEET; THENCE SOUTH 55°35'22" WEST, A DISTANCE OF 28.22 FEET; THENCE SOUTH 59°36'27" WEST, A DISTANCE OF 24.05 FEET; THENCE SOUTH 37°43'14" WEST, A DISTANCE OF 8.77 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 7.46 FEET, A CENTRAL ANGLE OF 42°46'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°06'20" WEST, 7.29 FEET; THENCE SOUTH 80°29'25" WEST, A DISTANCE OF 78.03 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.72 FEET, AN ARC LENGTH OF 3.50 FEET, A CENTRAL ANGLE OF 73°48'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°35'20" WEST, 3.27 FEET; THENCE SOUTH 06°41'15" WEST, A DISTANCE OF 24.10 FEET; THENCE SOUTH 13°07'38" WEST, A DISTANCE OF 24.25 FEET; THENCE NORTH 68°37'39" WEST, A DISTANCE OF 50.74 FEET; THENCE NORTH 61°26'56" WEST, A DISTANCE OF 63.24 FEET; THENCE NORTH 70°36'48" WEST, A DISTANCE OF 72.38 FEET; THENCE NORTH 54°52'24" WEST, A DISTANCE OF 47.65 FEET; THENCE NORTH 46°07'39" WEST, A DISTANCE OF 19.42 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 32.15 FEET, A CENTRAL ANGLE OF 122°48'03", AND A CHORD BEARING AND DISTANCE OF NORTH 15°16'22" EAST, 26.34 FEET; THENCE NORTH 76°40'23" EAST, A DISTANCE OF 388.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.136 ACRES, MORE OR LESS.

REVISED OWNERSHIP ENTITY 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09
REVISED 10/12/2007 REVISE TITLE & CERTIFYING SURVEYOR

STATE ROAD 56 MITIGATION AREA Q28

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
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THIS IS NOT A SURVEY

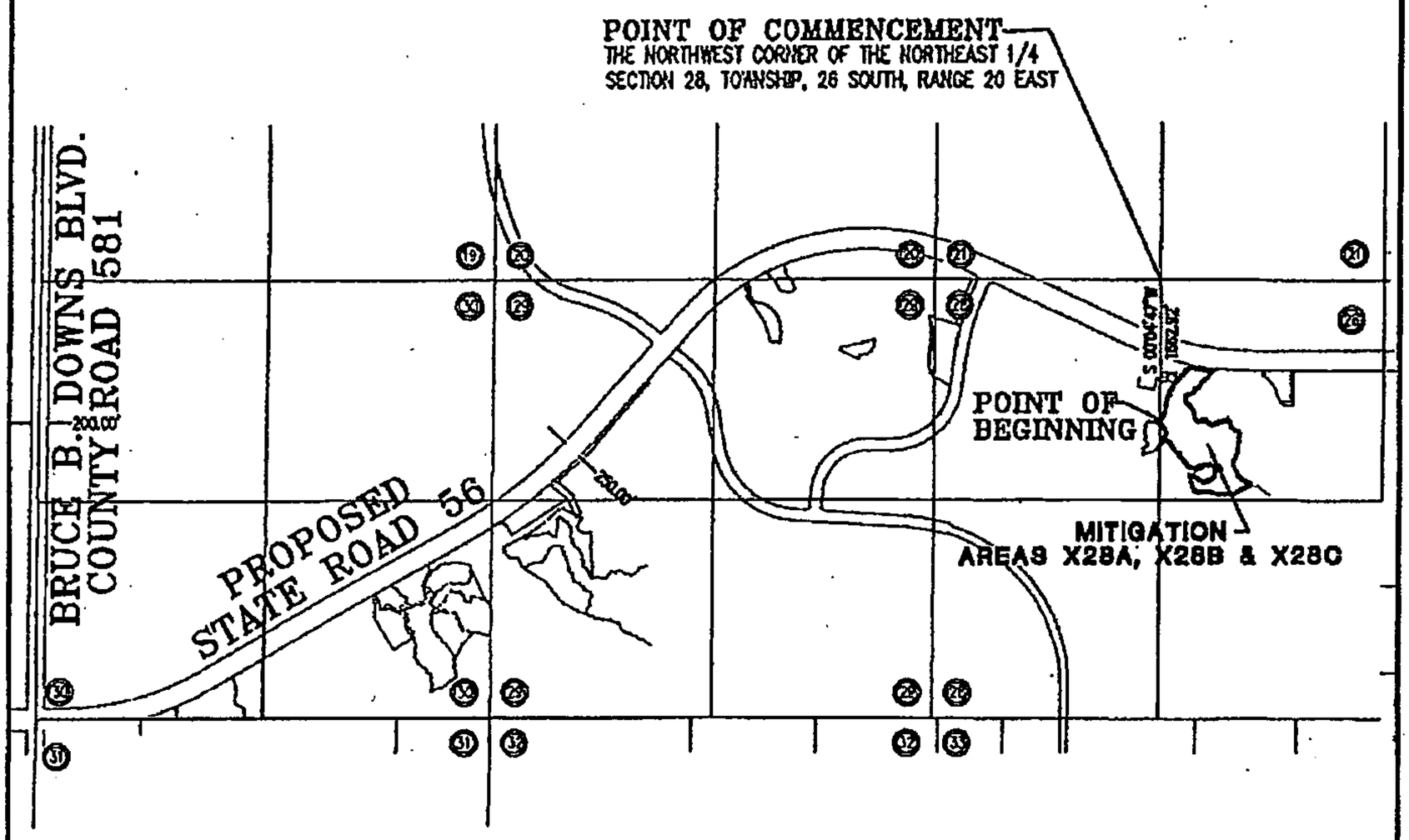
SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE
SEE SHEET 3 OF 5

LINE TABLE
SEE SHEET 3 OF 5

0 1100' 2200'
Scale in Feet

N



SURVEYOR'S NOTES:
1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. ALL DISTANCES SHOWN HEREON ARE IN FEET.

REVISE LEGAL DESCRIPTION & LABELS 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09
REVISED 10/12/2007 REVISE TITLE & CERTIFYING SURVEYOR

STATE ROAD 56 MITIGATION AREAS X28A, X28B & X28C

PREPARED FOR WIREGRASS RANCH, INC.

SCALE	DATE	DRAWN	CALCED	CHECKED
SEE SHEET	OCT. 24, 2007	R.E.D.	J.G.	J.G.
JOB No. 3778-004-000		SECTION 28	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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E-MAIL kingeng@kingeng.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

No. LS5189

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 5

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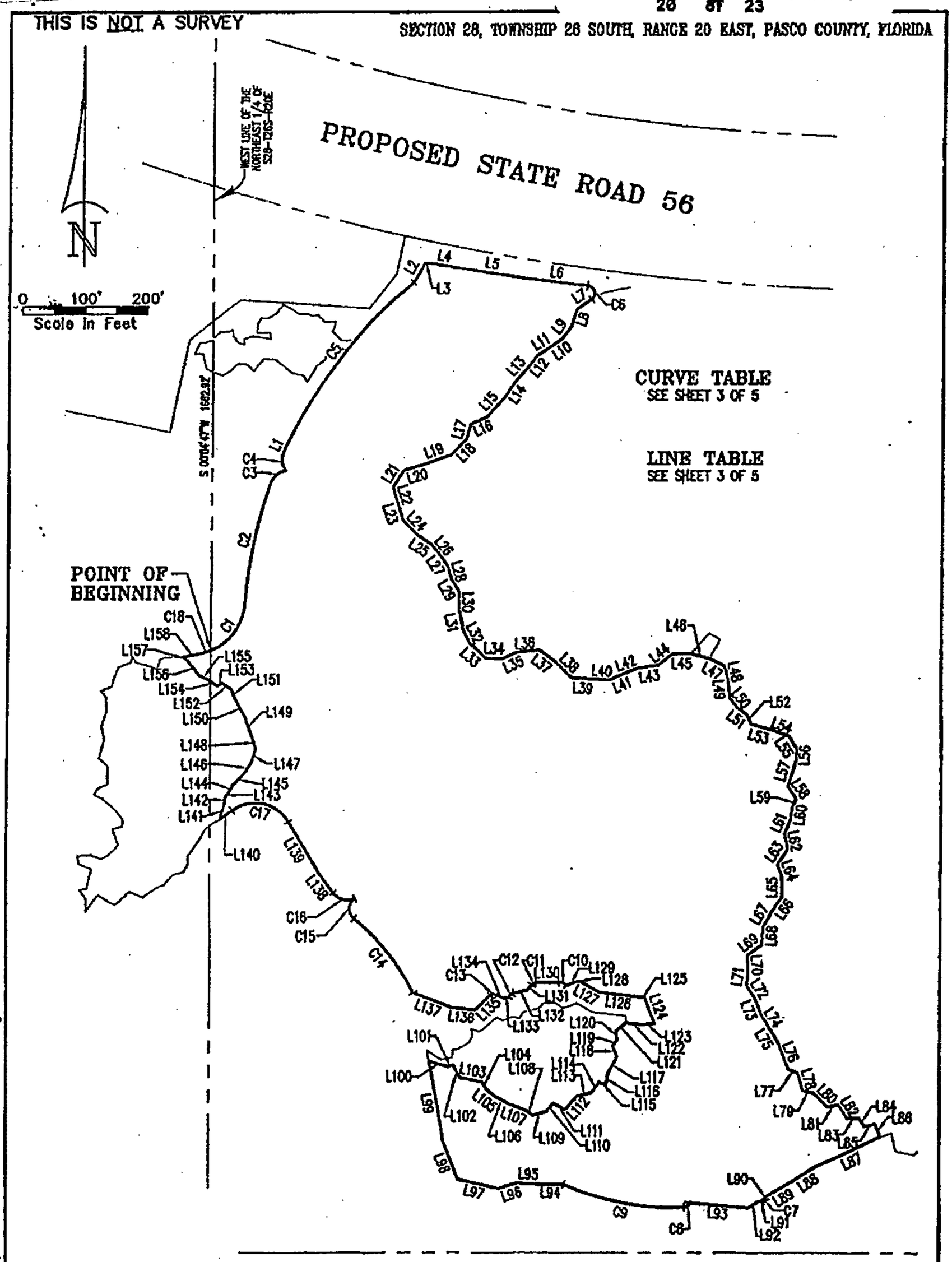
48

C13

THIS IS NOT A SURVEY

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



REVISE LEGAL DESCRIPTION & LABELS 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09
REVISED 10/12/2007 REVISE TITLE & CERTIFYING SURVEYOR

STATE ROAD 56 MITIGATION AREAS X28A, X28B & X28C

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C13

THIS IS NOT A SURVEY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 24°46'53"E	12.91'
L2	N 28°50'35"E	35.93'
L3	N 74°58'25"E	4.86'
L4	S 79°57'41"E	50.42'
L5	S 81°06'03"E	105.97'
L6	S 82°49'19"E	105.55'
L7	S 56°11'33"W	27.37'
L8	S 18°36'13"W	29.98'
L9	S 37°27'29"W	25.25'
L10	S 53°38'31"W	19.86'
L11	S 59°52'39"W	26.59'
L12	S 38°05'46"W	21.25'
L13	S 41°43'02"W	30.85'
L14	S 34°04'21"W	35.83'
L15	S 41°56'58"W	42.49'
L16	S 65°09'56"W	28.05'
L17	S 15°02'15"W	25.56'
L18	S 43°35'32"W	34.68'
L19	S 69°45'14"W	49.96'
L20	S 73°44'43"W	31.68'
L21	S 30°48'47"W	32.64'
L22	S 15°50'14"E	27.99'
L23	S 15°55'35"E	27.77'
L24	S 43°32'01"E	35.59'
L25	S 55°22'46"E	28.24'
L26	S 37°31'12"E	19.05'
L27	S 35°17'30"E	26.96'
L28	S 15°20'46"E	18.97'
L29	S 29°49'57"E	26.34'
L30	S 00°16'04"E	28.70'
L31	S 11°27'33"E	31.71'
L32	S 25°57'14"E	23.14'
L33	S 46°33'05"E	35.95'
L34	S 87°16'30"E	26.50'
L35	N 65°30'09"E	26.41'
L36	N 84°20'50"E	36.29'
L37	S 53°20'06"E	33.96'
L38	S 45°12'47"E	36.15'
L39	S 87°06'58"E	37.54'
L40	S 86°53'57"E	24.01'
L41	N 65°59'06"E	29.04'
L42	N 69°36'15"E	22.39'
L43	N 82°09'14"E	31.68'
L44	N 51°14'22"E	30.07'
L45	S 89°40'25"E	29.31'
L46	S 75°42'21"E	30.31'
L47	S 63°04'57"E	27.48'
L48	S 14°34'33"E	23.22'
L49	S 05°33'02"E	29.19'
L50	S 36°13'51"E	20.85'
L51	S 51°54'55"E	19.41'
L52	S 24°57'03"E	17.10'
L53	S 74°09'53"E	34.15'
L54	S 69°41'02"E	29.60'
L55	S 32°02'11"E	23.20'
L56	S 02°37'08"W	20.53'
L57	S 16°39'31"W	44.55'
L58	S 33°38'43"E	24.05'
L59	S 22°43'32"W	15.69'
L60	S 07°58'19"W	20.34'
L61	S 22°34'56"W	24.39'
L62	S 11°57'03"E	25.35'
L63	S 32°26'48"W	30.27'
L64	S 21°07'28"E	21.62'
L65	S 00°59'06"W	31.78'
L66	S 34°17'56"W	25.94'
L67	S 29°22'34"W	30.50'
L68	S 04°17'25"W	28.68'
L69	S 51°58'26"W	29.67'
L70	S 04°33'00"E	26.13'
L71	S 08°09'41"W	21.82'
L72	S 32°17'59"E	25.38'
L73	S 21°16'40"E	32.13'
L74	S 30°38'57"E	20.87'
L75	S 30°57'55"E	28.84'
L76	S 20°50'17"E	48.19'
L77	S 69°31'19"E	16.10'
L78	S 15°14'20"E	29.88'
L79	S 76°46'35"E	18.12'
L80	S 45°36'34"E	31.91'
L81	N 78°26'00"E	17.32'
L82	S 32°35'58"E	28.58'
L83	N 87°51'54"E	19.04'
L84	S 34°14'57"E	16.58'
L85	N 78°14'50"E	17.84'
L86	S 22°48'44"E	21.64'
L87	S 64°57'41"W	117.42'
L88	S 58°59'36"W	44.39'
L89	S 59°01'28"W	47.73'
L90	S 04°00'42"W	4.93'
L91	S 83°19'57"W	9.34'
L92	S 58°40'20"W	19.43'
L93	N 84°46'16"W	94.71'
L94	N 89°03'16"W	37.62'
L95	N 87°15'21"W	38.60'
L96	S 72°58'27"W	31.06'
L97	N 76°14'18"W	67.16'
L98	N 20°51'26"W	67.11'
L99	N 10°01'57"W	130.74'
L100	S 74°34'24"E	31.38'
L101	N 79°58'29"E	9.36'
L102	S 29°01'09"E	23.30'
L103	S 78°44'43"E	35.89'
L104	S 28°42'09"E	12.95'
L105	S 50°26'27"E	18.22'
L106	S 61°04'29"E	26.00'
L107	S 69°02'13"E	27.62'
L108	S 58°05'14"E	15.76'
L109	N 74°43'52"E	22.20'
L110	N 40°37'50"E	17.08'
L111	S 62°20'47"E	21.94'
L112	N 41°52'12"E	29.95'
L113	N 77°28'47"E	23.31'
L114	N 36°28'15"E	21.07'
L115	S 69°33'27"E	11.79'
L116	N 11°22'56"E	19.60'
L117	N 28°04'32"E	30.07'
L118	N 23°10'08"W	19.53'
L119	N 39°43'21"E	13.21'
L120	N 11°10'11"W	13.38'
L121	N 49°36'20"E	21.15'
L122	S 83°38'08"E	25.04'
L123	N 85°05'53"E	22.15'
L124	N 20°10'46"W	47.48'
L125	S 84°23'31"W	4.87'
L126	N 82°59'52"W	69.70'
L127	N 60°54'13"W	36.01'
L128	S 87°05'02"W	4.93'
L129	S 69°38'45"W	17.76'
L130	S 89°04'17"W	37.43'
L131	S 35°36'27"W	10.38'
L132	S 77°08'18"W	23.15'
L133	S 71°29'58"W	6.77'
L134	N 62°12'19"W	14.29'
L135	S 46°12'47"W	33.94'
L136	N 83°57'36"W	39.29'
L137	N 68°32'53"W	66.37'
L138	N 36°50'33"W	40.13'
L139	N 30°18'12"W	95.18'
L140	S 53°49'50"W	25.62'
L141	N 16°44'43"E	29.05'
L142	N 01°34'57"W	7.71'
L143	N 38°56'11"E	11.84'
L144	N 26°30'10"E	13.08'
L145	N 42°40'13"E	25.77'
L146	N 31°50'14"E	23.66'
L147	N 17°16'27"E	22.82'
L148	N 19°16'34"W	20.05'
L149	N 18°40'12"W	35.26'
L150	N 28°40'58"W	30.12'
L151	N 22°04'41"W	19.77'
L152	N 55°31'26"W	17.82'
L153	S 58°45'32"W	9.03'
L154	N 55°37'45"W	18.11'
L155	N 63°10'11"W	15.93'
L156	N 37°57'53"W	30.50'
L157	N 53°08'08"W	9.72'
L158	N 78°57'16"E	29.66'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	63°40'53"	87.09	96.79	91.89	N 35°50'10"E
C2	15°09'39"	773.29	204.62	204.02	N 11°34'33"E
C3	63°57'44"	29.30	32.71	31.04	N 51°08'14"E
C4	67°41'28"	27.02	31.92	30.09	N 09°03'51"W
C5	25°43'40"	749.51	336.56	333.74	N 37°38'43"E
C6	133°53'03"	12.69	29.65	23.35	S 15°52'47"E
C7	79°19'14"	2.48	3.44	3.17	S 43°40'19"W
C8	77°12'45"	8.59	11.57	10.71	S 48°55'26"W
C9	26°45'34"	432.03	201.76	199.95	N 79°05'24"W
C10	49°02'04"	16.66	14.25	13.82	N 67°27'01"W
C11	53°27'50"	8.64	8.06	7.77	S 62°20'22"W
C12	53°51'21"	12.15	11.42	11.01	S 50°12'37"W
C13	71°34'55"	8.77	10.95	10.25	S 82°00'14"W
C14	24°40'51"	362.05	155.96	154.76	N 38°23'39"W
C15	107°41'11"	20.00	37.59	32.30	N 03°06'31"E
C16	77°24'40"	30.00	40.53	37.52	N 75°32'53"W
C17	95°51'58"	62.27	104.19	92.45	N 78°14'11"W
C18	11°16'40"	87.09	17.14	17.11	N 73°18'56"E

REVISE LEGAL DESCRIPTION & LABELS 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09
REVISED 10/12/2007 REVISE TITLE & CERTIFYING SURVEYOR

STATE ROAD 56 MITIGATION AREAS X28A, X28B & X28C

PREPARED FOR WIREGRASS RANCH, INC.

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°04'47" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,662.92 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE, NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 87.09 FEET, AN ARC LENGTH OF 96.79 FEET, A CENTRAL ANGLE OF 63°40'53", AND A CHORD BEARING AND DISTANCE OF NORTH 35°50'10" EAST, 91.89 FEET TO A POINT OF A REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 773.29 FEET, AN ARC LENGTH OF 204.62 FEET, A CENTRAL ANGLE OF 15°09'39" AND A CHORD BEARING AND DISTANCE OF NORTH 11°34'33" EAST, 204.02 FEET TO A POINT OF A COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 29.30 FEET, AN ARC LENGTH OF 32.71 FEET, A CENTRAL ANGLE OF 63°57'44", AND A CHORD BEARING AND DISTANCE OF NORTH 51°08'14" EAST, 31.04 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 27.02 FEET, AN ARC LENGTH OF 31.92 FEET, A CENTRAL ANGLE OF 67°41'28", AND A CHORD BEARING AND DISTANCE OF NORTH 09°03'51" WEST, 30.09 FEET; THENCE NORTH 24°46'53" EAST, A DISTANCE OF 12.91 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 749.51 FEET, AN ARC LENGTH OF 336.58 FEET, A CENTRAL ANGLE OF 25°43'40", AND A CHORD BEARING AND DISTANCE OF NORTH 37°38'43" EAST, 333.74 FEET; THENCE NORTH 28°50'35" EAST, A DISTANCE OF 35.93 FEET; THENCE NORTH 74°58'25" EAST, A DISTANCE OF 4.86 FEET; THENCE SOUTH 79°57'41" EAST, A DISTANCE OF 50.42 FEET; THENCE SOUTH 81°06'03" EAST, A DISTANCE OF 105.97 FEET; THENCE SOUTH 82°49'19" EAST, A DISTANCE OF 105.55 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 12.69 FEET, AN ARC LENGTH OF 29.65 FEET, A CENTRAL ANGLE OF 133°53'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 15°52'47" EAST, 23.35 FEET; THENCE SOUTH 56°11'33" WEST, A DISTANCE OF 27.37 FEET; THENCE SOUTH 18°36'13" WEST, A DISTANCE OF 29.98 FEET; THENCE SOUTH 37°27'29" WEST, A DISTANCE OF 25.25 FEET; THENCE SOUTH 53°38'31" WEST, A DISTANCE OF 19.86 FEET; THENCE SOUTH 59°52'39" WEST, A DISTANCE OF 26.59 FEET; THENCE SOUTH 38°05'48" WEST, A DISTANCE OF 21.25 FEET; THENCE SOUTH 41°43'02" WEST, A DISTANCE OF 30.85 FEET; THENCE SOUTH 34°04'21" WEST, A DISTANCE OF 35.83 FEET; THENCE SOUTH 41°56'58" WEST, A DISTANCE OF 42.49 FEET; THENCE SOUTH 65°09'58" WEST, A DISTANCE OF 28.05 FEET; THENCE SOUTH 15°02'15" WEST, A DISTANCE OF 25.56 FEET; THENCE SOUTH 43°35'32" WEST, A DISTANCE OF 34.68 FEET; THENCE SOUTH 69°45'14" WEST, A DISTANCE OF 49.96 FEET; THENCE SOUTH 73°44'43" WEST, A DISTANCE OF 31.68 FEET; THENCE SOUTH 30°48'47" WEST, A DISTANCE OF 32.64 FEET; THENCE SOUTH 16°50'14" EAST, A DISTANCE OF 27.99 FEET; THENCE SOUTH 15°55'35" EAST, A DISTANCE OF 27.77 FEET; THENCE SOUTH 43°32'01" EAST, A DISTANCE OF 35.59 FEET; THENCE SOUTH 55°22'46" EAST, A DISTANCE OF 28.24 FEET; THENCE SOUTH 37°31'12" EAST, A DISTANCE OF 19.05 FEET; THENCE SOUTH 35°17'30" EAST, A DISTANCE OF 26.96 FEET; THENCE SOUTH 15°20'46" EAST, A DISTANCE OF 18.97 FEET; THENCE SOUTH 29°49'57" EAST, A DISTANCE OF 26.34 FEET; THENCE SOUTH 00°16'04" EAST, A DISTANCE OF 28.70 FEET; THENCE SOUTH 11°27'33" EAST, A DISTANCE OF 31.71 FEET; THENCE SOUTH 25°57'14" EAST, A DISTANCE OF 23.14 FEET; THENCE SOUTH 46°33'05" EAST, A DISTANCE OF 35.95 FEET; THENCE SOUTH 87°16'30" EAST, A DISTANCE OF 26.50 FEET; THENCE NORTH 65°30'09" EAST, A DISTANCE OF 26.41 FEET; THENCE NORTH 84°20'50" EAST, A DISTANCE OF 38.29 FEET; THENCE SOUTH 53°20'06" EAST, A DISTANCE OF 33.96 FEET; THENCE SOUTH 45°12'47" EAST, A DISTANCE OF 36.15 FEET; THENCE SOUTH 87°06'58" EAST, A DISTANCE OF 37.54 FEET; THENCE SOUTH 86°53'57" EAST, A DISTANCE OF 24.01 FEET; THENCE NORTH 65°59'06" EAST, A DISTANCE OF 29.04 FEET; THENCE NORTH 69°36'15" EAST, A DISTANCE OF 22.39 FEET; THENCE NORTH 82°09'14" EAST, A DISTANCE OF 31.68 FEET; THENCE NORTH 51°14'22" EAST, A DISTANCE OF 30.07 FEET; THENCE SOUTH 89°40'25" EAST, A DISTANCE OF 29.31 FEET; THENCE SOUTH 75°42'21" EAST, A DISTANCE OF 30.31 FEET; THENCE SOUTH 63°04'57" EAST, A DISTANCE OF 27.48 FEET; THENCE SOUTH 14°34'33" EAST, A DISTANCE OF 23.22 FEET; THENCE SOUTH 05°33'02" EAST, A DISTANCE OF 29.19 FEET; THENCE SOUTH 36°13'51" EAST, A DISTANCE OF 20.85 FEET; THENCE SOUTH 51°54'55" EAST, A DISTANCE OF 19.41 FEET; THENCE SOUTH 24°57'03" EAST, A DISTANCE OF 17.10 FEET; THENCE SOUTH 74°09'53" EAST, A DISTANCE OF 34.15 FEET; THENCE SOUTH 69°41'02" EAST, A DISTANCE OF 29.80 FEET; THENCE SOUTH 32°02'11" EAST, A DISTANCE OF 23.20 FEET; THENCE SOUTH 02°37'08" WEST, A DISTANCE OF 20.53 FEET; THENCE SOUTH 16°39'31" WEST, A DISTANCE OF 44.55 FEET; THENCE SOUTH 33°38'43" EAST, A DISTANCE OF 24.05 FEET; THENCE SOUTH 22°43'32" WEST, A DISTANCE OF 15.69 FEET; THENCE SOUTH 07°58'19" WEST, A DISTANCE OF 20.34 FEET; THENCE SOUTH 22°34'56" WEST, A DISTANCE OF 24.39 FEET; THENCE SOUTH 11°57'03" EAST, A DISTANCE OF 25.35 FEET; THENCE SOUTH 32°26'48" WEST, A DISTANCE OF 30.27 FEET; THENCE SOUTH 21°07'28" EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 00°59'06" WEST, A DISTANCE OF 31.78 FEET; THENCE SOUTH 34°17'56" WEST, A DISTANCE OF 25.94 FEET; THENCE SOUTH 29°22'34" WEST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 04°17'25" WEST, A DISTANCE OF 26.68 FEET; THENCE SOUTH 51°58'26" WEST, A DISTANCE OF 29.67 FEET; THENCE SOUTH 04°33'00" EAST, A DISTANCE OF 26.13 FEET; THENCE SOUTH 08°09'41" WEST, A DISTANCE OF 21.82 FEET; THENCE SOUTH 32°17'59" EAST, A DISTANCE OF 25.38 FEET; THENCE SOUTH 21°16'40" EAST, A DISTANCE OF 32.13 FEET; THENCE SOUTH 30°38'57" EAST, A DISTANCE OF 20.87 FEET; THENCE SOUTH 30°57'55" EAST, A DISTANCE OF 28.84 FEET; THENCE SOUTH 20°50'17" EAST, A DISTANCE OF 48.19 FEET; THENCE SOUTH 69°31'19" EAST, A DISTANCE OF 16.10 FEET; THENCE SOUTH 15°14'20" EAST, A DISTANCE OF 29.88 FEET; THENCE SOUTH 76°46'35" EAST, A DISTANCE OF 18.12 FEET; THENCE SOUTH 45°36'34" EAST, A DISTANCE OF 31.91 FEET; THENCE NORTH 78°26'00" EAST, A DISTANCE OF 17.32 FEET; THENCE SOUTH 32°35'58" EAST, A DISTANCE OF 26.56 FEET; THENCE NORTH 87°51'54" EAST, A DISTANCE OF 19.04 FEET; THENCE SOUTH 34°14'57" EAST, A DISTANCE OF 16.58 FEET; THENCE NORTH 78°14'50" EAST, A DISTANCE OF 17.84 FEET; THENCE SOUTH 22°48'44" EAST, A DISTANCE OF 21.64 FEET; THENCE SOUTH 64°57'41" WEST, A DISTANCE OF 117.42 FEET; THENCE SOUTH 56°59'36" WEST, A DISTANCE OF 44.39 FEET; THENCE SOUTH 59°01'28" WEST, A DISTANCE OF 47.73 FEET; THENCE

REVISE LEGAL DESCRIPTION & LABELS 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09
REVISED 10/12/2007 REVISE TITLE & CERTIFYING SURVEYOR

STATE ROAD 56 MITIGATION AREAS X28A, X28B & X28C

PREPARED FOR WIREGRASS RANCH, INC.

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
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E-MAIL kingeng@kingengineering.com

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION (Continued)

SOUTH 04°00'42" WEST, A DISTANCE OF 4.93 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 3.44 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.48 FEET, A CENTRAL ANGLE OF 79°19'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°40'19" WEST 3.17 FEET; THENCE SOUTH 83°19'57" WEST, A DISTANCE OF 9.34 FEET; THENCE SOUTH 58°40'20" WEST, A DISTANCE OF 19.43 FEET; THENCE NORTH 84°46'16" WEST, A DISTANCE OF 94.71 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 11.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.59 FEET, A CENTRAL ANGLE OF 77°12'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 48°55'26" WEST 10.71 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY 201.78 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 432.03 FEET, A CENTRAL ANGLE OF 26°45'34", AND A CHORD BEARING AND DISTANCE OF NORTH 79°05'24" WEST 199.95 FEET; THENCE NORTH 89°03'16" WEST, A DISTANCE OF 37.62 FEET; THENCE NORTH 87°15'21" WEST, A DISTANCE OF 38.60 FEET; THENCE SOUTH 72°58'27" WEST, A DISTANCE OF 31.06 FEET; THENCE NORTH 76°14'18" WEST, A DISTANCE OF 67.16 FEET; THENCE NORTH 20°51'26" WEST, A DISTANCE OF 67.11 FEET; THENCE NORTH 10°01'57" WEST, A DISTANCE OF 130.74 FEET; THENCE SOUTH 74°34'24" EAST, A DISTANCE OF 31.38 FEET; THENCE NORTH 79°58'29" EAST, A DISTANCE OF 9.36 FEET; THENCE SOUTH 29°01'09" EAST, A DISTANCE OF 23.30 FEET; THENCE SOUTH 78°44'43" EAST, A DISTANCE OF 35.89 FEET; THENCE SOUTH 28°42'09" EAST, A DISTANCE OF 12.95 FEET; THENCE SOUTH 50°26'27" EAST, A DISTANCE OF 18.22 FEET; THENCE SOUTH 61°04'29" EAST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 69°02'13" EAST, A DISTANCE OF 27.62 FEET; THENCE SOUTH 58°05'14" EAST, A DISTANCE OF 15.76 FEET; THENCE NORTH 74°43'52" EAST, A DISTANCE OF 22.20 FEET; THENCE NORTH 40°37'50" EAST, A DISTANCE OF 17.08 FEET; THENCE SOUTH 62°20'47" EAST, A DISTANCE OF 21.94 FEET; THENCE NORTH 41°52'12" EAST, A DISTANCE OF 29.95 FEET; THENCE NORTH 77°28'47" EAST, A DISTANCE OF 23.31 FEET; THENCE NORTH 36°28'15" EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 69°33'27" EAST, A DISTANCE OF 11.79 FEET; THENCE NORTH 11°22'56" EAST, A DISTANCE OF 19.60 FEET; THENCE NORTH 28°04'32" EAST, A DISTANCE OF 30.07 FEET; THENCE NORTH 23°10'08" WEST, A DISTANCE OF 19.53 FEET; THENCE NORTH 39°43'21" EAST, A DISTANCE OF 13.21 FEET; THENCE NORTH 11°10'11" WEST, A DISTANCE OF 13.38 FEET; THENCE NORTH 49°36'20" EAST, A DISTANCE OF 21.15 FEET; THENCE SOUTH 83°38'08" EAST, A DISTANCE OF 25.04 FEET; THENCE NORTH 85°05'53" EAST, A DISTANCE OF 22.15 FEET; THENCE NORTH 20°10'46" WEST, A DISTANCE OF 47.48 FEET; THENCE SOUTH 84°23'31" WEST, A DISTANCE OF 4.87 FEET; THENCE NORTH 82°59'52" WEST, A DISTANCE OF 69.70 FEET; THENCE NORTH 60°54'13" WEST, A DISTANCE OF 36.01 FEET; THENCE SOUTH 87°05'02" WEST, A DISTANCE OF 4.93 FEET; THENCE SOUTH 69°36'45" WEST, A DISTANCE OF 17.78 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 16.66 FEET, AN ARC LENGTH OF 14.26 FEET, A CENTRAL ANGLE OF 49°02'04", AND A CHORD BEARING AND DISTANCE OF NORTH 67°27'01" WEST, 13.82 FEET; THENCE SOUTH 89°04'17" WEST, A DISTANCE OF 37.43 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8.64 FEET, AN ARC LENGTH OF 8.06 FEET, A CENTRAL ANGLE OF 53°27'50", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°20'22" WEST, 7.77 FEET; THENCE SOUTH 35°36'27" WEST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 77°08'18" WEST, A DISTANCE OF 23.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 12.15 FEET, AN ARC LENGTH OF 11.42 FEET, A CENTRAL ANGLE OF 53°51'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°12'37" WEST, 11.01 FEET; THENCE SOUTH 71°29'58" WEST, A DISTANCE OF 6.77 FEET; THENCE NORTH 62°12'19" WEST, A DISTANCE OF 14.29 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8.77 FEET, AN ARC LENGTH OF 10.95 FEET, A CENTRAL ANGLE OF 71°34'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°00'14" WEST, 10.25 FEET; THENCE SOUTH 46°12'47" WEST, A DISTANCE OF 33.94 FEET; THENCE NORTH 83°57'38" WEST, A DISTANCE OF 39.29 FEET; THENCE NORTH 68°32'53" WEST, A DISTANCE OF 66.37 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 362.05 FEET, AN ARC LENGTH OF 155.98 FEET, A CENTRAL ANGLE OF 24°40'51", AND A CHORD BEARING AND DISTANCE OF NORTH 38°23'39" WEST, 154.76 FEET TO A POINT OF A REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 37.59 FEET, A CENTRAL ANGLE OF 107°41'11" AND A CHORD BEARING AND DISTANCE OF NORTH 03°08'31" EAST, 32.30 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 40.53 FEET, A CENTRAL ANGLE OF 77°24'40", AND A CHORD BEARING AND DISTANCE OF NORTH 75°32'53" WEST, 37.52 FEET; THENCE NORTH 36°50'33" WEST, A DISTANCE OF 40.13 FEET; THENCE NORTH 30°18'12" WEST, A DISTANCE OF 95.18 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 62.27 FEET, AN ARC LENGTH OF 104.19 FEET, A CENTRAL ANGLE OF 95°51'58", AND A CHORD BEARING AND DISTANCE OF NORTH 78°14'11" WEST, 92.45 FEET; THENCE SOUTH 53°49'50" WEST, A DISTANCE OF 25.62 FEET; THENCE NORTH 16°44'43" EAST, A DISTANCE OF 29.05 FEET; THENCE NORTH 01°34'57" WEST, A DISTANCE OF 7.71 FEET; THENCE NORTH 38°56'11" EAST, A DISTANCE OF 11.84 FEET; THENCE NORTH 26°30'10" EAST, A DISTANCE OF 13.08 FEET; THENCE NORTH 42°40'13" EAST, A DISTANCE OF 25.77 FEET; THENCE NORTH 31°50'14" EAST, A DISTANCE OF 23.66 FEET; THENCE NORTH 17°16'27" EAST, A DISTANCE OF 22.62 FEET; THENCE NORTH 19°16'34" WEST, A DISTANCE OF 20.05 FEET; THENCE NORTH 18°40'12" WEST, A DISTANCE OF 35.28 FEET; THENCE NORTH 26°40'58" WEST, A DISTANCE OF 30.12 FEET; THENCE NORTH 22°04'41" WEST, A DISTANCE OF 19.77 FEET; THENCE NORTH 55°31'26" WEST, A DISTANCE OF 17.82 FEET; THENCE SOUTH 58°45'32" WEST, A DISTANCE OF 9.03 FEET; THENCE NORTH 55°37'45" WEST, A DISTANCE OF 18.11 FEET; THENCE NORTH 63°10'11" WEST, A DISTANCE OF 15.93 FEET; THENCE NORTH 37°57'53" WEST, A DISTANCE OF 30.50 FEET; THENCE NORTH 53°08'08" WEST, A DISTANCE OF 9.72 FEET; THENCE NORTH 78°57'16" EAST, A DISTANCE OF 29.66 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 87.09 FEET, AN ARC LENGTH OF 17.14 FEET, A CENTRAL ANGLE OF 11°16'40", AND A CHORD BEARING AND DISTANCE OF NORTH 73°18'58" EAST, 17.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.192 ACRES, MORE OR LESS.

REVISE LEGAL DESCRIPTION & LABELS 7/12/11
REVISED CERTIFYING SURVEYOR 6/17/11
REVISED LABEL & CERTIFYING SURVEYOR 7/31/09
REVISED 10/12/2007 REVISE TITLE & CERTIFYING SURVEYOR

STATE ROAD 56 MITIGATION AREAS X28A, X28B & X28C

PREPARED FOR WIREGRASS RANCH, INC.

King
ENGINEERING ASSOCIATES, INC.
4911 MEMORIAL HIGHWAY
DIKE MEMORIAL CENTER, SUITE 300
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E-MAIL King@kingengineering.com

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C13

Less and Except the following Described Parcels

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

State Road 56 F.D.O.T Parcel 100A (SR 56 Pond 56-1)
State Road 56 F.D.O.T Parcel 100B (SR 56 Pond 56-2A)
State Road 56 F.D.O.T Parcel 102A (SR 56 Pond 56-6)
State Road 56 F.D.O.T Parcel 101A (SR 56 Pond 56-2B)
State Road 56 F.D.O.T Parcel 101B (SR 56 Pond 56-3)
State Road 56 F.D.O.T Parcel 101C (SR 56 Pond 56-4)
State Road 56 F.D.O.T Parcel 101D (SR 56 Pond 56-4A)
State Road 56 F.D.O.T Parcel 101E (SR 56 Pond 56-5)
State Road 56 F.D.O.T Parcel 102B (SR 56 Pond 56-7)
State Road 56 F.D.O.T Parcel 102C (SR 56 Pond 56-8)

6

C13

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. The DRI Development Order, Pasco County Comprehensive Plan, Pasco County Code of Ordinances, Pasco County Land Development Code, Master Planned Unit Development zoning conditions for Wiregrass Ranch DRI, Master Roadway Plan for Wiregrass Ranch DRI, Master Utility Plans for Wiregrass Ranch DRI, Utility Service Agreements for Wiregrass Ranch DRI, Development Agreement pursuant to the DRI Development Order, the Wiregrass Ranch Site Condition Assessment Permit, the State Road 56 Permits, and all other regulations, restrictions, conditions, easements, permits, or agreements applicable to, or that may be imposed pursuant to zoning, site planning, regulatory, or obligations or commitments related to the Wiregrass Ranch Development of Regional Impact.

2. That certain Notice of Adoption of an Amendment to the Development Order for the Wiregrass Ranch Development of Regional Impact dated October 8, 2007 and recorded in Official Records Book 7658, Page 1176 of the Public Records of Pasco County, Florida (the "Public Records"), and as corrected and re-recorded in Official Records Book 8025, Page 1470 of the Public Records.

3. That certain Notice of Adoption of the Development Order for the Wiregrass Ranch Development of Regional Impact No. 260 dated September 7, 2010 and Recorded in Official Records Book 8611, Page 2120 of the Public Records.

4. That certain Notice of Adoption of the Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 dated September 21, 2010 and recorded in Official Records Book 8611, Page 2119 of the Public Records.

5. That certain Notice of Establishment of the Wiregrass Community Development District dated October 22, 2009 and recorded in Official Records Book 8200, Page 1949 of the Public Records.

6. That certain Development Rights Agreement between Wiregrass Ranch, Inc., Goodforest LLC, and First Chapel Associates, LP dated January 30, 2008 and recorded in Official Records Book 7751, Page 952 of the Public Records (the "Goodforest/First Chapel DRA").

7. That certain deed restriction as required by Section 1.5 of the Goodforest/First Chapel DRA prohibiting the construction, development, or use of a "Lifestyle Center" prior to five (5) years after the issuance of the final certificate of occupancy by the County for the first structure of the Lifestyle Center on Goodforest LLC's Sale Parcel I (as defined in the Goodforest/First Chapel DRA).

8. That certain Memorandum of Agreement regarding State Road 56 executed by Pasco County, Florida and Wiregrass Ranch, Inc. dated September 19, 2008 and recorded in O.R. Book 8039, Page 1771 of the Public Records.

9. That certain Temporary Force Main Utility Easement dated April 26, 2006 granted by Wiregrass Ranch, Inc. to Pasco County and recorded in Official Records Book 6991, Page 1982 of the Public Records.

10. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments on the Property of existing improvements located on adjoining land.

11. Easements or claims of easements not shown by the Public Records.

12. Rights or claims of parties in possession not shown by the Public Records.

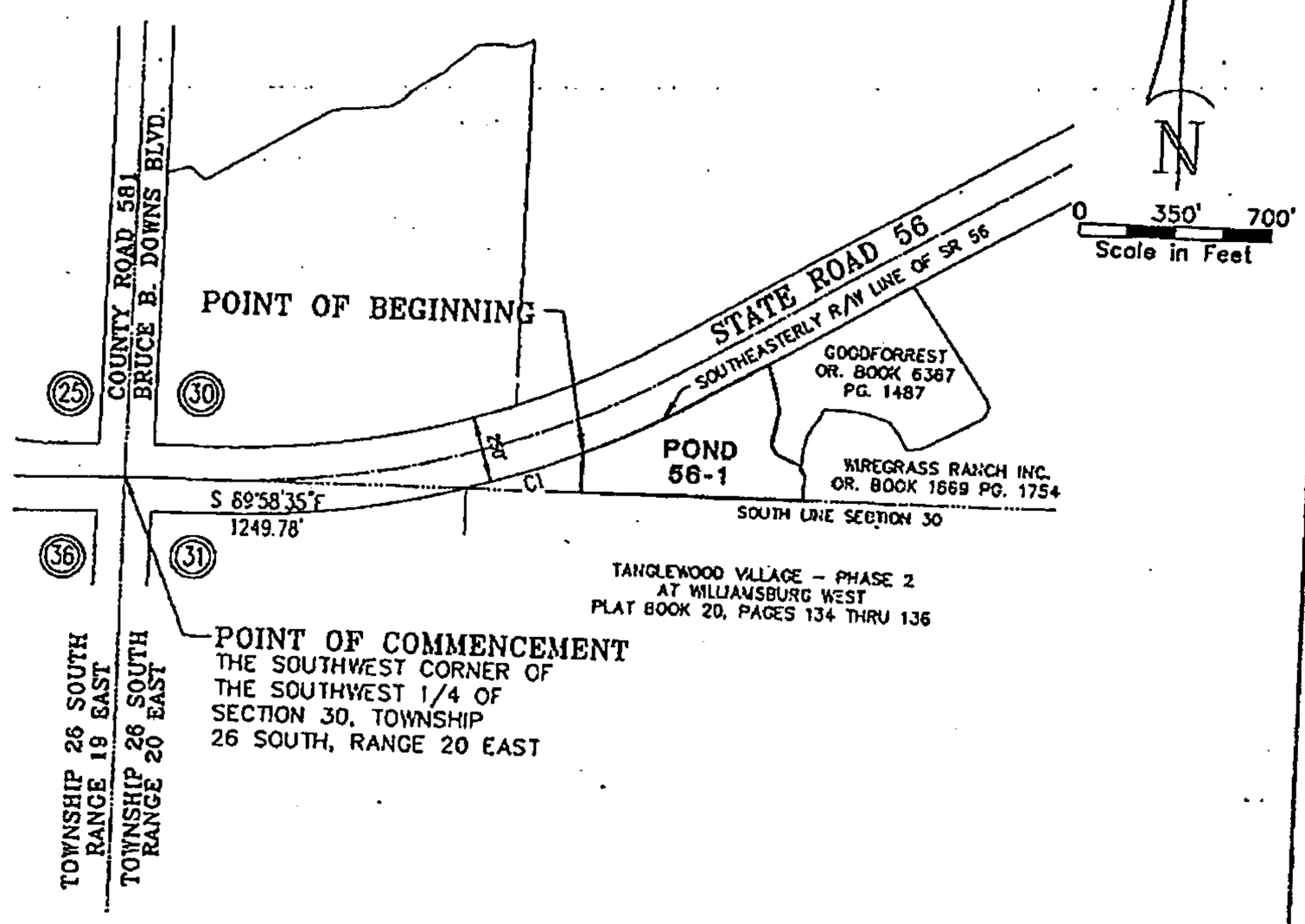
13. The Property lies within the Southwest Florida Water Management District as established by that certain Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District dated December 28, 1961 and recorded in O.R. Book 190, Page 79 the Public Records.

7

C43

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 100A SEE STATE ROAD 56 RIGHT OF WAY MAP



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	7°18'51"	3505.00'	447.43'	447.13'	224.02'	N71°01'07"E

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 100A (STATE ROAD 56 POND 56-1)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 700'	APR. 09, 2007	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
GATE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 • 890 • 8881
FAX 813 • 890 • 8882
E-MAIL kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper

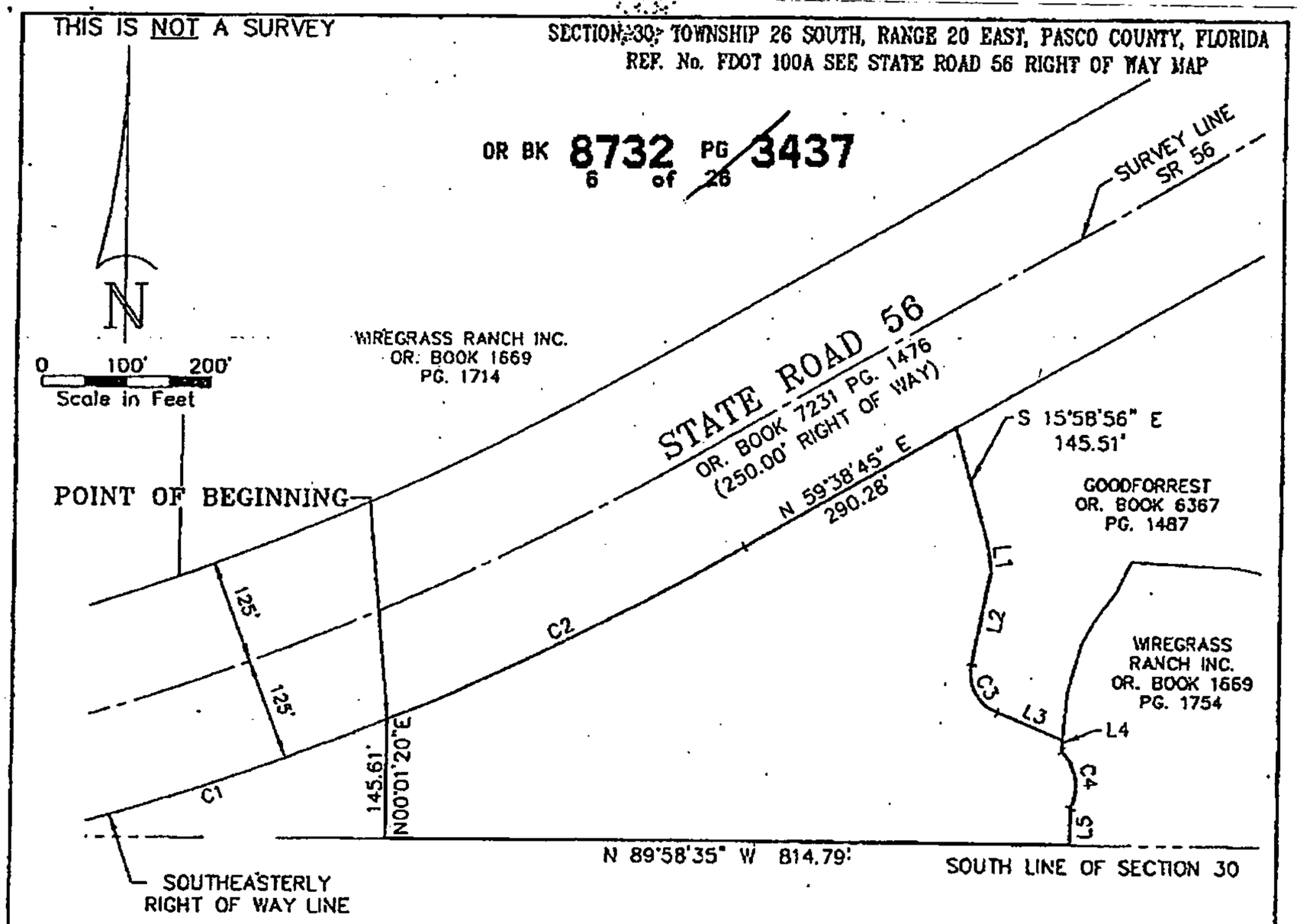
JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 3

Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 100A REV1.dwg

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 100A SEE STATE ROAD 56 RIGHT OF WAY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°04'12"E	32.50'
L2	S10°59'03"W	114.40'
L3	S67°07'43"E	84.57'
L4	S03°59'20"W	13.56'
L5	S00°01'25"W	45.47'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	7°18'51"	3505.00'	447.43'	447.13'	224.02'	N71°01'07"E
C2	7°42'57"	3505.00'	472.00'	471.65'	236.36'	N63°30'14"E
C3	78°06'46"	52.00'	70.89'	65.53'	42.19'	S28°04'20"E
C4	71°18'47"	60.00'	74.68'	69.95'	43.05'	S09°28'32"E

REVISE CERTIFYING SURVEYOR 5/11/2011 J.O.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 100A (STATE ROAD 56 POND 56-1)

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4921 MEMORIAL HIGHWAY
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Sheet 2 of 3

9

C13

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°58'35" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 1249.78 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 56 (A 250.00 FOOT RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3505.00 FEET AND A CENTRAL ANGLE OF 07°18'51"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, DEPARTING SAID SOUTH LINE, AN ARC LENGTH OF 447.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 71°01'07" EAST AND A CHORD DISTANCE OF 447.13 FEET TO A POINT ON SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE HAVING A RADIUS OF 3505.00 FEET AND A CENTRAL ANGLE OF 07°42'57", AN ARC LENGTH OF 472.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 63°30'14" EAST AND A CHORD DISTANCE OF 471.65 FEET TO A POINT ON SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH 59°38'45" EAST, DEPARTING SAID CURVE AND CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 290.28 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 15°58'56" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 145.51 FEET; THENCE SOUTH 08°04'12" EAST A DISTANCE OF 32.50 FEET; THENCE SOUTH 10°59'03" WEST A DISTANCE OF 114.40 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 78°06'46"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 70.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 28°04'20" EAST AND A CHORD DISTANCE OF 65.53 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 67°07'43" EAST, DEPARTING SAID CURVE, A DISTANCE OF 84.57 FEET; THENCE SOUTH 03°59'20" WEST A DISTANCE OF 13.56 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 71°18'47"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 09°28'32" EAST AND A CHORD DISTANCE OF 69.95 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 00°01'25" WEST, DEPARTING SAID CURVE, A DISTANCE OF 45.47 FEET TO A POINT OF INTERSECTION WITH THE SAID SOUTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 89°58'35" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 814.79 FEET; THENCE NORTH 00°01'20" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 145.61 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 56 BEING THE POINT OF BEGINNING.

CONTAINING 5.553 ACRES, MORE OR LESS.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 100A (STATE ROAD 56 POND 56-1)

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
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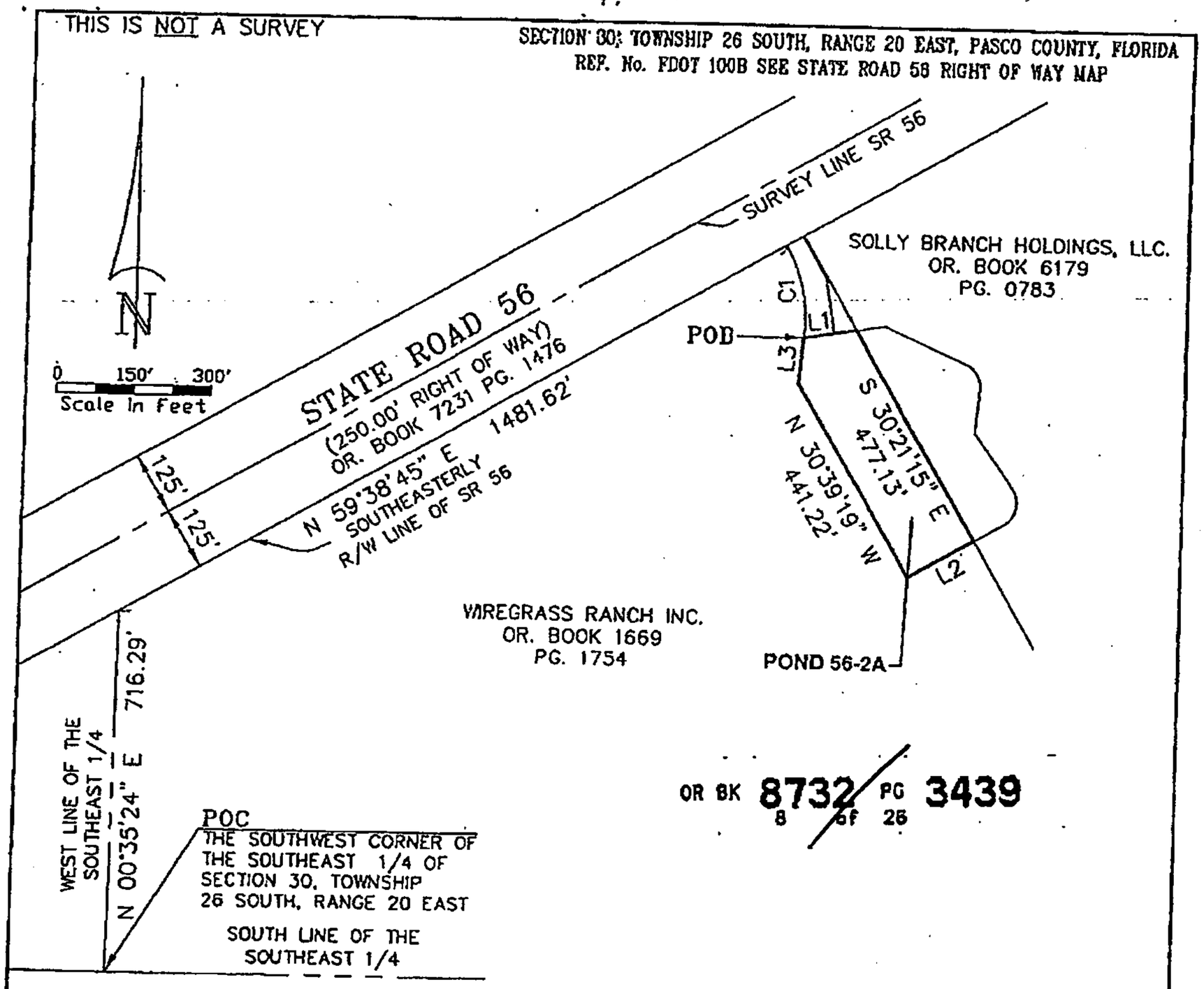
FAX 813 • 880 • 8882
E-MAIL king@kingengineering.com

Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 100A REV1.dwg

THIS IS NOT A SURVEY

SECTION 30; TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 100B SEE STATE ROAD 56 RIGHT OF WAY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N80°44'21"E	104.43
L2	S59°38'45"W	147.77'
L3	N05°15'39"E	90.42'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	36°46'11"	293.00'	188.03'	184.82'	97.38'	S11°59'39"E

ABBREVIATION LEGEND	
SR	STATE ROAD
OR	OFFICIAL RECORD
PG	PAGE
L1	LINE DATA
C1	CURVE DATA
R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 100B (SR56 POND 56-2A)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 300'	02-28-07	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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PHONE 813-880-8881
FAX 813-880-8882
E-MAIL kingeng@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # 6589
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2

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11

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°35'24" EAST, ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 30, A DISTANCE OF 716.29 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 56 (A 250.00 FOOT RIGHT OF WAY) (AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA); THENCE NORTH 59°38'45" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1481.62 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, AND A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 293.00 FEET AND A CENTRAL ANGLE OF 36°46'11"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 188.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°59'39" EAST AND A CHORD DISTANCE OF 184.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°44'21" EAST, DEPARTING SAID CURVE, A DISTANCE OF 104.43 FEET; THENCE SOUTH 30°21'15" EAST, A DISTANCE OF 477.13 FEET; THENCE SOUTH 59°38'45" WEST, A DISTANCE OF 147.77 FEET; THENCE NORTH 30°39'19" WEST, A DISTANCE OF 441.22 FEET; THENCE NORTH 05°15'39" EAST, A DISTANCE OF 90.42 TO THE POINT OF BEGINNING.

CONTAINING 1.677 ACRES, MORE OR LESS.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 100B (SR56 POND 56-2A)

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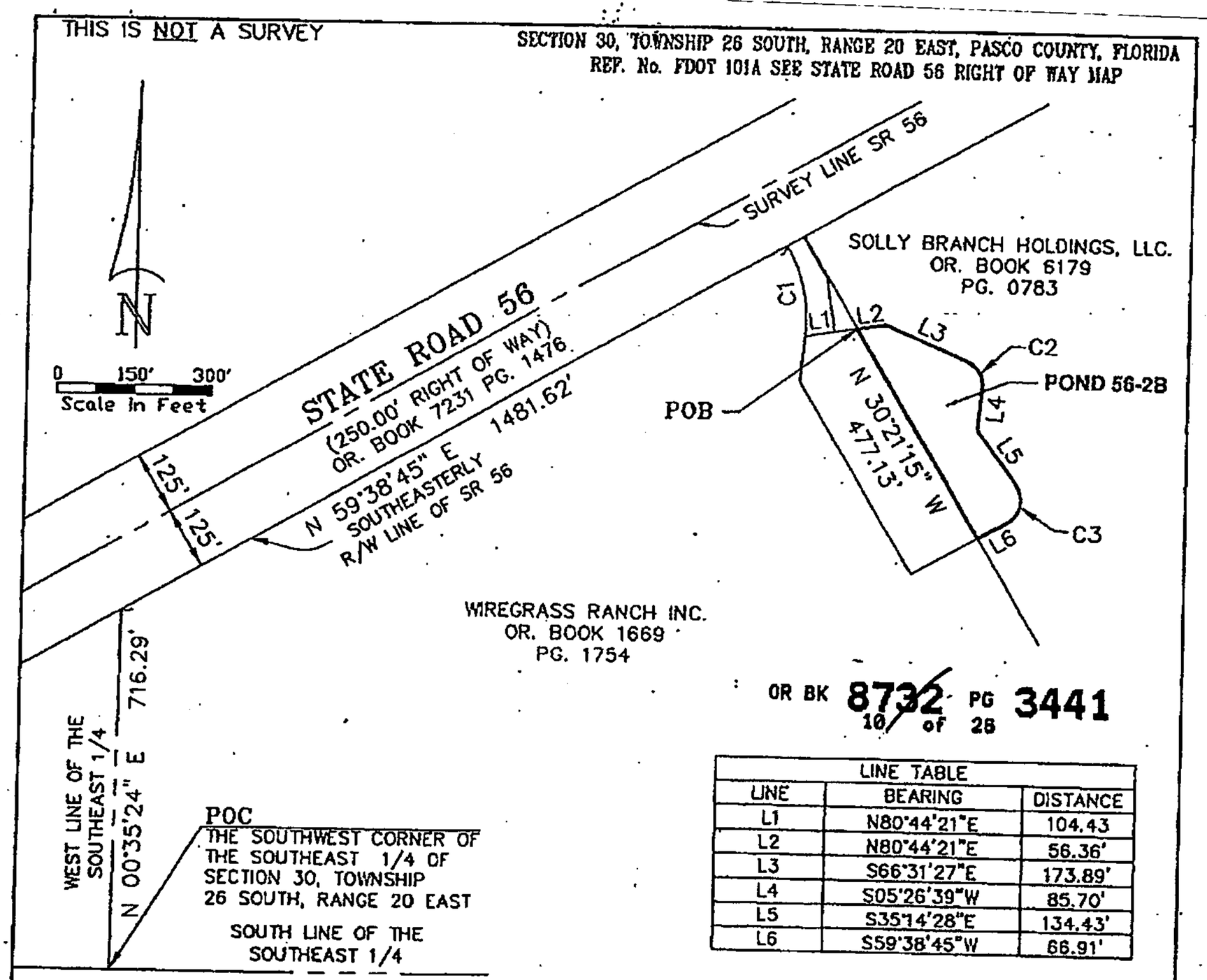
12

C13

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 101A SEE STATE ROAD 56 RIGHT OF WAY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N80°44'21"E	104.43
L2	N80°44'21"E	56.36'
L3	S66°31'27"E	173.89'
L4	S05°26'39"W	85.70'
L5	S35°14'28"E	134.43'
L6	S59°38'45"W	66.91'

ABBREVIATION LEGEND	
SR	STATE ROAD
OR	OFFICIAL RECORD
PG	PAGE
L1	LINE DATA
C1	CURVE DATA
R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	36°46'11"	293.00'	188.03'	184.82'	97.38'	S11°59'39"E
C2	71°58'06"	50.00'	62.80'	58.76'	36.31'	S30°32'24"E
C3	94°53'13"	50.00'	82.80'	73.66'	54.46'	S12°12'08"W

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE PREPARED FOR ENTITY 7/11/2011 J.D.G.
REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC

STATE ROAD 56 F.D.O.T. PARCEL 101A (SR56 POND 56-2B)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 300'	02-28-07	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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FAX 813-630-6582
E-MAIL kingEngineering@tampa.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

No. LS5189

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS5189
CERTIFICATE OF AUTHORIZATION No. LB-2610

Sheet 1 of 2

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13

C13

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6179, PAGE 783 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°35'24" EAST, ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 30, A DISTANCE OF 716.29 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 56 (A 250.00 FOOT RIGHT OF WAY) (AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA); THENCE NORTH 59°38'45" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1481.62 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, AND A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 293.00 FEET AND A CENTRAL ANGLE OF 36°46'11"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 188.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°59'39" EAST AND A CHORD DISTANCE OF 184.82 FEET; THENCE NORTH 80°44'21" EAST, DEPARTING SAID CURVE, A DISTANCE OF 104.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80°44'21" EAST A DISTANCE OF 56.36 FEET; THENCE SOUTH 66°31'27" EAST A DISTANCE OF 173.89 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 71°58'06"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 62.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30°32'24" EAST AND A CHORD DISTANCE OF 58.76 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 05°26'39" WEST A DISTANCE OF 85.70 FEET; THENCE SOUTH 35°14'28" EAST A DISTANCE OF 134.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 94°53'13"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 82.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°12'08" WEST AND A CHORD DISTANCE OF 73.66 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 59°38'45" WEST, DEPARTING SAID CURVE, A DISTANCE OF 66.91 FEET; THENCE NORTH 30°21'15" WEST A DISTANCE OF 477.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.245 ACRES, MORE OR LESS.

REVISE PREPARED FOR ENTITY 7/11/2011 J.D.G.
REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 101A (SR56 POND 56-2B)

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Sheet 2 of 2

14

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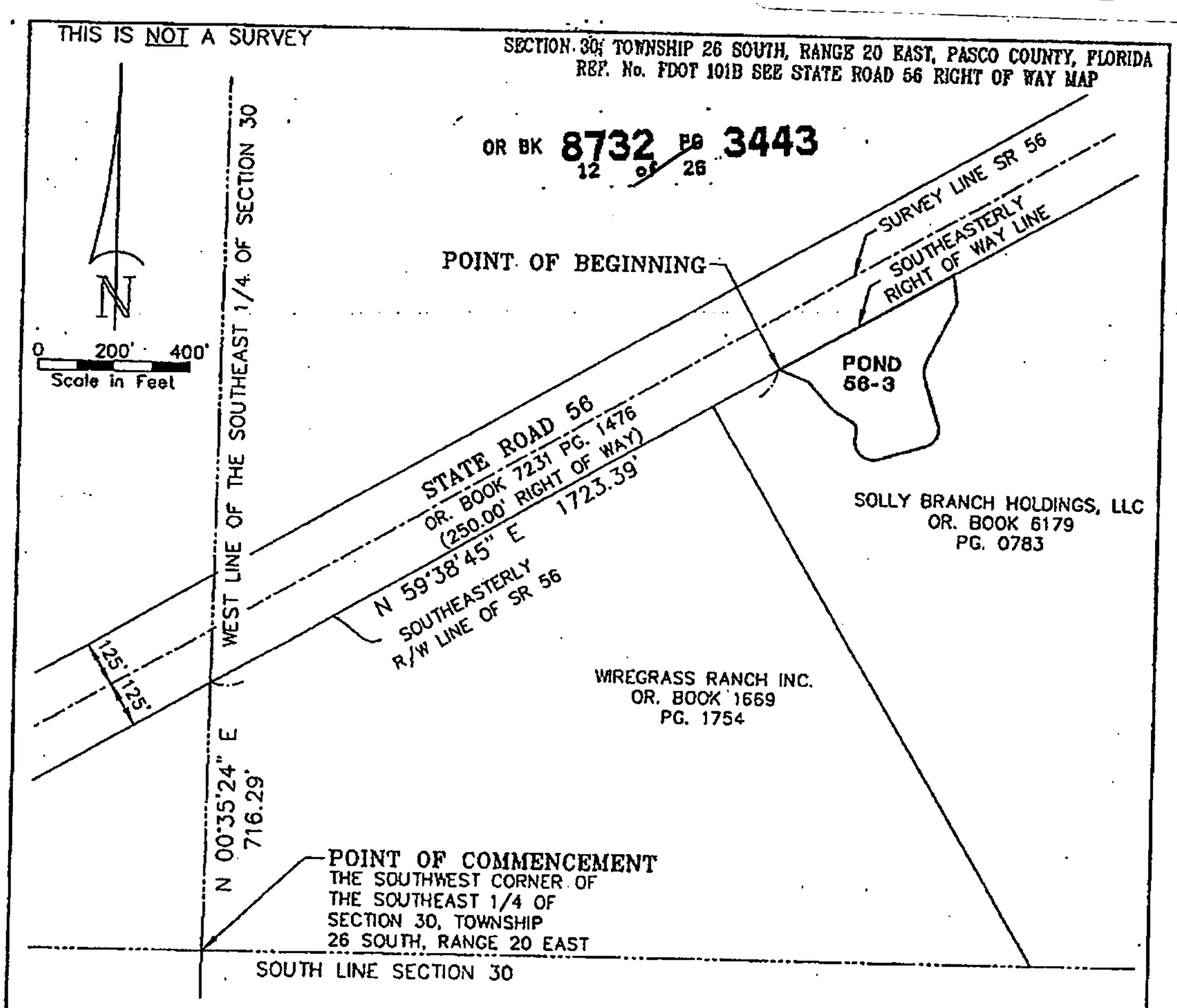
THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 101B SEE STATE ROAD 56 RIGHT OF WAY MAP



SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101B (STATE ROAD 56 POND 56-3)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 400'	04-10-07	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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FAX 813 • 880 • 8892
E-MAIL

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION No. LB 2610

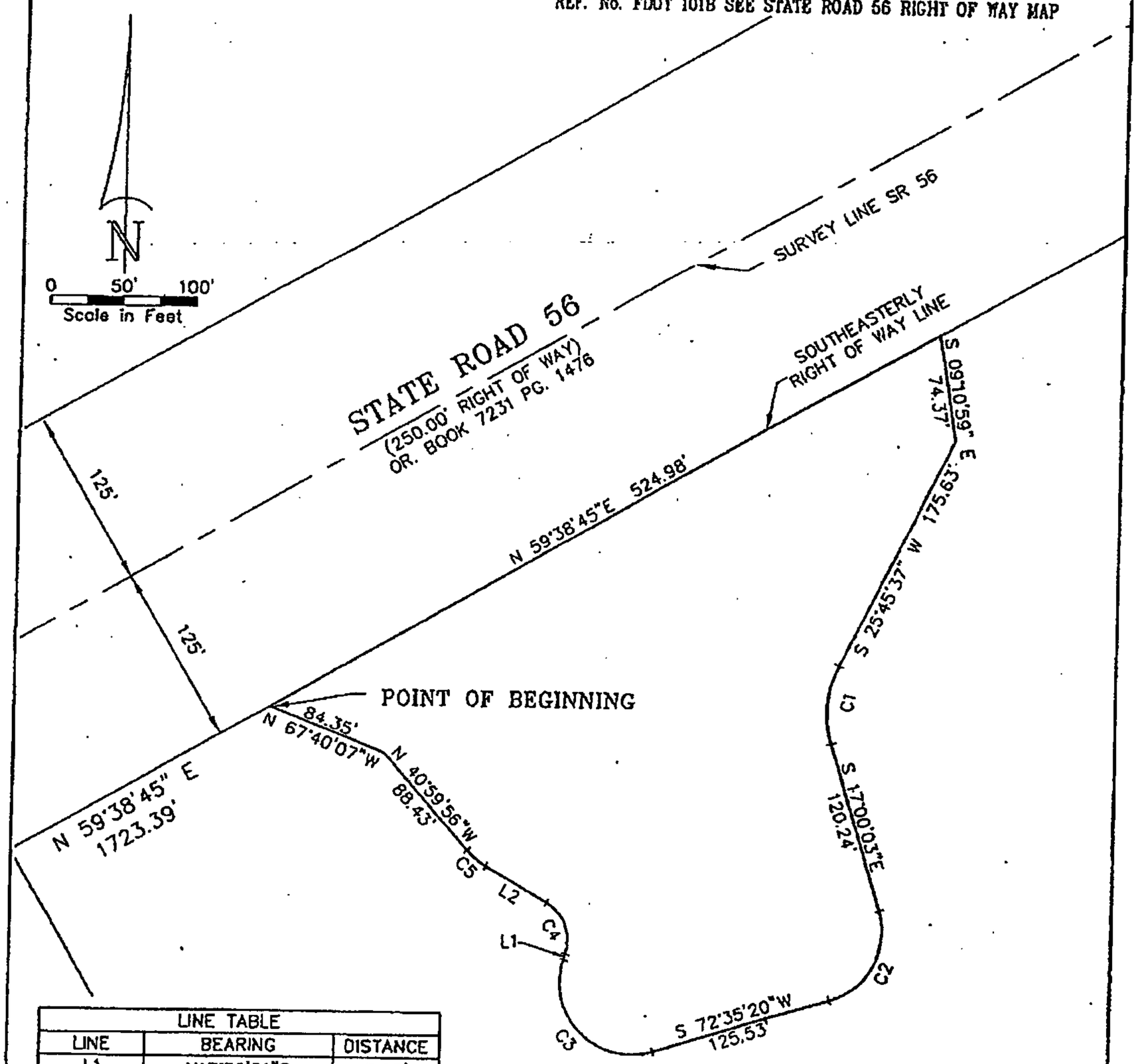
Sheet 1 of 3

Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 101B REV1.dwg

C13

THIS IS NOT A SURVEY

SECTION 30; TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 101B SEE STATE ROAD 56 RIGHT OF WAY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°39'21"E	3.95'
L2	N60°12'46"W	49.40'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	42°45'40"	75.00'	55.97'	54.68'	29.36'	S04°22'47"W
C2	89°35'23"	50.00'	78.18'	70.46'	49.64'	S27°47'38"W
C3	125°04'01"	50.00'	109.14'	88.73'	96.19'	N44°52'40"W
C4	77°52'07"	30.00'	40.77'	37.71'	24.24'	N21°16'42"W
C5	19°12'50"	50.00'	16.77'	16.69'	8.46'	N50°36'21"W

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101B (STATE ROAD 56 POND 56-3)

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Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 101B REV1.dwg

16

C13

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6179, PAGE 0783 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°35'24" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 716.29 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 56 (A 250.00 FOOT RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 59°38'45" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,723.39 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 59°38'45" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 524.98 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 09°10'59" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 74.37 FEET; THENCE SOUTH 25°45'37" WEST, A DISTANCE OF 175.63 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 42°45'40"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 55.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 04°22'47" WEST AND A CHORD DISTANCE OF 54.68 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 17°00'03" EAST, DEPARTING SAID CURVE, A DISTANCE OF 120.24 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°35'23"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 78.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 27°47'38" WEST AND A CHORD DISTANCE OF 70.46 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 72°35'20" WEST, DEPARTING SAID CURVE, A DISTANCE OF 125.53 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 125°04'01"; THENCE NORTHWESTERLY ALONG SAID THE ARC OF SAID CURVE AN ARC LENGTH OF 109.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 44°52'40" WEST AND A CHORD DISTANCE OF 88.73 FEET TO A POINT ON SAID CURVE; THENCE NORTH 17°39'21" EAST, DEPARTING SAID CURVE, A DISTANCE OF 3.95 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 77°52'07"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 40.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21°16'42" WEST AND A CHORD DISTANCE OF 37.71 FEET TO A POINT ON SAID CURVE; THENCE NORTH 60°12'46" WEST, DEPARTING SAID CURVE, A DISTANCE OF 49.40 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°12'50"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 50°36'21" WEST AND A CHORD DISTANCE OF 16.69 FEET TO A POINT ON SAID CURVE; THENCE NORTH 40°59'56" WEST, DEPARTING SAID CURVE, A DISTANCE OF 88.43 FEET; THENCE NORTH 67°40'07" WEST A DISTANCE OF 84.35 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 56 BEING THE POINT OF BEGINNING.

CONTAINING 2.553 ACRES, MORE OR LESS.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101B (STATE ROAD 56 POND 56-3)

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8381
FAX 813-880-8382
E-MAIL King@KingEngAssoc.com

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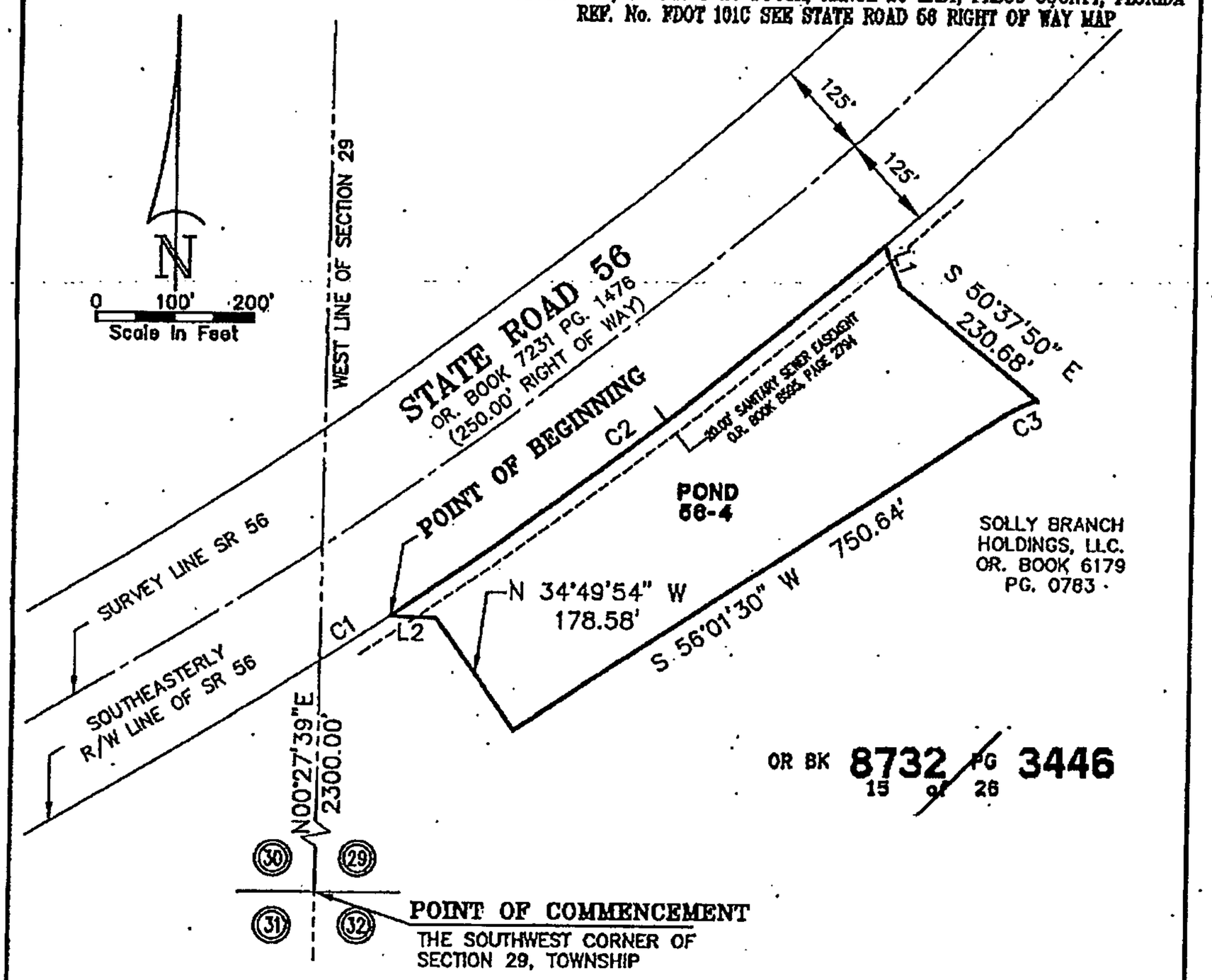
(17)

C13

THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 101C SEE STATE ROAD 56 RIGHT OF WAY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°01'01"E	56.83'
L2	N88°18'34"W	58.75'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	1°00'01"	6125.00'	106.92'	106.92'	53.46'	N58°10'26"E
C2	7°26'38"	6125.00'	795.76'	795.20'	398.44'	N51°57'07"E
C3	17°17'15"	150.00'	45.26'	45.09'	22.80'	S64°45'20"W

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

ADD SANITARY SEWER EASEMENT 9/21/2011 J.D.G.
REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101C (STATE ROAD 56 POND 56-4)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 100'	04-10-07	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

King
ENGINEERING ASSOCIATES, INC.
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ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8661
FAX 813-880-8662
E-MAIL kingeng@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2

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18

C13

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8179, PAGE 0783 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°27'39" EAST, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2300.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 56 (A PROPOSED 250.00 FOOT RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1478 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT BEING A POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 6125.00 FEET AND A CENTRAL ANGLE OF 01°00'01"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 106.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 56°10'26" EAST AND A CHORD DISTANCE OF 106.92 FEET TO A POINT ON SAID CURVE BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 07°26'38" AN ARC LENGTH OF 795.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 51°57'07" EAST AND A CHORD DISTANCE OF 795.20 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 20°01'01" EAST, DEPARTING SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.83 FEET; THENCE SOUTH 50°37'50" EAST, A DISTANCE OF 230.68 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 17°17'15"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 45.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 64°46'20" WEST AND A CHORD DISTANCE OF 45.09 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 56°01'30" WEST, DEPARTING SAID CURVE, A DISTANCE OF 750.64 FEET; THENCE NORTH 34°49'54" WEST A DISTANCE OF 178.58 FEET; THENCE NORTH 88°18'34" WEST A DISTANCE OF 58.75 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 56 BEING THE POINT OF BEGINNING.

CONTAINING 4.097 ACRES, MORE OR LESS.

ADD SANITARY SEWER EASEMENT 9/21/2011 J.D.G.
REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101C (STATE ROAD 56 POND 56-4)

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ENGINEERING ASSOCIATES, INC.
4621 MEMORIAL HIGHWAY
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FAX 813-880-8482
E-MAIL king@kingengineering.com

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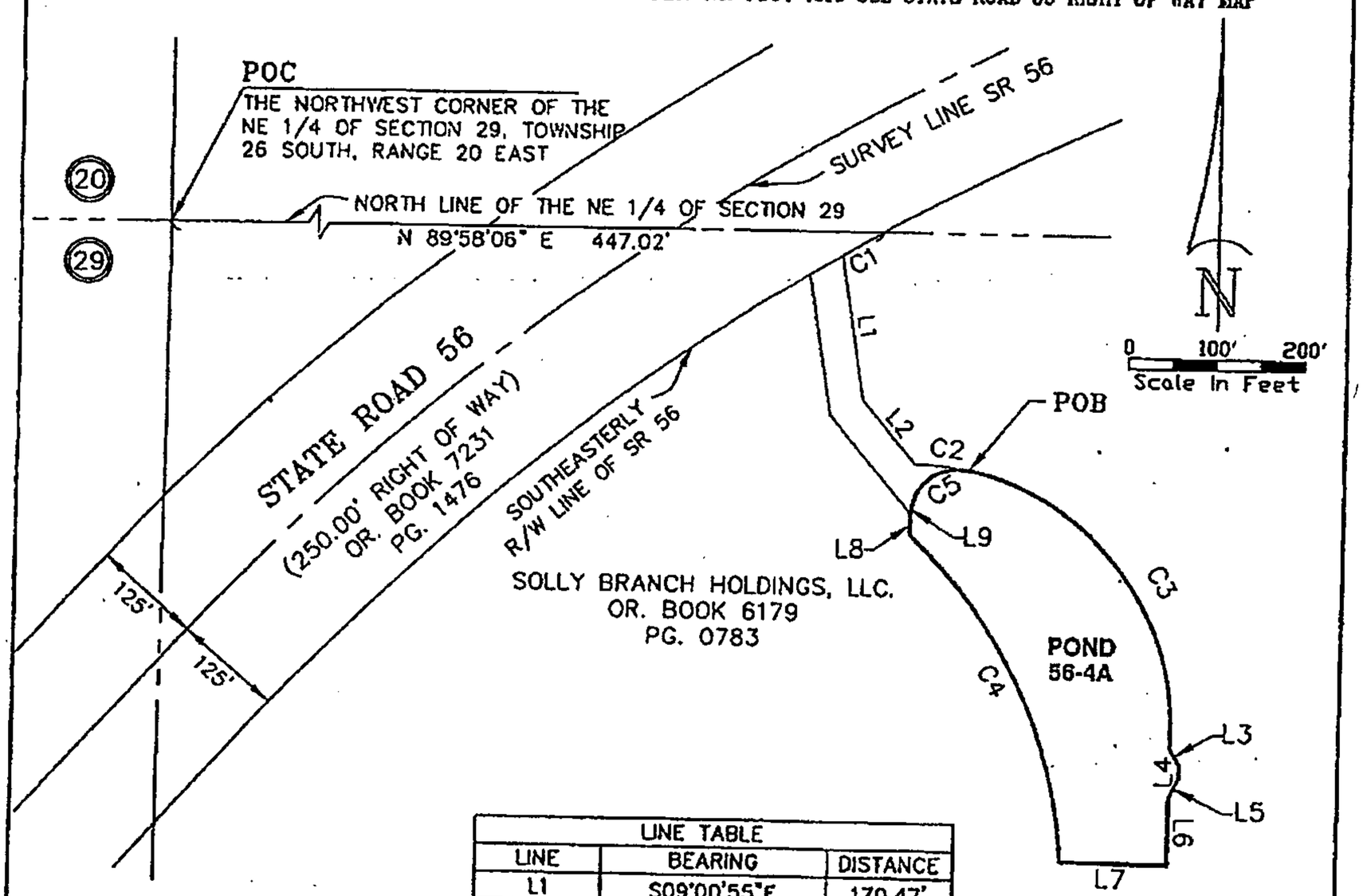
Sheet 2 of 2

19

C13

THIS IS NOT A SURVEY

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 101D SEE STATE ROAD 56 RIGHT OF WAY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°00'55"E	170.47'
L2	S40°05'26"E	94.85'
L3	S31°30'35"E	22.16'
L4	S00°00'00"W	16.01'
L5	S26°03'15"W	26.21'
L6	S00°13'18"E	76.71'
L7	N89°37'03"W	122.09'
L8	N00°48'22"W	24.53'
L9	N11°45'33"E	9.93'

ABBREVIATION LEGEND	
SR	STATE ROAD
OR	OFFICIAL RECORD
PG	PAGE LINE TABLE
L1	LINE DATA BEARING
C1	CURVE DATA
R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	1°07'06"	2775.00'	54.16'	54.16'	27.08'	S59°34'08"W
C2	11°43'56"	297.93'	61.01'	60.90'	30.61'	S84°02'11"E
C3	82°46'19"	297.93'	430.40'	393.94'	262.53'	S36°46'58"E
C4	42°59'47"	566.14'	424.85'	414.95'	222.99'	N25°29'36"W
C5	90°03'33"	53.00'	83.31'	74.99'	53.05'	N56°48'20"E

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101D (SR56 POND 56-4A REVISED)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 200'	02-28-07	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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TAMPA, FLORIDA 33634
PHONE 813-880-8881
FAX 813-880-8882
E-MAIL kingdkingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA L.S. 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2

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30

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6179, PAGE 0783 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N 89°58'06" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 447.02 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 56 (A 250.00 FOOT RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID INTERSECTION BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2775.00 FEET AND A CENTRAL ANGLE OF 1°07'06"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY, AN ARC LENGTH OF 54.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 59°34'08" W AND A CHORD DISTANCE OF 54.16 FEET TO A POINT ON SAID CURVE; THENCE S 09°00'55"E, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 170.47 FEET; THENCE S 40°05'26"E, A DISTANCE OF 94.85 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 297.93 FEET AND A CENTRAL ANGLE OF 11°43'56"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 61.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 84°02'11" E AND A CHORD DISTANCE OF 60.90 FEET TO A POINT ON SAID CURVE FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 297.93 FEET AND A CENTRAL ANGLE OF 82°46'19", AN ARC LENGTH OF 430.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 36°46'58" E AND A CHORD DISTANCE OF 393.94 FEET TO A POINT ON SAID CURVE; THENCE S 31°30'35" E, A DISTANCE OF 22.16 FEET; THENCE S 00°00'00" W, A DISTANCE OF 16.01 FEET; THENCE S 26°03'15" W, A DISTANCE OF 26.21 FEET; THENCE S 00°13'18" E, A DISTANCE OF 76.71 FEET; THENCE N 89°37'03" W, A DISTANCE OF 122.09 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 566.14 FEET AND A CENTRAL ANGLE OF 42°59'47"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 424.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 25°29'36" W AND A CHORD DISTANCE OF 414.95 FEET TO A POINT ON SAID CURVE; THENCE N 00°48'22" W, A DISTANCE OF 24.53 FEET; THENCE N 11°45'33" EAST, A DISTANCE OF 9.93 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 53.00 FEET AND A CENTRAL ANGLE OF 90°03'33"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 56°48'20" E AND A CHORD DISTANCE OF 74.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.687 ACRES, MORE OR LESS.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.C.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101D (SR56 POND 56-4A REVISED)

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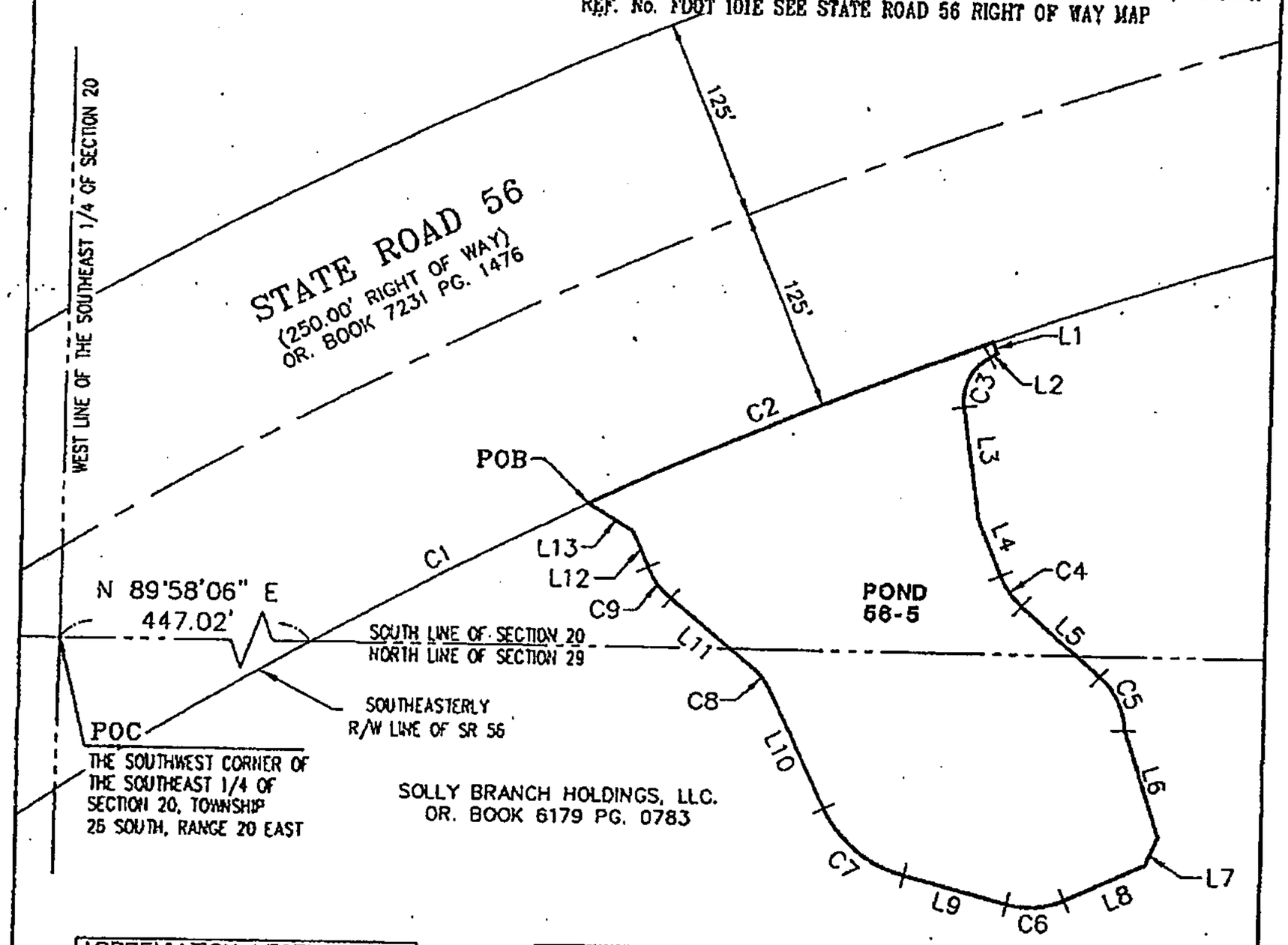
21

C13

THIS IS NOT A SURVEY

SECTION 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 101E SEE STATE ROAD 56 RIGHT OF WAY MAP



ABBREVIATION LEGEND	
SR	STATE ROAD
OR	OFFICIAL RECORD
PG	PAGE
L1	LINE DATA
C1	CURVE DATA
R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

CURVE TABLE
SEE SHEET
2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°32'05"E	7.36'
L2	S60°54'40"W	5.08'
L3	S08°40'06"E	70.77'
L4	S22°26'43"E	36.87'
L5	S48°41'11"E	63.75'
L6	S18°11'24"E	69.40'
L7	S23°20'38"W	18.48'
L8	S65°24'14"W	53.50'
L9	N75°32'20"W	64.82'
L10	N25°41'05"W	83.95'
L11	N50°35'59"W	67.94'
L12	N23°02'09"W	23.89'
L13	N58°34'45"W	32.39'

N

0 50' 100'
Scale in Feet

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101E (SR56 POND 56-5 REVISED)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 100'	03-30-07	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 20 & 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8881
FAX 813-880-8882
E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS5188
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2

Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 101E REV1.dwg

C13

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 20 AND SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; ALSO, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6179, PAGE 0783 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'06" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 447.02 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 56 (A 250.00 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA); SAID INTERSECTION ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,775.00 FEET AND A CENTRAL ANGLE OF 03°52'40"; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE AND SAID CURVE AN ARC LENGTH OF 187.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 62°04'02" EAST AND A CHORD DISTANCE OF 187.78 FEET, TO A POINT ON SAID CURVE FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE HAVING A RADIUS OF 2775.00 FEET AND A CENTRAL ANGLE OF 05°27'30", AN ARC LENGTH OF 264.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 66°44'07" EAST AND A CHORD DISTANCE OF 264.26 FEET, TO A POINT ON SAID CURVE; THENCE SOUTH 20°32'05" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 7.36 FEET; THENCE SOUTH 60°54'40" WEST A DISTANCE OF 5.08 FEET TO THE BEGINNING OF CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 69°34'46"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 36.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 26°07'17" WEST AND A CHORD DISTANCE OF 34.23 FEET TO THE END OF SAID CURVE; THENCE SOUTH 08°40'06" EAST, A DISTANCE OF 70.77 FEET; THENCE SOUTH 22°26'43" EAST A DISTANCE OF 36.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°14'28"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 22.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 35°33'57" EAST AND A CHORD DISTANCE OF 22.70 FEET TO THE END OF SAID CURVE; THENCE SOUTH 48°41'11" EAST, A DISTANCE OF 63.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 46.32 FEET AND A CENTRAL ANGLE OF 46°25'30"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 37.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 25°28'26" EAST, AND A CHORD DISTANCE OF 36.51 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 18°11'24" EAST, A DISTANCE OF 69.40 FEET; THENCE SOUTH 23°20'38" WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 65°24'14" WEST, A DISTANCE OF 53.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 39°03'26"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 84°55'57" WEST AND A CHORD DISTANCE OF 34.76 FEET TO THE END OF SAID CURVE; THENCE NORTH 75°32'20" WEST, A DISTANCE OF 64.82 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 49°51'15"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 65.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 50°36'43" WEST AND A CHORD DISTANCE OF 63.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 25°41'05" WEST, A DISTANCE OF 83.95 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 24°54'54"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 10.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 38°08'32" WEST AND A CHORD DISTANCE OF 10.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 50°35'59" WEST, A DISTANCE OF 67.94 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 27°33'50"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 24.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 36°49'04" WEST AND A CHORD DISTANCE OF 23.82 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°02'09" WEST, A DISTANCE OF 23.89 FEET; THENCE NORTH 58°34'45" WEST A DISTANCE OF 32.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.361 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	3°52'40"	2775.00'	187.82'	187.78'	93.94'	N62°04'02"E
C2	5°27'30"	2775.00'	264.36'	264.26'	132.28'	N66°44'07"E
C3	69°34'46"	30.00'	36.43'	34.23'	20.84'	S26°07'17"W
C4	26°14'28"	50.00'	22.90'	22.70'	11.65'	S35°33'57"E
C5	46°25'30"	46.32'	37.53'	36.51'	19.86'	S25°28'26"E
C6	39°03'26"	52.00'	35.45'	34.76'	18.44'	S84°55'57"W
C7	49°51'15"	75.00'	65.26'	63.22'	34.86'	N50°36'43"W
C8	24°54'54"	25.00'	10.87'	10.79'	5.52'	N38°08'32"W
C9	27°33'50"	50.00'	24.05'	23.82'	12.26'	N36°49'04"W

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: SOLLY BRANCH HOLDINGS, LLC.

STATE ROAD 56 F.D.O.T. PARCEL 101E (SR56 POND 56-5 REVISED)

King
ENGINEERING ASSOCIATES, INC.
4521 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882
E-MAIL [illegible]

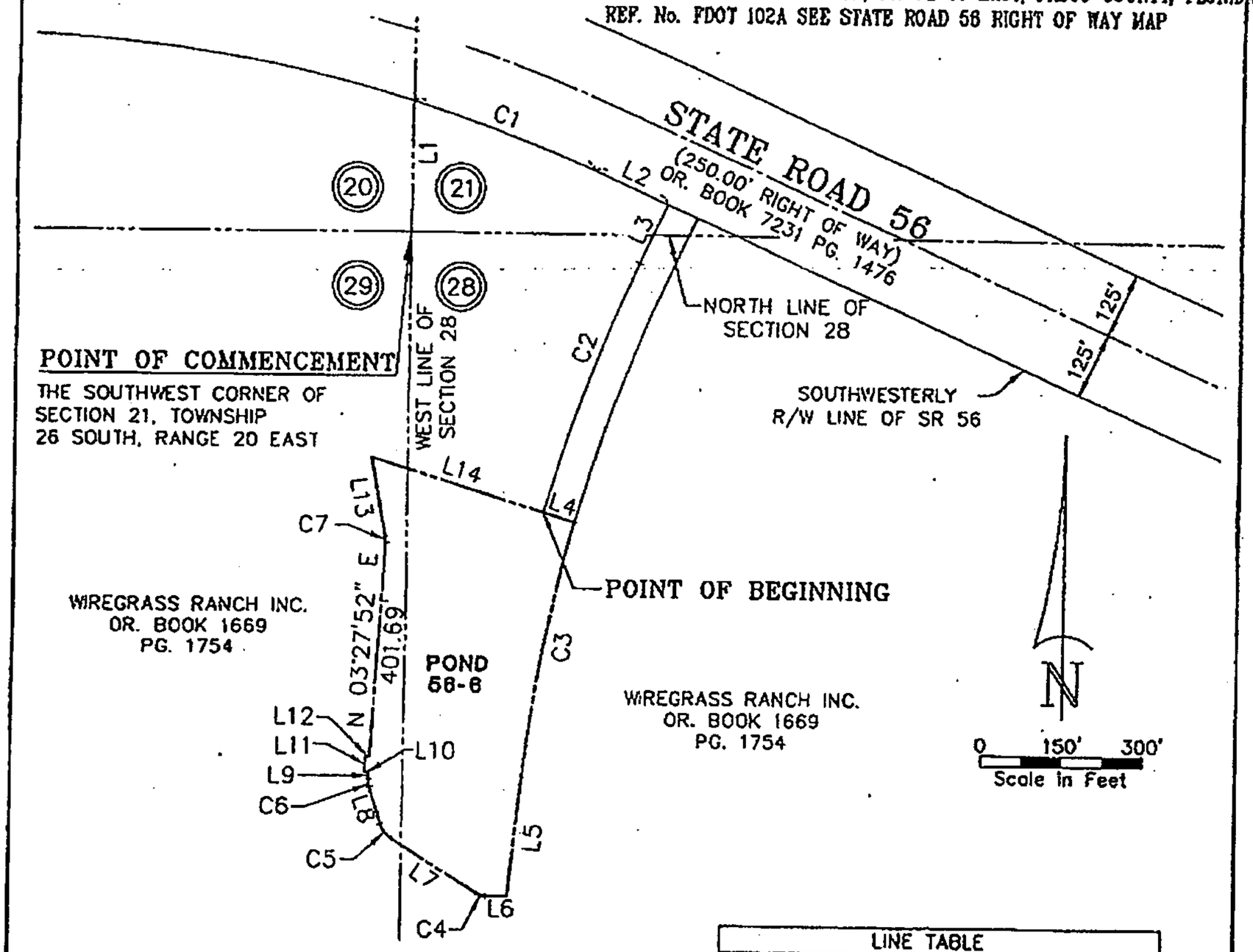
G:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 101E REV1.dwg

23

C13

THIS IS NOT A SURVEY

SECTION 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 102A SEE STATE ROAD 56 RIGHT OF WAY MAP



CURVE TABLE
SEE SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°26'19"E	245.49'
L2	S65°29'36"E	148.08'
L3	S24°30'24"W	121.65'
L4	S72°41'49"E	60.04'
L5	S06°10'24"W	225.84'
L6	S89°52'08"W	40.31'
L7	N57°31'16"W	189.70'
L8	N16°56'54"W	73.03'
L9	N00°38'43"E	11.33'
L10	N86°28'26"W	7.17'
L11	N03°11'21"E	29.47'
L12	S86°28'26"E	7.47'
L13	N10°17'36"W	151.10'
L14	S72°41'49"E	335.27'

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 102A (STATE ROAD 56 POND 56-6)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 300'	04-10-07	SLW	JGF	JGF
JOB No.		SECTION	TOWNSHIP	RANGE
3109-301-003		28 & 29	26 SOUTH	20 EAST

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PHONE 813 • 882 • 2581
FAX 813 • 882 • 2582
E-MAIL king@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA L.S. 5183
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2

Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 102A REV1.dwg

C13

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE COMMON CORNER OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°26'19" EAST, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 245.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 56 (A 250.00 FOOT RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2775.00 FEET AND A CENTRAL ANGLE OF 07°27'18"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 361.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 69°13'15" EAST AND A CHORD DISTANCE OF 360.81 FEET TO A POINT ON SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 65°29'36" EAST, DEPARTING SAID CURVE AND CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 148.08 FEET, TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 24°30'24" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 121.65 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3131.00 FEET AND A CENTRAL ANGLE OF 09°11'03"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 501.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 19°54'53" WEST AND A CHORD DISTANCE OF 501.34 FEET TO A POINT ON SAID CURVE BEING THE POINT OF BEGINNING; THENCE SOUTH 72°41'49" EAST A DISTANCE OF 60.04 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3071.00 FEET AND A CENTRAL ANGLE OF 09°06'38"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 488.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 10°43'43" WEST AND A CHORD DISTANCE OF 487.80 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 06°10'24" WEST, DEPARTING SAID CURVE, A DISTANCE OF 225.84 FEET; THENCE SOUTH 89°52'08" WEST, DEPARTING SAID CURVE, A DISTANCE OF 40.31 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 32°36'36"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 73°49'34" WEST AND A CHORD DISTANCE OF 16.85 FEET TO A POINT ON SAID CURVE; THENCE NORTH 57°31'16" WEST, DEPARTING SAID CURVE, A DISTANCE OF 189.70 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 40°34'22"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 35.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 37°14'05" WEST AND A CHORD DISTANCE OF 34.67 FEET TO A POINT ON SAID CURVE; THENCE NORTH 16°56'54" WEST, DEPARTING SAID CURVE, A DISTANCE OF 73.03 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°35'37"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 15.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 08°09'06" WEST AND A CHORD DISTANCE OF 15.29 FEET TO A POINT ON SAID CURVE; THENCE NORTH 00°38'43" EAST, DEPARTING SAID CURVE, A DISTANCE OF 11.33 FEET; THENCE NORTH 86°28'26" WEST, A DISTANCE OF 7.17 FEET; THENCE NORTH 03°11'21" EAST, A DISTANCE OF 29.47 FEET; THENCE SOUTH 86°28'26" EAST, A DISTANCE OF 7.47 FEET; THENCE NORTH 03°27'52" EAST, A DISTANCE OF 401.69 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 13°45'28"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 03°24'52" WEST AND A CHORD DISTANCE OF 11.98 FEET TO A POINT ON SAID CURVE; THENCE NORTH 10°17'36" WEST, DEPARTING SAID CURVE, A DISTANCE OF 151.10 FEET; THENCE SOUTH 72°41'49" EAST, A DISTANCE OF 335.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.950 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	7°27'18"	2775.00'	361.06'	360.81'	180.79'	S69°13'15"E
C2	9°11'03"	3131.00'	501.87'	501.34'	251.48'	S19°54'53"W
C3	9°06'38"	3071.00'	488.32'	487.80'	244.67'	S10°43'43"W
C4	32°36'36"	30.00'	17.07'	16.85'	8.78'	N73°49'34"W
C5	40°34'22"	50.00'	35.41'	34.67'	18.48'	N37°14'05"W
C6	17°35'37"	50.00'	15.35'	15.29'	7.74'	N08°09'06"W
C7	13°45'28"	50.00'	12.01'	11.98'	6.03'	N03°24'52"W

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 102A (STATE ROAD 56 POND 56-6)

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ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
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E-MAIL king@kingengineering.com

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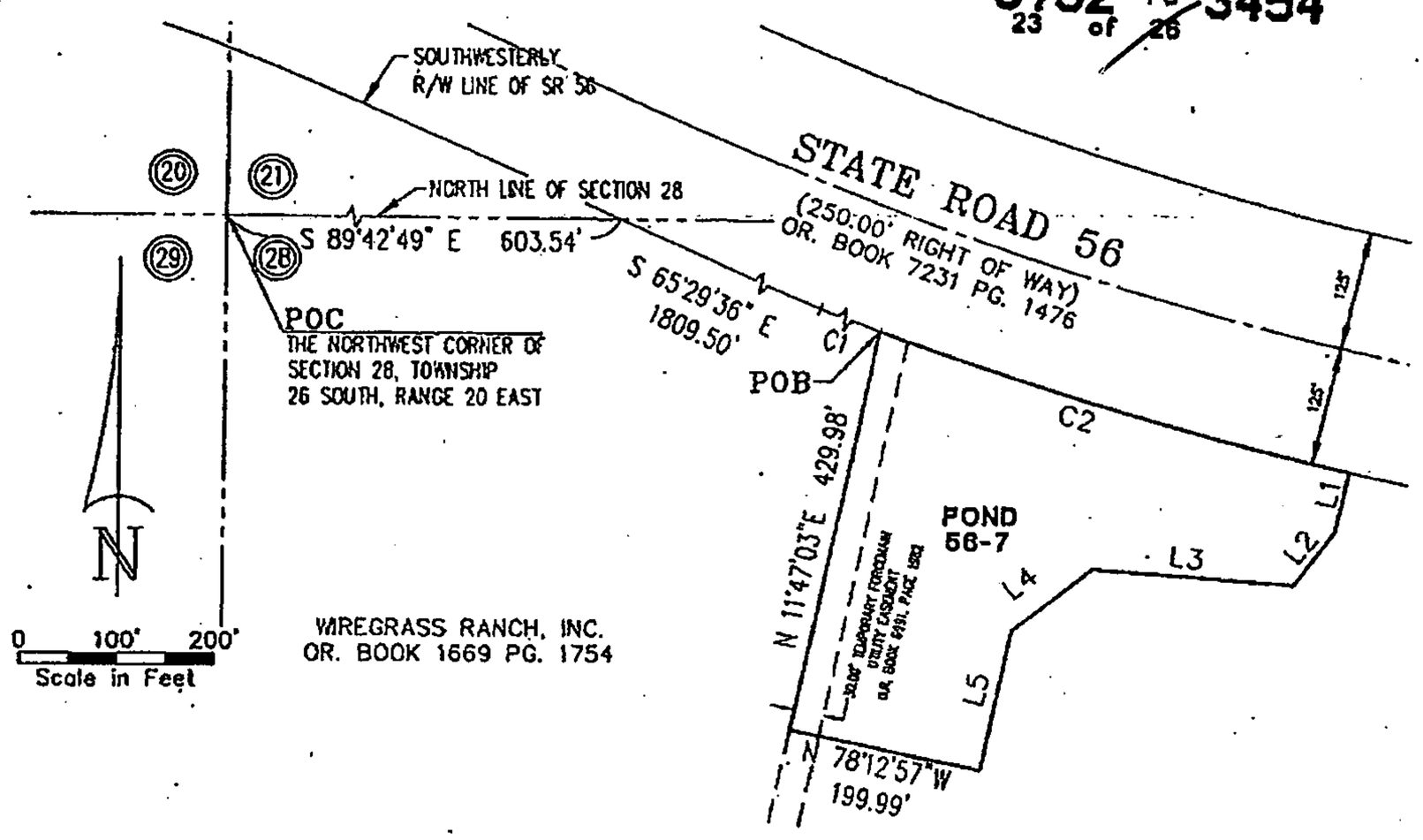
25

CL3

THIS IS NOT A SURVEY

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 102B SEE STATE ROAD 56 RIGHT OF WAY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S12°34'11"W	64.19'
L2	S36°48'28"W	70.92'
L3	N86°01'10"W	208.10'
L4	S51°33'42"W	104.40'
L5	S11°37'35"W	151.88'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	4°09'43"	3725.00'	270.57'	270.52'	S67°34'27"E
C2	7°46'31"	3725.00'	505.49'	505.10'	S73°32'34"E

ABBREVIATION LEGEND	
SR	STATE ROAD
OR	OFFICIAL RECORD
PG	PAGE
L1	LINE DATA
C1	CURVE DATA
R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE LEGAL DESCRIPTION 7/11/2011 J.D.G.
REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 102B (STATE ROAD 56 POND 56-7 REVISED)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 200'	03-23-07	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 28	TOWNSHIP 26 SOUTH	RANGE 20 EAST

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FAX 813-882-8452
E-MAIL kingeng@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

No. LS5189

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2

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C13

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; ALSO, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°42'49" EAST, A DISTANCE OF 603.54 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 56 (A 250.00 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA); THENCE SOUTH 65°29'36" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,809.50 FEET, TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3,725.00 FEET AND A CENTRAL ANGLE OF 04°09'43"; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 270.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 67°34'27" EAST AND A CHORD DISTANCE OF 270.52 FEET TO A POINT ON SAID CURVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 07°46'31", WITH AN ARC LENGTH OF 505.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 73°32'34" EAST AND A CHORD DISTANCE OF 505.10 FEET; THENCE SOUTH 12°34'11" WEST, DEPARTING SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 64.19 FEET; THENCE SOUTH 36°48'28" WEST, A DISTANCE OF 70.92 FEET; THENCE NORTH 86°01'10" WEST, A DISTANCE OF 208.10 FEET; THENCE SOUTH 51°33'42" WEST, A DISTANCE OF 104.40 FEET; THENCE SOUTH 11°37'35" WEST, A DISTANCE OF 151.88 FEET; THENCE NORTH 78°12'57" WEST, A DISTANCE OF 199.99 FEET; THENCE NORTH 11°47'03" EAST, A DISTANCE OF 429.98 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 56, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 2.997 ACRES, MORE OR LESS.

REVISE LEGAL DESCRIPTION 7/11/2011 J.D.G.
REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 102B (STATE ROAD 56 POND 56-7 REVISED)

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FAX 813-890-8882
E-MAIL kingeng@kingengineering.com

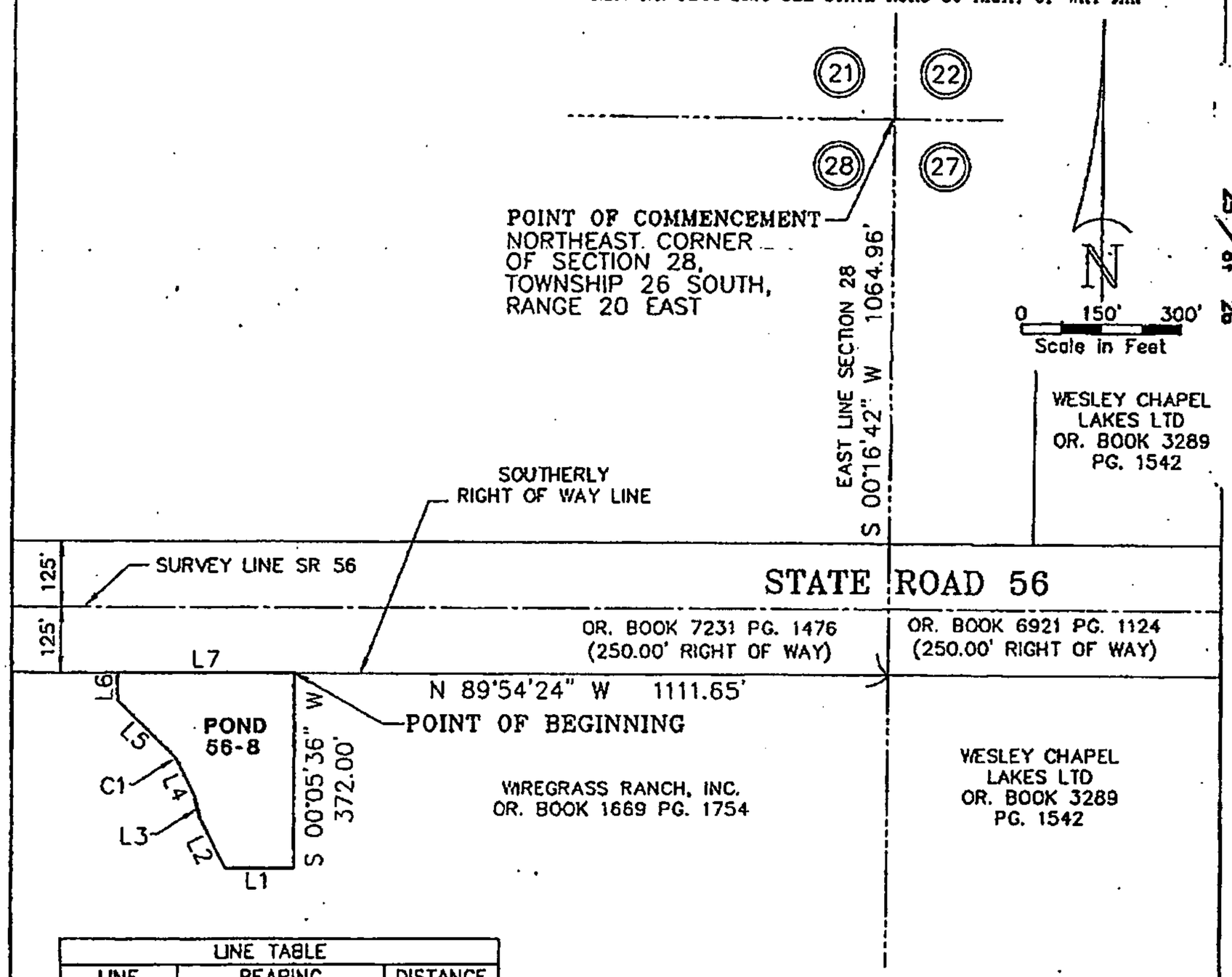
Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 102B REV2.dwg

27

C1.3

THIS IS NOT A SURVEY

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
REF. No. FDOT 102C SEE STATE ROAD 56 RIGHT OF WAY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"W	125.89'
L2	N26°50'57"W	104.53'
L3	N12°34'46"W	44.47'
L4	N25°21'24"W	70.93'
L5	N44°43'08"W	139.26'
L6	N00°05'36"E	52.17'
L7	S89°54'24"E	326.15'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	19°21'44"	75.00'	25.35'	25.22'	12.79'	N35°02'16"W

ABBREVIATION LEGEND	
SR	STATE ROAD
OR	OFFICIAL RECORD
PG	PAGE
L1	LINE DATA
C1	CURVE DATA
R/W	RIGHT OF WAY
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. INFORMATION SHOWN HEREON IS BASED ON S.R. 56 RIGHT OF WAY MAPS SEGMENT 421140-4 PREPARED BY KING ENGINEERING ASSOCIATES, INC.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 102C (STATE ROAD 56 POND 56-8)

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 300'	04-11-07	SLW	JGF	JGF
JOB No. 3109-301-003		SECTION 28	TOWNSHIP 26 SOUTH	RANGE 20 EAST

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-889-8581
FAX 813-889-8393
E-MAIL kingdrive@kingengineering.com

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LC 5189

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2

Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 102C REV1.dwg

28

C13

THIS IS NOT A SURVEY

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°16'42" WEST, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1064.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 56 (A 250.00 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA); THENCE NORTH 89°54'24" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1111.65 FEET, TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE FOR A POINT OF BEGINNING; THENCE SOUTH 00°05'36" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 372.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 125.89 FEET; THENCE NORTH 26°50'57" WEST, A DISTANCE OF 104.53 FEET; THENCE NORTH 12°34'46" WEST, A DISTANCE OF 44.47 FEET; THENCE NORTH 25°21'24" WEST A DISTANCE OF 70.93 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 19°21'44"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 25.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 35°02'16" WEST AND A CHORD DISTANCE OF 25.22 FEET TO A POINT ON SAID CURVE; THENCE NORTH 44°43'08" WEST, A DISTANCE OF 139.26 FEET; THENCE NORTH 00°05'36" EAST, A DISTANCE OF 52.17 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89°54'24" EAST, ALONG SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 326.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.911 ACRES, MORE OR LESS.

REVISE CERTIFYING SURVEYOR 5/11/2011 J.D.G.

PREPARED FOR: WIREGRASS RANCH, INC.

STATE ROAD 56 F.D.O.T. PARCEL 102C (STATE ROAD 56 POND 56-8)

King
ENGINEERING ASSOCIATES, INC.
4121 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8551
FAX 813-880-8592
E-MAIL king@kingengineering.com

Q:\SURVEY\3778\004\SR56 FDOT S&L\SR56-FDOT PARCEL 102C REV1.dwg

Less and Except the following Described Parcels

Less and Except (Ten Breock Parcel M10)

EXHIBIT "A" - LEGAL DESCRIPTION OF LAND

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'06" WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2,194.13 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT OF WAY LINE, NORTHEASTERLY 452.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 09°20'21", AND A CHORD BEARING AND DISTANCE OF NORTH 64°47'44" EAST 451.83 FEET TO A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56, EASTERLY 994.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 20°31'27", AND A CHORD BEARING AND DISTANCE OF NORTH 79°43'39" EAST 988.74 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 02°39'10" EAST, A DISTANCE OF 422.06 FEET; THENCE SOUTH 11°15'34" EAST, A DISTANCE OF 649.08 FEET; THENCE SOUTH 78°44'26" WEST, A DISTANCE OF 74.22 FEET; THENCE SOUTH 76°40'23" WEST, A DISTANCE OF 388.33 FEET; THENCE SOUTH 88°26'06" WEST, A DISTANCE OF 446.46 FEET; THENCE NORTH 10°18'37" WEST, A DISTANCE OF 688.57 FEET; THENCE NORTH 23°20'38" EAST, A DISTANCE OF 18.48 FEET; THENCE NORTH 17°49'11" WEST, A DISTANCE OF 81.64 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 26.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 30°09'47", AND A CHORD BEARING AND DISTANCE OF NORTH 32°54'05" WEST 26.02 FEET; THENCE NORTH 47°58'58" WEST, A DISTANCE OF 62.85 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 22.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°32'15", AND A CHORD BEARING AND DISTANCE OF NORTH 35°12'50" WEST 22.10 FEET; THENCE NORTH 22°26'43" WEST, A DISTANCE OF 36.60 FEET; THENCE NORTH 08°40'06" WEST, A DISTANCE OF 70.77 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 36.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 69°34'46", AND A CHORD BEARING AND DISTANCE OF NORTH 26°07'17" EAST 34.23 FEET; THENCE NORTH 60°54'40" EAST, A DISTANCE OF 5.08 FEET; THENCE NORTH 20°32'05" WEST, A DISTANCE OF 7.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND THE POINT OF BEGINNING.

CONTAINING 23.128 ACRES.

Less and Except the following Described Parcels

PHCC Campus(Parcel M18)

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, SAID CORNER BEING THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SECTION 29 THE FOLLOWING TWO (2) COURSES: 1. NORTH 89°46'18" WEST, A DISTANCE OF 2,647.65 FEET TO THE SOUTH 1/4 CORNER OF SECTION 29; 2. NORTH 89°58'04" WEST, A DISTANCE OF 144.45 FEET; THENCE LEAVING SAID LINE, NORTH 00°06'28" EAST, A DISTANCE OF 330.06 FEET; THENCE NORTH 20°01'02" WEST, A DISTANCE OF 408.18 FEET; THENCE NORTH 48°19'03" WEST, A DISTANCE OF 283.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°42'55" WEST, A DISTANCE OF 1,139.21 FEET; THENCE NORTH 42°31'25" EAST, A DISTANCE OF 1,159.01 FEET; THENCE NORTH 31°25'50" EAST, A DISTANCE OF 193.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 21.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 679.00 FEET, A CENTRAL ANGLE OF 01°49'05", AND A CHORD BEARING AND DISTANCE OF NORTH 32°20'23" EAST 21.55 FEET; THENCE NORTH 56°45'05" WEST, A DISTANCE OF 48.18 FEET; THENCE NORTH 33°45'37" EAST, A DISTANCE OF 150.56 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 487.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 36°00'36", AND A CHORD BEARING AND DISTANCE OF NORTH 51°45'55" EAST 479.11 FEET; THENCE NORTH 69°46'13" EAST, A DISTANCE OF 104.92 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MANSFIELD BOULEVARD (A 140 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1. SOUTHEASTERLY 1,306.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,070.00 FEET, A CENTRAL ANGLE OF 69°57'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°24'13" EAST 1,226.80 FEET; 2. SOUTH 86°22'56" EAST, A DISTANCE OF 184.91 FEET; THENCE LEAVING SAID LINE, SOUTH 02°23'47" WEST, A DISTANCE OF 528.96 FEET; THENCE SOUTH 75°15'08" WEST, A DISTANCE OF 1,105.62 FEET; THENCE SOUTH 41°40'57" WEST, A DISTANCE OF 878.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.565 ACRES, MORE OR LESS.

Less and Except the following Described Parcels

PORTION OF PARCEL M11 (OWNED BY WCMC)

THAT PORTION OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°40'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, A DISTANCE OF 322.23 FEET; THENCE LEAVING SAID LINE, NORTH 89°59'11" EAST, A DISTANCE OF 109.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 581, (BRUCE B. DOWNS BOULEVARD, A 200' RIGHT OF WAY BASED ON THE RIGHT-OF-WAY CONTROL SURVEY FOR STATE ROAD 581 SEGMENT 405492 1 PREPARED BY ECHEZABAL & ASSOCIATES, INC., FINAL DATE 7/21/05); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 00°29'34" WEST, A DISTANCE OF 133.67 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89°59'10" EAST, A DISTANCE OF 181.08 FEET; THENCE SOUTH 86°50'56" EAST, A DISTANCE OF 477.21 FEET; THENCE SOUTH 77°35'12" EAST, A DISTANCE OF 83.05 FEET; THENCE SOUTH 65°48'44" EAST, A DISTANCE OF 215.81 FEET; THENCE SOUTH 88°33'55" EAST, A DISTANCE OF 41.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 88°33'55" EAST A DISTANCE OF 330.77 FEET; THENCE SOUTH 13°08'45" WEST, A DISTANCE OF 364.40 FEET; THENCE SOUTH 72°07'45" EAST, A DISTANCE OF 281.75 FEET; THENCE SOUTH 11°38'17" EAST, A DISTANCE OF 394.50 FEET; THENCE SOUTH 72°01'12" WEST, A DISTANCE OF 275.31 FEET; THENCE SOUTH 00°29'39" WEST, A DISTANCE OF 105.25 FEET; THENCE SOUTH 64°21'53" WEST, A DISTANCE OF 36.83 FEET; THENCE SOUTH 78°01'35" WEST, A DISTANCE OF 39.60 FEET; THENCE NORTH 82°54'03" WEST, A DISTANCE OF 53.61 FEET; THENCE SOUTH 85°30'57" WEST, A DISTANCE OF 79.15 FEET; THENCE SOUTH 47°35'43" WEST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 52°42'43" WEST, A DISTANCE OF 62.69 FEET; THENCE SOUTH 44°20'16" WEST, A DISTANCE OF 18.99 FEET; THENCE NORTH 17°22'52" WEST, A DISTANCE OF 183.34 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 158.56 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 32°26'43", AND A CHORD BEARING AND DISTANCE OF NORTH 01°09'30" WEST 156.45 FEET; THENCE SOUTH 74°56'09" EAST, A DISTANCE OF 7.86 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 100.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 274.44 FEET, A CENTRAL ANGLE OF 20°55'11", AND A CHORD BEARING AND DISTANCE OF NORTH 26°09'49" EAST 99.65 FEET; THENCE NORTH 36°37'45" EAST, A DISTANCE OF 106.18 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 251.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 340.00 FEET, A

CENTRAL ANGLE OF 42°24'56", AND A CHORD BEARING AND DISTANCE OF NORTH 15°25'17" EAST 245.99 FEET; THENCE NORTH 05°47'11" WEST, A DISTANCE OF 212.84 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 225.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 731.00 FEET, A CENTRAL ANGLE OF 17°38'50", AND A CHORD BEARING AND DISTANCE OF NORTH 34°15'21" WEST 224.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.482 ACRES, MORE OR LESS.

Exhibit "D"
Notices

TO THE COUNTY:

Pasco County Administrator
Attn: John Gallagher
8731 Citizens Dr., Suite 340
New Port Richey, FL 34654
Email: pcadmin@pascocountyfl.net

Copy to:
Office of Pasco County Attorney
Attn: David Goldstein
8731 Citizens Dr., Suite 340
New Port Richey, FL 34654
Email: dgoldstein@pascocountyfl.net

TO THE ESTATE OF TOM M. PORTER:

Estate of Tom M. Porter
c/o Lynda Porter
14433 Willow Run
Dade City, FL 33523-7579

Copy to:
Macfarlane Ferguson & McMullen, P.A.
Attn: James W. Goodwin, II
201 N. Franklin Street, Suite 2000
Tampa, FL 33602
Email: jwg@macfar.com

THE FOLLOWING ENTITIES SHALL BE NOTICED AS FOLLOWS:

Wiregrass Ranch, Inc.
Maggie Pond, LLC
Jane Hole, LLC
Deer Pond, LLC
Solly Branch Holdings, LLC
Persimmon Hole, LLC
JHP Real Estate Partnership, Ltd.
Flycatcher Enterprises, LLC

Notice to:

William H. Porter
9205 N. Connachusett Road
Tampa, FL 33617
Email: whpwiregrass@embarqmail.com

And

J. Michael Gramling
9205 N. Connechusett Road
Tampa, FL 33617
Email: mgramling@gramlingandhaya.com

Copy to:

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
Attn: William W. Merrill, III
2033 Main Street, Suite 600
Sarasota, FL 34237
Email: wmerrill@icardmerrill.com

And

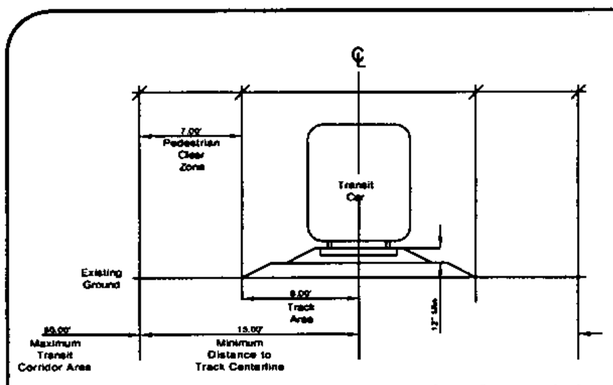
Macfarlane Ferguson & McMullen, P.A.
Attn: James W. Goodwin, II
201 N. Franklin Street, Suite 2000
Tampa, FL 33602
Email: jwg@macfar.com

Exhibit E

Transit Corridor and Station Locations

PROPOSED TRANSIT ROW

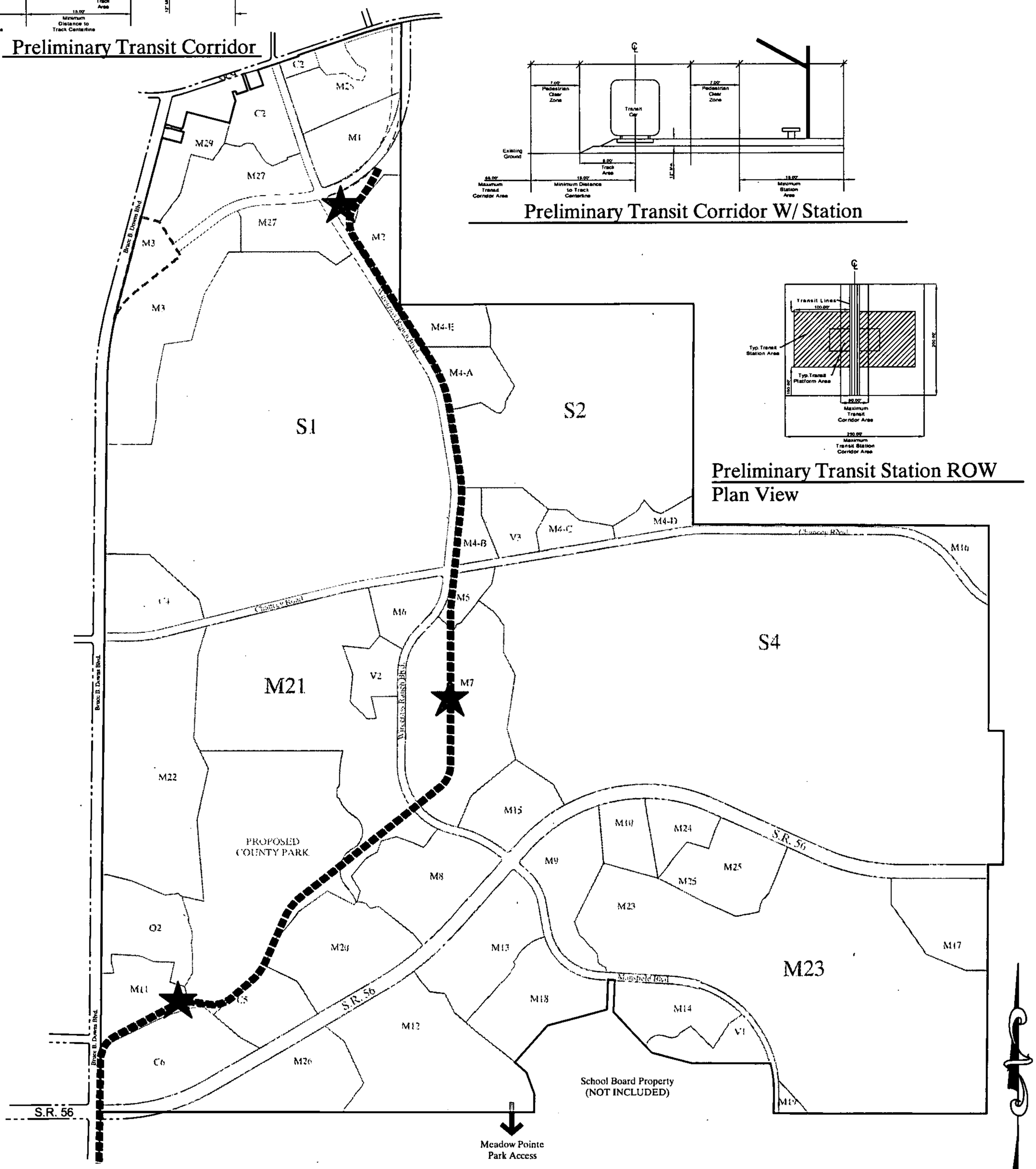
PROPOSED TRANSIT STATION



Preliminary Transit Corridor

Preliminary Transit Corridor W/ Station

Preliminary Transit Station ROW
Plan View



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King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

Scale: 1" = 2,500'

FUTURE TRANSIT ROW DEDICATION EXHIBIT

FOR
LOCUST BRANCH, LLC

Exhibit F
Transit Corridor Right of Way Easement Terms

Wiregrass or other entities within Wiregrass Ranch, shall dedicate easements to the County sufficient to allow construction and operation of a light rail, trolley, bus rapid transit or similar mass transit system, including electric utilities, as may be needed.

1. Definitions. The "Transit Corridor" means an easement area of a minimum fifty (50) feet in width granted within the Wiregrass DRI Lands to allow construction, operation and maintenance of a light rail, trolley/streetcar, bus rapid transit or similar mass transit system (the "Intended Use"). The "Transit Corridor Easements" are those easements granting the County the right to construct, operate and maintain the Intended Use within the Transit Corridor. The "Transit Infrastructure" means the rail or roadbeds, supporting pillars or piers, abutments, footings or foundations, sidings, access ramps or stairs and utilities constructed within the Transit Corridor to allow operation of the Intended Use. For the purpose of this provision, the rights and obligations granted to the County may be assigned in their entirety to the Tampa Bay Area Regional Transportation Authority ("TBARTA") or another public transit entity, but no other assignment of those rights and obligations shall be permitted.

2. Rights to be granted and retained. Wiregrass shall not be required to dedicate a fee simple interest to the County, the right of way easement shall not permit any other use than the construction and maintenance of the Transit Infrastructure, and Wiregrass shall be permitted to use the lands burdened by the easement for any purpose not inconsistent with its intended use as a Transit Corridor, consistent with the conditions and requirements established in this Agreement. The rights to be granted and retained, and the location of the Transit Corridor may vary as provided herein depending on whether the Intended Use will be constructed and operated "at grade" or as an elevated platform/roadway/railway.

3. Timing. Upon approval of a final location for the Transit Corridor, Wiregrass may convey the Transit Corridor Easements to the County, but Wiregrass shall not be required to dedicate the easement until or unless the County demonstrates that the County, TBARTA, or some other government agency has planned, designed, permitted and budgeted for construction of the Transit Infrastructure. Upon request, Wiregrass will be a co-applicant for any permits required to construct Intended Use, or for any grants to provide funding for the Intended Use, that require joinder of the property owner, but will not assume any responsibility or liability for costs, construction or operation of the Transit Infrastructure based on such co-applications. Upon demonstration that the conditions herein have been met, Wiregrass will execute and deliver the Transit Corridor Easements to the County within 30 days.

a. If neither the County nor TBARTA have identified funding, budgeted and designed the Transit Infrastructure sufficient to provide Transit Corridor improvements and at least one Transit Station prior to the Termination Date of this Agreement, or if the County affirmatively adopts a resolution or ordinance that would remove the Transit Infrastructure from its long-range transit plans, then Wiregrass' obligation to dedicate or convey the Transit Corridor Easements shall terminate.

4. Easement provisions that apply regardless of whether the Intended Use is elevated or at grade.

a. The easement shall provide the right to construct, operate, and maintain the Transit Infrastructure for the Intended Use within the Transit Corridor.

b. The obligation to dedicate easement for the Transit Corridor shall end at the north boundary of Parcel M2, but may be extended to meet the south right-of-way for the 581 Bypass/Loop Road at the County's request. Any northerly extension of the Intended Use beyond the boundary of Parcel M2 must use the rights-of-way to be provided for the 581 Bypass/Loop Road.

c. Between Parcels M2 and M4-A, the Transit Corridor shall be co-located, as necessary adjacent to or, , within the right-of-way established for Wiregrass Ranch Boulevard. Wiregrass shall not be required to shift the planned location of Wiregrass Ranch Boulevard to accommodate the Transit Corridor

d. The Easement shall provide rights of entry from existing or planned frontage roads or other public roads to construct or maintain the Transit Infrastructure, but not from other private property.

e. Construction of the Transit Infrastructure is to be planned to minimize disruption to existing roads, utilities and land uses.

f. The County shall be obligated to repair and restore any public or private streets, driveways, utilities, landscaping or other improvements that are damaged or disrupted by construction or maintenance of the Transit Improvements or the Intended Use.

g. County or agency to be responsible for all construction costs for Transit Improvements, including costs of installing or upgrading stormwater facilities, utilities, intersection improvements or signals, lighting, signage, or other improvements outside the Transit Corridor necessary to allow construction or operation of the Intended Use.

h. Wiregrass or another entity shall retain ownership of the underlying fee interest in the Transit Corridor lands, and may construct, operate and maintain any utilities, streets, or other facilities or uses on those lands that do not interfere with the Intended Use, as reasonably determined by the County

i. The Transit Corridor will be incorporated within the Transit Stations, as further provided in Exhibit H.

j. Prior to the conveyance of the Transit Corridor easements, Wiregrass may use the designated lands for any purpose or interim use that is not inconsistent with the future use of the Transit Corridor for the Intended Use, as reasonably determined by the County.

k. The final location of the Transit Corridor on particular parcels shall be determined through either a Planning, Design and Engineering (PD&E) or equivalent study conducted by the County, TBARTA (or other public transit agency) or FDOT, or on preliminary plan/preliminary site plans or Neighborhood Plan for areas that include a Transit Corridor as depicted in Exhibit E.

5. Easement rights and limitations if Transit Infrastructure/Intended Use is elevated.

a. The Transit Corridor shall be generally located as depicted in Exhibit E.

b. All Transit Infrastructure other than foundations, piers or pilings shall be designed and constructed to provide at least a fourteen (14') foot vertical clearance from the post-construction grade to the bottom of any horizontal structures.

c. Within the Town Center (Parcel M7), DRI Parcel M11, and any other future developed area crossed by the Transit Corridor, Wiregrass retains the right to provide parking, sidewalks, utilities, and non-habitable structures in areas beneath the Transit Infrastructure, including the right to convey such lands to others for such uses, subject to the rights reserved for the Transit Corridor. If such uses are installed or established prior to the construction of the Transit Infrastructure, sufficient room shall be reserved, as reasonably determined by the County, for the installation of footings, piers, or pilings necessary for the Transit Infrastructure.

d. Where the Transit Corridor crosses an existing or planned public or private roadway, reverse frontage road, subdivision collector road, pedestrian/bicycle trail, sidewalk or an existing driveway, the Transit Infrastructure shall be designed and constructed so as to provide safe and sufficient clear space, sight triangles, and headroom for such uses.

6. Easement rights and limitations if Transit Infrastructure/Intended Use is planned or constructed to be at grade.

a. If approved by the County, Wiregrass may relocate/collocate the Transit Corridor to be adjacent to or within the planned reverse frontage roads in Parcels M11, C5, M20/21, M8 and M2. If approved by the County, Wiregrass shall have the right to relocate/collocate the Transit Corridor with any planned streets within Parcel M7. If approved by the County, Wiregrass shall have the right to relocate/collocate the Transit Corridor to be adjacent to or within the Wiregrass Ranch Boulevard right-of way north of Parcel M7. The County shall not unreasonably withhold approval of any such requests from Wiregrass under this paragraph, and any such refusal shall be based on interference with the Intended Use.

b. The County and Wiregrass may determine that the Transit Improvements should be outside the reverse frontage roads through Parcels M11,C5, M20/21, and M8.

c. The Transit Improvements shall be designed, constructed, operated and maintained so as to allow joint use of the collocated facilities to the greatest extent possible.

d. The Transit Improvements shall be designed, constructed, operated and maintained in a manner that minimizes disruptions to the operations of planned or existing roadways, intersections and driveways. The at-grade Transit Improvements shall be constructed to match the pavement height and grade where they are within, adjacent to, or crossing any existing or planned roadway or driveway.

i. At the intersection between the Transit Corridor and Wiregrass Ranch Boulevard at Parcel M7, and at the intersection between the Transit Corridor and Chancey Road at Wiregrass Boulevard, the intersection will be integrated with the planned intersection and signal.

ii. To the extent that trains, streetcars, trolleys or buses operating within the Transit Improvements are to have priority over other traffic at signalized intersections, the County shall be responsible for any costs of designing and constructing such intersections, control devices, signage, or public safety devices required to accommodate the Transit Improvements.

e. If the at-grade design and planned operations permit and support stops outside the three Transit Stations provided in Exhibits G and H, the County shall be responsible for the costs of design and construction of such stops, to the extent that any additional construction is necessary.

f. If the County determines to provide Bus Rapid Transit service on the Transit Improvements, the County shall coordinate with Wiregrass or other providers to allow other forms of regularly scheduled bus service, van services, or other forms of transit service to use the Transit Improvements and Transit Stations to provide increased service and access.

g. Within Parcel M11, M7, M4, M4a and M2, Wiregrass shall retain air rights above the Transit Corridor easements to the extent that they are not adjacent to or within the Wiregrass Ranch Boulevard right-of-way, and may cause structures or uses to be located above such structures above a height of 24' feet above grade, provided such structures or uses do not interfere with the Intended Use, as reasonably determined by the County.

Exhibit H
Transit Station Right of Way Easement Terms

Wiregrass or other entities within Wiregrass Ranch, shall dedicate easements to the County sufficient to allow construction and operation of three stations to support a light rail, trolley, bus rapid transit or similar mass transit system, including electric utilities, as may be needed.

1. Definitions. "Transit Stations" means three areas comprising a platform/access area and adjacent parking areas, as generally depicted in Exhibit G, to support construction, operation and maintenance of a light rail, trolley/streetcar, bus rapid transit or similar mass transit system (the "Intended Use"). The "Transit Station Easements" are those easements granting the County the right to construct, operate and maintain the Intended Use within the Transit Corridor and at the Transit Stations, which will include the "Station Area Easement" and a "Parking Easement." The "Transit Station Infrastructure" means the passenger platforms and facilities, ticket offices or facilities, signage, security devices, lighting, parking areas, rail or roadbeds, supporting pillars or piers, abutments, footings or foundations, sidings, access ramps or stairs and utilities constructed within the Transit Stations to allow operation of the Intended Use. For the purpose of this provision, the rights and obligations granted to the County may be assigned in their entirety to the Tampa Bay Regional Transportation Agency ("TBARTA").

2. Rights to be granted and retained. Wiregrass shall not be required to dedicate a fee simple interest to the County. Each Station Area easement shall be approximately 250' by 200' in area, and will include the Transit Corridor within those lands. The Station Areas Easements shall be exclusive to the County for the Intended Use, but shall not permit any use other than the Intended Use, and shall be subject to the conditions and limitations set forth below. The Parking Area Easement shall include that area inside a 1320' block perimeter, which equals 2.5 acres. The Parking Area Easements shall be non-exclusive, and Wiregrass shall be permitted to use the lands burdened by the Parking Area Easement for parking and for utilities, as further provided and conditioned below. If a Transit Station is designated on or adjacent to Parcel M11, construction of the Park and Ride Facility required by this Agreement on Parcel M11 shall meet the requirement to dedicate a Parking Easement for that Transit Station.

3. Timing. Upon final approval of a Transit Station site, Wiregrass may convey the Transit Station Easements to the County, but Wiregrass shall not be required to dedicate the Transit Station Easements until or unless the County demonstrates that the County, TBARTA, or some other government agency has planned, designed, permitted and budgeted for construction of the Transit Station Infrastructure. Upon request, Wiregrass will be a coapplicant for any permits required to construct the Intended Use, or for any grants to provide funding for the Intended Use, that require joinder of the

property owner, but will not have or assume any responsibility or liability for the cost of construction, operation or maintenance of the Transit Station Infrastructure based on such co-applications. Upon demonstration that such engineering, permitting and funding for the Transit Station Infrastructure is available, Wiregrass will execute and deliver the Transit Station Easements to the County within 30 days.

4. If neither the County nor TBARTA or other public agency have identified funding, budgeted and designed the Transit Infrastructure sufficient to provide Transit Corridor improvements and at least one Transit Station prior to the Termination Date of this Agreement, or if the County affirmatively adopts a resolution or ordinance that would remove the Transit Infrastructure from its long-range transit plans, then Wiregrass' obligation to dedicate or convey the Transit Corridor Easements shall terminate.

5. Easement provisions that apply regardless of whether the Intended Use is elevated or at grade.

a. The Station Area Easement shall provide the rights necessary to construct, operate, and maintain the Transit Infrastructure for the Intended Use within the Transit Corridor, but shall grant no other rights.

b. The Station Area Easement and Parking Easement shall provide rights of entry from existing or planned frontage roads or other public roads to construct or maintain the Transit Infrastructure, but not from other private property.

c. Construction of the Transit Station Infrastructure is to be planned and executed to minimize disruption to existing roads, utilities and land uses.

d. The County shall be obligated to repair and restore any public or private streets, driveways, utilities, landscaping or other improvements that are damaged or disrupted by construction or maintenance of the Transit Station Infrastructure or the Intended Use.

e. The County or TBARTA shall be responsible for all construction, operation and maintenance costs for the Transit Station Infrastructure, including costs of installing or upgrading stormwater facilities, utilities, intersection improvements or signals, lighting, signage, or other improvements outside the Transit Corridor or Transit Station Easements necessary to allow construction or operation of the Intended Use.

f. Wiregrass or another entity shall retain ownership of the underlying fee of the lands beneath the Station Easement and Parking Easement, and may construct, operate and maintain any utilities, streets, or other facilities or uses that do not interfere with the Intended Use, as reasonably determined by the County. The County shall not unreasonably withhold approval of any such requests from Wiregrass under this paragraph, and any such refusal shall be based on interference with the Intended Use.

g. The Transit Corridor will be incorporated within the Transit Stations, as further provided in Exhibits G and H.

h. Either the County or Wiregrass may construct a parking garage or parking lot over upon the lands subject to the Parking Easements. Rights to any parking spaces shall be addressed in the Parking Easements (or Easement Agreement for the Park and Ride Facility), and shall determine the extent to which any non-County construction of the parking garage or parking lot is mobility fee creditable (see Exhibit S).

i. If the County provides Bus Rapid Transit on SR 56 or the SR 56 Managed Lane Expansion, the County shall coordinate with Wiregrass in the identification, design and construction of any bus stops or any improvements necessary to permit the transit busses to travel from SR 56 to the Transit Station within Parcel M7. Wiregrass and development within Wiregrass Ranch DRI shall not be obligated to design, fund or construct any such improvements; however, mobility fees, impact fees, tax increment revenue, sales tax, gas tax, and other generally applicable County taxes, assessments and user fees paid by, or emanating from, Wiregrass Ranch DRI may be utilized for improvements.

j. If the County determines to provide Bus Rapid Transit service on the Transit Improvements, the County shall coordinate with Wiregrass or other providers to allow other forms of regularly scheduled bus service, van services, or other forms of transit service to use the Transit Improvements and Transit Stations to provide increased service and access.

6. k. The final location of the Transit Corridor on particular parcels shall be determined through either a Planning, Design and Engineering (PD&E) or equivalent study conducted by the County, TBARTA (or other public transit agency) or FDOT, or on preliminary plan/preliminary site plans or Neighborhood Plan for areas that include a Transit Corridor as depicted in Exhibit E.Wiregrass shall retain the underlying fee and air rights commencing at forty-five (45') feet above grade above all of the Station Area Easements. Wiregrass may convey such rights and they may be used for any purpose permitted by the MPUD and LDC that does not directly interfere with the construction, operation or maintenance of the Transit Infrastructure, as reasonably determined by the County. The County shall not unreasonably withhold approval of any such requests from Wiregrass under this paragraph, and any such refusal shall be based on interference with the Intended Use.

7. Easement rights and limitations if Transit Infrastructure/Intended Use is elevated.

a. All Transit Infrastructure other than foundations, piers or pilings shall be designed and constructed to provide at least a fourteen foot (14') clearance from the post-construction grade to the bottom of any horizontal structures.

b. The County shall be entitled to use all areas beneath an elevated Transit Station, but only for the Intended Use.

8. Easement rights and limitations if Transit Infrastructure/Intended Use is planned or constructed to be at grade.

a. The Transit Station Improvements shall be designed, constructed, operated and maintained in a manner that minimizes disruptions to the operations of existing roadways and intersections and driveways.

Exhibit I

SR 56 Managed Lanes – Possible Pond Conveyance

POTENTIAL MANAGED LANES STORMWATER AREA

±1,000 ft. S.R. 56 R.O.W. OFFSET

S1

S2

S4

M21

M23

1.5 acre Stormwater facility

1 acre Stormwater facility

1 acre Stormwater facility

PROPOSED COUNTY PARK

School Board Property (NOT INCLUDED)

Meadow Pointe Park Access

S.R. 56

Bruce B. Downs Blvd.

NOTE:

THE LOCATIONS OF THE PROPOSED STORMWATER FACILITIES ARE CONCEPTUAL ONLY AND NO ENGINEERING EVALUATIONS, ANALYSIS, STUDY OR DESIGN HAS BEEN COMPLETED. THE SPECIFIC NEEDS AND DRAINAGE REQUIREMENTS FOR THE MANAGED LANES FACILITIES ARE NOT KNOWN AND HAVE NOT BEEN DETERMINED AT THIS TIME. KING MAKES NO REPRESENTATIONS, IMPLIED OR OTHERWISE, ON THE ADEQUACY AND SUITABILITY OF THE PROPOSED STORMWATER FACILITIES TO SERVE THE FUTURE NEEDS OF THE MANAGED LANES FACILITIES WHATSOEVER.

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Scale: 1" = 2,500'

S.R. 56 MANAGED LANE EXPANSION PONDS

FOR
LOCUST BRANCH, LLC

Exhibit "J"
Properties to Receive Notice of Filing Engineering and Design Plans for Loop Road Pursuant to Paragraph 7.1.1

PARCEL NUMBER
07-26-20-0000-00100-0130
07-26-20-0000-00100-0013
07-26-20-0000-00100-0030
07-26-20-0000-00100-0100
07-26-20-0000-00100-0010
07-26-20-0000-00300-0050
07-26-20-0000-00300-0030
07-26-20-0000-00300-0040
12-26-19-0000-00500-0070
07-26-20-0000-00300-0062
07-26-20-0000-00300-0060
07-26-20-0000-00300-0020
07-26-20-0000-00300-0010
18-26-20-0000-00100-0010
18-26-20-0000-00100-0020
18-26-20-0000-00100-0011
07-26-20-0000-00200-0013
07-26-20-0000-00200-0060
07-26-20-0000-00200-0040
07-26-20-0000-00200-0020
07-26-20-0000-00200-0012
07-20-20-0000-00200-0011
13-26-19-0000-01000-003A
13-26-19-0000-01000-0N50
13-26-19-0000-01000-0N51

Exhibit M
Trip Monitoring and Reporting

In order for the County to analyze the effectiveness of MUTR-M Development Standards and other trip reduction strategies established for the Wiregrass Ranch DRI, the Master Developer designated in the MPUD shall institute a trip monitoring and reporting program as required by the DRI Development Order. Should the DRI Development Order be rescinded, the following trip count program shall be implemented:

1. Eighteen (18) months following construction plan approval for vertical construction of fifty (50) percent of the Vested Development Rights in terms of the gross p.m. peak-hour project trip generation, or prior to construction plan approval for vertical construction of sixty-five (65) percent of the Vested Development Rights in terms of gross p.m. peak-hour project trip generation or March 1, 2026, whichever occurs first, the Developer shall institute a monitoring program to provide external daily and p.m. peak-hour counts and projected counts at intersections or driveways serving the MUTRM area. Trip Count reporting shall continue on a biennial basis until project build-out.

2. The trip count reporting shall consist of weekday daily and p.m. peak-hour directional counts from 4:00 to 6:00 p.m., with subtotals at fifteen (15) minute increments, at each driveway/project entrance that serves the MUTRM or TND development. The exact locations and methodology for traffic counts shall be determined by Locust Branch with the County's approval, which shall not be unreasonably withheld.

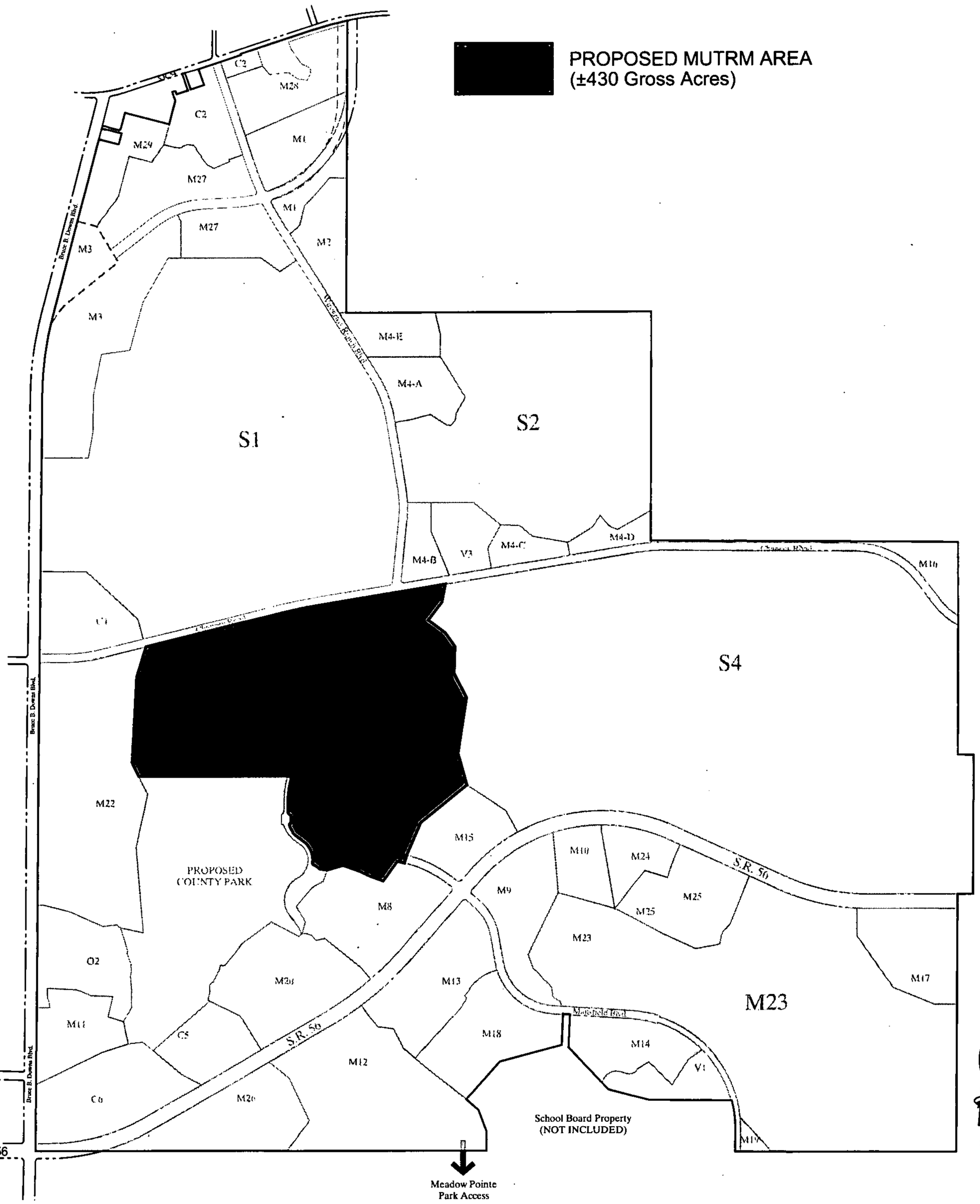
3. The trip count reporting shall consist of weekday daily counts for one full week during the months of May or November when Pasco County Schools are in session. The average for the 5 days will be used to determine the Project's total daily trips. .

4. The results of each trip counting event shall be submitted to Pasco County. Such trip reporting shall not be used to limit entitlements or impose additional transportation mitigation on Wiregrass, but may be utilized by the County for purposes of establishing or modifying mobility fee rates for TND and MUTRM projects, or for purposes of deciding whether to retain MUTRM incentives for other projects.

Exhibit N

Designated MUTRM Area

PROPOSED MUTRM AREA
(±430 Gross Acres)



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Scale: 1" = 2,500'

FUTURE MUTRM INITIAL DESIGNATION EXHIBIT

FOR
LOCUST BRANCH, LLC

Exhibit O
MUTRM Planning and Development Standards

1. **Neighborhood types and requirements.** Development located within the DRI Parcels depicted in Exhibit N, including Parcel M7 (the Town Center parcel), Parcel M5, Parcel M6, Parcel V2, the portion of Parcel S3 (a/k/a Parcel M21) north of the proposed County park, and other mutually acceptable parcels, if any, shall be developed according to the standards and procedures provided herein, or pursuant to the TND Ordinance. The standards as set forth herein are approved as Alternative Urban Design standards as authorized by the LDC and the MPUD. These standards are intended to create a development pattern in which land uses are mixed by location, interconnection and function within the designated MUTRM Parcels, and replace provisions of the MPUD and land development code.

a. Neighborhoods. Parcels designated for MUTRM development (MUTRM Designated Parcels) shall be developed pursuant to Neighborhood Plan and the design and development standards applicable to the type and form of neighborhood. Neighborhoods within the MUTRM Designated Parcels are bounded by major roads (Wiregrass Boulevard or Chancey Road) as defined in the MRP, the Primary Minor Urban Collectors (subdivision collector roads) designated by the MRP within the MUTRM Designated Parcel, and the boundaries of either the DRI Parcel or the MUTRM designation. However, lands sold, dedicated or donated to the County or the School Board for institutional or public safety uses may develop according to a site plan approval without a Neighborhood Plan, but shall be designated as an Institutional Neighborhood.

b. Minimum Density and Mix of Uses. Residential development within any Residential Neighborhood shall be at a minimum of six units per acre. Overall, residential development within the MUTRM designated areas shall be planned to achieve an average density of eight units per acre. To ensure that a mix of uses is achieved, Parcels M5 and M6 shall be designated as Mixed-Use Neighborhoods and shall not be purely residential, and at least one non-residential or mixed use neighborhood of at least 10 acres and including a commercial component shall be designated in Parcel M21.

c. Neighborhood types. Areas designated for MUTRM development shall be planned and developed according to one of the following neighborhood types.

i. Residential Neighborhood. A Residential Neighborhood is a neighborhood planned to include only residential, civic, and accessory structures and uses as defined in the LDC. Accessory structures to individual principal structures/residences include detached garages, sheds, pools, and similar structures. Accessory uses to to individual residences may include home occupations or other uses on the same lot that are reasonable incidental and subordinate to the principle residential use.

Accessory uses to residential developments or multi-family developments may include clubhouses, community pools or recreational facilities, storage or maintenance buildings that are owned or operated in common by the development.

ii. Non-residential Neighborhood. A Non-residential Neighborhood is planned to include only commercial, hotel, office, or civic uses (but may include governmental uses).

iii. Mixed use Neighborhood. A Mixed use Neighborhood is planned to include a mix of non-residential uses that may also include residential uses in separate sites or in vertically mixed use buildings.

iv. Institutional Site or Neighborhood. This designation shall apply to lands owned and developed by public entities such as the School Board or Pasco County. An Institutional Site shall be designated by the public entity and shall be subject to those development standards otherwise imposed by state law or the LDC, and may elect to be governed by the standards herein.

v. Transit Oriented Design Neighborhoods. Transit Oriented Design (TOD) Neighborhoods may be established pursuant to these standards in MUTRM-designated parcels within ½ mile of a designated Transit Station. The standards for TOD Neighborhoods and the additional Neighborhood Plan requirements for TOD Neighborhoods set forth herein meet the Transit Station Area Plan process in FLU Policies 10.3.3 and 10.3.6.2.

1. Eligibility/Standards for Designation as a TOD Neighborhood

a. A TOD Neighborhood is a neighborhood or portions thereof that lie within ½ mile of a designated Transit Station, which are designated for MUTRM development and which are located in an area with an approved TOD Neighborhood Plan pursuant to the additional requirements set forth below. BCC approved TOD Neighborhood Plans shall qualify as a Transit Station Area Plan required by Comprehensive Plan FLU 10.3.3 and shall be deemed a Transit Oriented Development ("TOD").

b. Where a TOD Neighborhood containing a designated Transit Station has been approved, other lands or neighborhoods that are within ½ mile of the Transit Station but not included in the TOD Neighborhood may apply for separate TOD Neighborhood approval so long as there are direct vehicular and pedestrian connections to the approved TOD Neighborhood Where such areas are separated by a major street (Wiregrass Ranch Boulevard, Chancey Boulevard or the SR 581 Loop/Bypass), a street and sidewalk connected to the TOD Neighborhood by a signalized intersection may provide the required connection.

d. Neighborhood Planning Process. Neighborhood Plans for areas designated for MUTRM shall be approved as follows:

i. Prior to or concurrent with Preliminary Development Plan/Preliminary Site Plan submittal for any development within a Neighborhood, a Neighborhood Plan shall be submitted to the Planning and Development Department for approval by the DRC.

ii. Neighborhood Plans submittals shall include the following components, in graphic form, which may be accompanied by narrative and requests for consideration of alternative development standards to be applied within the neighborhood:

1. A block plan for the Neighborhood demonstrating compliance with the applicable Neighborhood Design, Block and Street Design and average block perimeter requirements set forth herein. The block plan shall include all required streets, trails and neighborhood streets and any through connections on the Master Roadway Plan.

2. Streets depicted in the Neighborhood Block Plan shall have general cross-sections and designs consistent with: (a) the Alternate Street Standards set forth in Exhibit Q; or (b) the street standards set forth in the TND Ordinance; or (c) the street standards set out in the Station Area Plan Guidelines dated March 22, 2012; or (d) alternate street standards proposed by the applicant and approved by the County. Regardless of the source of the street standards, the final design and construction of all streets covered by a Neighborhood Plan shall be consistent with the requirements of the FDOT Green Book's Chapter 19 TND Street Standards. The block plan need not show the final geometry and design of the street segments, which shall be determined at site plan or construction plan submittal.

3. The Neighborhood Plan may include street naming for the depicted streets, which shall be approved if the names do not violate requirements of Section 901.9 of the LDC.

4. Uses shall be generally identified for each block within the Neighborhood Plan consistent with the type of neighborhood. An initial estimate of the development entitlements necessary or desirable to develop the neighborhood shall be identified, including the number of dwelling units necessary to achieve the minimum density requirements.

5. The Neighborhood Plan shall include any adjacent collector or major streets, and shall demonstrate connectivity between the proposed block and street plan and any previously approved Neighborhood Plan adjacent to the proposed Neighborhood. For adjacent areas that are not subject to an approved Neighborhood Plan, the block plan shall include a non-binding conceptual block plan for surround areas within 200 feet to demonstrate future connectivity into those areas.

6. The Neighborhood Plan shall provide the designation and location of the minimum required uses such as open space, parks, and mix of uses as applicable.

7. Specification of any alternative standards being requested.

iii. Additional requirements for TOD Neighborhood. Plans. In order to qualify as a TOD Neighborhood Plan, the following items shall also be included in addition to items 1-7 above:

1. Conceptual block and use plans covering any areas outside the Neighborhood Plan and within ½ mile walking distance from the transit station. Such concept plans shall demonstrate where connectivity between the street systems in the adjoining MUTRM Neighborhoods or non-MUTRM developments may occur.

2. The TOD Neighborhood Plan shall demonstrate that the Development Standards and Land use Allocation reflects a land use pattern that is consistent with one of the TOD Transit Station Typologies, and at a minimum shall provide for the Community Commercial Transit Station Typology, with the following characteristics: i) Intensity: FAR 0.3-1.25; Stories: 1-5; ii) DU/Acre; 10-20; and iii) Land use allocation that can or will achieve a distribution of uses, based on a square : Commercial 40%-50%; Residential 15%-25%; Office 30%-40%

a. Consistent with Policy FLU 10.3.5, Transit Center Overlay Station Allocations, Figure 10-2, more intensive Transit Station Typologies shall also be permitted and include: Regional Mixed Use, Regional Professional Service, Community Professional Service, Mixed Use-New Town/Village, and Community Business Commerce Park.

b. To evaluate compliance with one or more of the Transit Station Typology mix of use requirements, each block (or all of the lots facing any street) within the proposed TOD Neighborhood will be designated for a type of use (residential/multifamily, live-work, office, commercial, light industrial or vertically mixed). Where residential blocks are designated, a minimum and maximum number of units will be allocated to the block. Where non-residential or mixed use blocks are identified, the minimum and maximum FAR will be identified. The use/intensity/density characteristics for any of the Station Typologies will be met where, taking into account development of the designated residential uses at the minimum densities, and the designated non-residential uses at the maximum FAR, the mix of uses for the typology could be met.

i. The Neighborhood Plan shall include an allocation of Residential Units sufficient to meet the minimum densities identified, and may include allocations sufficient to reach the maximum number of units or densities identified.

ii. The Neighborhood Plan shall include an allocation of sufficient development rights to achieve development of all of the non-residential or mixed use parcels at the minimum FAR, and may include allocations sufficient to meet the maximum FAR.

3. The TOD Neighborhood Plan shall include text and graphic material providing the additional TOD site and neighborhood standards set forth in Section 4.c below.

iv. Supplemental Procedures for TOD Neighborhood Plans. Consistent with FLU Policies 10.3.3 and 10.3.6, TOD Neighborhood Plans shall be subject to the following approval process.

1. The Developer or Applicant for the TOD Neighborhood Plan shall conduct at least one public community design workshop to present and discuss the Plan. Such workshops shall be conducted at a location within or nearby Wiregrass. The County and all owners of property within the area to be governed by the Plan shall be notified of the public workshop.

2. The TOD Neighborhood Plan shall be submitted to TBARTA and the Local Planning Agency for comment and recommendation.

3. If required by FLU Policy 10.3.3, the TOD Neighborhood Plan shall be presented to the BCC for approval in a public hearing. The BCC's determination shall be based on whether the Neighborhood Plan conforms to the requirements set forth herein.

e. Effect of approval of a Neighborhood Plan.

i. Once a Neighborhood Plan is approved, site plans, plats or construction plans may be issued for any areas within the Neighborhood. Individual sites within the Neighborhood may be developed as long as the streets surrounding the site are constructed contemporaneously, as well as any street segments necessary to connect those local streets to minor urban collector road or major road that will provide access to the Neighborhood.

2. Density and uses in MUTRM designated areas.

a. Residential Neighborhoods -- Minimum net density. Residential Neighborhoods may include any combination of single family, townhouse and multi-family units, but must achieve an average net density within the neighborhood of six units per acre net of wetlands, stormwater management ponds, open space/parks, streets, sides and pedestrian/bicycle facilities.

b. Mixed use neighborhoods that are not TOD neighborhoods – Minimum site or block Density and Maximum Intensity.. Any blocks or sites within a mixed use neighborhood that are entirely residential shall achieve or minimum density of six units per acre net of wetlands, stormwater management ponds, open space/parks, streets, sides and pedestrian/bicycle facilities. Residential uses in mixed-use structures, including live-work units or vertically mixed buildings shall count toward meeting the minimum density requirement. Office, commercial, hotel, civic, and governmental uses are permitted in designated non-residential or mixed uses neighborhoods, subject to the development standards set forth below or, alternatively the MPUD development standards. The intensity of such uses shall be controlled by the height, bulk and block limitations imposed on such development set forth herein. .

c. Intensity and Minimum Density- TOD Neighborhoods. Uses in TOD Neighborhoods include commercial, office, hotel, civic, and governmental uses, which may mixed within a site or structure, with limitations on automobile-dependent or oriented uses as set forth below. Residential uses

in TOD neighborhoods include multifamily, townhouses, live-work units and vertically integrated mixed uses. Residential-only sites or blocks within a designated TOD neighborhood shall achieve a minimum density of ten units per net acre. Live-work units or residential use in a vertically mixed structure may count toward the density requirement for such transit station, but do not require an allocation of Vested Development Rights.

i. Prohibition on certain uses in TOD Neighborhoods. The following uses are not permitted in a TOD Neighborhood: Auto sales; auto service and repair; auto storage and auto rental uses; gasoline sales; heavy equipment sales and service; manufactured home sales; salvage yards; industrial uses; towing services and vehicle storage yards; RV mobile home sales yards and storage; car wash; strip commercial development; mini-storage and self-storage facilities; commercial laundries with dry-cleaning operation on site; warehousing and distribution facilities; golf courses; cemeteries; boat sales and storage yards; freight terminals; amusement parks; building contractors; drive-in theaters; and drive-through facilities.

ii. Limitation on size of retail uses. Retail uses in TOD Neighborhoods other than grocery stores shall not be larger than 10;000 square feet, except where included in a multi-tenant retail/commercial development or on the ground and/or second floors of a vertically mixed use building where the retail uses comprise no more than fifty percent (50%) of the total floor area.

3. Allocations of Development Rights.

a. Allocations of Entitlements to Residential Neighborhoods. Development in a Residential Neighborhood must be assigned residential units from the Vested Development Rights based on the type and number of units to be developed, with the following exceptions:

i. Development in accordance with the County's TOD regulations shall not require an allocation of Vested Development Rights if additional density and intensity is assigned to such area pursuant to Comprehensive Plan Policy FLU 10.3.3.

ii. Civic uses located in Residential Neighborhoods shall not require an allocation from the Vested Development Rights, except that no such use shall include over 5,000 square feet of assembly uses (as those are defined in the Florida Building Code).

iii. Accessory apartments of up to 650 square feet, located either within the main structure or in or above an attached or detached garage that is accessory to single family residential unit, shall not count as a residential unit and shall not require an allocation from the Vested Development Rights, but only where the main residential unit is located on a platted lot, and where either the main unit or the accessory unit is occupied by the owner the property. However, such accessory unit may count toward meeting minimum density requirements for such neighborhood type.

b. Allocations of Entitlements to Non-residential or Mixed-use Neighborhoods (outside TOD Neighborhoods). The Master Developer may assign any commercial, office, industrial, hotel or governmental use that is exempt from Timing/Phasing review pursuant to Section 901.12(2) of the Land Development Code ("exempt uses") to a Non-residential Neighborhood or Mixed-Use Neighborhood without further transportation review. Assignments of exempt uses shall be consistent with the provisions of the MPUD and DRI DO, as applicable, and such additional entitlements may necessitate an MPUD amendment pursuant to the LDC or a DO Amendment pursuant to Section 380.06, Florida Statutes unless otherwise permitted by the MPUD and/or DO as applicable. Uses that are not exempt uses must be allocated from the Vested Development Rights and assigned to the neighborhood, with the following exceptions:

i. Ground floor retail in an office or multi-use building. Commercial/retail uses occupying the ground floor of any building that also contains exempt uses shall not require a separate assignment of Vested Development Rights, so long as the commercial/retail uses square footage do not exceed 50% of the total uses within the building.

ii. Live-work units. A "Live-Work Unit" may have up to 900 square feet of area on the ground floor designed or designated to be used for non-residential purposes, and has one residential dwelling unit (including kitchen facilities) occupying one or more floors above, and shall require only a single allocation of office space (which is exempt and does not require an allocation of Vested Development Rights). Live-work units must not be subject to private restrictions prohibiting the use of the ground floor for non-residential purposes, but particular commercial uses may be limited or prohibited. The non-residential space in a live-work unit may be used for commercial, office, or civic purposes without further allocation of uses. The Live-work unit must remain under single ownership, but the ground/non-residential and upper-story residential units may be occupied by different tenants.

iii. Residential units in a vertically integrated building. Where a building with exempt uses includes residential units located above the ground floor, such residential units shall not require an assignment of Vested Development Rights so long as the residential uses do not exceed more than 50% of the building area.

iv. Civic uses with 5,000 square feet or less of assembly. Civic uses, including private clubs, churches, schools or common recreation uses that contain less than 5,000 square feet of space for assembly uses, as those are defined in the Florida Building Code, do not require an allocation of Vested Development Rights.

v. Street vending and temporary uses. To the extent that such use does not violate private restrictions and is otherwise permissible under County ordinances, uses such as food trucks, street vending, and similar uses not associated with a permanent structure, may be permitted within any Non-

residential or Mixed-use Neighborhood without an allocation of Vested Development Rights. Temporary uses such as street fairs, festivals or similar activities may occur within such neighborhoods without an allocation of Vested Development Rights.

c. Allocation of Entitlements to TOD neighborhoods. Uses assigned to a TOD Neighborhood are and shall remain exempt from Timing/Phasing requirements as provided in Section 901.12(2) of the Land Development Code. Assignments of exempt uses shall be consistent with the provisions of the MPUD and DRI DO, as applicable. The Master Developer may allocate exempt uses to TOD Neighborhoods through the Neighborhood Planning Process set forth herein, without reducing the Vested Development Rights.

4. **Site And Neighborhood Standards**

a. **Site and Neighborhood Standards for Residential Neighborhoods.**

i. Site Standards. The residential development standards for lot size, height, and setbacks set forth in Attachment 1 shall be deemed approved urban form of development pursuant to MPUD Condition Nos. 49(8) and 52 for development within the designated MUTRM area. Side setbacks less than 7.5 feet within the MUTRM area shall be subject to the drainage conditions in Attachment 2 or as provided in MPUD. A developer may propose alternative standards through the Site Plan review process.

ii. Multifamily – site orientation. Where a multi-family development of more than 20 units includes multiple buildings on a single lot or site, the development shall provide an internal park, plaza or play area as a central feature.

iii. Neighborhood Design for Residential Neighborhoods. The Neighborhood Plan for a Residential Neighborhood shall demonstrate that, to the extent practical, the majority of housing is within a 5 minute walking distance or one-fourth mile radius from the open space/park requirement set forth below.

b. **Site and Neighborhood Standards for Non-residential or Mixed-use Neighborhoods**

i. Site standards. The non-residential development standards set out in Attachment 1 shall be deemed an appropriate urban form of development authorized by the MPUD. However, non-residential structures in Non-Residential or Mixed Use may use the design and development standards set out in MPUD Condition of Approval 49 and all multi-family or townhouse structures or lots may use the standards set out in MPUD Condition of Approval 52.1. A developer may propose alternative standards through the Site Plan review process.

1. Architectural treatment replacing building perimeter landscaping. In lieu of landscaping, building perimeter enhancements may be provided between buildings and between buildings and the street through planting beds, planters, window or door boxes, art such as

sculpture, architectural features at street level, fountains, decorative paving, or similar treatments. Multi-level buildings shall carry some features of the first floor façade design to the upper floors to draw the eye upward and provide a cohesive look to the street. The intent is to provide visual interest, prevent monotony, break up wall and pavement expanses, and clearly define entryways.

ii. Neighborhood Design for Non-Residential and Mixed Use Neighborhoods. The Neighborhood Plan for any Non-Residential or Mixed-Use Neighborhood shall designate ten percent (10%), and a minimum of two (2), of the street segments within the Neighborhood as "Core Streets". The Core Streets shall be contiguous. Core Streets shall be Slow Streets with Parking (as those are described in Exhibit Q) on both sides of the street. If a Core Street provides direct connection to a Major Road, Primary Minor Urban Collector, or another MUTRM , Neighborhood, it may be a 2-lane Low Street with Parking. Core Streets shall include no more than one curb cut or driveway per block on each side of the street. Driveways for streets other than Core Streets shall be governed by the spacing requirements of the LDC. The street yards of all structures fronting on Core Streets shall be used for additional sidewalks or hardscaped public areas.

c. Site Design and Neighborhood Standards for TOD Neighborhoods

i. Sites within a TOD Neighborhood shall be subject to the non-residential site standards set forth in Attachment 1, as such may be modified in the TOD Neighborhood Plan. However, the TOD Neighborhood Plan shall contain site, block and neighborhood design criteria that address the following design criteria:

1. The location of recreation and civic uses.

2. The designation of uses for TOD blocks, which shall be either non-residential, mixed use, or multi-family. At least one residential/multifamily or vertically mixed use site including residential uses (which may be less than a complete block) shall be designated within two blocks of the designated Transit Station.

3. Graphic and textual provisions that address the following, and provide a development vision for the TOD Neighborhood:

a. Proposed Building Form, Setbacks and Site Design standards, if different than the standards herein that may be necessary or desirable to accommodate a higher intensity/density.

b. Architectural treatment replacing building perimeter landscaping. In lieu of landscaping, building perimeter enhancements may be provided between buildings and between buildings and the street through planting beds, planters, window or door boxes, art such as sculpture, architectural features at street level, fountains, decorative paving, or similar treatments. Multi-level buildings shall carry some features of the first floor façade design to the

upper floors to draw the eye upward and provide a cohesive look to the street. The intent is to provide visual interest, prevent monotony, break up wall and pavement expanses, and clearly define entryways.

c. Transition/Compatibility with the surrounding development pattern.

d. Implementation of LEED or other sustainable design principles.

e. Buildings designed to front on public streets or open spaces with minimal setbacks and with windows and doors at street level instead of expansive blank walls through designation of Core Streets or other site and urban design standards.

4. The provisions of subsection 2 may be met by identifying appropriate development standards and examples for the station area type from the Station Area Plan Guidelines dated March 22, 2012.

5. Optionally, a TOD Neighborhood Plan may include a comprehensive signage plan which, if approved, shall replace the sign code provisions of the LDC within the TOD Neighborhood.

ii. TOD Neighborhoods shall have at least 25% of the street segments as contiguous "Core Streets."

d. Landscape, Buffering and Streetscape requirements. Development in MUTRM designated areas shall provide landscaping and streetscaping in accordance with Section 905.2 of the LDC except as provided herein.

i. Common Site Landscaping Standards. The following provisions apply in all neighborhoods and to all development sites.

1. Installation and selection of landscape materials. All required landscaping shall be Florida friendly and meet the quality, size and installation requirements of Section 905.2.C of the LDC unless other standards are permitted herein or are approved for a particular neighborhood by the County during site plan review. In particular, the principle of "right plant, right place" shall be used in determining the appropriate species for a location.

2. Areas of lots or developed sites that are not covered by buildings, sidewalks, driveways or other forms of pavement or hardscape shall be landscaped. A combination of Florida friendly groundcover and mulch may be used to meet this requirement.

3. Parking lots shall be landscaped and buffered as provided in Section 4.e.iv below.

4. Perimeter Buffers. The following standards replace the perimeter buffer requirements established in Section 905.2.D.5 of the LDC for all neighborhoods.

a. Where a Residential Neighborhood abuts a Mixed Use or Commercial Neighborhood such that the back yards or side of single family attached or detached residential units other than townhouses are adjacent to the side or rear lot line a block designated for or for multi-family or non-residential uses, the single family use shall be buffered by a 6' high fence or wall along the common perimeter or lot lines, and any outdoor lighting on the non-residential sites shall be located, designed and maintained to prevent spillover lighting on the residential parcel.

b. Uses are not required to provide buffers from adjacent uses within the same neighborhood.

c. Building perimeter buffers shall not be required, but are replaced by the urban design/architectural requirements for non-residential uses set out above.

d. Nothing in this section shall prevent a use from providing greater buffering from adjacent uses than is required herein.

5. Building perimeter landscaping. Consistent with the intent to establish a more urban setting in the MUTRM designated areas, the building perimeter landscaping requirements set out in the LDC shall be replaced by the architectural feature provisions as provided in the Site and Development Standards set forth above.

ii. Residential Neighborhoods and Residential Development in Mixed-Use Neighborhoods.

1. Residential development shall provide trees based on lot size as set forth in Section 905.2.D.2 of the LDC except in TOD Neighborhoods. Where required street trees are provided in front yards they shall count toward the tree planting requirements.

iii. Non-residential and Mixed Use Neighborhoods. The following landscaping standards apply to all non-residential uses in Mixed-Use or Non-Residential Neighborhoods.

1. Where any landscaped area between a building and the sidewalk or an adjacent lot exceeds 2,000 square feet and does not contain a parking area, one shade tree shall be provided for the first 2,000 square feet and every 1,500 additional square feet after that.

2. Street trees consistent with the requirements in Section 4. iii.5 below shall be provided in all yards that abut a street. However, where a landscaped parking lot buffer yard is provided along a street, the requirements of that buffer shall replace the street tree requirements.

iv. TOD Neighborhoods. Unless expressly addressed by different standards in the TOD Neighborhood Plan, development in TOD Neighborhoods shall provide site landscaping as follows:

1. Where a building or lot adjoins a street, the lot shall provide street trees and landscaping as required by subsection iii.

2. For any yard that is adjacent to a street and sidewalk, and does not contain a driveway or parking area, no in-ground landscaping is required if the entire area between the building and the sidewalk is improved with a hardscape plaza or square. Where only parts of the area between the building and the sidewalk are improved as hardscape, landscaping shall be provided. For any such area where both dimensions are greater than 15 feet, one decorative or shade tree shall be planted plus an additional tree for every 1000 square feet of open area.

v. Streetscape Standards. The following streetscape standards shall apply in lieu of the street tree and street landscaping requirements of the LDC, unless an alternative standard is approved. Any elements that lie within the street right-of-way shall be designed and constructed consistent with any applicable provisions of the FDOT Green Book standards for TND Neighborhoods.

1. Extended sidewalks and plazas adjacent to public sidewalks. In any Non-Residential, Mixed-Use or TOD Neighborhood, any developed lot may extend a private plaza or sidewalk from the building to the public sidewalk. Such areas may be used for access, recreation or open space uses, outdoor dining, street vending, or similar uses, under the control of the owner of the developed lot, but any such uses or activities shall not interfere with the public use and nature of the required sidewalk. Areas between the sidewalk and the curb may also be developed with additional sidewalk or hardscape, and may be used for street furniture, signage, landscaping or other public uses, and for private use by the adjoining property with the permission of the County.

2. "Bump outs." Non-residential streets (as defined and regulated in Exhibit Q) that provide designated street parking, and segments of Residential Streets that abut a Non-Residential, Mixed Use or Institutional Neighborhood and provide designated street parking, shall provide a "bump out" area that extends 10' from the intersection and is at least the width of the parking on each side of the street that provides parking. Sidewalks shall be extended through the bump-outs to link to crosswalks. Non-paved portions of a bump-out shall be landscaped according to Florida-friendly standards.

3. Traffic calming. Traffic calming measures including bump-outs, speed tables, raised crosswalks, or mid-street or intersection pedestrian havens may be established within any street so long as they meet FDOT Green Book standards for TND Neighborhoods (Chapter 19) or an alternative standard approved by the County engineering.

4. Mid-block crosswalks. Where a sidewalk, mews or bicycle/pedestrian path intersects with a street at a location more than 25' from a street intersection and continues on the

opposite side of the street, a separate crosswalk shall be established at an appropriate distance (to be determined at the time of Neighborhood Plan approval), with appropriate markings and signage.

5. Medians. Where a median of more than 3' between the curbs is provided, such medians shall be landscaped. If such medians are mulched and planted with drought-tolerant species, no permanent irrigation shall be required; however, plantings must be watered until established and thereafter as necessary during periods of low rainfall.

6. Street trees and landscaping. Except where a street and improvements thereto are dedicated to and accepted by the County, a Responsible Entity, other than the County and as approved by the County, shall maintain any streetscaping or landscaping not within a developed lot.

a. Any street trees or landscaping required herein may be located within the front or side yards of adjoining developed lots and such trees shall count toward any landscaping requirements imposed by Section 6 herein.

b. Where a street abuts a wetland or upland preserve, or an upland buffer to such a preserve, any streetscaping or landscaping requirements for such areas shall be controlled by the permits or regulations governing such areas.

c. Street Trees in Residential Neighborhoods. Along all streets other than alleys or mews, street trees meeting the "shade tree" requirements for species and installation shall be planted on each side of the street, no greater than 10' from the sidewalk, and at distances no greater than 50' on center, beginning 75' from any intersection. Trees may not be planted between curb and sidewalk unless the space is at least ten feet wide, or alternate provisions for the protection of the root systems are made (such as tree pits with root barriers and structural soil), and such plantings will not interfere with utilities.

d. Street Trees in Non-residential, Mixed-use Neighborhoods and TOD Neighborhoods. Along all streets other than alleys, street trees that may be shade trees or decorative trees (including single palms) shall be planted on each side of the street, no more than 10' from the sidewalk and at distances of no greater than 40' on center, beginning 50' from any intersection, with the exceptions noted herein. Street trees shall not be planted between the street and sidewalk unless there the space between is at least ten feet wide or alternate provisions for the protection of the root systems are made (such as tree pits with root barriers and/or structural soil), and such planting will not interfere with utilities.

i. Streets abutting a Transit Corridor Station. Where a street in a Non-Residential or Mixed Use Neighborhood abuts a Transit Corridor, or in areas within 200' of

a Transit Station Site, trees or shrubs that do not naturally exceed 15' in height may be planted in lieu of the shade or decorative trees otherwise required. .

ii. Permanent planters. Where an extended sidewalk or plaza area is provided adjacent to a required sidewalk in a Non-residential, Mixed-use or TOD Neighborhood, the street tree requirements may be met with permanent planters or by in-ground "geo-cells" that are at least 2' in diameter, on no more than 30' centers located within 10' of the required sidewalk, and that are planted and maintained with shrubs, flowering plants, or smaller trees.

e. Parking and loading standards

i. General provisions.

1. Except as otherwise stated, the provisions in this section apply instead of the standards in Section 907 of the LDC. These standards are intended to provide developers with greater flexibility than the LDC in accommodating the parking requirements within MUTRM neighborhoods to encourage more efficient use of land and pedestrian access to and between uses. Developers may request, and the Planning and Development Department may approve, alternative parking standards through the site plan process.

a. Within Non-residential, Mixed-use and TOD Neighborhoods, the intent of this section is to promote and support the provision of parking through centrally located facilities that may serve multiple developments or uses. Such jointly used parking may include on-street parking, "public" or semi-public parking in controlled access, paid parking lots, garages, or through shared parking.

b. Vehicular parking requirements for use, dimensions, and full/compact car ratios requirements shall be as otherwise provided in the LDC, except as amended herein.

2. Up to 10% of any required parking for multi-family or non-residential uses may be reduced to 7' x 12' for Neighborhood Electric Vehicles or golf carts, but such spaces shall not be provided on streets.

3. Up to 25% of the required parking for multi-family or non-residential uses may be for compact cars.

4. Bicycle parking shall be as per Section 907.1.E of the LDC except as otherwise noted. TOD Neighborhoods may elect to provide bicycle parking standards pursuant to the Station Area Plan Guidelines dated March 22, 2012.

ii. Amount of Required Parking.

1. Residential Neighborhoods.

a. Single family uses (attached or detached). Each single family attached or detached dwelling unit in a Residential Neighborhood, whether or not it includes an accessory unit, shall have parking for at least two full size vehicles.

b. Multifamily uses in Residential Neighborhoods shall provide parking for at least two vehicles for every unit, plus one common or visitor parking space for every five units.

2. Mixed Use and Non-Residential Neighborhoods

a. The number of required parking spaces shall be as per Section 907 of the LDC with the exceptions noted herein.

i. Live-work units shall be treated as a single family unit for parking requirements..

ii. Multifamily uses or developments shall not be required to provide visitor spaces if the multifamily use is located on a street with designated parking, and need only provide one space for every five units otherwise.

iii. Where structures include a vertically integrated mix of uses, the minimum parking shall be 1 space per 400 square feet for all office, retail, governmental and similar uses, and the multi-family parking standards shall be used for floors/areas set aside for such uses, except that no visitor parking spaces shall be required.

b. Bicycle parking shall be provided on a site based on the parking spaces located on that site.

3. TOD Neighborhoods.

a. Parking requirements shall be as for Mixed-Use or Non-Residential Neighborhoods, except:

i. Total parking requirements may be reduced by 20%.

ii. Parking for compact cars may be increased by 10% to 35%.

iii. Where a site, use or structure provides more parking than required by Section 907 of the LDC, the excess parking shall be either shared with another site or use or made available as public parking, which may be subject to an hourly, daily or monthly rental.

iii. Location of parking

1. Single family uses (attached or detached). One of the required parking spaces for single family attached or detached dwelling units in a Residential Neighborhood may be on the street adjacent to the dwelling unit, if that street is designated for parking.

2. Parking on same or adjacent parcels. For any use other than single family attached or detached residential in a Residential Neighborhood, parking for any structure or use may be located on the same site or on an adjacent parcel under common ownership.

a. Shared Parking. Multifamily uses may utilize shared parking where the parking is located on adjoining or adjacent parcels. Non-residential uses and vertically integrated residential uses located in Non-residential, Mixed use and TOD Neighborhoods may utilize shared parking on lands located within two blocks of the site or structure containing the use. Where shared parking is utilized to reduce the amount of parking provided, the requirements of LDC Section 907.1.G shall apply.

3. On street parking. Where a street is designated for parking, the parking spots adjacent to a lot or site may be counted toward up to 50% of the required parking on that lot or site.

4. Public parking lots or garages. A public parking lot or garage is a publicly or privately owned facility at which parking is provided on an hourly, daily or monthly basis for other sites or uses, whether for free or for a fee. In any Non-Residential, Mixed-use or TOD Neighborhood, up to 50% of any required parking may be satisfied by a parking space in a public parking lot or garage located within two blocks of the use. Each space in such a lot or garage may only be allocated only once for meeting parking requirements, but the parking space need not be reserved, leased or limited for use by the structure or use to which the space was allocated.

5. Parking Lot Design and Landscaping. Parking lots within any Residential, Non-Residential, Mixed-Use or TOD Neighborhoods are subject to the following landscaping and design standards as alternative standards to those in the LDC.

a. Parking Lots may not have a maximum perimeter of greater than 1500'.

b. Landscaping. The intent of landscaped lots is to provide shade to paved areas, define pedestrian areas and to screen views to parked cars.

i. A minimum of 10-percent of the parking area shall be landscaped.

ii. Where a parking lot abuts a street, a planting area 10 feet wide shall be installed between the street and sidewalk. The planting area shall contain shade trees no

less than 40 feet on center and a double row of shrubs. The remainder of the area shall be mulched and/or planted with groundcover or shrubs. This planting area may be broken by pedestrian access points joining internal pedestrian walkways and the sidewalk. This planting area may be counted toward the 10 percent requirement, provided that, at maturity, the trees will shade portions of the parking lot. Such planting areas will also be the streetscape landscaping along that street frontage.

iii. Interior landscaping shall be a minimum of 36 square feet. The shape may be a rectangle, diamond, or lineal. Trees shall be installed within islands, if space allows. To ensure viability of the plantings, smaller islands shall require engineered soil solutions that may be requested at time of site plan review. Otherwise, appropriate shrubs and groundcover shall be installed. There shall be landscape islands at ends of each row.

c. Pedestrian Walkways. Where there are more than five rows of parking, there shall be a defined pedestrian walkway between two rows of parking. An additional walkway shall be provided for every four additional rows of parking. The walkways shall be 6 feet wide. Walkways shall be protected by curbing, landscaping, wheel stops or similar features.

d. Reduction of stormwater impacts. At least one Low-Impact Development practice shall be used in every parking lot that includes more than 20 spaces. Such practices may include, but are not limited to, pervious pavement, shallow swales, bioretention areas, or cuts in curbing to allow sheet-flow to enter islands.

e. Lighting shall be provided in accordance with LDC Section 907.4.

6. Design – parking structures. Parking structures and garages shall meet the requirements set out in Section 907.1 of the LDC with the following exceptions:

a. Parking structures or garages shall have no more than one entrance or exit on any street segment.

b. Any façade of a parking structure that is exposed to a street or to an adjacent use or structure other than another parking garage shall be screened with ornamental grillwork, artwork or architectural features. Any parking structure that does not have a liner use on the ground floor shall provide building perimeter landscaping or the same landscaped yard required for a parking lot around those portions of the parking structure that face a street or an adjacent use other than another parking structure.

iv. Loading

1. Shall be as per Section 907.2 of the LDC except that any non-residential use in a TOD Neighborhood that is adjacent to a rear or side access alley may use the alley in place of a loading zone.

v. Stacking Spaces and Drive-Through Facilities, where permitted, shall be provided in accordance with LDC Section 907.3.

5. Block size and layout.

a. The average "interior" block perimeter within any neighborhood type in the MUTRM area shall be 1,320 feet and the maximum block size shall be 1500 feet, except for blocks that do not count toward the average block size, as provided below. Block perimeters shall be measured curb to curb.

i. Blocks or lots at the edge of a neighborhood, a county park or school, Chancey Road or Wiregrass Ranch Blvd. shall not be counted toward average, but shall be no longer than practical

ii. Where a neighborhood incorporates stormwater facilities or wetlands within its boundaries or is adjacent to such facilities or to wetland or upland preserves or the upland buffers for such areas, the blocks that adjoin or incorporate those features do not count toward average, but shall be no longer than practical.

iii. Within residential neighborhoods, one of the perimeter boundaries for up to 25% of the blocks that count toward the average block perimeter may be a one-way alley with sidewalk or a pedestrian/bicycle trail, or bicycle trail within a 40' reserved area, which may remain privately owned and controlled by a Responsible Entity. Any such blocks shall have a perimeter of no more than 1,200 feet. Reserved area can be used for utilities, access driveways, parking, or open space, but cannot be developed; setbacks for adjoining lots or parcels taken from boundary of reserved area.

iv. Within Non-Residential, Mixed-Use or TOD Neighborhoods, one of the perimeter boundaries for up to 25% of the blocks that count toward the average block perimeter can be an alley with a 5' sidewalk on one side . Any such blocks shall have a perimeter of no more than 1,200 feet. Driveways shall not count toward the perimeter block measurement.

6. Street layout, standards, etc.

a. Developers can elect to be governed by the standard street requirements, the TND street requirements, or the Alternate Street Standards set forth in Exhibit Q. However, the transportation system within any area designated as MUTRM shall be developed in accordance with the Florida Greenbook standards for Traditional Neighborhood Development (Chapter 19). Developers may request alternative standards amendments to these standards from the Planning and Development Department through the site plan approval process or from the DRC through the adoption or amendment of the Neighborhood Plan.

b. Street network design.

i. Street configurations shall be laid out to permit, to the extent practical, extension of the local street network into adjoining neighborhoods. Where any neighborhood is bounded by

wetlands or upland preserve areas, it shall not be necessary to extend the street, pedestrian or bicycle connections into adjoining neighborhoods through those wetland or upland preserves.

ii. Streets shall be laid out, to the extent practical, with at least one "core" or "spine" street running generally north and south and one running generally east and west through the neighborhood that creates links between the neighborhood and adjoining neighborhoods, the subdivision collector roads, or the major collector or arterial roads. Street segments that create blocks should, to the extent practical, be straight, with any bends or curves necessary to accommodate wetland or upland preserves, storm water ponds or similar features occurring at the ends of blocks.

iii. Parks/green spaces, shared or public parking lots, or water features may be bounded by one-way local street with sidewalks on both sides, and with no parking or with parking on one side . The cross section of such streets shall be requested and approved through the Neighborhood Plan process

7. **Neighborhood parks and open space**

a. Residential neighborhoods. Residential Neighborhoods are required to provide parks consistent with Master Parks Plan and Section 905.1 of the LDC, subject to the variance granted in the Master Parks Plan and the terms herein.

i. Neighborhood parks may be provided within the interior of a block so long as (1) the park area is at least 100' feet in one dimension and 50' in the other; (2) the park has a minimum size of at least 7,500 square feet; and (3) there are at least two direct pedestrian and bicycle access points leading from the park to the streets.

ii. Adjacent Residential Neighborhoods may provide Neighborhood Park space through a shared Mini-Park, Green, Square or Plaza provided that the majority of houses within such adjacent Residential Neighborhood are within ¼ mile walking distance or a 5 minute walking time of such shared Mini-Park, Green, Square or Plaza. Both neighborhoods may count the total area of the Shared Park toward their neighborhood park allocation so long as the Shared Park contains over one acre of upland area and is developed with a playground, seating, and restrooms, which may be limited to use by the residents. Shared Parks shall be operated and maintained by a Responsible Entity established by the developer of the Residential Neighborhood.

iii. Residential Neighborhoods or portions of Residential Neighborhoods that are within ¼ mile of the District/Community Park in DRI Parcel M-23, may reduce their neighborhood park requirements by 50%.

iv. Residential neighborhoods adjacent to a designated Conservation Corridor or a wetland or upland preserve areas may meet up to 50% of the Neighborhood Park requirement through permissible passive recreational uses of those areas or adjacent upland buffers, but any access to such

areas shall be through one or more park areas with direct pedestrian, bicycle and vehicular connection to the neighborhood.

b. Non-Residential or Mixed use Neighborhoods (including TOD). Unless otherwise specified in a TOD station area plan applicable to a TOD Neighborhood, each Non-Residential or Mixed use Neighborhood shall provide 5% of the area of the neighborhood, net of open ponds or lakes, wetlands, upland preserves or buffers, and areas set aside for government use, for one or more functional open or civic spaces, which may be mini-parks, greens, squares or plazas as those are defined and described in Table 601.D, LDC "Parks Classification Table for Residential Development".

i. Squares or plazas may be 1/8 of the area within a block, if located at a corner, but shall be no less than 100' in each dimension along the street.

ii. Ground parking areas comprising a full block shall set aside at least a mini-plaza or mini-square of a minimum 50' x 100' area between the sidewalk and parking areas.

iii. Open or civic spaces shall be owned and controlled by a Responsible Entity, shall be located in internal blocks rather than at the edges of the Neighborhood, and shall, to the extent practical, provide a visual or functional node . Open or civic spaces shall include improvements such as benches, lighting, and other amenities.

iv. Unless otherwise specified in a TOD Neighborhood Plan, a central park, green, square or plaza, which shall be one acre or larger, shall be provided within two blocks of the designated Transit Station, adjacent to and accessed from a street with direct connection to the Transit Station, and preferably directly across from or adjacent to the Transit Parking Easement area designated for that station.

v. Within the Town Center in Parcel M7, whether or not developed as a TOD Neighborhood, the minimum size of at least one central park, green or plaza shall be two acres. Such two acre park shall satisfy the public space and park requirements for the entire DRI Parcel, regardless of neighborhood designations within the Town Center. The park may take the form of a linear park along the Transit Corridor Right of way, so long as the park is at least 100' wide.

8. Pedestrian and bicycle interconnectivity

a. Except as provided herein, all public or private streets will have sidewalks on both sides of the street in accordance with Section 601.7.C.5., LDC.

i. Alleys or mews may have sidewalks as provided in Section 601.7.C.5. "Sidewalks and Other Pedestrian Walkways", LDC.

ii. Where a street is adjacent to or crosses a wetland or upland preserve or buffer for a distance of over 100', and construction of the street requires mitigation, a sidewalk may be provided on

only one side of the street for the length of such preserve or buffer, but shall be increased in width to no less than 12'.

b. Pedestrian trail system required by Pedestrian and Bicycle Plan to be constructed within each development.

c. Collector roads within MUTRM areas shall have bicycle lanes consistent with the Florida Greenbook Chapter 19, Section E.8 Bicyclist Considerations.

Exhibit O- Attachment 1

Residential Lot Standards

Product Type	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Conventional Setbacks (No Alley Access)										
			Minimum Building Separation (10')	Minimum Building Separation (10')	Minimum Building Separation (15')	Minimum Building Separation (15')	Minimum Building Separation (20')	Minimum Front Setback (2)	Minimum Corner Side Setback (2)	Minimum Rear Setback Primary Structure	Minimum Rear and Side Setback Accessory Structure	Maximum Lot Coverage (3)	Maximum Building Height
			Side Setbacks 0 feet / 10 feet	Side Setbacks 5 feet / 5 feet	Side Setbacks 3 feet / 12 feet	Side Setbacks 7.5 feet / 7.5 feet	Side Setbacks 10 feet / 10 feet	Structure / Garage Door	Structure / Garage Door			Primary / Accessory	
SF Detached	28	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	35	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	40	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	45	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	50	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	55	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	60	110	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	65	110	N/A	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	75	110	N/A	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	80	120	N/A	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	85	120	N/A	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	90	120	N/A	N/A	N/A	N/A	YES	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	> 90	130	N/A	N/A	N/A	N/A	YES	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Attached (1)	15	60	N/A	YES	N/A	N/A	N/A	zero / 25 feet	zero / 25 feet	15 feet (4)	N/A	100%	45 feet
Multifamily	N/A	N/A	N/A	YES	N/A	N/A	N/A	zero / 25 feet	zero / 25 feet	zero	N/A	100%	65 feet

Notes : (1) Single Family Attached shall refer to duplex, tri-plex and townhomes.
(2) Front Setbacks and Corner Side Setbacks shall be measured from the public road right of way or from the sidewalk.
(3) Maximum Lot Coverage for SF Attached will be measured within the block of lots containing the structure they support.
(4) Rear Setback for Townhomes may be reduced to zero if the lot is platted to the building perimeter and is surrounded by common area.

Product Type	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Setbacks where Alley is provided for Access						
			Minimum Building Separation (10')	Minimum Building Separation (10')	Minimum Building Separation (20')	Minimum Front or Corner Side Setback (2)	Minimum Rear Setback	Maximum Lot Coverage (3)	Maximum Building Height
			Side Setbacks 0 feet / 10 feet	Side Setbacks 5 feet / 5 feet	Side Setbacks 10 feet / 10 feet			Primary / Accessory	
SF Detached	28	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	35	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	40	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	45	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	50	100	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	55	100	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	60	110	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	65	110	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	75	110	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	80	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	85	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	90	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	> 90	130	N/A	N/A	YES	10 feet	zero	75 % / 10 %	35 feet
SF Attached (1)	15	60	N/A	YES	N/A	zero	zero	100%	45 feet
Multifamily	N/A	N/A	N/A	YES	N/A	zero	zero	100%	65 feet

Notes : (1) Single Family Attached shall refer to duplex, tri-plex and townhomes.
(2) Front Setbacks and Corner Side Setbacks shall be measured from the public road right of way or from the sidewalk.
(3) Maximum Lot Coverage for SF Attached will be measured within the block of lots containing the structure they support.

OR BK 8858 PG 388
222 of 382

Exhibit O - Attachment 1

Non-Residential Lot Standards

Product Type	Minimum Lot Width	Minimum Lot Depth	Non-Residential Lot Standards for Non-Residential, Mixed Use and TOD Neighborhoods								
			Minimum Side Setback (Structure to Structure)	Minimum Side Setback (Structure to Parking)	Minimum Side Setback (Structure to Public R/W)	Minimum Front Setback (Structure to Parking)	Minimum Front Setback (Structure to Public R/W)	Minimum Rear Setback (Structure to Parking)	Minimum Rear Setback (Structure to Public R/W)	Maximum Lot Coverage	Maximum Building Height
Non-Residential (1)-Adjacent to Non-MUTRM Residential	zero	zero	5 feet	5 feet	zero	5 feet	zero	5 feet	zero	100%	65 feet
All Other Non-Residential (1)	zero	zero	5 feet	5 feet	zero	5 feet	zero	5 feet	zero	100%	65 feet

Notes : (1) Non-Residential shall apply to all structures, including mixed use structures, that serve other than a strictly residential uses.

OR BK 8858 PG 389
223 of 382

Exhibit Q
MUTRM Alternate Street Standards

Development within areas designated as "MUTRM" within Wiregrass Ranch and subject to the MUTRM Development Standards set forth in Exhibit O shall use the following street standards, which are approved as alternative standards to Sections 901.6 of the Land Development Code and the TND Ordinance. The street profiles provided herein have been significantly reduced in width to facilitate and encourage achieving a more compact and connected street network, recognizing that many of the development areas within the Wiregrass Ranch DRI are constrained by existing wetlands, wetland and upland preserve areas, and buffers associated with them.

All street design and engineering utilizing these standards shall be interpreted and applied to be consistent with and conform to the FDOT Green Book TND Neighborhood Standards (Chapter 19). To the extent this section does not address a particular design standard, the FDOT Green Book and/or LDC as determined by the County Engineer shall apply. The right-of-way requirements stated herein are for conceptual planning and shall be shall be adjusted where necessary to accommodate medians, turn lanes, angled parking, or other design/engineering requirements. Pavement structure shall be in accordance with the LDC and/or the Green Book as determined by the County Engineer. At the time of Neighborhood Plan submittal as set forth in Exhibit O, additional alternative standards may be proposed by the Developer/Applicant; however, such standards shall be consistent with the FDOT Green Book as applicable as determined by the County Engineer.

The cross sections attached as Attachment 1 are approved cross sections for development within the MUTRM area for each road type as further defined below. Each Neighborhood Plan shall include detailed block plan information based on these MUTRM cross sections and shall designate primary and secondary roadways where applicable.

1. **Low Streets/Primary Minor Urban Collectors.** Low Streets as defined by the FDOT Green Book Chapter 19 shall have design speeds of 30-35 mph and shall serve functionally as minor urban collectors in MUTRM areas.

   i. All subdivision collector roads required by the Master Roadway Plan in a designated MUTRM area shall be developed and designated as "Primary Minor Urban Collectors" using one of the Low Street types/cross-sections for Low Streets in Attachment 1. The minimum right-of-way for a Primary Minor Urban Collector shall be 56 feet if no on-street parking is allowed. If parallel parking is allowed on both sides, the minimum right-of-way width shall be 69 feet; however parking shall not be permitted on Primary Minor Urban Collectors within 240 feet of the intersection with a Major Road designated in the MRP.

ii. Primary Minor Urban Collectors designated as subdivision collectors on the Master Roadway Plan shall provide a minimum of 5' sidewalks and bicycle lanes on both sides of the street; however, they may alternatively provide pedestrian and bicycle access through a Shared Use Path designed consistent with Green Book standards. Driveways shall not be permitted on the Primary Urban Collectors shown on the MRP. If residential uses are located along Primary Urban Collectors, vehicular access shall be from alleys or a Slow Street/Local Road.

iii. Low Streets may be used within a MUTRM Neighborhood rather than as a Primary Urban Collector under the following conditions: to provide access to a Major Road, as defined in the MRP; to be the border of, or provides access between, two different MUTRM Neighborhoods; or, to provide a connection and access between a MUTRM Neighborhood and a "subdivision collector road" serving an adjacent non-MUTRM area.

2. **Slow Streets/Local Roads** Slow Streets as defined by the FDOT Green Book Chapter 19 shall serve as local roads and shall have design speeds of 20-25 mph.

i. On street parking shall also be optional.

ii. At a minimum, 5' sidewalks shall be required on both sides.

iii. Bicycle lanes are optional, but are encouraged along Core or Spine streets, particularly in non-residential and mixed use neighborhoods. Where bicycle lanes are not provided, the street cross-sections shown on Attachment 1 may be reduced as per the table below.

iv. The Developer/Applicant shall determine and identify the types of Slow Streets/Local Roads on the Neighborhood plan in accordance with the following options:

	On Street Parking	Bicycle Path	Minimum Right-Of-Way
Option 1	Yes (Parallel, see cross section notes for angled parking)	Yes 5' minimum	67 feet (see notes for angled parking)
Option 2	No	Yes 4' minimum	54 feet
Option 3	No	No	46 feet
Option 4	Yes	No	57 feet

v. Driveways are permitted in accordance with the County's access management regulations unless otherwise determined at the time of Neighborhood Plan approval.

vi. A Low Street used as a Core or Spine street in Non-Residential, Mixed Use or TOD Neighborhoods shall be Option 1 or Option 4.

3. **Yield Streets.** Pursuant to the FDOT Green Book Chapter 19, yield streets have design speeds of less than 20 miles per hour.

i. On-street parking is permitted; however, signage shall be required along yield streets to designate areas (and which side of the road) where on-street parking is allowed.

ii. Yield streets are only permitted in Residential Neighborhoods or in residential portions of Mixed Use Neighborhoods as defined in Exhibit O.

iii. The minimum right-of-way for a yield street with parallel parking on both sides (which shall be staggered) of the street is 47 feet.

iv. The minimum right-of-way for a yield street with no on-street parallel parking shall be 43 feet.

v. Driveways are permitted on yield streets.

vi. 5 foot sidewalks are required on both sides of yield streets.

4. **Alleys.** An access alley provides one-way vehicular access between a use or uses and to parking for such uses . Alleys are not required to provide sidewalks where alternative direct access is available to the uses, sites or parking served by the alley or driveway.

i. Minimum right-of-way width is 20 feet

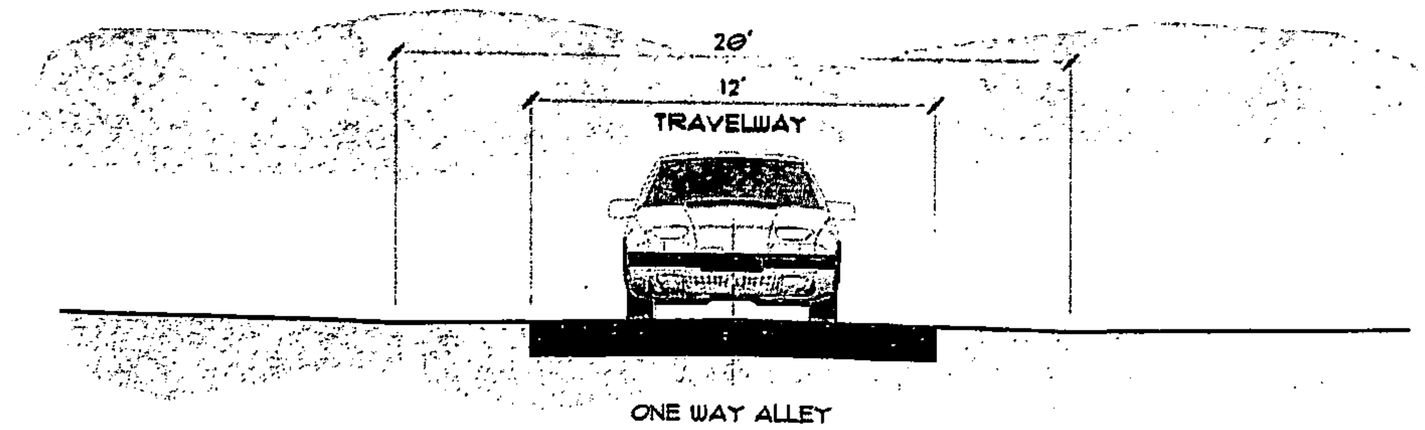
ii. Pavement width is a minimum of 12 feet.

iii. The design speed for an alley shall be 10 mph or less.

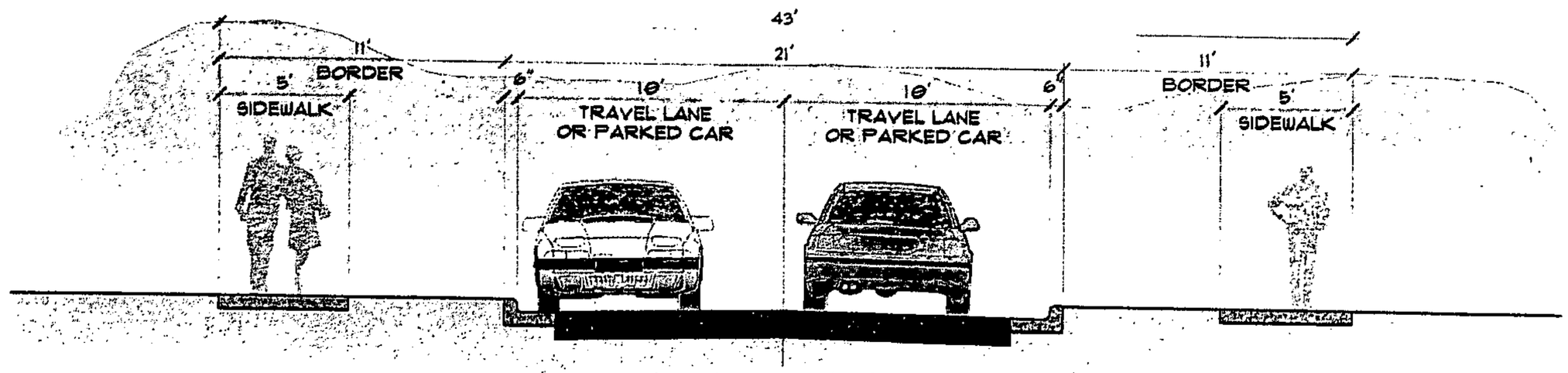
ADAPTED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS - CHAPTER 19
TRADITIONAL NEIGHBORHOOD DEVELOPMENT

NOTES:
1. BORDERS CONSIST OF FURNITURE, WALKING AND SHY ZONES FOR PEDESTRIANS.
2. YIELD STREET PARKING ON BOTH SIDES OF STREET SHALL BE STAGGERED FROM ONE SIDE TO THE OTHER.
3. TRAVEL LANES AND PARKING MAY INCORPORATE GUTTERS OF CONCRETE CURB & GUTTER.
4. ALL PARKING IS ASSUMED TO BE PARALLEL.ANGLED PARKING IS ALLOWED, AND WILL REQUIRE MORE RIGHT-OF-WAY WIDTH.
5. SIDEWALK DIMENSIONS ARE A MINIMUM.
6. STREET TREES MAY BE PLANTED IN THE BORDER ZONE IF, DURNING PLANTING, ADDITONAL MEASURES ARE TAKEN TO ENSURE PROTECTION OF STRUCTURAL ELEMENTS FROM TREE ROOTS.
7. BULBOUTS SHALL BE USED AT INTERSECTIONS AND MID-BLOCK CROSSINGS TO REDUCE PEDESTRIAN CROSSING DISTANCES.
8. WIDE MEDIANS ARE ENCOURAGED WHERE LEFT TURN LANES ARE INCORPORATED INTO STREET SECTIONS, AND SHOULD BE DESIGNED TO ACCOMMODATE PLANTING, PEDESTRIAN REFUGE AND UTILITY CORRIDORS.
9. SIGNAGE FOR YIELD STREETS SHALL INCLUDE PARKING RESTRICTIONS, BASED ON CRITERIA ESTABLISHED AT THE TIME OF PRELIMINARY SITE PLAN DEVELOPMENT.
10. REFERENCE TO CHAPTER 8 - PEDESTRIAN FACILITIES AND CHAPTER 9 - BICYCLE FACILITES WERE ALSO USED TO PREPARE THESE EXHIBITS.

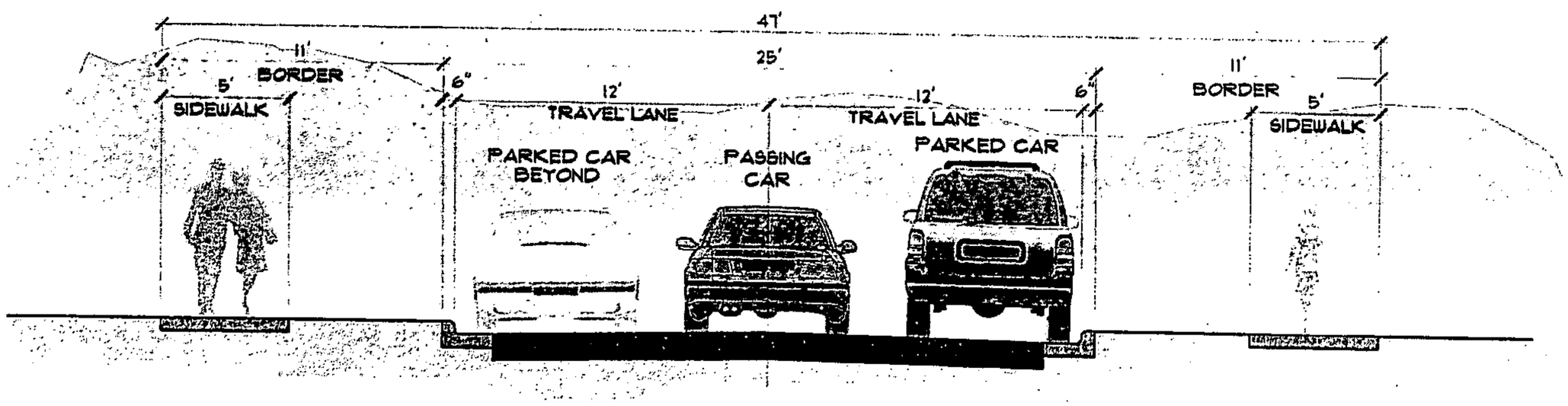
YIELD STREETS ARE TWO-WAY, RESIDENTIAL-ONLY STREETS THAT PERMIT ON-STREET, UNMARKED PRIVATE VEHICLE PARKING IN DESIGNATED AREAS. THE INTENT OF YIELD STREETS IS TO PROVIDE STREETS WITH A DESIGN SPEED OF LESS THAN 20 MPH. DRIVERS MUST PROCEED SLOWLY WITH EXTEREM CARE, AND MUST YIELD TO PASS A PARKED CAR OR APPROACHING VEHICLE. THIS IS THE FUNCTIONAL EQUIVALENT OF TRAFFIC CALMING.



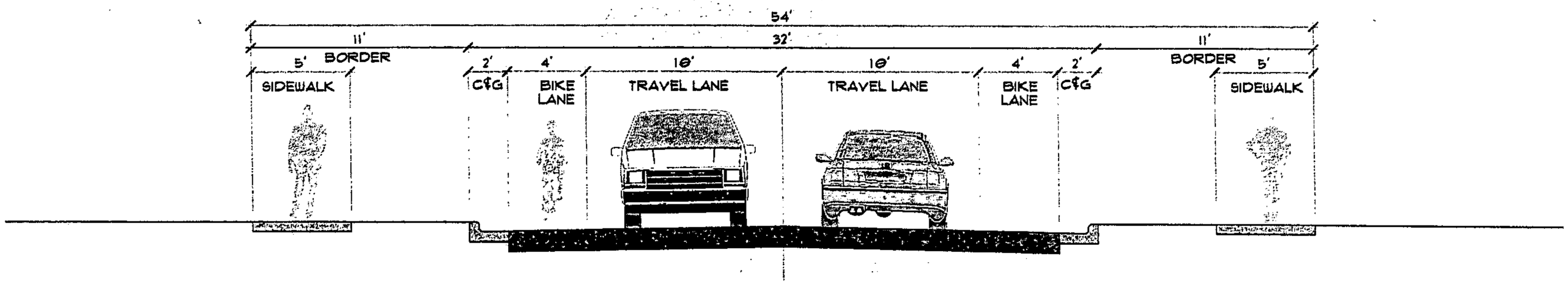
ONE WAY ALLEY



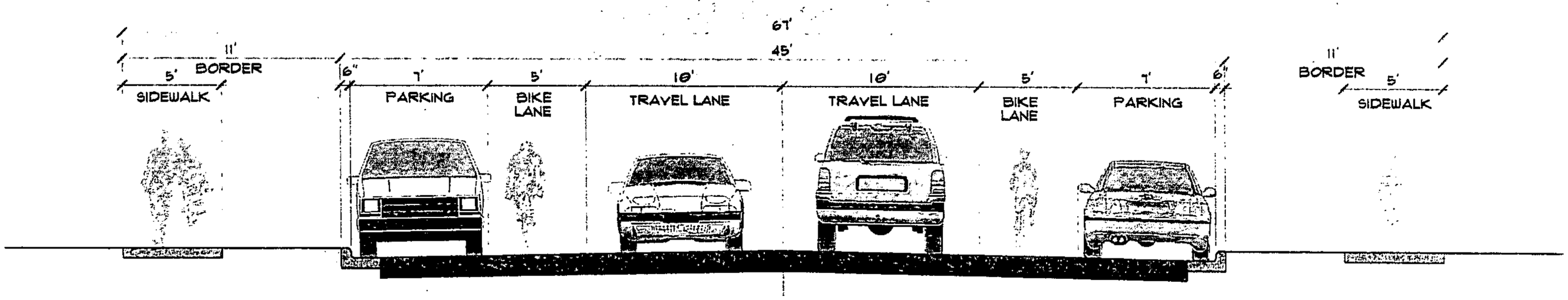
YIELD STREET (MIN.)
PARKING ON ONE SIDE OF STREET



YIELD STREET (MAX.)
PARKING ON BOTH SIDES OF STREET

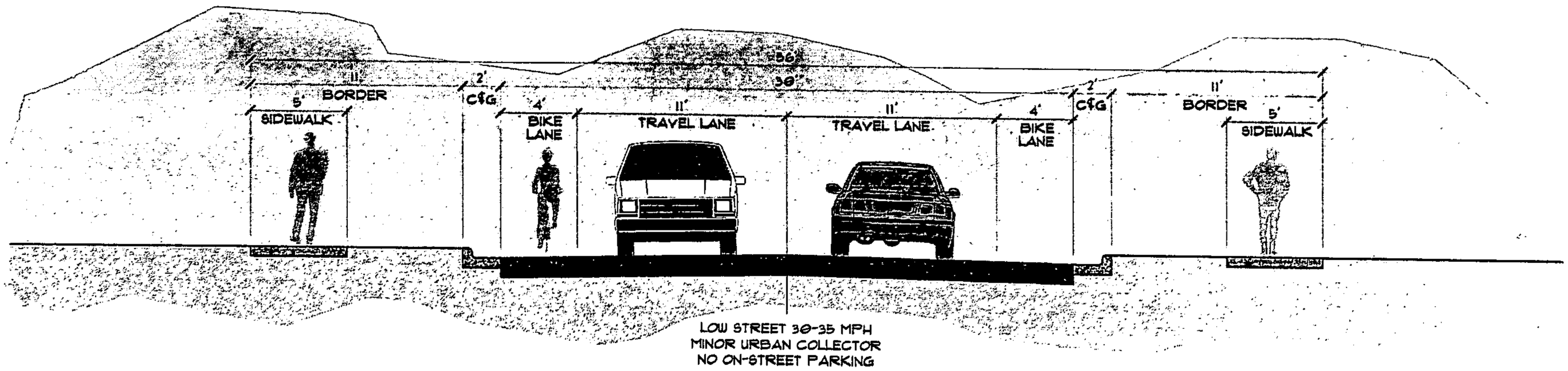


SLOW STREET 20-25 MPH
NO ON-STREET PARKING

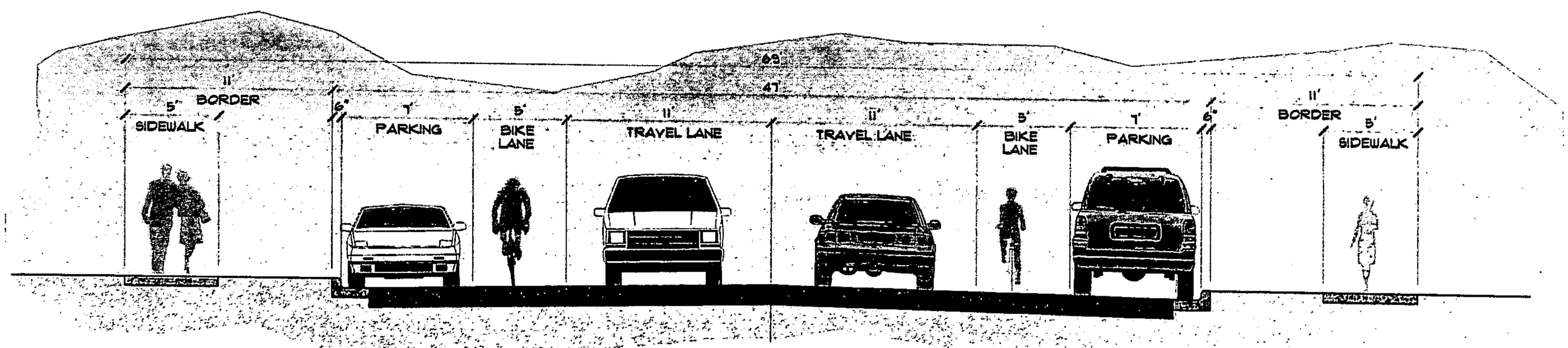


SLOW STREET 20-25 MPH
ON-STREET PARKING

ADAPTED FROM FDOT MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS CHAPTER 19 TRADITIONAL NEIGHBORHOOD DEVELOPMENT



LOW STREET 30-35 MPH
MINOR URBAN COLLECTOR
NO ON-STREET PARKING



LOW STREET 30-35 MPH
MINOR URBAN COLLECTOR
ON-STREET PARKING

ADAPTED FROM FDOT MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS CHAPTER 19 TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Exhibit R
REQUIREMENTS FOR CONSTRUCTION AND DEVELOPMENT OF INFRASTRUCTURE IMPROVEMENTS

1. **Scope of Work.** Locust Branch or its designee shall obtain or perform all services and work necessary to complete the construction of the Pipeline Projects and other creditable projects set out in Exhibit S to the Development Agreement, for which mobility fee credits will be requested (the "Pipeline Projects") , including but not limited to design, permitting, mitigation, planting, construction, testing, maintenance for the Maintenance Period (as defined below), and maintenance and monitoring of mitigation area(s), subject to success criteria and acceptance by the applicable governmental or regulatory agencies or entities.

2. **Pasco County Development Permits Needed.** Prior to the construction of each portion of the Pipeline Projects, Locust Branch shall obtain any necessary development approvals for such construction in accordance with the Pasco County Land Development Code. This provision does not exempt Locust Branch from obtaining all other permits required by governmental or regulatory agencies or entities possessing jurisdiction over each portion of the Pipeline Projects.

3. **Compliance with Legal Requirements and Permitting.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Locust Branch of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.

4. **Funding and Reimbursement.** Pasco County shall provide Mobility Fee Credits, or, subject to the requirements of the Development Agreement, reimburse Locust Branch for the creditable costs incurred in the design, permitting, and construction of the Pipeline Projects as set forth in **Exhibit "S"** to the Development Agreement. Costs of the Pipeline Projects may include, by way of example and not limitation, Pipeline Project related costs for landscaping, mitigation (planting and pond building), informational signs (such as street names), streetlights, sidewalks, guard rails, stormwater ponds, pedestrian signals and cross walks associated with signalization (the **"Pipeline Projects Costs"**). Such reimbursement by Pasco County shall be in accordance with the timeframes and procedures set forth in **Attachment 1** attached hereto and incorporated herein by reference.

5. **Accounting, Reports, and Administration of Funds.** Locust Branch agrees to comply with the following financial accounting and reporting requirements with respect to the Pipeline Projects:

a. To be responsible for designing, permitting, and constructing the Pipeline Projects.

b. To maintain books, records, documents, and other evidence including, but not limited to, records of all progress payments made for work in connection with the Pipeline Projects, any change orders and payments made pursuant to such orders, according to generally accepted accounting principles, procedures, and practices relating to the Pipeline Projects including, but not limited to, books, records, etc., which sufficiently and properly reflect all costs of any nature incurred by Locust Branch for the Pipeline Projects, and to retain said books, records, documents, and other evidence for a period of five (5) years after final completion of the Pipeline Projects or until the termination of this Agreement, whichever is later.

c. That aforesaid records, books, documents, and other evidence shall be subject at reasonable times to inspection, review, or financial audit as required by law or otherwise by the Pasco County Administrator or his designee to confirm eligibility for, or the amount of, Mobility Fee Credits due for the Pipeline Projects.

d. That Locust Branch shall provide the reports and accounting required by Attachment 1 with respect to reimbursement or credits for any Pipeline Project.

6. **Design and Permitting.** Subject to the terms of the Development Agreement, Locust Branch shall design and permit the Pipeline Projects. Except for any design modifications approved by Pasco County, the Pipeline Projects shall be designed consistent with the design criteria of Pasco County and/or FDOT, as appropriate. Pasco County acknowledges and agrees that Locust Branch has already designed the southern portion of Wiregrass Ranch Boulevard,, and submitted the final construction plans (except for landscape plans) for the same to Pasco County for review and approval, and Pasco County has approved the design and the construction plans for the southern portion of Wiregrass Ranch Boulevard. Anything to the contrary notwithstanding, Pasco County acknowledges and agrees that such approved construction plans meet all requirements and conditions of this Agreement.

7. **Design and Construction Requirements.** All design, permitting, and construction for the Pipeline Projects shall be in accordance with the standards promulgated by the FDOT in accordance with Section 336.045, Fla. Stat., or by Pasco County, as appropriate, and construction plans shall comply with FDOT's *Plans Preparation Manual* and/or Pasco County standards, as appropriate, and shall include, but not be limited to, cross sections, drainage, and plan/profile sheets. Plan/profile sheets and cross section drawings shall indicate the location(s) of drainage inlets and roadway facilities. Except as otherwise provided in this Agreement, any wetland or floodplain impacts or compensation related to the Pipeline Projects shall be included in the design and indicated on the plans. The construction contractors used by Locust Branch to construct and complete the Pipeline Projects shall be selected by Locust Branch consistent with the requirements in Attachment 1 and shall be reasonably satisfactory to Pasco County and/or FDOT, as applicable. The consent of Pasco County and/or Wiregrass shall not be unreasonably withheld, conditioned, or delayed.

8. **Drainage Facilities.** Drainage facilities for the Pipeline Projects, either on-site or off-site, if not commingled or combined with drainage facilities for the Project or any other facilities or developments along the route of the Pipeline Projects shall be owned, operated, and maintained by Pasco County after the expiration of the Maintenance Guarantee (as defined below). Locust Branch may, however, request of Pasco County that Wiregrass Community Development District (the **"CDD"**), Master Property Owner's Association for Wiregrass Ranch DRI, or such other legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned), be allowed to maintain these drainage facilities for the Pipeline Projects. If such request is granted, then the CDD or the Master Property Owner's Association for Wiregrass Ranch DRI, or such other legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned), as applicable, shall provide appropriate easements to Pasco County so that Pasco County has the ability to maintain such drainage facilities in the event that the CDD, the Master Property Owner's Association, or such other legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned), as applicable, defaults on its obligations to maintain the drainage facilities. If the drainage facilities for the Pipeline Projects are commingled or combined with drainage facilities for the Project, or any other facilities or developments along the route of the Pipeline Projects, then all such drainage facilities shall remain owned by an entity other than Pasco County, and operation and maintenance of the same shall be the

responsibility of the respective underlying land owner, the CDD, the Master Property Owner's Association for Wiregrass Ranch DRI, or such other similar legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned), as applicable. The underlying landowner, the CDD, Master Property Owner's Association for Wiregrass Ranch DRI, or such other similar legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned) shall be responsible for the design, permitting, and construction of all such commingled or combined drainage facilities, unless otherwise approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned). Appropriate easements to Pasco County, shall be provided on all lands owned by Wiregrass and shall be obtained from all other underlying land owners, by condemnation if necessary, of land containing drainage facilities serving the Pipeline Projects, including those drainage facilities that are commingled or combined, so that Pasco County has the ability to maintain the drainage facilities associated with the Pipeline Projects in the event that the CDD or the Master Property Owner's Association for Wiregrass Ranch DRI, or such other legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned) default on its [their] obligation to maintain the drainage facilities.

9. **Wetland and Floodplain Mitigation.** In the event that the permitted wetland and/or floodplain mitigation area(s) for the impacts associated strictly with the Pipeline Projects are permitted and constructed separately and distinctly from impacts associated with the Project or any other facilities or developments, then Pasco County will accept ownership and maintenance responsibilities after the completion of the maintenance and monitoring period and acceptance by the governing agency[ies]. If the permitted wetland and floodplain mitigation areas related to the Pipeline Projects are commingled/combined with wetland and floodplain mitigation areas of the Project or any other facilities or developments, all the wetland and floodplain mitigation areas shall be permitted, owned, operated, and maintained by the underlying land owner, including Wiregrass, the CDD, or the Master Property Owner's Association for Wiregrass Ranch DRI, or such other legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned), as applicable. Appropriate easements shall be provided to Pasco County for the wetland and floodplain mitigation areas associated with the Pipeline Projects that are owned by Wiregrass, the CDD, or the Master Property Owner's Association for Wiregrass Ranch DRI, or such other legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned), as applicable, and shall be obtained, by condemnation if necessary, from all other underlying landowners of land containing such mitigation areas serving the Pipeline Projects, including those areas that are commingled or combined, so that Pasco County has the ability to maintain the wetland and/or floodplain mitigation area(s) in the event that the CDD, or the Master Property Owner's Association for Wiregrass Ranch DRI, or such other legal entity as may be approved by Pasco County (which approval shall not be unreasonably or untimely withheld or conditioned), as applicable, or any other underlying landowner defaults on its [their] obligations to maintain the facilities.

10. **Pasco County Review and Approval of Design.** Locust Branch has completed and submitted to Pasco County the 100 percent design and construction plans for the southern portion of Wiregrass Ranch Boulevard, and Pasco County has approved the design and construction plans for the southern portion of Wiregrass Ranch Boulevard. For all other portions of the Pipeline Projects, Locust Branch shall complete and submit thirty (30), sixty (60), ninety (90), and 100 percent design plans for those portions of the Pipeline Projects to Pasco County and/or FDOT, as appropriate, for review and approval unless FDOT and/or Pasco County, as appropriate, agrees in writing to, or have adopted, an alternative submittal schedule. Locust Branch shall obtain approval of the 100 percent design and right-of-way plans for those portions of the Pipeline Projects from Pasco County and/or FDOT, as applicable, prior to commencement of any bidding of the Pipeline Projects. Any reviews and approvals by Pasco County shall be completed by Pasco County within thirty (30) days of submission by Locust Branch of

complete and correct documents to Pasco County. Pasco County shall make a completeness review and notify Locust Branch within five (5) business days of receipt of the submission by Locust Branch if not complete and correct. Locust Branch shall provide at the time of 100 percent design and right-of-way plan submission for the Pipeline Projects an engineer's estimate of the cost of constructing the Pipeline Projects, including inspection costs, which estimate shall be certified by an engineer duly registered in the State of Florida and approved by Pasco County.

11. **Permitting Requirements.** Locust Branch and/or its contractors shall obtain any and all required permits for the work it is to perform from Pasco County or FDOT, as appropriate, and any and all applicable local, State, or Federal regulatory agencies.

12. **Pasco County Cooperation.** Pasco County shall, upon Locust Branch's request, cooperate with Locust Branch in processing permit applications for the Pipeline Projects, and Locust Branch agrees to use its best efforts to expeditiously secure all permits that are necessary for the design and construction of the Pipeline Projects.

a. **County and FDOT Review.** Locust Branch agrees and recognizes that Pasco County and FDOT shall not be held liable or responsible for any claims which may result from any actions or omissions of Locust Branch, or engineers/contractors selected by Locust Branch, in which Pasco County or FDOT participated, either through review or concurrence of their actions. In reviewing, approving, or rejecting any submissions or acts of Locust Branch, or engineers/contractors selected by Locust Branch, Pasco County and FDOT in no way assume or share any of the responsibility or liability of Locust Branch or its consultants, contractors, or registered professionals (e.g., architects and/or engineers) under this Agreement. All work covered under this Agreement shall be performed in accordance with good engineering practice, and all established design criteria and procedures shall be followed. Pasco County and FDOT, as applicable, will review the submittals, although detailed checking will not necessarily be done. Locust Branch remains solely responsible for the work and is not relieved of that responsibility by review comments.

b. **Utilities Relocation.** Locust Branch shall coordinate the relocation of any utilities infrastructure in conflict with the Pipeline Projects, including Pasco County utilities. Locust Branch shall, to the extent practical, design new road projects, inclusive of the associated storm sewer systems and stormwater management facilities, using techniques to include, but not limited to, adjusting proposed roadway/storm sewer grades and alignments to avoid or minimize the need to adjust and /or relocate existing County utilities.

i. Should adjustment or relocation of county utilities (within the right-of-way for Wiregrass Ranch Boulevard, Chancey Road [internal to Wiregrass Ranch DRI] and the portion of S.R. 54 right-of-way that was formerly within the DRI project boundary and subject to the Utility Services Agreement) become the sole means for resolution of construction conflicts between the roadway design/ drainage systems, such utility adjustment/relocation design and construction shall be performed by joint project agreement between the parties with the cost of this work being shared equally between the parties. The necessary design and construction for the relocation or adjustment will be performed by Locust Branch's engineer and contractor subject to approval by the county. The county's cost share for relocating/adjustment of utilities where necessary will be provided as reimbursement to Locust Branch upon satisfactory completion of the work.

ii. Should adjustment or relocation of County utilities external to the Wiregrass DRI boundary be required, such adjustment/relocation design and construction shall be performed by joint project agreement between the parties, at the County's cost pursuant to the statutory requirements of Sections 337.401-404, Florida Statues. The necessary design and construction for the relocation or adjustment will be performed by Locust Branch's engineer and contractor subject to

approval by the County. The County's cost share for relocated/adjustment of utilities where necessary will be provided as reimbursement to Locust Branch upon satisfactory completion of the work..

iii. However, under no circumstances shall Pasco County's transportation related funds incur any expenses for the relocation of such utilities, and if the owner of such utilities fails to remove the utilities at the request of Pasco County, and Locust Branch bears the expense of the utility relocation, such expense shall not be eligible for mobility fee credits. Any utilities relocation pursuant to this section shall not interfere with the development of the Project on the Property.

c. Right-of-Way Acquisition.

i. Except as otherwise specifically provided herein, and except where Pasco County has agreed to acquire the necessary right-of-way or access easements, Locust Branch shall be responsible within the time frames set forth in this Agreement for acquiring or donating right-of-way (where necessary) for the construction of the Pipeline Projects, which may include, but not be limited to, lanes of travel, shoulders, striping, signalization, signage, medians, on-site stormwater drainage facilities, off-site stormwater drainage facilities, floodplain mitigation, wetland mitigation, guardrails, handrails, sidewalks, and any other necessary appurtenances. Locust Branch shall be responsible for selecting and retaining all consultants for acquisition of right-of-way for the Pipeline Projects, which may include, but not be limited to, competent and qualified attorneys, engineers, surveyors, title companies, appraisers, land planners, certified public accountants, business damages experts, contractors, horticulturists, and any other consultants considered necessary by the mutually agreeable attorney, discussed below.

ii. It is not anticipated that additional right-of-way will be required for the Pipeline Projects; provided however, if necessary, efforts will be made by Pasco County and Locust Branch to have Pasco County to act as a condemning authority with regard to any additional right-of-way required for the Pipeline Projects. Locust Branch shall have the authority to attempt to privately acquire necessary right-of-way. To the extent Pasco County has condemning authority, Pasco County agrees to participate in the eminent domain proceeding as follows:

Pasco County staff involvement for any Pipeline Projects eminent domain proceeding shall be limited to preparation of an engineering memorandum in support of a Resolution of Necessity with the timely support and cooperation of the above consultants and professionals, and providing necessary representatives and witnesses in conjunction with any eminent domain proceedings. After receipt of a request by Locust Branch for the Resolution of Necessity, and confirmation of condemning authority, Pasco County's preparation and consideration of the Resolution of Necessity shall not be unreasonably withheld or delayed. Locust Branch shall identify all real estate parcels required for the Pipeline Projects and identify the appropriate interests in real estate for right-of-way acquisition and furnish the same to Pasco County. Pasco County, not later than thirty (30) days after its receipt of the submittal, shall either approve or disapprove the submittal. If Pasco County disapproves the submittal, it shall provide comments to Locust Branch explaining the reasons for the disapproval. Right-of-way maps shall be prepared in accordance with the requirements of Pasco County and the State of Florida's Minimum Technical Standards, as applicable. Upon Pasco County's approval of the submittal and confirmation of condemning authority, Locust Branch shall select an attorney acceptable to Pasco County to represent Pasco County in the acquisition of right-of-way. Thereafter, Locust Branch, in conjunction with the mutually agreeable attorney, shall proceed to acquire for Pasco County, and in Pasco County's name, the right-of-way pursuant to applicable law. Pasco County, its elected officials, employees, and representatives shall not be liable under any circumstances to Locust Branch, its employees, contractors, material suppliers, agents, representatives, or customers for any delay occasioned by the inability to obtain the right-of-way. Locust Branch shall submit quarterly project

status reports that document the actions and progress of right-of-way acquisitions to the Pasco County Engineer or his designee.

13. **Bidding.** Locust Branch shall comply with the bidding procedures set forth in Pasco County's Guidelines for Developer Pipeline Bid Process attached hereto as **Attachment 1** and incorporated herein by reference.

14. **Construction of the Pipeline Projects.**

a. **Construction Schedule.** Locust Branch shall commence construction of the Pipeline Projects in accordance with the requirements of the Development Agreement (including Exhibit "S"), DRI DO, MPUD or MRP, as applicable. Locust Branch shall proceed and complete the construction of the Pipeline Projects in accordance with the final alignment, design, specification, and construction plans as approved by Pasco County and other applicable Federal, State, and regional regulatory agencies. Locust Branch and Pasco County understand and agree that nothing contained herein shall prohibit or in any way restrict Locust Branch's ability, at its sole discretion, to accelerate the schedule for construction of any portion of the Pipeline Projects.

b. **Tender of Improvement Area.** Upon the issuance to Locust Branch or its contractor of a Pasco County construction permit, the area covered by such construction permit shall be deemed to be tendered to Locust Branch or its contractor, as applicable, and such entity shall be in the custody and control of the project areas. Locust Branch or its contractor shall be responsible for providing a safe work zone for the public.

c. **Pasco County and FDOT Observation.** Pasco County and/or FDOT's personnel and authorized representatives, as applicable, reserve the right to inspect, observe, and materials-test any and all work associated with the Pipeline Projects and shall at all times have access to the work being performed pursuant to this Agreement for Pasco County and/or FDOT's observation, as applicable. However, should Pasco County and/or FDOT, as applicable, observe any deficiencies inconsistent with the plans or construction not in accordance with the specifications, Pasco County and/or FDOT shall notify Locust Branch and its representative in writing and Locust Branch shall, at its cost, correct the deficiencies as necessary. Nothing herein shall require Pasco County and/or FDOT, as applicable, to observe or inspect the work of the Pipeline Projects. Locust Branch shall be solely responsible for ensuring that the Pipeline Projects is constructed in accordance with the plans, specifications, and required standards. Observations by Pasco County and/or FDOT, as applicable, or their respective inspectors that do not discover that construction is not in accordance with the approved plans, specifications, and required standards shall not be deemed a waiver of Locust Branch's requirements herein.

d. **Acceptance of Pipeline Projects.** Prior to acceptance of any portion of the Pipeline Projects by Pasco County or FDOT, as applicable, Locust Branch shall meet the applicable requirements of Pasco County and/or FDOT, as applicable, and cause all rights-of-way, including rights-of-way for drainage facilities and wetland and floodplain mitigation, as appropriate, to be conveyed to Pasco County or FDOT, as applicable, in fee simple, free of financial encumbrances or other encumbrances which restrict its use for road purposes. All conveyances shall include access easements and shall be in a form acceptable to Pasco County's Real Estate Division and FDOT, as applicable.

e. **Construction Requirements.** During the construction phase of the Pipeline Projects, and Locust Branch and/or its construction contractor(s) shall:

i. Provide its own on-site inspection and observation under the direction of a professional engineer registered in the State of Florida for the purpose of observing and inspecting the progress and quality of the work and to ensure that it is constructed according to the plans, contract documents, and specifications. The construction engineering and inspection contractor shall be approved by Pasco County.

ii. Obtain all necessary Right-of-Way Use Permits.

iii. Be responsible for supervising and inspecting the construction of the Pipeline Projects and shall be responsible for ensuring the accuracy of all reference points, grade lines, right-of-way lines, and field measurements associated with such construction.

iv. Be responsible for full and complete performance of all construction activities required pursuant to this Agreement. Locust Branch shall be responsible for the care and protection of any materials provided or work performed for the Pipeline Projects until the improvements are completed and accepted by Pasco County or FDOT, as applicable, which acceptance shall not be unreasonably nor untimely withheld or conditioned.

v. Require testing by an independent laboratory, acceptable to Pasco County and/or FDOT, as applicable, in accordance with Pasco County Engineering Services Department and/or FDOT's testing specifications, as applicable, for construction of roads, stormwater drainage, and utilities, as applicable. Any failed tests shall be immediately reported to the Pasco County Engineer and/or FDOT, as applicable, and all test reports shall be provided on a quarterly basis to the Pasco County Engineer and/or FDOT, as applicable.

vi. Provide a certification from a professional engineer registered in the State of Florida that shall certify that all designs, permits, and construction activities for the Pipeline Projects are in substantial conformance with the standards established by the FDOT pursuant to Section 336.045, Fla. Stat., and by Pasco County, as applicable. Such certification shall conform to the standards in the industry and be in a form reasonably acceptable to Pasco County and/or FDOT, as applicable.

vii. Provide to Pasco County and/or FDOT, as applicable, copies of all design drawings, as-built drawings, and permits received for the Pipeline Projects. All plans submitted to Pasco County and/or FDOT, as applicable, shall include reproducible Mylars™ and electronic files compatible with *AutoCADD*.

viii. Upon completion of the Pipeline Projects, the engineer shall provide any required documentation of completion such as but not limited to final quantities and payment certifications, record drawings, and copies of final inspection reports.

15. <u>Guarantees by Locust Branch.</u>

a. <u>Letter of Credit and Payment and Performance Bond.</u> Prior to the commencement of construction of each Pipeline Project, Locust Branch or the contractor selected to construct the Project shall post and provide a letter of credit reasonably acceptable to and in favor of Pasco County to guarantee completion of the Pipeline Project (the **"Letter of Credit"**). Failure to post, revise, update, and keep effective the required Letter of Credit until the completion of the Pipeline Project shall be considered a default of this Agreement and shall entitle Pasco County to suspend any mobility fee credits or reimbursements due in connection with the Pipeline Project pursuant to the Development Agreement and/or stop the issuance of other development approvals related to the Pipeline

Projects, as more specifically set forth in the Development Agreement. The Letter of Credit shall be posted in the amount of 125% of the construction contract amount. As an alternative to the Letter of Credit, Locust Branch may require, prior to commencing construction of the Pipeline Projects, that Locust Branch's contractor post in favor of Locust Branch and Pasco County and provide to Pasco County, for its approval, a performance and payment bond acceptable to Locust Branch and Pasco County to guarantee payment of the contractors' obligations as required by law (the **"Performance and Payment Bond"**). The Performance and Payment Bond shall be with a bank, surety, or other financial institution reasonably acceptable to Locust Branch and Pasco County, which is authorized to do business in the State of Florida, and which has an "A" policyholders rating and a financial rating of at least Class VII in accordance with the most current Best's Key Rating Guide. The Performance and Payment Bond shall be in the amount of 125% of the construction contract amount. Upon Pasco County's acceptance of the contractor's Performance and Payment Bond, any Letter of Credit posted by Locust Branch as required above shall be released and returned to Locust Branch. Locust Branch shall be entitled to subtract the cost of issuance of the Letter of Credit or Performance and Payment Bond (collectively, the **"Performance Guarantee"**) required pursuant to this Agreement (not to exceed one percent (1%) annually) from the amount of the Performance Guarantee, from the time of initial posting of the Performance Guarantee in accordance with this Agreement until the award of the construction contract for the Pipeline Projects.

b. **Conditions for Performance Guarantees.**

i. The Performance Guarantee required pursuant to this Agreement must be issued by a bank, surety, savings association, or other financial institution (the **"Performance Guarantee Issuer"**) reasonably acceptable to Locust Branch and Pasco County that is authorized to do business in the State of Florida.

ii. The Performance Guarantee Issuer must have and maintain (1) a minimum financial ranking of 120 in the Bank Financial Quarterly, or a similar financial ranking acceptable to Pasco County's Risk Manager, and (2) a minimum rating of at least AA/Aa/AA by S & P, Moody's, or Fitch. If the Performance Guarantee Issuer does not maintain the minimum financial ranking above or is downgraded below the minimum rating above, the Performance Guarantee Issuer must notify Pasco County and Locust Branch within five (5) days, and Locust Branch must provide a substitute Performance Guarantee in substantially the same form and containing the same terms as the original Performance Guarantee from a bank or financial institution with the minimum ratings set forth above within fifteen (15) days of such downgrade event, or Pasco County may draw on the original Performance Guarantee and complete or cause the completion of the Pipeline Projects.

iii. The Performance Guarantee must provide for draws to be made on a bank or savings association located in West Central Florida or by facsimile to other Performance Guarantee Issuers.

c. **Default Event.** In the event of a default hereunder with respect to the construction of the Pipeline Projects, Pasco County may call on and avail itself of the Performance Guarantee and complete or cause the completion of the Pipeline Projects.

d. **Maintenance Guarantee.** Upon completion of the Pipeline Projects and final acceptance by Pasco County and/or FDOT, as applicable, in accordance with the County Engineering Inspections Division certification as required in this section, Locust Branch or its construction contractors shall be required to guarantee that the Pasco County improvements included in the Pipeline Projects (not the FDOT improvements) and all work performed thereon is free from defects in workmanship or materials for a maintenance period of three (3) years (the **"Maintenance Period"**).

Accordingly, Locust Branch or its construction contractor shall provide a maintenance guarantee valid for such Maintenance Period, and the monetary amount that shall be made available to the Pasco County Board of County Commissioners under the terms of such guarantee shall equal fifteen percent (15%) of the cost of the Pipeline Projects (the **"Maintenance Guarantee"**). The Maintenance Period commence on the date of acknowledgement of completion and acceptance of the Maintenance Guarantee in accordance with this section. Locust Branch shall be responsible for maintaining the Pipeline Projects during the Maintenance Period and, if any part of the Pasco County improvements included in the Pipeline Projects should fail within this period due to a defect in workmanship or materials, it shall be repaired, replaced, and/or restored to satisfactory condition and/or operation at no cost to Pasco County. In the event Locust Branch does not maintain the Pipeline Projects during the Maintenance Period, the Pasco County Administrator shall notify Locust Branch in writing via certified mail, return receipt requested, of the areas that require maintenance. Locust Branch shall have sixty (60) days from receipt of the notice to perform the required maintenance to the satisfaction of the Pasco County Administrator or be in default of the Maintenance Guarantee, unless a longer time is agreed upon between Locust Branch and the Pasco County Administrator. Locust Branch shall also be responsible for requesting, in writing, a final inspection from the Pasco County Engineering Inspections Division not before ninety (90) days prior to the termination of the Maintenance Period. Upon receipt of the request for final inspection, the Engineering Inspections Division shall notify Locust Branch via certified mail, return receipt requested, postmarked within thirty (30) days of such request, providing a list of deficiencies of items to be remedied by Locust Branch before the expiration of the Maintenance Period. In the event Locust Branch does not remedy the deficiencies before the expiration of the Maintenance Period, Locust Branch shall be in default of the Maintenance Guarantee. This remedy for correction is a contractual obligation that is a cumulative and not exclusive remedy. Upon completion of construction of the Pipeline Projects and final inspection by Pasco County as being constructed in accordance with all appropriate contract documents and permit requirements, etc., and upon the expiration of the required Maintenance Guarantee during the Maintenance Period, Pasco County shall be responsible for maintenance of the Pasco County improvements included in the Pipeline Projects and all associated drainage facilities which are not commingled/combined. Upon the remedy of any defects to the satisfaction of the Pasco County Administrator, or in the case of no defects, but in any case no sooner than the expiration of Maintenance Period, the Pasco County Administrator may recommend to Pasco County the release of this Maintenance Guarantee.

16. Indemnification and Insurance.

a. Indemnification. For and in consideration of Ten Dollars ($10.00 USD) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Locust Branch shall indemnify, and hold harmless Pasco County and all of its officers, agents and employees from and against any and all liability, loss, damage, cost, or attorney's fee that Pasco County may sustain, suffer, or incur, or be required to pay by reason of the loss of any monies paid to Locust Branch caused by the negligence, recklessness, or intentional wrongful misconduct of Locust Branch during the performance of its obligations not involving the construction of the Pipeline Projects under this Agreement; or by reason or result of injury caused by Locust Branch's negligent maintenance of the property over which Locust Branch has control. In addition; for the good and valuable consideration set forth herein, Locust Branch shall also specifically indemnify and hold harmless Pasco County, its officers, agents and employees from and against any and all liability, loss, damage, cost, or attorney's fee, that Pasco County may sustain, suffer, or incur, or be required to pay to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Locust Branch and persons employed or utilized by Locust Branch during the performance of the construction of the Pipeline Projects. Locust Branch will not be liable under this provision for damages arising out of the injury or damage to persons or property directly caused or resulting from the negligence of Pasco County or any of their officers, agents or employees unless such Pasco County negligence arises from

Pasco County review. Locust Branch's obligation to indemnify and hold harmless as described hereinabove, shall arise within seven (7) days of receipt by Locust Branch of Pasco County's written notice of claim for indemnification to Locust Branch. The notice of claim for indemnification shall be served pursuant to the notice provisions of this Agreement. Locust Branch shall also include this indemnity provision in all construction or engineering contracts for the Pipeline Projects, replacing Locust Branch with the name of the contractor(s) or engineer(s). Anything to the contrary notwithstanding, this section and the indemnification and hold harmless contained herein shall be as limited and defined in Section 725.06(2)-(3), Fla. Stat.

b. Insurance.

i. General. No work shall commence on the Pipeline Projects, nor shall occupancy of any of the property within the Pipeline Projects limits take place until the required Certificates of Insurance and certified true and exact copies of all insurance policies are received by Pasco County and/or FDOT, as applicable, as set forth below:

1. During the term of this Agreement, Locust Branch shall require any engineers and/or general contractors providing work for the improvements to pay for and maintain insurance of the types and in the amounts described herein. All such insurance shall be provided by responsible companies authorized to transact business in the State of Florida which have an "A" policyholder's rating and a financial rating of at least Class VIII in accordance with the most current *Best's Key Rating Guide* and which are reasonably satisfactory to Pasco County and/or FDOT, as applicable.

2. Locust Branch shall require the engineers and/or general contractor to provide to Locust Branch and to Pasco County and/or FDOT, as applicable, evidence of insurance coverage of the types and in the amounts required by submitting four (4) original, executed Certificates of Insurance on the form to be provided by Pasco County and/or FDOT, as applicable, to Locust Branch. Each certificate shall set forth the original, manual signatures of the authorized representative of the insurance company[ies], identified therein and shall have attached thereto, proof that the said representative is authorized to execute the same. In addition to the Certificates of Insurance required herein, Locust Branch shall require the engineers and/or contractors to also provide to Pasco County and/or FDOT, as applicable, certified true and exact copies of all insurance policies required hereunder at the time of submittal of the Certificates of Insurance. The required Certificates of Insurance not only shall name the types of policies provided, but also shall refer specifically to the agreement between Locust Branch and the contractor for the improvement.

3. All policies of insurance required by this Agreement shall require that the insurer deliver to Pasco County and/or FDOT, as applicable, and Locust Branch thirty (30) days' written notice prior to any cancellation, intent not to renew, or reduction in coverage and ten (10) days' written notice of any nonpayment of premium. Such notice shall be delivered by certified U.S. Mail to Pasco County and Locust Branch, addressed to the parties as described in the notice provisions of this Agreement. In the event of any reduction in the aggregate limit of any policy, Locust Branch shall require the engineers and/or contractor to immediately restore such limit to the amount required herein.

4. Locust Branch shall require that all insurance coverage provided by the engineers and/or general contractor be primary to any insurance or self-insurance program of Pasco County and/or FDOT, as applicable, and Locust Branch that is applicable to the work provided for in this Agreement. All such insurance shall also remain in effect until final payment and until after the Maintenance Period provided herein.

5. Receipt by Pasco County and/or FDOT, as applicable, of any Certificate of Insurance or copy of any policy evidencing the insurance coverage and limits required by the contract documents does not constitute approval or agreement by Pasco County and/or FDOT, as applicable, that the insurance requirements have been satisfied or that the insurance policies or Certificates of Insurance are in compliance with the requirements under this Agreement.

6. The insurance coverage and limits that Locust Branch shall require from the engineers and/or contractors under this Agreement are designed to meet the minimum requirements of Pasco County and/or FDOT, as applicable. They are not designed as a recommended insurance program. Locust Branch shall notify the engineers and/or contractors that the engineers and/or contractors shall be responsible for the sufficiency of its own insurance program.

7. If the insurance coverage initially provided by the engineers and/or contractors is to expire prior to completion of the work, Locust Branch shall require the engineers and/or contractors to provide renewal Certificates of Insurance on Pasco County or FDOT's forms, as applicable, thirty (30) days prior to expiration of current coverage.

8. If the engineers and/or contractors fail to maintain the insurance coverage required under this Agreement, Pasco County may require Locust Branch to procure any payment for such coverage at its own expense. A decision by Pasco County and/or FDOT, as applicable, to require Locust Branch to procure and pay for such insurance coverage shall not operate as a waiver of any rights of Pasco County and/or FDOT, as applicable, or Locust Branch's obligations under this Agreement.

9. All insurance policies that Locust Branch shall require the engineers and/or contractors to obtain pursuant to this Agreement, other than workers' compensation and employer's liability policy, shall specifically provide that Pasco County, the Pasco County Engineer, FDOT (if applicable), and each of their respective officers, employees, and agents shall be "additional insured" under the policy and shall also incorporate a severability of interests provision. All insurance coverages required herein shall apply to all engineers' and/or contractors' activities and any subcontractors' activities for the Pipeline Projects without regard for the location of such activity.

ii. **Coverage.** Amounts and types of insurance shall conform to the following minimum requirements and shall be listed on a current Pasco County Certificate of Insurance form, which shall be provided to the engineers and/or contractors by Locust Branch.

1. **Workers' Compensation and Employer's Liability Insurance.** Locust Branch shall require that coverage be maintained by the engineers and/or contractors for all employees engaged in the work in accordance with the laws of the State of Florida. The amount of such insurance shall not be less than (a) Florida's statutory requirements for workers' compensation insurance, and (b) One Million Dollars ($1,000,000.00 USD) per incident. Locust Branch shall require the engineers and/or contractors and their respective insurance companies to waive their rights of subrogation against Pasco County and/or FDOT, as applicable, and their respective agents and employees.

2. **Commercial General Liability Insurance.** Locust Branch shall require commercial general liability insurance coverage be maintained by the engineers and/or contractors, which shall include, but not be limited to, personal and advertising injury; contractual for the improvements, including any hold-harmless and/or indemnification agreement; independent contractors; broad form property and personal injury, and combined single limits:

a. **General Aggregate.** Two Million Dollars ($2,000,000.00 USD).

b. **Products, Completed Operations Aggregate.** Two Million Dollars ($2,000,000.00 USD).

c. **Bodily Injury, Including Death (Each Person).** One Million Dollars ($1,000,000.00 USD).

d. **Bodily Injury, Including Death (Each Occurrence):** Two Million Dollars ($2,000,000.00 USD).

e. **Property Damage (Each Occurrence).** One Million and Dollars ($1,000,000.00 USD).

f. **Personal and Advertising Injury (Each Occurrence).** Five Hundred Thousand Dollars ($500,000.00 USD).

g. **Fire Damage (Any One (1) Fire).** Five Hundred Thousand and 00/100 Dollars ($500,000.00).

3. **Business Automobile Liability Insurance.** Locust Branch shall require coverage to be maintained by the engineers and/or contractors as to the ownership, maintenance, and use of all owned, non-owned, leased, or hired vehicles and employees' non-ownership with limits of not less than (a) One Million Dollars ($1,000,000.00 USD) combined, single limit for bodily injury and personal injury, including death, and (b) One Million Dollars ($1,000,000.00 USD) combined, single limit for property damage.

4. **Excess Liability Insurance.** Locust Branch shall require coverage be maintained by the contractors for excess liability, which shall be over and above the commercial general liability insurance and business automobile liability insurance requirements, with limits of not less than (a) Three Million Dollars ($3,000,000.00 USD) per occurrence, and (b) Three Million Dollars ($3,000,000.00 USD) aggregate.

5. **Professional Error and Omissions Liability Insurance.** Locust Branch shall require that the engineers maintain standard, professional-liability insurance in the minimum amount of One Million Dollars ($1,000,000.00 USD) per occurrence.

6. **Special Instructions.** Occurrence from professional, liability insurance is highly preferred. However, if the consultant is only able to secure claims-made, professional-liability insurance, then special conditions apply. Any Certificate of Insurance issued to Pasco County and/or FDOT, as applicable, must clearly indicate whether the coverage is on a claims-made basis. If coverage is afforded on a claims-made basis, then Locust Branch shall require the consultant to be obligated by virtue of this Agreement to maintain insurance in effect with no less limits of liability nor any more restrictive terms and/or conditions for a period of five (5) years from the Effective Date (as defined below) of this Agreement.

Exhibit R

Attachment 1

Pipeline Project Procedures

DEVELOPER PIPELINE BID PROCESS

1. Pasco County Engineering Services Department Standard Construction Provisions

Upon County approval of the related Development Agreement (DA), all developers who will be seeking compensation from the County (cash, transportation impact fee credits, etc., as provided under the County's Transportation Impact Fee (TIF) Ordinance) for the infrastructure improvements to be performed pursuant to the DA, will be provided with a set of the County's Standard Construction Provisions for Developer Pipeline Projects which the developer shall incorporate into any final bid or request for a proposal document (hereinafter "bid") prepared for the project.

2. Preparation of Bid Documents

a. The developer shall be responsible for ensuring that all technical specifications and special conditions necessary for the completion of the proposed project are incorporated into the bid document in addition to the County's conditions. If a governmental entity such as a Community Development District will be performing the work as the developer or for the developer, the bid document should reflect whether or not the governmental entity reserves the right to make direct purchases of materials (which may be sales tax exempt) and/or whether the bidders should or should not include sales tax in their pay items for materials in their bid proposals.

b. The developer must include a complete list of pay items and quantities for pay items in the bid package for completion by the successful contractor.

c. The developer must also include pay items and quantities for the County's portion of the work (that portion of work for which a TIF credit will be sought).

(1) If County Design Plans are being used, the County will provide pay items and quantities.

(2) If the developer is doing the design, the developer or the developer's engineer will be responsible for identifying the items and quantities specific to the County-specified work.

(3) At the time of submission of the bid package, the developer or the developer's design engineer must certify that the County portion of the pay items does not include any site-related work for the developer.

d. Prior to advertisement, the developer must submit the completed bid package for review to the County's Engineering Services Department at the following address:

Engineering Services Department
Program Administrator
West Pasco Government Center
7530 Little Road, Suite 320
New Port Richey, FL 34654

NOTE: This contact information should be used for all deliverables required under these guidelines.

The County will have five (5) days from receipt of the package to review and approve the pay items for the County's portion of the work and to confirm that the County's standard contract

provisions are included. If the County objects to any part of the bid package, the developer shall address the objections to the County's satisfaction before advertising the project. If no objections are received from the County by the end of this time period, the developer can proceed with advertising the project.

e. The developer must coordinate the date and time of the prebid meeting and bid opening with the County's Engineering Services Department.

f. Complete bid documents, including all technical specifications, plans, etc., must be available for prospective bidders on the date of the advertisement.

3. Public Advertisement

The developer must advertise the project in a newspaper of general circulation in Pasco County at least thirty (30) days prior to the bid opening date.

The developer also has the discretion to advertise in any other trade publication or trade resource of its choice.

4. Contents of Legal Ad

a. The bid opening date, as well as the date, time, and location of any mandatory or nonmandatory prebid meeting, will be determined by the developer. This information must be included in the legal ad. The developer is responsible, however, for coordinating the bid opening date with the County's Engineering Services Department prior to posting the advertisements.

See the sample advertisement form included in the County's standard contract package.

b. The bidder should be directed to send all sealed bid proposals to a designated location. Upon prior notice to the County, the developer has the option of having the proposals directed to the County at the following address:

Purchasing Department
West Pasco Government Complex
8919 Government Drive
New Port Richey, FL 34654

5. Prebid Process

a. The developer and/or their design engineering firm is responsible for answering any questions received from interested bidders and for ensuring that a copy of the responses provided are circulated to all potential bidders who purchased a set of the bid documents prior to the bid opening date. A copy of any bid addendums or requests for information should also be provided to the County.

b. The developer will also be responsible for handling the prebid meeting. The County reserves the right to have a representative present.

6. Bid Opening and Postbid Developer Obligations

a. The developer shall open the bids at the date, time, and location designated in the legal ad in the presence of a County representative.

b. The developer is responsible for reviewing the bids and determining the lowest, responsive, responsible bid. A copy of the ranking (and at the County's request a copy of the proposals) shall be provided to the County prior to the developer's award of the contract.

c. The County shall have fifteen (15) days for review of the proposed contract and to provide a statement of objection or no objection. The developer shall also require the proposed contractor to submit the insurance information specified in the County's standard contract provisions to the County's Engineering Services Department for approval by the County at least seven (7) days prior to execution of the construction contract. If the County objects to any part of the contract or insurance, the developer shall address the objections to the County's satisfaction before awarding the contract.

d. If the County issues a statement of no objection, the developer may proceed to award the contract for the project and shall execute a formal, written agreement containing the specific terms and conditions of the construction, as set forth in the approved contract documents and in the format previously accepted by the County.

e. Prior to the commencement of construction, the developer shall require the contractor to submit a copy of the Payment and Performance Bonds required for the project to the County's Engineering Services Department to confirm compliance with the provisions in the County's Standard Construction Provisions for Developer Pipeline Projects. These documents will be circulated to the Engineering Inspections Division and the County Attorney's office for review. The County will have seven (7) days to review the documents. If the County objects to any part of the bonds, the developer shall address the objections to the County's satisfaction before issuing a Notice to Proceed to its contractor.

f. The developer shall promptly furnish to the County two (2) copies of the contract along with a copy of the Notice to Proceed issued to the contractor. During the course of the project, the developer shall also be obligated to provide the County with any amendments, supplements to the agreement, or change orders thereafter executed.

g. Upon completion of the project and prior to final acceptance of the County work involved in the project, the developer's contractor shall be required to provide the Warranty/Performance Guarantee to the County as provided in the County's standard contract provisions.

7. Post Design/Post Construction Invoicing for Credits, Cash Reimbursement, or Other

a. If the developer seeks transportation impact fee credits, cash reimbursement, or other for the design, right-of-way, and/or construction work performed, the developer shall prepare and submit two (2) complete sets of the following documentation to the County's Engineering Services Department:

(1) Cover sheet signed by all applicable parties with the amount of the transportation impact fee credits, cash reimbursement, or other for disbursement by the County.

(2) Summary sheet of all invoices, attached by vendor, with a cumulative total.

(3) All backup invoices with proof of payment (copies of all canceled checks) attached to each invoice and any other documentation required as part of the bid and/or contract documents.

(4) Copies of vendor agreements for the design, environmental issues, construction engineering and inspection services, construction management, etc., that are the subject of the request for impact fee credits, cash reimbursement, or other.

b. Upon receipt of all documentation described above, County staff will have up to four (4) weeks to review and contact the developer with a response. If there are no revisions or supplemental information required by the developer, the County's Engineering Services Department will obtain the required signatures (the Assistant County Administrator for the Development Services Branch and the Budget Director for the Office of Management and Budget) and transmit the documentation to the Financial Services Department for establishment of the developer's account and/or payment. If the developer must prepare revisions to the documentation or provide supplemental information, up to four (4) additional weeks will be required to review this information before obtaining the requisite signatures and transmittal to the Financial Services Department. Further requests for additional information will require additional time for review by the County's Engineering Services Department.

Exhibit S
Dedications and Improvements Within Wiregrass Ranch DRI Eligible for Transportation Impact or Mobility Fee Credits

Wiregrass or other developers within Wiregrass Ranch DRI will be eligible for transportation impact or mobility fee credits for the following dedications or projects, with the limits described herein, and summarized in the table below. Unless specifically provided otherwise in the Agreement, another credit agreement approved by the BCC, or this Exhibit, credits shall be awarded to the entity that dedicates the applicable right-of-way or easement, or provides the funding for design or construction of the applicable facility, as determined by the County. "Design" of an improvement includes all engineering costs associated with design and permitting, including engineering supervision costs, and any other "soft" costs required for the construction of the applicable facility that are not expended based on a competitive procurement in accordance with the requirements of Exhibit "R", but shall not include any developer fees or costs for managing or administering construction of the applicable facility, or any of the developer's attorney fees or costs. . If more than one entity funds the design or construction of the applicable facility, the credits shall be prorated based on the funding contributions of each entity.

Transit and SR 56 Drainage lands. To the extent that Wiregrass does not donate the transit line easements or right-of-way, the transit station easements or right-of-way, the S.R. 56 bus stop easements or right-of-way, and/or the S.R. 56 managed lane drainage facility easements or right-of-way, but rather dedicates such easements or right-of-way, Wiregrass shall receive mobility fee credits for the transit right-of-way dedications against the transit portion of the mobility fee for the transit line, transit station and S.R. 56 bus stop easements or right-of-way, and against the roadway, SIS and transit portion of the mobility fee for the S.R. 56 managed lane drainage facilities easements or right-of-way and for any increased design and construction costs of oversized drainage ponds for the S.R. 56 managed lanes. To the extent that the value of the transit dedications exceed the transit portion of the mobility fees expected to be paid through build-out, Wiregrass will be given credits that may be transferred for use by other developers for development outside of the Wiregrass Ranch DRI, but within the same mobility fee expenditure/benefit district.

581 ByPass/Loop Road. Wiregrass shall receive mobility fee or impact fee credits for 33% of the value of the land for right-of-way and 67% of the design costs, and 40% of the construction costs for any improvements for the 581 Bypass/Loop Road. The County Engineer, or his designee, must preapprove any design contracts for the 581 Bypass/Loop Road to ensure that the costs are generally consistent with

the County's design costs for similar roadway facilities. Failure to obtain such preapproval may result in denial of credits or reimbursement for design costs.

Previously contributed or committed pipeline obligations. Wiregrass shall continue to receive impact or mobility fee credits for the design and construction costs of any of the S.R. 56 improvements already constructed to the extent that such credits have not yet been established for Wiregrass, and subject to any limitations in the existing credit agreement(s) for the S.R. 56 improvements. In addition, impact or mobility fee credits shall be available as below for previously constructed or committed improvements:

Mansfield Boulevard. Sierra shall receive roadway/SIS and bicycle/pedestrian mobility fee credits for 50% of the design and constructions costs of 4-lane portion of Mansfield Boulevard to the extent such credits have not yet already been paid. The Parties agree that the County will enter into a separate agreement with Sierra to address the mobility fee credits for Mansfield Boulevard, and credits for Mansfield Boulevard shall not be subject to the requirements of Exhibit "R" to the Agreement. Sierra shall be entitled to credits for such segment up to the costs of design and construction of the facility so long as such costs do not exceed the amounts that the County would have expended to construct a similar facility, as determined by the County Administrator or designee, if Sierra provides documentation reasonably acceptable to the County verifying expenditure of such costs.

Western Portion of Chancey Road. Notwithstanding the fact that Chancey Road is no longer a pipeline project, Sierra shall receive roadway and bicycle/pedestrian mobility fee credits for 50 percent of the 4-lane design and construction costs of the western portion of Chancey Road, from S.R. 581 to Wiregrass Ranch Boulevard, including those portions of the intersection of Chancey Road and Wiregrass Ranch Boulevard included within the approved Pasco County construction plans for Chancey Road, to be constructed by Sierra or the owner of Parcel S1, provided that construction of Chancey Road has commenced by October 1, 2017 and is completed as a 4-lane roadway from S.R. 581 to the Wiregrass Ranch Boulevard right-of-way by October 1, 2019. The Wiregrass Entities and Locust Branch agree to withdraw any existing extension requests relating to the existing October 1, 2017 deadline to commence construction of Chancey Road, and agree not to seek any future extensions of the October 1, 2017 deadline to commence construction or the October 1, 2019 deadline to complete construction. The Parties agree that the County will enter into a separate agreement with Sierra to address the mobility fee credits for Chancey Road, and credits for Chancey Road shall not be subject to the requirements of Exhibit "R" to the Agreement. .

Northern Portion of Wiregrass Ranch Boulevard. Notwithstanding the fact that Wiregrass Ranch Boulevard is no longer a pipeline project, Wiregrass shall receive roadway and bicycle/pedestrian mobility fee credits for 50 percent of the 4-lane design and construction costs of the northern portion of Wiregrass Ranch Boulevard, from S.R. 54 to the southernmost boundary of the Wal-Mart parcel, to be constructed by Wal-Mart pursuant to its approved site plans, provided that construction of Wiregrass Ranch Boulevard has commenced by October 1, 2017 and is completed as a 4-lane roadway from S.R. 54 to Chancey Road by October 1, 2019. Wiregrass agrees to withdraw any existing extension requests relating to the existing October 1, 2017 deadline to commence construction of Wiregrass Ranch Boulevard, and agrees not to seek any future extensions of the October 1, 2017 deadline to commence construction or the October 1, 2019 deadline to complete construction. If the northern portion of Wiregrass Ranch Boulevard is not constructed in accordance with the competitive procurement requirements in Exhibit "R", Wiregrass shall remain entitled to credits for such segment up to the costs of design and construction of the facility so long as such costs do not exceed the amounts that the County would have expended to construct a similar facility, as determined by the County Administrator or designee, if (a) Wiregrass provides documentation reasonably acceptable to the County verifying expenditure of such costs, and (b) Wiregrass otherwise complies with the deadlines set forth in this paragraph.

Southernmost Portion of Wiregrass Ranch Boulevard. Wiregrass shall remain entitled to any prepaid credits or reimbursements for the southernmost segment of Wiregrass Ranch Boulevard, as more fully set forth in the 3-Party EDA. Wiregrass shall not be entitled to any credits or reimbursements for such segment that are not specifically set forth in the 3-Party EDA.

Parking to serve transit. If Wiregrass elects to construct parking spaces at the Park & Ride Facility or at any transit station that serve both transit riders and adjacent development, the transit mobility fee credits for such parking spaces shall be limited to the percentage of parking spaces, or percentage of time, that such facilities are available primarily for transit riders. The County Engineer, or his designee, must preapprove any design contracts for such parking spaces to ensure that the costs are generally consistent with the County's design costs for similar facilities. Failure to obtain such preapproval may result in denial of credits or reimbursement for design costs.

SR 54 ROW Fees At such time that all of the SR ROW Acquisition Fees have been paid by the various developers in the Wiregrass DRI through the required per trip payments ($5 million), the County shall issue a credit against roadway/SIS and bicycle/pedestrian portion of the mobility fee, in the amount of $5 million, to Locust Branch. In the event FDOT waives the local match requirement for SR 54, the

credit amount shall be reduced to the actual SR 54 ROW Acquisition Fees paid, and shall be awarded to Locust Branch at such time that FDOT waives the local match requirement.

Park N' Ride Facility Wiregrass shall receive credit against the roadway/SIS and transit portion of the mobility fee for the value of the right-of-way, design costs, and construction costs for the Park N' Ride Facility. Credits against the bicycle/pedestrian portion of the mobility fee will also be provided if the Park N' Ride Facility contains bicycle/pedestrian facilities that link the Park N' Ride Facility to the Shops at Wiregrass and Hospital. The specific amount of such credit will depend on the percentage of parking spaces, or percentage of time, that such facilities are available primarily for transit riders, and shall be determined in the Easement Agreement required for the Park N' Ride Facility. The County Engineer, or his designee, must preapprove any design contracts for the Park N' Ride Facility to ensure that the costs are generally consistent with the County's design costs for similar facilities. Failure to obtain such preapproval may result in denial of credits or reimbursement for design costs.

Exhibit "T"
Vested and Maximum Development Rights

I. Vested Development Rights.

a. The lands within the Wiregrass Ranch DRI may be developed with up to the following development rights, which may be exchanged by the Master Developer in accordance with the Land Use Exchange Matrix set out in Exhibit U, and may be increased consistent with the requirements of this Development Agreement and any applicable requirements of the Land Development Code and the DRI Development Order, but no Land Use shall exceed the maximum Land Uses set forth in Section II of this Exhibit.

Land Use	**Vested Development Rights/ Entitlements**
Residential. d.u. (Single family) (Multi family)	10,473 (6,947)* (3,526)
Retail s.f.	2,720,800
Hotel rooms	480
Office s.f.	1,059,080
Medical Office s.f.	199,180
Hospital beds	371
Community College (f.t.e. students)	707
Attractions & Recreation Facilities (ARF) s.f.	300,000
Golf Course (holes)	18
Elementary Schools	3

* Includes 2,500 Retirement Housing Units that shall be deed restricted, designated and developed as adult communities.

b. The allocation and assignment of Vested Development Rights shall be controlled by Locust Branch as the Master Developer consistent with this provision and Section 4.e of the DRI Development Order. Assignments of DRI Entitlements previously allocated and assigned by Wiregrass or Locust Branch pursuant to Section 4.e of the DRI Development Order are

acknowledged by the County. Any Assignment of DRI Entitlements shall survive the rescission of the DRI Development Order and become an assignment of the Vested Development Rights identified herein.

Maximum Development Rights.

a. As established in Future Land Use Policy FLU 7.1.8 of the Pasco County Comprehensive Plan, the maximum levels of development that can be permitted within the Wiregrass Ranch Future Land Use category and the Wiregrass Ranch DRI are:

Land Use	**Maximum Entitlements**
Residential (units)	16,000
Commercial (s.f.)	3,500,000
Hotel/Motel (rooms)	600
Office (s.f.)	2,600,000
Hospital (beds)	600
Community College (f.t.e. students)	4,000
Light Industrial (s.f.)	1,000,000
Recreation/Attraction	
Movie Theaters (screens)	24
Serial Performance Facility (seats)	6,000
Golf Course (holes)	36

b. Use of these entitlements shall be contingent upon the mitigation of transportation impacts as provided in this Development Agreement, and, with respect to entitlements beyond the Vested Rights established in Section 1 above, such other analysis, review and conditions as may be consistent with this Development Agreement, applicable provisions of the Pasco County Land Development Code, and any applicable provisions of the DRI Development Order, MPUD and MRP, as they may be amended to be consistent with this Development Agreement.

Exhibit V

Wiregrass MPUD

Applicant's Proposed Changes to MPUD

WIREGRASS RANCH DRI
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. _____

Master Development Plans & Prior Zoning Approvals

1. Development shall be in accordance with the application, plans, and information submitted on October 27, 2010, and the Development Agreement dated _____, unless otherwise stipulated or modified herein. The original MPUD Master Planned Unit Development conditions of approval and Master Development Plan, Rezoning Petition No. 6177 as approved by the Pasco County Board of County Commissioners (BCC) on April 27, 2004, Rezoning Pettiion No. 6914, approved by the BCC on July 12, 2011, and subsequent amendments and zoning approvals are hereby superseded by Rezoning Petition No._____, except as stipulated herein.

General

2. Definitions. For purposes of this MPUD, the following terms and phrases shall have the meaning set forth below.

a. "CAO" means the Pasco County Attorney's Office.

b. "COA" means the Conditions of Approval of this MPUD zoning resolution or for a site plan.

c. "CO" means Certificate of Occupancy issued pursuant to the Pasco County Land Development Code (LDC).

d. "DA" means the Development Agreement between Pasco County and the Master Developer dated _____, as may be amended from time to time.

e. "Dedication and Maintenance Areas" means all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, recreation areas, neighborhood parks and other special purpose areas required to be set aside, dedicated or maintained pursuant to this MPUD rezoning, the land development code, or by the Southwest Florida Water Management District (SWFWMD).

f. "DRC" means the Pasco County Development Review Committee.

g. "DRI Development Order," "Wiregrass Ranch DRI Development Order" or "DRI DO" means Resolution 07-291, as amended by Resolution 08-06, as amended, consolidated and restated and superseded by Resolution 10-376, as amended by Resolution 10-399, as amended by Resolution 13-29, Resolution _____ (NOPC-3), Resolution _____ (NOPC-4) and as may be amended from time to time.

h. "EMP" means the Environmental Management Plan for the Project as defined in the DRI DO.

i. "Exempt Uses" means those uses that are exempt from traffic impact or transportation analysis review pursuant to Section 901.12(c) of the LDC, including uses permitted in the Office, Employment Center, IL, or IH plan categories or the PO-1 Professional Office zone district, and shall include government buildings, offices and medical offices, hotels, industrial, corporate business park, and TOD uses. In

interpreting this definition, office, educational (community college and university), medical (including hospitals and medical office), industrial or corporate business park uses that have previously been defined as "limited exemption projects" under Section 1301.4.A of the LDC and the DRI DO shall be considered to be and treated as exempt office, industrial or corporate business park uses pursuant to Section 901.12(c) of the LDC and criteria in the County's mobility fee regulations and found in Section 1302.f.2.i of the LDC and the LDC Appendix, or TOD Neighborhoods designated and approved within MUTRM Designated Parcels.

j. "LDC" means the Pasco County Land Development Code, as amended from time to time.

k. "Local conditions" means those provisions and development conditions within the DRI Development Order, and identified in condition 70_, that will be incorporated into these Conditions of Approval upon the rescission of the DRI Development Order

l. "Master Developer" means the "Developer of Record" or "Master Developer" named in the Wiregrass Ranch DRI Development Order. If the DRI Development Order is rescinded, then the last-named Master Developer shall remain Master Developer unless a new Master Developer is designated and approved by the County.

m. "MRP" means the Master Roadway Plan for Wiregrass Ranch, as amended.

n. "MPUD" means these Master Planned Unit Development Regulations for Wiregrass Ranch DRI.

~~n.~~o. **"MUTRM" means Mixed Use Trip Reduction Measures as defined in the LDC and as implemented herein.**

~~o.~~p. "MUTRM Designated Parcels" means those lands within the MPUD that are designated by the Master or Parcel Developer for development under the MUTRM Development Standards. The MUTRM Designated Parcels shall include, at least, those lands shown on Exhibit N to the DA.

~~p.~~q. "MUTRM Development Standards" means the Alternate Urban Development Standards adopted as Exhibit O to the DA and incorporated herein by reference for development of MUTRM Designated Parcels.

~~q.~~r. "MUTRM Neighborhood" means an area within a MUTRM Designated Parcel that has an approved Neighborhood Plan.

~~r.~~s. "MUTRM Street Standards" means the alternate street standards attached as Exhibit Q of the DA, and incorporated herein by reference, and approved for use within the MUTRM Designated Parcels.

~~s.~~t. "Parcel Developer" means the person or entity submitting an application for development approval for lands subject to this MPUD zoning resolution, a person or entity developing land that is subject to this MPUD zoning resolution, or a person undertaking other activities that may be regulated by this MPUD zoning resolution, as the context may indicate.

~~t.~~u. "Responsible Entity" means a mandatory property owners' association, homeowners' association, condominium association, merchants' association, community development district or other entity acceptable to the Southwest Florida Water Management District and/or the County that has the power to own property and levy assessments for the maintenance of any Dedication and Maintenance Areas under its ownership and control.

~~u.~~v. **"Three Party EDA"** means that "Three-Party Economic Development Agreement" between the County, Raymond James Financial, Inc., and Wiregrass and Locust Branch approved by the BCC and signed on September 20, 2011, as it may be amended from time to time.

~~v.~~w. "SWFWMD" means the Southwest Florida Water Management District.

~~w.~~x. "Wiregrass Ranch DRI" means the lands within and subject to the Wiregrass Ranch DRI Development Order and this MPUD.

3. Any existing and unexpired permits, special exceptions, variances, orders, conditions, development plans, conceptual plans, site plans, or other approvals (collectively the "Unexpired Approvals"), which are applicable to any parcel or parcels within the boundaries of this MPUD and any related alternative standards previously approved by the County are hereby deemed consistent with this MPUD and shall continue to govern the developments described in the Unexpired Approvals, notwithstanding any inconsistencies with these MPUD COA. The term Unexpired Approvals shall also include any non-substantial modifications to same, as may be approved by the County from time to time.

4. Development shall be in compliance with the Comprehensive Plan Subarea Policy FLU 7.1.8, Wiregrass Ranch. Development that complies with the requirements of this MPUD, the MRP and the DA shall be deemed and determined to be in compliance with and consistent with Policy FLU 7.1.8.

5. This MPUD shall remain in effect through the later of December 31, 2028, or the Build-out Date established in the DRI Development Order, as it may be amended or extended. Should the DRI Development Order be rescinded, the Build-out Date as of the date of rescission shall be used for this comparison.

Open Space/Buffering

6. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy 1.3.1, and shown on all preliminary plans/preliminary site plans and construction plans/construction site plans. Lot lines shall not encroach into the wetlands and wetland buffers. Jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency. These boundaries may be adjusted following appropriate permit approval and shall be shown on each preliminary plan/preliminary site plan. Removal, encroachment, alteration, or development within wetlands shall be in accordance with the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 1.3.6, 1.3.8, and 1.3.11; however, no removal, encroachment, alteration, or development shall be permitted within any wetland used to obtain a Comprehensive Plan or Land Development Code (LDC) density credit. All permits for encroachments, alterations, or development within Category I wetlands shall be obtained and submitted to Pasco County prior to construction plan/construction site plan approval.

7. There shall be a buffer around all Category I wetlands of 25 feet, not inclusive of any lots. Wetland buffers around Category II and Category III wetlands shall be required in accordance with the Southwest Florida Water Management District (SWFWMD) or other

regulatory agencies and shall not be inclusive of any lots. The proposed upland buffer area shall be shown on the construction plans/construction site plans. The final upland buffer area and wetlands, as required by the SWFWMD or other regulatory agencies, shall be designated on the plat as "Wetland Conservation Areas." Permissible uses of the Wetland Conservation Areas shall be those uses allowed by the SWFWMD or other regulatory agencies.

8. Wetland Conservation Areas shall be platted outside lots. No activity requiring the issuance of a Building Permit for a building shall be allowed within five feet of the wetlands' buffer line. Concurrent with platting or where platting is not required, prior to CO, the Wetland Conservation Areas shall be deeded to the applicable Responsible Entity to maintain such Wetland Conservation Area. The applicable Responsible Entity's documents shall provide that such Responsible Entity shall be responsible for the payment of taxes, if any, on the Wetland Conservation Areas.

9. The Master Developer shall complete a Gopher Tortoise Survey in accordance with the Florida Fish Wildlife Conservation Commission (FFWCC) survey guidelines. A copy of this survey shall be sent to the Zoning and Site Development Department for further review and approval by the County Biologist and to the FFWCC prior to preliminary plan/preliminary site plan approval. (The Master Developer has completed a gopher tortoise survey. Each Parcel Developer shall either submit receipts evidencing compliance or complete a Gopher Tortoise Survey for their parcel prior to issuance of the site development permit as applicable.)

Prior to any clearing or grubbing associated with the preliminary plan/preliminary site plan approval of any unit or phase, the Parcel Developer shall submit a copy of any required permit for gopher tortoises issued by the FFWCC to the Permits and Development Information Services Department.

10. The Master Developer has submitted an environmental/habitat study which has been reviewed as part of the corresponding DRI Application for Development Approval (ADA). Each Parcel Developer shall comply with all DRI DO environmental conditions, the EMP, and the following:

a. All Wetland Conservation Areas and the Conservation Corridor as defined in the DRI DO shall be placed under a perpetual conservation easement in favor of and at no cost to the County. Such conservation easements shall be in a form acceptable to the County Attorney's office, the Environmental Lands Acquisition Division, and the Real Estate Division. Such easements shall be recorded by the Parcel Developer after acceptance by the County in the Public Records of Pasco County concurrent with platting, or where platting is not required, prior to CO, for any development adjacent to the Wetland Conservation Area and/or the Conservation Corridor. All conservation easement areas shall be depicted as an overlay as applicable on the preliminary plan/preliminary site plan and construction plan.

11. Prior to construction plan/construction site plan approval, the Parcel Developer shall submit to the Zoning and Site Development Department a copy of the Environmental Resource

Permit Application as submitted to the SWFWMD. Prior to the issuance of the Site Development Permit, the Parcel Developer shall submit to the Zoning and Site Development Department a copy of the Environmental Resource Permit.

12. The Master Developer has submitted an Archaeological/Historical Survey, which was reviewed and found acceptable by Pasco County in conjunction with the corresponding DRI ADA and DRI DO. Although no archaeological sites eligible for the National Register of Historic Places were found, the following statement shall be placed on all future site plans:

"If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundations are discovered, work shall come to an immediate stop, and Pasco County and the Florida Division of Historical Resources shall be notified within two working days."

13. All Dedication and Maintenance Areas required to be established by this MPUD rezoning, the LDC, or the SWFWMD shall be conveyed to the applicable Responsible Entity unless said area(s) is/are required to be dedicated to another governmental or quasi-governmental entity. When an application for site plan or plat approval is submitted, the Parcel Developer shall identify the applicable Responsible Entity that shall be responsible for maintaining any Dedication and Maintenance Areas subject to the site plan or plat approval, and shall dedicate such areas to that entity. Recreation areas and neighborhood parks may be conveyed to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting, the governing documents for the Responsible Entity, including, as appropriate, Articles of Incorporation (with proof of filing with the Secretary of State, State of Florida), restrictive covenants, and all exhibits thereto, shall be submitted to the Engineering Services Department for review along with copies of instruments to be used to convey the above-mentioned areas to the Responsible Entity. Impact fee credits for improvements or dedications shall go to the Master Developer, Parcel Developer or Responsible Entity that funded such improvements as applicable, unless otherwise expressly agreed upon in writing among those parties.

14. Specific review and approval of the neighborhood parks will be conducted at each residential (including multifamily) preliminary plan/preliminary site plan review in accordance with the DRC approval for the Wiregrass Ranch Master Parks Plan and related variance. Such plan and related amended variance was approved by the DRC on May 26, 2011. Within MUTRM Designated Parcels, specific review and approval of neighborhood parks may occur through either the Neighborhood Plan approval process or, at preliminary plan/preliminary site plan review.

15. The Master Developer has submitted an overall pedestrian/bike path plan. Such plan was approved by the DRC on May 26, 2011. Areas not specifically addressed on such pedestrian/bike path plan shall provide path circulation in accordance with the Pasco County

LDC or an alternative method acceptable to the County and in compliance with the handicapped provisions of Chapter 336.045, Florida Statutes, or other applicable law.

16. The MUTRM Development Standards attached as Exhibit O to the DA are recognized and approved as Alternate Urban Development Standards applicable to MUTRM Designated Parcels. The MUTRM Street Standards attached as Exhibit Q to the DA are recognized and approved as alternate street standards

Ordinances

17. In addition to the MPUD COA, each Parcel Developer shall comply with all Pasco County ordinances, including all impact fee ordinances.

18. All Parcel Developers shall be required to comply with all applicable provisions of the adopted School Concurrency Ordinance and the requirements to provide for school capacity as mandated unless otherwise approved in the DRI DO.

Transportation/Circulation

Access Management

19. Each Parcel Developer shall provide a secondary functional access or emergency access in accordance with the LDC, unless otherwise provided pursuant to the Master Roadway Plan or as approved by the County. The emergency access may be barricaded in a manner found acceptable by the Permits and Development Information Services Department and the Emergency Services Department.

20. Prior to construction plan/construction site plan approval of any project accessing a State roadway, the Parcel Developer shall furnish to the Permits and Development Information Services Department a Letter of Intent indicating approval and/or an approved Driveway Permit from the Florida Department of Transportation (FDOT). Prior to the issuance of the first CO, Parcel Developer shall provide a letter from the Florida Department of Transportation stating that any improvements within the State right-of-way have been inspected and completed to their satisfaction.

21. At each preliminary plan/preliminary site plan approval, the DRC may also require Parcel Developer to construct further intersection improvements along the internal road intersections used by the parcel for access, consistent with the access management reuirements of Section 901.3 of the LDC and the DA. Within MUTRM Designated Parcels, required intersection improvements for any internal road intersections shall be identified through the Neighborhood Plan approval process rather than at preliminary plan/site plan approval.

22. All roads that will be used to access public-purpose sites, such as public school, park, library, and fire/rescue sites (as determined by the School Board, Parks and Recreation Department, Libraries Services Department, Emergency Services Department, or DRC, as applicable) shall be public roadways and constructed in accordance with applicable

County/FDOT design, construction, and signage standards; e.g., Chapter 316, Florida Statutes, and *Manual of Uniform Traffic Control Devices* standards. Such roadways shall be deeded in fee simple to the County or FDOT, as applicable, prior to or concurrent with the first record plat containing such roadways or where no record plat is required, prior to or concurrent with the issuance of the first CO for a building utilizing such roadways. As defined in the Master Roadway Plan, frontage roads shall not be required to be public or dedicated to the County or FDOT. However, such roads if private shall require a public access easement, which shall be recorded in a form acceptable to the CAO prior to or concurrent with the first record plat containing such roadways or where no record plat is required, prior to or concurrent with the issuance of the first CO for a building utilizing such roadways.

23. Access to any commercial out-parcels shall be provided from frontage roads, internal roads, internal drives or parking areas unless otherwise approved by the County.

24. Any gates located within gated communities shall be setback sufficiently in order to provide vehicular stacking for a minimum of three vehicles, unless a greater distance is determined to be required at the time of each preliminary plan or preliminary site plan review. All entrances accessed by key or electronically coded systems shall be equipped with a system approved by the Emergency Services Director to allow fire or other emergency vehicles immediate access to the development. Upon replacement of any existing gated system, the replacement shall be equipped with a system acceptable to Pasco County. In addition, the access lane widths and clearance between fixed structures shall be a minimum of 15 feet in width.

25. Within MTURM Designated Parcels, street sections and designs may use the MUTRM Street Standards.

Dedication of Right-of-Way

26. Public roadways shall be required unless shown or stated in the Master Roadway Plan or otherwise approved by the County through an alternative standards request prior to the applicable preliminary plan/preliminary site plan approval, or except as provided in Condition No. 20.

27. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate Responsible Entity other than Pasco County.

28. All right-of-way dedication shall be as follows:

Wiregrass Right of Way Dedication Requirements

Roadway	Link	R.O.W. Dedication Width (feet)	Timing of Dedication
Wiregrass Ranch Blvd.	SR 56 to SR 54	140'	Upon completion of construction and final acceptance by the County,
Chancey Road	SR 581 to East Property Line	140'	Upon completion of construction and final acceptance by the County
Mansfield Blvd.	SR 56 to South Property Line	2-lane – 80' 4-lane – 120'	Complete
SR 56	SR 581 to East Property Line	250'	Complete
Loop Road	SR 581 to SR 54	166', sufficient for 6 lanes pursuant to County requirements	Upon completion of construction and final acceptance by the County, or the dates set forth in the adopted Development Order, whichever occurs first.

Design/Construction Specifications

29. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, or as directed by the Engineering Services Director.

30. Alternative roadway-design standards may be considered and approved by the County at the time of each preliminary plan/preliminary site plan approval. The MUTRM Street Standards are considered approved alternative roadway design standards for use within MUTRM Designated Parcels.

31. The Master Developer has submitted a traffic analysis as required by Section 380.06, Florida Statutes, which was previously reviewed and approved by the County. Subsequent to that approval, the County rescinded its transportation concurrency and proportionate share requirements pursuant to state law, and adopted alternate methods of evaluating and assessing for transportation impacts (mobility fees and timing and phasing transportation analysis). The County has conducted a timing and phasing transportation analysis for the Wiregrass MPUD, which was approved in conjunction with the DA. Master Developer and each Parcel Developer shall comply with all conditions as a result of such analysis as provided for in the approved DRI DO, DA and the Master Roadway Plan.

32. Except as otherwise authorized by the DRI DO or DA, prior to final plat approval or where platting is not required, prior to the issuance of any Building Permits occurring after the Wiregrass Ranch DRI build-out date the Master Developer shall submit an updated traffic study utilizing a methodology approved by Pasco County. The County may impose additional conditions based upon the traffic study as approved by Pasco County.

33. In accordance with the timing and requirements of Section 5.m(7) of the Wiregrass Ranch DRI Development Order, the Master Developer has submitted a Master Roadway Plan to the Zoning and Site Development Department that was approved by the DRC on May 26, 2011. The Master Developer has submitted an amended Master Roadway Plan consistent with the requirements of the DA, which was approved by the DRC on _____.,

34. The Master Developer and each Parcel Developer shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project in accordance with the requirements of Section 5.m(5) of the DRI DO and the Master Roadway Plan.

Utilities/Drainage/Water Service/Wastewater Disposal

35. In accordance with the Wiregrass Ranch DRI DO, the Parcel Developer shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County LDC. The plans shall be approved prior to or simultaneous with application for construction plan review for the development phase/increment in question. No design for an individual increment/phase or portion of an increment / phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by the Permits and Development Information Services Department.

36. A revised Utilities Service Plan (f.k.a Master Utility Plan) for the Wiregrass Ranch DRI has been submitted to the Utilities Services Branch for review and approval. This plan shall minimally show the following:

a. Trunk sewer lines and lift stations.

b. Main potable water lines and nonpotable water lines, if applicable.

c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a nonpotable water system for irrigation.

d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase as applicable.

e. The Utility Service Plan shall be presented in a written format in conformance with the Utilities Service Plan guidelines implemented by the Utilities Services Branch. All development shall be consistent with the Utility Service Plan. Unless otherwise approved by the County, prior to the first construction plan/construction site plan approval after the approval of this MPUD amendment, the Master Developer and the County shall enter into an amended Utilities Service Agreement that is consistent with the approved Utilities Service Plan (f.k.a Master Utility Plan).

37. Each Parcel Developer shall construct all water and wastewater facilities within its development to Pasco County standards, and if necessary, provide off-site water and

wastewater facilities, necessary to serve its development. A complete set of instructions may be obtained from the Utilities Services Branch.

38. Water Rights & Water Use Permits. Please see Section 5.k(2) of the DRI DO.

Water Quality and Drainage

39. Development of Wiregrass Ranch DRI shall not result in Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Pasco County Comprehensive Plan and LDC.

40. All stormwater-management systems within Wiregrass Ranch DRI shall be designed, constructed, and maintained to meet or exceed the Florida Administrative Code, Chapters 62-25, and 40D-4, or 40D-40; and Pasco County stormwater-management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices for reducing adverse water quality impacts as required by the regulations of Pasco County and other appropriate regulatory bodies shall be implemented. In addition, each Parcel Developer shall comply with the following design requirements:

a. All swales shall be fully vegetated and operational.

b. Dry stormwater retention/detention areas, including side slopes and bottoms, shall be vegetated as required.

c. Each Parcel Developer or other applicable Responsible Entity shall ensure that the stormwater-management system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit.

d. Should the Parcel Developer or Responsible Entity discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the Parcel Developer or Responsible Entity shall, within seven days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The report(s) shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous report(s).

e. Landscape and irrigation shall be in conformance with the LDC in effect at the time of preliminary plan/site plan approval.

41. Stormwater design shall include low impact development techniques to reduce the discharge of pollutant loads into receiving water bodies and to facilitate all stormwater exiting the site in meeting all applicable State water quality standards.

Water Resource Protection

42. The Master Developer, each Parcel Developer, and/or Responsible Entities shall comply with the Pasco County Wellhead Protection Ordinance.

43. Should any noticeable soil slumping or sinkhole formation become evident, the Parcel Developer shall immediately notify the County, TBW, and the SWFWMD, and adopt one or more of the following procedures as determined to be appropriate by the County and the SWFWMD:

a. If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and the SWFWMD approve resuming construction activities.

b. Take immediate measures to ensure that no surface water drains into the affected areas.

c. Visually inspect the affected area.

d. Excavate and backfill as required to fill the affected area and prevent further subsidence.

e. Use geotextile materials in the backfilling operation, when appropriate.

f. If the affected area is in the vicinity of a water retention area, maintain a minimum vertical distance of five feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.

g. If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.

44. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridan Aquifer is prohibited.

45. The historic, average rainfall volume discharged from the site shall be maintained in accordance with the LDC, Sections 604, 605, and 606, as applicable, and the *Stormwater Management Practices Manual*.

Land Use

46. The Master Developer shall control the allocation, exchange, advancement and assignment of all development entitlements and land uses to lands within the Wiregrass Ranch DRI in accordance with Section 4.e of the DRI DO. Any such assignment of "DRI Entitlements"

pursuant to Section 4.e of the DRI DO shall act as an assignment of MPUD Entitlements, and shall survive any rescission of the DRI DO.

47. The attached Wiregrass MPUD Land Use by Parcel Type Matrix identifies the land uses that are allowed in each type of parcel within the MPUD as shown on the MPUD master plan (Attachment 1). [Note – this table has been updated to add MUTRM to the TND/TOD line]

48. Interim agricultural uses not inconsistent with the DRI DO shall be allowed on all parcels pending development thereof.

49. Mixed-use parcels (M Parcels) may contain one or more land uses including but not limited to residential, office, medical office, hospital, hotel, community college, university, attraction recreational facility, civic, light industrial, retail, golf course, or special exception uses (where approved).

50. Subject to the County notifying the Master Developer and subject to compliance with the Wireless Facilities Ordinance in effect at the time, Cellular Communication Towers are allowed within the project.

51. Attraction and Recreation Facility (ARF). ARF may be developed on C, M or O parcels.

a. Currently, the DRI has 300,000 sq. ft. ARF entitlements approved which shall be broken down as follows:

(1) Up to 200,000 square feet may be sports arena and companion uses including, but not limited to, hockey rink(s), skating rink(s), swimming pool(s), alcoholic beverage sales and consumption, restaurant/food service, office/meeting space, conference/convention facilities, indoor sports, arcade, bowling, daycare, sports retail, laser tag, training and fitness center, rock climbing, sports-related uses, or other similar uses, and all accessory uses thereto. The sports arena shall comprise at least 100,000 square feet.

(2) Up to 100,000 sq. ft. may be general retail (ITE Code 820) uses.

(3) The 300,000 sq. ft. of ARF shall be located on parcel(s) adjacent but not farther than ½ mile from each other.

(4) Sports fields are a permitted accessory use to the ARF and shall not count against the ARF entitlement square footage.

52. Commercial design and development standards and uses shall be developed in accordance with the following standards:

(1)____Retail (including Hotel and Attraction and Recreation Facilities)

~~(1)~~(2)

Minimum Lot Width (ft)	Minimum Depth (ft)	Setbacks[a]			
		Front Yard	Side Yard	Rear Yard	Maximum Height (ft)
0	0	25 [b]	10 [a][b]	10 [a][b]	65 [a][c]

NOTES:

a. A 20-foot building setback shall be provided on all non-residential yards in this category abutting to single family detached, single family attached, and townhouses. Any commercial or multifamily structure greater than 35 feet in height shall comply with the following building height, transition zone requirements when abutting to single family detached, single family attached, and/or townhouses:

Building Height	Minimum Setbacks
<=35'	20'
36"-45'	50'
46'-55'	80'
55'-65'	110'

b. Minimum 30' separation between nonresidential uses except where the uses may be a part of a common development plan or site plan. Zero lot lines may be permitted for uses that are part of a common development plan or site plan.

c. For retail development located in Parcel M7 – see Condition #52 below.

d. The above standards may be deviated from for any development designed in accordance with the County's TND ordinance or Transit Oriented Development (TOD) ordinance upon adoption or other urban form of development as approved by the Planning & Growth Management Department. The MUTRM Development Standards are approved as an Alternative Urban Form of Development within MUTRM Designated Parcels, and may be utilized by development pursuant to approved Neighborhood Plan. Developers within MUTRM Designated Parcels may propose alternative standards through the Neighborhood Plan or site plan review processes.

e. Parking Structures (garages), if provided, may have 0' setbacks to all adjacent non-residential structures.

f. Attraction and Recreation Facilities and hotels are permitted a maximum height of 100'.

~~(2)~~(3) These commercial development standards and uses shall apply to C, M, and O parcels subject to any applicable conditions in the DRI Development Order and the underlying Future Land Use Classification.

~~(3)~~(4) All C-1, C-2, and Professional Office Uses (per the LDC) shall be permitted uses within C, M and O-parcels, subject to the DRI DO requirements for support commercial uses on O3. Parcel M19 shall be restricted to professional office uses as defined in the LDC.

~~(4)~~(5) Limited Exemption Hotel:

a. 120 rooms of hotel shall be developed in accordance with the LDC EC-MPUD requirements for hotel and must include 1,000 square feet of conference meeting space with on-site catering services.

b. This hotel may be located within M, C, or O parcels and shall be located within ¼ mile walking distance from a Corporate Business Park, Targeted Primary Business, or Light Industrial Use within O1, O2, O3, or another parcel designated or constructed in accordance with the EC-FLU and EC-MPUD criteria of the Comprehensive Plan and the Land Development Code.

~~(5)~~(6) Distance limitation waiver for alcoholic beverages sales or consumption – Any alcoholic beverages sales or consumption located within Wiregrass Ranch DRI may be located within 1,000 feet of any school, park, place of worship, or church located within the boundary of the Wiregrass Ranch DRI despite any specific distance limitations included in the LDC which would otherwise preclude the application for a conditional use, or granting of a conditional use or other such permit as set forth in the LDC. However, any alcoholic beverages sales or consumption located within Wiregrass Ranch DRI that is located within 1,000 feet of any school, park, place of worship, or church located outside the boundary of Wiregrass Ranch DRI shall comply with the alcoholic beverages sales or consumption specific distance limitations required in the LDC unless waived by motion of the BCC or as may otherwise be allowed to be waived.

~~(6)~~(7) Office (including civic uses), Medical Office, Community College, University and Hospital

	Minimum Lot Width (ft)	**Minimum Depth (ft)**	Setbacks[a]			
			Front Yard	Side Yard	Rear Yard	Maximum Height (ft)
Office/Medical Office/ Hospital/Community College/ University	0	0	35	15 [a,b]	15 [a,b]	154 [a]

(a) A 20-foot building setback shall be provided on all yards adjacent to single family detached, single family attached, and townhouses. Any office or multifamily structure greater than 35 feet in height shall comply with the following building height, transition zone requirements when adjacent to single family detached, single family attached, and/or townhouses:

Building Height	Minimum Separation Between Office Buildings and Single Family Buildings
<=35'	20'
36"-45'	50'
46'-55'	80'
55'-65'	110'
>65'	110' plus an additional 10' for each additional story over 65'. (except for the hospital on Parcel O2 where such setback shall be 150' from residential uses)

(b) Minimum 30' separation between nonresidential uses except where the uses may be a part of a common development plan or site plan. Zero lot lines may be permitted for uses that are part of a common development plan or site plan.

~~(7)~~(8) For office development located in Parcel M7, see Condition #51 below.

~~(8)~~(9) The above standards may be deviated from for any development designed in accordance with the County's TND ordinance or TOD ordinance upon adoption or other urban form of development as approved by the Planning & Growth Management Department. The MUTRM Development Standards are approved as an Alternative Urban Form of Development within MUTRM Designated Parcels, and may be utilized by development pursuant to approved Neighborhood Plan. Developers within MUTRM Designated Parcels may propose alternative standards through the Neighborhood Plan or site plan review processes.

~~(9)~~(10) All Professional Office Uses (per the LDC as amended) shall be permitted uses within C, O and M parcels subject to the underlying Future Land Use Classifications and subject to applicable DRI Development Order conditions.

~~(10)~~(11) Civic Uses developed consistent with the above standards are permitted on all parcels subject to an administrative determination of compatibility by the Zoning Administrator. Any adverse determination may be appealed to the County. Civic uses include, but is not limited to, churches, schools (public or private), library, parks (public or private), etc.

~~(11)~~(12) Hospital Uses, Medical Offices, Wellness Centers, Outpatient Clinics, and other limited exemptions uses pursuant to the DO are allowed in any O, M, or C Parcels.

~~(12)~~(13) The development required on Parcels O1 and O3 pursuant to Section 5.b.(2)(b) of the DRI DO shall no longer be required on Parcels O1 and O3. The development required and permitted pursuant to Section 5.b(2)(b) of the DRI DO, including, but not limited to, "Corporate Business Park or Targeted Primary Businesses or Light Industrial Uses", shall be required and permitted on portions of Parcels M8 and M21 and permitted on adjacent parcels (on a minimum of 65 acres), unless comparable quantities of said development type is constructed on other DRI parcels, and approved by a 4/5 majority vote of the BCC, or such other uses that may be approved by the BCC. Parcels O1 and O3 may be developed as mixed use parcels consistent with these MPUD conditions of approval.

~~(13)~~(14) 900,000 s.f. of Office entitlements shall be developed in accordance with the LDC zoning and limited exemption concurrency criteria for the Corporate Business Park/Targeted Primary Business/Industrial Use portion of an Employment Center, unless comparable quantities of such development type is constructed on other DRI parcels, and approved by a 4/5th majority vote by the BCC. Approval of a site plan for Parcel M8 with at least 900,000 square feet shall~~, or the assignment of 900,000 square feet or more of DRI or MPUD office entitlements, pursuant to the Three Party EDA shall~~ satisfy this requirement.

53. Light Industrial Standards (pursuant to utilization of the DRI DO Land Use Exchange Matrix)

a. At the time of this rezoning, there are no entitlements allocated to Light Industrial. However, in the event the Land Use Equivalency Matrix is utilized to convert entitlements to Light Industrial, light industrial uses shall be permitted and developed consistent with the I-1 permitted uses pursuant to the LDC as amended except for the following uses which shall not be permitted uses: recycling, boat manufacturing, lumber yards, and other light industrial uses that may necessitate outdoor processing, outdoor assembly, or outdoor manufacturing activity. Light industrial uses are permitted on Parcel M23 (f.k.a. S5) provided the uses are not located immediately adjacent to a category 1 wetland. Light Industrial uses shall have a minimum 50' buffer between the use and a category 1 wetland. Any manufacturing use shall have a minimum 100' buffer between the use and a category 1 wetland. Light Industrial uses are allowed in any O-, M- or C- parcels subject to the following criteria:

(1) Depending on the nature of the light industrial use, staff may require a masonry wall/sound buffer, lighting, or other type of mitigation at the time of preliminary plan/preliminary site plan review to prevent any intrusive effects on adjacent uses.

(2) If adjacent to Parcel S1 or any area site planned as residential:

(a) A minimum building separation of 200' shall be required from any single family residential structure.

(b) Within such 200-foot building setback area, there shall be a minimum 50' landscape buffer. Such buffer shall be consistent with the planting requirements of the Type C landscape buffer per the LDC, as amended. Such buffer may also be satisfied by a natural wetland buffer.

(3) If adjacent to commercial:

(a) The development standards shall be in accordance with the commercial standards set forth above.

(b) At the time of the pre-application meeting for submittal of a preliminary plan/preliminary site plan for any light industrial uses, the Parcel Developer shall provide a concept plan that demonstrates how such light industrial uses are integrated with other non-residential uses and how such integration promotes pedestrian connectivity and walk-ability to commercial uses.

(4) If a light industrial use is located within a MUTRM Designated Parcel or MUTRM TOD Neighborhood, the developer shall propose alternative site design standards based on the specific light industrial uses to be permitted and the location of the proposed use in relation to surrounding uses.

54. Parcel M7: Parcel M7 shall be developed in accordance with the Traditional Neighborhood Development (TND) ordinance, the MUTRM Development Standards, or the Transit Oriented Development (TOD) plan and standards, or alternative urban development standards proposed by the developer. The Town Center within M7 shall be designed and constructed to accommodate a minimum of the limited exemption entitlements consisting of 400 multifamily dwelling units, 100,000 square feet of retail, and 100,000 square feet of office

(or other pm peak hour trip equivalent land uses as approved by the County). A master plan consistent with the requirements of the TND ordinance, a Neighborhood Plan consistent with the requirements of the MUTRM Development Standards, or a TOD Station Area Plan shall be approved prior to any development within Parcel M7 or prior to the deadline set forth in Section 5.b.(2)(a) of the DRI DO, whichever occurs first. Such master plan shall include the location of the Town Center within Parcel M7.

55. Residential

a. The following standards may be deviated from for any development design in accordance with the County's Traditional Neighborhood Development (TND) ordinance, Transit Oriented Development (TOD) standards (once adopted), or MUTRM Development Standards. TND, TOD and MUTRM are allowable uses on any parcel. Staff shall consider deviations from the following standards for urban forms other than MUTRM, TND and TOD on a case by case basis at the time of preliminary plan submittal/review. Prior to preliminary plan/preliminary site plan submittal (and no later than the pre-application meeting for such submittal) for urban forms other than the County's adopted TND or TOD standards, the Developer shall include a concept plan and architectural schematic of the proposed urban form for approval by the Planning & Growth Management Department. Once approved by the Planning & Growth Management Department, such alternative setbacks and any other requirements necessitated by the setback deviation (such as drainage requirements) shall be included as conditions of approval for the subject site plan and shall not require an amendment to the Wiregrass Ranch DRI MPUD master plan or conditions of approval. The MUTRM Development Standards are approved as alternative standards for development within MUTRM Designated Parcels pursuant to an approved Neighborhood Plan.

(1) The residential design standards are as follows:

	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Front Yard[e] Setback (ft)	Side Yard[f] Setback (ft)	Rear Yard Setback (ft)	Maximum Height (ft)	Maximum Lot Coverage
Single-Family Attached	18	100	20 [a]	7.5 [b]	10	35	100%
Single-Family Detached	45	100	20 [a]	7.5	15	35	65% [c]
Townhouses	15	60	20 [a]	0/7.5 [b]	5	35	100%
Multifamily (Condo or Apartments) [d]	N/A	N/A	20 [a]	(b)	15	35	100%

(a) 20' setback to primary structure and 25' from the back of sidewalk to the front loaded garage. Townhomes that do not provide garages or

driveways shall have a minimum of 15' setback from the building to the back of sidewalk.

(b) A minimum of 15 ft between structures. Structures shall be designed to reduce a straight line-of-sight by implementing one or more of the following:

(i) Curvilinear street alignment.

(ii) Varied building setbacks

(iii) Varied building-façade treatments.

(c) Lot coverage represents 55% for primary structure and 10% for accessory structures.

(d) Multifamily setbacks are measured from the perimeter of the overall multifamily parcel and not separation between each building. Any multifamily structure greater than 35 feet in height shall comply with the following building height, transition zone requirements when adjacent to single family detached, single family attached, and/or townhouses:

Building Height	Minimum Distance Between Multifamily and Single Family Structures
<=35'	20'
36"-45'	50'
46'-55'	80'
55'-65'	110'
>65'	110' plus an additional 10' for each additional story over 65'.

(e) On corner lots where there is more than one front, one front-yard setback may be reduced to 10 feet.

(f) In those areas shown on the Master Plan with prior site plan approvals, or in new residential developments that achieve a density of six units per net acre, the following standards may utilized: Side-yard setbacks may be reduced from 7.5 feet down to a maximum of 5 feet based upon the following conditions being met prior to construction plan approval for each phase or unit. Should the conditions not be met, the minimum side setback shall be 7.5 feet.

- Prior to any construction on the lot, proper erosion and sedimentation controls shall be installed.
- Lots that back up to drainage-retention areas and wetland areas shall be "Type B," graded with high points at the midpoint of the side lot line and slopes toward both the front and rear yards. Discharge into wetlands shall only be allowed where the wetlands are designed and permitted to receive discharge. A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.

- Lots graded as "Type A" which back up to other lots shall require the installation of gutters on the sides and backs directing drainage to the front.
- Lots graded as "Type B" or "Type C" which back up to other lots shall require that traffic-bearing grates be installed upon a FDOT inlet placed within each rear-lot line easement. Culverts connecting rear-yard inlets to acceptable outfalls shall be installed and shall be reinforced concrete pipe with premium sealed joints, designed to sustain an H-20 loading. A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.
- Side-yard swales shall be sloped to create positive outfall to the front and/or rear of each lot with velocities no greater than allowable for grassed stabilization, as in the FDOT *Drainage Manual*.
- A minimum 15-foot-wide drainage and access easement shall be provided along all rear-lot lines. Drainage and access easements shall extend to the road right-of-way at block ends. Side-yard, cross-access easements shall be provided connecting the rear-yard easement to the front right-of-way.
- A Responsible Entity, other than the County and acceptable to the County, shall be designated to provide perpetual maintenance to all drainage and access easements. The approved maintenance entity shall provide annual inspections of side- and rear-yard easements and drainage facilities to verify that no modifications have been made to the grading and ground cover and to inspect any inlets and pipes to verify that no hydraulic restrictions exist. Any modification or hydraulic restriction observed, at any time, shall be corrected. Additional inspections shall be performed, if requested by an adjoining resident or the County. The maintenance entity shall have the right to file a lien to charge property owners for corrections or modifications and collect sufficient funds to perform required maintenance.
- No obstruction/service equipment shall be permitted in the side yard between houses. This includes, but is not limited to, air conditioning systems, water softeners, pumps, fences, etc.
- Walkways shall be allowed if they do not create any obstruction and are flush with grade.
- Gutters and roof structures shall be installed so as to reduce direct discharge to the side-yard swales.
- The engineer of record shall provide to Pasco County signed and sealed, design calculations for each typical lot demonstrating compliance with Pasco County's drainage criteria. The typical site-grading plan shall identify elevations, grades, ground cover, allowable tolerances, and a quality-control plan addressing construction and post-construction

phases. In addition, the engineer of record shall inspect the lot upon completion and complete the "as-built" certification prior to the issuance of the CO for the associated unit.

b. The above minimum setbacks are calculated based on minimum right-of-way widths in accordance with the LDC. Any reduction of the minimum right-of-way width may require an MPUD Master Planned Unit Development amendment to increase minimum setbacks. Within MUTRM Designated Parcels, the MUTRM Street Standards may be used with no adjustment to the setbacks established in the MUTRM Development Standards.

c. Buildings located within golf course, recreational areas, civic uses or limited neighborhood commercial development internal to a residential community shall be developed in accordance with the C-1 Neighborhood Commercial District standards and shall be allowable uses on all S or M Parcels. Short term rentals, fractional and vacation ownership units shall be allowable uses on Parcels S2 and S4.

d. Within MUTRM Designated Parcels, Residential Neighborhoods shall have a minimum density of six units per net acre and the average density of all MUTRM Neighborhoods shall be eight units per net acre. If additional Parcels are designated for MUTRM development, these minimum and average densities shall be decreased by the relative proportion of the additional acreage added to the initial acreage of MUTRM Designated Parcels.

56. Land Use maximums shall be in accordance with the following Land Use Table and may be exchanged by the Master Developer in accordance with the Land Use Exchange provisions set forth in the DRI DO and DA. An exchange of uses pursuant to the Land Use Exchange Matrix shall not require an amendment to this Table.

Land Use	TOTAL
Residential. d.u. (Single family) (Multi family)	10,473 (6,947)* (3,526)
Retail s.f.	2,720,800
Hotel rooms	480
Office s.f.	1,059,080
Medical Office s.f.	199,180
Hospital beds	371
Community College (f.t.e. students)	707
Attractions & Recreation Facilities (ARF) s.f.	300,000
Golf Course (holes)	18
Elementary Schools	3

* Includes 2,500 Retirement Housing Units that shall be deed restricted, designated and developed as adult communities as set forth in the DRI DO.

Consistent with the DRI DO, DA, and applicable provisions of the LDC, the land use maximums may be increased to those permitted under FLU Policy 7.1.8 and Exhibit T of the DA, which are incorporated herein as they existed on the Effective Date of the DA.

The addition of entitlements to the Land Use Table that constitute "exempt uses" shall not require an amendment to this MPUD so long as the total entitlements do not exceed the maximum permitted under FLU Policy 7.1.8. The addition of such entitlements shall be documented and assigned to development parcels as required by Section 4.e of the DRI DO.

The addition of non-exempt entitlements to a MUTRM Designated Parcel after a transportation analysis shall not require an amendment to this MPUD so long as: any additional transportation mitigation required by the analysis is reflected in enforceable site plan conditions, or an enforceable development agreement, and the total entitlements do not exceed the maximum permitted under FLU Policy 7.1.8. Any transportation or access management analysis of such entitlements shall utilize the 1.2 V/C ratio consistent with the DA. The addition of such entitlements shall be documented and assigned to development parcels as required by Section 4.e of the DRI DO.

Any increase in entitlements over those shown in the Land Use Table shall be reflected in the next amendment to this MPUD.

57. Office entitlements within the Wiregrass Ranch DRI shall not be reduced, exchanged or traded off for any other approved uses in the project except as provided in the DRI DO and DA.

58. The approved 2,720,800 square feet of commercial entitlements may not be utilized or exchanged for residential land uses, unless otherwise allowed pursuant to the adopted DRI DO and DA.

59. Nothing in these COA's guarantees that the maximum amount of entitlements set forth herein can be accommodated on any portion of the land within Wiregrass Ranch DRI due to other regulatory constraints and the physical constraints of the land itself.

60. MUTRM Designated Parcels are identified in the DA and depicted on the MPUD Master Plan. The Master Developer or a Parcel Developer may designate additional parcels as MUTRM Designated Parcels without an amendment to this MPUD or the MPUD Master Plan. Such designation shall be by letter to _____.

61. Parcels may be developed out of numerical sequence and in fractions and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.

62. Any overall increase to density/intensity or decrease in open space shall be calculated cumulatively from the last substantial amendment.

63. The Master Developer may designate a site or sites which do not exceed a total of 15 acre(s) to be used for recreational vehicle storage for the exclusive use of Wiregrass Ranch residents. Such site(s) shall have appropriate landscape buffering in compliance with Pasco County Landscaping and Irrigation Ordinance No. 02-04 as amended and shall be shown on the approved Master Development Plan. The site(s) must obtain preliminary site plan approval prior to development and be owned by the Responsible Entity.

Procedures

64. A disclosure statement regarding the construction of all known future arterial and collector roadways abutting and through the preliminary plan/preliminary site plan and all known future road interconnects to the roads within the preliminary plan/preliminary site plan shall be included in all sales contracts for residential within the MPUD. This disclosure shall include the future roadway's planned number of lanes and planned construction timing, if applicable.

65. Unless otherwise approved by the Emergency Services Director, each development within the Wiregrass Ranch DRI shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The Parcel Developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Emergency Services Director has received such a petition.

66. Upon each preliminary plan/preliminary site plan submittal, the Parcel Developer shall provide a contextual map showing the entire MPUD parcel, where the subject property is located within the MPUD parcel and any adjacent previously approved preliminary plan/preliminary site plans or plats for that MPUD parcel.

67. To the extent necessary to demonstrate that the entitlements necessary for approval are available, preliminary plan/preliminary site plan submittals shall include a detailed breakdown of the individual plan approvals, including the plan and parcel name as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received preliminary plan/preliminary site plan approval, construction plan/construction site plan approval, and/or record plat approval. Within MUTRM Designated Parcels, this assessment and the Assignment of DRI or MPUD entitlements may occur either at the time of approval of the Neighborhood Plan or preliminary plan/preliminary site plan approval.

68. Development shall occur in accordance with the LDC, Section 402, Concurrency Management System.

69. Rezoning of this property with conditions does not relieve the Master Developer or any Parcel Developer of responsibilities and obligations under the DRI DO or under State law including, but not limited to, Development of Regional Impact requirements under Chapter 380, Florida Statutes.

70. Upon the rescission of the DRI DO, the following provisions of the DRI DO or the DA shall be incorporated into and enforceable as part of these MPUD Conditions of Approval:

- The conditions for the designation and succession of the Master Developer pursuant to Section 2 ;
- The conditions governing expiration and build-out dates of the DRI DO pursuant Section 4.d, except that the Expiration Date of the MPUD shall be the later of December 31, 2028 or the [A1]Build-out date of the DRI as of the date of rescission, whichever is later;
- The conditions governing the documentation, control and assignment of entitlements within the Wiregrass DRI in Section 4.e, except that any future assignments shall be of MPUD entitlements, and shall not require identification of the phase;
- Exhibit K (Wetlands Categorization Map) and Exhibit L (Conservation Corridor).
- All of the conditions of approval and development in Section 5, except for the following subsections, which shall not apply or shall be modified as reflected below:
    - Section 5.a's reference to the Land Use Equivalency Matrix shall be incorporated into the MPUD as applicable consistent with the the terms of this DA and Exhibit F to NOPC-4;
    - Section 5.b.(2).a provisions governing the Town Center, which shall be consistent with the terms of the DA;
    - Section 5.b(7) governing Limited Exemption Uses, which were terms resulting from the County's transportation concurrency regulations. As Wiregrass Ranch MPUD is located in the County's adopted Urban Service Area, the County's mobility fee system applies unless otherwise opted out by the Applicant/Developer. . ;
    - Section 5.b.9.c, governing the alignment of Wiregrass Ranch Boulevard and the SR 581 Bypass/Loop Road, which shall be replaced by the terms set forth in the DA, consistent with the December 26, 2006, Settlement Agreement, as subsequently amended;
    - Section 5.c, governing the Land Use Exchange, which shall be incorporated and modified consistent with the terms of this DA and the MPUD;
    - Section 5.i, governing Air Quality analysis;
    - Section 5.l, governing energy, which shall be governed by the relevant provisions of the Comprehensive Plan and LDC;
    - Transportation conditions in Section 5.m, except that all transportation conditions required by the DA shall be enforceable as though incorporated herein, and Section 5.m(5) governing public transit and provisions for bus stops and facilities for regular PCPT service which shall be a local condition and part of the MPUD conditions;

- Section 5.o,2 governing conveyance of District and Community Parks, subject to the completion of the transactions contemplated in the Park Donation Agreement ;
- Section 5.q governing Hurricane Preparedness;
- Section 5.r governing Affordable Housing;
- Section 5.s, governing historical or archeological resources, which shall be governed by the LDC;
- Section 5.t governing DRI-specific general conditions; and
- Section 5.u, governing DRI-specific procedures.

71. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the BCC approved document is completed (including notarization) and received by the Zoning and Site Development Department after the BCC action.

72. The Owner/Developer's waiver of the right to challenge the validity of the provisions of the DA, once effective, shall apply equally to the provisions of these MPUD conditions of approval.

OWNER*S*/DEVELOPER*S'* ACKNOWLEDGMENT:

The Master Developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

LOCUST BRANCH, LLC

_____

_____
(Date)

By: Michael Gramling, Its Manager

I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared the owner/developer, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be its their free act and deed for the uses and purposes therein expressed.

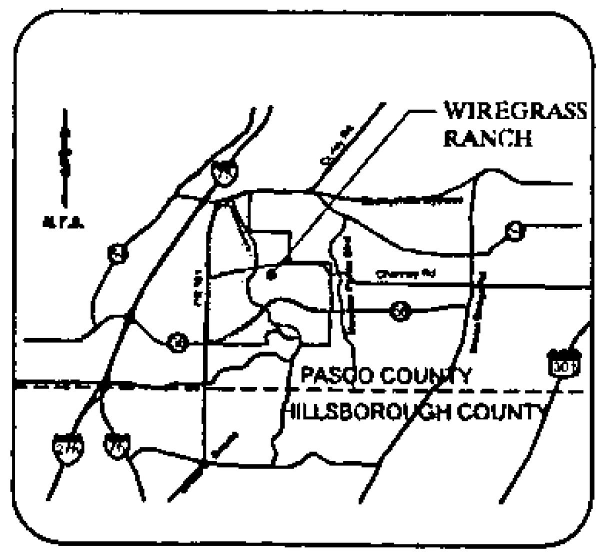
Witness my hand and seal at _____, _____ County, Florida, the day and year aforesaid.

My commission expires:

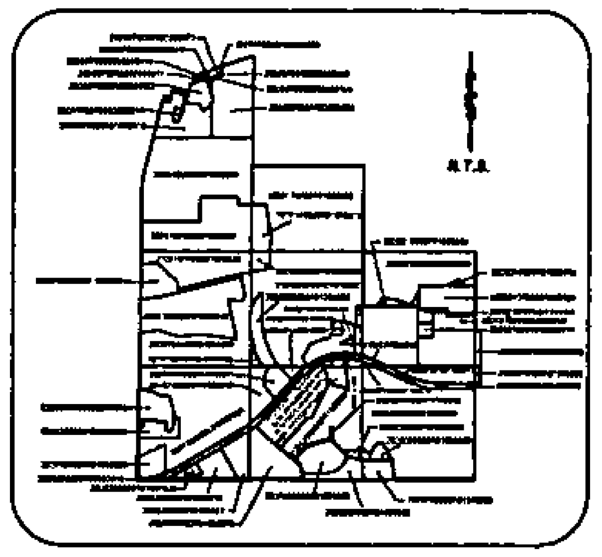
_____

_____
(Date)

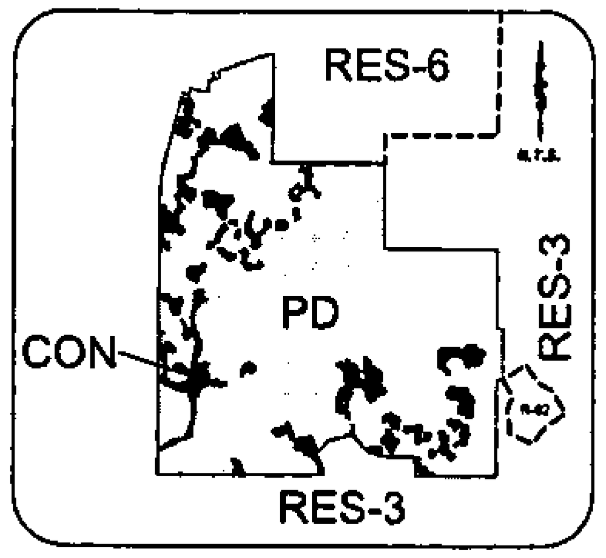
_____
Notary Public, State of _____ at Large)



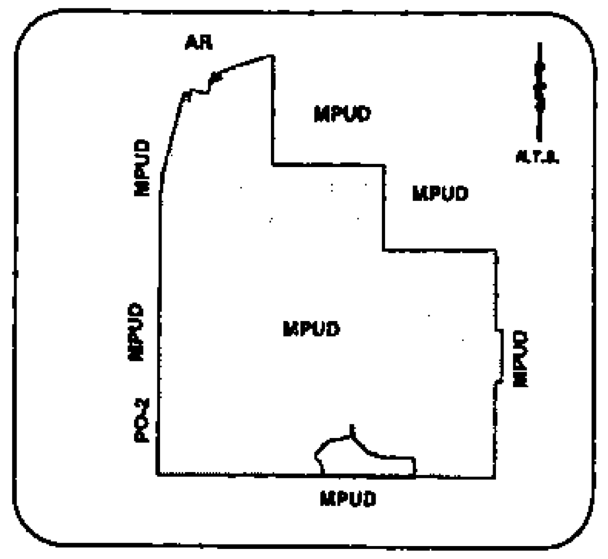
VICINITY MAP
SECTION 7, 17, 18, 19, 20, 21, 28, 29 & 30,
TOWNSHIP 26 S, RANGE 20 E
PASCO COUNTY, FLORIDA



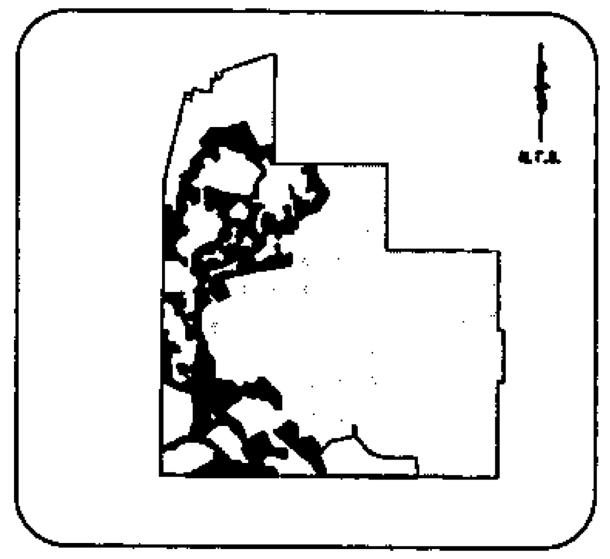
PARCEL ID MAP



LAND USE MAP



EXISTING ZONING MAP



CONSERVATION CORRIDOR MAP

APPROVED LAND USES:

Land Use	Phase 1 (3/1/28)
Single family*	8,947
Multi-family	3,538
Retail s.f.	2,720,800
Hotel Rooms	480
Office s.f.	1,050,080
Medical Office s.f.	199,150
Hospital beds	371
Community College (F.T.E. Students)	707 F.T.E. Students
University	
Light Industrial	
Attraction and Recreation Facilities (ARF)	300,000
Golf Course (Holes)	18
Elementary Schools	3

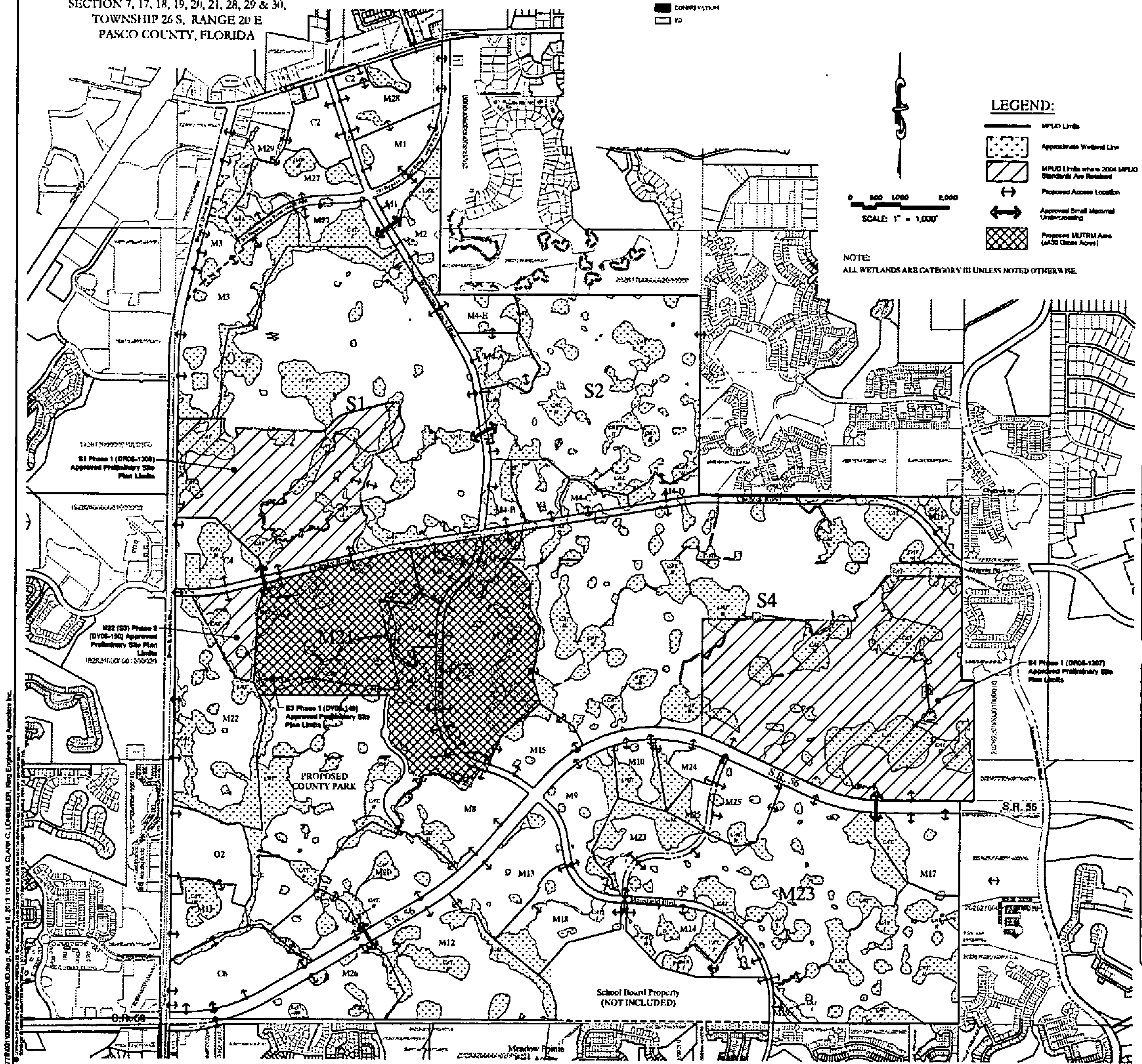
*Includes 2,500 Elderly Housing Units

THE ABOVE TABLE IDENTIFIES THE TOTAL SPECIFICALLY APPROVED ENTITLEMENTS ALLOWED WITHIN THE WIREGRASS D.R.I.

1. CONSISTENT WITH DEVELOPMENT ORDER 4.a. THE DRI ENTITLEMENTS ARE NOT GEOGRAPHICALLY ASSIGNED.

2. THE PROPOSED ENTITLEMENTS SCHEDULE ABOVE IS ESTIMATED AND SUBJECT TO THE APPROVED TRADE OFF MATRIX (EXHIBIT F) AND SECTIONS 4.a, 4.b, 4.c, 5.a AND 5.c OF THE APPROVED DEVELOPMENT ORDER.

THE ASSIGNMENT OF USES AND ENTITLEMENTS TO EACH DEVELOPMENT PARCEL SHALL BE AS DEFINED WITHIN THE MPUD CONDITIONS OF APPROVAL.



LEGEND:

- MPUD Limits
- Approximate Wetland Line
- MPUD Limits where 2004 MPUD Standards Are Retained
- Proposed Access Location
- Approved Small Mammal Undercrossing
- Proposed MUTRM Area (±430 Gross Acres)

SCALE: 1" = 1,000'

NOTE:
ALL WETLANDS ARE CATEGORY III UNLESS NOTED OTHERWISE.

SITE DATA

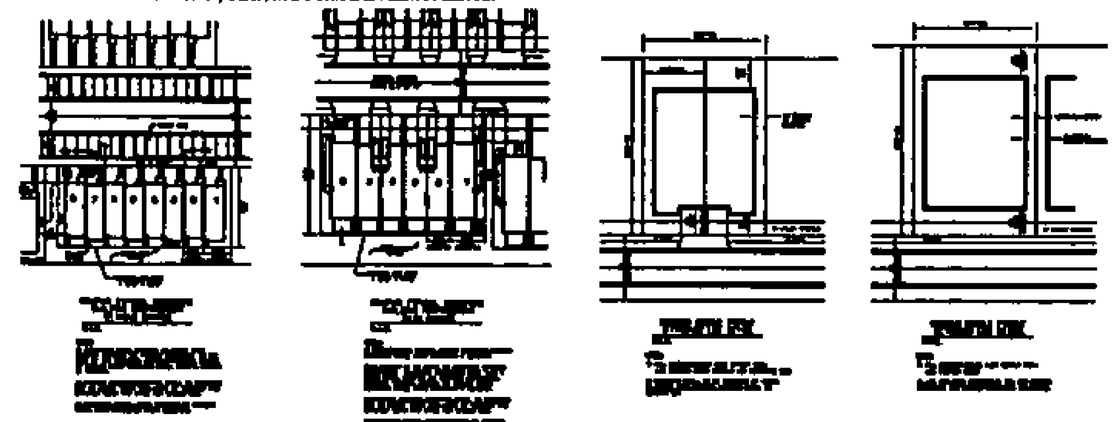
MPUD PARCEL

ACREAGE: ±5,142.6 AC
WETLANDS: ±1,3[illegible].2 AC
EXISTING LAKES: ±12.4 AC
UPLANDS: ±[illegible] AC
ZONING:
EXISTING: MPUD
PROPOSED: MPUD
LAND USE CLASSIFICATION: PD AND CON
GROSS RESIDENTIAL ACREAGE: ±[illegible] Acres

THE MAXIMUM DEVELOPMENT RIGHTS ARE ESTABLISHED IN THE DRI DEVELOPMENT ORDER, DEVELOPERS AGREEMENT, AND THE MPUD CONDITIONS OF APPROVAL BY REFERENCE TO THE COMPREHENSIVE PLAN.

REFER TO THE WIREGRASS MPUD CONDITIONS OF APPROVAL FOR ALL DEVELOPMENT STANDARDS SUCH AS BUILDING SETBACKS, BUILDING HEIGHTS, MAXIMUM F.A.R., MAXIMUM DENSITY, ETC.

NOTE:
THE BELOW DEVELOPMENT STANDARDS SHALL BE APPLICABLE TO RESIDENTIAL DEVELOPMENT EXCEPT FOR THOSE PORTIONS OF S1, M21, M22 AND S4 DEVELOPMENTS THAT RETAIN THE PRIOR MPUD (RZ04-1677) DEVELOPMENT STANDARDS, AND EXCEPT FOR TND, TOD, MUT RM DEVELOPMENTS.



NOTES

1. REFER TO WIREGRASS D.R.I. DEVELOPMENT ORDER, WIREGRASS DEVELOPER'S AGREEMENT AND WIREGRASS MPUD DEVELOPMENT STANDARDS FOR DEVELOPMENT REGULATIONS APPLICABLE TO EACH PARCEL LAND USE.
2. WATER, SEWER AND EMS SERVICES BY PASCO COUNTY; ELECTRIC SERVICE FROM WITHLACOOCHEE RIVER CORPORATION.
3. ROADWAY ALIGNMENTS, INTERNAL ACCESS POINTS AND CROSS-ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE, SUBJECT TO COUNTY ACCESS MANAGEMENT STANDARDS AND FINAL APPROVAL OF THE MASTER ROADWAY PLAN.
4. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO WETLANDS, LAKES, LANDSCAPED AREAS, MITIGATION AREAS, GOLF COURSE AND OTHER RECREATION AREAS, AND STORMWATER MANAGEMENT AREAS. DETAILED OPEN SPACE CALCULATIONS WILL BE PROVIDED AT TIME OF PRELIMINARY PLAN SUBMITTAL.
5. THE SITE LIES WITHIN FLOOD ZONES "A", "AE" AND "X" ACCORDING TO FEMA FLOOD INSURANCE MAPS.
6. APPROVED MPUD LAND USES MAY BE CONVERTED, SUBJECT TO D.R.I. APPROVED LAND USE EQUIVALENCY MATRIX AND THE LIMITATIONS SPECIFIED IN THE D.R.I. DEVELOPMENT ORDER CONSISTENT WITH THE DEVELOPER'S AGREEMENT.
7. PROJECT ACCESS SHALL BE PROVIDED VIA S.R. 56 CONSISTENT WITH THE S.R. 56 ROAD AGREEMENT.
8. THE SPECIFICALLY APPROVED ENTITLEMENTS WITHIN THE DRI ARE NOT GEOGRAPHICALLY ASSIGNED. THEREFORE THE APPROVAL OF EACH PRELIMINARY SITE PLAN SHALL BE ACCOMPANIED BY AN EXECUTED "ASSIGNMENT OF WIREGRASS DRI ENTITLEMENTS" AS REQUIRED WITHIN THE DEVELOPMENT ORDER.
9. THE LOCATION OF USES WITHIN THE MPUD LIMITS SHALL BE CONSISTENT WITH THE PROVISIONS CONTAINED WITHIN THE MPUD CONDITIONS OF APPROVAL. AS DETERMINED WITHIN THE ADOPTED DEVELOPMENT ORDER THE ENTITLEMENTS ARE NOT GEOGRAPHICALLY ASSIGNED AND THEREFORE ALLOW FOR FLEXIBILITY ON THE LOCATION WITH THE DRI/MPUD LIMITS.
10. PARCEL D2 HAS RECEIVED APPROVAL FOR A CONDITIONAL USE [illegible] FOR A HELIPAD AND TWO BUILDING HEIGHT VARIANCES FOR THE MEDICAL OFFICE AND HOSPITAL USES, VAR [illegible] RESPECTIVELY.
11. PARCELS V1, V2 AND V3 ARE PROPOSED ELEMENTARY SCHOOL SITES.

LEGAL DESCRIPTION

ALL THAT PORTION OF SECTIONS 7, 17, 18, 19, 20, 21, 28, 29 AND 30, ALL IN TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA. [illegible]

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

OWNERS
Wiregrass Ranch Inc, Sierra BBD Property LLC, Maggie Pond LLC, Higbee Company, First Chapel Associates LP, Pasco County, Walmart Stores, Goodforest LLC, District School Board of Pasco County, Jane Hole LLC, Deer Pond LLC, Solly Branch Holdings LLC, Persimmon Hole LLC, Florida Hospital Zephyrhills, JHP Real Estate Partnership, Tom M Porter, and Flycatcher LLC

APPLICANT
LOCUST BRANCH L.L.C.

WIREGRASS
MPUD - REZONING PLAN
DRI # 260

13	12/28/13	REVISED PER NOPC 4 DEVELOPERS AGREEMENT	SDS
12	05/19/11	REVISED TO REMOVE MAXIMUM LEVELS OF DEVELOPMENT TABLE	SDS
11	04/05/11	REVISED TO MODIFY S1 PARCEL DESIGNATIONS	SDS
10	10/27/10	REVISED BASED ON COUNTY COMMENTS	SDS
9	07/09/10	REVISED BASED ON COUNTY COMMENTS	SDS
8	04/21/10	REVISED BASED ON COUNTY COMMENTS	SDS
7	03/31/10	REVISED BASED ON COUNTY COMMENTS	SDS
6	01/18/10	REVISED BASED ON COUNTY COMMENTS	SDS
5	08/25/09	REVISED BASED ON COUNTY COMMENTS	SDS
4	03/16/09	REVISED BASED ON COUNTY COMMENTS	SDS
3	05/05/09	REVISED TO ADD S-1 AND S-5A DEVELOPMENT STANDARDS	SDS
2	04/25/08	RESUBMIT AFTER DEVELOPMENT ORDER	SDS
1	09/23/08	REVISED BASED ON COUNTY COMMENTS	SDS

3778-001-000
04/05/05
1" = 1,000'
1 of 1

Exhibit W

Wiregrass Master Roadway Plan

Applicant's Proposed Changes to Master Roadway Plan

WIREGRASS RANCH DRI/MPUD
MASTER ROADWAY PLAN
CONDITIONS OF APPROVAL
~~PGM11-86~~_____
~~5/26/11~~_____ DRC

1. This Master Roadway Plan replaces and supersedes the previously approved Roadway Alignment and Construction Phasing Plan (File No. GM06-737) approved by the DRC on March 30, 2006, as subsequently amended and approved by the Master Roadway Plan ("MRP") (File No. PGM 11-86) approved by the DRC on May 26, 2011.~~.~~ This Master Roadway Plan applies to all areas and parcels located within the Wiregrass DRI and all areas of the Wiregrass MPUD Master Planned Unit Development. All roadways shown outside of the Wiregrass MPUD Master Planned Unit Development are for information purposes only. Approval of this plan satisfies the requirements of Sections _____~~618.12~~ (as to requirements for frontage and reverse frontage roads along S.R. 56) and _____~~610.3.O~~ (as to requirements for continuation of street patterns and street accesses to adjoining properties external to the Wiregrass Ranch DRI/MPUD) of the Land Development Code. Approval of this plan shall constitute approval of an alternative standards request for the Wiregrass DRI/MPUD under the County's adopted collector and arterial spacing and design standards (Sections _____~~610.3~~ of the Land Development Code).

2. The following street and road facilities conceptually depicted on the Master Roadway Plan, attached hereto (including any required roadway appurtenances), shall be constructed prior to the first of the following to occur: (1) as necessary to satisfy the access management requirements of the preliminary plan/preliminary site plan under review; or (2) the date set forth in the Wiregrass Development Order, as amended; or (3) ~~as set forth herein (i.e., for Chancey East); or (4)~~ in accordance with unit threshold triggers set forth in the matrix below (the Matrix).

As to item (3~~4~~) above, the following unit thresholds shall trigger connectivity and expansion of the Major Roads:

Thresholds to Provide Major Road[1] Connectivity[2] and Expansion			
2 Lane Major Road with no Connectivity	2 Lane Major Road with Connectivity	4 Lane Major Road with no Connectivity	4 Lane Major Road with Connectivity
1900 SFD DU[3] per Major Road	2470 SFD DU per Major Road	3200 SFD DU per Major Road	4130 SFD DU per Major Road

[1] "Major Road" means a collector road or arterial road as designated in the County's Comprehensive Plan. The Major Roads currently designated in the Comprehensive Plan within or adjacent to Wiregrass Ranch include S.R. 56, S.R. 54, S.R. 581, Wiregrass Ranch Boulevard, Chancey Road, and Mansfield Boulevard. The subdivision collector roads or Primary Minor Urban Collectors shown on the Master Plan shall be considered Major Roads for the purpose of meeting the connectivity requirements.

[2] "Connectivity" means a Major Road that is connected (whether directly or via other Major Roads) to two or more other~~of the following~~ Major Roads~~: S.R. 56, S.R. 54, S.R. 581, Meadow Pointe Boulevard, or Mansfield Boulevard~~.

[3] Single family detached dwelling unit (or other residential equivalent as determined by the Land Use Equivalency Matrix contained in the Wiregrass DRI Development Order), all located within Wiregrass Ranch DRI. The above thresholds shall only apply to residential uses and development and shall not apply to any non-residential uses or

development. As to mixed use development, the above thresholds shall apply only to the single family residential dwelling units of a mixed use development. The dwelling units in a development with access to multiple Major Roads shall be allocated among such Major Roads at the time of preliminary site plan review to ensure proper and reasonable trip distribution for threshold calculations.

Within MUTRM Designated Parcels, the designated "subdivision collector roads" shall be designed and developed as Primary Minor Urban Collectors pursuant to the Alternate Street Standards approved in the Development Agreement and MPUD Conditions of Approval for Wiregrass Ranch. In recognition of the urban development pattern to be established within the MUTRM Designated Parcels and the establishment of a grid street network within those areas, the Thresholds above shall not apply to Primary Minor Urban Collectors. Except for those portions within 440' of its intersection with a Major Road other than another Primary Minor Urban Collector, Primary Minor Urban Collector may be developed as a two-lane road regardless of the amount of residential or non-residential development served.

a. S1/M3/M27~~O1~~ Roads:

(i) All roads within Parcel S1 may be private subject to the Land Development Code procedures. Concurrent with each applicable preliminary plan/preliminary site plan submittal, the Parcel Developer (as defined in the MPUD COA's and hereinafter referenced as the "Parcel Developer") shall designate those roads that are requested to be private and include the applicable documentation for such requested private roadways.

(ii) Regardless however, that portion of the S1 north/south collector road west of the category 1 wetland system that connects to the ~~realignment of~~ SR 581 Bypass/Loop Road within Parcel M3/M27~~O1~~ shall remain public. Upon expiration or abandonment of the approved Parcel S1 Preliminary Site Plan and Construction Plans, the County may require the realignment of the collector roads onsite, and the need for the roadways to be public, for those portions of the collector roadways not constructed at time of preliminary site plan expiration.

(iii) The Parcel Developer shall provide a pedestrian access at the southwest corner of S1, allowing for pedestrian access to Parcel C4, if Parcel C4 is developed for some other use than open space, mitigation, ponds, etc. Should Parcel C4 be developed as retail and/or office use that exceeds 100 daily trips~~the de minimus development levels set forth in Exhibit B of the Traffic Impact Study Guidelines, Resolution No. 04-203~~, then the Parcel Developer shall provide an interconnecting roadway from S1 to provide access from Parcel S1 to Parcel C4.

b. M21/M7/S4 North-South & East-West Roads:

(i) Requirement if Parks moved to M21 as generally depicted on the Conceptual Master Parks Plan approved by the DRC on May 26, 2011:

M21: Construct a public, north-south subdivision collector road beginning at Chancey (aligned with the S1 north-south road) south and then east to Wiregrass Ranch Boulevard (to align with the east-west road from M7, approximately as shown on the MRP, contingent upon obtaining all required permits. ~~Such roadway type shall be determined in accordance with the LDC at the time of preliminary plan/preliminary site plan approval~~. Such road shall be developed as a Primary Minor Urban Collector consistent with the Alternate Street Standards. ~~Such~~ The east-west portion of the roadway shall align with the east-west road through M7 & S4 as further described below or such east/west roadway shall connect through the Town Center roadway grid which connects to the east-west road in M7 & S4.

Requirement if Parks are not moved to M21 as generally depicted on the Conceptual Master Parks Plan approved by the DRC on May 26, 2011:

M22/M21: Construct a public, east-west subdivision collector road beginning at S.R. 581 approximately 1,600 feet south of Chancey Road, east to Wiregrass Ranch Boulevard approximately 3,600 feet south of Chancey Road, contingent upon obtaining all approvals. Such roadway type shall be determined in accordance with the LDC at the time of preliminary plan/preliminary site plan approval. Such east-west roadway shall align with the east-west road through M7 & S4 as further described below or such east-west roadway shall connect through the Town Center roadway grid which connects to the east-west road in M7 & S4.

(ii) S4: Construct a public east-west subdivision collector road (beginning at Parcel M7 east to the north-south public subdivision roadway in S4.

(iii) M7: ~~Realign~~ Align the east-west subdivision collector road in M7 at its access to Wiregrass Ranch Boulevard to match the alignment of the public east-west subdivision collector roadway in M21/M22, or connect the east-west subdivision collector road through the Town Center roadway grid in M7 which connects to the east-west road in M21/M22. This segment of the road shall ~~either be a Type 1B roadway (or Type 1A if required by the LDC at the time of preliminary plan/preliminary site plan approval) or~~be a Primary Minor Urban Connector or otherwise comply with ~~the County's TND Ordinance and requirements for a Town Center~~an alternate street type approved in a TND Master Plan, MUTRM Neighborhood Plan or TOD Station Area Plan.

c. O2, M11, C6, C5, M20, M21 and M8 Reverse Frontage Road:

Construct a public access reverse frontage road from S.R. 581 to Wiregrass Ranch Boulevard, on the north side of S.R. 56, approximately 300 feet north of S.R. 56 as conceptually shown on the Master Roadway Plan, or as otherwise approved at the time of preliminary plan/site plan approval. The reverse frontage road shall be constructed as a two lane privately maintained road, within a public access easement for vehicular ingress and egress not less than 30 feet in width. The entire segment of frontage roadway contained within or adjacent to any of these parcels submitted for development shall be constructed in its entirety in or adjacent to that parcel, unless otherwise approved by the DRC. ~~For that portion of the reverse frontage road within C6 from the rear of the Shoppes at Wiregrass to Parcels M11/O2, such portion shall be completed by the Shoppes at Wiregrass prior to the first of the following to occur: 1) the preliminary plan/preliminary site plan approval for Parcel M11; or 2) the preliminary plan/preliminary site plan approval for Parcel O2; or 3) December 31, 2010, whichever occurs first as required by condition No. 4 of the DRC approval on September 25, 2008 (DR08-1954).~~ If requested by the County, and if necessary for the County or FDOT to construct any portion of the reverse frontage road in this condition, the Parcel Developer shall dedicate the right-of-way for such portion of the reverse frontage road (by deed or easement), within 90 days of the County's request.

d. S2/S4/M23 Subdivision Collector Road:

Construct a public subdivision collector roadway beginning at Mansfield Boulevard directly opposite the existing high school access road, north to Chancey Road through Parcels S4 and M23 and then northwest to Wiregrass Ranch Blvd through Parcel S2. The roadway shall be constructed with 100 feet of right-of-way and 20-foot buffer easements on both sides for future road right-of-way. If the preliminary site plan for Parcel S4 is further revised, expires, or is no longer valid, the ninety degree turns in the north-south public subdivision collector roadway within parcel S4 shall be realigned and designed for a minimum speed limit of 40 mph.

e. S4 Reverse Frontage Road:

If parcel S4 is converted to predominantly ~~to~~ non-residential uses, a reverse frontage road within Parcel S4 on the north side of SR 56 shall be constructed in a location and configuration to be approved by the County. The reverse frontage road shall be constructed as a privately maintained two (2) lane road within a public access easement for vehicular ingress and egress not less than 30 feet in width. The entire segment of frontage roadway contained within or adjacent to any parcel submitted for development shall be constructed to its entirety within or adjacent to that parcel, unless otherwise approved by the DRC. If the Wesley Chapel Lakes frontage road has been included in an approved site plan prior to this reverse frontage road being included in an approved site plan, the Parcel Developer shall align this reverse frontage road with the potential reverse frontage road at the northwest quadrant of SR 56 and Meadow Point Blvd in Wesley Chapel Lakes DRI to ensure that the reverse frontage roads align at the Wiregrass/Wesley Chapel Lakes property line.

However, this obligation shall be eliminated and of no effect if the SR 56 Managed Lane Expansion is designed and fully funded through Wiregrass Ranch (from 581 to Meadow Pointe Boulevard) prior to the occurrence of any event that would require construction of a reverse frontage road.

f. M12, M13, M9, M10, M24, M25, M23 and~~C8, O3, M12,~~ M17 Reverse Frontage Road:

Construct a public access reverse frontage road on the south side of S.R. 56, beginning at the median cut on SR 56 at Parcel M12, proceeding through Parcel M13 and crossing Mansfield Boulevard, extending through Parcel~~s~~ M9 to SR 56. The reverse frontage road will~~would~~ begin again at SR 56 at the eastern most portion of Parcel ~~in parcel,~~ M10, and then proceed through ~~connect to~~ P~~p~~arcels ~~C8~~M24,and ~~O3~~ M25 ~~and M23~~ and return to SR 56. Parcel M23 shall connect to the reverse frontage road at a location to be determined at site plan approval. ~~&~~Parcel M17 shal~~,~~l also provide a reverse frontage road to the east property boundary of Wiregrass Ranch DRI. All reverse frontage roads are as conceptually shown on the approved Master Roadway Plan. The reverse frontage roads shall be constructed as a two-lane road, within a public access easement for vehicular ingress and egress not less than 30 feet in width. The entire segment of reverse frontage roadway contained within any parcel submitted for development shall be constructed in its entirety within that parcel, unless otherwise approved by the DRC. At the time of permitting on parcel M17, if the Wesley Chapel Lakes frontage road has been included in an approved site plan prior to this reverse frontage road being included

in an approved site plan, the Parcel Developer shall align this reverse frontage road with the potential reverse frontage road at the southwest quadrant of SR 56 and Meadow Point Boulevard in Wesley Chapel Lakes DRI to ensure that the reverse frontage roads connect at the Wiregrass Ranch DRI/Wesley Chapel Lakes DRI boundary. If requested by the County, and if necessary for the County or FDOT to construct any portion of the reverse frontage road in this condition, the Parcel Developer shall dedicate the right-of-way for such portion of the reverse frontage road (by deed or easement), within 90 days of the County's request.

However, this obligation shall be eliminated and of no effect if the SR 56 Managed Lane Expansion is designed and fully funded through Wiregrass Ranch (from 581 to Meadow Pointe Boulevard) prior to the occurrence of any event that would require construction of a reverse frontage road.

g. S.R. 581 Bypass/Loop Road. Design, construction and dedication of the S.R. 581 Bypass/Loop Road shall be in accordance with the DA and this section. The Master Roadway Plan depicts the eastern portion of the 581 Bypass/Loop Road and the intersection between the S.R. 581 Bypass/Loop Road and S.R. 54 (the "Intersection") on property that lies outside the Wiregrass Ranch DRI on lands not governed by these conditions of approval and neither owned nor controlled by the DRI Master Developer or any entity subject to these conditions of approval. Neither the DRI Master Developer nor any parcel developer subject to these conditions of approval shall be required to construct the S.R. 581 Bypass/Loop Road or the Intersection unless the County obtains all lands or rights-of-way necessary for such construction at no cost to the DRI Master Developer or any parcel developer governed by these conditions of approval. Neither the DRI Master Developer nor any parcel developer subject to these conditions of approval shall be required to pay for the design, engineering, construction, or land acquisition costs associated with relocating, reconstructing, modifying or otherwise improving any existing intersections, median openings, turn lanes, driveways, signalization, utilities, or any other improvements outside the boundary of the Intersection, or for any costs for litigation or consequential business damages, created or necessitated by the construction of the S.R. 581 Bypass/Loop Road or Intersection at that off-site location. Assuming the County obtains all lands or rights-of-way outside the Wiregrass Ranch DRI necessary for the construction of the S.R. 581 Bypass/Loop Road and Intersection, the DRI Master Developer (or other Wiregrass entity responsible for constructing the 581 Bypass/Loop Road) agrees, if requested by the County, and if consistent with applicable County and FDOT access management regulations, to design and construct the 581 Bypass/Loop Road so that the property owner(s) whose land is being acquired have a point at which to establish or connect vehicular access to the 581 Bypass/Loop Road in a location that does not materially interfere with the planned access to the S.R. 581 Bypass/Loop road from Wiregrass Ranch, or, if such access is not feasible under applicable County or FDOT regulations, or materially interferes with Wiregrass Ranch's planned access, then alternatively to Wiregrass Ranch Boulevard at the access point near the northwest corner of Parcel M-4E (the former Tennis Center parcel); however such access shall be by the shortest, most direct route feasible between Wiregrass Ranch Boulevard and Foxhunt Drive within Parcel M-4E, or another alignment agreeable to the County, neighboring parcel owner and owner/developer of Parcel M-4E.

h. The Master Roadway Plan depicts the County's preferred conceptual option for a "Y" type intersection of the S.R. 581 Bypass/Loop Road ("Loop Road") and S.R. 581 intended to establish a "bypass" condition. The construction of the "Y" intersection may require relocation and reconfiguration of the existing S.R. 581 right-of-way and may alter, interfere or terminate existing connections to, or sever the frontage between, S.R. 581 and lands lying to the west and outside Wiregrass Ranch DRI, may create adverse impacts to existing median openings, driveways or other access points outside the Wiregrass Ranch DRI, and may require

additional wetland mitigation outside the Wiregrass Ranch DRI. FDOT has not approved either the configuration or any engineering for the depicted "Y" configuration of the Loop Road /S.R. 581 intersection, and obtaining such approval from FDOT may involve appeals. The Master Developer prefers a "T" intersection configuration that the Master Developer believes would not have impacts on other properties and access points, and fewer, if any, wetland impacts. Should the County require in connection with the final design approval of the Loop Road the DRI Master Developer or any parcel developer subject to these conditions of approval to construct the Loop Road/S.R. 581 intersection in the "Y" configuration, the Master Developer or such parcel developer shall not be responsible for any of the following that may be created or necessitated by the construction of the Loop Road/S.R. 581 intersection in that "Y" configuration: (i) costs for the design, engineering, construction, or land acquisition associated with relocating or reconstructing any existing intersections, median openings, turn lanes or driveways outside the Wiregrass Ranch DRI, should any such costs occur; (ii) costs for administrative or judicial litigation to obtain or defend approval of the "Y" intersection design initiated by an entity other the DRI Master Developer, should such litigation occur or be necessary; (iii) costs or payments for any consequential business damages due to loss or limitation of access to property outside the Wiregrass Ranch DRI, should any such damages occur; (iv) or the costs for any additional wetland mitigation due to impacts outside the Wiregrass Ranch DRI over the mitigation required for construction of a "T" intersection, should such impacts occur. If requested by the DRI Master Developer, the County shall, to the extent necessary to permit or construct the "Y" intersection, be the applicant for any permits necessary to relocate all or part of the S.R. 581 right of way to the Loop Road, and to vacate any portions of S.R. 581 that are no longer necessary, and shall be responsible for the costs of such permits. If FDOT requires any or all of the Loop Road past the intersection to be constructed as a six-lane road in order to permit the "Y" intersection, Wiregrass shall not be required to construct the Loop Road until or unless the County provides all additional funding required to construct the Loop Road as six lanes. Any costs expended by the County or FDOT pursuant to this paragraph shall not be mobility fee creditable pursuant to the DA.

~~g. Chancey Road East (from Wiregrass Ranch Blvd to the eastern boundary of the Project):~~

~~(i) In addition to the deadlines set forth in condition No. 2, the first two (2) lanes of Chancey Road East shall be bonded **and** constructed in accordance with the Wiregrass Ranch DRI Development Agreement.~~

3. A second functional access shall be provided to a collector or arterial road (which may be the same road to which the primary access is connected) prior to the platting of the 601st dwelling unit for a development project. For each additional functional access provided for a development project, an additional 600 dwelling units may be platted. However, once two functional accesses have been provided for a development project (which thereby serves as access for up to 1,200 dwelling units), the four laning of any functional access shall be considered as providing two functional accesses which thereby shall serve as access for up to 1,200 dwelling units for such four-lane access. This requirement shall not apply within MUTRM Designated Parcels for development pursuant to a Neighborhood Plan.

4. Except for the roads specifically required to be Type 1A as set forth above and except for roads within the Town Center and/or other roads developed in accordance with the County's TND Ordinance or MUTRM Development Standards and MUTRM Street Standards, all internal subdivision collector roadways shown on the approved Master Roadway Plan shall be designed and constructed to Type 1A or Type 1B standards in accordance with the Land Development Code, unless otherwise approved by the DRC at the appropriate preliminary plan/preliminary site plan review and approval stage. At the time of preliminary plan approval the County will consider alternative design standards for Type 1A or 1B roadways through wetland crossings or other areas as determined by the DRC.

5. The typical cross section for all roadways as shown on the approved Master Roadway Plan is not approved and shall not be approved until the 100 percent design plans are approved by the FDOT and/or Pasco County. The typical cross sections for all other roadways including frontage roads are not approved on this Master Roadway Plan and the final design thereof shall be approved with ~~each~~ preliminary plan/preliminary site plans or construction plan/construction site plans. ~~Notwithstanding,~~ One Hundred (100) percent design plans for Chancey Road west of Wiregrass Ranch Boulevard, portions of Wiregrass Ranch Boulevard, Mansfield Boulevard and SR 56 have been ~~all~~ previously approved.

6. All roadway links conditioned by this approval shall include any intersection improvements for Major Roads required by the ~~Exhibit J of the~~ approved Wiregrass Development Order, as amended; the amended S.R. 56 Roadway Agreement between Locust Branch LLC, Pasco County and Meadow Pointe IV Community Development District; MPUD Master Planned Unit Development conditions of approval; FDOT; and Pasco County's access-management regulations as those apply to particular preliminary plan/preliminary site plan applications~~.~~

7. All roadway links conditioned by this approval shall include all intersection improvements, shoulders, striping, signage, signalization, medians, guardrails, handrails, bike and /or pedestrian paths, sidewalks, mass transit bus stops, and other roadway appurtenances, consistent with Pasco County Land Development Code, or as lawfully required by FDOT, and other applicable permitting agencies to be necessary during the design and permitting of such improvements.

8. The right-of-way widths shown on the plan are approved. Additional right-of-way may be required at the intersection of any collector, arterial, subdivision collector, or frontage roads at the time of preliminary plan/preliminary site plan approval of a site adjacent to such intersections in order to accommodate intersection improvements needed for access to that site. At each preliminary plan/preliminary site plan approval for sites adjacent to intersections, the DRC may require further intersection improvements at these intersections based on access management requirements for that site, utilizing a 1.2 V/C ratio for MUTRM designated parcels.~~.~~ All right of way conveyances shall occur in accordance with MPUD conditions.

9. The location of all public and private subdivision collector roads are conceptually shown on the Master Roadway Plan and will be specifically approved at the time of each preliminary plan/preliminary site plan and construction plan/construction site plan approval, or in conjunction with Neighborhood Plans approved for MUTRM Designated Parcels.~~.~~ Exact locations of the right-of-way, which impact Category I wetlands is subject to approval of any required environmental permits and Comprehensive Plan requirements. Any additional roadways required pursuant to the conditions of approval for the Master Roadway Plan shall not be required if any agency with environmental-permitting jurisdiction issues a final denial (no appeal or litigation shall be required) of any permit application to cross or impact any wetland or environmental system in the path of such roadway, provided that the Parcel Developer has

made the same or greater effort to obtain the permit for such roadway as the Parcel Developer has made for other roadways in the MPUD Master Planned Unit Development that impact wetlands or environmental systems including, but not limited to, requesting County approval of alternative roadway cross sections to minimize wetland impacts, requesting that the County be named the permit applicant, providing to the agency the same or greater avoidance and minimization justification and/or mitigation, or otherwise making the same or greater attempt to comply with the agency's permitting criteria. Any final denial referenced in this condition shall be obtained prior to the issuance of the Site Development Permit for the subject roadway, and any roadways required pursuant to the conditions of approval for the Master Roadway Plan shall be shown on all preliminary plan/preliminary site plan and construction plan/construction site plan submittals containing the roadways referenced herein until the final denial in accordance with this condition is issued. The County hereby finds that any wetland crossings or impacts necessary to accommodate the additional roadways required are consistent with the County's Comprehensive Plan, Conservation Element, and Land Development Code.

10. Intersection geometry and the access points shown on the approved Master Roadway Plan are conceptual only and shall be reviewed and approved with the corresponding preliminary plan/preliminary site plan and /or construction plan. All median cuts along S.R. 581 shall be consistent with the FDOT approved Access Management Plan for S.R. 581 to be determined at the time of preliminary plan/preliminary site plan and/or construction plan approval as applicable. At each preliminary plan/preliminary site plan approval, the DRC or Zoning and Site Development Department may also require further site access/site-related intersection improvements and site access/site-related improvements consistent with the requirements of Section 901.3 of the LDC and the Development Agreement.

11. The Park and Ride facility ~~may~~ has been~~be~~ located within parcel~~s C4, M21, M22, O2,~~ O2 or the portion of Parcel M11 east of the reverse frontage road in Parcel M11~~M11, C5, C6, C7, or M20 along S.R. 581 or S.R 56~~ consistent with and subject to the requirements of the DO, and ~~Develpoment~~Development Agreement~~ and subject to approval by the PCPT~~. Such facility shall be constructed ~~concurrent with~~ no later than construction of the High Speed Rail Station in Tampa or the construction of a~~the~~ light rail or bus rapid transit line from Downtown Tampa to USF or the date set forth in the Easement Agreement pursuant to the DO, whichever occurs first.

12. The Master Developer recognizes that the County and the Tampa Bay Area Regional Transit Authority (TBARTA) have identified Wiregrass as an integral part of the ongoing long range planning for a future regional mass transit system serving Pasco County and the greater Tampa Bay area. The proposed TBARTA master plan includes light rail/bus rapid transit, and other transit options to be located adjacent to or potentially within the Wiregrass DRI. Wiregrass DRI and its land uses provide a vital role for the future success of the planned Tampa Bay Area Regional Transit Authority System. It is understood that TBARTA and Pasco County are still within the early stages of planning the future transit system and are conducting planning studies, formulating master plans, Comprehensive Plan Amendments, development standards and incentives for these transit systems.~~ to be adopted between 2010 and 2012~~.

The Wiregrass DRI recognizes the potential future benefits of transit and light rail/bus rapid transit and has entered into a Development Agreement requiring the reservation of right of way or easements for potential future transit corridors within or adjacent to Wiregrass. The Development Agreement, and Exhibits thereto, contain proposed alignments and transit stations necessary to serve the project and residents of Pasco County and incorporates proposed transit master plan elements into the future planning of Wiregrass.~~The Wiregrass DRI recognizes the potential future benefits of transit and light rail and will continue in good faith to consider the~~

~~County and TBARTA proposals for potential future transit corridors within or adjacent to Wiregrass, the proposed alignments and transit stops necessary to serve the project and residents of Pasco County and the incorporation of the proposed transit master plan elements into the future planning of Wiregrass to the extent practical.~~

~~The Master Roadway Plan depicts a potential TBARTA transit corridor which is subject to change based on further evaluation studies.~~ The final location of the Transit Corridor or Transit Stations on particular parcels shall be determined through either a Planning, Design and Engineering (PD&E) study conducted by the County (or other public transit agency) or in preliminary plan/site plans or Neighborhood Plan for areas that include a Transit Corridor as depicted in Exhibit E to the Development Agreement. In no event shall the ongoing development, planning and review and approval of any interim projects and phases within Wiregrass be delayed while the County and TBARTA are preparing their master plans, funding mechanisms and necessary approvals, except to the extent that site plan/preliminary plan, Neighborhood Plan, construction plan or building permit would be inconsistent with or interfere with the designated and specified Transit Corridor or Station Easements.~~.~~ The Master Developer has reserved 50' of right of way for the TBARTA premium transit corridor pursuant to the Development Agreement~~,~~ and shall be eligible for~~However, if the Master Developer or any Parcel Developer does not reserve a minimum of 50 feet of right of way to the Master Developer for, the TBARTA premium transit corridor and proposed transit stations as depicted on the Master Roadway Plan, the County, FDOT and TBARTA reserve the right to move the TBARTA premium transit corridor and proposed transit stations outside of Wiregrass, and determine that Wiregrass is ineligible~~shall be eligible ~~for~~ any available TOD incentives, TOD mobility fee rates, and/or ~~proportionate share or~~ mobility fee credit for the TBARTA ~~premium~~ transit corridor and transit stations, subject to the requirements of the Development Agreement. ~~This condition shall be revisited upon completion of the TBARTA alternatives analysis.~~

13. The foregoing conditions as well as any Master Roadway Plan conditions imposed by the DRC or the BCC are hereby incorporated into the preliminary site plan/preliminary plan conditions of approval within the MPUD Master Planned Unit Development.

APPLICANT'S ACKNOWLEDGEMENT:

The applicant acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

_____ _____

_____
Date

STATE OF FLORIDA
COUNTY OF _____

_____
Title

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____ _____

NOTARY

OR BK 8858 PG 456
290 of 382

NOTES:

THE TIMING FOR THE FINANCIAL ASSURANCE (LETTER OF CREDIT) AND CONSTRUCTION OF ONSITE ROADWAY IMPROVEMENTS WILL BE AS SPECIFICALLY REQUIRED IN THE ADOPTED DEVELOPMENT ORDER AND/OR DEVELOPER'S AGREEMENT (AS MAY BE AMENDED).

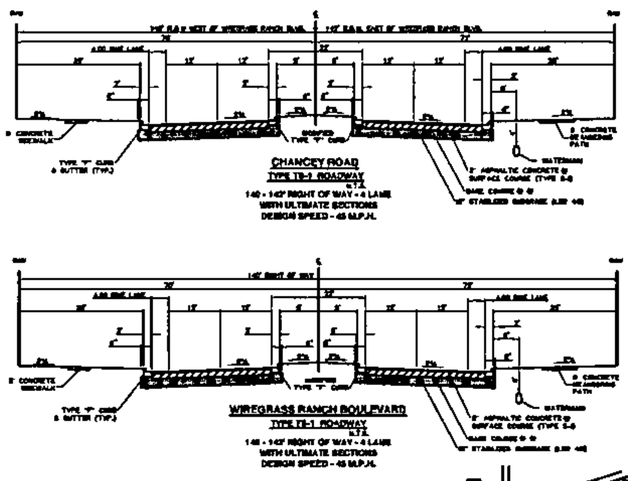
UPON ANY AMENDMENT OF THE ONSITE ROADWAY IMPROVEMENTS WITHIN THE DEVELOPMENT ORDER OR DEVELOPER'S AGREEMENT THIS MASTER ROADWAY PHASING PLAN SHALL AUTOMATICALLY BE AMENDED TO BE CONSISTENT WITH THE CURRENT DEVELOPMENT ORDER OR DEVELOPER'S AGREEMENT.

THE SCHEDULE OF IMPROVEMENTS SHOWN BELOW IS CONSISTENT WITH THE ADOPTED DEVELOPMENT ORDER AND SUBJECT TO AMENDMENT AS NOTED ABOVE.

OTHER THAN S.R. 56 WHICH HAS BEEN ALREADY COMPLETED THERE ARE NO REQUIREMENTS FOR ANY OFFSITE ROADWAY IMPROVEMENTS.

CHANCEY ROAD, WIREGRASS RANCH BOULEVARD AND ALL OTHER SUBDIVISION COLLECTOR ROADS SHALL BE CONSTRUCTED INCREMENTALLY AS REQUIRED TO SERVE THE DEVELOPMENT WITHIN WIREGRASS PER THE MASTER ROADWAY PLAN CONDITIONS OF APPROVAL CONDITION NUMBER 2.

ALL PHASE 1 PIPELINE PROJECTS WILL BE PROVIDED PURSUANT TO THE DEVELOPMENT ORDER AND/OR THE DEVELOPER'S AGREEMENT.



1" = 1000'

Proposed Phase 1 Pipeline Projects
Agreed Proportionate Share Credits (Mitigation Plan)

	Roadway	Improvements	Financial Assurance (1)	Start Date (2)
1	SR 56 / 581 Intersection	Per Plans	3/31/2008 (3)	1/1/2008(3)
2	SR 56 - 581 to Wiregrass Ranch Blvd.(4)	2 Lanes to 6 Lanes*	3/31/2008 (3)	1/1/2008(3)
3	SR 56 - Wiregrass Ranch Blvd. to Meadow Pointe Blvd. (4)	2 Lanes to 4 Lanes*	3/31/2008 (3)	1/1/2008(3)
4	Mansfield Blvd.	New 4 Lanes	3/31/2008 (3)	6/1/2008(3)
5	581 Bypass/Loop Road	New 4 Lanes	5/31/2023	12/1/2023
6	SR 54 ROW Acquisition Fund	N/A	N/A	N/A
7	Park & Ride Facility	N/A(3)	N/A(5)	N/A(5)

(1) A letter of credit, bond or other form of financial assurance shall satisfy this requirement.

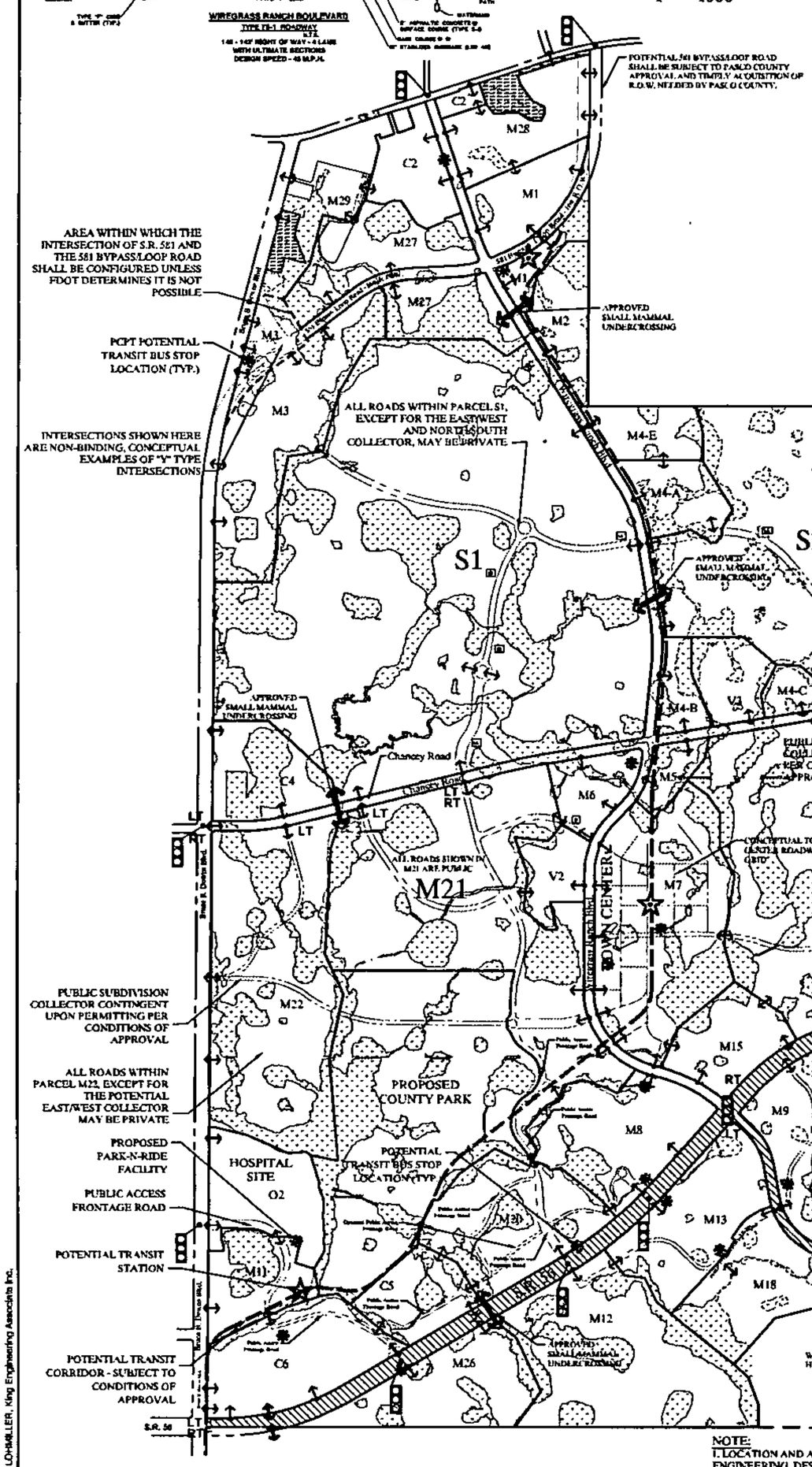
(2) Schedule shown does not preclude the developer from initiating construction of the improvements earlier than the dates requ

(3) These obligations have been satisfied.

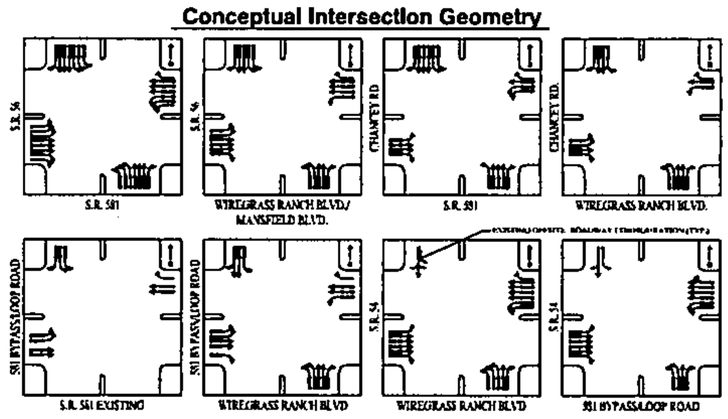
(4) Wiregrass Ranch Boulevard is formerly known as Porter Boulevard.

(5) To be determined in accordance with the Easement Agreement.

*Shared responsibility for S.R. 56 is subject to S.R. 56 Roadway Agreement between Locust Branch LLC, Pasco County, Florida, and Meadow Point IV Community Development District Effective September 19th, 2008.



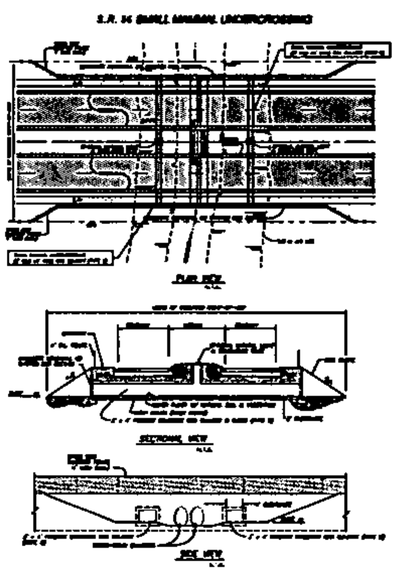
Conceptual Intersection Geometry



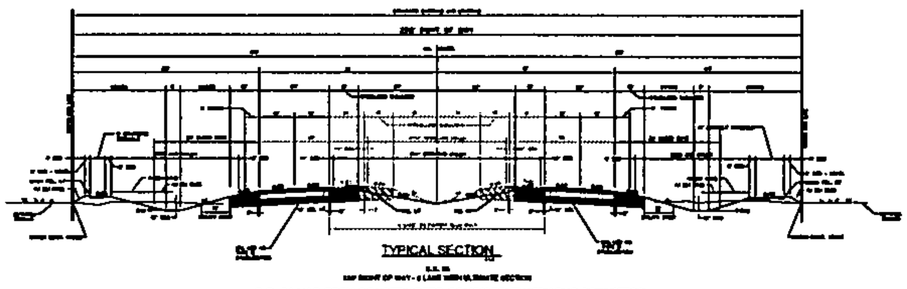
NOTE:
THE REQUIRED INTERSECTION DESIGN STANDARDS FOR THE 581 BYPASS/LOOP ROAD SHALL BE REVIEWED AND APPROVED BY PASCO COUNTY AND F.D.O.T.

NOTE:
1. LOCATION AND ALIGNMENT OF ROADWAYS AND ACCESS POINTS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING, DESIGN AND PERMITTING.

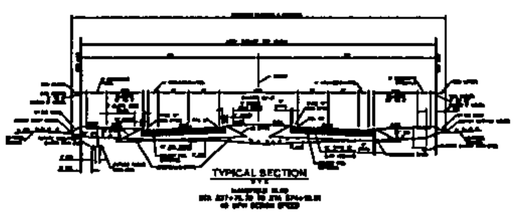
2. ALL POTENTIAL TRANSIT BUS STOP LOCATIONS ARE CONCEPTUAL AND MAY BE ADJUSTED BASED UPON FINAL COORDINATION BETWEEN THE DEVELOPER AND PASCO COUNTY PUBLIC TRANSPORTATION (PCPT).

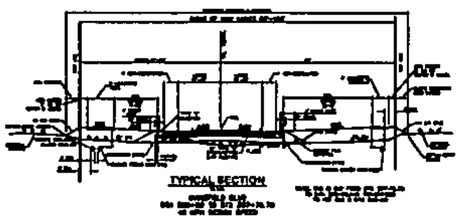


NOTE:
THIS IS A PRELIMINARY LAYOUT AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE GIS DATA HAS BEEN UTILIZED, HOWEVER, KING MAKES NO GUARANTEES ON ITS ACCURACY. THE CONCEPT SHOWN IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, FIELD SURVEY, ENVIRONMENTAL AND GOVERNMENTAL APPROVALS.



S.R. 56 HAS BEEN CONSTRUCTED CONSISTENT WITH THE PERMITTED CONSTRUCTION DRAWINGS AS APPROVED BY F.D.O.T. AND PASCO COUNTY.





WIREGRASS
MASTER ROADWAY PLAN
PASCO COUNTY, FLORIDA

PREPARED FOR:
LOCUST BRANCH, LLC
P.O. BOX 1531
TAMPA, FLORIDA 33601

PREPARED BY:

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	DESCRIPTION	APPD BY
18	1-29-13	REVISED PER DRC APPROVAL	SDS
17	12-26-12	REVISED PER WDPC 4/DEVELOPERS AGREEMENT	SDS
16	5-6-11	REVISED FRONTAGE RD AND PARCELS C5, M6, M21	SDS
15	4-5-11	REVISED TO MODIFY M PARCEL DESIGNATIONS	SDS
15	10-15-10	REVISED PER COUNTY COMMENTS/SUBMITTAL	SDS
14	1-18-10	REVISED PER COUNTY COMMENTS/SUBMITTAL	SDS

JOB NO. 3778-001-000
DATE 8/20/2008
SCALE 1"=1,000'
DRAWN BY CCL

H:\PLANNING\projects\3778\001\000\MRP\MasterRoadwayPhasingPlan.dwg , February 19, 2013 10:09 AM, CLARK C. LOHMILLER, King Engineering Associates Inc.
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Exhibit X
NOPC-4- Amendments to DRI Development Order

The documents comprising NOPC-4 to the Wiregrass Ranch DRI Development Order filed on December 27, 2012, with Pasco County, the Tampa Bay Regional Planning Council and sent to the Department of Economic Opportunity are hereby incorporated by reference.

For DRC review purposes, a draft of NOPC4 Development Order and Exhibit I with preliminary comments from the County Attorney's office has been included.

THE BOARD OF COUNTY COMMISSIONERS **RESOLUTION NO. _____**

A RESOLUTION AMENDING RESOLUTIONS 07-291, 08-06, 10-376, 10-399, ~~AND~~ 13-29 AND _____ FOR THE WIREGRASS RANCH DEVELOPMENT OF REGIONAL IMPACT NO. 260.

WHEREAS, on December 27, 2004, in accordance with Section 380.06, Florida Statutes, as amended, Wiregrass Ranch, Inc. (Original Applicant/Owner) et. al. filed an Application for Development Approval (ADA) and five (5) Responses to Request for Additional Information for a Development of Regional Impact (DRI) known as Wiregrass Ranch DRI (Project); and,

WHEREAS, on July 17, 2007, in accordance with Section 380.06, Florida Statutes, the Pasco County Board of County Commissioners adopted Resolution 07-291 approving a development order for the Project (Original DO); and,

WHEREAS, on September 14, 2007, the State of Florida Department of Community Affairs (DCA) appealed Resolution No. 07-291 (Appeal); and,

WHEREAS, the primary basis for the Appeal was the lack of requirements in the Original DO for the identification of the Phase 2 and 3 proportionate share transportation mitigation for the Project; and,

WHEREAS, Pasco County and the Original Applicant/Owner disputed the allegations set forth in the Petition for Appeal; however, Pasco County and the Original Applicant/Owner agreed to enter into an agreement with the DCA pursuant Section 380.032(3), Florida Statutes to amicably resolve the concerns raised by the DCA in the Petition for Appeal; and,

WHEREAS, on September 25, 2007, the Board of County Commissioners approved the Section 380.032 (3) agreement with the DCA (DCA Agreement), which required the Board of County Commissioners to amend the Original DO, and specifically Note 1 to Exhibit I, to add additional requirements relating to the identification of the Phase 2 and 3 proportionate share mitigation, as more specifically set for the in the DCA Agreement (DO Amendment); and,

WHEREAS, the DCA Agreement also required the DCA to dismiss with prejudice the Petition for Appeal within five (5) days of Pasco County rendering the DO Amendment, and waived any appeal of the DO Amendment, provided the DO Amendment complied with the DCA Agreement; and such appeal was formally dismissed by the State of Florida Land and Water Adjudicatory Commission; and,

WHEREAS, the DCA Agreement also acknowledged that the DO Amendment did not require a Notice of Proposed Change (NOPC) or any additional regional review; and,

WHEREAS, the Board of County Commissioners found that the utilization of the Phase 2 and 3 proportionate share for facility or mobility improvements that benefit the Strategic Intermodal System, and specifically I-75 from the I-75/I-275 apex north to S.R. 52 or S.R. 54/56 east of U.S. 41, is (a) in the best interest of the citizens and businesses of Pasco County, the State of Florida, and the Wiregrass Ranch DRI, (b) consistent with the priorities established by Section 339.61(2), Florida Statutes, and (c) consistent with Pasco County's Comprehensive Plan financial feasibility requirements pursuant to Section 163.3177, Florida Statutes; and,

WHEREAS, on October 9, 2007, the Board of County Commissioners adopted the DO Amendment (Resolution No. 08-06), which amended the Original DO consistent with the DCA Agreement in order to settle the Appeal; and,

WHEREAS, on September 7, 2010 the Board of County Commissioners adopted an amended, consolidated and restated Development Order (Resolution 10-376) (Amended and Restated DO) which included the following changes:

1. Change the Applicant and Developer of Record to Locust Branch, LLC;
2. Modify the Land Use Equivalency Matrix (LUEM) attached hereto and incorporated herein as Exhibit F to a) update the LUEM to reflect allowable conversions consistent with the revised land use table, b) allow the introduction of light industrial uses through a land use exchange, c) revise the cap on conversions of approved uses from 10% per phase to 10% of the total specifically approved entitlements, and d) add a maximum/minimum table to the LUEM;
3. Amend the requirements for land use conversions;
4. Change name of Porter Boulevard to Wiregrass Ranch Boulevard;
5. Modify the Master Development Plan (Map H) to reflect: a) an exchange of locations and associated Project entitlements between Parcels O3 and M13; b) re-designation of Parcel V4 as Parcel M18 to allow mixed uses; c) addition of

50± acres of Parcel S3 to Parcel O3 to allow Office development; d) increase in the size of the Town Center (Parcel M7) to 138 acres and Parcel M15 by 10± acres; e) reduction in the size of Parcel S4 by 148± acres;

6. Modify Exhibit E/Map H-3 (Land Use Schedule) to reflect the changes in Parcel acreages and conceptual entitlement allocations;
7. Modify Exhibit I, the Wiregrass DRI Transportation Mitigation Terms and Conditions, to: a) reflect the renaming of Porter Boulevard to Wiregrass Ranch Boulevard; b) extend the due dates associated with the required performance guarantees; c) increase the Phase 1 proportionate share credit to reflect the hospital, medical office and hotel, employment center uses and community college limited exemption use; d) allocate entitlements attributable to each pipeline improvement; e) update the proportionate share mitigation dollar amount of phases 1-3 to reflect the Florida Department of Transportation July 2009 cost index and update Exhibit H, Proportionate Share Calculations as applicable;
8. Modify the Land use Table to a) correct a scriveners error to recognize that 1,000 not (400) of the Phase 1 and 1,500 (not 600) of the Phase 2 single-family residential units will be retirement housing; and b) to establish 99,180 sq. ft. of Medical Office as a subset of the approved 400,000 square feet of the Office uses approved for Phase 1 (which included 90,000 square feet assumed in the traffic study plus 9,180 square feet which corresponds to a reduction in 34 single-family residential units from Phase 3);
9. Extend the build-out dates associated with Phases 1-3 by three (3) years from December 31, 2016 to December 31, 2019 and the development order expiration date by three (3) years from December 31, 2020 to December 31, 2023;
10. Recognize the conversion of 84 single-family residential units from Phase 3 to a 707-student Community College campus advanced to Phase 1;
11. Amend the development order to correct various scrivener's errors and to provide for internal consistency within the development order;
12. Revise the required annual reporting requirement to biennial;
13. Define and explain the term "Limited Exemption" uses within the project;
14. Revise the assignment of DRI entitlements requirements and add an Exhibit Q which lists vested assignments for DRI entitlements;
15. Provide sub-phases for Phase 1 consistent with the revised Exhibit I;.
16. Modify the GPS control point due date;
17. Acknowledge submittal and approval of the EMP and GSMP;
18. Amend the deadline for approval of the Development Agreement;
19. Modify the requirements for the Community and District Parks;
20. Revise the Master Development Plan (Map H) to reflect: a) an exchange of locations and associated conceptual entitlements on Exhibit E (Map H-3) between Parcel O3, M13, and a portion of S5; b) creation of Parcel M20 along S.R. 56; c) a decrease in Parcel S-5 by 118 acres d) an increase in Parcel O3 by 36 acres; e) addition of 50+ acres of Parcel S3 to Parcel M8 to allow mixed use;
21. (a) provide for Attractions and Recreation Facilities (ARF) as a new land use in the LEUM; convert and advance 837 SFD units from Phase 2 to 300,000 square feet of ARF in Phase 1A; (b) convert and advance 250 SFD units from Phase 3 to 360 hotel rooms in Phase 1A; (c) convert and advance 250,000 square feet of office in Phase 3 to 100,000 square feet of medical office in Phase 1A;

22. Further clarify land use exchange provisions and entitlement advancement provisions;
23. Correct scrivener's error to reflect the 18-hole golf course in Table 1; and,
24. Provide a revised severability clause; and,

WHEREAS, on September 21, 2010 the Board of County Commissioners adopted the DO Amendment (Resolution 10-399) which amended the Amended and Restated DO and which included the following changes:

1. Modify Subsection 1.e. of the Amended and Restated DO to reflect the changes in the Comprehensive Plan Future Land Use Classifications from MU (Mixed-Use), RES-3 (Residential – 3 du/ga) and CON (Conservation Lands) to PD (Planned Development) and CON (Conservation Lands); and
2. Modify Subsection 5.b(4)(a) of the DO to recognize the underlying Future Land Use classification change from MU (Mixed Use) to PD (Planned Development); and,

WHEREAS, on October 23, 2012, pursuant to Section 380.06(19(e)2.k, Florida Statutes, the Board of County Commissioners adopted the DO Amendment (Resolution 13-29) which amended the Amended and Restated DO and which included the following changes:

1. Revise Exhibit F, The Land Use Equivalency Matrix (LUEM), to increase the maximum number of hospital beds from 110 beds to 175 beds; and
2. Revise the Land Use Table in Section 4(3) to reflect the land use exchange of 97 single-family dwelling units in Phase 3 to 75 hospital beds in Phase 1; and,

~~**WHEREAS**, on February 15, 2012, in accordance with Section 380.06(19), Florida Statutes, as amended, Locust Branch LLC (Developer) filed a NOPC to the previous ADA for the Project (NOPC No. 3). The NOPC, collectively with the ADA, are referred to herein as the application (Application); and,~~

~~**WHEREAS**, on June 2, 2011, the Florida Governor signed into law Chapter 2011-139, Laws of Florida which included an additional four (4) year extension of DRI commencement, build-out, expiration, and mitigation dates (the 4-year Extensions); and,~~

~~**WHEREAS**, on July 26, 2011, the County implemented the 4-year Extensions and adopted Resolution 11-301 pursuant to the County's Concurrency Management Regulations to extend, without additional concurrency review or analysis, the DRI commencement, build-out, expiration, and mitigation dates of DRIs in Pasco County by an additional four (4) years; and,~~

~~**WHEREAS**, on June 14, 2011, the Florida Governor signed into law Chapter 2011-142, Laws of Florida, which enacted Section 252.363, Florida Statutes, which, in turn provides for the tolling and extension of permits and other authorizations in the event of a declaration of a state of emergency by the Governor; and,~~

~~**WHEREAS**, in 2011, the Governor issued Executive Order Numbers 11-128, 11-172, and 11-202 declaring and extending a state of emergency, which pursuant to Section 252.363, Florida Statutes, further extended the DRI commencement, build-out, expiration, and mitigation dates by an additional 306 days (the "306-day Extension") separate and independent from the 4-year Extension provided under Chapter 2011-139, Laws of Florida; and,~~

~~**WHEREAS**, in 2012, the Governor issued Executive Order Numbers 12-140, 12-192, 12-217, and 12-199 declaring and extending two separate states of emergency (Tropical Storm Debby and Tropical Storm Isaac), which pursuant to Section 252.363, Florida Statutes, further tolled and extended the DRI commencement, build-out, expiration, and mitigation dates by an additional 120 days plus one (1) year (the "2012 Extension") separate and independent from the 4-year Extension and the 306-day Extension; and,~~

WHEREAS, ~~the NOPC requested the following:~~ on February 5, 2013, the Board of County Commissioners adopted the DO Amendment (Resolution _____) which amended the Amended and Restated DO and which included the following changes:

1. extend all dates by four (4) years pursuant to the 4-year Extension;
2. extend all dates an additional 306 days pursuant to the 306-day Extension;
3. extend all dates an additional 120 days plus one (1) year~~,~~ pursuant to the 2012 Extension;
4. vest office entitlements, subject to conditions, pursuant to the phasing and duration provisions;
5. add provisions regarding Pasco County's adoption of an Urban Service Area, a Transportation Concurrency Exception Area and mobility fees in lieu of transportation concurrency;
6. clarify language which already allows land uses and entitlements that may be advanced to an earlier phase;
7. provide for land uses and entitlements that may be added to a phase without transportation analysis;
8. replace all references from "Department of Community Affairs/DCA" to "Department of Economic Opportunity/DEO";

9. update and change the land use table, Table 1;
10. convert 251 single family detached units (216 from Phase 2 and 35 from Phase 3) to 196 hospital beds and advance them to Phase 1;
11. advance all specifically approved office entitlements to Phase 1;
12. add University to the approved land uses and the LUEM;
13. add Light Industrial to Table 1;
14. revise parcel names, configurations and designations on Exhibit G (Map H);
15. replace Exhibit E with an entitlement tracking chart and clarify the entitlement assignment process;
16. allow the Town Center to be located on another parcel(s) and revise the applicable standards;
17. revise the location and standards of the Corporate Business Park;
18. revise the development standards for hotel;
19. add definitions for TND and TOD;
20. delete the temporary provision for land use consistency;
21. revise the provision for interconnectivity;
22. revise the conditions and maximum land use and entitlements of the land use exchange matrix and land use exchange requirements and make them consistent with the Comprehensive Plan;
23. update the GSMP baseline monitoring and reporting status;
24. update Exhibit L, Conservation Corridor Exhibit;
25. update the EMP implementation status;
26. update the GPS control point provisions;
27. update the approval date of the Developer's Agreement;
28. clarify the responsibility for and conceptual nature of Exhibit J;
29. update and clarify trip generation monitoring program to adjust trip monitoring thresholds for any entitlements moved from one phase to another phase;
30. update or remove various specific land development code, Florida Statutes, and Florida Administrative Code section citations;
31. clarify when mobility fees and credits are applicable;
32. update the status of the MRP;
33. identify which parcels have been conveyed to the School Board;
34. provide alternative locations for a District Park;
35. revise the provisions for a general government service center, and clarify reservation of and responsibility for 75,000 square feet of office entitlements for government services buildings;
36. delete Exhibits M and O;
37. revise Exhibit I;
38. advance 2,000 single family detached residential units from Phases 1C and 1D to Phase 1A and adjust the proportionate share per trip fee for Phase 1C and 1D accordingly;
39. revise the conditions for when the easement agreement for Park & Ride Facility (Item #11) must be provided; and
40. revise the location and conditions for the Park & Ride Facility (Item #11); and,

~~(Proposed Changes);~~

WHEREAS, on December 27, 2012, in accordance with Section 380.06(19), Florida Statutes, as amended, Locust Branch LLC (Master Developer) filed a NOPC to the previous ADA for the

Project (NOPC No. 4). The NOPC, collectively with the ADA, are referred to herein as the application (Application); and,

WHEREAS, the NOPC requested the following:

1. revise Exhibit C (Legal Description) to add the 24 acre "National Tennis Center" Parcel (new Parcel M4-E) to the DRI and legal description;
2. delete Exhibit D (Development Commitment);
3. revise Exhibit F (LUEM);
4. revise Exhibit G (Map H) to:
    a. add an additional 24 acres of land (formerly the National Tennis Center Parcel) to the DRI as new Parcel M4-E; and
    b. relocate the Community Park and the District Park to Parcel M21;
5. revise Exhibit H (Proportionate Share Calculations) to reflect a change in the transportation proportionate share calculation for the Wiregrass Ranch DRI as a result of recalculation of the proportionate share contribution for the Wiregrass Ranch DRI meeting the requirements of Sections 380.06(19)(e)6 and 163.3180(5)(h), Florida Statutes;
6. revise Exhibit I to:
    a. reflect a change in the transportation proportionate share calculation and mitigation plan for the Wiregrass Ranch DRI in accordance with Sections 380.06(19)(e)6 and 163.3180(5)(h), Florida Statutes, Rule 73C-40.045, F.A.C., and the County's transportation mitigation requirements;
    b. collapse and consolidate previously designated Phases 1-3 into a single specifically approved Phase 1;
    c. redesignate previously designated Phase 4 as Phase 2;
    d. eliminate development conditions, explanations and provisions based on or relating to pipeline projects, credits, timing and phasing that are no longer necessary or applicable due to the changes in the proportionate share contribution, the mitigation plan and the phasing;
    e. revise construction completion deadlines from 18 months to two (2) years to allow sufficient time to complete;
    f. eliminate the explanation and certain provisions relating to the SR 56 (Pipeline Projects 1-3) history and obligations;
    g. adjust the cost estimates for transportation projects to reflect June 2012 cost estimates and eliminate inapplicable cost provisions;
    h. change Limited Exemption Uses to Exempt Uses;
    i. reflect that the SR 56 Realignment project has been changed to the County 581 Bypass/Loop Road project;
    j. eliminate references and conditions related to the CR 54 pipeline project; and
    k. eliminate the proportionate share credit formula for limited exemption uses;
7. delete references to Exhibit D (Developer's Commitment);
8. change Limited Exemption Uses to Exempt Uses;
9. collapse and consolidate previously designated Phases 1-3 into a single specifically approved Phase 1, and redesignate previously designated Phase 4 as Phase 2;

10. clarify concurrency reservation, guarantee and vesting for public facilities and clarify transportation mitigation requirements;
11. delete provision for advancing certain land uses and entitlements to an earlier phase;
12. clarify and define the Effective Period;
13. revise Table 1 to reflect consolidation of three phases into a single specifically approved Phase 1 and renumber Phase 4 to Phase 2;
14. delete repetitive provisions regarding the County's Urban Service Area/Transportation Concurrency Exception Area;
15. consolidate the retirement housing figures into a single phase and require approval from the Master Developer for any changes and allow the Master Developer to convert age restricted housing units to non-age restricted housing units through the land use equivalency matrix and by providing for any incremental increase in mobility fees or fee credits;
16. revises the town center requirements to reflect updated requirements for TND, TOD and MUTRM;
17. clarify Exempt Use status for community college, university, and hotel uses and revise provisions pertaining to same;
18. relocate definition of TND;
19. Delete requirements for Limited Exemption Uses because they are no longer referenced and have been converted and/or replaced by Exempt Uses;
20. clarify the pedestrian/bike crossing design standards requirements and change SR 581 Realignment to the 581 Bypass/Loop Road;
21. delete land use exchange conditions relating to exchanges between phases;
22. delete land use exchange conditions relating to hospital beds, medical office and community college uses;
23. change land use exchange conditions for age restricted uses to allow, but not require, additional analysis;
24. delete land use exchange conditions restricting the exchange or conversion in excess of ten percent (10%) of the total specifically approved entitlements for any individual use;
25. delete land use exchange conditions relating to any other amendments to the land use mix or proposed phasing schedule;
26. reflect a change in the transportation proportionate share calculation and mitigation plan for the Wiregrass Ranch DRI in accordance with Sections 380.06(19)(e)6 and 163.3180(5)(h), Florida Statutes, Rule 73C-40.045, F.A.C., and the County's transportation mitigation requirements;
27. eliminate transportation mitigation conditions based on phasing because the phasing has been consolidated into a single specifically approved Phase 1;
28. eliminate and clarify trip generation monitoring provisions to eliminate phases and the distinctions and adjustments between phases;
29. clarify neighborhood park, District Park, and Community Park requirements;
30. clarify and update the general conditions; and
31. make such other changes as may be included herein

(Proposed Changes); and,

~~**WHEREAS**, all date extensions granted herein are inclusive of, and not in addition to, any extensions for which the Project may be eligible pursuant to Resolution 09-269, Ordinance No. 08-47, Resolution 11-301, and Chapter 2009-96, Chapter 2011-139, Laws of Florida; and Section~~

~~252.363(1), F.S., and Executive Orders 11-128, 11-172 and 11-202 and Executive Orders 12-140, 12-192, 12-217 and 12-199; and,~~

WHEREAS, the Pasco County Board of County Commissioners is the governing body having jurisdiction over the review and approval of the DRI in accordance with Section 380.06, Florida Statues, as amended; and,

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires the approval, approval with conditions, or denial of an NOPC; and,

WHEREAS, the Pasco County Board of County Commissioners held duly noticed public hearing(s) on the NOPC, and reviewed the NOPC as well as all related testimony and evidence submitted by each party and members of the general public; and,

WHEREAS, the Pasco County Board of County Commissioners wishes at this time to further amend the Amended and Restated DO in accordance herewith; and,

WHEREAS, the Amended and Restated DO as amended by this amendment shall be referred to as the "Development Order" or "DO".

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled that the NOPC No. ~~3~~4 for the Project is approved with conditions, as set forth in this DO, which is hereby adopted by the Board of County Commissioners (words ~~stricken~~ are deletions; words underlined are additions):

WIREGRASS RANCH DEVELOPMENT ORDER

1. Introduction and General Findings of Fact.

This Resolution shall constitute an Amendment to the Amended and Restated DO as previously amended.

The Board of County Commissioners makes the following general Findings of Fact:

a. The foregoing "Whereas" clauses are hereby incorporated as Findings of Fact.

b. The NOPC No. ~~3~~4 Application is incorporated into this DO by reference as Exhibit A.

c. The nature, type, scope, intensity, costs, and general impact of the Project, as revised, are summarized in the NOPC No. ~~3~~4 Application and the Tampa Bay Regional Planning Council (TBRPC) DRI Final Report, and the TBRPC NOPC Report, which collectively are incorporated into this DO by reference as Exhibit B.

d. A description of the real property (Property) is attached hereto as Exhibit C which is made part of this DO.

e. The current Pasco County Comprehensive Plan (Comprehensive Plan) Future Land Use Map classifications for the Property are PD (Planned Development) and CON (Conservation Lands). The proposed development is consistent with the applicable provisions of the PD (Planned Development) and CON (Conservation Lands), and other applicable Goals, Objectives, and Policies of the Comprehensive Plan.

f. The current zoning designation for the Property is MPUD Master Planned Unit Development, and the proposed development is consistent with the applicable provisions of the MPUD.

g. On _____, the TBRPC notified the County that the TBRPC had prepared its NOPC Report and that the local government should act upon the pending application.

h. The Board of County Commissioners scheduled and held a public hearing on the NOPC application on _____.

i. Notice of the hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing.

j. At such public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.

k. Additionally, at such public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

l. The Board of County Commissioners has received and considered the TBRPC NOPC Report on the NOPC No. ~~3~~4 application.

m. The Board of County Commissioners has received and considered various other reports and information including, but not limited to, the recommendation of the Planning and Growth Management Department and the Development Review Committee (DRC).

n. The Developer, Locust Branch, LLC, is the Applicant and the Developer of Record (sometimes referred to as either the "Master Developer" or "Developer of Record" or "Developer").

o. The DO is a valid final development order within the provisions of Section 163.3167(5), Florida Statutes, affecting the Property.

2. Conclusions of Law.

The Board of County Commissioners hereby finds as follows:

a. The Project will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan applicable to the area encompassed by the DO.

b. As conditioned, this DO addresses issues raised consistent with the reports and recommendation of the TBRPC.

c. As conditioned, this DO is consistent with the applicable provisions of the County Land Development Code (Land Development Code or LDC).

d. As conditioned, this DO, is consistent with the applicable provisions of the adopted Comprehensive Plan.

e. The land that is the subject of this DO is not in an Area of Critical State Concern.

f. As conditioned, this DO is consistent with the applicable provisions of the adopted State Comprehensive Plan, as amended.

g. Pursuant to Chapter 380.06(19)(e), Florida Statutes, the Proposed Changes are presumed to be a substantial deviation; however, it is the opinion of the County, TBRPC, and other participating agencies that the Applicant has provided clear and convincing evidence to rebut the presumption of a substantial deviation and that no unmitigated regional impacts shall result. The

Proposed Changes, therefore, do not constitute a substantial deviation, pursuant to Chapter 380.06(19), Florida Statutes.

3. Approval Stipulations.

a. The requirements of and conditions contained in this DO shall regulate the development of the Property. Following the adoption of this DO, all plans for development on the Property shall be consistent with the conditions and restrictions set forth herein. Such conditions and restrictions shall be binding upon all Developer's successors in interest to the Property (Successors in Interest).

In the event the Pasco County Administrator or his designee (Administrator) determines that a violation of the provisions hereof has occurred, the Administrator may issue a Notice of Noncompliance to the Developer or its Successors in Interest. If noncompliance is not cured by the date stated in the Notice of Noncompliance, the Administrator may require that all development related to the violation shall cease until the violation has been corrected. The Developer, or its Successors in Interest if applicable, may appeal the determination to the Board of County Commissioners pursuant to the Land Development Code. Notwithstanding the foregoing, violations of the Development Agreement (DA) hereinafter described, if required, shall be addressed in accordance with the provisions of the DA.

b. All development specifically authorized by this DO shall be carried out in accordance with the provisions hereof~~:~~. Adverse impacts shall be mitigated as specified in this DO.

~~(1) Adverse impacts shall be mitigated as specified in this DO.~~

~~(2) The Developer's commitments set forth in Exhibit D shall be honored by the Developer and Successors in Interest, except as they may be superseded by specific terms of this DO.~~

c. Development of the Project shall also be governed by the applicable standards and procedural provisions of the applicable portions of the Comprehensive Plan. Land development regulations shall be applied in a manner that is consistent with Section 163.3194(1)(b), Florida

Statutes, and the Pasco County Land Development Regulations (including the LDC). Conflicts between the Land Development Regulations and this DO shall be resolved in accordance with applicable law.

d. The approved DRI shall not be subject to downzoning, unit density reduction, or intensity reduction until March 1, 2030, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the DO have occurred; or that the DO was based on substantially inaccurate information provided by the Developer; or that the change is clearly established by the local government to be essential to the public health, safety, or welfare. Compliance with this DO, the DA, the MPUD Master Planned Unit Development conditions, the Comprehensive Plan, and the LDC, shall not constitute downzoning, unit density reduction, or intensity reduction for purposes of the prohibition contained in this paragraph.

e. As provided in Chapter 190, Florida Statutes, and subject to the Board of County Commissioners separate approval, Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD, that are identified within this DO. Further, any obligations of the Developer contained in this DO may be assigned to a CDD, homeowners'/property owners' association or other entity approved by the County. However, such CDD shall not be authorized to levee assessments on any property either owned or to be owned by the County or District School Board of Pasco County that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:

(1) All CDD-related assessments shall not apply to any property either owned or to be owned by the County or District School Board of Pasco County.

(2) No debt or obligation of such CDD shall constitute a burden on any property either owned or to be owned by the County or District School Board of Pasco County.

f. The Property is currently utilized for agricultural activities. It is understood that while the use will cease when the Project is built out, portions of the Property may continue to be used

for agricultural activities until the Property is developed in accordance with this DO, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use.

g. Exempt Uses. For the purposes of this Development Order, "Exempt Uses" shall include those uses exempt from traffic impact studies pursuant to Section 901.5 of the LDC and transportation analysis review pursuant to Section 901.12(c) of the LDC, including, but not limited to, those principal uses permitted in the Office, Employment Center, IL, or IH plan categories or the PO-1 Professional Office zone district, and shall include government buildings, offices and medical offices, hotels, industrial or light industrial uses, corporate business parks, and TOD uses. In applying this definition, government buildings, community college, university, office, medical office, hotels, industrial, light industrial, corporate business park and TOD uses that have previously been defined as "limited exemption projects" under Section 1301.4.A of the LDC and the DRI DO shall be considered to be and treated as Exempt Uses. TOD uses shall be those that meet the requirements of the County's mobility fee regulations found in Section 1302.f.2.i of the LDC, or shall be TOD Neighborhoods designated and approved within MUTRM Designated Parcels pursuant to the MPUD and DA.

~~f.~~

~~g. For the purposes of this Development Order, the terms "Limited Exemption" or "Limited Exemption Uses" shall include but not be limited to hospital, medical office, office, community college, hotel, light industrial, and/or entitlements developed in accordance with the County's standards for Traditional Neighborhood Development (TND) and Transit Oriented Design (TOD); provided these uses qualify as limited exemption uses under County Land Development Code or are otherwise approved by the Board of County Commissioner or the County Administrator (Limited Exemption Use[s]). Subject to a separate Board of County Commissioner or County Administrator approval, any new Limited Exemption Use, not previously set forth on Exhibit I, may be granted a proportionate share credit and shall not require an amendment to this DO. The development of these~~

~~Limited Exemption Uses are subject to the development standards contained within Section 5.b.(2)-(8), inclusive, of this DO.~~

4. Phasing, Vesting and Duration.

a. Phasing, Vesting, Concurrency, and Transportation Mitigation Requirements. ~~Schedule/Concurrency.~~

(1) Phasing ~~and Concurrency.~~ Phase~~s~~ 1 ~~through 3~~ of the DRI is ~~are~~ specifically approved subject to requirements of this DO. Phase 24 of the DRI is conceptually approved. Specific approval of Phase 24 shall be granted upon submittal and approval of additional analyses of the project's impacts on Transportation and Air Quality, only, performed pursuant to the requirements of Section 380.06, Florida Statutes.

(2) Vesting Against Concurrency. Specific approval shall not be a reservation or guarantee of concurrency capacity for any public facility other than transportation, transit and parks and recreation. For ~~public transit,~~ fire/EMS services, sheriff/public safety services, affordable housing and governmental administrative facilities, the County shall credit any land, facilities and ~~any~~ cash mitigation payments provided under this DO against future concurrency requirements. Any concurrency requirements for schools shall be determined by Exhibit N attached to this DO and applicable law. The reservation and guarantee of, and vesting against, concurrency capacity for parks shall be through the Effective Period of the DO ~~build-out date of Phase 4 (March 1, 2030)~~ subject to any extensions granted by Pasco County or applicable law, and subject to compliance with the Recreation and Open Space conditions of the DO.

(3) Vesting Against Transportation Mitigation Requirements. The reservation and guarantee of, and vesting against, transportation concurrency capacity ~~for transportation~~ and any and all transportation timing and phasing, adequate public facilities (for transportation), transportation, transit and roadway capacity, and transportation analysis requirements and mitigation, excluding County access management requirements as provided in the Development Agreement (DA) and on-site transportation infrastructure required for a particular site plan (collectively

referenced herein as "transportation mitigation requirements"), for Phase 1 shall be through the Effective Period of the DO; ~~March 1, 2026 for Phases 1 through 3,~~ subject to any extensions granted by Pasco County~~'~~ or applicable law, and subject to compliance with the transportation conditions of this DO and any associated DA. The Project shall be exempt from the transportation mitigation requirements and traffic impact study requirements subject to compliance with the transportation conditions of this DO or any associated DA.

(4~~2~~) Economic Development Project. A large 1,000,000 square foot office user (Economic Development Project) has been induced by Pasco County and the Master Developer to locate its offices and facilities on Parcel M8 and surrounding adjacent lands within the Project. The Economic Development Project is anticipated to provide significant economic benefits to the area, including creating numerous well-paying jobs, creating significant additional taxable sales, adding valuable property to tax rolls, serving as a catalyst for future economic development, reducing reliance on regional commuting, and generally enhancing economic development of the County. As part of the inducement, the County agreed to "vest" the Economic Development Project as described herein. Therefore, upon the issuance of building permits for office use entitlements in excess of 100,000 square feet in the aggregate on Parcel M8, 1,000,000 square feet of office use entitlements shall be deemed fully vested against, and no longer subject to, any: DRI review; DRI mitigation; or transportation mitigation requirements; of any kind or nature, whatsoever. ~~concurrency, transportation timing and phasing, adequate public facilities (for transportation), transportation, transit and roadway capacity, and transportation analysis (other than County access management analysis) requirements and mitigation, excluding on-site transportation infrastructure,~~

~~(53) Transportation Concurrency/Exemption. The Project is located in the County's Urban Service Area/Transportation Concurrency Exception Area. Pursuant to the County's mobility fee regulations, the Project shall be exempt from the transportation concurrency and traffic impact study requirements of the LDC upon paying, or agreeing to pay, and/or receiving credit toward,~~

~~the mobility fees. If the Project elects to invoke the mobility fee opt-out provision pursuant to the County's mobility fee regulations, the transportation concurrency exemption will not apply and the concurrency build-out date shall be March 1, 2026, which includes the 4-year Extension, the 306-day Extension and the 2012 Extension; and, in which event, any delay in the build-out date of the Project beyond March 1, 2026, may require a new traffic impact study in accordance with applicable law as the basis for a DO amendment which may include re-evaluation of required transportation mitigation. The County Administrator or the Board of County Commissioners may waive any applicable traffic impact study requirement for any entitlements within the project that satisfy the Limited Exemption criteria of the County's Concurrency Management regulations; however, build-out date extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), Florida Statutes, as may be amended from time to time.~~

~~(4) Notwithstanding the land use and entitlement limitations for each phase as set forth herein, the Master Developer may advance to an earlier phase any specifically approved Office,Employment Center, Medical Office, Town Center, Hotel, Hospital, Community College, ARF, or Light Industrial entitlements, or any Limited Exemption land uses and entitlements under the LDC without the requirement of a NOPC, MPUD amendment, or other amendment to this DO or the approved zoning for the Project. Any such advancements shall follow the requirements of Section 4.e and shall be reported to the County prior to, or concurrent with, such advancement, and then also shall be reported in the next biennial report for the DRI.~~

(5~~4~~) Additional Uses Exempt from Transportation Mitigation Requirements.~~Concurrency.~~ Notwithstanding the land use and entitlement limitations ~~for each specifically approved phase~~ as set forth herein, the Master Developer may add to this DRI~~any specifically approved phase~~ Exempt Uses as defined in Section 3.g, ~~Office, Employment Center, Medical Office, Transit Oriented Development (TOD), Hotel, Community College, or Light Industrial land uses and entitlements or any uses and entitlements exempt under Section 901.12 of the LDC,~~ without any requirement for any DRI or County transportation analysis or any transportation mitigation

requirements. Any such additions shall: (i) be made by the Master Developer in writing; (ii) state the type and number of entitlements added to the Project (e.g., 100,000 square feet of office use entitlements); (iii) be included in the updated accounting required in Section 4.e(2); (iv) state that the addition of such land uses and entitlements to the specifically approved land uses and entitlements of the Project do not cumulatively exceed the maximum levels of development allowed under Subarea Policy FLU 7.1.8, Wiregrass Ranch Subarea Policies, of the Comprehensive Plan; and (v) be recognized through the NOPC process.

b. Effective Date, Effective Period, Duration and Land Uses.

(1) The DO for the Project shall take effect upon transmittal to the DEO, the TBRPC, and the Developer. The effectiveness of this DO shall be stayed by the filing of a notice of appeal pursuant to Section 380.07, Florida Statutes.

(2) The ~~e~~Effective ~~p~~Period of this DO shall be until March 1, 2030 (Effective Period). The ~~e~~Effective ~~p~~Period may be extended by the Board of County Commissioners upon a showing of good cause and as otherwise provided by law. Application for such an extension shall be made at least sixty (60) days prior to the expiration date or as otherwise provided by law. ~~All extensions shall be subject to a substantial deviation determination pursuant to Chapter 380.06(19), Florida Statutes.~~

(3) Subject to other provisions of this DO, development of the Project shall proceed in general accordance with Map H attached hereto and incorporated herein as Exhibit G and the schedule indicated in Table 1 below:

Wiregrass Ranch DRI
Land Use Table
Table 1

Land Use	Phase 1 – 3/1/26	~~Phase 2 – 3/1/26~~	~~Phase 3 – 3/1/26~~	Phase 24 – 3/1/30	TOTAL
Residential. d.u. (Single family) (Multi family)	10,473~~6,000~~ (6,947~~4,000~~)* (3,526~~2,000~~)	~~4,473~~ ~~(2,947)**~~ ~~(1,526)~~	~~0~~ ~~(0)~~	1,000 (1,000)	11,473 (6,947) (4,526)
Retail s.f.	2,720,800~~1,580,800~~	~~800,000~~	~~340,000~~	460,000	3,180,800
Hotel rooms	480				480
Office s.f.	1,059,080	~~0~~	~~0~~	875,000	1,934,080
Medical Office s.f.	199,180				199,180
Hospital beds	371				371
Community College (f.t.e. students)	707 (f.t.e.)				707 f.t.e.
University					0
Light Industrial					0
Attractions & Recreation Facilities (ARF) s.f.	300,000				300,000
Golf Course	18 holes				18 holes
Elementary Schools	3~~1~~	~~1~~	~~1~~	1	4

*Includes 2,500~~1,000~~ Retirement Housing units
~~**Includes 1,500 Retirement Housing units~~

c. Commencement of Development. Development of the Project has commenced consistent with the Agreement between the DCA and the original Applicant, Owner and/or Developer dated October 8, 2004 (Exhibit O).

d. Build-Out of Project. ~~(1)~~ Unless extended by the Board of County Commissioners or in accordance with applicable law, the build-out date of the specifically approved portions of the Project shall be March 1, 2026.

~~(2) The Project is located in the County's Urban Service Area/Transportation Concurrency Exception Area. Pursuant to the County's mobility fee regulations, the Project shall be exempt from the transportation concurrency and traffic impact study requirements of the LDC upon paying, or agreeing to pay, and/or receiving credit toward, the mobility fees. If the Project elects to invoke the mobility fee opt-out provision pursuant to the County's mobility fee regulations, the transportation concurrency exemption will not apply and the concurrency build-out date shall be March 1, 2026, which includes the 4-year Extensions, the 306-day Extension and the 2012 Extension; and, in which event, any delay in the build-out date beyond March 1, 2026 may require a new traffic impact study , in accordance with applicable law as the basis for a DO amendment which may include re-evaluation of required transportation mitigation. The Administrator or Board of County Commissioners may waive any applicable traffic impact study requirement for any entitlements within the DRI that satisfy the Limited Exemption criteria of the County's Concurrency Management Ordinance; however, build-out extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), Florida Statutes, as amended from time to time.~~

e. Assignment of DRI Entitlements.

(1) Because the DRI entitlements authorized in, or as may be amended pursuant to, this DO are not assigned to specific development parcels, or portions thereof, within the Project, the Master Developer shall control the allocation, exchange, advancement and assignment of the phased entitlements to specific parcels, or portions thereof, within the Project, by written

instrument executed by an authorized officer of Master Developer as described below. Upon submittal of any preliminary plan/preliminary site plan that utilizes land use entitlements within the Project, the preliminary plan/preliminary site plan applicant shall include with each such submittal to the County an original, executed "Assignment of Wiregrass DRI Entitlements" that:

(a) specifically identifies the type and number of entitlements assigned, advanced or exchanged to the specific DRI parcel(s), or portions thereof, that is the subject of the permit application (e.g., 100,000 s.f. office use entitlements for Parcel M25);

(b) specifically states the DRI phase for which said entitlements are assigned, advanced or exchanged;

(c) is dated and executed by the Master Developer, witnessed by two witnesses, and notarized;

(d) includes an accurate metes and bounds legal description of the specific DRI parcel(s), or portions thereof, to which the entitlements have been assigned, advanced or exchanged; and,

(e) is recorded in the public records of Pasco County, Florida.

(2) All such assignments, advancements and exchanges of entitlements shall be reported to the County on Exhibit E (Entitlement Tracking Chart). This reporting consists of an updated accounting on the Entitlement Tracking Chart which identifies the type and amount of entitlements assigned to each parcel and the gross and net acreage amounts for each parcel, and the updated Entitlement Tracking Chart shall also be included in the next biennial report for the DRI. The allocation, assignment, advancement, exchange, or use of DRI entitlements and land uses shall be controlled by the Master Developer and shall be subject to the "Assignment of Wiregrass DRI Entitlements" requirements. For clarification, any and all reassignments, transfers or conveyances of DRI entitlements from a property particularly described in a previously recorded "Assignment of DRI Entitlements" to a lesser included property or a different property shall be treated as a new assignment and be subject to the "Assignment of DRI Entitlements" requirements and require the

preliminary plan/preliminary site plan applicant to provide to the County a new original executed "Assignment of DRI Entitlements" including items (a) through (e), above, along with the following additional item: (f) is dated and executed by the authorized assignor of such entitlements, witnessed by two witnesses, and notarized. No allocation, assignment, advancement, exchange or use of DRI entitlements or land uses shall be valid, effective, binding or authorized unless approved by the Master Developer as required in this subsection. Only the Master Developer shall be authorized to amend or submit Exhibit E (Entitlement Tracking Chart), subject to the Land Use Exchange provisions of Section 5.c of this DO. All assignments are subject to compliance with the applicable zoning or MPUD Master Planned Unit Development Conditions of Approval and shall be consistent with the underlying Future Land Use classification.

(3) Exhibit Q lists the Assignment of Wiregrass DRI Entitlements that have been issued by the Applicant/Owner or Master Developer. The Assignment of Wiregrass DRI Entitlements issued on or before September 7, 2010 and listed in Exhibit Q shall be governed by the terms of Section 4.e as set forth in the Original DO as amended by the DO Amendment (Resolution 07-291 adopted on July 17, 2007, as amended by Resolution 08-06 adopted on October 9, 2007) (also set forth for convenience in Exhibit Q) in lieu of the terms of Section 4.e(1) and (2) above. Notwithstanding any provision to the contrary set forth in this DO or in any private agreement (other than an Assignment of Wiregrass DRI Entitlements), entitlements for use on the property described in each Assignment of Wiregrass DRI Entitlements listed in Exhibit Q shall be recognized by the County in the order in which development applications for such entitlements are submitted to the County, provided, however, that such entitlements shall not be recognized by the County if such entitlements would cause the cumulative total of entitlements to exceed the total entitlements assigned to such property. The named assignees of the listed Assignment of Wiregrass DRI Entitlements have acknowledged that this "first-come, first-served" method of allocating entitlements for use on the property described in each Assignment identified in Exhibit Q will result in the County denying site plans or building permits once the entitlements assigned in that Assignment of Wiregrass

DRI Entitlements have been exceeded, even if the overall DRI has remaining entitlements that have not yet been used or assigned.

5. Specific Conditions.

a. Development Components. Subject to other provisions of this DO, the Project consists of the land uses shown on Map H (Exhibit G) and described in Table 1 of Section 4.b(3). Land uses may be exchanged in accordance with the Land Use Equivalency Matrix attached hereto and incorporated herein as Exhibit F, subject to the restrictions set forth in Specific Condition 5.c.

b. Land Use Development.

(1) Retirement Housing.

(a) The following number of residential dwelling units, 2,500~~1,000~~ d.u. in Phase 1 ~~and 1,500 d.u. in Phase 2~~, shall be deed restricted, designated and developed as adult communities pursuant to the assumptions of the ADA and Section 760.29, Florida Statutes (Retirement Housing), unless otherwise approved under the Land Use Equivalency Matrix and Specific Condition 5.c. The Developer shall comply with all Federal and State statutes and County requirements in establishing these deed restricted communities.

(b) Because the submitted traffic analysis assumes certain quantities of retirement, age restricted, 55 and older, or 62 and older housing, prior to the approval of each plat for such product areas, or where platting is not required, prior to approval of each construction plan for such product areas, the Developer shall provide the County Attorney's office executed and recorded covenants or deed restrictions that restrict the said plat or construction plan for such product areas to housing for persons 55 and older or 62 and older, as applicable. If the Developer fails to timely provide the required covenants or deed restrictions, or fails to comply with such covenants or deed restrictions, or does not follow the Land Use Equivalency Matrix process pursuant to Specific Conditions 5.c., below, then the Developer for such product areas shall be required, in addition to any County remedies set forth in the County-approved covenants/deed restrictions, to obtain approval of the Master Developer to submit, and then submit, a Notice of

Proposed Change pursuant to Section 380.06(19), Florida Statutes, including an updated traffic study without any reduction in trip generation based on retirement, age restricted, 55 and older, or 62 and older housing; and additional approvals for said area(s) within the development shall be held in abeyance until the County approves an amendment to the DO based on the updated traffic study and determines the transportation mitigation for the revised development plan. The County may impose additional conditions on such Developer and its product areas based on the updated County approved traffic analysis.

~~(b)~~(c) Notwithstanding the foregoing, the Master Developer may elect to convert pursuant to the LUEM the age-restricted housing dwelling units, in whole or in part, to conventional (non-age restricted) residential units provided the Developer provides to Pasco County the incremental increase in mobility fees or fee credits due for applicable non-age restricted, conventional residential units.

(2) Town Center/Employment Center.

(a) Town Center. The Town Center in Parcel M7 of Map H, or another parcel that may be designated as the Town Center by the Master Developer and approved by the County, shall be designed and constructed in accordance with either (i) the Town Center provisions of the TND; or (ii) a Transit Oriented Development; or (iii) as a Mixed Use Neighborhood or TOD Neighborhood approved pursuant to the MUTRM Development Standards set forth in the DA and MPUD. A TND Master Plan, TOD Station Area Plan or MUTRM Neighborhood Plan shall be approved prior to any development within Parcel M7, or another parcel that may be designated as the Town Center by the Master Developer and approved by the County, or prior to final plat or construction plan approval of fifty (50) percent of the specifically approved residential entitlements in the DRI. ~~The Town Center in Parcel M7 of Map H, or another parcel that may be designated as the town center by the Master Developer and approved by the County, shall be designed and constructed in accordance with the Town Center requirements of the Traditional Neighborhood Development (TND) ordinance including the required mixture of uses. Traditional Neighborhood Development~~

~~(TND) is generally defined in the LDC as creating livable areas and communities through traditional design standards, which may include but are not limited to, the use of mixed use Village and Town Centers, neighborhoods that embrace a full range of urban facilities, including neighborhood retail centers; a variety of housing types; public/civic space; and open-space amenities, as well as walkable streets, an interconnected circulation network that prioritizes pedestrians and bicycle features and links neighborhoods to shopping areas, civic uses, parks, and other recreational features. A master plan consistent with the requirements of the TND ordinance shall be approved prior to any development within Parcel M7 of DRI Map H (see Exhibit G), or another parcel that may be designated as the Town Center by the Master Developer and approved by the County, or prior to final plat or construction plan approval of fifty (50) percent of the specifically approved residential entitlements in the DRI.~~

(b) Employment Center/Economic Development Project. Parcel M8 and a portion of Parcel M21, with the potential to expand on adjacent parcels, on a minimum of 64~~65~~ acres, must be developed in accordance with the "Corporate Business Park or Targeted Primary Businesses or Light Industrial Uses" categories portion of the Employment Center requirements of the County's adopted Comprehensive Plan and the Land Development Code, unless comparable quantities of said development type is constructed on other DRI parcels, and approved by a 4/5 majority vote of the Pasco County Board of County Commissioners, or such other uses that may be approved by the Pasco County Board of County Commissioners. The Corporate Business Park or Targeted Primary Business developed on a portion of Parcel M8, a portion of Parcel M21 and/or adjacent parcels shall be developed consistent with the requirements of the Wiregrass Ranch MPUD conditions of approval including the quantity of office as shown in the MPUD. Notwithstanding the above requirements, Parcels M8 and M21, with the potential to expand on adjacent parcels, shall be allowed to be developed with support commercial uses developed between SR 56/Wiregrass Ranch Boulevard and the proposed reverse frontage road. Such support commercial uses may include, but shall not be limited to, restaurants, banks, office supply stores, grocery stores, cafes, coffee shops,

dry cleaners, day care facilities, electronics retailers, health clubs, gas stations, personal services, hotel or other similar retail uses. These support commercial uses shall only be considered Exempt Uses ~~Limited Exemption uses~~ if qualified pursuant to the Land Development Code. A minimum of 64~~65~~ gross acres of Parcels M8 and M21, with the potential to expand on adjacent parcels, shall be reserved for the "Office" development as defined above exclusive of support commercial that is not an Exempt Use. ~~does not meet the limited exemption criteria of the Land Development Code. Parcels M27 and M25 on Map H may be developed as mixed use parcels consistent with the requirements of the MPUD.~~

(c) Infrastructure for Town Center and Employment Center. Unless otherwise approved by the Board of County Commissioners, the Developer shall be responsible for designing and constructing all necessary public infrastructure for the Town Center in Parcel M7 and Office/Employment Center areas in Parcel M8, including all road, intersections, and utility improvements, prior to approval of the first record plat(s) or construction plan approval(s) for fifty (50) percent of the specifically approved residential entitlements in the DRI, or as necessary to serve adjacent development or development within the Town Center and/or the Office/Employment Center areas, whichever occurs first. Such improvements shall be designed and constructed in accordance with the approved Map H, and shall be sized to accommodate the approved entitlements assigned to the Town Center and the Office/Employment Center uses. The construction of Wiregrass Ranch Boulevard, and the sewer and water lines along Wiregrass Ranch Boulevard, from SR 56 to the entrance of Parcel M7 or the entrance of Parcel M8, along Wiregrass Ranch Boulevard, pursuant to the approved construction plans for same, shall be deemed to satisfy all requirements and conditions of this subparagraph for Parcel M7 and Parcel M8 respectively.

(3) Hospital/Employment Center. The hospital and medical office within Parcel O2 have been designated and approved as a Corporate Business Park/Employment Center by Pasco County as approved by Preliminary Site Plan (DR 09-164) dated December 9, 2008.

(4) Community College or University.

(a) Parcel M18, which is denoted on Map H (Exhibit G) as a mixed use site, may also be utilized for any office use entitlements or mixed use entitlements, as well as for schools, colleges, university, churches, library, hospital, research, warehouse/distribution or similar uses if authorized by the PD (Planned Development) future land use classification and the MPUD Master Planned Unit Development zoning for the Project, without any required amendment to this DO.

(b) If Parcel M18 or any other parcel is developed as a Community College or University, that portion of the project shall qualify as an Exempt Use ~~Limited Exemption as defined within the Land Development Code~~ and shall be exempt from transportation mitigation requirements.~~concurrency.~~ As such, neither the Community College or University, nor the Master Developer, shall be subject to any transportation mitigation requirements, or required to pay any proportionate share mitigation, for any trips that may be generated in association with the ~~Limited Exemption~~ Exempt ~~u~~Uses. The Community College shall be as defined in Section 1004.65, Florida Statutes. In no event shall the ~~Master Developer be precluded from receiving proportionate share credit on Parcel M18, or any other parcel where permitted by the MPUD, for the~~ Community College or University ~~use as set forth in Exhibit I, nor shall the~~ uses on M18, or any other parcel where permitted by the MPUD, utilize or reduce the DRI entitlements other than the quantity of specifically approved entitlements for f.t.e. students.

~~(5) Hotel. The Project has received proportionate share credit for the proposed 120 room Hotel use which is set forth within Exhibit I.~~

~~(6)~~(5) Attractions and Recreation Facilities (ARF). Phase 1 includes the entitlements for Attractions and Recreation Facilities (ARF). The ARF may include any uses described in Section 380.0651(3)(b), Florida Statutes, and retail uses, subject to the MPUD rezoning conditions of approval. ~~In recognition of the economic development and employment opportunities that the ARF may generate, the ARF shall be deemed to have satisfied the requirements of the land use exchange in Section 5.c and Exhibit F pursuant to this NOPC and the advancement of entitlements from one phase to another contained within Section 4.a and shall be allowed to be~~

~~developed in Phase 1A (see paragraph 5(i) of Exhibit I).~~ Subject to separate BCC or County Administrator approval, the ARF may be approved as an ~~Limited~~ ~~Exemp~~Exempt~~tion~~ Use. ~~and qualify for additional proportionate share credit under Exhibit I.~~

(6) Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND).

(a) "Transit Oriented Development" or "TOD" shall mean development in areas in the Project identified in the Comprehensive Plan which are reserved for existing or planned regional transit facilities. These areas must be compact, have moderate to high density developments, be of mixed-use character, interconnected, bicycle and pedestrian friendly, and designed to support frequent transit service operating through regional transit facilities, and otherwise meet the requirements of Section 1302.2.F.2.i of the LDC.

~~(7)~~(b) Traditional Neighborhood Development (TND) is generally defined in the LDC as creating livable areas and communities through traditional design standards, which may include but are not limited to, the use of mixed use Village and Town Centers, neighborhoods that embrace a full range of urban facilities, including neighborhood retail centers; a variety of housing types; public/civic space; and open-space amenities, as well as walkable streets, an interconnected circulation network that prioritizes pedestrians and bicycle features and links neighborhoods to shopping areas, civic uses, parks, and other recreational features.

~~(8) Requirements for Limited Exemption Uses.~~

~~(a) In the event the respective project owner or project developer of a property that contains a Limited Exemption use, its successors, assigns, or other end-user (the "End-user") converts any Limited Exemption uses or entitlements of the project to retail (that is not a retail use restricted to one (1) story of a multistory building, or within a Town Center or Transit Oriented Development, which conversions are permitted), residential, or other use or entitlement that does not meet the Limited Exemption use requirements of the Pasco County Land Development Code within twenty (20) years after the structure containing the applicable Limited Exemption use or entitlement~~

~~received a Certificate of Occupancy, the End-user shall be required to i) pay to the County the project's respective proportionate share amount, or ii) identify and construct a mitigation pipeline project acceptable to the County and equivalent to the project's proportionate share amount, or iii) otherwise demonstrate compliance with the County's transportation concurrency requirements. The County and the Master Developer shall determine which of the above three options, option (i), (ii) or (iii), shall be required of the End-user. If there is no Master Developer or if no one claims to be the Master Developer, then the County alone shall determine which of the above options, option (i), (ii) or (iii), shall be required of the End-user.~~

~~(b) The owner of any qualified Limited Exemption use shall record against their respective property a private restrictive covenant (the "private use restriction") which evidences and establishes all of the foregoing use and conversion restrictions and associated obligations as an encumbrance against their respective property, names the County and Master Developer as third party beneficiaries of such private use restriction, and provides the County and Master Developer with specific enforcement rights with respect thereto. The project developer and owner of the Limited Exemption use shall obtain the County Attorney's and Master Developer's prior written approval of the form of the private use restriction, which approvals shall not be unreasonably withheld. The project developer or owner of the Limited Exemption use shall forward a copy of the recorded private use restriction to the County and Master Developer prior to the issuance of the first certificate of occupancy for the project.~~

~~(9)~~(7) Interconnectivity.

(a) The Developer shall design development in Parcels M20, M21, C5 and M8 that lie between the Town Center (M7) and "lifestyle" center (C6) to ensure adequate pedestrian/bicycle/vehicular traffic connections between the Town Center in Parcel M7 and lifestyle center in Parcel C6. Such connections shall allow users of both centers to reduce usage of SR 56 and Wiregrass Ranch Boulevard. The reverse frontage road (a/k/a public access frontage road)

approved in the Wiregrass Master Roadway Plan, along with the sidewalk on the north side of SR 56, shall be deemed to fully satisfy the requirements of this subparagraph.

(b) Unless otherwise approved by the County, prior to the issuance of any approvals or permits for any retail or office uses along SR 56, Wiregrass Ranch Boulevard, Chancey Road from SR 581 to Wiregrass Ranch Boulevard, or the 581 Bypass/Loop Road, as applicable, or prior to approval of the final design plans for the applicable roadway submitted by the developer, whichever occurs first, the Developer shall submit to the County for review and approval, a plan depicting pedestrian/bike crossing design and standards for the applicable road or shall have incorporated such design and standards into the construction plans for the applicable roadway. This subparagraph has been fully satisfied for retail or office use along SR 56, Wiregrass Ranch Boulevard (from SR 56 to the Parcel S1/S2 entrance intersection), and Chancey Road (west of Wiregrass Ranch Boulevard). The following accredited publications shall be used as references for pedestrian facility design:

i. Design & Safety of pedestrian Facilities, by the institute of Traffic Engineers (ITE), Publication No. RP-026.

ii. Sections 316.130(7), (8), (9), and (14). Florida Statutes.

iii. Safety Tool Box, By ITE.

iv. Highway Design Handbook for Older Drivers and Pedestrians, by the Federal Highway Administration (FHWA), Report No. FHWA-RD-01-103.

v. Intersection Geometric Design and Operational Guidelines for Older Drivers and Pedestrians, by the FHWA. Report No. FHWA-RD-96-132.

(c) The alignment of Wiregrass Ranch Boulevard and the 581 Bypass/Loop Road ~~SR 581 Realignment~~ may change consistent with the settlement agreement with Pasco County and the Florida Department of Transportation (FDOT) dated December 22, 2006, attached here for reference as Exhibit M, or in accordance with Exhibit I, or as otherwise approved by

the County and FDOT. The Developer's obligations in the settlement agreement are incorporated herein as additional conditions of approval.

c. Land Use Exchange.

(1) Development entitlements within the Project may be exchanged pursuant to the Land Use Equivalency Matrix (LUEM) set out in Exhibit F attached hereto, subject to the following restrictions:

~~(a) Exchanges between phases (e.g. Phase 2 to Phase 3) shall not be permitted. However, an exchange that has been made within the same phase may thereafter be advanced to an earlier phase if such advancement is allowed pursuant to Section 4.a. Entitlements advanced from one phase to another pursuant to Section 4.a shall not be considered a land use exchange.~~

~~(b)~~(a) Office entitlements within the Project, consisting of the minimum of 64~~65~~ gross acres of the land area allocated to such entitlements (Parcels M8 and a portion of Parcel M21, with the potential to expand on adjacent parcels), shall not be reduced, exchanged or traded off for any other approved uses in the Project, except for medical office or light industrial provided the medical office or light industrial is a Targeted Primary Business or is constructed consistent with the Corporate Business Park requirements of the LDC, ~~Land Development Code,~~ or unless otherwise approved by a 4/5 majority vote by the Pasco County Board of County Commissioners.

~~(c) Hospital beds, medical office, university, and community college uses may be exchanged to university, office, medical office, light industrial, community college or other corporate business park, target industry, employment center or Limited Exemption Uses.~~

~~(d)~~(b) Retail use shall not be reduced, exchanged or traded off for any other approved uses in the project if it results in a reduction of the jobs to housing ratio below the ratio assumed in the County's MUTR analysis.~~1 to 1, for the specifically approved phases.~~

~~(e)~~(c) Retail entitlements in the Town Center in Parcel M7 shall not be reduced unless approved by the County in conjunction with a Town Center Master Plan.

~~(f)~~(d) Any conversion of age restricted units to non-age restricted units, or retail or office uses to residential uses, ~~will~~may require additional analysis of impacts on educational facilities, acceptable to the School Board, unless the School Board comments in writing that no such analysis is needed or except as otherwise provided in the Agreement with School Board attached hereto as Exhibit N.

~~(g) Except for the restrictions set forth above, the Master Developer may exchange/convert not greater than ten percent (10%) of the total specifically approved entitlements for any individual land use that is authorized through phase 3, but shall first notify the County and TBRPC and then shall report such conversion in the next biennial report. Notwithstanding the foregoing, the Master Developer may convert/exchange in excess of ten percent (10%) of the total specifically approved entitlements for any individual use to any Office (including medical office)/Employment Center or Town Center entitlements [see Specific condition 5.b.(2)] or other Limited Exemption entitlements subject to approval by Pasco County, and provided the Master Developer can demonstrate to the satisfaction of the County (at the time of land use exchange submittal to the County) and TBRPC that the proposed exchange does not result in a deviation greater than 2.5% in either the total entering or total exiting trip generation as approved.~~

~~(h) Except as may be provided for above in 5.c.1.g, any requested exchange that exceeds ten percent (10%) of the total specifically approved entitlements of any individual land use that is authorized through phase 3, shall require a Notice of Proposed Change (NOPC) for Wiregrass Ranch DRI. The NOPC shall include reevaluation of the approved list of transportation improvements as identified in the proportionate share table and mitigation table for each phase using the original approved traffic study data and analysis. The NOPC shall also include any additional data and analysis required by TBRPC and DEO.~~

(2) Land use exchange requests may only be requested by the Master Developer. The land use exchange request shall be provided to the County, with "information only" copies to the DEO and the TBRPC, for review and verification by the County that the requested land use will be consistent with the LUEM, this DO, the Comprehensive Plan, and the MPUD Master Planned Unit Development conditions of approval. Upon such verification, which shall not be unreasonably withheld or delayed, the Planning and Growth Management Department shall submit such exchange for approval (based on the same verification criteria stated above) on the consent agenda at the next available DRC meeting which is at least fourteen (14) days from submittal to the County, DEO, and TBRPC. The use of the LUEM shall be reported in the next biennial report and if applicable shall include an updated Exhibit E.

~~(3) Any other amendments to the land use mix or proposed phasing schedule shall be subject to the NOPC review process as required by Section 380.06(19), Florida Statutes.~~

d. Water Quality and Drainage.

(1) Development of the project shall be consistent with the Level of Service (LOS) in Comprehensive Plan Policy DGR 5.1.1 and the Land Development Code as may be amended from time to time.

(2) The project's stormwater management system shall be designed, constructed, and maintained to meet Chapters 62-25, and 40D-4, or 40D-40, Florida Administrative Code (FAC), and Pasco County stormwater management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices (BMP) for reducing adverse water quality impacts, including those which prevent construction-related turbidity, as required by the regulations of Pasco County and other appropriate regulatory bodies shall be implemented. In addition, the Developer shall comply with the following design requirements:

(a) All swales shall be fully vegetated and operational.

(b) Dry stormwater, retention/detention areas, including side slopes and bottoms, shall be vegetated as required.

(c) The Developer or other responsible entities shall ensure that the stormwater management system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit (ERP) or by Pasco County ordinance, whichever is most stringent.

(d) Should the Developer discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the Developer shall, within seven (7) days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The biennial report shall include any such problems and the necessary repairs or modifications to remedy them as well as what repairs or modifications to the system have been undertaken since the previous biennial report.

(e) Landscape and irrigation shall be in conformance with the Land Development Code in effect at the time of preliminary plan/preliminary site plan approval.

(f) The Developer should advise future residents of seasonal variations within created water features and should not be perceived as lakes with constant water levels.

(g) The stormwater-management system should be designed to restore and maintain the natural hydroperiod of the on-site receiving wetlands and provide compensation for impacted floodplain areas in substantial conformance with permit requirements by appropriate agencies. The design and construction techniques listed below shall be utilized unless otherwise determined not to be required during the review process:

i. Lining stormwater ponds with clay or synthetic material if no natural clay layer exists;

ii. ensuring that ponds and swales are properly grassed;

iii. setting a maximum depth for stormwater storage;

iv. implementation of a site-specific groundwater and surface water quality monitoring system;

v. maintaining a minimum distance between pond bottoms and the top of the confining layer for the Floridan aquifer.

(h) An integrated pest management program (IPM) for the golf course and roadway buffers and common areas within residential portions of the project shall be implemented to minimize the use of fertilizers and pesticides. Commercial and Office uses and neighborhood park common areas less than 3 acres in size shall be encouraged to utilize IPM but it shall not be required.

(i) The Developer shall encourage the use of water conserving landscapes, the responsible use of water in common areas and non-residential areas, and the responsible use of water by occupants. Existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable, following examples such as the Florida Yards and Neighborhoods program. Construction BMP's shall be used to prevent construction-related turbidity and erosion problems.

(j) Native plant species shall be incorporated into the landscape design.

(k) As committed, when reclaimed water becomes available to the project site, the developer or its assigns shall utilize it for all irrigation on-site where practical.

(l) Appropriate subsurface investigations shall be performed prior to construction of stormwater management and floodplain compensation ponds, and to determine proper development scenarios to protect against sinkhole damage.

(m) Water quality sampling to collect baseline information for the Trout Creek watershed portion of the site, shall be included in the Ground Water and Surface Water Monitoring Plan (GSMP).

(n) Site development shall use techniques that minimize the impervious surface area throughout the development to the extent technically feasible.

(o) On-site stormwater wet-detention ponds shall be designed in accordance with Southwest Florida Water Management District (SWFWMD) and Pasco County standards to include littoral zones constructed on slopes no steeper than a 4:l horizontal to vertical ratio and shall be planted with or allowed to be colonized by native emergent and submergent vegetation. The Developer shall ensure, by supplemental replanting if necessary, that at least eighty (80) percent cover by native aquatic vegetation is established within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low-water). At such time as SWFWMD releases the Developer from further obligation to provide certification of operation and maintenance as defined in the permit, the Developer shall be relieved of this obligation.

(3) The pre-development hydrologic/hydraulic properties of onsite and offsite wetlands shall not be adversely impacted by development, as defined by the SWFWMD rules regulating wetlands. The SWFWMD shall have review and approval authority of the stormwater design and the County shall have final review and approval authority for the stormwater design.

(4) No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless to restore artificially connected or drained wetlands to a more natural state such that historic wetland water levels and flow quantities are restored. The development activities shall not breach the clay-confining layer (aquiclude). A breach of the aquiclude shall be defined as any excavation into the confining layer that degrades the integrity of that confining layer as determined by SWFWMD or the County on a site-by-site basis. In those geographical areas of the County where there is no aquiclude present, excavation shall not proceed to within five feet of the underlying limestone which is part of a groundwater aquifer as identified by the geotechnical engineer of record and confirmed by the County and SWFWMD. It shall be assumed that excavation which exceeds either of these criteria shall constitute adverse groundwater effects.

Applicant's/Developer's responsibilities to prevent this occurrence and any remedial actions that are required should it occur shall be required to be addressed by the Developer prior to development. At the time the master drainage plan is submitted to the County, the Developer shall also submit the plan to Tampa Bay Water (TBW).

(5) Other infiltration techniques will be maximized, such as Low Impact Development techniques to maintain wetland hydroperiods, where practical and appropriate.

(6) Planning and development of the Project shall conform to the rules adopted by SWFWMD as amended from time to time.

(7) All drainage system components shall comply with Section 40D-4, FAC. as well as all other applicable local, State, and Federal rules and regulations.

(8) In order to protect surface water quality, stormwater exiting the site shall meet all applicable State water quality standards.

(9) Ground Water and Surface Water Monitoring Plan (GSMP)

(a) A Ground Water and Surface Water Monitoring Plan (GSMP) has been approved by Pasco County (on January 15, 2010) that includes a ground water monitoring component and a surface water monitoring component. The Developer has developed the GSMP in accordance with Rules 62-4.246, 62-522 and 62-520.600, FAC and in coordination with the Florida Department of Environmental Protection (FDEP), SWFWMD, and TBW in order to establish parameters, methodology, sampling frequency, establishment of baseline data and locations of monitoring sites. The GSMP includes a surface water component to include sampling of those stormwater discharge points exiting the site and upstream and downstream sampling points within surface water systems adjacent to the site as described in the GSMP. The Monitoring Plan shall identify, measure and report any continuous and/or long term pre- and post- development changes in water quality. The Monitoring Plan shall include the establishment of baseline conditions at points where surface water enters the property and where it exits the property as approved within the GSMP. Analysis shall include all primary drinking water standards contaminants as approved within the

GSMP. If reclaimed water for irrigation purposes is used in the future, the GSMP may be amended as required for the use of reclaimed water.

(b) The GSMP was submitted to the FDEP, SWFWMD, TBW and Pasco County within 180 days of DO approval. The GSMP was approved by Pasco County and SWFWMD on January 15, 2010. The GSMP shall be instituted within 90 days of approval of the GSMP. Baseline monitoring and reporting has been completed and submitted to the Pasco County Engineering Services. Subsequent monitoring shall continue through the build-out of the project/site unless otherwise determined by Pasco County Engineering Services. Analysis and reporting shall be annual unless degradations are identified and then monthly monitoring for the degradations until such time as the degradations are corrected. Degradations are any increase in any contaminant (as defined by applicable water quality criteria) that adversely impacts human health or causes a water to become impaired. There can be no increase in any current impairment that exists as defined by the baseline data. The Developer shall comply with any existing or future state or federal water quality criteria pursuant to SWFWMD, Pasco County, FDEP and/or U.S. Environmental Protection Agency (USEPA) rules and/or Pasco County Ordinance. Should FDEP determine that Total Maximum Daily Load (TMDL) contaminants occur at levels exceeding established standards/thresholds within the Wiregrass Ranch Watershed, the Developer shall amend the GSMP to incorporate TMDL monitoring and reporting in accordance with adopted future water quality criteria/rules.

(c) The monitoring results of the GSMP shall be submitted to FDEP, SWFWMD, TBW and Pasco County at least annually, (or more often as may be required due to a compliance issue) and shall be included in the biennial report. Should the monitoring results indicate that applicable State water quality standards as required in the GSMP are not being met, the results shall be reported to FDEP, Pasco County and other appropriate regulatory bodies immediately. In the event FDEP, SWFWMD or Pasco County determines there is a violation of any State or federal water-quality standard, the specific construction or other activity identified as causing the violation shall cease until the violation is corrected. Should an unresolved compliance issue exist at the time of

project build-out completion data collection, analysis and reporting shall continue until all issues are resolved.

(d) Should the Developer wish to add new land areas to the DRI which are not subject to the GSMP in place at the time of a NOPC submittal, the developer shall update the GSMP and such update shall be submitted to the County, TBW, FDEP and SWFWMD unless FDEP or SWFWMD and the County determine that the GSMP update/revision is not necessary.

(e) The Developer shall provide updates to the Wiregrass Ranch stormwater model to Pasco County so that the County may incorporate such updates into its Trout Creek Stormwater Management Master Plans (SWMMP) as appropriate.

e. Wellfield Protection

(1) The Developer shall comply with the Wellhead Protection Ordinance (Section 612 of the Land Development Code as amended)

(2) Appropriate subsurface investigations shall be performed prior to construction of stormwater and/or floodplain compensation ponds to determine proper development scenarios to protect against potential sinkhole damage.

(3) Should any noticeable soil slumping or sinkhole formation become evident, the Developer shall immediately notify the County, TBW, and SWFWMD, and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:

(a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.

(b) Take immediate measures to ensure no surface water drains into the affected areas.

(c) Visually inspect the affected area.

(d) Excavate and backfill as required to fill the affected area and prevent further subsidence.

(e) Use geotextile materials in the backfilling operation, when appropriate.

(f) If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.

(g) If the affected area is in the vicinity of a water-retention area and the above methods do not stabilize the collapse, relocate the retention area.

(4) Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer shall be prohibited.

(5) Test or foundation holes as defined in Rule 40D-3.021(8), FAC shall be drilled by an appropriately bonded, licensed test or foundation hole contractor.

(6) All existing wells which have no planned future use or attempted wells or test foundation holes shall be cement plugged by a licensed water well contractor [under SWFWMD Well Abandonment Permit(s)], or by test foundation hole contractor in accordance with Rule 40D-3.041(1), FAC.

f. Wetlands

(1) Onsite category I, II and III wetlands classified in accordance with Policy CON 1.3.1 are generally identified on Exhibit K. At the time of preliminary plan/preliminary site plan approval for any development area, the County may decide to authorize impacts to Category I wetlands, but only in accordance with the DRI Master Roadway Plan and/or the provisions of the Objective CON 1.3 and implementing Policies, as applicable. Impacts to Category I wetlands and wetland buffering are recognized as having been approved/authorized in accordance with:

(a) Those roadway crossings identified on the Master Roadway Plan;

(b) Existing agency (SWFWMD, ACOE, FDOT or County) approvals for onsite roadways, residential, commercial or multi-use projects prior to DO issuance.

(2) Wetland protection shall be in accordance with Objective CON 1.3 and implementing Policies as well as all applicable County, State, and Federal laws, permits, rules, and regulations.

(3) Preliminary plans, preliminary site plans and construction plans for each parcel in the project shall include specific limits of wetlands pursuant to wetland delineation surveys conducted in coordination with SWFWMD and other regulatory agencies as may be applicable.

(4) Existing wetland hydroperiods, normal pool elevations, and seasonal high-water elevations shall be maintained in substantial conformance with permit requirements by appropriate jurisdictional entities.

(5) Buffering around all post development wetland areas shall comply with Policy CON 1.3.13 and implementing land development regulations. All mitigation areas and littoral shelves shall be monitored in accordance with the requirements of the appropriate permitting agency. Allowable uses within buffer areas shall include the following:

(a) In cases where a lot line abuts the 25 foot buffer, and supplemental buffer plantings are proposed/required, such plantings shall consist of native, non-invasive vegetation.

(b) Dredging or filling shall be allowed in the 25 foot buffer to accommodate drainage swales, outfall structures, grade transitioning, floodplain compensation areas, wetland mitigation areas or stormwater features, as permitted/approved by permitting agencies to the extent not inconsistent with implementing land development regulations that may be adopted.

(c) At-grade interpretive walking trails or elevated pedestrian boardwalks, as approved by the permitting agencies.

(d) All other uses shall be those uses as allowed and permitted by SWFWMD or in accordance with the Land Development Code as amended, whichever is more restrictive.

(6) The Developer has developed a coordinated wetlands mitigation plan consistent with Policy CON 1.3.8 which requires mitigation of impacts to Category I wetlands through preservation, enhancement, and/or restoration of uplands and wetlands. For the Wiregrass Ranch DRI, the identified onsite Conservation Corridor as identified in Exhibit L to this DO is inclusive of an identified regionally significant resource and is adjacent to onsite named tributaries. Therefore, wetland mitigation, in the form of onsite wetland creation and/or preservation, enhancement or restoration of onsite wetlands and/or uplands within or immediately adjacent to the Conservation Corridor shall be considered as appropriate mitigation pursuant to Policy 1.3.8 for approved impacts to Category I wetlands and shall be approved as consistent with the coordinated wetlands mitigation plan. Consistency with this plan shall be demonstrated to the Pasco County Planning & Growth Management Department and County Biologist at the time of the preliminary plan/preliminary site plan submittal for the affected area and shall be approved by the County Biologist.

(7) The Developer shall implement a management plan for Wetland H25, as contemplated by the TBRPC Final Report (Exhibit B). This management plan is included as part of the Environmental Management Plan (EMP) for the Project. This condition has been fully satisfied in the approved EMP.

(8) The Developer shall only use wetlands for water quality improvement with adequate environmental and design controls consistent with Policy CON 1.6.3 and as authorized by the SWFWMD.

g. Flood Plains/Disaster Preparedness

(1) Development within the 100-year floodplain shall comply with section 701 of the Land Development Code. Elevation for all habitable structures shall be at, or above, a 100-year floodplain elevation plus one foot. All preliminary plan/preliminary site plan submittals shall show

100-year floodplain elevations. Elevations for roadways providing access to residential areas shall comply with the Pasco County Comprehensive Plan and Land Development Code.

(2) No fill shall be added within the 100-year floodplain without approval by the appropriate permitting agencies.

(3) Compensation for the loss of 100-year flood storage capacity shall be provided, as approved by the appropriate permitting agencies.

h. Vegetation and Wildlife

(1) The Developer shall comply with the rules and regulations, including the adopted Comprehensive Plan, Rule 9J-2.041, FAC, and all applicable agency regulations regarding the protection of listed wildlife and plant species found on-site.

(2) The Developer shall conduct breeding season surveys for documented on site listed species, including Florida Sandhill Cranes, Sherman's Fox Squirrel, Wood Storks and Wading birds, within and adjacent to any parcel which contains suitable habitat (as defined through ADA surveys) and is planned for development immediately preceding or coinciding with the breeding season of these listed species. The results of the surveys shall be submitted to Pasco County Planning & Growth Management Department, Pasco County Biologist and the Florida Fish and Wildlife Conservation Commission (FFWCC) for review and approval of conditions to protect listed species and their habitat consistent with statutory and rule requirements, including Section 68A-27, F.A.C. , Rule 9J-2, F.A.C., and Policy CON 1.1.2. Such conditions if appropriate shall be incorporated into the DO at the next time the DO is amended.

(3) In the event any additional State or Federally listed species, nesting colonies of wading birds, or nesting Florida sandhill cranes not detected during the ADA preparation or the surveys required in Condition 5.h(2) above are discovered on-site during project development, the a Developer shall immediately notify Pasco County Planning & Growth Management Department, Pasco County Biologist, the FFWCC and/or the USFWS for review and approval of conditions to protect such species and their habitat consistent with statutory and rule requirements, including

Section 68A-27, F.A.C., Rule 9J-2, F.A.C., and Policy CON 1.1.2. Such conditions shall be incorporated into the DO at the next time the DO is amended.

(4) The project site excluding the Conservation Corridor may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use.

(5) Conservation Corridor

(a) The Developer shall provide a Conservation Corridor to include the regionally significant resource to be substantially consistent with that originally depicted on Exhibit 14-5 of the ADA (the "Conservation Corridor").

(b) The uses within the Conservation Corridor as identified on Exhibit L to this DO shall be limited to recreational and conservation education land uses, including picnic shelters and a pedestrian trail system for recreational uses, e.g., walking/jogging, cycling, and rollerblading, parking areas to access the area, observation points strategically located for wildlife viewing, interpretive signs describing native flora and fauna, and wetland mitigation, floodplain mitigation and stormwater facilities. The trails will be constructed of asphalt, concrete, wood, or other suitable material. Conservation Corridors shall be maintained for recreational purposes in perpetuity by the CDD(s), or similar entity as may be approved by Pasco County, to allow continued pedestrian access.

(c) Management and maintenance of the Conservation Corridor consistent with the Environmental Management Plan shall be the responsibility of the CDD or another entity acceptable to Pasco County and the Conservation Corridor shall be owned by the CDD or another entity acceptable to Pasco County. However, Pasco County retains the authority to assume maintenance responsibility for the Conservation Corridor. The Conservation Corridor shall be depicted as an overlay on all preliminary plan/preliminary site plan and construction plans where appropriate and any amended MPUD master plans. The Conservation Corridor shall be designated on the plat(s) as conservation area(s).

(d) Planned roadway crossings and transit alignments within the Conservation Corridor shall be consistent with crossing locations depicted on the Master Roadway Plan and all roadway and preliminary/construction plan under review or approved prior to DO adoption.

(e) The EMP includes the design of the Conservation Corridor wildlife undercrossings. Wildlife undercrossings will be required where shown on the Master Roadway Plan and as indicated in the Project. All wildlife undercrossings will be designed to facilitate the movements of targeted species. The conceptual design for each crossing will be included in the EMP. The final design for each crossing shall be included with each respective preliminary plan/preliminary site plan. Wildlife crossings shall meet the following criteria or best available design at the time of approval by Pasco County:

i. Undercrossings shall be above seasonal high water;

ii. All undercrossings shall incorporate vegetation extending from the Wildlife undercrossing to an adjacent natural system that is designed to guide target wildlife species from the natural system thru the Wildlife undercrossing and to the adjacent natural system and provide cover for the safe hiding of small wildlife (such as rabbits, rodents, and amphibians);

iii. All undercrossings shall incorporate berms and/or fencing outward of the funnel edges near the road to discourage wildlife from crossing the roadway outside a designated crossing.

iv. Conspan designs are not acceptable for small mammal under crossings.

(f) The Developer shall also comply with Section 6 of this DO for the Conservation Corridor.

(6) Environmental Management Plan (EMP)

(a) The Developer has submitted an Environmental Management Plan for review and approval by Pasco County Planning & Growth Management Department, Pasco

County Biologist, and the FFWCC. The EMP has been approved by Pasco County Planning & Growth Management Department and the Pasco County Biologist and is incorporated by reference into the DO as Exhibit P. Implementation of the EMP shall be the responsibility of the CDD or another entity acceptable to Pasco County.

(b) The EMP is consistent with the commitments made in the review of the ADA and sufficiency responses and all items included in the Developer's Commitments section of the TBRPC Final Report concerning protection of listed and other wildlife species and their habitats and protected wetlands.

(c) The EMP includes but is not be limited to the following:

i. Protection of Category I wetlands, including Wetland H25; listed species and their habitat and Category II and III wetlands unless otherwise approved by Pasco County, SWFWMD or U.S. Army Corps of Engineers (ACOE).

ii. Special design measures to minimize secondary impacts to Category I wetlands containing listed plant species such as Blue Butterwort, Yellow Butterwort and the Pitcher Plant (Pinguicula caerulea, Pinguicula lutea, and Sarracenia minor, respectively).

iii. Management for specific listed species including but not limited to Wood Stork, Florida Sandhill Crane, Wading birds, Gopher Tortoise, Eastern Indigo snake, Sherman's Fox Squirrel and other listed species documented on-site.

iv. Provides for the regular monitoring of target wildlife populations.

v. Includes specific limits of wetlands pursuant to wetland delineation surveys to be conducted in coordination with SWFWMD, the ACOE and other regulatory agencies as may be appropriate.

vi. The EMP provides for assignment of responsibility for implementation of the EMP to a responsible entity, such as the CDD(s), or similar entity as may be approved by Pasco County.

vii. The EMP includes how nuisance and exotic species will be controlled in both the Conservation Corridor and within other proposed preservation/natural areas.

viii. Conservation Corridor

1. The EMP ensures the preservation of existing on-site native and non-invasive vegetation and plant communities within the Conservation Corridor subject to Section 5.b.

2. The EMP ensures that the Conservation Corridors remain free of structures inhibiting animal migration such as fences and buildings, unless said structure is directly related to animal movement through the corridors or roadway undercrossing systems specifically designed for use by wildlife or approved boardwalks, pedestrian trails, recreational trails, parking areas to access the area, observation points strategically located for wildlife viewing, interpretive signs describing native flora and fauna, and drainage mitigation features. All plats containing lots adjacent to conservation Corridors and the community's deed restrictions shall include specific language to ensure compliance with this condition and shall be detailed in the EMP.

3. Specific scheduling for all activities that are necessary for the management of the Conservation Corridor are included in the EMP. At a minimum, the management of the Conservation Corridor shall include maintenance, monitoring, and other activities necessary to maintain these areas in perpetuity.

4. The EMP includes the design of all wildlife crossings. Wildlife undercrossings will be required in accordance with approved Master Roadway Plan. All crossings will be designed to facilitate the movement of targeted species. The conceptual design for each crossing will be included in the EMP. The final design for each crossing shall be included with each respective preliminary plan/preliminary site plan. Wildlife crossings shall meet the following criteria at the time of approval by Pasco County:

a. Undercrossings design shall be in conformance with Pasco County standard specifications;

b. Undercrossings shall be above seasonal high water;

c. Undercrossings shall incorporate vegetation where appropriate extending from the Wildlife undercrossing to an adjacent natural system that is designed to guide target wildlife species from the natural system through the Wildlife undercrossing and to the adjacent natural system and provide cover for the safe hiding of small wildlife (such as rabbits, rodents, and amphibians);

d. Undercrossings shall incorporate berms and/or fencing outward of the tunnel edges near the road to discourage wildlife from crossing the roadway outside a designated crossing. The addition of berms or fencing shall not be required where additional wetland impact and mitigation would result.

e. Where undercrossings are not specified (Exhibit L) but protective measures are determined to be necessary to promote continuity of the Conservation Corridor, wildlife crossing signage shall be provided as recommended by the County on a case-by-case basis.

ix. The EMP shall incorporate the Audubon Signature Silver Program for the golf course to ensure that maximum habitat will be maintained while minimizing use of pesticides.

x. The EMP shall provide for assignment of responsibility for implementation of the EMP to a responsible entity, such as the CDD(s), or similar entity as may be approved by Pasco County.

xi. The EMP shall encourage conservation education for the residents and other users of the development. Details, methods, and examples of educational materials to be provided to residents and users of Wiregrass Ranch DRI shall be included and described in the EMP.

xii. A biennial progress report and an update to the EMP shall be submitted to Pasco County Planning & Growth Management Department, Pasco County Biologist, and FFWCC and shall be included in the biennial report.

(d) Strategy to address nuisance and exotic invasive plant species including removal from the project site during site development and maintenance to ensure such species do not reoccur in accordance with the EMP. Implementation of this strategy shall be the responsibility of entities such as the Home Owners Association (HOA); the CDD(s), or similar entity as may be approved by Pasco County.

(e) Within the building sites, development shall preserve existing onsite native and non-invasive vegetation and plant communities to the greatest extent practicable on a site-by-site basis.

i. Air Quality

(1) Best Management Practices (BMP), as identified in the Application, shall be employed during site preparation and construction to minimize air quality impacts.

(2) Prior to the first preliminary plan/preliminary site plan approval in Phase 4 of the project, the Developer or its successor shall submit an air-quality analysis regarding applicable Phase 4 transportation improvements consistent with the statutes and rules in effect at that time. If any unmitigated, adverse, air-quality impacts are identified as being caused by traffic generated by the project, this DO shall be amended to incorporate conditions for curing or mitigating such impacts.

j. Land

(1) BMP, including those identified in the Application, to reduce soil erosion and fugitive dust shall be implemented and employed during site preparation and construction to prevent wind and water-borne erosion.

(2) Within 60 days after completion of S.R. 56 construction from SR 581 to Meadow Pointe Blvd., the Developer shall provide the Pasco County Engineering Services

Department, Survey Division, with one (1) pair of Global Positioning Satellite (GPS) control points with twenty-four (24) hour access. The foregoing sentence has been fully satisfied. Within 60 days after completion of Wiregrass Ranch Boulevard construction from SR 56 to SR 54, the Developer shall provide the Pasco County Engineering Services Department, Survey Division, with one (1) pair of Global Positioning Satellite (GPS) control points with twenty-four (24) hour access. The Developer and the County Surveyor shall mutually determine the location. The Developer's existing survey shall be valid for permitting purposes until final plat approval is requested. All final plats will be referenced from this point in accordance with Rule 61G17-6, FAC. All the GPS points shall be installed in accordance with standards contained in Rule 61G17-6, FAC.

k. Utilities

(1) Water Supply and Wastewater Treatment

(a) Pasco County has determined that the Wiregrass Ranch DRI is within the County service area and that the County intends to serve the Wiregrass Ranch DRI.

(b) Pasco County has determined that capacity exists subject to the County receiving all the necessary permits and approvals to implement and construct the planned system improvements and plan expansions needed to serve the development, and water and wastewater services will be provided by Pasco County in accordance with Section 110 of the Pasco County Code of Ordinances as amended. The Developer shall construct all water and wastewater facilities within the development to Pasco County standards in effect when construction drawings are approved by the Pasco County Utilities Services Branch (PCUSB).

(c) The Developer shall provide the PCUSB with a master water and wastewater utility plan prior to the first preliminary plan/preliminary site plan approval for any entitlements beyond those approved prior to the DO adoption, i.e., the Pulte S.R. 56 MPUD, or C-2 zonings.

(d) Development of the project shall not result in LOS for water and wastewater services below the acceptable LOS established in the Comprehensive Plan.

(e) The Developer shall encourage the use of high-efficiency, low-volume, plumbing fixtures; appliances; and irrigation throughout the project through the establishment of an educational program. Water conservation educational materials shall be distributed to all homeowners, other landowners, and businesses.

(f) The project shall utilize the lowest quality water reasonably available, suitable, and appropriate for a particular use.

(g) The use and potential use of reclaimed water shall be maximized where available and practicable as determined by the PCUSB.

(h) Separate lines for irrigation shall be installed in the development during construction unless otherwise established in the Utility Services Agreement with the County. Reuse connections shall also be metered when they occur.

(i) Local water resources are very limited and to the maximum extent practical, the Developer shall minimize water demand. Water saving fixtures shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S). The Developer shall comply with Section 603, Land Development Code. The Developer shall encourage at the time of construction:

i. Low-volume irrigation systems in all nonturf areas and all irrigation (turf and nonturf) in accordance with the irrigation design standards described in Appendix J of the Florida Building Code.

ii. Common-area laundry rooms versus separate laundry hook-ups in each multifamily unit, or require/install low-volume laundry machines and dishwashers where individual hook-ups are used.

iii. Water meters on all irrigation systems

(j) Florida-friendly landscaping materials and techniques shall be used that, once established, the landscape will be prepared for more extreme weather conditions. The Developer shall incorporate principles of the Florida Yards and Neighborhoods program to

implement integrated pest management, landscape design, plant material selection, and irrigation system installation.

(k) As committed, all wastewater flows from the project will be collected and directed to the public, wastewater-treatment plant. Consequently, wastewater shall not be treated on-site or by a private utility, unless approved by Pasco County.

(l) No septic tanks shall be installed on the Wiregrass Ranch DRI site. For the temporary disposal of sewage or wastewater from temporary construction trailers during the interim period before central sewer is installed, the Developer shall comply with the applicable Florida Department of Health and DEP regulations. These temporary measures shall be abandoned when central sewer becomes available.

(2) Water Rights and Water Use Permits. In consideration of Pasco County's agreement to provide potable water service to Wiregrass Ranch DRI, the Developer and its successors and assigns agree to the following:

(a) In the event of production failure or shortfall by TBW, as set forth in Section 3.1 9 of the Interlocal Agreement creating TBW, the Developer, regardless of the permitted use, shall grant Pasco County access to, and shall cooperate with the County in the allocation of water generated within the project pursuant to any and all Water Use Permits or water use rights the Developer may have to use or consume surface or ground water within Pasco County.

(b) Prior to the Developer releasing, transferring, or selling any water or Water Use Permits or water use rights, the Developer shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water or Water Use Permits or water use rights.

(3) Solid/Hazardous/Biohazardous Waste and Recycling

(a) The collection, transportation, and disposal of solid waste are controlled by Section 90 of the Pasco County Code of Ordinances and shall take place in accordance with the terms thereof.

(b) Development and operation of the project shall not cause the LOS for solid-waste collection/disposal to fall below the acceptable LOS established in the Comprehensive Plan. Documentation of adequate disposal capacity, including assurance of adequate hazardous/biohazardous waste and material disposal to service the project, shall be obtained from Pasco County or other appropriate entities.

(c) With the exception of the hospital, it is not anticipated that hazardous or toxic waste will be generated by the project. The Developer or his designee shall advise businesses within the project of applicable statutes and regulations regarding hazardous waste and materials, including those listed in Rule 9J-2.044, FAC.

(d) Solid-waste recycling shall be given a high priority, and a specific plan was submitted prior to December 31, 2008, and shall be approved by PCUSB to maximize solid-waste recycling for all types of development within the Wiregrass Ranch DRI. A monitoring report updating the implementation and progress of such recycling plan shall be submitted to the PCUSB by the Developer, HOA, CDD, or other entity approved by the PCUSB and shall also be included in the biennial report.

(e) In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State, and Local regulations.

I. Energy

(1) The energy conservation measures referenced in the Developer's Commitments, attached hereto as Exhibit D, shall be implemented.

(2) All Wiregrass Ranch DRI tenants, businesses, and residents in the project shall be encouraged to:

(a) Use energy alternatives, such as solar energy. waste-heat recovery, and cogeneration.

(b) Use landscaping, building orientation, and building construction and design to reduce heat gain.

(c) Institute programs to promote energy conservation by employees, buyers, suppliers, and the public.

(d) Institute recycling programs.

(e) Reduce levels of operation of all air conditioning, heating, and lighting levels during nonbusiness hours.

m. Transportation.

Transportation system improvements required to mitigate the impact of this proposed development have been identified by~~during~~ the County.~~development review process.~~ These transportation system improvements are set forth in Exhibit I (Transportation Mitigation Table) attached hereto.

(1) Proportionate Share and Mitigation Alternatives.

~~(2)~~ In recognition of either the County's Urban Service Area/Transportation Concurrency Exception Area or the County's later rescission of transportation concurrency, Pasco County no longer requires proportionate share mitigation or analysis, and has determined that the transportation mitigation measures set forth in Exhibit I and the DA satisfy alternate transportation mitigation requirements of Rule 73C-40.045, F.A.C., and Pasco County's alternate transportation mitigation system. For purposes of demonstrating statutory compliance for other reviewing agencies, the Proportionate Share reflects a change in the transportation proportionate share calculation and mitigation plan for the Wiregrass Ranch DRI as a result of recalculation of the proportionate share contribution for the Wiregrass Ranch DRI meeting the requirements of Sections 380.06(e)6 and 163.3180(5)(h), Florida Statutes. The Developer's proportionate share mitigation dollar amount for ~~Phases 1 through 3 of~~ Wiregrass Ranch DRI is Forty-Nine Million, Three Hundred and Four Thousand, Four Hundred and Fifty-Eight ~~Three Hundred Eighty-Two Million, Five Hundred Eleven Thousand, Three Hundred Fifteen~~ and 00/100 Dollars

($49,304,458.00) ~~($382,511,315.00)~~ in June 2012~~2009~~ Dollars (the "Proportionate Share") as provided in Exhibit H. ~~The Developer shall mitigate for the proportionate share traffic impacts of the development~~ This Proportionate Share is less than the cost of the transportation mitigation measures set forth in Exhibit I and the DA. Therefore, the Developer will fully mitigate the transportation impacts related to the Project through the mitigative measures as set forth in~~on~~ Exhibit I and the DA. To the extent that the proportionate share remains a requirement of the Wiregrass Ranch DRI, and to the extent that the costs of the transportation mitigation measures set forth in Exhibit I and the DA continue to exceed the proportionate share, the Master Developer may add to this DRI new entitlements without additional DRI transportation mitigation to the extent that the costs of the transportation mitigation measures set forth in Exhibit I and the DA exceed the proportionate share. The Developer's compliance with this DO and the DA shall satisfy the Developer's ~~Proportionate Share, and~~ transportation mitigation requirements~~concurrency obligations~~ through the Effective Period, ~~March 1, 2026 for Phases 1 through 3, subject to any extensions granted~~ as may be extended by the County or pursuant to applicable laws. ~~For any entitlement within subphase 1C (as further described in Exhibit I), a per trip fee payment in the amount required in Section 5(v) of Exhibit I shall be required (Phase 1C Per Trip Fee). The Phase 1C Per Trip Fee shall be based on the trips generated by the applicable entitlement using the trip generation rates in the attached LUEM (Exhibit F). The Phase 1C Per Trip Fee shall follow the procedure set forth in Exhibit I.~~

(2) Development Agreement. The County and Developer have entered~~shall enter~~ into a development agreement (DA) effective _____, 2013, as may be amended from time to time.~~which shall be approved no later than one (1) year after the Effective Date of this DO Amendment.~~ Such DA ~~shall~~ sets forth the terms and conditions governing the design, permitting, construction, and right-of-way acquisition for the remaining Pipeline Projects in Exhibit I. The DA was~~shall be~~ prepared consistent with Exhibits H and I. In addition, the DA ~~shall also~~ contains: (a) the agreed schedule for the remaining~~required~~ Pipeline Projects to ensure such Pipeline Projects are expeditiously constructed; (b) a requirement that if the Developer should fail to adhere to the schedule

in the DA, then certainno further Building Permits or development approvals shall not be issued until the Pipeline Projects obligations have been recommenced to the satisfaction of Pasco County; (c) provisions for assistance from Pasco County in the acquisition of right-of-way, for the remaining Pipeline Projects as needed; (d) requirements for financial performance guarantees to be provided by the Developer to ensure that the remaining Pipeline Projects will be completed in accordance with the applicable schedule; (e) provisions addressing the required payment of transportation impact or mobility fees, transportation impact or mobility fee credits, and any required cash mitigation payments; (f) insurance and indemnification requirements; and (g) other provisions as deemed appropriate by Pasco County. Changes to the DA which materially affect the requirements in Exhibit I, or which remove any condition required by Rule 73C-40.045, FAC, shall be amended in the DO through the NOPC process pursuant to Chapter 380, Florida Statutes. All other amendments to the DA shall not require an NOPC or DO amendment.

(3) All access and intersection improvements, number of access points, spacing, and geometry of access points shown on page 1 of 2 of Exhibit J (Site Access/Intersection Improvements) attached hereto are conceptual and may be revised or modified subject to compliance with the provisions of Pasco County's and the FDOT's access-management regulations. Each parcel developer shall be responsible for construction of the applicable access improvements shown on Exhibit J unless otherwise approved by the County prior to or concurrent with construction of infrastructure improvements to serve the portions of the project necessitating such improvements as determined by the County at the time of preliminary plan/preliminary site plan approval and/or at the time of issuance of access permits for the project, except where the DA provides a different deadline for such construction. At each preliminary plan/preliminary site plan approval, the County may also require further site access/site-related intersection improvements and site access/site-related improvements in accordance with the DA. The need and analysis for turn lanes, traffic signals, turn lane lengths, and other site access/site related improvements shall also consider future DRI and non-DRI traffic that will utilize the same site access/site related improvements. Except where specifically

allowed pursuant to the DA or this DO or another County development approval or permit, these improvements are not creditable against the ~~proportionate-share dollar amount~~Proportionate Share or against the ~~Pasco County Transportation Impact Fee or Mobility Fee~~mobility fee requirements of the development.

~~(3)~~

(4) Trip Generation Monitoring.

(a) Eighteen (18) months following construction plan approval for vertical construction of fifty (50) percent of the 11,381 p.m. peak-hour project trip generation (pursuant to Phase 1 as of September 7, 2010), or prior to construction plan approval for vertical construction of sixty-five (65) percent of the 11,381 p.m. peak-hour project trip generation (pursuant to Phase 1 as of September 7, 2010), or March 1, 2021, whichever occurs first, the Developer shall institute a monitoring program to provide external p.m. peak-hour counts and projected counts at the project entrances as set forth below. Monitoring shall continue on a biennial basis until project build-out. Each monitoring event shall be conducted within a six (6) month period from the due date of each biennial report to ensure that the counts are relatively current.

(b) The monitoring program shall consist of weekday p.m. peak-hour directional counts from 4:00 to 6:00 p.m., with subtotals at fifteen (15) minute increments, at all project entrance driveways to the perimeter boundary of Wiregrass Ranch DRI. The sum of the project entrance trips will be totaled in fifteen (15) minute increments and the highest four (4) consecutive fifteen (15) minute totals will be summed to determine the project's total p.m. peak-hour traffic volume. This total will include net external trips, diverted trips, pass-by trips, and diverted pass-by trips. ~~In the original analysis for Phase I, the total pm peak-hour project trips at the project entrance driveways was estimated to be 10,288 (5,287 inbound and 5,001 outbound), which included 968 internal capture and 648 pass-by trips. In the original analysis for Phases I and II (cumulative), the total pm peak-hour project trips at the project entrance driveways was estimated to be 17,581 (9,131 inbound and 8,450 outbound), which included 2,670 internal capture and 690 pass-by trips.~~ In the original analysis for

Phase I (originally referred to as Phases I, II, and III (cumulative)), the total pm peak-hour project trips at the project entrance driveways was estimated to be 19,818 (10,077 inbound and 9,741 outbound), which included 3,428 internal capture and 786 pass-by trips. ~~For purposes of this monitoring program, the original analysis' estimated total pm peak-hour project trips at the project entrance driveways (inbound and outbound), which include internal capture and pass-by trips, shall be adjusted for any entitlements moved from one phase to another phase.~~

~~(c) If monitoring results demonstrate that the project is generating more than two and one-half (2.5) percent above the number of trips estimated in the original analysis (as adjusted for any entitlements moved from one phase to another phase) or a biennial report is not submitted within thirty (30) days of its due date, Pasco County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), Florida Statutes, and may amend the DO to require additional roadway improvements. Any required transportation analysis shall be subject to review by all appropriate review entities.~~

(c~~d~~) The results of each monitoring event shall be submitted to Pasco County, TBRPC, and FDOT, and shall include any MUTRM trip reporting required by the DA.

(5) Public Transit.

The Developer shall comply with applicable County and Pasco County Public Transportation Department (PCPT) requirements to accommodate mass transit service to and within the project. In addition, the County and Developer shall enter into an agreement which shall be approved by the Board of County Commissioners prior to any preliminary plan/preliminary site plan approval within Parcel M7. The agreement shall set forth the terms and conditions governing the dedication and construction of public transit easements and amenities within the project including but not limited to: (a) ingress and egress route(s) for buses; (b) bus stop amenities to service the project, such as benches, bicycle racks, shelters, lighting, pedestrian walkways, and landscaping; (c) locations for bus stop pads along both sides (within the right of way) of all major roadways and frontage roadways at appropriate intervals as shown on the Wiregrass Ranch Master Roadway Plan (MRP)

and along such roadways at major activity locations, such as high school, town center, employment center, and major commercial development areas, unless otherwise approved by PCPT, the DRC, or the Board of County Commissioners. For purposes of this requirement major roadways shall include those roadways shown on the MRP that have not received construction plan approval or 100 percent design approval as of the adoption date of this DO. Major roadways and frontage roadways (as defined above) shall be designed and constructed to accommodate bus stop amenities without retrofit to existing roadway cross section improvements (i.e., sidewalk, landscaping, drainage, etc.) at the time when installation of bus stop amenities is required by PCPT. The Developer shall incur the cost for purchase, installation and maintenance of all shelters and accompanying concrete pads as required by the PCPT, DRC or the Board of County Commissioners. Transit amenities within the Traditional Neighborhood Development Town Center shall be reviewed for conformance with the LDC ~~800~~ at the time of preliminary plan/preliminary site plan review and approval for Parcel M7. Preliminary and construction plan submittals/approvals for Parcel M7, and for all major roadways and frontage roadways (as defined above) shall satisfy the foregoing requirements. The Developer will be eligible ~~for credits~~for credits for any land areas dedicated for transit in accordance with the County's mobility fee regulations and the Development Agreement. The Developer and/or their successors agree to maintain the transit accommodations facilities on privately maintained roadways and property in good working condition as determined by PCPT. The Developer and their successors shall not refuse PCPT or any other transit authority, or any of their users/patrons, reasonable access to such facilities.

(6) Transportation Demand Management (TDM Program).

In the first year following the completion of development in Phase 1, the Developer shall initiate a TDM Program to seek to divert vehicle trips from the p.m. peak-hour. The TDM Program shall include a biennial assessment of the actual achievement of trips diverted from the p.m. peak-hour as a result of the program using a methodology approved by Pasco County. Results of the TDM Program shall be included in each biennial report. If the County approved methodology is utilized, the Developer

shall be entitled to a credit for any documented trips diverted from the p.m. peak-hour as a result of the TDM program in any future traffic analysis or monitoring requirement for the DRI.

(7) Master Roadway Plan (MRP).

The Developer has obtained approval of a MRP which includes, subject to any approved variances or alternative standards, right-of-way widths (including right-of-way widths consistent with the Comprehensive Plan Corridor Preservation Table), roadway cross sections, number of lanes, intersection geometry, construction phasing, design speed, internal access points, bus stop pads, and alignment for all major County collector and arterial roadways within or adjacent to the DRI and not required by the Wiregrass Transportation Mitigation Table and Development Agreement. The MRP has demonstrated compliance with the County's collector and arterial design and spacing standards of the LDC, subject to any approved variances or alternative standards.

n. Educational Facilities.

(1) The Developer shall comply with the terms of the School Impact Fee Ordinance No. 01-06, adopted February 27, 2001, as amended.

(2) The development of the Wiregrass Ranch DRI will generate the need for educational facilities. The Applicant/Owner and the Pasco County School Board (School Board) have determined that there will be a need for one (1) high school site, one (1) middle school site, and up to four (4) elementary school sites. On March 2, 2004, the Applicant/Owner and the School Board entered into an Agreement intended to identify and address the school site needs described herein. This Agreement, as currently constituted and as it may be amended, is an enforceable obligation of the Developer. The Agreement provides for the conveyance of the school sites described herein and directs the Developer to provide road access and utility facilities to each school site. The Agreement with the School Board is hereby incorporated by reference into and made part of this DO as Exhibit N. The on and off-site infrastructure needed for the school sites in the Project shall be the responsibility of the Developer and/or School Board pursuant to the foregoing Agreement, or the responsibility of the School Board to the extent such infrastructure needs are not addressed in the foregoing

Agreement. Pasco County shall not have any responsibility for the on and off-site infrastructure needed for the school sites in the Project pursuant to any existing interlocal agreements between the School Board and Pasco County, except to the extent Pasco County has specifically agreed to be responsible for the Project infrastructure as a whole in this DO or is otherwise required to provide such infrastructure pursuant to state law. The Developer is not entitled to school impact fee credits for the parcels purchased by the School Board.

(3) As of the date of this DO Amendment, the School Board has purchased one (1) high school, one (1) middle school, and one (1) elementary school, and educational facilities have already been constructed on the high school and middle school parcels. The Developer and School Board have identified parcels for three (3) elementary schools. The parcels are shown as VI, V2, and V3 on Map H. Parcel V1 is owned by the School Board. The location of the fourth elementary school parcel has not been determined as of the date of adoption of this DO. The Developer and School Board anticipate that this parcel will be selected at a later date, pursuant to the Agreement, if the School Board determines such site is necessary. The Developer and the School Board have agreed that each parcel will be provided road access and utility service to the parcel boundary by the Developer. Based upon the foregoing, it is a condition of this DO that Pasco County shall not, without prior written agreement of the School Board, approve amendments to this DO or Map H which would cause or require the relocation or realignment of the road network depicted on Map H so as to either: (i) restrict or eliminate the required public road access to the school parcels selected by the School Board, or (ii) create an unsafe condition for the school sites which contravenes acceptable access management standards. This provision applies to public access serving the fourth elementary school once the location of said parcel is determined by the Developer and the School Board.

o. Recreation and Open Space.

~~(1)~~ Compliance with the following shall be deemed to satisfy the Recreation and Open Space requirements for the Project: (a) The Wiregrass Conceptual Master Parks Plan

approved by the DRC on May 26, 2011, as amended, (b) the Agreement for Charitable Contribution, Sports Park Donation Property, between Wiregrass Ranch, Inc., Flycatcher Enterprises, LLC, and the County, dated November 7, 2012, as amended (the "Park Donation Agreement"), (c) the Wiregrass Ranch Neighborhood Parks Variance Conditions of Approval, approved by the DRC and dated May 26, 2011, as amended, and (d) payment of applicable parks and recreation impact fees, or use of approved credits in lieu of such payment, to the extent such credits are permitted by the Park Donation Agreement. ~~The Developer shall comply with the provisions of Pasco County Parks and Recreation Impact Fee Ordinance No. 02-03, adopted by the Board of County Commissioners on January 29, 2002, and the Neighborhood Parks Ordinance, No. 02-26, as amended, subject to any variances granted under the ordinance.The Developer shall co-locate any required Neighborhood Parks with the Elementary School site V3 and the potential 4th elementary school site, if required, described in Section 5(n) unless (1) the approval of preliminary plans adjacent to the school sites prior to the DRI approval prevent such co-location, or (2) the Developer provides evidence acceptable to the DRC demonstrating that LDC requirements or other governmental agency requirements prevent such co-location, or (3) the School is already collocated with a District or Community Park.~~

~~(2) Within 90 days of written request by Pasco County, the Developer shall convey to Pasco County without compensation other than impact fee credits the following:~~

~~(a) A District Park Site comprising 80 contiguous, upland developable acres as depicted on Map H, with access from Mansfield Boulevard. The specific location and configuration of the site shall be acceptable to the Parks and Recreation Department and the Developer. The request for the District Park Site will be made no earlier than March 3, 2019 unless otherwise agreed to by the Master Developer. As an alternative, the Developer may provide a District Park Site elsewhere within the DRI or at a site outside of the DRI that is reasonably proximate to the DRI subject to approval by the Board of County Commissioners.~~

~~(b) A Community Park Site comprising 16 contiguous, upland developable acres in Parcel M4A or another mutually acceptable location on DRI Map H, adjacent to the 24-acre~~

~~Tennis Stadium site which already is subject to a Donation Agreement between the Applicant/Owner and Pasco County (which will therefore provide a 40 acre Community Park site, inclusive of the Tennis Center). The specific location and configuration of the site shall be acceptable to the Parks and Recreation Department and the Developer. The 16 acres of the Community Park may include future right of way required by the county collector road system as required within the MRP. As an alternative, the Developer may provide a forty (40) acre Community Park Site elsewhere within the DRI subject to approval by the BCC and contingent upon the County deeding the twenty-four (24) acre tennis stadium site back to the Developer, subject to compliance with applicable law.~~

~~(3) The Developer shall receive credits in accordance with the land portion of the Pasco County Parks and Recreation Impact Fee Ordinance No. 02-03, as amended, for the District Park Site and the 16 acre Community Park Site (but not for the 24acre Tennis Center site which was donated to the County). The Developer shall receive impact fee credit against the land portion of the parks and recreation impact fee for the foregoing conveyances in the amount of Twenty Five Thousand and 00/100 Dollars ($25,000) per upland developable acre actually conveyed to Pasco County. Park Impact Fee Credits shall not begin to accrue until such conveyance is complete. All conveyances pursuant to this section shall be in accordance with Section 5(t)(3) of this DO. These requirements shall not affect any obligations of the Project relating to payment of applicable Parks and Recreation Impact fees if no credit is available pursuant to this Section 5.o and the Parks and Recreation Impact Fee Ordinance. Wetlands, required buffers around wetland areas, and jurisdictional buffers shall not be eligible to be counted toward the required contiguous, developable, upland acres, unless such areas are usable in accordance with Section 5(f)(5) of this DO.~~

~~(4) If a roadway conveyance or any park site conveyance creates a strip of land between the proposed access roads and the park site, the Developer shall be required to adjust or provide additional conveyances as requested by, and at no cost to Pasco County.~~

~~(5) The Developer shall provide all off-site infrastructure, including but not limited to, access roads, intersection improvements, stormwater drainage, and utilities (including but not limited~~

~~to water, sewer, electric, cable and telephone) to the proposed entrance to the park sites, and all such connections shall be brought to the physical boundaries of said site such that no additional jack and bore work will be required under any access roads. Such infrastructure shall be completed prior to final plat or construction plan approval of fifty (50) percent of the specifically approved residential entitlements of the DRI or March 2, 2024, whichever comes first. In addition, if required to meet the minimum upland, developable acreage requirements for a park, the Developer shall convert to upland and mitigate for any isolated wetlands located within the park boundaries and designated for impacts on the park site location approval, prior to final plat or construction plan approval of fifty (50) percent of the specifically approved residential entitlements of the DRI or March 2, 2024, whichever comes first. To the extent necessary, Pasco County shall provide all necessary consents, easements, approvals, or other permit applications requested by the Developer that are necessary to provide such roads, utilities, and mitigation. Pursuant to Pasco County Parks and Recreation Impact Fee Ordinance No. 02-03, as amended, the Developer may enter into an agreement with Pasco County for park facility, construction and improvements. Credits/offsets against the facilities portion of the Parks and Recreation Impact Fee shall be granted pursuant to Section 3.04 of the Parks and Recreation Impact Fee Ordinance No. 02-03, subject to the Board entering into a separate written agreement with the Developer for the provision of such facilities within the District or Community park site.~~

p. Fire/Police/Libraries/General Government Services.

(1) Pasco County shall provide fire and emergency medical services to the project. The Pasco County Sheriff's Office shall provide law enforcement services to the project. The Developer shall pay applicable impact fees for libraries, fire/emergency medical services (EMS), law enforcement and general government services buildings, subject to impact fee credits as provided for herein and applicable impact fee ordinances.

(2) The Developer shall convey to the County without compensation other than impact fee credit, three (3) sites for (i) a general government service center, (ii) fire/EMS facility, and (iii) sheriff substation in one or more of the following parcels (unless the Developer and County

otherwise agree in writing): M7, M15, M4B or M6 of Map H. The specific location of each site shall be identified and agreed to by Pasco County and the Developer no later than the approval of the master plan for the Town Center in Parcel M7 by Pasco County. In addition, if Pasco County has not agreed to the specific location for each site prior to preliminary plan/preliminary site plan submittals for Parcels M15, M4B, and M6, the Developer shall consult with the County Administrator, or his designee, regarding the location of the foregoing sites, and provide written evidence of the results of such consultation with the preliminary plan/preliminary site plan submittals for Parcels M15, M4B, and M6. If Pasco County has agreed to locate any of the foregoing sites within any of the foregoing parcels, the preliminary plan/preliminary site plan submittal for such parcel shall depict the location, size and required infrastructure for such site. The fire/EMS site will be a maximum of 2 upland developable acres, and the sheriff substation will be a maximum of 1 upland developable acre (the County may agree to less acreage depending on the exact location and developer accommodation of parking, drainage/floodplain mitigation, etc.). The government services center site must be large enough to accommodate a 25,000 square foot building footprint for a 3-story building (total of 75,000 square feet) including sufficient parking, drainage/floodplain mitigation areas, etc., to accommodate such a building. Part of the government services center building may include a library. Subject to Pasco County and Sherriff's Office approval, the fire/EMS site and sheriff substation site may be combined into one site. Within 90 days of written request by Pasco County, each site, as applicable, shall be conveyed to the County and the Developer shall provide the County a legal description, sketch, and all other conveyance documents as required by the County for such site. The conveyances shall be deed-restricted to the foregoing governmental purposes. The Developer shall provide all off-site infrastructure, including but not limited to, access roads, intersection improvements, and utilities (including but not limited to water, sewer, electric, cable and telephone) to the proposed entrance to each site, and all such connections shall be brought to the physical boundaries of such site such that no additional jack and bore work will be required under any access roads. Such infrastructure shall be completed prior to approval of the first record plat or construction plan approval

of fifty percent (50%) of the specifically approved residential entitlements in the DRI or as necessary to serve adjacent development or development within the Town Center. Except as set forth in this paragraph, the Developer shall not have any ~~concurrency obligation(s) or DRI traffic~~ transportation mitigation requirements or obligations for such sites. If sufficient office entitlements are added pursuant to Section 4.a(4~~5~~), the Developer shall allocate 75,000 square feet of office entitlements for the~~a~~ government services center building, and Pasco County shall be responsible for any and all transportation proportionate share and transportation mitigation improvements, impact fees or mobility fees, and other mitigation and/or contribution of funds, land or facilities reasonably attributable to such entitlements; provided, however, the County reserves the right to exempt such entitlements from any such requirements that are imposed or enforced solely by the County, except for access management, stormwater and utility requirements for which waiver could adversely affect any other development within the DRI.

(3) In addition, the Developer shall mitigate any isolated wetlands located within each site's boundaries, if required to accommodate the improvements, prior to approval of the first record plat or construction plan approval of fifty percent (50%) of the specifically approved residential entitlements in the DRI or as necessary to serve adjacent development or development within the Town Center. To the extent necessary, Pasco County shall provide all necessary consents, easements, approvals, or other permit applications requested by Developer that are necessary for Developer to provide such roads, utilities, and mitigation. All conveyances shall be in a form acceptable to the County, free and clear of all liens, exempt from assessments and architectural/design requirements and/or design approval of all special districts, and exempt from all covenants and deed restrictions, except the specified public use.

(4) If a roadway conveyance adjacent to any of the foregoing site conveyances creates a strip of land between the proposed access road(s) and such site, the Developer shall be required to adjust or provide additional conveyances as requested by, and at no cost to Pasco County, to ensure road access to the site.

(5) Wetlands, required buffers around wetland areas, and jurisdictional buffers shall not be eligible to be counted toward the required acreages for the foregoing conveyances, unless such areas are usable in accordance with Section 5(f)(5) of this DO.

(6) The Developer shall receive impact fee credit against the land portion of each applicable existing impact fee ordinance for the foregoing conveyances in the amount of 115% of the County Property Appraiser's land value at the time of conveyance. Impact fee credits for all applicable impact fee ordinances shall not begin to accrue until such conveyance is complete. Credits for sites containing more than one public facility (i.e. fire/EMS and law enforcement) shall be prorated based on the percentage of the site occupied by each creditable public facility determined by the County Administrator or his designee.

(7) Wiregrass Ranch DRI shall be constructed to meet or exceed State and local fire codes and regulations. Prior to the issuance of Building Permits, the Developer shall provide assurance that the buildings (excluding residential or other buildings not otherwise required to be sprinklered) will be supplied with sprinkler systems and that functioning fire hydrants in sufficient number and appropriate locations to accommodate the firefighting operations will be provided

(8) The Developer shall review the concepts of "fire safe communities," as provided by the Florida Division of Forestry, and implement all appropriate measures.

q. Hurricane Preparedness.

The Developer shall coordinate with the Pasco County Office of Emergency Management regarding incorporation of hurricane and wind resistant technology into the design criteria of all development. The Developer shall comply as applicable with the Pasco County Hurricane Mitigation for New Development in the Hurricane Vulnerability Zone (HVZ) and For New Mobile Homes Ordinance, No. 04-42, adopted September 21, 2004.

r. Affordable Housing.

(1) With respect to the various buildings actually constructed within Phases 1 through 4 of Wiregrass Ranch DRI, the following cash mitigation payments shall be required to voluntarily address the affordable housing needs of the County:

$100 per single family residential unit

$80 per multi-family residential unit

$0.35 per gross square foot of retail space

$0.25 per gross square foot of office space

No cash mitigation shall be required for affordable housing units provided in accordance with subsection r.(4) or r.(8).

(2) The cash mitigation payments shall be made prior to issuance of the certificate of occupancy as to each residential unit, and at the time of issuance of the final building permit for the tenant/occupant's interior build-out improvements as to all retail and office space.

(3) The cash mitigation payments shall be placed into a designated County special revenue fund for "Wiregrass Ranch DRI Affordable Housing Mitigation Fund" for a period of not less than three (3) years after final approval of this Development Order, pending the potential approval of one (1) or more "on-site" affordable housing programs as set forth below. At the end of said three (3) year period, Pasco County may utilize the then-existing special revenue fund and any future cash mitigation payments, in its discretion within its affordable housing program(s), if no such "on-site" program has been proposed and approved for the Project.

(4) In lieu of the cash mitigation payments required above, either in whole or in part, Wiregrass Ranch DRI may propose for TBRPC and Pasco County approval, one (1) or more "on-site" affordable housing programs to satisfy such obligation by one (1) or more of the following types of programs; provision of affordable rental or for-sale housing; provision of land for other affordable housing programs: provision of affordable rental or purchase subsidy assistance; provision of down payment, closing cost or other acquisition cost assistance; provision of financial assistance; or other affordable housing assistance deemed appropriate and suitable, in whole or in

part, by TBRPC and Pasco County. If one or more such "on-site" programs are approved, then the funds in the mitigation special revenue fund above, shall be utilized for such program(s).

(5) This Section r. shall not apply to any building structure within Wiregrass DRI that has been issued a final certificate of occupancy (CO) as of the date of approval of this Development Order.

(6) The terms "affordable" or "affordable price" for purposes of subsection r.(4) above, shall mean a price that is affordable to a family with a median income that does not exceed one hundred twenty (120) percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area (SMSA). For a housing unit to qualify as "affordable," the housing unit, or the larger development that includes the housing unit, must be designated as affordable by Pasco County's Community Development Manager consistent with the foregoing definition and applicable federal, state and local income and expense criteria for affordable housing, and the housing unit must be sold to a family that satisfies the foregoing income criteria, as determined by the County Community Development Manager.

(7) Pasco County will proceed diligently and in good faith with development of an ordinance to adopt mandatory affordable housing requirements throughout its jurisdiction, including DRI level and sub-DRI level development projects, and to apply substantially consistent requirements as set forth herein for Wiregrass DRI to all other pending or future DRI projects within Pasco County, Florida, on a non-discriminatory basis. If the County adopts affordable housing requirements and the required contributions are higher than the contributions required in the development order, development within the Wiregrass DRI that (i) has not already paid the contribution amounts set forth in subsection r.(2) above, or (ii) has not been mitigated for pursuant to subsection r.(4) above or r.(8) below, or (iii) is not otherwise exempt pursuant to the County affordable housing ordinance, shall thereafter pay the higher ordinance amount instead of the cash mitigation requirements in subsection r.(1).

(8) Without limiting programs which may be approved pursuant to subsection r.(4) above, the developer may satisfy such obligations, and receive credits against the required payments as follows:

(a) Assumable Equity Mortgage for Affordable Units Provided On-Site.

i. Any entity within the Wiregrass Ranch DRI that sells a housing unit at an affordable price with an assumable equity mortgage satisfying the requirements of this subsection shall be entitled to a credit against the required cash mitigation requirement at the time the assumable equity mortgage is assigned to, and accepted by, Pasco County. An assumable equity mortgage is a mortgage equivalent to the difference in value between the affordable price for the housing unit and the appraised market price for the housing unit at the time it is sold, and provided to the seller of the housing unit in consideration for the seller agreeing to sell the housing unit at a reduced affordable price, which is sometimes referred to as an equity mortgage. To qualify for a credit against the required affordable housing cash payment, the assumable equity mortgage must: (a) be a recorded assignable and assumable first or second mortgage on the property, (b) require repayment at closing in the event the housing unit is resold at a price that is not affordable, (c) have a value that is no less the value of the credit for one housing unit, as calculated pursuant to the formula set forth below and (d) is sold to a household that earns less than 120% of the adjusted median income for the Tampa-St. Petersburg-Clearwater SMSA. In the event of a repayment of an assumable equity mortgage, the County shall utilize the repayment proceeds in accordance with subsection r.(3).

ii. Unless the County-wide affordable housing ordinance discussed in subsection r.(7) allows for a different credit amount, the amount of the credit for each assumable equity mortgage assigned to the County shall be determined in accordance with the following formula: ([$100* specifically approved single family units]+[$80*specifically approved multi-family units]+[$.35*specifically approved retail square footage]+[$.25*specifically approved office

square footage])/($.10*specifically approved total dwellings for the project). For example, if the Wiregrass Ranch DRI is specifically approved for the following entitlements: 8,500 single family units, 4,000 multi-family units, 2,740,000 square feet of retail, and 1,200,000 square feet of office, the amount of the credit for each assumable equity mortgage assigned to the County would be $1,943.00, computed as follows:

([8500*$100]+[4000*$80]+[2,740,000'$.35]+[1,200,000*$.25]/(12,500*.1)=$1,943

(b) Donation or Reduced Sale of Land or Lots to a County Sponsored Affordable Housing Non-Profit.

i. Any entity within the Wiregrass Ranch DRI that donates, or sells for a reduced price, land or lots to a County sponsored affordable housing non-profit corporation to construct affordable housing units ("Non-Profit") shall be entitled to a credit against the required cash mitigation requirement at the time the land or lot is conveyed to the Non-Profit, and the value and unit yield of the land or lot(s) is confirmed in writing by the Pasco County Community Development Manager consistent with the credit calculation set forth below. To be eligible for credit, the land or lots conveyed to the Non-Profit must be acceptable to the County Community Development Manager.

ii. Unless the County-wide affordable housing ordinance discussed in subsection r.(7) allows for a different credit amount, the amount of the credit for land or lots donated, or sold for a reduced price, to a Non-Profit shall be the actual appraised market value of the land or lots conveyed less the price paid by the Non-Profit, not to exceed $30,000 per lot. In the event the conveyance involves land for more than one lot, or more than one dwelling unit can be built on the land conveyed, the maximum credit shall be $30,000 multiplied times the maximum number of units that can be built on the property pursuant to applicable DRI, Comprehensive Plan, zoning and land development code requirements (as determined by the County Community Development Manager after consultation with the County Development Director).

iii. Credits shall be issued to the entity that either (1) assigns the assumable equity mortgage in accordance with subsection r.(8)(a), or (2) donates or sells for a reduced price the land or lots in accordance with subsection r.(8)(b). Credits shall be issued by the County Community Development Manager. Credits, once established and issued, are assignable in accordance with the procedures set forth in the Transportation Impact Fee Ordinance. Credits are only assignable within the Wiregrass Ranch DRI, unless the County-wide affordable housing ordinance discussed in subsection r.(7) allows for assignment of credits to developments outside the Wiregrass Ranch DRI. Development in the Wiregrass Ranch DRI shall make the cash payments set forth in subsections r.(l) or r.(7) whenever it does not have County approved credits pursuant subsection r.(8) sufficient to cover the required cash payments when they are due. Cash payments and credits may only be used to satisfy the affordable housing obligations set forth in this subsection r., and are not refundable or eligible for exchange for cash from the County, except to the extent the County-wide affordable housing ordinance discussed in subsection r.(7) allows for refunds.

s. Historical and Archaeological.

Should any historical or archaeological resources be encountered within the project, measures shall be taken in coordination with the Florida Department of State, Division of Historical Resources, and Pasco County to either protect and preserve the site(s) in place or to mitigate any adverse impacts consistent with the requirements in Rule 73C-40.043, FAC. This DO shall be amended to incorporate any required mitigation consistent with Rule 1A-46, FAC. If any significant resources are found, a Certificate of Appropriateness must be obtained from Pasco County pursuant to requirements of the Land Development Code.

t. General Conditions.

(1) Any outstanding amount for initial review by the TBRPC shall be paid within thirty (30) days after a detailed billing in accordance with the rule. Payment for any future activities of the TBRPC with regard to this development including, but not limited to, monitoring or

enforcement actions, shall be paid to the TBRPC by the Developer in accordance with the Rule 73C-40.0252, FAC.

(2) Should the Master Developer divest himself of all interest in the project prior to the expiration of this DO, the Master Developer shall designate the successor entity to be responsible for preparation of the biennial report.

(3) All conveyance(s) required pursuant to this DO shall be in a form acceptable to the Pasco County Real Estate Division, free and clear of all liens, excluded from the assessments of all special districts, and exempt from all covenants and deed restrictions which prohibit the uses intended for the land conveyed.

(4) If there is an internal conflict between provision(s) of this DO, then the more stringent provision(s) shall prevail.

(5) In the event ordinances or resolutions are adopted by the Board of County Commissioners establishing County impact fees for the purpose of funding solid waste, public safety, and/or wildlife mitigation, the Developer shall be required to pay the fees from the point of such adoption, forward, subject to applicable credits for past and future mitigation, in accordance with the terms of the ordinance(s) or resolution(s).

(6) Should development significantly depart from the parameters set forth in the Application to an extent that such departure or change creates a reasonable likelihood of additional regional impact, or creates any type of regional impact not previously reviewed by the regional planning agency, the project will be subject to substantial deviation review pursuant to Section 380.06, Florida Statutes.

(7) Approval of Wiregrass Ranch DRI ~~shall, at minimum,~~ satisfies~~y~~ the provisions of Subsection 380.06(15), Florida Statutes, and the following provisions of the FAC, Rule 73C-40.041, Listed Plant and Wildlife Resources Uniform Standard Rule; Rule 73C-40.044, Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule; Rule 73C-40.043, Archaeological and Historical Resources Uniform Standard Rule; Rule 73C-

40.045, Transportation Uniform Standard Rule; and 73C-40.048, Adequate Housing Uniform Standard Rule.

~~(8) Approval of this development shall require that all of the Developer's commitments set forth in Exhibit D be honored, except as they may be superseded by specific terms of the DO.~~

u. Procedures.

(1) Biennial Reports.

(a) Monitoring of Wiregrass Ranch DRI by the County shall be the responsibility of the County Administrator or his designee.

(b) The Developer shall provide a biennial report on the required form to the Pasco County Planning & Growth Management Department, the TBRPC, and the DEO on the two (2) year anniversary date of final adoption of the Original DO as amended by the DO Amendment on October 9, 2007 and every two (2) years thereafter during the term of this DO. The contents of the biennial report shall meet the requirements of Section 380.06(18), Florida Statutes, and Section 73C-40.025(7) FAC, and shall include all additional data and information, as required in this DO.

(c) If the biennial report is not submitted within sixty (60) days after the due date, Pasco County shall notify the Developer and shall declare the project not to be in compliance with this DO. Should the report not be submitted within thirty (30) days after such notification, all on-going development activity, the further issuance of Building Permits, and the extension of services to the project shall cease immediately pursuant to Section 380.06(17), Florida Statutes, as amended, until a public hearing has been held pursuant to Section 380.06(19), Florida Statutes, as amended, to determine if a substantial deviation has occurred.

(d) In addition to the required elements of the biennial report, the Developer shall include:

i. The cumulative number of units developed through the land use tradeoff mechanism.

ii. The cumulative number of units (dwelling units by type, square feet of retail, etc.) with site plan approval (preliminary plan, construction plan, and site plan), final plat approval, and COs.

iii. A synopsis of all DRI and zoning amendments.

iv. A synopsis of ownership (major parcels).

v. A list of DRI/DO conditions of approval and whether the Developer has met the conditions.

vi. All applicable monitoring reports as identified in this DO for ground water, storm water, transportation, and environmental issues.

vii. An updated Entitlement Tracking Chart, if applicable.

(2) Amendments/Substantial Deviations.

Proposed changes to this DO are subject to review pursuant to the provisions of Section 380.06(19), Florida Statutes, as amended, prior to implementation of such changes. Application to amend any provision of this DO shall be made on the required form (NOPC to a Previously Approved DRI), and shall be provided by the Developer to the TBRPC, DEO, and Pasco County.

(3) Notice of Adoption.

(a) A Notice of Adoption of this resolution shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(15)(f), Florida Statutes, as amended.

(b) The Clerk of the Board of County Commissioners shall return five (5) signed and certified copies of this DO, the Notice of Adoption and an additional original executed Notice of Adoption to the Pasco County Planning & Growth Management Department. The

Pasco County Planning & Growth Management Department shall then send copies of each document to the DEO, TBRPC, and to attorneys of record in these proceedings.

(c) The DO shall be deemed rendered upon transmittal of copies to all recipients identified in Chapter 380.06, Florida Statutes.

(4) Severability.

Each provision of this DO is material to the Board of County Commissioners approval of this DO. Accordingly, the provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of the resolution shall be suspended until such time that the Board of County Commissioners modifies the DO to address the illegal or invalid provision; provided, however, that such suspension shall not exceed nine (9) months in duration and such determination shall not affect the validity of 1) Limited exemption entitlements or DRI entitlements for which a complete application has been submitted, or approval has been received, for a preliminary plan, preliminary site plan, plat, construction plan, Building Permit, or CO; or 2) any DRI mitigation committed to or performed as of the date the determination is made. Notwithstanding the foregoing, the resolution shall not be suspended if the Applicant/Developer and all affected successors or assigns agree to abide by all of the provisions of the resolution until an NOPC is adopted to modify the DO in order to address the illegal or invalid provision. NOPCs to the DO shall not be considered challenges to the DO, and decisions by the Board of County Commissioners regarding any NOPC or the like shall not have the effect of suspending the DO under any circumstances. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this resolution and the challenged portion of the resolution is subsequently declared illegal or invalid, the resolution shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid as the result

of a third party challenge, the Applicant/Developer shall cooperate with the County to amend this resolution to address the portion which has been declared invalid or illegal.

DONE AND RESOLVED this _____ day of _____, _____.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

_____ _____

PAULA S. O'NEIL, Ph.D., CLERK AND COMPTROLLER TED SCHRADER, CHAIRMAN

EXHIBITS

A. Application* (ADA and Sufficiency Responses)

B. TBRPC DRI Final Report* and NOPC Report

C. Legal Description

D. N/A~~Developer's Commitments~~

E. Entitlements Tracking Chart

F. Land Use Equivalency Matrix

G. Map H – Master Plan

H. Proportionate Share Calculation

I. Wiregrass Ranch DRI Transportation Mitigation Table

J. Site Access/Intersections

K. Wetlands Categorization Map

L. Conservation Corridor

M. Settlement Agreement with Pasco County and FDOT dated December 22, 2006*

N. Agreement with School Board

O. Agreement with Florida Department of Community Affairs dated October 8, 2004*

P. Environmental Management Plan*

Q. Assignment of DRI Entitlements by Master Developer (as of September 7, 2010)

*Incorporated by reference only

WIREGRASS - PHASE I TRANSPORTATION MITIGATION

Rev. January 17, 2013

Proportionate Share
$49,304,458

Proposed Phase 1 Pipeline Projects
Agreed Proportionate Share Credits (Mitigation Plan)

	Roadway[3][4]	Total Cost[8]	Proportionate Share Credit	Financial Assurance [1]	Start Date [2]
1	SR 56 / 581 Intersection	$ 2,337,528	100%	3/31/2008 [5]	1/1/2008[5]
2	SR 56 - 581 to Wiregrass Ranch Blvd.[6]	$ 15,609,375	100%	3/31/2008 [5]	1/1/2008[5]
3	SR 56 - Wiregrass Ranch Blvd. to Meadow Pointe Blvd. [6]	$ 10,095,662	100%	3/31/2008 [5]	1/1/2008[5]
4	Mansfield Blvd.	$ 4,213,939	50%	3/31/2008 [5]	6/1/2008[5]
5	581 Bypass/Loop Road	$ 20,191,325	100%	5/31/2023	12/1/2023
6	SR 54 ROW Acquisition Fund	$ 5,000,000	100%	N/A	N/A
7	Park & Ride Facility	TBD[7]	100%	N/A[7]	N/A[7]
	Total		$ *55,340,859*		

[1] A letter of credit, bond or other form of financial assurance shall satisfy this requirement.

[2] Schedule shown does not preclude the developer from initiating construction of the improvements earlier than the dates required.

[3] Additional proportionate share credit in excess of the required Phase 1 proportionate share identified above shall be applied to any additional entitlements not included within Phase 1 to the extent provided in Section 5.M.(1) of the DRI Development Order and Section 5 of this Exhibit I.

[4] All Impact/Mobility fee credits applicable to the pipeline projects are addressed in the Wiregrass Ranch DRI Development Agreement.

[5] These obligations have been satisfied.

[6] Wiregrass Ranch Boulevard is formerly known as Porter Boulevard.

[7] To be determined in accordance with the Easement Agreement.

[8] All costs indentified are based on June 2012 FDOT cost index.

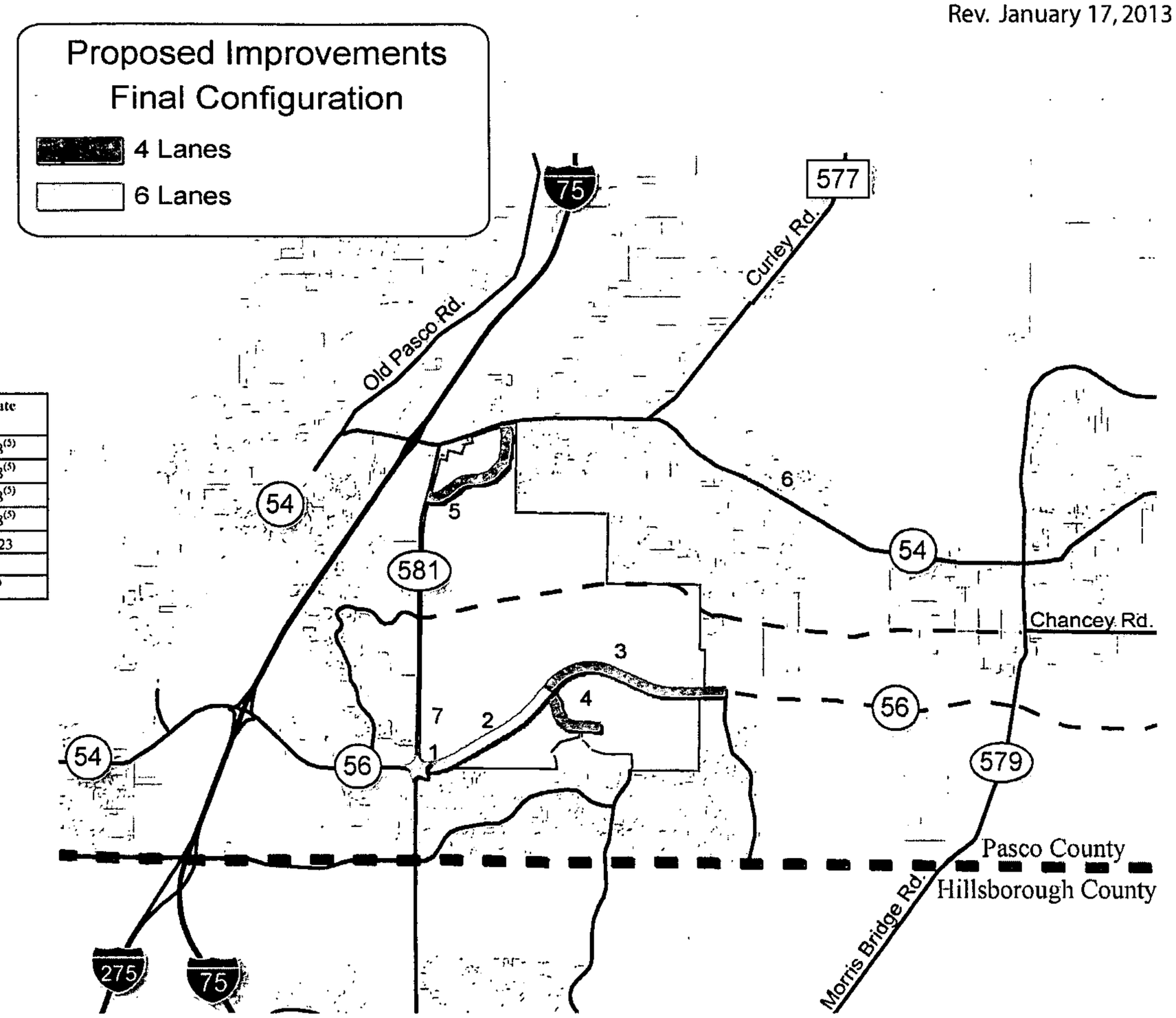

EXHIBIT "I" page 1 of 10

- LEGEND -
Major Roads
All Roads
Future Roads
Wiregrass
County Line

N

King
ASSOCIATES, INC.
Florida - 904 636-6755
Florida - 941 350 6500
813 630-8881
gineering.com

SCALE
0 6,000' 12,000'

PASCO COUNTY

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

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370 of 382

TABLE 1
PROPOSED MITIGATION FOR WIREGRASS DRI - PHASE 1
Date 1/18/13

Item	Description	Improvement	Cost/Mile (D7 June 2012)	Reference	Link Length (feet).	Link Length (mile).	Total Project Cost Source: District 7 June 2012 Cost	Percentage Proportionate Share Credit	Total Proportionate Share Credit (D7 June 2012)
1	SR 56/ SR 581 (FDOT ultimate intersection)	n/a	n/a	Proportionate Share Tables	n/a	n/a	$2,337,528	100%	$2,337,528
2	SR 56 - from SR 581 to Wiregrass Ranch Blvd.	2 lanes to 6 lanes	n/a	Proportionate Share Tables	8,501	1.61	$15,609,375	100%	$15,609,375
3	SR 56 - from Wiregrass Ranch Blvd. to Meadow Pointe Blvd.	2 lanes to 4 lanes	n/a	Proportionate Share Tables	8,976	1.70	$10,095,662	100%	$10,095,662
4	Mansfield Blvd. - from SR 56 to School Entrance	New 4 lanes	$7,331,004	VII	3,035	0.57	$4,213,939	50%	$2,106,969
5	[1]581 Bypass/Loop Road	New 4 lanes	$11,877,250	I	8,976	1.70	$20,191,325	100%	$20,191,325
6	[2]SR 54 ROW Acquisition Fund	n/a	n/a	n/a	n/a	n/a	$5,000,000	100%	$5,000,000
7	Park & Ride Facility	n/a	n/a	Meeting 07/12/07	n/a	n/a	TBD	100%	TBD
						Total	$57,447,829		$55,340,859

Note:
1)[1] Realignment length was taken from County's Mitigation Proposal 06/13/07
2)[2] To Be paid on a "per trip" basis from the inception of Phase 1 development.
3) Concept plan costs were reduced by 48.24%, consistent with the cost reduction of the Wiregrass DRI Improvements on the FDOT D7 costs from October 2006 to June 2012.

Source:

Table 1A- Obtained from District 7 Transportation Cost Estimates (June 2012)

Ref.	Urban Road	District 7 June 2012 Costs		
		Construction Cost Per Mile	Design & CEI Cost Per Mile	Total Cost Per Mile
I	6 Lane Roadway	$11,186,843	$3,356,053	**$14,542,896**
II	4 Lane Roadway	$9,136,346	$2,740,904	**$11,877,250**
III	2 Lane Roadway	$6,472,344	$1,941,703	**$8,414,047**
VI	Add Lanes(2 to 4)	$7,088,925	$2,126,678	**$9,215,603**
V	Add Lanes(4 to 6)	$7,833,837	$2,350,151	**$10,183,988**

Table 1B- County Methodology for Cost Calculations

Ref.	Urban Road	District 7 June 2012 Costs				
		FDOT Subtotal Construction Cost Per Mile	Pasco County Construction Cost Per Mile	Design & CEI Cost Per Mile	Scope Contingency	Total Cost Per Mile
VI	6 Lane Roadway	$8,949,474	$7,607,053	$608,564	$760,705	**$8,976,322**
VII	4 Lane Roadway	$7,309,077	$6,212,715	$497,017	$621,272	**$7,331,004**
VIII	2 Lane Roadway	$5,177,876	$4,401,195	$352,096	$440,119	**$5,193,410**
IX	Add Lanes(2 to 4)	$5,671,140	$4,820,469	$385,638	$482,047	**$5,688,153**
X	Add Lanes(4 to 6)	$6,267,070	$5,327,010	$426,161	$532,701	**$6,285,871**

Calculation:
1.Subtotal construction cost per mile was taken from District 7 June 2012 costs.
2. Total construction cost per mile is 85% of FDOT District 7 June 2012 costs.
3. Design and CEI is 8% of the Pasco County construction costs.
4. Contingency cost is 10% of the Pasco County construction cost.

OR BK 8858 PG 537
371 of 382

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Exhibit I (Continued from Pages 1 & 2)

Wiregrass DRI Transportation Mitigation Terms and Conditions:

1. The Master Developer~~Owner/Applicant~~ and the County have agreed on the specific pipeline projects required for Phase 1 as identified on Page 1 of this Exhibit I. Each and every one of the pipeline projects listed on Page 1 of this Exhibit I consists of one or more mobility improvements that will benefit a regionally significant transportation facility. ~~The remaining pipeline project(s) for Phases 2 and 3 shall be determined by mutual agreement prior to the completion of Phase 1, or May 1, 2020 whichever is first to occur. The Phase 2 and 3 proportionate share shall be utilized for facility or mobility improvements in Pasco County that benefit one or more of the following roadway segments: (I-75 from the I-75/I-275 apex north to S.R. 52, or (2) S.R. 54/56 east of U.S. 41. Prior to the County authorizing the commencement of development for Phases 2 and 3, the specific Phase 2 and 3 improvements shall be identified through the filing of a NOPC and development order amendment. The improvements shall be consistent with s. 163.3180(5)(h) F.S., and the schedule of capital improvements in the comprehensive plan shall be amended at the next regularly scheduled update to include the improvements if they are not already in the schedule. The County has agreed to the total construction costs~~ For purposes of proportionate share credits, the cost estimates on Page 1 of Exhibit I shall be used for all the pipeline projects, except for the Park and Ride Facility, Pipeline Project 7, for which a conceptual cost estimate is not available, in which case the cost estimate is "To Be Determined", or "TBD", by agreement between the County and the Master Developer.~~only has been included on Page 1.~~ The total cost for Pipeline Projects 1-6 exceed and fully satisfy the proportionate share contribution for Wiregrass Ranch DRI without regard for Pipeline Project 7 for which a cost has yet "To Be Determined". To the extent the ~~final proportionate share credit amount~~total costs of all pipeline projects for Wiregrass Ranch DRI, as set forth on Page 1 of this Exhibit I and the DA, ~~for the Park and Ride Facility, is less than, or~~ exceed~~s~~ the proportionate share contribution for the Wiregrass Ranch DRI, and to the extent that proportionate share continues to be a requirement of the Wiregrass Ranch DRI,~~final agreed to construction costs for this improvement,~~ then such credit excess ~~(or shortfall)~~ shall be applied to the ~~Phase 2~~ proportionate share contribution calculated or required for future additional entitlements not currently included in Phase I, at the time the ~~Phase 2 transportation mitigation improvements~~proportionate share contribution for such future entitlements is calculated.~~are established.~~

2. As reflected in the tables set forth on page 1 of this Exhibit I, Wiregrass DRI shall receive proportionate share credit for the pipeline projects to the extent, and as set forth, on Page 1 of this Exhibit I. All such proportionate share credits shall be provided at the same cost as set forth in this Exhibit I (except for the Pipeline Project 7 for which cost estimates are "TBD"~~Park and Ride Facility which shall be determined~~ as set forth in Note 1, above), regardless of the actual cost of construction for such pipeline project. Such cost estimates shall not be binding on the County for purposes of mobility fee credits, which shall be determined based on actual construction costs, and in accordance with the requirements of the DA.

~~3. The Phase 1 pipeline projects and proportionate share credit agreed to by Owner/Applicant and the County include the third and fourth lanes of some internal regional collector roadways (Wiregrass Ranch, Mansfield, and Chancey) (the "Internal Collector Roadways"). These Internal Collector Roadways would not generally be considered by the County to be viable pipeline projects or proportionate share creditable, because (1) the Internal Collector Roadways were not identified as needed improvements in Exhibit H (the Proportionate Share Calculation Table), and (2) the Internal Collector Roadways are necessary to some extent for the internal development of the DRI. However, the County has agreed that it is in the~~

~~public interest to include the third and fourth lanes of these roadways as pipeline projects and provide proportionate share credit for the cost of constructing the third and fourth lanes of these Internal Collector Roadways due to the following unique circumstances relating to the Wiregrass DRI: (1) the Wiregrass DRI is uniquely surrounded by 3 major arterial roadways and close to I-75, and the third and fourth lanes of the Internal Collector Roadways serve as parallel collectors to partially relieve congestion on the surrounding arterial and interstate network, (2) the Wiregrass DRI is uniquely surrounded by three existing Developments of Regional Impact with substantial existing development, (3) the Internal Collector Roadways serve unique public facilities provided by the Wiregrass DRI Owner/Applicant, including a Community College, a Government Services Building, a High School/Middle School site, 3 Elementary School sites, and potentially a 4th Elementary School site. (4) the Wiregrass DRI contains land uses estimated to generate over 20,000 p.m. peak hour gross trips and over Three Hundred Million Dollars worth of proportionate share mitigation at buildout of Phases 1 through 3. Notwithstanding the foregoing, the County has specifically not provided any proportionate share credit or impact fee credit for the first two lanes of construction, or four lanes of right of way, for the Internal Collector Roadways, because the County has determined, consistent with prior policy and legislative declarations in the Transportation Impact Fee Ordinance and Section 610.3 of the Land Development Code, that these portions of the Internal Collector Roadways are site access-related improvements that primarily serve the internal development of the DRI. The County has additionally determined that the provision of proportionate share credit and impact fee credit for the third and fourth lanes of the Internal Collector Roadways shall not serve as a legal or policy precedent for any other DRI or non-DRI project that does not meet all of the unique criteria of the Wiregrass DRI as set forth in this paragraph.~~

3. The deadlines for provision of a letter of credit, bond, or other form of financial assurance acceptable to the County for each pipeline project~~improvement~~ are set forth in the tables contained on Page 1 of this Exhibit I. ~~and in the entitlement-related form of financial assurance requirements set forth below, for each respective pipeline project.~~ Similarly, the deadline for each construction commencement date is set forth in these tables. All construction completion deadlines shall be two (2) years ~~18 months~~ after the commencement of construction, unless extended in the DA or otherwise agreed to in writing by the County (based upon particular circumstances related to such pipeline). For purposes of these deadlines, construction "commencement" shall be defined as the date that a bid package is submitted to the County for the applicable pipeline project in accordance with the requirements of the DA, and construction "completion" shall be defined as the date that applicable pipeline project is open to the traveling public and the required maintenance guarantee has been provided. ~~or the SR 56 Roadway Agreement between Locust Branch, LLC, Meadow Pointe IV CDD and Pasco County as may be amended by agreement of the County (based upon particular circumstances related to such pipeline).~~

~~4. If plats (or construction plan approvals where no plat is required) have been procured for any entitlements set forth herein, then the C.O.'s for such entitlements shall be issued by the County subject only to compliance with all other County regulations including, but not limited to, the Master Roadway Plan.~~

~~5. Based upon a comparative analysis of expected trip generation versus levels of entitlements for various stages of development within Phase 1, Wiregrass DRI may proceed with the following subphases of Phase 1 of the development:~~

~~(i) Phase 1A: The Applicant/Owner (or its designee) has posted the letter of credit, bond or other form of financial assurance and commenced Pipeline Projects 1, 2 and 3, and Pipeline Project 4 has been constructed and opened to the traveling~~

~~public; therefore, construction plan approvals may be procured for the following additional development: up to 463,891 s.f. of retail space; up to 120 hotel rooms (which hotel development is subject to applicable provisions relating to Limited Exemptions in Section 9, below); up to 950 multi-family units; up to 99,180 s.f. of medical office; up to 371 hospital beds; up to 310,000 s.f. of office space and up to 707 f.t.e. students of community college; up to 300,000 square feet of Attraction and Recreation Facilities ("ARF") as defined in Section 5.b(6) of the DO; and up to 360 hotel rooms, and 100,000 s.f. of medical office, and 200,000 s.f. of office; and plats (or construction plan approvals where no plat is required) may be procured for up to 2,000 single family units; or the equivalent pm peak hour trips allowed pursuant to the DO and Equivalency Matrix. In no event shall the Phase 1A non-residential entitlements be converted to residential entitlements ("Phase 1A"). In no event shall the Phase 1A multi-family residential be converted to single family residential entitlements.~~

~~If any of the foregoing 2,000 single family detached units approved in Phase 1A are developed within one half (1/2) mile of a potential light rail transit station as depicted on the approved Master Roadway Plan, then those units developed within one half (1/2) mile of such station shall be developed at a minimum density of 6 units per net acre and in compliance with the County's MUTRM or TOD requirements.~~

~~(ii) Phase 1B: Upon provision of the letter of credit, bond or other form of financial assurance; for pipelines, #1, 2, 3, and 5, and Pipeline #4 has been constructed and is opened to the traveling public, plats (or construction plan approvals where no plat is required) may be procured for the following additional development; up to 1,380 single family units and 620 townhome units; and up to 800,000 s.f. of retail space (in addition to the previously approved Wal-Mart store on Parcel C-2 (for 217,522 s.f.) and JC Penney store on Parcel C-6 (for 99,387 s.f.); or equivalent p.m. peak hour trips allowed pursuant to the DO and Equivalency Matrix ("Phase 1B").~~

~~The Applicant/Owner (or its designee) has posted the letter of credit, bond or other form of financial assurance and commenced Pipeline Projects 1, 2 and 3, and Pipeline Project 4 has been constructed and opened to the traveling public. Therefore, the foregoing paragraph notwithstanding, plats (or construction plan approvals where no plat is required) may be procured for the following portion of the Phase 1B entitlements provided the Applicant/Owner (or its designee) has not exceeded the letter of credit/bond/financial assurance deadlines for pipeline project 5: (i) Up to 800,000 s.f. of retail space; (ii) Up to 217,522 s.f. of retail may be permitted on Parcel C2 for the Wal-Mart store pursuant to the preliminary site plan approval prior to this Development Order upon completion of the improvements required by the Wal-Mart preliminary site plan approval; (iii) Up to 99,387 s.f. of retail may be permitted on Parcel C6 for the J.C. Penney store pursuant to the preliminary site plan approved prior to this Development Order upon completion of SR 56 from SR 581 to the Parcel C6 commercial entrance, including the 56/581 intersection improvements (per approved FDOT plans); (iv) Up to 1,000 residential units on Parcel(s) S1, M22 and/or M21 may be constructed upon completion of Chancey Road (4 lanes) from SR 581 to the S1 entrance; (v) Up to 1,000 additional residential units on Parcel(s) S1, M22 and/or M21 may be constructed upon completion of Mansfield Blvd. (4 lanes from SR 56~~

~~past the high school entrance, and two lanes south to Meadow Pointe subdivision).~~

~~(iii) Phase 1C: Upon provision of the letter of credit, bond or other form of financial assurance for all Phase 1 pipelines, other than item #10 (which is a per-trip fee), and provision of the required easement agreement for mitigation item #11, plats (or construction plan approvals where no plat is required) may be procured for the following additional development: up to 1,050 multifamily units, and 18 holes of golf course, or the equivalent p.m. peak hour trips allowed pursuant to the DO and Equivalency Matrix ("Phase 1C"). (See also Condition 5(v) below).~~

~~(iv) Notwithstanding the foregoing, the required easement agreement for mitigation item #11 shall be provided no later than December 31, 2013.~~

~~(v) Notwithstanding the foregoing, until such time as the letters of credit, bonds or other forms of financial assurance for the Phase 1C Pipeline Projects (Phase 1C Assurance) have been provided, Phase 1C entitlements shall pay a per trip fee at the rate of $40,573.73 per trip (Phase 1C Per Trip Fee). The Phase 1C per trip fee is calculated by spreading the cost of the remaining Phase 1C proportionate share obligations over the total Phase 1C, Phase 2 and Phase 3 remaining peak hour trips. The remaining proportionate share obligations for Phase 1C, 2 and 3 equals $291,035,386 ($125,573,805 (Phase 1C) + $123,582,163 (Phase 2) + $41,879,418 (Phase 3) = $291,035,386 total.) The remaining peak hour trips associated with the Phase 1C, 2 and 3 entitlements equals 7,173 trips. Therefore, by spreading the total remaining proportionate share obligations over the remaining trips (291,035,386 / 7,173) each trip will be required to pay $40,573.73. The Phase 1C Per Trip Fee shall be based on the number of trips generated by the applicable entitlement using the trip generation rates in the attached LUEM (Exhibit F) and shall be payable at the same time as transportation impact fees. The Phase 1C Per Trip Fee is in addition to any transportation impact fees that may be required. Whenever a Phase 1C Assurance has been accepted by the County for Pipeline Projects 6, 7, 8, 9 or 11, the Phase 1C Per Trip Fee rate shall be reduced. The new rate shall be determined by dividing the remaining unsecured Phase 1C, 2 and 3 proportionate share obligation by the remaining Phase 1C, 2 and 3 trips that have not received a building permit. (Example: Assurance posted for Pipeline Project 6 and there are no Phase 1C,2 and 3 entitlements that have received a building permit. The new rate would be [$291,035,386-$45,275,094]/7,173 = $34,261.86.) Once the total aggregate contribution of all the Phase 1C funds (both the Phase 1C Per Trip Fees and Phase 1C Assurance amounts) provided to the County equals the total proportionate share obligation for Phase 1C, no additional payments or assurances shall be required for Phase 1C entitlements. The County agrees to account for the Phase 1C Per Trip Fee in a separate line item account (Wiregrass Phase 1C Pipeline Account) that is designated and used for proportionate share funds attributable to Pipeline Projects 6, 7, 8, 9 and 11 for reimbursement to the Credit Receiving Entity as defined in the Development Agreement. Once the Credit-Receiving Entity has posted any of the Phase 1C financial assurances for any of the corresponding Pipeline Projects 6, 7, 8, 9 or 11, the County agrees to promptly reimburse to the Credit-Receiving Entity a pro-rata share of the Phase 1C Per Trip Fees paid. The pro rata share shall be based on the ratio of the Phase 1C Assurance posted compared to the Phase 1C proportionate share obligation remaining immediately prior to posting.~~

~~(Example: Bond is posted for Pipeline Project 6 which costs $45,275,094. This represents 36% of the total Phase 1C proportionate share obligation remaining immediately prior to such posting [$45,275,094/$125,573,805]. Therefore, 36% of the Phase 1C Per Trip Fees paid to date would be reimbursed.)~~

~~(vi) Notwithstanding the foregoing, there is no limitation on the timing or quantity (including the advancement within Phase 1 or from Phase 2 or Phase 3 forward) of any specifically approved Town Center, Office/Employment Center, TOD, College, Hotel or other Limited Exemption entitlements authorized by this DO or the County's Concurrency Management Ordinance.~~

~~(vii) If plats (or construction plan approvals where no plat is required) have been procured for any entitlements set forth herein, then the C.O.'s for such entitlements shall be issued by the County subject only to compliance with all other County regulations including, but not limited to, the Master Roadway Plan.~~

~~(viii) All development shall be subject to and consistent with Section 4.e of the Development Order.~~

~~6. The Phase 1 pipeline projects for SR 56 require the Applicant/Owner (or its designee) to add lanes 3 through 6 (Pipeline #2, from SR 581 to Wiregrass Ranch Blvd.) and lanes 3 and 4 (Pipeline #3, from Wiregrass Ranch Blvd. to Meadow Pt. Blvd.) to an existing DO and DA obligation of Wesley Chapel Lakes DRI to build the first 2 lanes of SR 56 through Wiregrass DRI. Therefore, Wiregrass DRI has been provided no proportionate share credit for the first 2 lanes of SR 56 (a credit reduction of $9,033,180). Notwithstanding approval of this DO, Wesley Chapel Lakes DRI shall remain legally obligated for the complete cost of construction of the first 2 lanes of SR 56, the necessary SR56/SR581 intersection improvements, and the necessary SR 56/Meadow Pointe Boulevard intersection improvements, and shall only receive proportionate share and impact fee credits therefore, as limited by and set forth in the DO and DA for Wesley Chapel Lakes DRI. Commencement of pipeline #2 (S.R. 56-581 to Wiregrass Ranch Blvd.) shall constitute commencement of pipeline #3 (S.R. 56- Wiregrass Ranch Blvd. to Meadow Pointe Blvd.).~~
~~In the event Wiregrass DRI elects to construct the first 2 lanes pursuant to the existing SR 56 Road Agreement between and among Wiregrass DRI, Wesley Chapel Lakes DRI, and the County, Wiregrass DRI reserves the right to negotiate for a cost contribution from Wesley Chapel Lakes DRI for the initial 2 lanes of SR 56, the SR 56/SR 581 intersection, and the SR 56/Meadow Pointe Boulevard intersection, up to the full amount of the proportionate share (FDOT cost) credit reduction that has been made by the County to Wiregrass DRI. Absent a mutual agreement between Wiregrass DRI and Wesley Chapel Lakes DRI for such 2 lane contribution amount, and intersection contribution amounts, Wiregrass DRI shall not be obligated to construct the initial 2 lanes or the intersections under this DO, but shall be required to add the additional lanes (beyond 2 lanes) pursuant to this DO, when Wesley Chapel Lakes DRI fulfills its DO/DA obligations. Provided, however, in no event shall Wiregrass DRI be relieved of any of the deadlines or letter of credit/bond/financial assurance requirements for S.R. 56, or the SR 56/581 intersection, set forth in this Exhibit I.~~

4. The cost basis for the proportionate share obligation for each pipeline improvement and proportionate share credits is set forth on page 1 of this Exhibit I. With respect to FDOT projects, the June 2012~~09~~ cost estimates published by FDOT District 7 have been utilized, as required by FDOT. ~~and the County. The Phase 2 and Phase 3 proportionate share amounts on Page 1 of this Exhibit I (as adjusted pursuant to Note 1 above) shall be inflated or deflated to the time of payment and/or project identification using the indexing rates of Pasco County's~~

~~Transportation Impact Fee Ordinance. The Phase 1 developer construction projects shall be constructed by developer regardless of actual cost. However in,~~ The remaining Phase 1 pipeline projects that require construction (the 581 Bypass/Loop and Park & Ride Facility) shall be constructed by the Master Developer, or its designee, regardless of actual cost. ~~i~~In the event the FDOT published ~~construction~~ cost figures utilized herein for the current DRI proportionate share calculations are decreased subsequent to adoption of this DO, and to the extent proportionate share remains a requirement of the Wiregrass Ranch DRI, then the Applicant/Owner shall have the right to recalculate the required proportionate share ~~mitigation~~ amount for Phase 1~~, 2 and 3 (as adjusted pursuant to Note 1 above),~~ based upon such adjusted FDOT cost figures. Any required adjustment shall be substituted as Exhibits H and I to this DO, after approval thereof by the County, and required adjustments shall be reflected by appropriate amendment(s) to any related DA for Wiregrass Ranch DRI. ~~The revised Exhibits H and I shall also revise the Limited Exemption proportionate share credit shown on page 1 of Exhibit I accordingly, based on the adjusted FDOT cost figures. Exhibit H and I may also be revised as necessary to reflect additional proportionate share credit consistent with condition 16. The Phase 1 proportionate share mitigation amount may be recalculated as referenced above provided the Phase 1 mitigation pipeline projects are not modified.~~

~~5. Impact fee credits will be provided based upon the applicable percentage of the total cost amount set forth on page 1 of this Exhibit I, or actual cost, whichever is less, subject to the requirements of the DA and the Transportation Impact Fee Ordinance. No fee credits shall be acknowledge dby the County for any developer, builder, or parcel buyer within Wiregrass DRI except upon presentation by such part of a written, executed, and notarized assignment of impact fee credits from the legal entity that owns/holds such credits. Notwithstanding anything to the contrary in this Exhibit I, no impact fee credits shall be provided for the FDOT and County required Wal-Mart interim improvements required pursuant to the FDOT Settlement Agreement and prior County approvals for Wal-Mart, nor for the prior interim improvements made for the JC Penney store. The CIP allocations for the fee credits, including recognition of the prior impact fees already paid for the JC Penney store, shall be addressed in the DA. Phase 1 pipeline #3 (SR 56 from Wiregrass Ranch Blvd to Meadow Pointe Blvd) shall receive 50% impact fee credit for the on-site portion and 100% credit for the off-site portion, subject to the above provisions. Impact fee credits for pipeline project #1 (the 56/581 intersection) shall be reduced by any impact fee credits provided to the Wesley Chapel Lakes DRI or the Seven Oaks DRI for their required contributions to said project.~~

5. To the extent that the Proportionate Share remains a requirement of the Wiregrass Ranch DRI and it exceeds the transportation mitigation measures set forth in Exhibit I and the DA, the Project shall receive proportionate share credit for Exempt Uses.~~Limited Exemption (as defined in the DO) entitlements for which proportionate share credit has been granted shall be responsible only for the payment of mobility fees, or transportation impact fees to address their proportionate share obligation, subject to any incentives granted pursuant to the Pasco County Economic Development Incentive Ordinance.~~ Pasco County shall address and be responsible for the proportionate share credit amount~~obligations~~ for compliant Exempt Use ~~Limited Exemption~~ (as defined in the DO) entitlements and uses and entitlements identified in Section 4.a(5)~~(a)(4) and (5)~~ of the DO through the application of mobility fees ~~or transportation impact fees~~or other revenue sources toward one or more of the improvements listed in Exhibit H (the Proportionate Share Calculation Table) or toward alternate road or mobility improvements that benefit the improvements in Exhibit H. Furthermore, to the extent that the proportionate share remains a requirement of the Wiregrass Ranch DRI, and to the extent that the costs of the transportation mitigation measures set forth in Exhibit I and the DA continue to exceed the proportionate share, the Master Developer may add to this DRI new Exempt Use entitlements without additional DRI and County transportation mitigation.

6. Mobility fee credits will be provided (and may be assigned) in accordance with the DO and the DA and the County's mobility fee regulations.

7. The alignment for the 581 Bypass/Loop Road~~SR 581~~ through Wiregrass DRI shall be mutually agreed by the Applicant/Owner and the County.~~, and is subject to FDOT approval and permitting.~~ The County agrees that impacts to wetlands shall be avoided where practical, provided that ~~FDOT and~~ County road design requirements can be met, and provided that the alignment is flexible to allow Wiregrass DRI to maximize the feasibility and marketability of frontage parcels along the 581 Bypass/Loop Road~~SR 581 re-alignment~~ (due to the increased quantity of donated right-of-way acreage that is required for such re-alignment). The County also agrees to support the request for signalization at the Wiregrass Ranch Blvd. and the 581 Bypass/Loop Road~~realigned SR 581~~ intersections at SR_54, subject to the FDOT design approval and permitting process for such signalization~~pipeline~~. No frontage road system will be required within Wiregrass DRI for the 581 Bypass/Loop Road~~SR 581 re-alignment~~, due to the increased quantity of donated right-of-way that is required for such pipeline project, provided however, that appropriate interconnects will be required between adjacent parcels in accordance with LDC.

8. The Phase 1 SR 54 Right-of-Way fund contribution (Curley Road to Morris Bridge Road) shall be made on a per-trip basis, at the rate of $576.57 per trip ($5,000,000/8,672 ~~Phase 1~~ peak hour trips in the original Phase I analysis), payable at the same time as ~~transportation impact or~~ mobility fees through the permitting of Phase 1 entitlements until the total $5,000,000 is paid to the County, but in any event prior to March 1, 2026. Once the total aggregate contribution of all the SR 54 Right-of-Way fund being paid to the County equals $5,000,000, no additional SR 54 Right-of-Way payments shall be required for any remaining Phase 1 entitlements. No bond or other form of financial assurance is required for this mitigation item. The payment of the Phase 1 SR 54 Right-of-Way fund is in addition to any transportation impact or mobility fees that may be required. Payment of the SR 54 Right of Way Fund shall be fully creditable to the Master Developer toward mobility fees in accordance with the DO and the DA.

~~9. With respect to the Phase 1 CR 54 pipeline #6 project, the County will be responsible for all design and permit approvals and right-of-way acquisition (this cost already has been deducted from the pipeline credit amount to Wiregrass DRI, which is obligated for construction costs, only, as to this pipeline project). Wiregrass DRI will be required to commence construction of this project by 12/1/23 or 6 months following acquisition of all right-of-way and design/permit approvals by the County, whichever is later. Letter of credit, bond, or other form of financial assurance shall be provided prior to 3/17/2020. This paragraph and the CR 54 obligations may be modified within the Development Agreement.~~

9. The Park & Ride Facility (Pipeline Project 7~~item #11~~) ~~for Phase 1~~ may be located by the Master Developer ~~Applicant/Owner~~ within Parcel O2 or the portion of Parcel M11 east of the reverse frontage road in Parcel M11. Unless the Master Developer and the County agree otherwise, t~~T~~he facility shall consist of 150 parking spaces to be designed, permitted and constructed by Master Developer, ~~Applicant/Owner,~~or its designee. Fee simple ownership and use of the land containing the facility may remain titled in owner or its designee, and a permanent, non-exclusive easement agreement for use of the 150 park-and-ride spaces (or other amount agreed to by the Master Developer), in favor of the County or its designated agency, shall suffice for dedication or provision of said facility as the required mitigation pipeline contemplated herein. The Park and Ride Facility shall also be made available to the Hillsborough Regional Transit Authority (HARTline), including, but not limited to, for HARTline

routes 51X (the New Tampa/Pasco Express Route) and 52LX (the U.A.T.C./New Tampa/Pasco Limited Express Route). The required easement agreement for Pipeline Project 7 shall be provided no later than December 31, 2013.

~~14. To the extent funds from other sources become available in the County's Capital Improvement Program as a result of the commitment to construct the C.R. 54 widening project (project #6), the County may utilize such funds for improvements to I-75. The County may also utilize Phase 2 or Phase 3 proportionate share funds for improvements to I-75.~~

~~15. Subject to separate approval by the County Administrator or the BOCC, land use exchanges that convert a non-Limited Exemption uUse to a qualifying Limited Exemption uUse per the County Land Development Code may be granted proportionate share credit in addition to the proportionate share credits approved in Exhibit I. If such separate approval is granted, the proportionate share credit to the Master Developer shall be calculated by the formula identified below in addition to what has been allowed and shown on page 1 of Exhibit I. The separate approval may be granted by a concurrency certificate approved by the County Administrator or BOCC and shall not require an amendment to the Development Order. The determination of net trips shall be determined on a case-by-case basis using the following procedure:~~

~~a. Use the trip generation numbers in the LUEM to determine the equivalent gross trips.~~
~~b. Subtract 17.3% of the trips (for internal capture based upon the DRI average internal capture rate shown on Table 21-6C of the DRI ADA.~~
~~c. If the land use requested is retail, subtract an additional 7.7% of the trips (for pass-by trips).~~
~~d. Determine the resultant net trips.~~
~~e. Divide the net trips by 15,604 and multiply this percentage times the prop share of $49,304.458382,511,316.~~

~~The foregoing paragraph shall also apply to the Attractions and Recreation Facilities ("ARF") if that facility is determined to qualify as aan Limited Exemption Use per the Land Development Code or the BOCC modifies the LDC toLDC to include an Attractions and Recreation Facilities ("ARF").~~

~~Net PM Peak Hour Trips of the land use(s) to be converted~~	~~Total Phase 13 Gross Proportionate Share~~	~~Additional Proportionate Share Credit~~
~~15,604 trips~~		

~~Example: Convert 400 mf units (238 net pm peak hour trips) to 168,000 s.f. of office~~

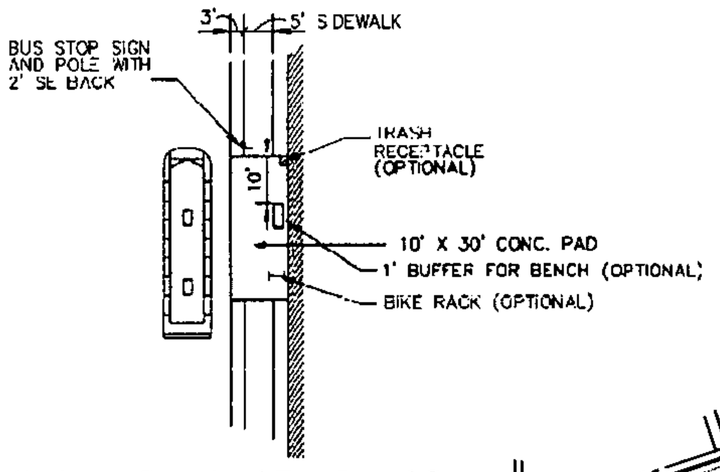
~~Step 1: 400 mf units * .62 = 248 gross trips~~
~~Step 2: 248 trips – 43 trips = 205 trips~~
~~Step 3: Conversion is not to retail, so skip pass by reduction of 7.7%~~
~~Step 4: 205 Net trips~~
~~Step 5 : See formula below~~

~~205 trips~~	~~$49,304,4583~~	~~$647,7455,025,302~~

~~15,604 trips~~	~~82,511,316~~	~~credit~~

Exhibit Z

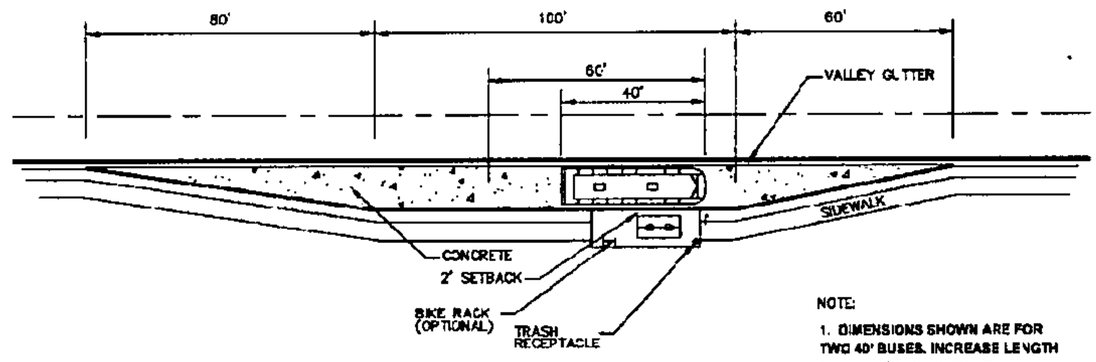
Transit Bus Stops



Preliminary Standard Bus Local Stop

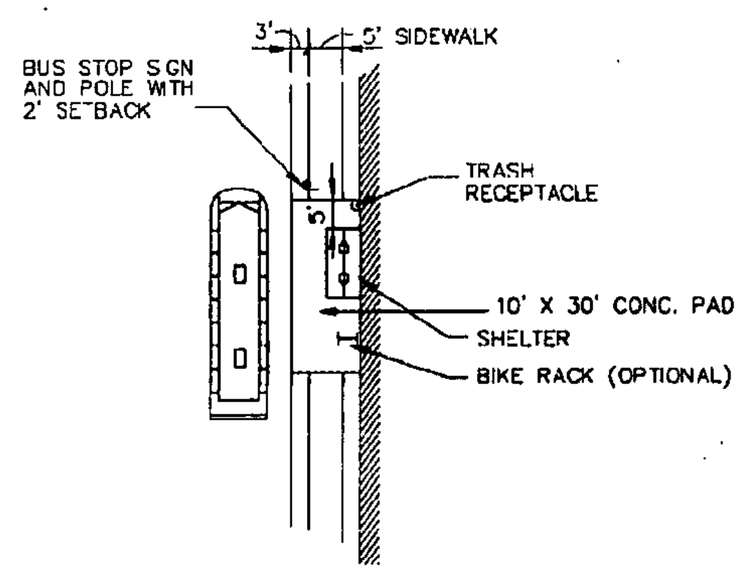
POTENTIAL TRANSIT STOP LOCATIONS

POTENTIAL SR 56 TRANSIT STOP LOCATIONS

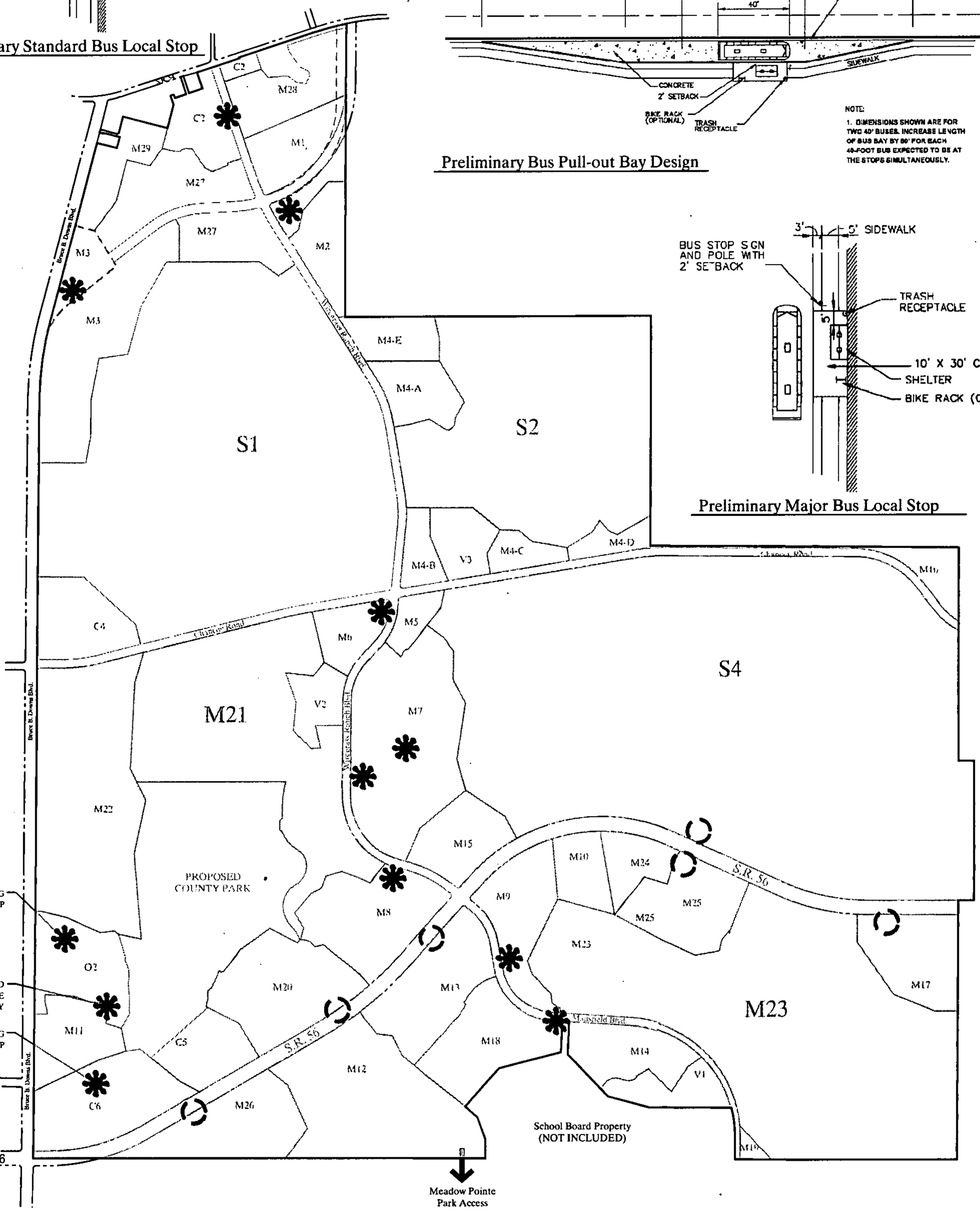


NOTE:
1. DIMENSIONS SHOWN ARE FOR TWO 40' BUSES. INCREASE LENGTH OF BUS BAY BY 80' FOR EACH 40-FOOT BUS EXPECTED TO BE AT THE STOPS SIMULTANEOUSLY.

Preliminary Bus Pull-out Bay Design



Preliminary Major Bus Local Stop



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Scale: 1" = 2,500'

PRELIMINARY TRANSIT STOP LOCATIONS AND CONCEPTUAL DESIGN

FOR
LOCUST BRANCH, LLC