

AMENDED AND RESTATED AGREEMENT FOR CHARITABLE CONTRIBUTION
SPORTS PARK DONATION PROPERTY

THIS AGREEMENT is made and entered by and between Flycatcher Enterprises, LLC, a Florida limited liability company ("Flycatcher Donor" or "Donor" herein), and Pasco County, Florida ("County"), a political subdivision of the State of Florida, hereinafter also referred to as "Donee."

Recitals

WHEREAS, the County issued a Request for Proposals (RFP SS-11-075) to Develop and Operate a Multi-Purpose Event Facility in the Wesley Chapel area of the County for the purpose of securing an operator to assist the County in the development and management of a multi-purpose sports event complex and related facilities and infrastructure (the "Sports Park Complex"), anticipated to be of a first class, top quality nature, and for the purpose of attracting daily, overnight and extended stay out-of-County and out-of-state visitors to the County and providing enhanced public recreational opportunities to County residents with the goals of significantly increasing overall tourism throughout the County, and enhancing the economic benefits from increased tourism to the County; and

WHEREAS, the County has committed available funds in an amount not to exceed \$14 million in tourist tax funds and bond proceeds for the purpose of developing the Sports Park Complex; and

WHEREAS, the facilities and amenities at the Sports Park Complex are anticipated to include multi-purpose fields to accommodate soccer, lacrosse, field hockey and/or football (including at least 1 championship field); youth size baseball/softball sized fields to accommodate adult softball and Little League (including at least 1 championship field with bleachers); concession and restroom buildings and facilities; parking facilities and other related infrastructure; and

WHEREAS, although it has not secured an operator to date, the County is still interested in moving forward on a public project involving the design and construction of the Sports Park Complex; and the Flycatcher Donor, in turn, in recognition of the potential benefits to the Wiregrass Ranch development and in reliance on the County's commitment of funds for the development of the Sports Park Complex and by entering into this Agreement, is interested in donating property to the County suitable for use as a location for a Sports Park Complex; and

WHEREAS, pursuant to a Charitable Contribution Agreement between the Parties, the County had previously received 24 gross acres m.o.l. from Wiregrass Ranch, Inc. (the "Tennis Center Parcel") as described in Exhibit "A-1" hereto and, as further provided under Section 5.o(2)(b) of the Wiregrass DRI Development Order, is entitled to receive from Wiregrass Ranch, Inc., or its assignee, an additional 16 upland, developable acres for a Community Park adjacent to the Tennis Center Parcel or in the

alternative, to exchange the Tennis Center Parcel and relocate the Community park parcel to another 40 acre site at a mutually agreeable location within the Wiregrass DRI; and

WHEREAS, the County has determined that the Tennis Center Parcel is not conducive for use as a park site or for other public use due to the limited access to the property; and

WHEREAS, the Flycatcher Donor has agreed to convey to the County 46.4 gross acres, m.o.l., of real property, as described in Exhibit "B-1" as "EXCHANGE PROPERTY (FLYCATCHER)" (the "Exchange Property" herein), of which at least 40 acres m.o.l., is developable upland as graphically depicted in Exhibit "C-1", in return for the County's transfer of the Tennis Center Parcel to the Flycatcher Donor, subject to the terms and conditions set forth in this Agreement and compliance with Section 125.37, Fla. Stat., relating to the exchange of County property; and

WHEREAS, the Flycatcher Donor is also the owner of 91.7 additional gross acres, m.o.l., of real property adjacent to the Exchange Property, as described in Exhibit "B-1" as "DONATED PROPERTY (FLYCATCHER) REVISED" (the "Donated Property" herein), which it believes together with the Exchange Property would serve as a suitable site for the County's proposed public use as a Sports Park Complex and/or for active or passive public park and public recreation purposes; and

WHEREAS, the Exchange Property and the Donated Property together comprise the "Sports Park Property", a total of 138.1 gross acres, m.o.l., as described in Exhibit "B-1" as "OVERALL PROPERTY REVISED", of which 99.7 acres, m.o.l., is developable upland as graphically depicted in Exhibit "C-1", and the County's intended use of the Sports Park Property is for the Sports Park Complex and other active or passive public park and public recreation purposes (the "Intended Use");

WHEREAS, Flycatcher Donor is willing to donate, as charitable contributions pursuant to applicable Internal Revenue Code Regulations, the Exchange Property and the Donated Property to the County, as Donee, and in its capacity as a governmental entity for public purposes pursuant to the terms and conditions hereof:

NOW, THEREFORE, the parties agree as follows:

Recitals. Each of the Recitals set forth above is true and correct and is hereby incorporated herein by reference and made a part of this Agreement.

Exchange of Property.

- a. The County agrees to convey to Flycatcher Donor, and Flycatcher Donor agrees to accept from the County, by fee simple title, that certain unimproved land in Pasco County, Florida as described in Exhibit "A-1", containing 24 gross acres m.o.l. comprising the Tennis Center Parcel, free and clear of all encumbrances and liens.

park and public recreation purposes, and all secondary uses, including, but not limited to, related facilities and infrastructure for a Sports Park Complex, shall be clearly incidental and accessory to such primary principal public uses.

5. Special Provisions. This Agreement shall be conditioned upon the following, additional covenants and obligations between and among the parties, which shall survive closing and delivery of the deed(s) contemplated herein for the Sports Park Property, and which shall run with the land:
- a. The County shall maintain the Sports Park Property at a level not less than those standards applicable to the County's other parks.
 - b. The name of the Sport Park Property, and the overall complex located thereon, shall include the words "Pasco County" and "Wiregrass".
 - c. The County shall grant to Flycatcher Donor, its successors and assigns, and Flycatcher Donor hereby reserves unto itself, its successors and assigns, the right to modify existing development plans, permits and approvals; the right to obtain new development plans, permits and approvals; and easements for construction, operation, and maintenance, of each of the following:
 - i. Upland, wetland or other mitigation and preservation under, over, upon, across and through the areas designated "Future Upland Preservation/Mitigation" as depicted on Exhibit "D-1";
 - ii. Stormwater retention, wetland or other mitigation, and floodplain compensation under, over, upon, across and through the areas designated "Future Reverse Frontage Roads-Ponds/Mitigation" as depicted on Exhibit "D-1";
 - iii. Utilities, including but not limited to sanitary sewer, water, and reclaimed water, under, over, upon, across and through the Sports Park Property areas designated "Future Force Main Line (Approximate Location)", "Future Gravity Sewer Line (Approximate Location)", and "Approved Future Pump Station" as generally depicted on Exhibit "D-1", or those areas of the Sports Park Property based on the final location of said utilities as the County may relocate the same consistent with the final design of the Sports Park Complex or for an active or passive public park and public recreation purposes . Should such final design require amendment to the Master Utility Plans, the Donor and/or the Master Developer of the Wiregrass Ranch DRI shall not object to such amendment(s) provided the amendments, which may include changing the point of service connections to the parcels, do not adversely affect the ability of the Donor and/or Master Developer of the Wiregrass Ranch DRI to cost-effectively provide utility service to the existing and future development on Parcel M21 and other parcels within the Wiregrass Ranch DRI outside of the Sports Park Property. Nothing herein shall require the County

to upsize any of these facilities to accommodate the Donor's and/or the Master Developer of the Wiregrass Ranch DRI's development unless a mutually acceptable agreement is reached prior to installation. However, in the event that the County has not constructed within the easement utilities which provide adequate capacity and depth to serve existing and future development on Parcel M21, and in the event the County has not come to a mutually acceptable oversizing agreement with the Donor or the Master Developer of the Wiregrass Ranch DRI, then the Master Developer of the Wiregrass Ranch DRI may amend the Master Utility Plans to provide a cost-effective alternative configuration to adequately serve the remainder of Parcel M21 and other parcels within Wiregrass Ranch DRI. The County agrees that it will not object to such amendments to the Master Utility Plans provided the amendments do not adversely affect the ability of the County to serve the Sports Park Property and are consistent with the County's Utility Ordinance;

- iv. Ingress, egress and access under, over, upon, across and through the Sports Park Property on and to each of the above easements areas described in (i) through (iii) herein. Flycatcher Donor shall be responsible for any losses, damages or claims incurred as a result of the Flycatcher Donor, its employees, agents and assigns' ingress, egress and access under, over, upon, across and through the Sports Park Property for the purposes as defined in this subsection c. and for the costs involved relating to such losses, damages or claims.
- v. Flycatcher Donor shall be solely responsible for all costs of maintenance, design, construction or environmental impact caused by the Flycatcher Donor, its employees, agents and assigns' use or modification(s) of the easement areas described in (i) above. The County shall be solely responsible for all costs of maintenance, design construction or environmental impact caused by the County, its employees, agents and assigns' use or modification(s) of the easement areas lying within the boundaries of the Sports Park Property and described in (ii) and (iii) above.

Such easements shall be in a form reasonably acceptable to Flycatcher Donor and the County.

- d. In addition to the easements set forth in Section 5.c. herein, the County shall grant to Flycatcher Donor, its successors and assigns, and Flycatcher Donor hereby reserves unto itself, its successor and assigns, each of the following easements:
 - i. Temporary construction and access easements for road construction and construction related purposes for the Reverse Frontage Roads over, upon, across and through the areas designated "Temporary Reverse Frontage Road Construction" as generally depicted on Exhibit "D-1", until such time as the Reverse Frontage Roads have been completed and accepted by the County; and

- ii. For ingress, egress and access from Reverse Frontage Road "C", to and from the Lakes Area Property depicted on Exhibit "D-1", over, upon, across and through the areas designated "Lakes Area Access Road", as also generally depicted on Exhibit "D-1".

Such easements shall be in a form reasonably acceptable to Flycatcher Donor and the County.

- e. Easements Granted to County. Flycatcher Donor or its assigns shall grant the following easements in such forms reasonably acceptable to Flycatcher Donor and the County:
 - i. A temporary construction and access easement(s) to the County for access to the Exchange Property and Donated Property over, upon, across and through Donor's adjacent property, and the adjacent property of Donor's related entities, for construction and construction related purposes (the "County Temporary Access Easement"), as graphically depicted on Exhibit G-1, and as specifically described in Exhibits "H", "I", and "J", until such time as the County has alternative access to the Sports Park Property.
 - ii. A temporary construction and access easement(s) to the County for accessing and removing any fill dirt made available by Flycatcher Donor or its assignee over, upon, across and through the property(s) so designated by Flycatcher Donor or its assignee as fill locations.
 - iii. A 20' m.o.l., wide pedestrian trail easement on an agreed upon area of the Lakes Area Property as generally depicted on Exhibit G-1, having no adverse impacts upon the Lakes Area Property or any permits related to the Lakes Area Property, subject to terms and conditions mutually acceptable to the County and Donor.
- f. Flycatcher Donor hereby reserves unto itself, its successors and assigns, a 100' wide right-of-way corridor for any and all transportation and utility purposes under, over, upon, across and through the area designated "Future Transit Corridor (Approximate Location)" as generally depicted on Exhibit "C-1". The specific location of this right-of-way reservation shall be based on the future designation and dedication of the Transit Corridor contemplated herein.
- g. Fill Dirt. Flycatcher Donor or its assignee shall make available to the County 100,000 cubic yards of clean fill dirt suitable for site development of the Sports Park Property for a Sports Park Complex, from a location or locations designated by Flycatcher Donor, within the Wiregrass Ranch DRI, to be used for site development for a Sports Park Complex on the Sports Park Property. Flycatcher Donor shall designate the location(s) of available fill dirt pursuant to this provision within 60 days of receiving a site plan from the County for a Sports Park Complex on the Sports Park Property. The County shall utilize best practices for the efficient design of the Sports Park Complex to maximize the amount of available fill generated from the

Sports Park Property. If the final design of the Sports Park Complex that is utilized by the County requires more than 100,000 cubic yards of fill, Donor may make additional fill available to the County on terms mutually agreeable to the parties. The County, through its County Administrator, will execute one or more IRS Forms 8283 acknowledging the fair market value of fill dirt acquired pursuant to this provision, upon the County's extraction of the same. Should the Flycatcher Donor or its Assignee fail to comply with this provision, the County reserves the right to pursue all remedies at law or equity available to it, up to and including specific performance.

- h. The County shall, acting in good faith, use its best efforts to enter into any agreements for the operation and maintenance of the Sports Park Complex, deemed necessary by the County and to have the Sports Complex designed as determined by the County for the Intended Use as stated herein within twenty four (24) months of the date of conveyance of the Sports Park Property.
- i. The County shall be responsible for all on site mitigation and utilities necessary to serve the Sports Park Property. The County acknowledges and agrees that neither Flycatcher Donor, nor any of its affiliated or related entities, or its designated developer(s) within Wiregrass Ranch, shall have any obligation to mitigate any transportation, environmental, or other development impacts whatsoever that may be related in any way to the Sports Park Property or its future use, except as provided herein. Nothing in this Agreement shall relieve the Donor, or its affiliated or related entities, of the obligation to also comply with the condition in Section 5.o(5) of the Wiregrass DRI Development Order to 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 Sports Park Complex and to ensure that all such connections shall be brought to the physical boundaries of the Sports Park Property such that no additional jack and bore work will be required under any access roads.
- j. The County acknowledges and agrees that the donation of the Sports Park Property satisfies any and all requirements of the Pasco County Comprehensive Plan and Land Development Code, and any state and regional requirements, for any and all community and district park obligations of the Wiregrass Ranch DRI, for up to 12,026 residential units. Nothing in this Agreement, however, shall negate the Donor's, or its affiliated or related entities' obligation to pay applicable parks and recreation impact fees related to the Wiregrass Ranch DRI, and to remain obligated to comply with applicable LDC requirements for neighborhood parks, as such requirements have been modified pursuant to previously approved variance requests, except that if Flycatcher Donor does not donate the Sports Park Property as a charitable contribution to the County, then Flycatcher Donor will receive parks and recreation impact fee (land) credits for the donation of the Sports Park Property at a value consistent with the impact fee ordinance in effect at the time of closing.

- k. The County shall, at its sole costs and expense, have the right to have the Sports Park Property removed from the boundaries of any CDD on the Wiregrass property, and Donor agrees not to object to any such removal, provided that the County is otherwise in compliance with the specific County obligations set forth in this Agreement.

- l. The County shall comply with the conditions contained in all development orders and governmental or regulatory approvals, permits, restrictions, and regulations that affect or are applicable to the Sports Park Property, or that may be imposed on the Sports Park Property by any regulatory or governmental agency or entity possessing jurisdiction over the Sports Park Property, including, without limitation, the Comprehensive Plan, the DRI Development Order, the Master Planned Unit Development (“MPUD”) zoning conditions, the Master Roadway Plan (“MRP”), the Master Drainage Plan, the Master Utilities Plan, the Utilities Service Agreement, the Master Park Plan, Neighborhood Parks Variance, the Development Agreement pursuant to the DRI Development Order, and the Land Development Code; provided, however, the County reserves the right to exempt the Sports Park Property from any such requirements that are imposed or enforced solely by the County, and that are not expressly required by the terms of this Agreement. Unless expressly assumed by Flycatcher Donor in this Agreement, all conditions, financial obligations, and compliance with all applicable laws, rules, regulations, ordinances, orders, permits, and other government approvals that are or may be imposed with respect to the development of the Sports Park Property are the obligation of the County; provided, however, the County reserves the right to exempt the Sports Park Property from any such requirements that are imposed or enforced solely by the County, and that are not expressly required by the terms of this Agreement. Accordingly, the County agrees that it shall bear all expenses, charges, obligations, fees and assessments that are or may be imposed by any governmental or regulatory agency or entity in connection with or related to the development and use of the Sports Park Property, including, without limitation, any and all municipal service taxing units (“MSTUs”), municipal service benefit units (“MSBUs”), timing and phasing requirements, proportionate share, exactions, impact fees, mobility fees, sewer and water connection fees, transportation impact/mitigation fees and/or assessments; provided, however, the County reserves the right to exempt the Sports Park Property from any such expenses, charges, obligations, fees, and assessments that are imposed or enforced solely by the County. Furthermore, the County shall not have any obligation to pay any expenses, charges, obligations, fees or assessments for which it is entitled to an exemption under applicable law. All permits and approvals sought, applied for, or obtained by the County, all permit and approval applications submitted by the County, and all development of the Sports Park Property shall be consistent with, and shall not adversely affect any existing, previously issued, or pending permits or approvals or plans within Wiregrass Ranch DRI or any property within Wiregrass Ranch DRI, unless Flycatcher Donor has been provided with reasonable advance notice and explanation that such inconsistencies or adverse effects are necessary to comply with the requirements imposed by Donor as set forth in this Agreement and Flycatcher Donor within thirty days of such notice refuses to waive such requirements or provide acceptable alternatives, or unless such inconsistencies are approved in writing by

Flycatcher Donor. The County shall not take any action, apply for, obtain, or seek to obtain any permit or approval for the Sports Park Property that would cause a violation of or a modification to any existing, previously issued, or pending governmental or regulatory permits and approvals for any property within Wiregrass Ranch DRI, unless the County obtains prior written consent from Flycatcher Donor, or unless Flycatcher Donor has been provided with reasonable advance notice and explanation that such actions, permits or approvals are necessary to comply with the requirements imposed by Donor as set forth in this Agreement and Flycatcher Donor within thirty days of such notice refuses to waive such requirements or provide acceptable alternatives. The foregoing notwithstanding, the Sports Park Property shall not be subject to any assessments levied by a Community Development District or any homeowners'/property owners' association for so long as it is used for a Sports Complex and/or active and/or passive public park and public recreation purposes.

- m. The County acknowledges and agrees that the donation of the Sports Park Property pursuant to this Agreement moves the parks to M21 as generally depicted on the Conceptual Master Parks Plan, thereby meeting the condition stated in Section 2(b)(i) of the "Wiregrass Ranch DRI/MPUD Master Roadway Plan Conditions of Approval", and as a result, there is no requirement to construct the M22/M21 public, east-west subdivision collector road beginning at S.R. 581 approximately 1,600 feet south of Chancey Road, east to Wiregrass Ranch Blvd approximately 3,600 feet south of Chancey Road.
 - n. The covenants and restrictions required by this Agreement shall survive this Agreement and the closing and delivery of the deed(s) contemplated herein and shall run with the land, and both parties acknowledge that the other party enters into this Agreement in reliance upon the covenants, restrictions, terms and conditions set forth in this Agreement, which either party shall be entitled to enforce pursuant to any and all remedies at law or in equity, including, but not limited to specific performance, injunctive relief, and damages.
6. The restrictions, covenants and obligations in this Agreement, and the easements or the deed(s) contemplated herein, may be modified only by an instrument in writing signed by all parties.

Agreed Value. The parties acknowledge that the fair market value of the Exchange Property and the Donated Property are subject to independent appraisals to be procured by Flycatcher Donor. Flycatcher Donor has agreed to donate the Exchange Property and the Donated Property as charitable contributions to the County as a public governmental entity for public purposes, as specified herein. At Closing, the County, through its County Administrator, will execute IRS Forms 8283 acknowledging the fair market values of the Exchange Property and the Donated Property for charitable contribution purposes in favor of Flycatcher Donor, which shall be based upon the independent appraisals secured by Flycatcher Donor.

8. Deed(s). The Flycatcher Donor shall convey fee simple title to the Exchange Property and the Donated Property to the County by special warranty deeds free and clear of all liens and

encumbrances except real estate taxes, assessments, if any, for the then current year, zoning, land use and all other requirements and restrictions of governmental authorities, the terms, conditions and restrictions required pursuant to this Agreement, and the specific items identified by Flycatcher Donor as "Permitted Exceptions" which Flycatcher Donor shall provide to Donee prior to the closing.

9. Title Insurance. The Flycatcher Donor, at County's expense (not to exceed \$46,325.00), agrees to deliver to County written commitments issued by Icard Merrill, as agent for Attorney's Title Insurance Fund, binding that company to insure marketable titles to the Exchange Property and the Donated Property by its A.L.T.A. Form B, Owner's Title Insurance Policy, upon recording of the deed(s) for the Exchange Property and the Donated Property. Such policies, when issued, shall be subject only to those matters set forth in paragraph 8 of this Agreement. The title policies shall be in the full amount of the appraised donation value for the Exchange Property and for the Donated Property.
10. Survey. The County at its own expense shall prepare or have prepared boundary surveys of the Exchange Property and Donated Property respectively, which descriptions shall calculate the gross acreage thereof to the nearest one-hundredth (.01) acre, and which legal descriptions shall be used for the title commitments, title policies, and deed(s). The title agent shall then issue the title commitments to the County within 10 days after receipt of the surveys. The County may reject one or both of the title commitments if they are not consistent with the requirements of paragraph 9 above.
11. Closing Costs. The closing costs for the Exchange Property and Donated Property shall be paid by the parties as follows:
 - a. The County shall pay for the cost of the surveys and owner's title insurance policies to be issued to the County for both the Exchange Property and the Donated Property, and all documentary stamps due on the deed(s), if any, and the cost of recording the deed(s).
 - b. The Donor shall be responsible for all real estate taxes due for the Exchange Property and the Donated Property for the then current year prorated as of the Closing Date along with any recorded assessments.
 - c. Flycatcher Donor shall pay for the cost of recording the easements contemplated in Sections 5.c. and 5.d. The County shall pay for the cost of recording the easements contemplated in Section 5.e.
12. Property to be Donated "As Is." County shall have no recourse against the Flycatcher Donor with respect to any matter regarding the Exchange Property or the Donated Property (other than the warranties contained in the warranty deed(s) to be delivered at closing), and Flycatcher Donor makes no other warranty or representation (implied or otherwise) with respect to the

Exchange Property or the Donated Property or either of these transactions. Without limiting the generality of the foregoing, the County acknowledges that it will conduct, prior to closing, its own due diligence investigation on the Exchange Property and on the Donated Property to determine each Properties' suitability for the Intended Use. In addition to the respective warranty of marketable title provided by the Flycatcher Donor in the warranty deed(s), the Flycatcher Donor, represents and warrants to Donee that it has no actual knowledge, without the duty of inquiry, of any hazardous wastes on either the Exchange Property or Donated Property. This paragraph shall survive the closing of the transaction contemplated herein.

13. Due Diligence Period. The County has completed its due diligence with respect to the Exchange Property and the Donated Property, and has determined that the Exchange Property and the Donated Property are suitable for the Intended Use. The County has conducted a Phase 1 Environmental Assessment, survey and other investigations (including relating to all the Exhibits referenced in this Agreement) that the County deemed necessary to confirm the suitability of the Exchange Property and the Donated Property for the Intended Use. The County hereby notifies Flycatcher Donor that the Exchange Property and the Donated Property are acceptable to the County and suitable for the County's Intended Use in their "as is" condition. With respect to the Exchange Property, the County has also satisfied the advertising requirements under Section 125.37, Fla. Stat. and adopted the necessary resolution by its Board of County Commissioners authorizing the exchange of parcels contemplated under this Agreement.
14. Closing Date. Closing on the Exchange Property and the Donated Property shall take place at the Office of the Pasco County Attorney on or before May 7, 2013. The Closing Date may be extended in writing by the mutual consent of Donor and Donee.
15. Brokerage. Each party warrants and represents to the other that no broker has been involved in this transaction. Each party further agrees to indemnify and hold harmless the other party from and against any and all claims or demands with respect to any brokerage fees or agent's commissions or other compensation asserted by any person, firm or corporation, arising from the acts of the indemnifying party in conjunction with this Agreement or the transaction contemplated herein. This paragraph shall survive the closing of the transaction contemplated herein.
16. Notices. Any notice required to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by U.S. certified mail, postage prepaid, return receipt requested. Such written notice shall be addressed as follows:

As to Donor: Flycatcher Enterprises, LLC
Attn: J. Michael Gramling, Manager
201 N. Franklin Street, Suite 2000
Tampa, FL 33602

With a Copy to: William W. Merrill, III, Esquire
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, FL 34247

As to County: Pasco County
Attn: John J. Gallagher, County Administrator
West Pasco Government Center, Suite 340
8731 Citizens Drive
New Port Richey, FL 34654

With a Copy to: Jeffrey N. Steinsnyder, County Attorney
Pasco County Attorney's Office
West Pasco Government Center, Suite 340
8731 Citizens Drive
New Port Richey, FL 34654

Either party may, by subsequent written notice, designate a different address or parties for receiving notice.

17. **Assignment.** This Agreement may not be assigned by County without the express written consent of Donor, which consent shall be in Donor's sole and absolute discretion.

18. **Miscellaneous.** This Agreement, together with the exhibits attached hereto, constitutes the entire Agreement between the parties and no representation, warranty, promise or inducement not included in this Agreement shall be binding upon any party hereto and specifically supersedes and replaces the Agreement entered into by the parties on November 7, 2012 and the First Amendment to the Agreement. This Agreement may be modified only by an instrument in writing signed by both parties. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns (where assignment is permitted). This Agreement shall be interpreted and construed in accordance with the laws of the State of Florida. Venue for any action brought under this Agreement shall be in Pasco County, FL. Time is of the essence of this Agreement. Headings to paragraphs used in this Agreement have been provided for convenience only and shall not affect the interpretation hereof. Whenever used herein, the singular form shall include the plural and vice versa, and the use of any gender shall include all genders, as appropriate. Neither this Agreement, nor the deed(s) contemplated herein shall be deemed to confer in favor of any third parties any rights whatsoever as third-party beneficiaries, and the parties hereto intend by the provisions hereof to confer no such benefits or status unless otherwise expressly provided in this Agreement. The parties agree at any time hereafter and from time to time, that they shall take any and all steps necessary to execute, acknowledge and deliver to the other any and all further instruments and assurances that the other may reasonably require for the purposes of giving full force and effect to the provisions of this Agreement. The parties have both participated substantially in the drafting of this Agreement, with advice from counsel and no inference in favor of or against any party shall be drawn from the fact that such party has drafted any part of this Agreement.

19. Radon Gas. Radon is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon testing may be obtained from your county public health unit.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date and year last written herein below.



COUNTY: PASCO COUNTY
BOARD OF COUNTY COMMISSIONERS

By: Sandra Bader/Deputy Clerk
PAULA S. O'NEIL, PH.D.
CLERK & COMPTROLLER

By: Theodore J. Schaper
THEODORE J. SCHAPER
CHAIRMAN

APPROVED
IN SESSION
APR 30 2013

DATE: PASCO COUNTY
BCC

DONOR: FLYCATCHER ENTERPRISES, LLC

WITNESSES:
Robert [Signature]
[Signature]

By: Michael Gramling
J. Michael Gramling

Title: Manager

DATE: 4/30/13

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 30th day of April 2013 by J. Michael Gramling of FLYCATCHER ENTERPRISES LLC, a Florida Limited Liability Corporation, in his capacity as Manager (insert title) on behalf of the Corporation. He is personally known to me or has produced Florida Business License as identification.

Maureen J. Peck
Notary Public
Maureen J. Peck
Printed Name of Notary Public
My Commission Expires:



EXHIBIT "A-1"

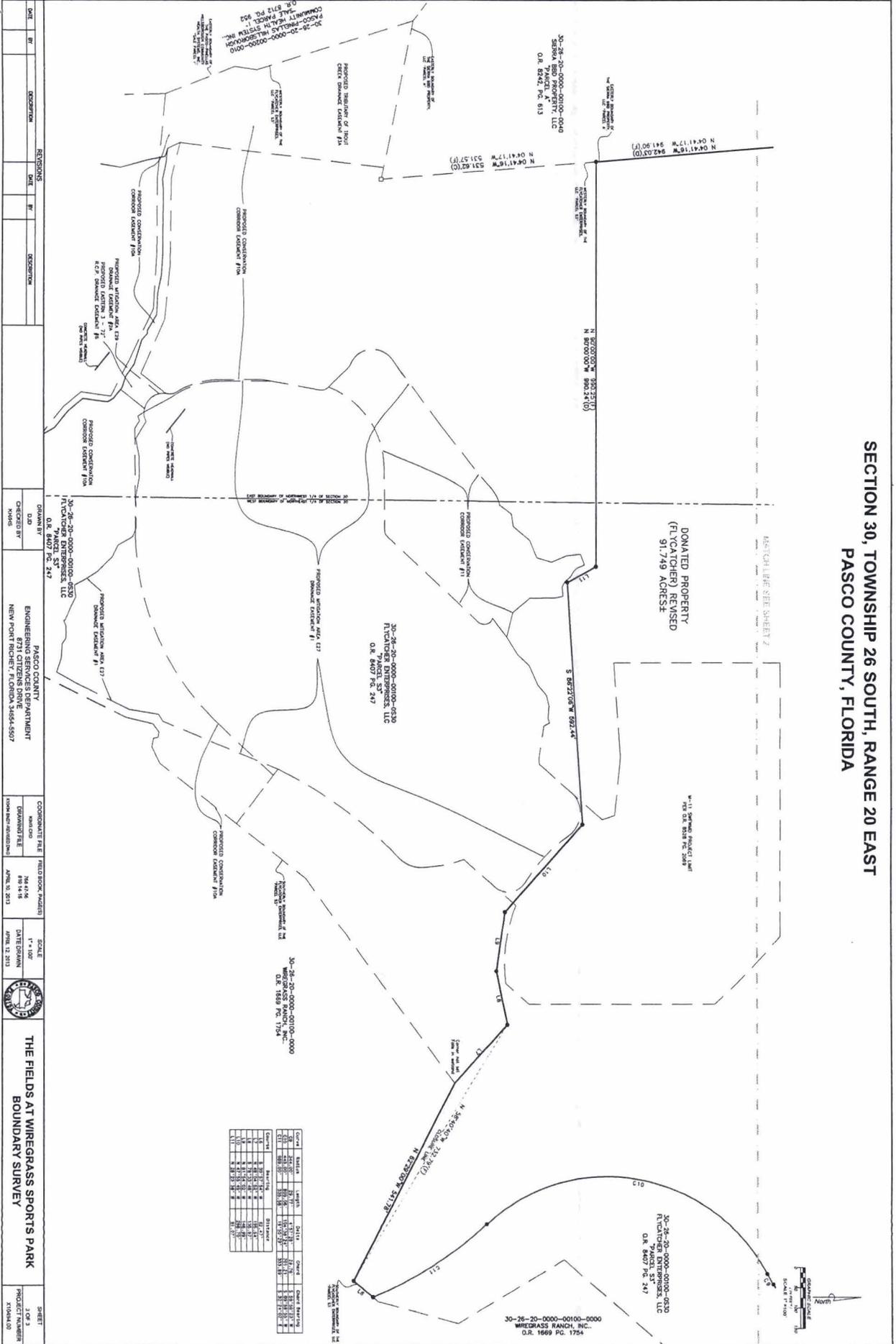
LEGAL DESCRIPTION OF THE PROPERTY (THE "TENNIS CENTER PARCEL")

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 24.00 ACRES MORE OR LESS.

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



Station	Bearing	Length	Change	Order
1	N 04°41'17" W	941.50 (7)	0.00	1
2	N 04°41'16" W	942.03 (7)	0.00	2
3	N 04°41'17" W	531.62 (7)	0.00	3
4	N 04°41'16" W	531.62 (7)	0.00	4
5	N 04°41'17" W	531.62 (7)	0.00	5
6	N 04°41'16" W	531.62 (7)	0.00	6
7	N 04°41'17" W	531.62 (7)	0.00	7
8	N 04°41'16" W	531.62 (7)	0.00	8
9	N 04°41'17" W	531.62 (7)	0.00	9
10	N 04°41'16" W	531.62 (7)	0.00	10
11	N 04°41'17" W	531.62 (7)	0.00	11
12	N 04°41'16" W	531.62 (7)	0.00	12
13	N 04°41'17" W	531.62 (7)	0.00	13
14	N 04°41'16" W	531.62 (7)	0.00	14
15	N 04°41'17" W	531.62 (7)	0.00	15
16	N 04°41'16" W	531.62 (7)	0.00	16
17	N 04°41'17" W	531.62 (7)	0.00	17
18	N 04°41'16" W	531.62 (7)	0.00	18
19	N 04°41'17" W	531.62 (7)	0.00	19
20	N 04°41'16" W	531.62 (7)	0.00	20
21	N 04°41'17" W	531.62 (7)	0.00	21
22	N 04°41'16" W	531.62 (7)	0.00	22
23	N 04°41'17" W	531.62 (7)	0.00	23
24	N 04°41'16" W	531.62 (7)	0.00	24
25	N 04°41'17" W	531.62 (7)	0.00	25
26	N 04°41'16" W	531.62 (7)	0.00	26
27	N 04°41'17" W	531.62 (7)	0.00	27
28	N 04°41'16" W	531.62 (7)	0.00	28
29	N 04°41'17" W	531.62 (7)	0.00	29
30	N 04°41'16" W	531.62 (7)	0.00	30
31	N 04°41'17" W	531.62 (7)	0.00	31
32	N 04°41'16" W	531.62 (7)	0.00	32
33	N 04°41'17" W	531.62 (7)	0.00	33
34	N 04°41'16" W	531.62 (7)	0.00	34
35	N 04°41'17" W	531.62 (7)	0.00	35
36	N 04°41'16" W	531.62 (7)	0.00	36
37	N 04°41'17" W	531.62 (7)	0.00	37
38	N 04°41'16" W	531.62 (7)	0.00	38
39	N 04°41'17" W	531.62 (7)	0.00	39
40	N 04°41'16" W	531.62 (7)	0.00	40
41	N 04°41'17" W	531.62 (7)	0.00	41
42	N 04°41'16" W	531.62 (7)	0.00	42
43	N 04°41'17" W	531.62 (7)	0.00	43
44	N 04°41'16" W	531.62 (7)	0.00	44
45	N 04°41'17" W	531.62 (7)	0.00	45
46	N 04°41'16" W	531.62 (7)	0.00	46
47	N 04°41'17" W	531.62 (7)	0.00	47
48	N 04°41'16" W	531.62 (7)	0.00	48
49	N 04°41'17" W	531.62 (7)	0.00	49
50	N 04°41'16" W	531.62 (7)	0.00	50
51	N 04°41'17" W	531.62 (7)	0.00	51
52	N 04°41'16" W	531.62 (7)	0.00	52
53	N 04°41'17" W	531.62 (7)	0.00	53
54	N 04°41'16" W	531.62 (7)	0.00	54
55	N 04°41'17" W	531.62 (7)	0.00	55
56	N 04°41'16" W	531.62 (7)	0.00	56
57	N 04°41'17" W	531.62 (7)	0.00	57
58	N 04°41'16" W	531.62 (7)	0.00	58
59	N 04°41'17" W	531.62 (7)	0.00	59
60	N 04°41'16" W	531.62 (7)	0.00	60
61	N 04°41'17" W	531.62 (7)	0.00	61
62	N 04°41'16" W	531.62 (7)	0.00	62
63	N 04°41'17" W	531.62 (7)	0.00	63
64	N 04°41'16" W	531.62 (7)	0.00	64
65	N 04°41'17" W	531.62 (7)	0.00	65
66	N 04°41'16" W	531.62 (7)	0.00	66
67	N 04°41'17" W	531.62 (7)	0.00	67
68	N 04°41'16" W	531.62 (7)	0.00	68
69	N 04°41'17" W	531.62 (7)	0.00	69
70	N 04°41'16" W	531.62 (7)	0.00	70
71	N 04°41'17" W	531.62 (7)	0.00	71
72	N 04°41'16" W	531.62 (7)	0.00	72
73	N 04°41'17" W	531.62 (7)	0.00	73
74	N 04°41'16" W	531.62 (7)	0.00	74
75	N 04°41'17" W	531.62 (7)	0.00	75
76	N 04°41'16" W	531.62 (7)	0.00	76
77	N 04°41'17" W	531.62 (7)	0.00	77
78	N 04°41'16" W	531.62 (7)	0.00	78
79	N 04°41'17" W	531.62 (7)	0.00	79
80	N 04°41'16" W	531.62 (7)	0.00	80
81	N 04°41'17" W	531.62 (7)	0.00	81
82	N 04°41'16" W	531.62 (7)	0.00	82
83	N 04°41'17" W	531.62 (7)	0.00	83
84	N 04°41'16" W	531.62 (7)	0.00	84
85	N 04°41'17" W	531.62 (7)	0.00	85
86	N 04°41'16" W	531.62 (7)	0.00	86
87	N 04°41'17" W	531.62 (7)	0.00	87
88	N 04°41'16" W	531.62 (7)	0.00	88
89	N 04°41'17" W	531.62 (7)	0.00	89
90	N 04°41'16" W	531.62 (7)	0.00	90
91	N 04°41'17" W	531.62 (7)	0.00	91
92	N 04°41'16" W	531.62 (7)	0.00	92
93	N 04°41'17" W	531.62 (7)	0.00	93
94	N 04°41'16" W	531.62 (7)	0.00	94
95	N 04°41'17" W	531.62 (7)	0.00	95
96	N 04°41'16" W	531.62 (7)	0.00	96
97	N 04°41'17" W	531.62 (7)	0.00	97
98	N 04°41'16" W	531.62 (7)	0.00	98
99	N 04°41'17" W	531.62 (7)	0.00	99
100	N 04°41'16" W	531.62 (7)	0.00	100

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
PASCO COUNTY ENGINEERING SERVICES DEPARTMENT NEW PORT RICHIEY, FLORIDA 34854-5507					
PROJECT NO.	10484	PROJECT NAME	FIELD BOOK NUMBER	78-41-4	DATE OF SURVEY
SCALE	1" = 100'	DATE OF PLAN	APRIL 10, 2013		
THE FIELDS AT WIREGRASS SPORTS PARK BOUNDARY SURVEY					
SHEET 1 OF 3 PROJECT 10484					

EXHIBIT "B-1"

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LEGAL DESCRIPTION – WIREGRASS EXCHANGE PROPERTY (FLYCATCHER)

A PARCEL OF LAND LOCATED WITHIN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 19, SOUTH 89°53'34" EAST, A DISTANCE OF 1,797.70 FEET TO THE EASTERLY BOUNDARY OF THE SIERRA BBD PROPERTY, LLC "PARCEL A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 8242, PAGE 613 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE SAME BEING THE WESTERLY BOUNDARY OF THE FLYCATCHER ENTERPRISES, LLC "PARCEL S3" AS DESCRIBED IN OFFICIAL RECORDS BOOK 8407, PAGE 247 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC PARCEL AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC PARCEL S3, NORTH 12°09'05" EAST, A DISTANCE OF 395.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC PARCEL AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC PARCEL S3 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 12°09'05" EAST, 528.09 FEET; 2) NORTH 25°15'11" WEST, 354.10 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 2,564.74 FEET; THENCE SOUTH 13°11'14" WEST, A DISTANCE OF 87.62 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 351.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,525.00 FEET, A CENTRAL ANGLE OF 13°11'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°35'37" WEST 350.22 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 168.35 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 95.35 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 57°30'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°45'17" WEST 91.40 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 147.78 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 12.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 04°55'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 55°37'39" EAST 12.47 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 2,430.95 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 46.435 ACRES, MORE OR LESS.

EXHIBIT "B-1"

Page 5 of 8

LEGAL DESCRIPTION - WIREGRASS
DONATED PROPERTY (FLYCATCHER) REVISED

A PARCEL OF LAND LOCATED WITHIN SECTIONS 19 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 19, SOUTH 89°53'34" EAST, A DISTANCE OF 1,797.70 FEET TO THE EASTERLY BOUNDARY OF THE SIERRA BBD PROPERTY, LLC "PARCEL A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 8242, PAGE 613 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE SAME BEING THE WESTERLY BOUNDARY OF THE FLYCATCHER ENTERPRISES, LLC "PARCEL S3" AS DESCRIBED IN OFFICIAL RECORDS BOOK 8407, PAGE 247 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A **POINT OF BEGINNING**; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A" AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3", NORTH 12°09'05" EAST, A DISTANCE OF 395.61 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 2,430.95 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 84.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 33°27'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°26'11" EAST 83.46 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 262.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 442.00 FEET, A CENTRAL ANGLE OF 34°00'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°43'00" EAST 258.56 FEET; THENCE SOUTH 53°43'25" EAST, A DISTANCE OF 139.99 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 485.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 333.00 FEET, A CENTRAL ANGLE OF 83°36'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°55'16" EAST 443.93 FEET; THENCE SOUTH 29°52'54" WEST, A DISTANCE OF 44.99 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 118.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 246.50 FEET, A CENTRAL ANGLE OF 27°28'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°37'17" WEST 117.09 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 29.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 344.00 FEET, A CENTRAL ANGLE OF 04°57'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°50'23" WEST 29.76 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 809.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.00 FEET, A CENTRAL ANGLE OF 104°38'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°59'55" WEST 701.21 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 335.56 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3", HAVING A RADIUS OF 969.00 FEET, A CENTRAL ANGLE OF 19°50'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 32°24'02" EAST 333.89 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 39°57'54" WEST, 62.47 FEET; 2) NORTH 62°29'00" WEST, 541.78 FEET; THENCE NORTH 48°04'52" WEST, A DISTANCE OF 195.54 FEET; THENCE SOUTH 78°33'46" WEST, A DISTANCE OF 135.87 FEET; THENCE NORTH 81°54'02" WEST, A DISTANCE OF 146.99 FEET; THENCE NORTH 47°55'49" WEST, A DISTANCE OF 288.70 FEET; THENCE SOUTH 86°22'06" WEST, A DISTANCE OF 592.44 FEET; THENCE NORTH 28°23'38" WEST, A DISTANCE OF 81.07 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 990.24

EXHIBIT "B-1"

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FEET TO THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" AND THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A"; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A" AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 04°41'16" WEST, 942.03 FEET; 2) NORTH 12°09'05" EAST, 23.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 91.749 ACRES, MORE OR LESS.

EXHIBIT "B-1"

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LEGAL DESCRIPTION - WIREGRASS OVERALL PROPERTY REVISED

A PARCEL OF LAND LOCATED WITHIN SECTIONS 19 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 19, SOUTH 89°53'34" EAST, A DISTANCE OF 1,797.70 FEET TO THE EASTERLY BOUNDARY OF THE SIERRA BBD PROPERTY, LLC "PARCEL A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 8242, PAGE 613 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE SAME BEING THE WESTERLY BOUNDARY OF THE FLYCATCHER ENTERPRISES, LLC "PARCEL S3" AS DESCRIBED IN OFFICIAL RECORDS BOOK 8407, PAGE 247 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A **POINT OF BEGINNING**; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A" AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 12°09'05" EAST, 923.70 FEET; 2) NORTH 25°15'11" WEST, 354.10 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 2,564.74 FEET; THENCE SOUTH 13°11'14" WEST, A DISTANCE OF 87.62 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 351.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,525.00 FEET, A CENTRAL ANGLE OF 13°11'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°35'37" WEST 350.22 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 168.35 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 95.35 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 57°30'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°45'17" WEST 91.40 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 147.78 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 97.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 38°22'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 38°54'03" EAST 95.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 262.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 442.00 FEET, A CENTRAL ANGLE OF 34°00'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°43'00" EAST 258.56 FEET; THENCE SOUTH 53°43'25" EAST, A DISTANCE OF 139.99 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 485.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 333.00 FEET, A CENTRAL ANGLE OF 83°36'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°55'16" EAST 443.93 FEET; THENCE SOUTH 29°52'54" WEST, A DISTANCE OF 44.99 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 118.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 246.50 FEET, A CENTRAL ANGLE OF 27°28'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°37'17" WEST 117.09 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 29.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 344.00 FEET, A CENTRAL ANGLE OF 04°57'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°50'23" WEST 29.76 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 809.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.00 FEET, A CENTRAL ANGLE OF 104°38'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°59'55" WEST 701.21 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 335.56 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3", HAVING A RADIUS OF 969.00 FEET,

EXHIBIT "B-1"

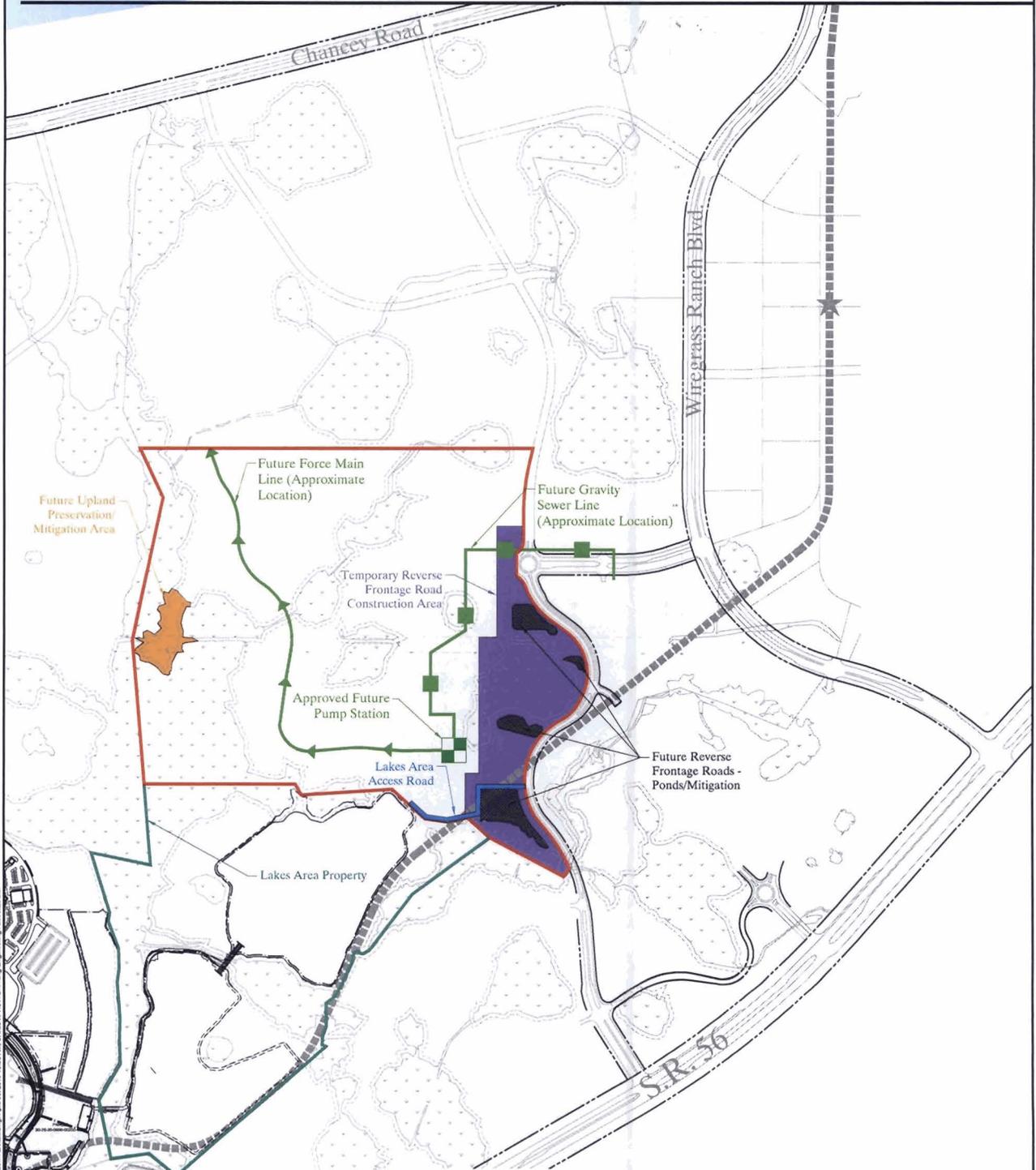
Page 8 of 8

A CENTRAL ANGLE OF 19°50'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 32°24'02" EAST 333.89 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 39°57'54" WEST, 62.47 FEET; 2) NORTH 62°29'00" WEST, 541.78 FEET; THENCE NORTH 48°04'52" WEST, A DISTANCE OF 195.54 FEET; THENCE SOUTH 78°33'46" WEST, A DISTANCE OF 135.87 FEET; THENCE NORTH 81°54'02" WEST, A DISTANCE OF 146.99 FEET; THENCE NORTH 47°55'49" WEST, A DISTANCE OF 288.70 FEET; THENCE SOUTH 86°22'06" WEST, A DISTANCE OF 592.44 FEET; THENCE NORTH 28°23'38" WEST, A DISTANCE OF 81.07 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 990.24 FEET TO THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" AND THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A"; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC "PARCEL A" AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC "PARCEL S3" THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 04°41'16" WEST, 942.03 FEET; 2) NORTH 12°09'05" EAST, 23.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 138.184 ACRES, MORE OR LESS.

SPORTS PARK PROPERTY

PASCO COUNTY TO DONOR



- LEGEND -
 ——— SPORTS PARK PROPERTY BOUNDARY - ±138.1 AC

- TEMPORARY REVERSE FRONTAGE ROAD CONSTRUCTION AREA
- LAKES AREA ACCESS ROAD
- FUTURE UPLAND PRESERVATION/MITIGATION AREA
- FUTURE REVERSE FRONTAGE ROADS - PONDS/MITIGATION
- APPROVED FUTURE PUMP STATION
- FUTURE GRAVITY SEWER LINE (APPROXIMATE LOCATION)
- FUTURE FORCE MAIN LINE (APPROXIMATE LOCATION)
- LAKES AREA PROPERTY

————— FUTURE TRANSIT CORRIDOR (APPROXIMATE LOCATION)

H:\P\ANNUNTO\projects\27762001\0000\fields of Wiregrass\FINALS © Wiregrass - Download - Exchange - Average Breakdown - Exhibit.dwg, April 30, 2013 10:56 AM, CHIEF R. HUTTOK, King Engineering Associates Inc.

King
 ENGINEERING ASSOCIATES, INC.

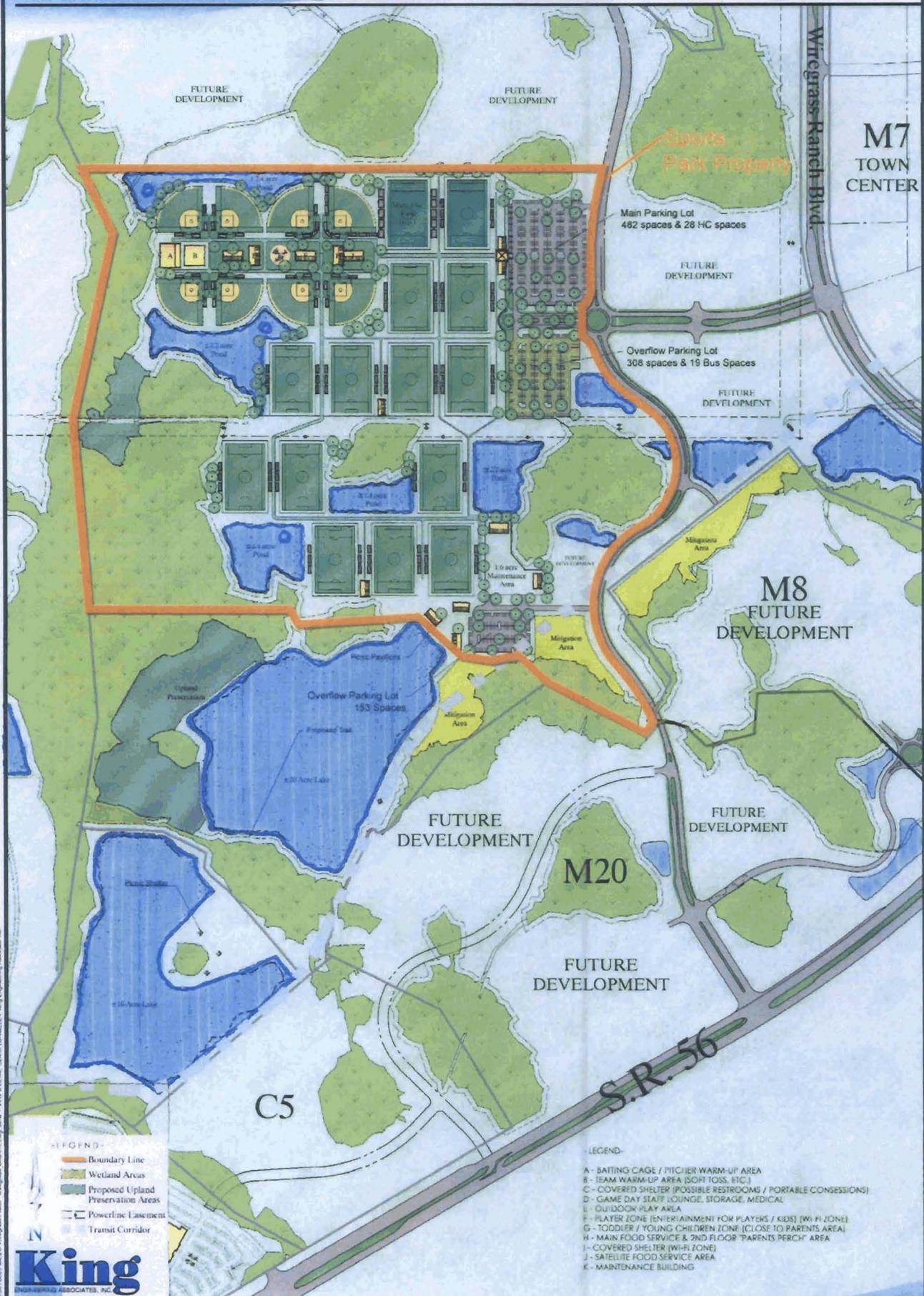
Jacksonville, Florida - 904.636.6755
 Miami, Florida - 305.807.6068
 Sarasota, Florida - 941.368.6500
 Tampa, Florida - 813.860.8881
 Austin, Texas - 512.462.4921
 Dallas, Texas - 972.868.9126
 www.kingengineering.com



PASCO COUNTY, FL

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

THE FIELDS @ WIREGRASS



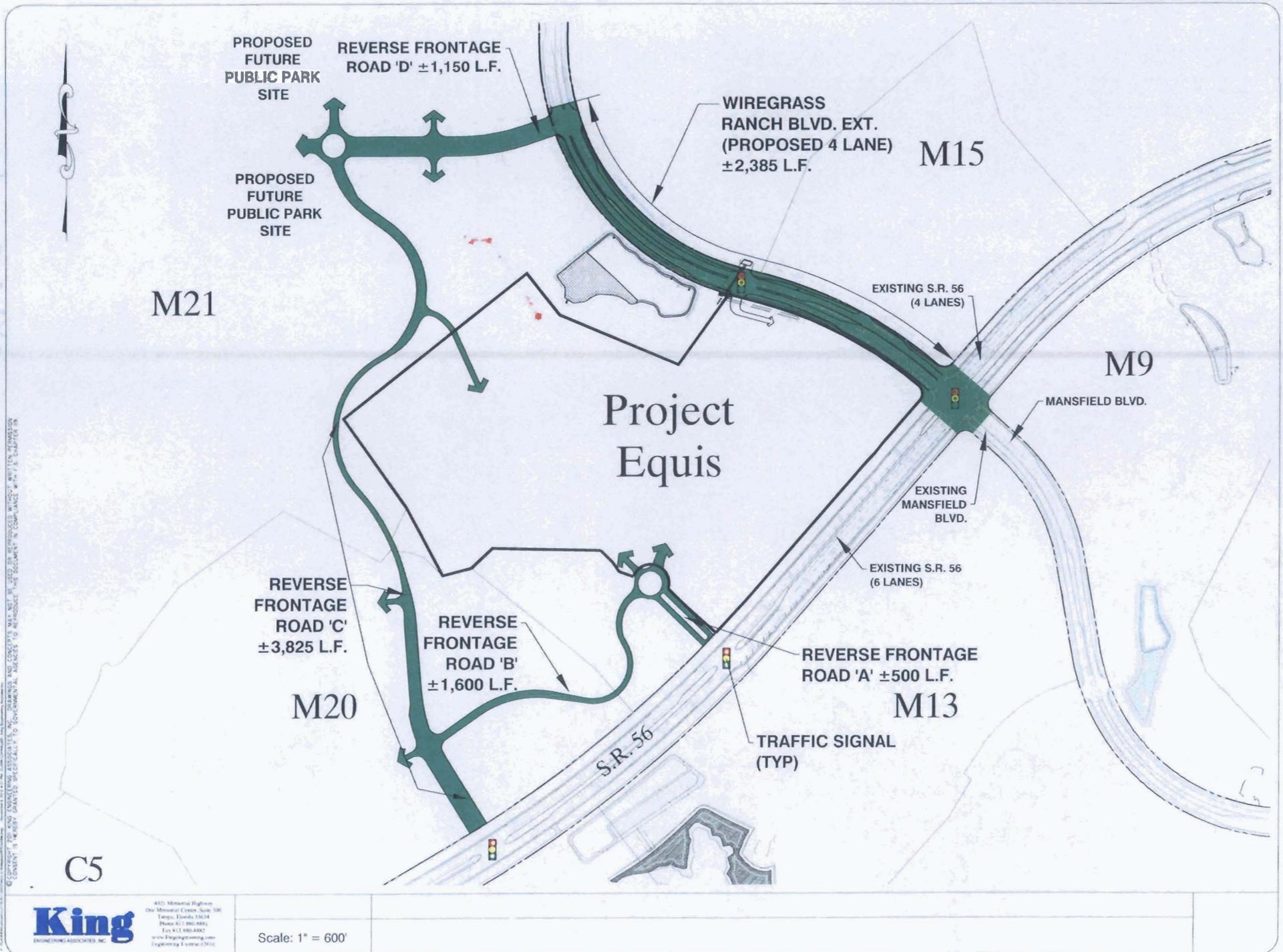
LEGEND
 - Boundary Line
 - Wetland Areas
 - Proposed Upland Preservation Areas
 - Powerline Easement
 - Transit Corridor

LEGEND
 A - BATTING CAGE / PITCHER WARM-UP AREA
 B - TEAM WARM-UP AREA (SOFT TOSS, ETC.)
 C - COVERED SHELTER (POSSIBLE RESTROOMS / PORTABLE CONCESSIONS)
 D - GAME DAY STAFF LOUNGE, STORAGE, MEDICAL
 E - OUTDOOR PLAY AREA
 F - PLAYER ZONE (ENTERTAINMENT FOR PLAYERS / KIDS) (WI-FI ZONE)
 G - TODDLER / YOUNG CHILDREN ZONE (CLOSE TO PARENTS AREA)
 H - MAIN FOOD SERVICE & 2ND FLOOR "PARENTS PERCH" AREA
 I - COVERED SHELTER (WI-FI ZONE)
 J - SATELLITE FOOD SERVICE AREA
 K - MAINTENANCE BUILDING

King
 ENGINEERING ASSOCIATES, INC.
 Jacksonville, Florida - 904.630.0756
 Miami, Florida - 305.807.0068
 Sarasota, Florida - 941.358.0500
 Tampa, Florida - 813.889.8881
 Orlando, Florida - 407.462.4821
 Fort Lauderdale, Florida - 954.568.9130
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PASCO COUNTY, FL

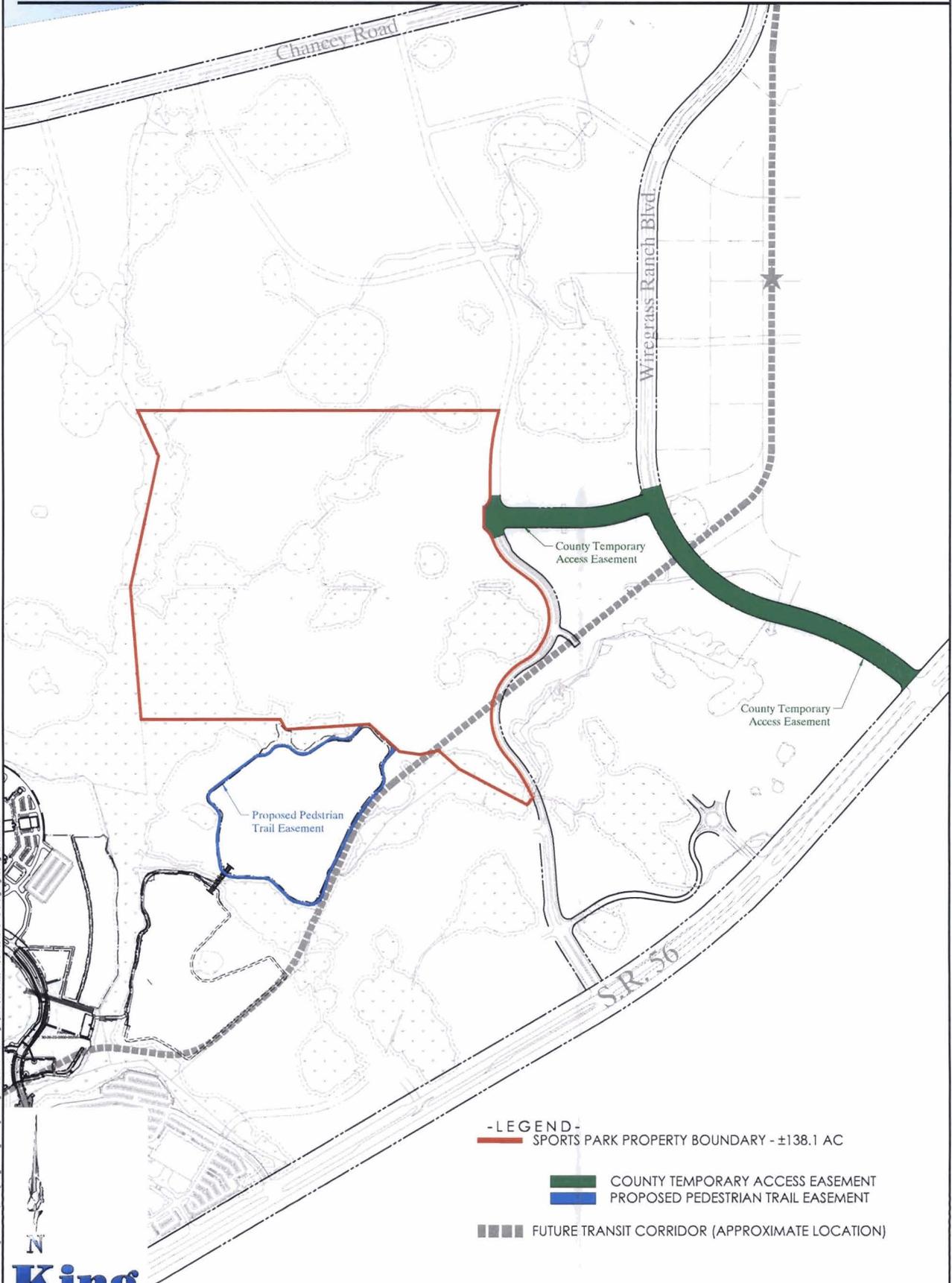
GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE APPROPRIATE ENGINEERING REVIEW.



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SPORTS PARK PROPERTY

DONOR TO PASCO COUNTY



- LEGEND -**
- SPORTS PARK PROPERTY BOUNDARY - ±138.1 AC
 - COUNTY TEMPORARY ACCESS EASEMENT
 - PROPOSED PEDESTRIAN TRAIL EASEMENT
 - FUTURE TRANSIT CORRIDOR (APPROXIMATE LOCATION)

King
ENGINEERING ASSOCIATES, INC.

Jacksonville, Florida - 904.636.6755
Miami, Florida - 305.807.8088
Sarasota, Florida - 941.558.8500
Tampa, Florida - 813.880.3881
Austin, Texas - 512.482.4881
Dallas, Texas - 972.888.9138
www.kingengineering.com



PASCO COUNTY, FL

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

EXHIBIT "G-1"

N:\LANNING\projects\177601\0009\Fields of Wiregrass_Donated Exchange Acreage Breakdown Exhibit.dwg, April 28, 2013 3:20 PM, CHRIS R. HUTTON, King Engineering Associates Inc.

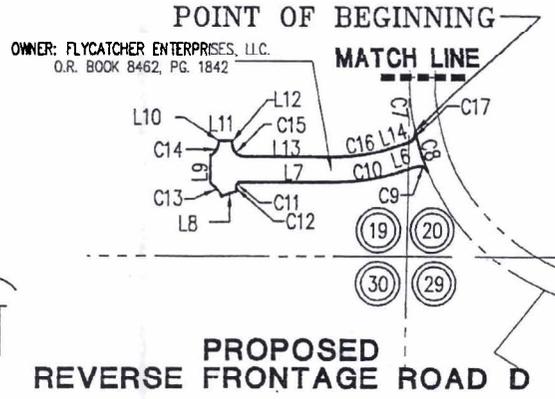
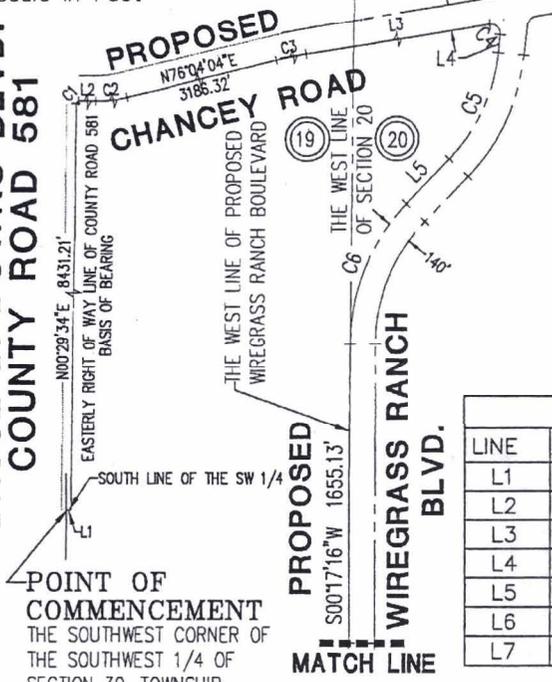
EXHIBIT "H"

THIS IS NOT A SURVEY

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



BRUCE B. DOWNS BLVD.
COUNTY ROAD 581



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°58'40"E	99.24	L8	S70°17'25"W	91.00
L2	S89°30'26"E	367.20	L9	N00°00'00"E	147.78
L3	N80°39'41"E	1260.27	L10	N00°00'00"E	1.88
L4	S05°39'41"W	105.07	L11	N90°00'00"E	70.00
L5	S43°29'45"W	336.99	L12	S00°00'00"E	13.88
L6	S71°49'33"W	107.14	L13	N90°00'00"E	499.83
L7	S90°00'00"W	523.69	L14	N71°49'33"E	106.49

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	90°00'00"	50.00	78.54	70.71	N45°29'34"E
C2	14°25'30"	2570.00	647.04	645.33	N83°16'49"E
C3	4°35'38"	7930.00	635.80	635.63	N78°21'53"E
C4	105°00'00"	50.00	91.63	79.34	S46°50'19"E
C5	37°50'04"	980.00	647.13	635.43	S24°34'43"W
C6	43°12'29"	1120.00	844.62	824.75	S21°53'30"W
C7	13°28'09"	1270.00	298.55	297.87	S06°26'49"E
C8	10°18'04"	1270.00	228.33	228.02	S18°19'55"E
C9	84°41'30"	50.00	73.91	67.36	N65°49'42"W
C10	18°10'27"	1070.00	339.40	337.98	S80°54'46"W
C11	106°56'12"	25.00	46.66	40.18	S36°31'54"W
C12	2°46'23"	351.00	16.99	16.99	S18°19'23"E
C13	38°22'58"	145.00	97.14	95.33	N38°54'04"W
C14	57°30'34"	95.00	95.35	91.40	N28°45'17"E
C15	90°00'00"	74.00	116.24	104.65	S45°00'00"E
C16	18°10'27"	933.00	295.95	294.71	N80°54'46"E
C17	85°00'26"	50.00	74.18	67.56	N29°19'20"E

LEGEND

- ⊙ = INDICATES SECTION DESIGNATION
- O.R. BOOK = OFFICIAL RECORDS BOOK
- PG. = PAGE

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.
5. BASIS OF BEARINGS IS THE EASTERLY LINE OF COUNTY ROAD 581 AS BEING NORTH 00°29'34" EAST

SKETCH & LEGAL COUNTY TEMPORARY CONSTRUCTION ACCESS (REVERSE FRONTAGE ROAD)

PREPARED FOR FLYCATCHER ENTERPRISE, LLC.

SCALE 1"=1000'	DATE 04/17/2013	DRAWN W.F.B.	CALCED J.E.B.	CHECKED J.D.W.
JOB No. 3778-001-000	SECTION 19 & 20	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

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.

King

ENGINEERING ASSOCIATES, INC.
4821 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882
E-MAIL king@kingengineering.com

JOHN D. WEIGLE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.5246
CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\3778\001\SKETCH & LEGALS\REVERSE FRONTAGE ROAD D S&L.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

ALL THAT PORTION OF SECTIONS 19 & 20, 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 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, A DISTANCE OF 8,431.21 FEET TO A POINT OF CURVATURE AT THE INTERSECTION OF THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CHANCEY ROAD (A 140' R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES; (1) THENCE 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°29'34" EAST 70.71 FEET; (2) THENCE SOUTH 89°30'26" EAST, A DISTANCE OF 367.20 FEET TO A POINT ON A CURVE TO THE LEFT; (3) THENCE EASTERLY 647.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,570.00 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF NORTH 83°16'49" EAST 645.33 FEET; (4) THENCE NORTH 76°04'04" EAST, A DISTANCE OF 3,186.32 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) THENCE EASTERLY 635.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7,930.00 FEET, A CENTRAL ANGLE OF 04°35'38", AND A CHORD BEARING AND DISTANCE OF NORTH 78°21'53" EAST 635.63 FEET; (6) THENCE NORTH 80°39'41" EAST, A DISTANCE OF 1,260.27 FEET TO A POINT ON A CURVE TO THE RIGHT; (7) THENCE SOUTHEASTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°50'19" EAST 79.34 FEET TO THE INTERSECTION OF THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF WIREGRASS RANCH BOULEVARD (A 140' R/W); THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES; (1) THENCE SOUTH 05°39'41" WEST, A DISTANCE OF 105.07 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) THENCE SOUTHWESTERLY 647.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 37°50'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°34'43" WEST 635.43 FEET; (3) THENCE SOUTH 43°29'45" WEST, A DISTANCE OF 336.99 FEET TO A POINT ON A CURVE TO THE LEFT; (4) THENCE SOUTHERLY 844.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 43°12'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°53'30" WEST 824.75 FEET TO THE WEST LINE OF SECTION 20; (5) THENCE SOUTH 00°17'16" WEST, ALONG SAID WEST LINE OF SECTION 20, A DISTANCE OF 1,655.13 FEET TO A POINT ON A CURVE TO THE LEFT; (6) THENCE SOUTHERLY 298.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 13°28'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°26'49" EAST 297.87 FEET TO A POINT ON A CURVE TO THE LEFT AND THE POINT OF BEGINNING;

SKETCH & LEGAL COUNTY TEMPORARY CONSTRUCTION ACCESS (REVERSE FRONTAGE ROAD)

PREPARED FOR FLYCATCHER ENTERPRISE, 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@kingengineerfl.com

Q:\SURVEY\3778\001\SKETCH & LEGALS\REVERSE FRONTAGE ROAD D S&L.dwg

PARCEL DESCRIPTION (Cont.)

THENCE SOUTHERLY 228.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 10°18'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°19'55" EAST 228.02 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 73.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 84°41'30", AND A CHORD BEARING AND DISTANCE OF NORTH 65°49'42" WEST 67.36 FEET; THENCE SOUTH 71°49'33" WEST, A DISTANCE OF 107.14 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 339.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,070.00 FEET, A CENTRAL ANGLE OF 18°10'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 80°54'46" WEST 337.98 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 523.69 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 46.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106°56'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°31'54" WEST 40.18 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY 16.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 351.00 FEET, A CENTRAL ANGLE OF 02°46'23", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°19'23" EAST 16.99 FEET; THENCE SOUTH 70°17'25" WEST, A DISTANCE OF 91.00 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 97.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 38°22'58", AND A CHORD BEARING AND DISTANCE OF NORTH 38°54'04" WEST 95.33 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 147.78 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 95.35 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 57°30'34", AND A CHORD BEARING AND DISTANCE OF NORTH 28°45'17" EAST 91.40 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1.88 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 13.88 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 116.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST 104.65 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 499.83 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 295.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 933.00 FEET, A CENTRAL ANGLE OF 18°10'27", AND A CHORD BEARING AND DISTANCE OF NORTH 80°54'46" EAST 294.71 FEET; THENCE NORTH 71°49'33" EAST, A DISTANCE OF 106.49 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 74.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 85°00'26", AND A CHORD BEARING AND DISTANCE OF NORTH 29°19'20" EAST 67.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.028 ACRES.

Q:\SURVEY\3778\001\SKETCH & LEGALS\REVERSE FRONTAGE ROAD D S&L.dwg

SKETCH & LEGAL COUNTY TEMPORARY CONSTRUCTION ACCESS (REVERSE FRONTAGE ROAD)

PREPARED FOR FLYCATCHER ENTERPRISE, LLC.

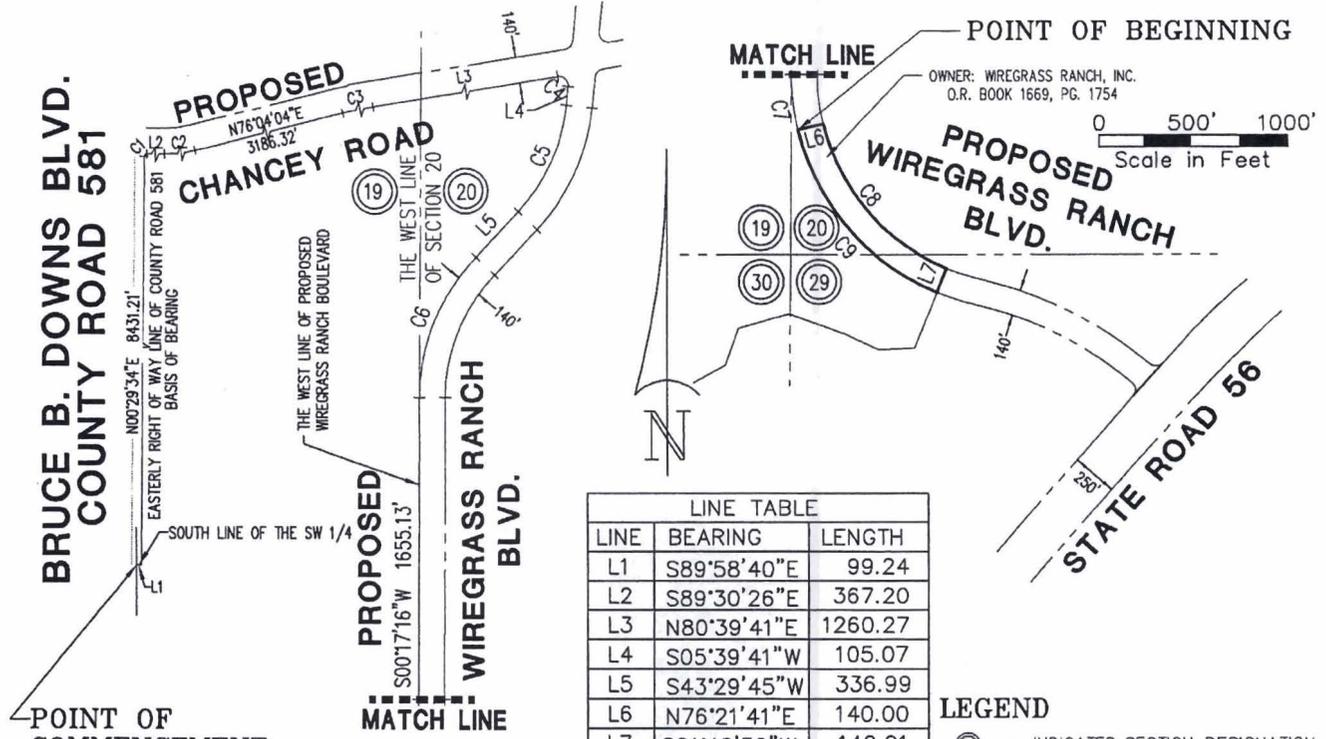
King

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

EXHIBIT "I"

THIS IS NOT A SURVEY

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°58'40"E	99.24
L2	S89°30'26"E	367.20
L3	N80°39'41"E	1260.27
L4	S05°39'41"W	105.07
L5	S43°29'45"W	336.99
L6	N76°21'41"E	140.00
L7	S21°46'59"W	140.01

LEGEND
 (30) = INDICATES SECTION DESIGNATION
 O.R. BOOK = OFFICIAL RECORDS BOOK
 PG. = PAGE

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	90°00'00"	50.00	78.54	70.71	N45°29'34"E
C2	14°25'30"	2570.00	647.04	645.33	N83°16'49"E
C3	4°35'38"	7930.00	635.80	635.63	N78°21'53"E
C4	105°00'00"	50.00	91.63	79.34	S46°50'19"E
C5	37°50'04"	980.00	647.13	635.43	S24°34'43"W
C6	43°12'29"	1120.00	844.62	824.75	S21°53'30"W
C7	13°55'35"	1270.00	308.69	307.93	S06°40'32"E
C8	54°01'39"	1130.00	1065.54	1026.50	S40°39'09"E
C9	54°05'18"	1270.00	1198.90	1154.88	N40°40'58"W

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.
 5. BASIS OF BEARINGS IS THE EASTERLY LINE OF COUNTY ROAD 581 AS BEING NORTH 00°29'34" EAST

SKETCH & LEGAL COUNTY TEMPORARY CONSTRUCTION ACCESS (WIREGRASS RANCH BOULEVARD)

PREPARED FOR WIREGRASS RANCH, INC.

SCALE 1"=1000'	DATE 04/17/2013	DRAWN W.F.B.	CALCED J.E.B.	CHECKED J.D.W.
JOB No. 3778-001-000	SECTION 20 & 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

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.

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

JOHN D. WEIGLE
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA # L.S.5246
 CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS BLVD S OF REVERSE FRONTAGE ROAD D S&L-01.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

ALL THAT PORTION OF SECTIONS 20 & 29, 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 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, A DISTANCE OF 8,431.21 FEET TO A POINT OF CURVATURE AT THE INTERSECTION OF THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CHANCEY ROAD (A 140' R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES; (1) THENCE 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°29'34" EAST 70.71 FEET; (2) THENCE SOUTH 89°30'26" EAST, A DISTANCE OF 367.20 FEET TO A POINT ON A CURVE TO THE LEFT; (3) THENCE EASTERLY 647.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,570.00 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF NORTH 83°16'49" EAST 645.33 FEET; (4) THENCE NORTH 76°04'04" EAST, A DISTANCE OF 3,186.32 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) THENCE EASTERLY 635.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7,930.00 FEET, A CENTRAL ANGLE OF 04°35'38", AND A CHORD BEARING AND DISTANCE OF NORTH 78°21'53" EAST 635.63 FEET; (6) THENCE NORTH 80°39'41" EAST, A DISTANCE OF 1,260.27 FEET TO A POINT ON A CURVE TO THE RIGHT; (7) THENCE SOUTHEASTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°50'19" EAST 79.34 FEET TO THE INTERSECTION OF THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF WIREGRASS RANCH BOULEVARD (A 140' R/W); THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES; (1) THENCE SOUTH 05°39'41" WEST, A DISTANCE OF 105.07 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) THENCE SOUTHWESTERLY 647.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 37°50'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°34'43" WEST 635.43 FEET; (3) THENCE SOUTH 43°29'45" WEST, A DISTANCE OF 336.99 FEET TO A POINT ON A CURVE TO THE LEFT; (4) THENCE SOUTHERLY 844.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 43°12'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°53'30" WEST 824.75 FEET TO THE WEST LINE OF SECTION 20; (5) THENCE SOUTH 00°17'16" WEST, ALONG SAID WEST LINE OF SECTION 20, A DISTANCE OF 1,655.13 FEET TO A POINT ON A CURVE TO THE LEFT; (6) THENCE SOUTHERLY 308.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 13°55'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°40'32" EAST 307.93 FEET TO THE POINT OF BEGINNING;

SKETCH & LEGAL COUNTY TEMPORARY CONSTRUCTION ACCESS (WIREGRASS RANCH BOULEVARD)

PREPARED FOR WIREGRASS RANCH, INC.

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

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS BLVD S OF REVERSE FRONTAGE ROAD D S&L-01.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION (Cont.)

THENCE NORTH 76°21'41" EAST, A DISTANCE OF 140.00 FEET TO FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID PROPOSED WIREGRASS RANCH BOULEVARD AND TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 1,065.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 54°01'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 40°39'09" EAST 1,026.50 FEET; THENCE SOUTH 21°46'59" WEST, A DISTANCE OF 140.01 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 1,198.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 54°05'18", AND A CHORD BEARING AND DISTANCE OF NORTH 40°40'58" WEST 1,154.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.639 ACRES.

SKETCH & LEGAL COUNTY TEMPORARY CONSTRUCTION ACCESS (WIREGRASS RANCH BOULEVARD)

PREPARED FOR WIREGRASS RANCH, INC.

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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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EXHIBIT "J"

THIS IS NOT A SURVEY

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

BRUCE B. DOWNS BLVD.
COUNTY ROAD 581

PROPOSED
CHANCEY ROAD

MATCH LINE

0 500' 1000'
Scale in Feet

PROPOSED
WIREGRASS RANCH
BLVD.

POINT OF BEGINNING

OWNER: SOLLY BRANCH HOLDINGS, LLC.
O.R. BOOK 6179, PG. 783

STATE ROAD 56

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°58'40"E	99.24
L2	S89°30'26"E	367.20
L3	N80°39'41"E	1260.27
L4	S05°39'41"W	105.07
L5	S43°29'45"W	336.99
L6	N21°46'59"E	140.01
L7	S75°16'49"E	134.17
L8	S41°27'09"W	240.07
L9	N75°16'49"W	134.17

LEGEND

- ⊙ = INDICATES SECTION DESIGNATION
- O.R. BOOK = OFFICIAL RECORDS BOOK
- PG. = PAGE

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	90°00'00"	50.00	78.54	70.71	N45°29'34"E
C2	14°25'30"	2570.00	647.04	645.33	N83°16'49"E
C3	4°35'38"	7930.00	635.80	635.63	N78°21'53"E
C4	105°00'00"	50.00	91.63	79.34	S46°50'19"E
C5	37°50'04"	980.00	647.13	635.43	S24°34'43"W
C6	43°12'29"	1120.00	844.62	824.75	S21°53'30"W
C7	68°00'52"	1270.00	1507.59	1420.62	S33°43'10"E
C8	07°36'51"	1130.00	150.17	150.06	S71°28'24"E
C9	25°26'32"	2170.00	963.59	955.70	S62°33'33"E
C10	88°42'34"	50.00	77.41	69.91	N85°48'26"E
C11	91°26'49"	50.00	79.80	71.60	N04°16'15"W
C12	25°17'09"	2030.00	895.88	888.63	N62°38'14"W
C13	07°33'12"	1270.00	167.43	167.31	N71°30'13"W

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.
5. BASIS OF BEARINGS IS THE EASTERLY LINE OF COUNTY ROAD 581 AS BEING NORTH 00°29'34" EAST

SKETCH & LEGAL COUNTY TEMPORARY CONSTRUCTION ACCESS (WIREGRASS RANCH BOULEVARD)

PREPARED FOR SOLLY BRANCH HOLDINGS, LLC.

SCALE 1"=1000'	DATE 04/17/2013	DRAWN W.F.B.	CALCED J.E.B.	CHECKED J.D.W.
JOB No. 3778-001-000	SECTION 29	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

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.

King

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

JOHN D. WEIGLE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.5246
CERTIFICATE OF AUTHORIZATION No. LB 2610

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION

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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, A DISTANCE OF 8,431.21 FEET TO A POINT OF CURVATURE AT THE INTERSECTION OF THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CHANCEY ROAD (A 140' R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES; (1) THENCE 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°29'34" EAST 70.71 FEET; (2) THENCE SOUTH 89°30'26" EAST, A DISTANCE OF 367.20 FEET TO A POINT ON A CURVE TO THE LEFT; (3) THENCE EASTERLY 647.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,570.00 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF NORTH 83°16'49" EAST 645.33 FEET; (4) THENCE NORTH 76°04'04" EAST, A DISTANCE OF 3,186.32 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) THENCE EASTERLY 635.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7,930.00 FEET, A CENTRAL ANGLE OF 04°35'38", AND A CHORD BEARING AND DISTANCE OF NORTH 78°21'53" EAST 635.63 FEET; (6) THENCE NORTH 80°39'41" EAST, A DISTANCE OF 1,260.27 FEET TO A POINT ON A CURVE TO THE RIGHT; (7) THENCE SOUTHEASTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°50'19" EAST 79.34 FEET TO THE INTERSECTION OF THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF WIREGRASS RANCH BOULEVARD (A 140' R/W); THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES; (1) THENCE SOUTH 05°39'41" WEST, A DISTANCE OF 105.07 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) THENCE SOUTHWESTERLY 647.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 37°50'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°34'43" WEST 635.43 FEET; (3) THENCE SOUTH 43°29'45" WEST, A DISTANCE OF 336.99 FEET TO A POINT ON A CURVE TO THE LEFT; (4) THENCE SOUTHERLY 844.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 43°12'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°53'30" WEST 824.75 FEET TO THE WEST LINE OF SECTION 20; (5) THENCE SOUTH 00°17'16" WEST, ALONG SAID WEST LINE OF SECTION 20, A DISTANCE OF 1,655.13 FEET TO A POINT ON A CURVE TO THE LEFT; (6) THENCE SOUTHERLY 1507.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 68°00'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 33°43'10" EAST 1420.62 FEET TO THE POINT OF BEGINNING;

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PARCEL DESCRIPTION (Cont.)

THENCE NORTH 21°46'59" EAST, A DISTANCE OF 140.01 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID PROPOSED WIREGRASS RANCH BOULEVARD AND TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 150.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 07°36'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°28'24" EAST 150.06 FEET; THENCE SOUTH 75°16'49" EAST, A DISTANCE OF 134.17 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 963.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 25°26'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°33'33" EAST 955.70 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE EASTERLY 77.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF NORTH 85°48'26" EAST 69.91 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD No. 56; THENCE SOUTH 41°27'09" WEST, ALONG SAID RIGHT-OF-WAY OF STATE ROAD No. 56, A DISTANCE OF 240.07 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 79.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°26'49", AND A CHORD BEARING AND DISTANCE OF NORTH 04°16'15" WEST 71.60 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE NORTHWESTERLY 895.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 25°17'09", AND A CHORD BEARING AND DISTANCE OF NORTH 62°38'14" WEST 888.63 FEET; THENCE NORTH 75°16'49" WEST, A DISTANCE OF 134.17 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 167.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 07°33'12", AND A CHORD BEARING AND DISTANCE OF NORTH 71°30'13" WEST 167.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.115 ACRES.

SKETCH & LEGAL COUNTY TEMPORARY CONSTRUCTION ACCESS (WIREGRASS RANCH BOULEVARD)

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