

Mailing Addresses

38053 Live Oak Avenue
Dade City, FL 33523-3894

P.O. Box 338
New Port Richey, FL 34656-0338

Office Locations

Robert D. Sumner Judicial Center
38053 Live Oak Avenue, Suite 205
Dade City, FL 33523-3894

West Pasco Judicial Center
7530 Little Road, Suite 106
New Port Richey, FL 34654

East Pasco Government Center
14236 Sixth Street, Suite 201
Dade City, FL 33523

West Pasco Government Center
8731 Citizens Drive, Suite 220
New Port Richey, FL 34654

East Pasco Records Center
38319 McDonald Street
Dade City, FL 33525

West Pasco Records Center
Jack Albert Records Retention Center
8902 Government Drive
New Port Richey, FL 34654

Dade City: (352) 521-4542
New Port Richey: (727) 847-8031

www.pascoclerk.com

Excellence...Always

*Office of Paula S. O'Neil
Clerk & Comptroller
Pasco County, Florida*

TO: HONORABLE MIKE WELLS
PROPERTY APPRAISER

FROM: KATIE McCORMICK *KM*
BOARD RECORDS

DATE: JULY 3, 2013

MEETING DATE: DECEMBER 18, 2012

BOARD ACTION: APPROVED

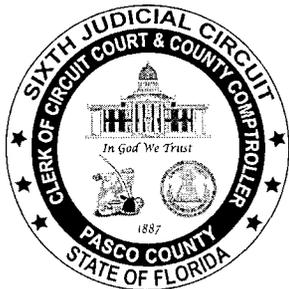
AGENDA ITEM: C15 FLYCATCHER PROPERTY EXCHANGE
2 DEEDS, 1 RESOLUTION & COPY OF STAFF MEMO REA13-026

Enclosed are copies of documents regarding the above mentioned agenda item for your files.

If you have any questions, please contact me at extension 4530.

/km

Enclosure



Office of Paula S. O'Neil
Clerk & Comptroller
Pasco County, Florida

Mailing Addresses

38053 Live Oak Avenue
Dade City, FL 33523-3894

P.O. Box 338
New Port Richey, FL 34656-0338

Office Locations

Robert D. Sumner Judicial Center
38053 Live Oak Avenue, Suite 205
Dade City, FL 33523-3894

West Pasco Judicial Center
7530 Little Road, Suite 106
New Port Richey, FL 34654

East Pasco Government Center
14236 Sixth Street, Suite 201
Dade City, FL 33523

West Pasco Government Center
8731 Citizens Drive, Suite 220
New Port Richey, FL 34654

East Pasco Records Center
38319 McDonald Street
Dade City, FL 33525

West Pasco Records Center
Jack Albert Records Retention Center
8902 Government Drive
New Port Richey, FL 34654

Dade City: (352) 521-4542
New Port Richey: (727) 847-8031

www.pascoclerk.com

Excellence... Always

TO: BOB BALTZER
REAL ESTATE

FROM: KATIE McCORMICK *km*
BOARD RECORDS

DATE: JULY 3, 2013

MEETING DATE: DECEMBER 18, 2012

BOARD ACTION: APPROVED

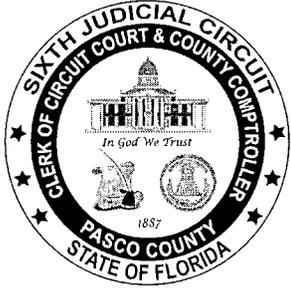
AGENDA ITEM: C15 FLYCATCHER PROPERTY EXCHANGE
2 DEEDS, 1 RESOLUTION & COPY OF STAFF MEMO REA13-026

Enclosed are copies of documents regarding the above mentioned agenda item for your files.

If you have any questions, please contact me at extension 4530.

/km

Enclosure



Mailing Addresses

38053 Live Oak Avenue
Dade City, FL 33523-3894

P.O. Box 338
New Port Richey, FL 34656-0338

Office Locations

Robert D. Sumner Judicial Center
38053 Live Oak Avenue, Suite 205
Dade City, FL 33523-3894

West Pasco Judicial Center
7530 Little Road, Suite 106
New Port Richey, FL 34654

East Pasco Government Center
14236 Sixth Street, Suite 201
Dade City, FL 33523

West Pasco Government Center
8731 Citizens Drive, Suite 220
New Port Richey, FL 34654

East Pasco Records Center
38319 McDonald Street
Dade City, FL 33525

West Pasco Records Center
Jack Albert Records Retention Center
8902 Government Drive
New Port Richey, FL 34654

Dade City: (352) 521-4542
New Port Richey: (727) 847-8031

www.pascoclerk.com

Excellence...Always

*Office of Paula S. O'Neil
Clerk & Comptroller
Pasco County, Florida*

TO: HARDY SINGH
SURVEY

FROM: KATIE McCORMICK *KM*
BOARD RECORDS

DATE: JULY 3, 2013

MEETING DATE: DECEMBER 18, 2012

BOARD ACTION: APPROVED

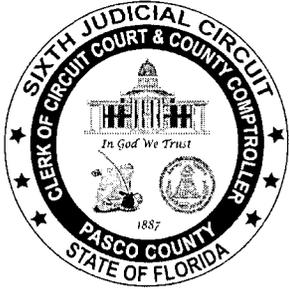
AGENDA ITEM: C15 FLYCATCHER PROPERTY EXCHANGE
2 DEEDS, 1 RESOLUTION & COPY OF STAFF MEMO REA13-026

Enclosed are copies of documents regarding the above mentioned agenda item for your files.

If you have any questions, please contact me at extension 4530.

/km

Enclosure



Mailing Addresses

38053 Live Oak Avenue
Dade City, FL 33523-3894

P.O. Box 338
New Port Richey, FL 34656-0338

Office Locations

Robert D. Sumner Judicial Center
38053 Live Oak Avenue, Suite 205
Dade City, FL 33523-3894

West Pasco Judicial Center
7530 Little Road, Suite 106
New Port Richey, FL 34654

East Pasco Government Center
14236 Sixth Street, Suite 201
Dade City, FL 33523

West Pasco Government Center
8731 Citizens Drive, Suite 220
New Port Richey, FL 34654

East Pasco Records Center
38319 McDonald Street
Dade City, FL 33525

West Pasco Records Center
Jack Albert Records Retention Center
8902 Government Drive
New Port Richey, FL 34654

Dade City: (352) 521-4542
New Port Richey: (727) 847-8031

www.pascoclerk.com

Excellence...Always

*Office of Paula S. O'Neil
Clerk & Comptroller
Pasco County, Florida*

TO: JANE FAGAN
COUNTY ATTORNEY

FROM: KATIE McCORMICK
BOARD RECORDS

DATE: JULY 3, 2013

MEETING DATE: DECEMBER 18, 2012

BOARD ACTION: APPROVED

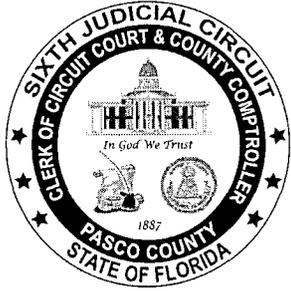
AGENDA ITEM: C15 FLYCATCHER PROPERTY EXCHANGE
2 DEEDS, 1 RESOLUTION & COPY OF STAFF MEMO REA13-026

Enclosed are copies of documents regarding the above mentioned agenda item for your files.

If you have any questions, please contact me at extension 4530.

/km

Enclosure



Office of Paula S. O'Neil
Clerk & Comptroller
Pasco County, Florida

July 3, 2013

Mailing Addresses

38053 Live Oak Avenue
Dade City, FL 33523-3894

P.O. Box 338
New Port Richey, FL 34656-0338

Mr. William W. Merrill, III, Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg PA
2033 Main Street #600
Sarasota, FL 34237

RE: Flycatcher Property Exchange
C15 REA13-026

Office Locations

Robert D. Sumner Judicial Center
38053 Live Oak Avenue, Suite 205
Dade City, FL 33523-3894

West Pasco Judicial Center
7530 Little Road, Suite 106
New Port Richey, FL 34654

East Pasco Government Center
14236 Sixth Street, Suite 201
Dade City, FL 33523

West Pasco Government Center
8731 Citizens Drive, Suite 220
New Port Richey, FL 34654

East Pasco Records Center
38319 McDonald Street
Dade City, FL 33525

West Pasco Records Center
Jack Albert Records Retention Center
8902 Government Drive
New Port Richey, FL 34654

Dear Mr. Merrill:

At the Pasco County Board of County Commissioners meeting of December 18, 2012, the above mentioned agenda item was approved. Attached are copies of deeds, Resolution 13-63, and Staff Memo REA13-026 for your files.

Any exhibits related to this document can be viewed by visiting the Pasco County Website as follows: go to www.pascocountyfl.net, click on "Agendas & Minutes" on the left side of the home page, select the meeting date from the list, click on "Agenda" click on the agenda item number indicated above, and click on the attachment you wish to view.

If you have any questions, please contact the appropriate department or call (352) 521-4274 or (727) 847-2411.

Sincerely,

Katie McCormick
Board Clerk
Board Records

Dade City: (352) 521-4542
New Port Richey: (727) 847-8031

www.pascoclerk.com

Excellence...Always

Enclosure

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and
Members of the Board of
County Commissioners

DATE: 12/07/12 FILE: REA13-026

THRU: Bipin Parikh, P.E.
Assistant County Administrator
(Development Services)

SUBJECT: Exchange of Property Between Pasco
County and Flycatcher Enterprises, LLC,
Sections 17 and 18, Township 26 South,
Range 20 East, and Section 19, Township
26 South, Range 20 East

THRU: James C. Widman, P.E.
Engineering Services Director/
County Engineer

FROM: Robert Baltzer
Right-of-way Agent

REFERENCES: Commission District 1

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners (BCC).

DESCRIPTION AND CONDITIONS:

In September 2003, Pasco County (County) entered into a Charitable Contribution Agreement with Wiregrass Ranch, Inc. (Wiregrass) wherein Wiregrass agreed to donate 24 acres (m.o.l.) of property located adjacent to Sadlebrook Resort in the Wesley Chapel area of Pasco County. As part of this donation, the use of the property was restricted to a publicly owned tennis center and/or related public recreational purposes.

Since that time, the County has elected not to go forward with a tennis center at this site due in part to the limitations of the site, including the size and the lack of available transportation access. In a further effort to maximize tourism to the County, the County thereafter solicited proposals for broader based sports facilities in several areas of the County, including the Wesley Chapel area.

On November 7, 2012, the Board subsequently approved an Agreement for Charitable Contribution for the Sports Park Donation Property with Wiregrass and Flycatcher Enterprises, Inc. (Flycatcher) wherein as part of a larger donation of property contemplated under the Agreement, Flycatcher offered to donate 46 acres (m.o.l.) of property to the County (the Exchange Property) in exchange for the County's 24 acre parcel in this same area. The proposed Exchange Property is being donated by Flycatcher for the County's use as a Sports Complex and/or for active or passive public park and public recreation purposes.

Under Section 125.37, Florida Statutes, the Board of County Commissioners of Pasco County is authorized to exchange its interest in real property owned by the County for certain real property owned by others, when such an exchange is determined to be in the best interest of the County.

The attached Resolution will allow Flycatcher to convey approximately 46 acres (m.o.l.) to Pasco County and in return, Pasco County will convey 24 acres (m.o.l.) to Flycatcher contingent upon the County's completion of its due diligence on the Exchange Property and determination that it is suitable for park purposes and the parties' closing on the property. Each party will pay its recording and documentary stamps costs.

ALTERNATIVES AND ANALYSIS:

1. Adopt the attached Resolution authorizing the Exchange of Property.
2. Reject the Resolution, which will result in each party retaining its original parcel.

RECOMMENDATION AND FUNDING:

The Real Estate Division of the Engineering Services Department recommends that the BCC approve Alternative No. 1, authorize the Chairman to execute the attached Resolution; authorize the Chairman to execute the original Pasco County deed, which is NOT to be recorded, but shall be delivered to Robert Baltzer, Real Estate Division, New Port Richey, to hold in escrow, pending completion of the County's due

diligence on the Exchange Property and the County's receipt of Flycatcher's conveyance deed; authorize the Chairman to execute the other closing documents to necessitate this exchange; direct the Board of Records Department to record the original deed from Flycatcher upon receipt from the Real Estate Division, and distribute copies as follows: retain the original, one copy to the Property Appraiser's office, New Port Richey; one copy to the Survey Division and one copy to the Real Estate Division, New Port Richey, and one copy to Flycatcher Enterprises, LLC, to the following address:

William W. Merrill, III, Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, FL 34237

ATTACHMENTS:

1. Resolution
2. Notice of Exchange
3. Pasco County Deed
4. Location Map



Rpt: 1519680 Rec: 18.50
DS: 23800.00 IT: 0.00
05/10/13 L. Serio, Dpty Clerk

PAULA S. O'NEIL, Ph.D PASCO CLERK & COMPTROLLER
05/10/13 01:59pm 1 of 2
OR BK 8871 PG 826

R

Return to: Board Records/Dade City

COPY

This instrument prepared by:
Real Estate Department
Development Services Branch
7530 Little Road, Suite 230
New Port Richey, FL 34654

Property Appraiser's Parcel ID (Folio)
Number: 17-26-20-0000-00100-0030

Closed on value of
\$ 3.4 million

**COUNTY DEED
PASCO COUNTY, FLORIDA**

COPY

THIS DEED, made this 18 day of December, 2012, by PASCO COUNTY, FLORIDA ("Grantor"), a political subdivision of the State of Florida, having a mailing address of 37918 Meridian Avenue, Dade City, Florida 33525, and FLYCATCHER ENTERPRISES, LLC ("Grantee"), having a mailing address of 9927 Preakness Stakes Way, Dade City, Florida 33525.

WITNESSETH: That the said Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all the right, title, interest, claim, and demand that the said Grantor has in and to the following described lot, piece, or parcel of land, situated, lying, and being in the County of Pasco, State of Florida, as more particularly identified and described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board, this day and year aforesaid.



BY: Paula S. O'Neil
PAULA S. O'NEIL, Ph.D.,
Clerk and Comptroller

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA
BY: Theodore J. Schrader
THEODORE J. SCHRADER,
Chairman
APPROVED
IN SESSION

DEC 18 2012

PASCO COUNTY
BCC

REV C15

COPY

OR BK 8871 PG 827
2 of 2

EXHIBIT "A"

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



COPY

Documentary Stamps: _____
Recording Fees: _____
TOTAL: _____

Rcpt: 1519673 Rec: 35.50
DS: 0.00 IT: 0.00
05/10/13 L. Serio, Dpty Clerk

R

RETURN TO: Board Records/Dade City

PAULA S. O'NEIL, Ph.D PASCO CLERK & COMPTROLLER
05/10/13 01:49pm 1 of 4
OR BK 8871 PG 783

This instrument prepared by:
G. Matthew Brockway, Esquire
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237

Property Appraiser's Parcel ID No.: A portion of 19-26-20-0000-00100-0000

SPECIAL WARRANTY DEED

GRANTOR: FLYCATCHER ENTERPRISES, LLC, a Florida limited liability company

Grantor's Post Office Address: 201 N. Franklin Street, Suite 2000, Tampa, Florida 33602

GRANTEE: PASCO COUNTY, Political Subdivision of the State of Florida

Grantee's Post Office Address: 37918 Meridian Avenue, Dade City, Florida 33525

Grantor, for good and valuable consideration by Grantee to Grantor, the receipt of which is hereby acknowledged, hereby gives, grants, bargains, conveys, and sells to Grantee, and Grantee's successors and assigns forever, the property described in Exhibit "A" attached hereto (the "Property").

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

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

SUBJECT TO the following restrictions:

The Property is restricted to use as a public Sports Park Complex, and/or for active or passive public park and public recreation purposes.

Any use of the Property, including, but not limited to, its use for a Sports Park Complex, shall be in conformance with its primary principal public use for active or passive public 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.

FURTHER SUBJECT TO those permitted exceptions set forth in Exhibit "B" attached hereto (the "Permitted Exceptions").

And the Grantor does hereby covenant with and warrant to the Grantee that Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to sell and convey the

Property; and, except as above noted, at the time of the delivery of this deed, the Property is free from all encumbrances whatsoever, save for and excepting the Permitted Exceptions, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against no others.

Signed, sealed, and delivered
in the presence of:

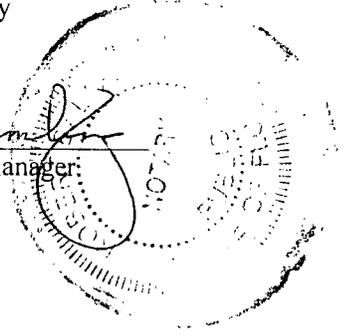
FLYCATCHER ENTERPRISES, LLC,
a Florida limited liability company

Grace A. Cushing
Print Name: Grace A. Cushing

By: J. Michael Gramling
J. Michael Gramling, Manager:

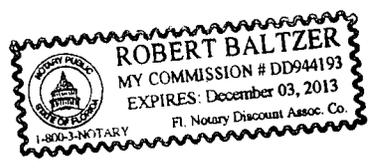
Robert Baltzer
Print Name: Robert Baltzer

Dated: May 7, 2013.



STATE OF FLORIDA
COUNTY OF Volusia County

The foregoing instrument was acknowledged before me this 7 day of May, 2013 by J. Michael Gramling, as Manager of **FLYCATCHER ENTERPRISES, LLC**, a limited liability company organized under the laws of the State of Florida, on behalf of the company. He is [] personally known to me, or [] produced a Florida driver's license as identification.



Robert Baltzer
NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Robert Baltzer
My commission expires: 12/03/2013

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

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 NORTH 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"**PERMITTED EXCEPTIONS**

1. The overhead power line on the eastern portion of the Property shown on The Fields of Wiregrass Sports Park Boundary Survey of the Property prepared by Pasco County Engineering Services Department having a Revised Date of April 29, 2013 and a Drawn Date of April 12, 2013.
2. General or special taxes and assessments required to be paid in the year 2013 and subsequent years.
3. 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, and as corrected and re-recorded in Official Records Book 8025, Page 1470 of the Public Records of Pasco County, Florida.
4. 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 of Pasco County, Florida.
5. 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 of Pasco County, Florida.
6. That certain Notice of Adoption of The Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 dated October 23, 2012 and recorded in Official Records Book 8844, Page 3989 of the Public Records of Pasco County, Florida.
7. That certain Notice of Adoption of The Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 dated February 5, 2013 and recorded in Official Records Book 8844, Page 3988 of the Public Records of Pasco County, Florida.
8. Southwest Florida Water Management district as established by Certificate of Establishing Water Basin Boundaries of the Southwest Florida Management District recorded in Official Records Book 190, Page 79, of the Public Records of Pasco County, Florida.
9. Notice of Establishment of the Wiregrass Community Development District as recorded in Official Records Book 8200, page 1949, of the Public Records of Pasco County, Florida.

COPY

COPY

BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO 13-63

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AUTHORIZING THE EXCHANGE OF THE COUNTY'S RIGHT, TITLE, AND INTEREST, IN CERTAIN REAL PROPERTY OWNED BY PASCO COUNTY FOR CERTAIN REAL PROPERTY OWNED BY FLYCATCHER ENTERPRISES, LLC

WHEREAS, Pasco County currently owns approximately 24 acres (m.o.l.) of property located in the Wesley Chapel area of the County adjacent to Saddlebrook; which property was originally donated to the County by Wiregrass Ranch Inc. for use for a tennis center and/or other related recreational purposes (the Tennis Center Parcel); and

WHEREAS, Pasco County has since elected not to proceed with a tennis center project; and

WHEREAS, due to the use limitation in the deed, the size of the parcel and the limited transportation access available to the site, the Tennis Center Parcel would not be conducive for use for a park or other public purposes; and

WHEREAS, pursuant to Section 125.37, Florida Statutes, the Board of County Commissioners of Pasco County is authorized to exchange its interest in real property owned by the County for certain real property owned by others, when such an exchange is determined to be in the best interest of the County; and

WHEREAS, on November 7, 2011, Pasco County, Wiregrass Ranch, Inc. and Flycatcher Enterprises, LLC (Flycatcher) entered into an agreement that provides for, among other things, Flycatcher's donation of 46 (m.o.l.) acres located in the Wesley Chapel area in the vicinity of the Wiregrass Mall to the County for use as a Sports Park Complex and/or for active or passive public park and public recreation purposes in exchange for the County's transfer of its interests in the Tennis Center Parcel to Flycatcher for its use for future development; and

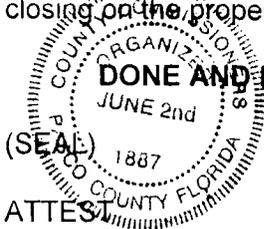
WHEREAS, attached as Exhibit "A" to this Resolution is the legal description of that certain property to be deeded by Pasco County to Flycatcher, and Exhibit "B" which is the legal description of that property to be deeded by Flycatcher to the County; which are incorporated by reference; and

WHEREAS, Pasco County has determined that it has no current need for the Tennis Center Parcel and that it would serve a public purpose to exchange said parcel for an equal or larger parcel in the same area of the County which could be used as part of a larger recreational or sports facility benefiting the residents of and visitors to the County; and

WHEREAS, the proposed exchange of property would further serve a public purpose by satisfying the County's obligation to locate a park in the vicinity of the Raymond James parcel as provided under an agreement between Pasco County and Raymond James Financial, Inc., Wiregrass Ranch, Solly Branch Holdings, LLC, Flycatcher, Maggie Pond, LLC and Locust Branch LLC, entered into on September 20, 2011.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Pasco County, Florida, in regular session, duly assembled, hereby authorizes the exchange of the County's right, title and interest in certain real property owned by Pasco County for that certain real property owned by Flycatcher Enterprises, LLC, as further described in the attached Exhibits; contingent upon the County's completion of its due diligence and determination that the Flycatcher property is suitable for the proposed park uses and effective upon the parties' closing on the properties.

DONE AND RESOLVED this 18 day of December, 2012.



ATTEST

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Paula S. O'Neil
PAULA S. O'NEIL, Ph.D.
CLERK & COMPTROLLER

BY: Theodore J. Schrader
THEODORE J. SCHRADER
CHAIRMAN

APPROVED
IN SESSION

DEC 18 2012

PASCO COUNTY

C/A

EXHIBIT A

LEGAL DESCRIPTION: **TENNIS SITE 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 $S00^{\circ}17'04''W.$, 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, $N89^{\circ}54'52''E.$, A DISTANCE OF 1,496.41 FEET; THENCE LEAVING SAID LINE $S.27^{\circ}24'42''E.$, A DISTANCE OF 19.26 FEET; THENCE $S.27^{\circ}24'42''E.$, A DISTANCE OF 30.32 FEET; THENCE $S.81^{\circ}20'00''E.$, A DISTANCE OF 73.87 FEET; THENCE $S.11^{\circ}10'34''W.$, A DISTANCE OF 16.14 FEET; THENCE $S.84^{\circ}40'35''W.$, A DISTANCE OF 60.61 FEET; THENCE $S.25^{\circ}30'52''E.$, A DISTANCE OF 22.26 FEET; THENCE $S.18^{\circ}00'53''E.$, A DISTANCE OF 45.22 FEET; THENCE $S.27^{\circ}45'10''W.$, A DISTANCE OF 52.04 FEET; THENCE $N.76^{\circ}54'12''W.$, A DISTANCE OF 43.86 FEET; THENCE $S.81^{\circ}19'08''W.$, A DISTANCE OF 29.73 FEET; THENCE $S.41^{\circ}18'54''W.$, A DISTANCE OF 43.25 FEET; THENCE $S.66^{\circ}14'45''W.$, A DISTANCE OF 33.96 FEET; THENCE $S.70^{\circ}30'07''W.$, A DISTANCE OF 30.27 FEET; THENCE $S.24^{\circ}21'42''W.$, A DISTANCE OF 40.47 FEET; THENCE $S.49^{\circ}32'44''W.$, A DISTANCE OF 37.70 FEET; THENCE $S.88^{\circ}45'05''W.$, A DISTANCE OF 27.00 FEET; THENCE $S.07^{\circ}56'04''E.$, A DISTANCE OF 51.58 FEET; THENCE $S.46^{\circ}01'59''W.$, A DISTANCE OF 51.53 FEET; THENCE $S.26^{\circ}14'40''W.$, A DISTANCE OF 55.86 FEET; THENCE $S.28^{\circ}06'22''E.$, A DISTANCE OF 18.09 FEET; THENCE $N.70^{\circ}44'48''E.$, A DISTANCE OF 50.36 FEET; THENCE $N.66^{\circ}03'28''E.$, A DISTANCE OF 43.33 FEET; THENCE $S.84^{\circ}10'42''E.$, A DISTANCE OF 46.39 FEET; THENCE $S.61^{\circ}50'08''E.$, A DISTANCE OF 36.84 FEET; THENCE $S.66^{\circ}07'39''E.$, A DISTANCE OF 43.71 FEET; THENCE $S.67^{\circ}22'47''E.$, A DISTANCE OF 56.94 FEET; THENCE $N.53^{\circ}29'29''E.$, A DISTANCE OF 3.88 FEET; THENCE $S.42^{\circ}01'17''E.$, A DISTANCE OF 74.66 FEET; THENCE $S.35^{\circ}23'51''E.$, A DISTANCE OF 35.73 FEET; THENCE $S.28^{\circ}14'49''E.$, A DISTANCE OF 48.81 FEET; THENCE $S.00^{\circ}16'25''E.$, A DISTANCE OF 34.10 FEET; THENCE $S.15^{\circ}01'14''E.$, A DISTANCE OF 37.26 FEET; THENCE $S.10^{\circ}07'36''W.$, A DISTANCE OF 47.77 FEET; THENCE $S.58^{\circ}17'36''W.$, A DISTANCE OF 18.29 FEET; THENCE $S.01^{\circ}21'00''E.$, A DISTANCE OF 34.15 FEET; THENCE $S.89^{\circ}54'52''W.$, 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, $N32^{\circ}00'57''W.$, A DISTANCE OF 901.62 FEET; THENCE LEAVING SAID LINE $N89^{\circ}54'52''E.$, A DISTANCE OF 122.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.00 ACRES MORE OR LESS

EXHIBIT B

LEGAL DESCRIPTION: **FLYCATCHER EXCHANGE PROPERTY**

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 NORTH 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.