THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 12-205

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING THE DEVELOPMENT ORDER (PASCO RESOLUTION NO 90-56, AS AMENDED) APPROVING, WITH CONDITIONS, THE TRINITY COMMUNITIES DEVELOPMENT OF REGIONAL IMPACT NO. 157; BY SPECIFICALLY REMOVING A 118 MOL ACRE PARCEL OWNED BY MITCHELL RANCH PARTNERSHIP, LTD FROM THE DRI, REMOVING THE PROPERTY WITHIN PINELLAS COUNTY FROM THE PASCO COUNTY DEVELOPMENT ORDER, REVISING THE APPROVED MASTER DEVELOPMENT PLAN (MAP H) TO REMOVE PARCELS 42 AND 43 AND PINELLAS COUNTY PARCELS 1, 2 AND 3 AND TO REVISE/UPDATE THE MAP H DESIGNATION FOR PARCELS 4B, 17 AND 49, REMOVING 130 SINGLE FAMILY UNITS FROM PHASE 1 IN LIGHT OF PINELLAS RESCISSION, REVISING TABLE 1 TRINITY COMMUNITIES PHASING SCHEDULE TO REFLECT SAME, AND REFLECTING CERTAIN EXTENSIONS OF TIME PREVIOUSLY GRANTED BY THE COUNTY.

WHEREAS, in accordance with Section 380.06, Florida Statutes as amended, Adam Smith Enterprises, Inc. (Applicant/Developer or Developer) filed an Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as Trinity Communities DRI No. 157 (Project); and

WHEREAS, on March 21, 1989, and April 11, 1989, the Pasco County and Pinellas County Boards of County Commissioners, respectively, adopted the development order for Trinity Communities Development of Regional Impact ("DRI"); and

WHEREAS, the Department of Community Affairs ("DCA") appealed the development order based on concerns regarding hurricane preparedness and affordable housing issues; and

WHEREAS, on December 19, 1989, the Pasco County Board of County Commissioners adopted, by Resolution 90-56, and on December 5, 1989, the Pinellas County Board of County Commissioners adopted, by Resolution 89-512, development order approving the Trinity Communities DRI that addressed the concerns of the DCA; and

WHEREAS, on November 10, 1992, the Pasco County Board of County Commissioners adopted Resolution 93-59, and on November 17, 1992, the Pinellas County Board of County Commissioners adopted Resolution 92-335, that amended the development order for the Trinity Communities DRI to amend the approved Master Development Plan; to modify the approved phasing schedule; to extend the project build out date, and phases thereof, by six years, 11 months and 15 days and other related dates affected by these extensions; to extend the commencement of construction date for the Seven Springs Boulevard transportation improvement project, between S.R. 54 and 40th Terrace, from January 31, 1992, to March 15, 1992; to extend the duration of the Development Order by six years, 11 months and 15 days; and to extend the time during which the Developer will not be subject to downzoning, unit density reduction or intensity reduction by six

years, 11 months and 15 days; and

WHEREAS, on July 19, 1994, the Pasco County Board of County Commissioners adopted Resolution 94-270, and on August 2, 1994, the Pinellas County Board of County Commissioners adopted Resolution 94-219, that amended the development order for the Trinity Communities DRI to amend the right-of-way and construction schedules for certain transportation improvement projects, (S.R. 54 between Little Road and Mitchell Boulevard), Anclote River Bridge on S.R. 54, and Little Road (between S.R. 54 and Plathe Road (A) and for Little Road Bridge); and

WHEREAS, on September 24, 1996, the Pasco County Board of County Commissioners adopted Resolution No. 96-294, and on October 8, 1996, the Pinellas County Board of County Commissioners adopted Resolution No. 96-274 that amended the development order for the Trinity Communities DRI to allow for a land use tradeoff mechanism for commercial and office entitlements, to expand the cemetery, to relocate certain land uses, and to adopt a revised master development plan, and to amend the transportation improvement schedule; and

WHEREAS, on April 1, 1997, the Pasco County Board of County Commissioners adopted Resolution No. 97-201, and on April 8, 1997, the Pinellas County Board of County Commissioners adopted Resolution No. 97-95 that amended the development order for the Trinity Communities DRI to add to the DRI five acres of real property located in Pinellas County, amend the Master Development Plan, and change the transportation improvement schedule relating to Little Road; and

WHEREAS, on April 1, 1997, the Pasco County Board of County Commissioners adopted Resolution No. 97-200, and on April 8, 1997, the Pinellas County Board of County Commissioners adopted Resolution No. 97-96 that amended the development order for the Trinity Communities DRI to add to the DRI fifty-two acres of real property located in Pasco County, which Resolutions were appealed by DCA (in DOAH Case No. 97-5054DRI/APP 97-006); and

WHEREAS, on May 8, 2001, Pasco County and the Applicant executed a Settlement Agreement that resulted in Pasco County Resolution No. 97-200 and Pinellas County Resolution No. 97-96 becoming effective; and

WHEREAS, on June 5, 2001, the Pasco County Board of County Commissioners adopted Resolution No. 01-227, and on June 14, 2001, the Pinellas County Board of County Commissioners adopted Resolution No. 01-110 that amended the development order for the Trinity Communities DRI to amend transportation mitigation requirements related to S.R. 54, add 17.02 acres of Pinellas County property to the DRI and amend the Master Development Plan (Map H) and Phasing Schedule for the DRI; and

WHEREAS, on December 8, 2006, the Florida Department of Community Affairs and Adam Smith Enterprises, Inc. entered into a Section 380.032 Agreement which required the Developer to file a NOPC not later than December 13, 2006 to request an extension of the expiration date of Phase 1 of the Project through

December 13, 2011 (the “Section 380.032 Agreement”), which agreement was amended on October 22, 2008; and

WHEREAS, on December 13, 2006, the Applicant filed a NOPC as required by the Section 380.032 Agreement; and

WHEREAS, on June 19, 2007, the Pasco County Board of County Commissioners adopted Resolution No. 07-258 and on August 7, 2007, the Pinellas County Board of County Commissioners adopted Resolution No. 07-101 that amended the development order for the Trinity Communities DRI to amend Map H to (i) change certain use designations within the Trinity Communities DRI No. 157; (ii) change the map configuration and/or reflect the actual uses of certain parcels within Trinity Communities DRI No. 157; and (iii) remove a 20-acre parcel owned by Trinity College from the Trinity Communities DRI; and

WHEREAS, on June 23, 2009, the Pasco County Board of County Commissioners adopted Resolution No. 09-270 and on August 4, 2009, the Pinellas County Board of County Commissioners adopted Resolution No. 09-91 that amended the development order for the Trinity Communities DRI to (1) specifically approve the following additional Phase 1 entitlements referred to as Phase 1A entitlements: (a) add 135,680 square feet of medical office entitlements and (b) add 115 single-family dwelling units; (2) extend the build out date of Phase 1 and Phase 1A for transportation concurrency purposes through December 13, 2020 and for regional review purposes through December 13, 2016; (3) provide for the payment of transportation impact fees in lieu of making additional transportation improvements; (4) allow church as a permitted use in certain parcels located in the DRI; (5) reduce commercial/retail entitlements in Phase 1 by 31,452 square feet (to 291,948 square feet); (6) revise the Master Development Plan (Map H) to change certain parcel configurations and land use designation for certain parcels; (7) clarify the mix of 696,700 square feet of approved commerce park entitlements as 160,144 square feet of commerce park/light industrial entitlements and 536,556 square feet of commerce park/office entitlements; (8) allow for land use conversions pursuant to a Land Use Equivalency Matrix; (9) revise the annual reporting requirement to biennial; and (10) revise the text definition of "Commerce Park" to reflect the specific permitted uses; and

WHEREAS, on November 16, 2010, the Pasco County Board of County Commissioners adopted Resolution No. 11-65 and on January 25, 2011, the Pinellas County Board of County Commissioners adopted Resolution No. 11-8 that amended the development order for the Trinity Communities DRI to decrease the amount of the required Pasco County transportation impact fees due for Phase 1 and reflect certain extensions of time previously granted by Pasco County; and

WHEREAS, on April 26, 2011, Pinellas County Board of County Commissioners adopted Resolution No. 11-31 rescinding Pinellas County’s Development Order for the Trinity Communities DRI; and

WHEREAS, on August 25, 2011, the Applicant filed an application entitled Notification of a Proposed Change to a Previously Approved DRI Subsection 380.06(19), Florida Statutes, (hereinafter referred to as the

"NOPC") a copy of which is incorporated herein by reference, to: (1) remove a 118 mol acre parcel owned by Mitchell Ranch Partnership, LTD ("Mitchell Property") from the DRI, (2) revise the approved Master Development Plan (Map H) to remove Parcels 42 and 43 in order to reflect the removal of the Mitchell Property, (3) revise the Map H designation for Parcel 49 from Public Service to Commerce Park in light of the re-conveyance of the property by Pasco County; (4) update the Map H designations for Parcels 4b and 17; (4) remove the property in Pinellas County from the Pasco Development Order in light of the Pinellas County Development Order rescission; (6) revise Map H to remove Pinellas County Parcels 1, 2 and 3; (7) remove 130 single family units from Phase 1 in light of the Pinellas County Development Order rescission; and (8) revise Table 1 "Trinity Communities Phasing Schedule" to reflect the removal of the 130 single family units from Phase 1 (collectively, the "Proposed Changes"); and

WHEREAS, on February 6, 2012, Pasco County granted extensions relating to the DRI/DO pursuant to HB 7207 and the Governor's Emergency Order Numbers 11-128, 11-172 and 11-202 including: (1) confirming the extended state/regional Phase 1 and Phase 1A build-out date of October 14, 2021; (2) extending the DO expiration date until October 14, 2027; and (3) extending the date that the DRI will not be subject to downzoning, unit density reduction, or intensity reduction until October 14, 2027 (collectively referred to as the "2011 Extensions"); and

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires the approval, approval with conditions, or denial of the NOPC; and

WHEREAS, Pasco County Board of County Commissioners, as the governing body having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider amendments to DRIs; and

WHEREAS, the Pasco County Board of County Commissioners held a duly noticed public hearing on the NOPC, and reviewed the NOPC as well as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, the Pasco County Board of County Commissioners wishes at this time to amend the development order for the Trinity Communities DRI to: (1) remove a 118 mol acre parcel owned by Mitchell Ranch Partnership, LTD ("Mitchell Property") from the DRI, (2) revise the approved Master Development Plan (Map H) to remove Parcels 42 and 43 in order to reflect the removal of the Mitchell Property, (3) revise the Map H designation for Parcel 49 from Public Service to Commerce Park in light of the re-conveyance of the property by Pasco County; (4) update the Map H designations for Parcels 4b and 17; (5) remove the property in Pinellas County from the Pasco Development Order in light of the Pinellas County Development Order rescission; (6) revise Map H to remove Pinellas County Parcels 1, 2 and 3 and Pasco County Parcels 1, 2 and 3; (7) remove 130 single family units from Phase 1 in light of the Pinellas County Development Order rescission; (8) revise Table 1 "Trinity Communities Phasing Schedule" to reflect the removal of the 130 single

family units in Pinellas County from Phase 1; and (9) to update the 2011 Extensions in the DO where applicable; and

WHEREAS, the actions of the Pasco County Board of County Commissioners described herein to approve and to amend the Trinity Communities DRI development order and this amendment are collectively hereinafter referred to as the "Development Order" (DO).

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled this 22nd day of May, 2012 that the NOPC application for the Trinity Communities DRI is approved as set forth in the following DO amendment, which is hereby adopted by the Pasco County Board of County Commissioners.

TRINITY COMMUNITIES DEVELOPMENT OF REGIONAL IMPACT/DEVELOPMENT ORDER AMENDMENT

I. **INTRODUCTION.**

This Resolution shall constitute an amendment to the DO, as previously amended.

II. **GENERAL FINDINGS OF FACT**

In addition to the Whereas clauses set forth above, which constitute Findings of Fact, the Pasco County Board of County Commissioners having received and considered various other reports and information relevant to the proposed NOPC application to the Trinity Communities DRI/DO including, but not limited to, the recommendation of county staff, make the following general Findings of Fact:

A. The Applicant/Developer has filed in accordance with Subsection 380.06(19), Florida Statutes, as amended, an application for a NOPC which shall be referred to as the “NOPC” or “Application”.

B. The DO is a valid final DO within the provisions of Section 163.3167(8), Florida Statutes, affecting the property described in Exhibit C, a description of the real property encompassed by the Trinity Communities DRI, (“the Property”), attached hereto and incorporated herein by reference.

C. The Pasco County Comprehensive Plan Future Land Use Map classifications for the property subject to the DO are RES-3 (Residential – 3 du/ga), RES-6 (Residential 6 du/ga), RES-9 (Residential 9 du/ga), ROR (Retail/Office/Residential), COM (Commercial), and IL (Industrial – Light). The proposed development pursuant to the DO is consistent with the applicable provisions of the RES-3 (Residential – 3 du/ga), RES-6 (Residential 6 du/ga), RES-9 (Residential 9 du/ga), ROR (Retail/Office/Residential), COM (Commercial), and IL (Industrial – Light) classifications and other Goals, Objectives, and Policies of the Comprehensive Plan.

D. Zoning on the Property which is subject to the DO is MPUD Master Planned Unit Development. .

E. The NOPC includes a description of the Proposed Changes. The nature, type, scope, intensity, density, costs, and general impact of the Proposed Changes for the Trinity Communities DRI, in part, are those that are summarized in Exhibit A, the Application, and in Exhibit B, the Specific Findings of Fact and regional impacts contained in the Tampa Bay Regional Planning Council (TBRPC) Final Report. Both Exhibits A and B are incorporated into the DO by reference only and are on file with the Pasco County Planning and Growth Management Department.

F. On February 13, 2012, the TBRPC adopted the NOPC Report for the Project recommending that no unmitigated regional impacts would result as conditioned.

G. A comprehensive review of the impacts generated by the Proposed Changes has been conducted by Pasco County, TBRPC, and the Florida Department of Economic Opportunity (FDEO).

H. The Pasco County Board of County Commissioners scheduled and held a public hearing on the pending Application on May 22, 2012.

I. Notice of the hearings have been published in newspapers of general circulation within Pasco County at least fifteen (15) days prior to the date of the Board of County Commissioner hearing.

J. At the public hearings for the proposed NOPC, all parties were afforded the opportunity to present evidence and argument on all issues, and submit rebuttal evidence.

K. Additionally, at the public hearings, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

L. The Pasco County Board of County Commissioners has received and considered the TBRPC Final Report relative to the proposed NOPC to the Trinity DRI/DO.

III. **CONCLUSIONS OF LAW**

The Pasco County Board of County Commissioners hereby concludes as follows:

A. The Project will not unreasonably interfere with the achievement of the objectives of the State Comprehensive Plan and State Land Development Plan applicable to the area encompassed by the DO.

B. As conditioned, this DO addresses issues raised consistent with the report and recommendation of the TBRPC.

C. As conditioned, this DO is consistent with the applicable provisions of the Pasco County LDC, as amended (Local Land Development Regulations).

D. As conditioned, this DO is consistent with the applicable provisions of the adopted Pasco County Comprehensive Plans as amended (the Comprehensive Plan).

E. Nothing herein shall limit or modify any protections afforded under Section 163.3167(8), Florida Statutes.

F. The DRI is located in the County's Urban Service Area/Transportation Concurrency Exception Area. Pursuant to Ordinance 11-08, this project is exempt from transportation concurrency and Traffic Study requirements of these regulations upon paying, or agreeing to pay, the mobility fees. If the project invokes the mobility fee opt-out provision pursuant to Ordinance 11-08, this exemption will not apply and the DO is vested for transportation concurrency purposes in Pasco County through October 14, 2027.

G. The land that is the subject of the DO is not in an area of critical State concern.

H. As conditioned, this DO is consistent with the applicable provisions of the adopted State Comprehensive Plan, as amended.

I. These proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record and these proceedings, the various departments of Pasco County and the Developer is authorized to approve/conduct development as described herein.

J. The presumption of a substantial deviation pursuant to Section 380.06(19), Florida Statutes, has been successfully rebutted by clear and convincing evidence and any additional regional impacts caused by this NOPC will be adequately mitigated by the DO.

IV. APPROVAL STIPULATION

A. The requirements of and conditions contained in the DO shall regulate the development of the Property described in Exhibit C. Following the adoption of the DO, all plans for development of the Property shall be consistent with the conditions and restrictions in the DO. Such conditions shall be binding upon all Applicant/Developer's successors in interest to the Property.

B. In the event the Pasco County Administrator determines that a violation of the provisions hereof has occurred, the Pasco County Administrator may issue a Notice of Noncompliance to the Applicant/Developer. If the noncompliance is not cured by the date stated in the Notice of Noncompliance, the Pasco County Administrator may require that all development related to the violation shall cease until the violation has been corrected. The Applicant/Developer may appeal the determination to the Pasco County Board of County Commissioners pursuant to the LDC, Article 317.

C. All development specifically authorized by the DO shall be carried out in accordance with the DO, and all adverse impacts shall be mitigated as specified in the DO.

D. Development of the Project shall be governed by the standards and procedural provisions of the Comprehensive Plan. Local Land Development Regulations shall be applied in a manner which is consistent with Section 163.3194(1)(b), Florida Statutes, and State law. Conflicts between the Local Land Development Regulations and the DO shall be resolved in accordance with applicable law.

E. The approved DRI shall not be subject to downzoning, unit density reduction, or intensity reduction until October 14, 2027 , (DO Expiration Date) unless Pasco County as applicable can

demonstrate that substantial changes in the conditions underlying the approval of the DO have occurred, or that the DO was based on substantially inaccurate information provided by the Applicant/Developer, or that the change is clearly established by local government to be essential to the public health, safety, or welfare. Compliance with the DO, the MPUD Master Planned Unit Development conditions, the Pasco County Comprehensive Plan, and the Local Land Development Regulations shall not constitute downzoning, unit density reduction, or intensity reduction for the purposes of the prohibition contained in this paragraph.

F. As provided in Chapter 190, Florida Statutes and subject to approval by the Pasco County Board of County Commissioners approval, Community Development District(s) (CDD) are hereby authorized to undertake the funding and construction of any of the projects, whether within or without the boundaries of the CDD, which are identified within the DO. Further, any obligations of the Applicant/Developer contained in the DO may be assigned to the CDD, homeowner/property owner association, or other entity approved by Pasco County.

V. SPECIFIC CONDITIONS

A. Approval of Proposed Changes:

1. The Proposed Changes to Trinity Communities DRI No. 157 are hereby approved and Pasco Resolution No. 90-56, as amended, is hereby amended as set forth below.

2. The property described in Exhibit E is hereby removed from the Trinity Communities DRI No. 157.

3. Pasco Parcels 1, 2, 3, 42 and 43 and Pinellas County Parcels 1, 2 and 3 are hereby removed from the Trinity Communities Master Development Plan (Map H).

4. The land use designation for Parcel 49 on the Trinity Communities Master Development Plan (Map H) is hereby changed from Public Service to Commerce Park.

5. The configuration of Parcel 17 on Map H is hereby changed and the land use designation for same is changed from Elementary School to Church/School.

6. The configuration of Parcel 4b on Map H is hereby changed and the land use designation for same is changed from Single Family to Elementary School.

7. The Trinity Communities Master Development Plan (Map H), as originally approved in the ADA, and subsequently amended, is hereby amended to that shown on the Master Development Plan (Map H) attached hereto as Exhibit F. All modifications made to the Master Development Plan (Map H) (Exhibit F) become legally effective upon the effective date of this amendment and no amendments to the Master Planned Unit Development are necessary or required as a result thereof.

8. 130 single family units are hereby removed from Phase 1 in light of the Pinellas County Development Order rescission and the removal of the Pinellas County property from the DRI.

9. The Table 1 "Trinity Communities Phasing Schedule," as originally approved in the ADA, and subsequently amended, is hereby amended to that shown on the Revised Table 1 "Trinity Communities Phasing Schedule" attached hereto as Exhibit D.

10. Section C.13., Transportation, of the Development Order is amended to add new subparagraph l. as follows:

l. Within 180 days of approval of this DO amendment, the developer shall convey to the County, at no cost to the County, the remainder of the right of way for Welbilt Boulevard from its existing terminus at Braydon, as identified in Exhibit H attached hereto for reference. Developer shall have no obligation to construct Welbilt Boulevard from its existing terminus at Braydon or make any improvements to Mitchell Ranch Road where Welbilt Boulevard will intersect or otherwise.

11. Section V., SPECIFIC CONDITIONS, A., Approval of Proposed Changes, and D., Build-out Date, and H, Additional Transportation Mitigation of Pasco Nos. 09-270 and 11-65 which amended Pasco Resolution No. 90-58, as amended, is hereby amended as shown below in strikethrough/underline format:

A. Approval of Proposed Changes:

The Revised Proposed Changes to Trinity Communities DRI No. 157, including the specific approval of Phase 1 and Phase 1A entitlements as set forth on Exhibit D, are hereby approved and Pasco Resolution No. 90-56, as amended, and Pinellas Resolution No. 89-512, as amended, are hereby amended as set forth below**. If the Developer invokes the mobility fee opt-out provision pursuant to Ordinance 11-08, as may be amended**, The reservation/guarantee of concurrency capacity for transportation shall be through **October 14, 2027** ~~December 13, 2022~~ for Phase 1 and Phase 1A, subject to compliance with the DO. **Otherwise, this project is exempt from Pasco County transportation concurrency and traffic study requirements upon paying, or agreeing to pay, the mobility fees pursuant to Ordinance 11-08.**

D. Build-out Date:

1. Local Concurrency Build-out Date **(This section applies if the Developer invokes the mobility fee opt-out provision pursuant to Ordinance 11-08, as may be amended)**. Unless extended by the Pasco County Board of County Commissioners pursuant to the Pasco County Concurrency Management Ordinance, the build-out date for Phase 1 and Phase 1A for transportation concurrency purposes shall be **October 14, 2027**~~December 13, 2022~~. The **October 14, 2027** ~~December 13, 2022~~ date for transportation concurrency includes the one (1) year extension granted by the Board of County Commissioners on November 25, 2008, ~~and~~ the two (2) year extension granted by the Board of County Commissioners on June 23, 2009, pursuant to Resolution No. 09-269, **the four (4)**

year extension granted pursuant to Resolution 11-301, and the 306 day extension granted pursuant to the Governor's Emergency Order Numbers 11-128, 11-172 and 11-202. Any delay in the transportation concurrency build-out date of the project beyond **October 14, 2027** ~~December 13, 2022~~, may require a new transportation analysis, in accordance with applicable law, as the basis for a DO amendment which may include re-evaluation of required transportation mitigation. The Pasco County Administrator or the Pasco County Board of County Commissioners may waive any applicable transportation analysis requirement for any entitlements within the Project that satisfy the Limited Exemption criteria of Section 402.7 of the Pasco County's Concurrency Management Ordinance; however, build-out-date extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), Florida Statutes, as may be amended from time to time. Conceptually approved Phase 2 of the DRI is not specifically approved for transportation; accordingly, no transportation concurrency build out date has been established for Phase 2.

2. **State/Regional Build-out Date**. For state and regional purposes, the build-out date for Phase 1 and Phase 1A shall be **October 14, 2021** ~~December 13, 2016~~ and the conceptually approved build-out date for Phase 2 is December 13, 2022, unless otherwise extended by State law. The state/regional build-out dates herein include the ~~three (3) year~~ extension**s** granted under State law in 2007**,** ~~and~~ 2009, **and 2011** respectively.

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H. Additional Transportation Mitigation:

~~Pasco County~~

1. Upon the effective date of ~~this~~ **Resolution 09-270**~~DO~~, the additional impacts for the requested build-out-date extension and additional entitlements in Phase 1A shall be mitigated by the Applicant/Developer by the payment of **Mobility Fees** or Transportation Impact Fee (TIF) to Pasco County as set forth below. Except for the limited waiver of 25 percent of the applicable **Mobility Fees or Transportation** impact fees due under this Amended DO, any prior exemption or waiver from Pasco County TIF in the Trinity DRI is hereby repealed. At the time of site plan submittal, the Applicant shall submit to the Pasco County **Planning and** Growth Management Department documentation **from the Developer** specifying the type and phase of the entitlement for verification and approval pursuant to Exhibit D "Revised Table 1, Trinity Communities Phasing Schedule" attached hereto and incorporated herein, including Phase 1A Entitlements. Once the Planning and Growth Management Department has confirmed the phase and payment option, such determination shall be conditioned in the applicable preliminary plan/preliminary site plan approval. If the Developer fails to specify the type and phase of the entitlements at the time of site plan submittal, or if all Phase 1 entitlements have

been exhausted, such site plan shall be presumed to be a Phase 1A entitlement.

2. Unless the Developer invokes the mobility fee opt-out provision pursuant to Ordinance 11-08, as may be amended, undeveloped and approved Phase 1 entitlements shall be required to pay 75% of the adopted Mobility Fee to Pasco County. Undeveloped and approved Phase 1 entitlements shall present a letter to the County verifying eligibility for the 75% payment. This payment shall also be required for portions of the Project that are platted prior to the effective date of Pasco County Resolution No. 09-270, but had not yet received building permits. Undeveloped Phase 1A entitlements shall be required to pay 100% of the adopted Mobility Fee to Pasco County.

~~2~~**3. If the Developer invokes the mobility fee opt-out provision pursuant to Ordinance 11-08, as may be amended:**

a. Undeveloped and Approved Phase 1 entitlements that receive a Final Certificate of Capacity prior to **October 15, 2019** ~~December 13, 2014~~, shall be required to pay to Pasco County.

(1) On or before November 29, 2010, 85% of the adopted Option 3 TIF indexed to the year of payment (Option 3 TIF).

(2) After November 29, 2010, 75% of the Option 3 TIF.

This payment shall also be required for portions of the Project that are platted prior to the effective date of Pasco County Resolution No. 09-270, but had not yet received building permits.

b. Undeveloped and Approved Phase 1 entitlements that receive a Final Certificate of Capacity from **October 15, 2019**~~December 13, 2014~~ through **October 14, 2027** ~~December 13, 2022~~ shall be required to pay to Pasco County 75% of the adopted Option 1 FY 2007 Full Fee adjusted to the date of payment in accordance with the Pasco County's TIF Schedule – Option 1 – Full Rates as amended (Option 1 TIF).

c. Undeveloped Phase 1A entitlements that receive a Final Certificate of Capacity prior to **October 15, 2019** ~~December 13, 2014~~, shall be required to pay to Pasco County 100% of the adopted Option 3 TIF. This payment shall also be required for portions of the Project that are platted but have not yet received building permits.

d. Undeveloped Phase 1A entitlements that receive a Final Certificate of Capacity from **October 15, 2019** ~~December 13, 2014~~ through **October 14, 2027**~~December 13, 2022~~, shall be required to pay to Pasco County 100% of the Option 1 TIF.

e. Pasco County shall budget the difference between the adopted Option 1 FY 2007 Full Fee paid less the applicable Option 3 TIF rate that is in effect at the time of payment as a concurrency proportionate share contribution to be applied towards facility or mobility improvements that benefit one or more of the impacted facilities in Exhibit E, "Proportionate Share Table," included in Pasco County Resolution No. 09-270 ~~and Pinellas County Resolution No. 09-91~~. This obligation shall not affect the expenditure of Option 3 TIF paid within the Project, which may be expended in accordance with Pasco County's adopted TIF Ordinance.

~~3~~ **4**. Employment Center **(This section applies if the Developer invokes the mobility fee opt-out provision pursuant to Ordinance 11-08, as may be amended).**

a. Undeveloped entitlements which receive a Final Certificate of Capacity on or after **October 15, 2019** ~~December 13, 2014~~, that meet the Pasco County EC-MPUD Employment Center Master Planned Unit Development preferred uses of Target Primary Business, Corporate Business Park, or Industrial use and the requirements of Section 402.7.A.(3) or (4), LDC (Employment Center Entitlements) shall be required to pay TIF as follows:

i) Phase 1 Employment Center Entitlements shall be required to pay to Pasco County 75% of the adopted Option 3 TIF.

ii) Phase 1A Employment Center Entitlements shall be required to pay to Pasco County 100% of the adopted Option 3 TIF.

b. For any Phase 1 or Phase 1A Employment Center Entitlements that have received a Final Certificate of Capacity on or after **October 15, 2019** ~~December 13, 2014~~ and that are subsequently converted to non-Employment Center Entitlements within twenty (20) years after the applicable entitlement received a CO, an additional payment to Pasco County from the entity making such conversion shall be triggered for the value of the difference between the Option 1 Full Fee and the Option 3 TIF adjusted to the year of the conversion. Such twenty (20) year provision shall survive the expiration date of this DO.

c. The Applicant/Developer shall record a notice of this DO, in accordance with Florida law in the public records of Pasco County, upon the effective date of this DO to put subsequent property owners and End-users on notice of the existence of the DO. In addition, the developer shall record against each parcel within the Project, which the Applicant/Developer conveys to an End-user for Employment Center Entitlements that have received or will receive a Final Certificate of Capacity after **October 15, 2019** ~~December 13, 2014~~, a private, restrictive covenant (Private Use Restriction) which evidences the foregoing conversion restriction and associated End-user obligation as an encumbrance against such particular parcel, names

Pasco County as a third-party beneficiary of such provision, and provides Pasco County and the Applicant/Developer with specific enforcement rights with respect thereto. The Applicant/Developer shall obtain the Pasco County Attorney's prior approval to the form of Private Use Restriction, which approval shall not be unreasonably withheld; and once approved, the Applicant/Developer shall be entitled to use such Private Use Restriction for each such parcel without Pasco County's further approval. The Private Use Restriction may be set forth in a declaration of restrictions that contains other provisions as the Applicant/Developer may elect. The Applicant/Developer shall forward a copy of the recorded notice of the DO to Pasco County prior to the first preliminary plan approval and each Private Use Restriction upon recording the same.

d. Pasco County shall address the proportionate-share obligation for compliant Employment Center Entitlements through the application of TIF or other revenue sources toward facility or mobility improvements in Pasco County that benefit the significantly impacted facilities set forth in Exhibit E, as determined by Pasco County. This obligation shall not affect the expenditure of TIFs paid within the DRI, which may be expended in accordance with the Pasco County's adopted TIF Ordinance. For Employment Center Entitlements that have received a Final Certificate of Capacity after **October 15, 2019** ~~December 13, 2014~~, failure to develop any portion of the Employment Center Entitlements in accordance with the requirements of this DO or any violation of the Employment Center Entitlements conversion restriction set forth above shall require an additional payment pursuant to Subsection IV.E.2.b above. Such payment requirement, if applicable, shall be adjusted by the most recent construction and right-of-way indices as adopted by the Pasco County TIF Ordinance as amended. Such payment shall be utilized for parallel facility or mobility improvements in Pasco County that benefit the impacted facilities set forth in Exhibit E as determined by Pasco County. Notwithstanding anything herein to the contrary, should Pasco County conduct an areawide traffic/concurrency analysis which includes the Project and then establishes a transportation mitigation fee based upon the results of that analysis, the Applicant/Developer shall pay the areawide fee in lieu of the Option 1 Full Fee.

~~3~~ **5**. Notwithstanding the foregoing, if any individual user within the DRI presents written proof acceptable to the County that the individual user has paid or agreed to pay to Adam Smith, Enterprises, Inc., prior to the effective date of Pasco County Resolution No. 09-270 monies for transportation mitigation, and such individual user intends to seek credit for the prior payment to Adam Smith, Enterprises, Inc., such individual user shall pay to the County 100% of the **Mobility Fee (or if Developer invokes the mobility fee opt-out provision**

pursuant to Ordinance 11-08, as may be amended), or 100% of the adopted Option 3 Transportation Impact Fee or 100% of the adopted Option 1 FY 2007 Full Fee, as applicable based on the dates set forth above, less the amount of the prior County approved payment to Adam Smith, Enterprises, Inc. The foregoing credit shall not apply to corporations, partnerships or individuals related to Adam Smith, Enterprises, Inc. The proof of payment must be submitted no later than 60 days after the issuance of a certificate of occupancy for the individual user.

4 **6**. The **October 15, 2019** ~~December 13, 2014~~ date set forth above includes the One Year Extension granted by Pasco County on November 25, 2008**,** ~~and~~ the two year extension granted by Pasco County on June 23, 2009, pursuant to Resolution No. 09-269 **and the 2011 Extensions**. Should the Pasco County Board of County Commissioners grant any additional build out date or transportation concurrency extensions pursuant to Section 402.11.A of the LDC or otherwise, the **October 15, 2019** ~~December 13, 2014~~ date set forth above shall be automatically extended by the duration of such extension and shall not require a NOPC or DO amendment unless required by State law.

~~Pinellas County~~

~~Developer and Pinellas County agree that for any undeveloped lots in Pinellas County, Developer or its successor interest to the property will pay to Pinellas County transportation impact fees subject to all applicable exemptions and/or credits in accordance with Pinellas County ordinances.~~

12. Section VI., PROCEDURES, A., Biennial Reports, 5.e., Applicable transportation-monitoring data, of Resolution No. 11-65 which amended Resolution No. 90-58, as amended, is hereby amended as shown below in strikethrough/underline format:

5.e. Applicable transportation-monitoring data. For the purposes of monitoring the assumptions used for the amount of the required **Mobility Fee/**TIF due for Phase 1 pursuant to V.H. above (Phase 1 **Mobility Fee/**TIF), the transportation-monitoring data shall include a calculation of the existing trip counts, less the trips from Phase 1A based on ITE trip generation rates (Existing Phase 1 Trips). In the event that the Existing Phase 1 Trips, plus the estimated projected trips from any remaining unbuilt Phase 1 entitlements based on ITE trip generation rates (Phase 1 Trips) exceed 73,633 daily gross trips (75% of the 98,178 approved trips), the County may initiate an amendment to the DO and increase the amount of the Phase 1 **Mobility Fee/**TIF. In the event that Phase 1 Trips are less than 73,633 daily gross trips (75% of the 98,178 approved trips), the Developer may initiate an amendment to the DO to decrease the

Phase 1 **Mobility Fee/**TIF. Each monitoring event shall be conducted no earlier than sixty (60) days prior to the due date of each biennial report to ensure that the counts are relatively current and shall include counts for the entire project ~~(Pasco and Pinellas Counties)~~.

VI. **PROCEDURES**

A. Amendments/Substantial Deviations:

Proposed changes to the DO are subject to review pursuant to the terms of the DO and provisions of Section 380.06(19), Florida Statutes, as amended, prior to implementation of such changes. Application to amend any provision of the DO shall be made on the required form (Notice of a Proposed Change to a Previously Approved DRI) and shall be provided by the Applicant/Developer to the TBRPC, FDCA, and Pasco County.

B. Notice of Adoption:

1. A Notice of Adoption of this Resolution shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Subsection 380.06(15)(f), Florida Statutes, as amended, as attached hereto as Exhibit G and incorporated herein by reference.

2. The Clerk of the Circuit Court, Secretarial Services, for the Pasco County Board of County Commissioners shall return four (4) executed originals of this Resolution to the Pasco County Planning and Growth Management Department. The Pasco County Planning and Growth Management Department shall send the original Resolutions to the FDEO, TBRPC, and the Applicant/Developer.

4. The DO shall be deemed rendered upon transmittal of copies to all recipients in accordance with Chapter 380, Florida Statutes.

C. Severability:

Each provision of this DO is material to the Pasco County Board of County Commissioners' approval of this DO. Accordingly, the provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of the resolution shall be suspended until such time that the Pasco County Board of County Commissioners modifies the DO to address the illegal or invalid provision; provided, however, such determination shall not affect the validity of 1) DRI entitlements for which a complete application has been submitted, or approval has been received, for a preliminary plan, preliminary site plan, plat, construction plan, Building Permit, or COs; or 2) any DRI mitigation committed to or performed as of the date the determination is made. Notwithstanding the foregoing, the resolution shall not be suspended if the Applicant/Developer and all affected successors or assigns agree to abide by all of the provisions of the resolution until an NOPC is adopted to modify the DO in order to address the illegal or invalid provision. NOPCs to the DO shall not be considered challenges to the DO, and decisions by the Pasco County Board of

County Commissioners regarding any NOPC or the like shall not have the effect of suspending the DO under any circumstances. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this resolution and the challenged portion of the resolution is subsequently declared illegal or invalid, the resolution shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid as the result of a third party challenge, the Applicant/Developer shall cooperate with the County to amend this resolution to address the portion which has been declared invalid or illegal..

D. This Resolution shall take effect immediately upon the expiration of the appeal period provided in Section 380.06, Florida Statutes.

DONE AND RESOLVED this 22ND day of May, 2012.

(SEAL)

ATTEST:

PAULA S. O'NEIL, CLERK AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

CHAIRMAN

APPROVED
IN SESSION
MAY 22 2012
PASCO COUNTY
BCC

EXHIBITS

A. Application for Notice of Proposed Change*

B. TBRPC Final Report*

C. Legal Description

D. Revised Table 1 “Trinity Communities Phasing Schedule”

E. Legal Description of Property Removed

F. Revised Master Development Plan (Map H)

G. Pasco County Notice of Adoption

H. Welbilt Right of Way Exhibit

*Incorporated by Reference

Exhibit A

Application for Notice of Proposed Change*

*Incorporated into this DO by reference and on file with the Pasco County Planning and Growth Management Department

EXHIBIT B

TBRPC Final Report*

EXHIBIT C

Legal Description

LEGAL DESCRIPTION PASCO TRACTS

PARCEL 1

THE EAST 140.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22; A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23; THE WEST 200.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23 LESS THE NORTH 50.00 FEET ; THE EAST 1/4 OF SECTION 27, LESS THE NORTH 1866.76 FEET THEREOF; THE NORTH 1866.76 FEET OF THE EAST 2042.66 FEET OF THE NORTHEAST 1/4 OF SECTION 27; A PORTION OF THE WEST 1/2 OF SECTION 26; AND THE WEST 1/2 OF SECTION 35, ALL IN TOWNSHIP 26 SOUTH, RANGE 16 EST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 35 FOR A POINT OF BEGINNING; THENCE RUN NORTH 89°46'44" WEST, 2642.96 FEET ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, (ALSO BEING THE SOUTH BOUNDARY LINE OF PASCO COUNTY, TOWNSHIP 26 SOUTH, THE SOUTH BOUNDARY LINE OF SECTION 2, TOWNSHIP 27 SOUTH, THE NORTH BOUNDARY LINE OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, THE NORTH BOUNDARY LINE OF SAID TOWNSHIP 27 SOUTH AND THE NORTH BOUNDARY LINE, PINELLAS COUNTY, TO THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 00°25'06" EAST, 2637.58 FEET ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35 TO THE WEST 1/4 CORNER OF SAID SECTION 35; THENCE NORTH 00°25'17" EAST, 2637.50 FEET ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 TO THE NORTHWEST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°35'51" WEST, 1321.84 FEET ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°39'33" EAST, 2643.61 FEET ALONG THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°39'38" EAST, 780.00 FEET ALONG THE WEST BOUNDARY LINE OF THE EAST1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27, THENCE NORTH 89°24'59" WEST, 718.82 FEET; THENCE NORTH 00°41'43"

EAST, 1866.76 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 89°24'59" EAST, 2042.66 FEET ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27 TO THE NORTHEAST CORNER OF SAID SECTION 27, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 89°33'51" EAST, 230.00 FEET ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 00°18'38" EAST, 660.44 FEET ALONG A LINE PARALLEL TO THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 89°33'51" WEST, 230.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 89°27'04 WEST, 140.00 FEET ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, ALSO BEING THE EAST EXTENSION OF THE SOUTH BOUNDARY LINE OF SEVEN SPRINGS HOMES, UNIT 7, PHASE 3, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 22, PAGES 18 AND 19 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 00°18'38" EAST, 660.51 FEET ALONG THE EAST BOUNDARY LINE OF SAID SEVEN SPRINGS HOMES, UNIT 7, PHASE 3, TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE SOUTH 89°29'08" EAST; 140.00 FEET ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22 TO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°18'38" WEST, 50.00 FEET ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22 TO THE SOUTH RIGHT-OF-WAY LINE OF MITCHELL ROAD, A 50.0 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 1020, PAGE 1122 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89°32'51" EAST, 455.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°18'38" WEST, 361.50 FEET; THENCE SOUTH 89°32'51" EAST, 361.50 FEET; THENCE NORTH 00°18'38 EAST, 361.50 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°32'51" EAST, 707.49 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°14'13 WEST, 1270.60 FEET ALONG A LINE PARALLEL TO THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 TO A POINT ON THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, ALSO BEING THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°33'51" EAST, 1125.62 FEET ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 00°32'57 WEST, 2644.91 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 CORNER OF SAID SECTION 26 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 89°31'40" WEST, 1750.00 FEET; THENCE 1010.01 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 1300.00 FEET, A CHORD OF 984.80 FEET BEARING SOUTH 04°08'14" EAST; THENCE SOUTH 89°31'40" EAST, 1669.47 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH

00°33'15" WEST, 1659.94 FEET ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 TO THE SOUTH 1/4 CORNER OF SAID SECTION 26, ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE SOUTH 00°39'03" WEST, 2633.26 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00°39'19" WEST, 2631.63 FEET ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35 TO THE POINT OF BEGINNING.

CONTAINING 835.172 ACRES MORE OR LESS.

THE WEST 230.0 FEET OF SAID SECTION 26 AND THE EAST 90.0 FEET OF SAID SECTION 27 ARE SUBJECT TO A FLORIDA POWER EASEMENT; THE NORTH 320.0 FEET OF THE NORTHWEST 1/4 OF THE SAID SECTION 35 IS SUBJECT TO A FLORIDA POWER EASEMENT; THE EAST 60.0 FEET OF THE WEST 200.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS; ALSO SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS AS RECORDED IN O.R. BOOK 747, PAGES 115, 116 AND 117, O.R. BOOK 1082, PAGE 1125, O.R. BOOK 778, PAGE 911, O.R. BOOK 623, PAGES 743 AND 744, O.R. BOOK 1082, PAGE 1125 AND O.R. BOOK 763, PAGES 1591 THRU 1596 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND

REVISED PARCEL 2

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, A PORTION OF SECTION 36, A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST; ALSO A PORTION OF THE SOUTH 1/2 OF SECTION 30, ALL OF SECTION 31, A PORTION OF THE SOUTH 1/2 OF SECTION 29, A PORTION OF SECTION 32, A PORTION OF THE SOUTH 1/2 OF SECTION 28, SECTION 33 LESS THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 THEREOF, A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 35 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°42'06" EAST, 137.865 FEET ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, (ALSO BEING THE SOUTH BOUNDARY LINE OF SAID TOWNSHIP 26 SOUTH, THE SOUTH BOUNDARY LINE OF PASCO COUNTY, THE NORTH BOUNDARY LINE OF SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, THE NORTH BOUNDARY LINE OF SAID TOWNSHIP 27 SOUTH AND THE NORTH BOUNDARY LINE OF PINELLAS COUNTY), TO THE POINT OF BEGINNING; THENCE NORTH 72°17'58" EAST, 1903.00 FEET PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD AS NOW ESTABLISHED; THENCE 731.42 FEET ALONG THE ARC OF A 1537.00 FOOT RADIUS CURVE

CONCAVE TO THE NORTHWEST, SUBTENDED BY A CHORD DISTANCE OF 724.54 FEET WHICH BEARS NORTH 58°40'00" EAST; THENCE NORTH 45°02'02" EAST, 135.62 FEET; THENCE 1879.31 FEET ALONG THE ARC OF A 2745.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 1842.82 FEET WHICH BEARS NORTH 64°38'49.5" EAST,; THENCE NORTH 84°15'37" EAST, 133.68 FEET; THENCE 1532.04 FEET ALONG THE ARC OF A 5885.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, SUBTENDED BY A CHORD DISTANCE OF 1527.72 FEET WHICH BEARS NORTH 76°48'08.5" EAST; THENCE NORTH 69°20'40" EAST, 431.96 FEET TO THE WEST BOUNDARY LINE OF A 115.00 FOOT WIDE FLORIDA POWER EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 629, PAGE 751 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 00°18'19" EAST, 453.67 FEET ALONG SAID WEST BOUNDARY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD; THENCE NORTH 72°17'58" EAST, 429.65 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 295.0 FOOT WIDE FLORIDA POWER RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 278, PAGE 231 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 00°18'19" WEST, 2579.48 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 34°09'24" EAST, 2138.725 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 55°25'26" EAST, 420.21 FEET; THENCE SOUTH 56°41'48" EAST, 34.39 FEET; THENCE SOUTH 73°02'44" EAST, 1712.36 FEET; THENCE NORTH 60°13'09" EAST, 875.50 FEET; THENCE NORTH 47°21'14" EAST, 1270.94 FEET; THENCE NORTH 48°07'21" EAST, 574.28 FEET; THENCE NORTH 40°25'51" EAST, 17.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 54 AS NOW ESTABLISHED; THENCE SOUTH 72°01'30.5" EAST, 1870.82 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 20°54'10" EAST, 335.99 FEET; THENCE SOUTH 24°45'42" WEST, 374.93 FEET; THENCE SOUTH 11°41'41" WEST, 106.91 FEET; THENCE SOUTH 69°25'16" EAST, 242.07 FEET; THENCE SOUTH 32°30'09" EAST, 971.90 FEET; THENCE SOUTH 78°54'10" WEST, 1357.10 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°06'04" WEST, 455.40 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 77°20'58" EAST, 2476.41 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE 968.24 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 11399.16 FEET, A CHORD OF 967.95 FEET BEARING NORTH 74°54'58" EAST; THENCE NORTH 72°28'58" EAST, 108.86 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 17°31'02" WEST, 749.81 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE 558.72 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1195.92 FEET, A CHORD OF 553.65 FEET BEARING SOUTH 85°24'32.5" EAST; THENCE NORTH 81°12'25.5" EAST, 1645.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE 495.63 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1095.92 FEET, A CHORD OF 491.415

FEET BEARING SOUTH 85°50'13" EAST; THENCE SOUTH 72°52'51" EAST, 769.12 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE 689.24 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1195.92 FEET, A CHORD OF 679.74 FEET BEARING SOUTH 89°23'29" EAST; THENCE NORTH 74°05'53" EAST, 3296.32 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE 129.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 5679.58 FEET, A CHORD OF 129.82 FEET BEARING NORTH 74°45'10" EAST TO A POINT ON THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00°16'14.5" WEST, 1765.82 FEET ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, ALSO BEING THE WEST BOUNDARY LINE OF THE LYON COMPANY'S SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TO THE SOUTHEAST CORNER OF SAID SECTION 28, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 00°10'05" WEST, 2605.55 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE SOUTH 00°24'47" WEST, 1985.34 FEET ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33 TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALSO BEING THE NORTHEAST CORNER OF LOT 16, KEYSTONE PARK COLONY, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 53 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89°34'10" WEST, 662.00 FEET ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALSO BEING THE NORTH BOUNDARY LINE OF SAID LOT 16; THENCE SOUTH 00°21'06" WEST, 661.20 FEET ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALSO BEING THE WEST BOUNDARY LINE OF SAID LOT 16; THENCE NORTH 89°31'08" WEST, 4629.025 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 33, (ALSO BEING THE SOUTH BOUNDARY LINE OF SAID TOWNSHIP 26 SOUTH, THE SOUTH BOUNDARY OF PASCO COUNTY, THE NORTH BOUNDARY LINE OF SECTIONS 4 AND 5, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, THE NORTH BOUNDARY LINE OF SAID TOWNSHIP 27 SOUTH, AND THE NORTH BOUNDARY LINE OF HILLSBOROUGH COUNTY), TO THE SOUTHWEST CORNER OF SAID SECTION 33, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 89°16'07.5" WEST; 5290.315 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 32, (ALSO BEING SAID TOWNSHIPS 26 SOUTH AND 27 SOUTH BOUNDARY LINE, ALSO BEING SAID PASCO AND HILLSBOROUGH COUNTY LINE, AND THE NORTH BOUNDARY LINE OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA), TO THE SOUTHWEST CORNER OF SAID SECTION 32, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 89°14'20" WEST, 5292.345 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 31, (ALSO BEING THE SAID TOWNSHIPS 26 SOUTH AND 27 SOUTH BOUNDARY LINE, ALSO BEING SAID PASCO AND HILLSBOROUGH COUNTY LINE, AND THE NORTH BOUNDARY LINE OF SECTIONS 5 AND 6, TOWNSHIP 27

SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA), TO THE SOUTHWEST CORNER OF SAID SECTION 31, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 89°28'22" WEST, 5295.39 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 36, (ALSO BEING THE SAID TOWNSHIPS 26 SOUTH AND 27 SOUTH BOUNDARY LINE, ALSO BEING SAID PASCO, HILLSBOROUGH AND PINELLAS COUNTY LINE, AND THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA AND THE NORTH BOUNDARY LINE OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA), TO THE SOUTHWEST CORNER OF SAID SECTION 36, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE NORTH 89°42'06" WEST, 2506.145 FEET ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, (ALSO BEING THE SAID TOWNSHIPS 26 SOUTH AND 27 SOUTH BOUNDARY LINE, ALSO BEING SAID PASCO AND PINELLAS COUNTY LINE, AND THE NORTH BOUNDARY LINE OF SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA) TO THE POINT OF BEGINNING.

CONTAINING 2594.9945 ACRES MORE OR LESS.

SUBJECT TO A 295.0 FOOT WIDE FLORIDA POWER RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 278, PAGE 231 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SUBJECT TO A 115.0 FOOT WIDE FLORIDA POWER EASEMENT AS RECORDED IN O.R. BOOK 629, PAGE 751 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SUBJECT TO A 100.0 FOOT WIDE FLORIDA POWER EASEMENT AS RECORDED IN O.R. BOOK 763, PAGES 1591 THRU 1596 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SUBJECT TO A 60.0 FOOT WIDE FLORIDA POWER EASEMENT AS RECORDED IN O.R. BOOK 763, PAGES 1591 THRU 1596 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

AND

PARCEL THREE

THAT PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 54 AS NOW ESTABLISHED AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD AS NOW ESTABLISHED AND WEST OF THE EAST BOUNDARY LINE OF SAID SECTION 28 MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°16'14.5" EAST, 1869.21 FEET ALONG SAID EAST BOUNDARY LINE OF SECTION 28 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 54 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 158.62 FEET ALONG THE ARC OF A 5779.58 FOOT RADIUS CURVE CONCAVE TO THE LEFT SUBTENDED BY A CHORD DISTANCE OF 158.62 FEET WHICH BEARS SOUTH 74°53'03.5" WEST; THENCE SOUTH 74°05'53" WEST 3296.32 FEET; THENCE ALONG SAID NORTHERLY

RIGHT-OF-WAY LINE 631.61 FEET ALONG THE ARC OF A 1095.97 FOOT RADIUS CURVE CONCAVE TO THE RIGHT SUBTENDED BY A CHORD DISTANCE OF 622.50 FEET WHICH BEARS NORTH 89°23'29" WEST; THENCE NORTH 72°52'51" WEST, 180.21 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 324.99 FEET ALONG THE ARC OF A 11399.16 FOOT RADIUS CURVE CONCAVE TO THE RIGHT SUBTENDED BY A CHORD DISTANCE OF 324.98 FEET WHICH BEARS NORTH 76°51'58" EAST; THENCE NORTH 77°40'58" EAST, 3891.60 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EAST BOUNDARY LINE OF OF SAID SECTION 28; THENCE SOUTH 00°16'14.5" WEST, 19.14 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINING 12.7281 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING LEGAL DESCRIPTION FOR A 52.54 ACRE TRACT IN PASCO COUNTY, FLORIDA:

A Tract of land lying within Section 25, Township 26 South, Range 16 East and Section 30, Township 26 South, Range 17 East, of Pasco County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 30, also being the Southeast corner of Section 25, Township 26 South, Range 16 East, and run N. 89°45'40" W. along the South line of said Section 25, a distance of 820.33 feet to a point on the easterly line of a 295 Foot Florida Power Corporation Right-Of-Way, thence run N. 34°09'26" E. along said easterly line, a distance of 1396.02 feet to the POINT OF BEGINNING; thence continuing along said easterly line run N. 34°09'26"E. a distance of 700.00 feet; thence leaving said easterly line run S. 58°42'07" E., a distance of 1820.00 feet, thence run N. 48°57'08" E. a distance of 2234.87 feet to a point on the southerly right-of-way line of State Road 54; thence run along said southerly right-of-way line S. 72°01'30" E., a distance of 540.00 feet; thence leaving said southerly right-of-way line run S. 40°25'51" W., a distance of 17.80 feet; thence run S. 48°07'21" W., a distance of 574.28 feet; thence run S. 47°21'16" W., a distance of 1270.94 feet; thence run S 60°19'09" W., a distance of 875.50 feet; thence run N. 73°02'44" W., a distance of 1712.36 feet; thence run N. 56°41'48" W., a distance of 34.39 feet; thence run N 55°25'26" W., a distance of 420.21 feet to the POINT OF BEGINNING. Containing 52.54 acres more or less.

AND, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY IN PASCO COUNTY

A PORTION OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 26 FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ NORTH 89°31'40" WEST, A DISTANCE OF 1750.00 FEET; THENCE RUN NORTH 18°07'15" EAST, A DISTANCE OF 278.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE RUN 263.06 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 0°59'54", A RADIUS OF 1675.00 FEET, AND A CHORD OF 262.79 FEET WHICH BEARS NORTH 13°37'16" EAST; THENCE RUN SOUTH 89°33'51" EAST, NON-TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1606.63 FEET TO THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 26; THENCE RUN ALONG SAID EAST LINE, SOUTH 00°32'57" WEST, A DISTANCE OF 521.87 FEET TO THE POINT OF BEGINNING;

CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL PROPERTY IN PASCO COUNTY:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 00°18'38" WEST, 50.00 FEET ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST 1/4 OF SECTION 23 TO THE SOUTH RIGHT-OF-WAY LINE OF MITCHELL ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1020, PAGE 1122 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89°32'51" EAST, 816.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°32'51" EAST, 707.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°14'13" WEST, 1270.60 FEET ALONG A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 TO THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°33'51" EAST, 1125.82 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 00°32'57" WEST, 870.76 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 89°33'51" WEST, 1920.17 FEET; THENCE 927.18 FEET ALONG THE ARC OF A 1530.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 913.04 FEET WHICH BEARS NORTH 17°03'00.5" WEST; THENCE NORTH 00°18'38" EAST, 909.29 FEET; THENCE SOUTH 89°32'51" EAST, 361.50 FEET; THENCE NORTH 00°18'38" EAST, 361.50 FEET TO THE POINT OF BEGINNING.

THE WEST 10.00 FEET OF THE EAST 70.00 FEET LYING IN SAID SECTION 23 IS SUBJECT TO A G.T.E. EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1087, PAGE 1125 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ALSO THE EAST 60.00 FEET LYING IN SAID SECTION 23 IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT.

ALSO THE NORTH 8 FEET MORE OR LESS IS SUBJECT TO AN ALOHA UTILITIES EASEMENT RECORDED IN OFFICIAL RECORD BOOK 747, PAGE 115 AND 116 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CONTAINING 70.3300 ACRES MORE OR LESS.

AND, LESS AND EXCEPT:
A portion of the Northwest 1/4 of Section 26, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Northwest 1/4 of said Section 26; thence along the East boundary line of the Northwest 1/4 of said Section 26, North 00°36'46" East, a distance of 521.87 feet for a POINT OF BEGINNING; thence North 89°30'02" West, a distance of 1606.63 feet; thence a distance of 1299.75 feet along the arc of a curve to the left, said curve having a radius of 1675.00 feet, a central angle of 44°27'35" and a chord of 1267.38 feet which bears North 13°02'38" West; thence a distance of 24.67 feet along the arc of a curve to the right to the South boundary line of the Sunfield Homes, Inc. Parcel as described in Official Record Book 1873, Pages 228 and 229 of the Public Records of Pasco County, Florida, said curve having a radius of 1530.00 feet, a central angle of 00°55'26" and a chord of 24.67 feet which bears North 14°48'43" West; thence along the South boundary line of said Sunfield Homes, Inc. Parcel, South 89°30'02" East, a distance of 1920.17 feet to the East boundary line of the Northwest 1/4 of said Section 26; thence South 00°36'46" West, a distance of 1252.27 feet, to the POINT OF BEGINNING.

The above described parcel contains 48.128 acres, more or less.

EXHIBIT D

REVISED TABLE 1 “TRINITY COMMUNITIES PHASING SCHEDULE”

Exhibit D
Revised Table 1
Trinity Communities DRI Phasing Schedule

Land Use	Type of Measure	Phase I *	Phase IA*	Total Phase I	Conceptually Approved Phase II**	Total
Residential						
Single-Family	Units	4,087	115	4,202	1,101	5,303
Multifamily	Units	911	0	911	2,223	3,134
Mobile Homes	Units	0	0	0	1,235	1,235
Commerce Park	Square Feet	696,700	0	696,700	717,800	1,414,500
Commerce Park/Light Industrial	Square Feet	(160,144)				
Commerce Park/Office	Square Feet	(536,556)				
Commercial***	Square Feet	291,948		291,948	809,600	1,101,548
Office	Square Feet	0	0	0	43,000	43,000
Medical Office****	Square Feet	186,000	135,680	321,680	0	321,680
Neighborhood Ctr. Office	Square Feet	0	0	0	60,000	60,000
Hospital****	Beds	240	0	240	0	240
Life Care Center****	Units	840	0	840	0	840

* Local Concurrency Build Out Date 10/14/2027 and Regional Build Out Date of 10/14/2021
** Conceptual State/regional Build Out Date 12/13/2022; No Local Concurrency Build Out Date established
*** Commercial Entitlements may be allocated on parcels designated as "Commerce Park" on the Master Development Plan (Map H) subject to the DO net parcel acreage limitation of 15%
**** Medical Office, Life Care, and Hospital Entitlements may be located on parcels designated as "Commerce Park" on the Master Development Plan (Map H)

EXHIBIT E

LEGAL DESCRIPTION - PINELLAS PARCEL

THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, LESS A PORTION OF THE NORTH 330.00 FEET THEREOF; THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4 LYING NORTH OF THE FORMER SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4 LYING NORTH OF THE FORMER SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; A STRIP OF LAND 120 FEET IN WIDTH, 60 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF THE ROADBED OF RAILROADS FORMER MAIN TRACK, BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 16 EAST AND EXTENDING BETWEEN THE WEST LINE OF EAST LAKE ROAD AND THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; A STRIP OF LAND 60 FEET IN WIDTH, 30 FEET WIDE ON EACH SIDE OF SAID CENTERLINE, SAID STRIP OF LAND TO COMMENCE AT THE WESTERN END OF THE ABOVE DESCRIBED STRIP OF LAND AND EXTEND WESTERLY, 100 FEET, AS MEASURED ALONG SAID CENTERLINE FROM THE WESTERN END OF THE STRIP OF LAND HEREIN BEFORE DESCRIBED; SAID 60 FOOT STRIP OF LAND BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; A 100 FOOT WIDE STRIP OF LAND LYING NORTH OF THE FORMER SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY COMMENCING AT THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, RUNNING EASTERLY AND TERMINATING AT THE WESTERLY RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THE SOUTH 100.00 FEET OF THE NORTH 457.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 3 LYING WEST OF EAST LAKE ROAD; THAT PORTION OF THE FORMER SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY

COMMENCING AT THE EASTERLY RIGHT-OF-WAY LINE OF EAST LAKE ROAD AND RUNNING EASTERLY THROUGH SAID SECTION 3 AND TERMINATING AT THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 2,TOWNSHIP 27 SOUTH, RANGE 16 EAST; AND TERMINATING AT THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 16 EAST; ALL AFOREMENTIONED PARCELS OF LAND ARE SITUATED IN PINELLAS COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4, SAID CORNER BEING A POINT ON THE NORTH BOUNDARY LINE OF SAID TOWNSHIP 27 SOUTH, ALSO THE NORTH BOUNDARY LINE OF PINELLAS COUNTY, FLORIDA, ALSO THE SOUTH BOUNDARY LINE OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 16 EAST, ALSO THE SOUTH BOUNDARY LINE OF PASCO COUNTY, FLORIDA; THENCE RUN SOUTH 01°24'47" EAST, 357.12 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 89°57'00" EAST, 485.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST LAKE ROAD AS NOW ESTABLISHED; THENCE SOUTH 00°20'32" WEST; 100.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°57'00" WEST, 482.905 FEET TO A POINT ON SAID EAST BOUNDARY LINE; THENCE SOUTH 01°24'47" EAST, 2162.38 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE SOUTH 01°19'54" EAST, 120.52 FEET ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 72°17'10" EAST, 658.27 FEET ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD AS NOW ESTABLISHED TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 08°57'59" EAST, 101.18 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 72°17'10" EAST, 709.48 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE AND ITS WESTERLY EXTENSION; THENCE SOUTH 01°13'16" EAST, 10.43 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE, ALSO BEING THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 72°17'10" EAST, 7892.57 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°42'06" EAST, 323.40 FEET ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, ALSO BEING THE NORTH BOUNDARY LINE OF SAID TOWNSHIP 27 SOUTH AND SAID PINELLAS COUNTY, ALSO BEING THE SOUTH BOUNDARY LINE OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST AND THE SOUTH BOUNDARY LINE OF SAID PASCO COUNTY; THENCE SOUTH 72°17'10" WEST, 8229.72 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD; THENCE SOUTH 01°13'16" EAST, 10.43 FEET ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALSO BEING THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 72°17'10" WEST, 1381.51 FEET ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 01°19'54" WEST, 31.27 FEET ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, ALSO BEING THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH

72°17'10" WEST, 91.18 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 17°42'50" WEST, 60.00 FEET; THENCE SOUTH 72°17'10" WEST, 1280.35 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 01°12'41" WEST, 31.29 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE, ALSO BEING THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 72°17'10" WEST, 347.57 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTH 01°10'52" EAST, 31.29 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE, ALSO BEING THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 72°17'10" WEST, 347.71 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 01°09'04" WEST, 254.91 FEET ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 89°26'42" WEST, 666.71 FEET ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 01°05'26" WEST, 1303.35 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4; THENCE NORTH 89°35'01" WEST, 664.41 FEET ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH 01°03'06" EAST, 647.54 FEET ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE NORTH 89°27'19" WEST, 664.895 FEET ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE NORTH 01°00'45" WEST, 807.55 FEET ALONG THE WEST BOUNDARY LINE OF THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH 89°36'57" EAST, 664.29 FEET ALONG THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE NORTH 01°03'06" WEST, 485.665 FEET ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH 89°42'45" EAST, 663.935 FEET ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE NORTH 01°05'26" WEST, 1298.085 FEET ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 89°57'00" EAST, 1043.32 FEET ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, ALSO BEING SAID NORTH BOUNDARY LINE OF TOWNSHIP 27 SOUTH AND PINELLAS COUNTY, ALSO BEING THE SOUTH BOUNDARY LINE OF SAID SECTION 33, SAID TOWNSHIP 26 SOUTH AND SAID PASCO COUNTY; THENCE SOUTH 00°02'09" EAST, 330.00 FEET; THENCE SOUTH 89°57'00" EAST, 660.00 FEET; THENCE NORTH 00°02'09" WEST, 330.00 FEET; THENCE SOUTH 89°57'00" EAST, 945.45 FEET ALONG SAID NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING. LESS THAT PORTION OF EAST LAKE ROAD RIGHT-OF-WAY BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 3; THENCE RUN SOUTH

01°19'54" EAST 224.75 FEET ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 72°17'10" EAST, 672.28 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72°17'10" EAST, 116.35 FEET ALONG THE EASTERLY EXTENSION OF SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTH 08°57'59" EAST, 121.41 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST LAKE ROAD; THENCE SOUTH 72°17'10" WEST, 116.35 FEET ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 08°57'59" WEST, 121.41 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST LAKE ROAD TO THE POINT OF BEGINNING.

CONTAINING 237.446 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AND RIGHT-OF-WAY OF RECORD.

TOGETHER WITH THE FOLLOWING 5.000 ACRE TRACT IN PINELLAS COUNTY:

DESCRIPTION: A parcel of land lying in Section 4, Township 27 South, Range 16 East, Pinellas County, Florida, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Section 4, run thence along the North boundary thereof, also being the common line between Pinellas and Pasco Counties, N.89°57'00"W. for a distance of 946.13 feet, more or less, to the Southeast corner of Lot 394, OAK RIDGE UNIT THREE, as shown on the map or plat thereof as recorded in Plat Book 17, Page 111 of the Public Record of Pasco County, Florida, said corner being the Point of Beginning of the parcel herein described; thence S.00°02'09"E. for a distance of 330.00 feet; thence N.89°57'00"W. for a distance of 660.00 feet; thence N.00°02'09"W. for a distance of 330.00 feet, to a point on the aforesaid North boundary of Section 4; thence along said North boundary, S.89°57'00"E. for a distance of 660.00 feet, to the Point of Beginning.

Containing 5.000 acres, more or less.

TOGETHER WITH THE FOLLOWING 3.62 ACRE TRACT IN PINELLAS COUNTY:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 3, SOUTH 89°57'23" EAST, 444.66 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF EAST LAKE ROAD; THENCE, DEPARTING SAID NORTHERLY BOUNDARY, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°17'08" EAST, 357.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF GREY OAKS, AS PER PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 18–25, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, AND ALONG SAID NORTHERLY BOUNDARY, NORTH 89°57'08" WEST, 438.04 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AFORESAID SECTION 3; THENCE, DEPARTING SAID NORTHERLY BOUNDARY, AND ALONG SAID WESTERLY BOUNDARY, NORTH 01°20'49" WEST, 357.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.62 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING 13.4 ACRE TRACT IN PINELLAS COUNTY:

Shaffer Property, Parcel B

A parcel of land lying in the Northwest 1/4 of Section 3, Township 27 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:
Commence at the Northwest corner of said Section 3, thence South 01 deg. 19'34" East, along the West boundary of said Northwest 1/4, a distance of 457.13 feet to the Point of Beginning; thence South 89 deg. 54'44" East, a distance of 436.39 feet to the Westerly right-of-way line of East Lake Road; thence along said right-of-way line the following four (4) courses: Course (1) South 00 deg. 23'31" East, a distance of 178.18 feet to the beginning of a curve to the left; (2) having a radius of 5829.58 feet, thence along the arc of said curve, a distance of 876.17 feet, said arc subtended by a chord bearing South 04 deg. 41'51" East, a distance of 875.35 feet; (3) South 09 deg. 00'12" East, a distance of 51.52 feet, (4) South 07 deg. 17'06" East, a distance of 288.55 feet, thence leaving said right-of-way line run South 81 deg. 01'38" West, a distance of 526.35 feet to the West line of Section 3, Township 27 South, Range 15 East, Pinellas County, Florida; thence North 01 deg. 19'34" West, along said West Line a distance of 1470.84 feet to the Point of Beginning.

Less and except the following:

Commence at the Northwest corner of said Section 3, thence South 01 deg. 19'34" East, along the West boundary of said Northwest 1/4 a distance of 1758.12 feet to the Point of Beginning; thence North 81 deg. 01'38" East, a distance of 508.71 feet to the Westerly right-of-way line of East Lake Road; thence along said right-of-way line South 07 deg. 17'06" East, a distance of 168.41 feet, thence leaving said right-of-way line run South 81 deg. 01'38" West, a distance of 526.35 feet to the West line of Section 3, Township 27 South, Range 15 East, Pinellas County, Florida, thence North along the West line of said Section North 01 deg. 19'34" West 169.85 feet to the Point of Beginning.

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 00°18'38" WEST, 50.00 FEET ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST 1/4 OF SECTION 23 TO THE SOUTH RIGHT-OF-WAY LINE OF MITCHELL ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1020, PAGE 1122 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89°32'51" EAST, 816.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°32'51" EAST, 707.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°14'13" WEST, 1270.60 FEET ALONG A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 TO THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°33'51" EAST, 1125.62 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 00°32'57" WEST, 870.76 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 89°33'51" WEST, 1920.17 FEET; THENCE 927.18 FEET ALONG THE ARC OF A 1530.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 913.06 FEET WHICH BEARS NORTH 17°03'00.5" WEST; THENCE NORTH 00°18'38" EAST, 909.29 FEET; THENCE SOUTH 89°32'51" EAST, 361.50 FEET; THENCE NORTH 00°18'38" EAST, 361.50 FEET TO THE POINT OF BEGINNING.

THE WEST 10.00 FEET OF THE EAST 70.00 FEET LYING IN SAID SECTION 23 IS SUBJECT TO A G.T.E. EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1082, PAGE 1125 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ALSO THE EAST 60.00 FEET LYING IN SAID SECTION 23 IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT.

ALSO THE NORTH 8 FEET MORE OR LESS IS SUBJECT TO AN ALOHA UTILITIES EASEMENT RECORDED IN OFFICIAL RECORD BOOK 747, PAGE 115 AND 116 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CONTAINING 70.3300 ACRES MORE OR LESS.

TOGETHER WITH
A portion of the Northwest 1/4 of Section 26, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Northwest 1/4 of said Section 26; thence along the East boundary line of the Northwest 1/4 of said Section 26, North 00°36'46" East, a distance of 521.87 feet for a POINT OF BEGINNING; thence North 89°30'02" West, a distance of 1606.63 feet; thence a distance of 1299.75 feet along the arc of a curve to the left, said curve having a radius of 1675.00 feet, a central angle of 44°27'35" and a chord of 1267.38 feet which bears North 13°02'38" West; thence a distance of 24.67 feet along the arc of a curve to the right to the South boundary line of the Sunfield Homes, Inc. Parcel as described in Official Record Book 1873, Pages 228 and 229 of the Public Records of Pasco County, Florida, said curve having a radius of 1530.00 feet, a central angle of 00°55'26" and a chord of 24.67 feet which bears North 34°48'43" West; thence along the South boundary line of said Sunfield Homes, Inc. Parcel, South 89°30'02" East, a distance of 1920.17 feet to the East boundary line of the Northwest 1/4 of said Section 26; thence South 00°36'46" West, a distance of 1252.27 feet, to the POINT OF BEGINNING.

The above described parcel contains 48.128 acres, more or less.

EXHIBIT F

Revised Master Development Plan (Map H)

LEGEND (Pasco County)

PARCEL #	LAND USE	PARCEL #	LAND USE
4A	Commerce Park	29	Single Family
4B	Elementary School	30	Single Family
5	Multi-Family	31	Single Family
6	Single Family	32	Single Family
7A	Multi-Family	33	Single Family
7B	Multi-Family	34	Single Family
8	Multi-Family	35A	Commercial
9	Commercial	35B	Elementary School
10	Park	36	Commercial
11	Single Family	37A	Life Care
12	Office/Commerce Park	37B	Commerce Park
13	FLEX: Commerce Park/ Commercial/Residential	38AB	Medical Office/Hospital
		39	Cemetery & Funeral Home
14	Deleted	40A	Single Family
15	Commercial	40B	Single Family
16	Single Family	41	Single Family
17	Church/School		
18	Single Family	44	Single Family
19	Elementary School	45	Single Family
20A	Commercial	46	Single Family
20B	Commerce Park	47	Multi-Family
21	Single Family	48	Single Family
22	Single Family	49	
23A	Commercial	50	Commercial
23B	Commercial	51	Park – Y.M.C.A.
23C	Commercial	60	Single Family
24A	Commercial	61	Single Family
24B	Commerce Park	62	Single Family
25	Commerce Park	63	Single Family
26	Multi-Family	64	Multi-Family
27	Commerce Park	A-J	Golf Course
28	FLEX Commerce Park/Commercial/Multi-Family		

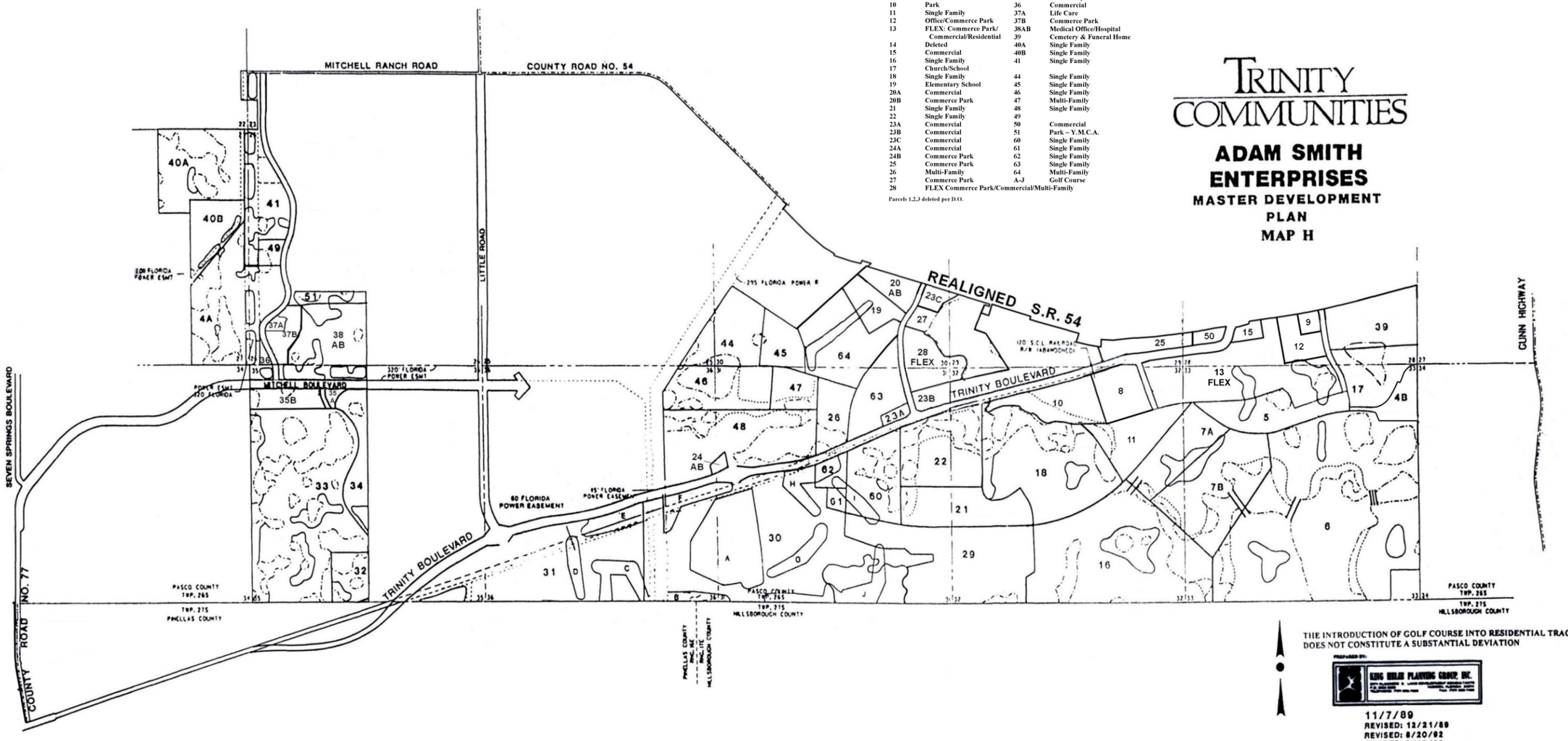
Parcels 1,2,3 deleted per D.O.

TRINITY COMMUNITIES

ADAM SMITH ENTERPRISES

MASTER DEVELOPMENT PLAN

MAP H



THE INTRODUCTION OF GOLF COURSE INTO RESIDENTIAL TRACTS DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION

PREPARED BY:

KING HELLIE PLANNING GROUP, INC.

11/7/89
REVISED: 12/21/89
REVISED: 8/20/92
REVISED: 9/12/96
REVISED: 11/25/96
REVISED: 12/13/96
REVISED: 2/27/97
REVISED: 4/1/97
REVISED: 3/17/98
REVISED: 4/4/01
REVISED: 5/8/01
REVISED : 6/19/07
REVISED : 6/23/09
REVISED :

EXHIBIT G

Pasco County Notice of Adoption

NOTICE OF ADOPTION OF THE DEVELOPMENT ORDER FOR TRINITY COMMUNITIES DEVELOPMENT OF REGIONAL IMPACT

Pursuant to Section 380.06(15)(f), Florida Statutes, notice is hereby given that the Pasco County Board of County Commissioners, by Resolution No. 12-205 dated 5/22/2012 has adopted an amendment to the Development Order for the Trinity Communities Development of Regional Impact. The above-referenced Development Order constitutes a land development regulation applicable to the property described in Exhibit "C" of the DO, attached hereto.

The Development Order, as amended may be examined upon request at the Office of the Clerk to the Board of County Commissioners of Pasco County, Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida.

Pursuant to Section 380.06(15)(f), Florida Statutes, the recording of this Notice shall not constitute a lien, cloud, or encumbrance on the real property described in Exhibit "C" or actual or constructive notice of any such lien, cloud or encumbrance.

IN WITNESS WHEREOF, the undersigned has caused this Notice of Adoption of Development Order to be executed in its name on this 22nd day of May, 2012.

Sandra Bader
Witness

Deputy Clerk, Pasco County Clerk & Comptroller
Witness

Barbara L. Wilhite, Esq., Attorney for Adam Smith Enterprises, Inc., Developer

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument is hereby acknowledged before me this ___ day of _____, 2012 by Barbara L. Wilhite, Esq. of BARBARA L. WILHITE, P.A., as attorney for Adam Smith Enterprises, Inc., the Developer, on behalf of said Developer. Barbara L. Wilhite is personally known to me.

NOTARY PUBLIC
Commission expires _____

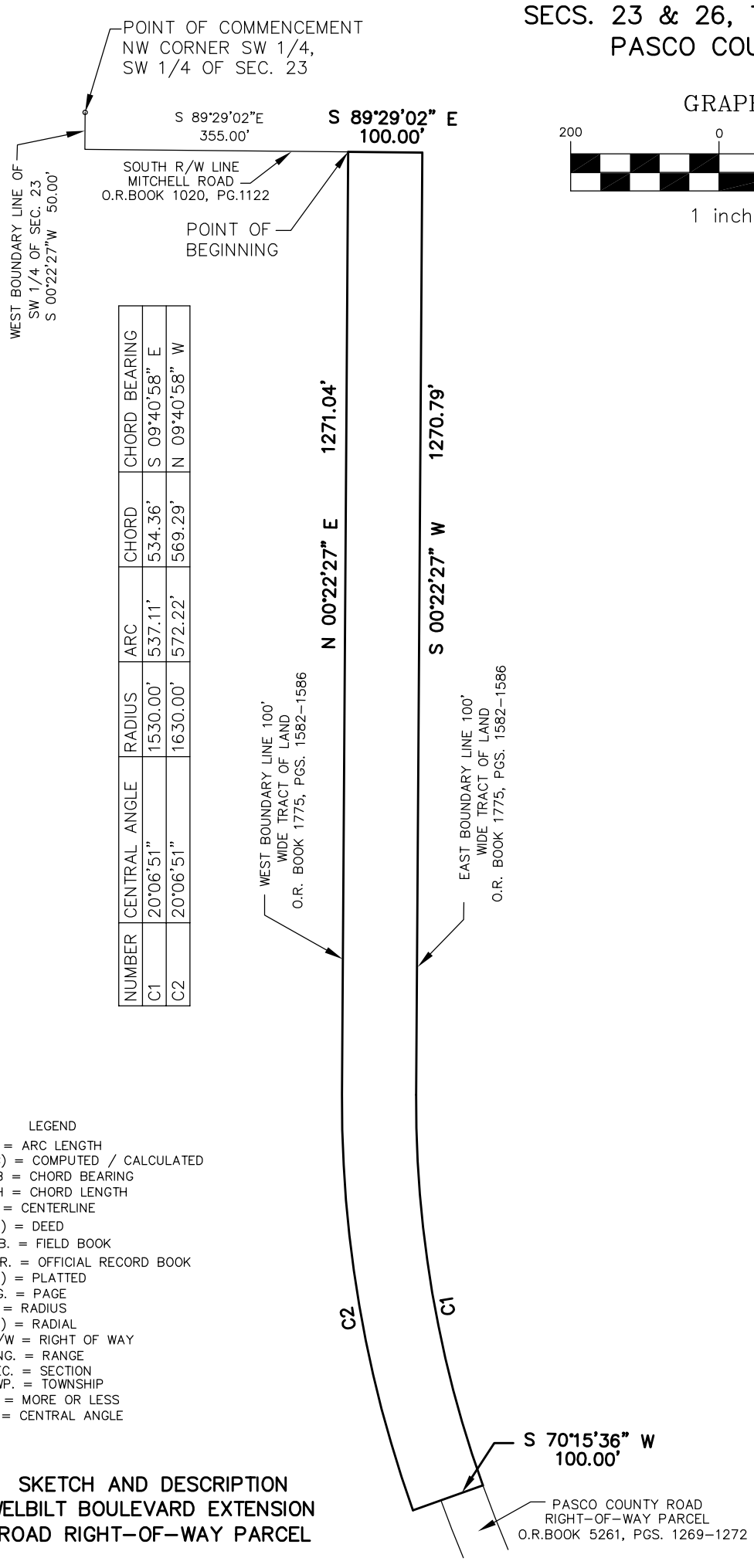
EXHIBIT H

SECS. 23 & 26, TWP. 26S., RNG. 16E.
PASCO COUNTY, FLORIDA.

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.



NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C1	20°06'51"	1530.00'	537.11'	534.36'	S 09°40'58" E
C2	20°06'51"	1630.00'	572.22'	569.29'	N 09°40'58" W

LEGEND

A = ARC LENGTH
(C) = COMPUTED / CALCULATED
CB = CHORD BEARING
CH = CHORD LENGTH
℄ = CENTERLINE
(D) = DEED
F.B. = FIELD BOOK
O.R. = OFFICIAL RECORD BOOK
(P) = PLATTED
PG. = PAGE
R = RADIUS
(R) = RADIAL
R/W = RIGHT OF WAY
RNG. = RANGE
SEC. = SECTION
TWP. = TOWNSHIP
± = MORE OR LESS
△= CENTRAL ANGLE

SKETCH AND DESCRIPTION
WELBILT BOULEVARD EXTENSION
ROAD RIGHT-OF-WAY PARCEL

SURVEYOR'S CERTIFICATE

I hereby certify that a sketch of the above described property was made under my supervision and that the drawing is a true and accurate representation thereof and meets the requirements of the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DAVID L. BERRY FLORIDA REGISTRATION NO. 4048

THIS SKETCH NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

CERTIFIED TO: ADAM SMITH ENTERPRISES, INC.

SHEET 1 OF 2
(SEE SHEET 2 OF 2 FOR DESCRIPTION)

LB #7867

DLB SURVEYING, INC.

5225 GATO DEL SOL CIRCLE
WESLEY CHAPEL, FL. 33544
(813) 783-1111 OFFICE
(813) 991-0276 FAX

SECS. 23 & 26, TWP. 26S., RNG. 16E.
PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE WEST 1/2 OF SECTION 26, BOTH LYING IN TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE RUN ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, SOUTH 00°22'27" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MITCHELL ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1020, PAGE 1122 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MITCHELL ROAD, SOUTH 89°29'02" EAST, A DISTANCE OF 355.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A 100 FOOT WIDE TRACT OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 1775, PAGES 1582 THROUGH 1586, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE TO RUN ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MITCHELL ROAD, SOUTH 89°29'02" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID 100 FOOT WIDE TRACT OF LAND; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SAID 100 FOOT WIDE TRACT OF LAND THE FOLLOWING COURSES: RUN SOUTH 00°22'27" WEST, A DISTANCE OF 1270.79 FEET PARALLEL WITH THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE RUN 537.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 20°06'51", AND A CHORD OF 534.36 FEET, WHICH BEARS SOUTH 09°40'58" EAST TO A POINT ON THE NORTHERLY BOUNDARY LINE OF A PARCEL DEEDED TO PASCO COUNTY FOR ROAD RIGHT-OF-WAY IN OFFICIAL RECORD BOOK 5261, PAGES 1269 THROUGH 1272 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING THE EAST BOUNDARY LINE OF SAID 100 FOOT WIDE TRACT OF LAND, RUN ALONG SAID NORTHERLY BOUNDARY LINE AND THE EXTENSION THEREOF, SOUTH 70°15'36" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID 100 FOOT WIDE TRACT OF LAND; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND THE EXTENSION THEREOF, RUN ALONG THE WEST BOUNDARY LINE OF SAID 100 FOOT WIDE TRACT OF LAND THE FOLLOWING COURSES: RUN 572.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1630.00 FEET, A CENTRAL ANGLE OF 20°06'51", AND A CHORD OF 569.29 FEET WHICH BEARS NORTH 09°40'58" WEST; THENCE RUN NORTH 00°22'27" EAST PARALLEL WITH THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1271.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.191 ACRES MORE OR LESS.

SKETCH AND DESCRIPTION
WELBILT BOULEVARD EXTENSION
ROAD RIGHT-OF-WAY PARCEL

SURVEYOR'S CERTIFICATE

I hereby certify that a sketch of the above described property was made under my supervision and that the drawing is a true and accurate representation thereof and meets the requirements of the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DAVID L. BERRY FLORIDA REGISTRATION NO. 4048

THIS SKETCH NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

CERTIFIED TO: ADAM SMITH ENTERPRISES, INC.

SHEET 2 OF 2

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