



Land Use Application Summary Report

Application Number:	SU 22-0240 AB	Adjacent Zoning and Land Uses:	
Request:	Distance Separation Waiver for 4-COP-X Alcoholic Beverage Permit with separation waivers	North:	PD 05-0210 / Residential
		East:	PD 05-0210 / Residential
Comp Plan:	R-6 & R-4	South:	PD 05-0210 / Residential
Service Area:	Urban Service Area	West:	PD 05-0210 / Residential



**ZONING MAP
SU-AB 22-0240**

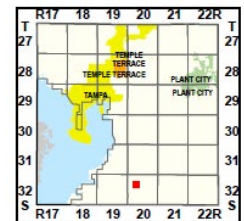
Folio: 78878.0000, 78878.0010

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS



0 210 420 Feet

STR: 17-32-20, 8-32-20



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. This zoning map is for informational purposes only and does not constitute an offer of insurance or any other financial product. It is not intended to be used for any other purpose. SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is compiled from recorded deeds, plans, and other public records. It has been based on GIS data. Users of this map are hereby notified that the aforementioned public/private information sources should be consulted for verification of the information contained on this map. Date: 12/03/2021 Path: G:\ZONING\GIS\Zoning_Map.aprx Produced By : Development Services Department

Request Details:

The applicant seeks approval of a 4-COP-X Alcoholic Beverage Permit for the sale and consumption of beer, wine and liquor on the permitted premises only for a General Indoor/outdoor Recreational Use (Crystal Lagoon park and its ancillary uses) that is under construction in PD 05-0210. The PD is part of the Southshore Bay development which, according to the applicant, is comprised of the Southshore Bay CDD and the Hidden Creek CDD.

The lagoon facility received Special Use approval for a 4-COP-X wet zoning (SU-AB 21-0606) last December. At the time, the lagoon was a permitted community amenity of the PD and use of the facility was limited to residents of the community and their guests. Accordingly, the approved wet zoning is subject to the following conditions:

1. The 4-COP-X Alcoholic Beverage Permit shall be restricted to a private park serving the Southshore Bay community (Southshore Bay CDD and Hidden Creek CDD) only.
2. The sale and/or consumption of alcoholic beverages shall be limited to residents of the community and their guests only.
3. The sale and/or consumption of alcoholic beverages shall be limited to the following times: Monday through Saturday, 10:00 a.m. to 11:00 p.m.; and Sunday, 11:00 a.m. to 11:00 p.m.

A major modification to the PD zoning was filed by the applicant to allow public access to the lagoon facilities. That application, MM 21-0417, was heard by the Board of County Commissioners on January 13, 2022 and received approval.

Per MM 21-0417, the lagoon facility and ancillary uses is subject to specific hours of operation: from 10:00 a.m. – 8:00 p.m. Therefore, this new SU AB will be conditioned to restrict its hours of the sale and/or consumption of alcoholic beverages consistent with the approved hours of operation for the facility by MM 21-0417, with the exception of Sundays, which by ordinance, the sale and/or consumption of alcohol cannot begin before 11:00 a.m. on those days. Additionally, conditions 1 and 2 of SU AB 21-0606 will not be carried forward for the subject wet zoning since the general public may now utilize the lagoon facility.

Pursuant to Land Development Code (LDC) Section 6.11.11.A.1, alcoholic beverage permits that are requested for residentially zoned property, other than 11-C and 4-COP-SGX permits, require Special Use approval regardless of whether the requested permit meets applicable separation requirements. In such cases, the LUHO shall be required to make a finding of general compatibility with existing zonings and uses in the area, and the permit shall be conditioned to limit the sales and/or consumption of alcoholic beverages to the specifically identified host use. Additionally, in this case, the applicant is requesting a distance separation waiver from adjacent residentially zoned parcels

Per the survey received November 29, 2021, the proposed wet zoning will be 12.75 acres or 555,219 square feet in size and include 12,877 square feet of indoor area and 12.0 acres (542,342 square feet) of outdoor area.

Per LDC Section 6.11.11.D.5, the following distance separation requirements apply to the proposed wet zoning:

1. The distance from the proposed structure to certain community uses shall be 500 feet.
 - According to the survey submitted by the applicant, the request **does** comply with this requirement. (Proposed wet zonings for community uses do not require a waiver from themselves, per LDC Section 6.11.11.D.)
2. The distance from the proposed structure to residentially zoned property shall be 250 feet.
 - According to the survey submitted by the applicant, the request **does not** comply with this requirement.
3. There shall be no more than three approved alcoholic beverage permits of certain types within 1,000 feet of the proposed alcoholic beverage use
 - According to the survey submitted by the applicant, the request **does** comply with this requirement.

Residentially Zoned Property:

As shown on the submitted survey, the proposed wet zoning is surrounded by residentially zoned properties within 250 feet, with the closest (excluding property owned by the applicant which does not require a waiver per LDC Section 6.11.11.D) located 190 feet to the northeast (tag # 2 on the survey). The applicant requests a 60-foot waiver to the required separation requirement from residentially zoned property.

Per LDC Section 6.11.11.E, waivers to the required distance separations may be requested by the applicant at a noticed public hearing. The hearing officer may consider such requests on the basis of whether special or unique circumstances exist such that the proposed alcoholic beverage use does not pose significant impacts on the surrounding uses, and whether certain circumstances exist such that the necessity for the separation requirement(s) is negated.

Waiver Justification:

The applicant's justification for the waiver includes the following:

- The majority of wet-zoning uses will take place on the eastern side of the Lagoon which provides separation from the closest residential uses which are located on the west side of the Lagoon
- The Lagoon has one entrance which is located on the east side of the property at Lagoon Shore Boulevard. The single entrance, combined with the large size of the Lagoon causes the actual distance to travel from the Lagoon entrance to residential property much larger than the straight-line distance identified on the required survey.
- The properties closest to the proposed use are located behind a gate in the Medley at Southshore Bay neighborhood and the gating provides additional layers of protection.
- The applicant has proposed the following hours of operation for the wet zoning: 10:00 a.m. to 11:00 p.m. daily.

Staff Findings:

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are "special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements."

- The conditions of approval for MM 21-0417 include several requirements to promote use of the lagoon facility by community residents.
- A relatively small number of existing homes/lots are within the required 250-foot separation, and the closest are separated from the proposed lagoon park by Lagoon Shore Boulevard.
- The proposed hours of operation for the wet zoning, 10:00 a.m. to 8:00 p.m. daily, are generally more restrictive than those permitted by the Land Development Code, which are: Monday through Saturday, 7:00 a.m. to 3:00 a.m. the following day; and Sunday, 11:00 a.m. to 3:00 a.m. the following day. However, staff finds that, by ordinance, the sale and/or consumption of alcohol cannot begin before 11:00 a.m. on Sundays.
- Notwithstanding the hours of operation proposed by this Special Use permit, the applicant proposes a condition to allow the hours of operation for the sale and consumption of AB to allow for extended evening/night hours (but no later than 11:00 pm) if the hours of operation for the Crystal Lagoon uses, or portion thereof, are modified in the future, subject to a modification of the PD, and approved by the Board of County Commissioners.

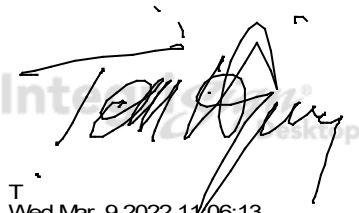
Recommendation:

For the reasons discussed above, staff finds the proposed wet zoning does not pose significant impacts on surrounding land uses and the necessity for the specified distance separation requirements is negated by the circumstances identified above. Additionally, staff does not object to the proposed condition to allow for the extension of the hours for the sale and consumption of AB, subject to future modifications of the PD. Therefore, staff finds the proposed 4-COP-X wet zoning **APPROVABLE, subject to the recommended conditions below**. Approval is based upon the wet-zone survey indicating a total of 555,219 square feet space for the proposed use that was received November 29, 2021.

Recommended Conditions:

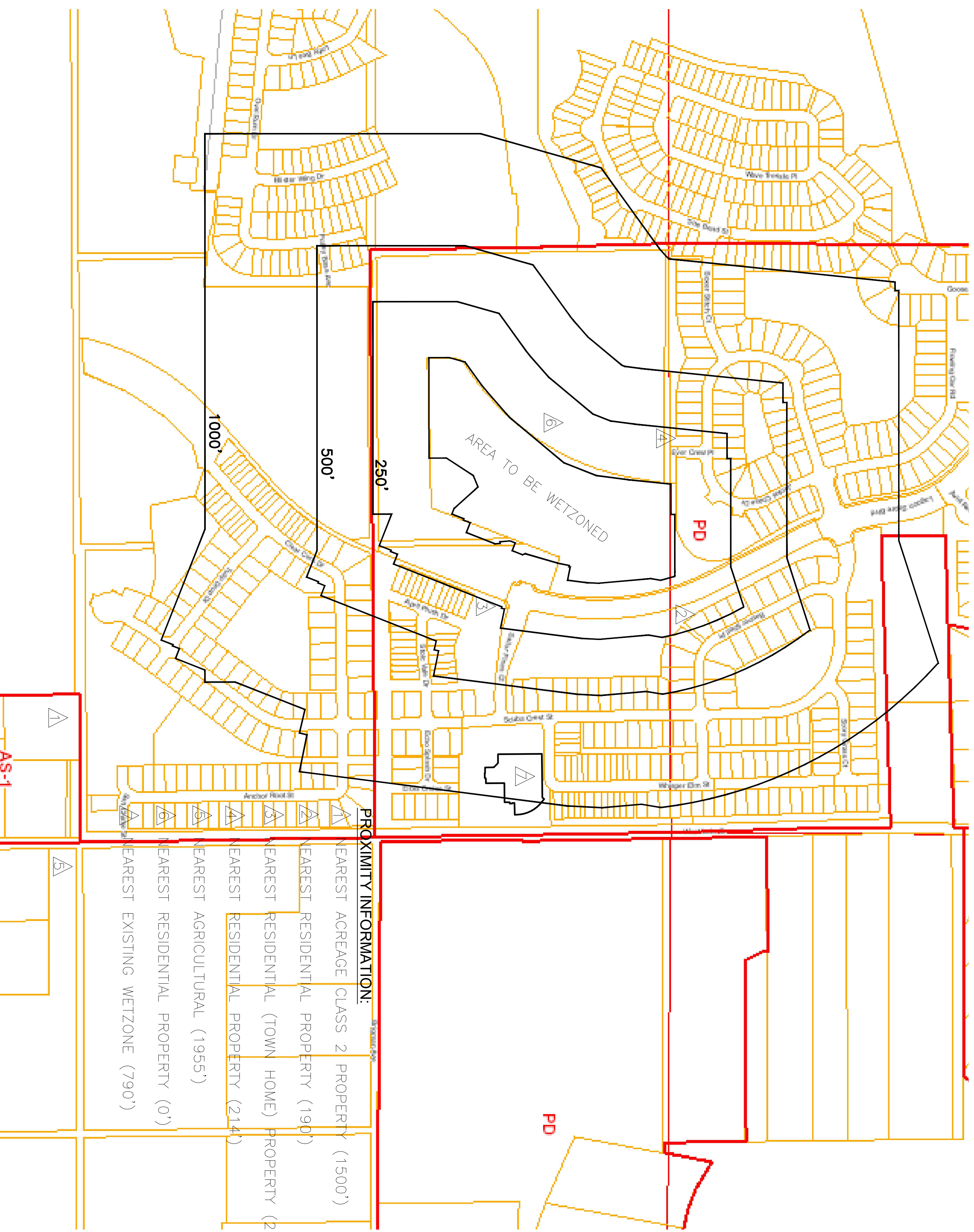
1. The permitted hours of operation for the Crystal Lagoon uses as set forth in Condition 1.2.a of MM 21-0417 are 10:00 a.m. to 8:00 p.m. daily. Therefore, the sale and/or consumption of alcoholic beverages shall be limited to the following: Monday through Saturday, 10:00 am to 8:00 pm; and Sunday 11:00 am to 8:00 p.m. If the hours of operation for the Crystal Lagoon uses, or portion thereof, are modified in the future by the Board of County Commissioners to allow for extended evening/night hours, then the sale and/or consumption of alcoholic beverages shall also be permitted for said extended evening/night hours for the Crystal Lagoon uses, or portion thereof, as so modified, but in no case shall the sale and/or consumption of alcoholic beverages be permitted after 11:00 p.m. under this Alcoholic Beverage permit approval.
2. Upon approval of SU-AB 22-0240, the existing 4-COP-X Alcoholic Beverage Permit, SU-AB 21-0606, shall be rescinded.

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Staff's Recommendation: Approvable, Subject to Conditions	
Zoning Administrator Sign-off:	 <small>T Wed Mar 9 2022 11:06:13</small>

PROPOSED WETZONE 4-COP-X

ADDRESS:

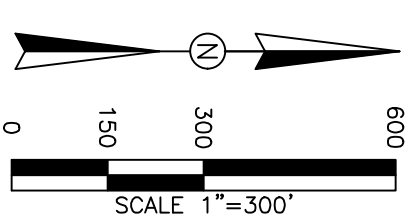


Description (Wetzone Parcel):

A PARCEL OF LAND LYING WITHIN SECTION 8 AND 17 TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF TRACT U OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION, AS RECORDED IN PLAT BOOK 130, PAGES 148-157, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S 1°35'19" W, A DISTANCE OF 45.89 FEET; THENCE N 72°19'51" W, A DISTANCE OF 134.44 FEET TO THE POINT OF BEGINNING; THENCE S 21°35'21" W, A DISTANCE OF 49.99 FEET; THENCE N 68°24'39" W, A DISTANCE OF 37.00 FEET; THENCE S 21°35'21" W, A DISTANCE OF 25.06 FEET; THENCE S 04°59'22" E, A DISTANCE OF 44.79 FEET; THENCE N 85°00'38" E, A DISTANCE OF 7.48 FEET; THENCE S 04°56'44" E, A DISTANCE OF 22.91 FEET; THENCE S 21°34'32" W, A DISTANCE OF 138.02 FEET; THENCE N 68°24'39" W, A DISTANCE OF 46.96 FEET; THENCE S 21°35'21" W, A DISTANCE OF 11.34 FEET; THENCE S 21°35'28" W, A DISTANCE OF 21.74 FEET; THENCE N 68°24'39" W, A DISTANCE OF 6.00 FEET; THENCE S 21°34'42" W, A DISTANCE OF 56.98 FEET; THENCE N 68°25'19" W, A DISTANCE OF 26.62 FEET; THENCE N 42°00'43" W, A DISTANCE OF 143.50 FEET; THENCE S 68°07'11" W, A DISTANCE OF 54.68 FEET; THENCE S 33°15'53" W, A DISTANCE OF 143.16 FEET; THENCE S 00°00'00" E, A DISTANCE OF 78.75 FEET; THENCE N 90°00'00" W, A DISTANCE OF 16.86 FEET; THENCE N 90°00'00" E, A DISTANCE OF 260.67 FEET; THENCE N 89°27'12" E, A DISTANCE OF 11.80 FEET; THENCE N 72°11'31" E, A DISTANCE OF 3.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 975.88 FEET AND A CHORD WHICH BEARS S 15°52'22" E, A DISTANCE OF 66.65 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 66.66 FEET; THENCE S 09°40'25" W, A DISTANCE OF 44.14 FEET; THENCE S 04°57'29" E, A DISTANCE OF 236.81 FEET; THENCE S 03°01'16" W, A DISTANCE OF 62.18 FEET; THENCE S 07°18'48" W, A DISTANCE OF 84.91 FEET; THENCE N 78°20'53" W, A DISTANCE OF 60.28 FEET; THENCE S 1°37'19" W, A DISTANCE OF 5.96 FEET; THENCE N 76°40'50" W, A DISTANCE OF 5.26 FEET; THENCE S 11°46'18" W, A DISTANCE OF 52.20 FEET; THENCE S 16°13'33" W, A DISTANCE OF 151.44 FEET; THENCE S 23°01'26" E, A DISTANCE OF 12.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 559219 SQUARE FEET, OR 12.75 ACRES, MORE OR LESS.



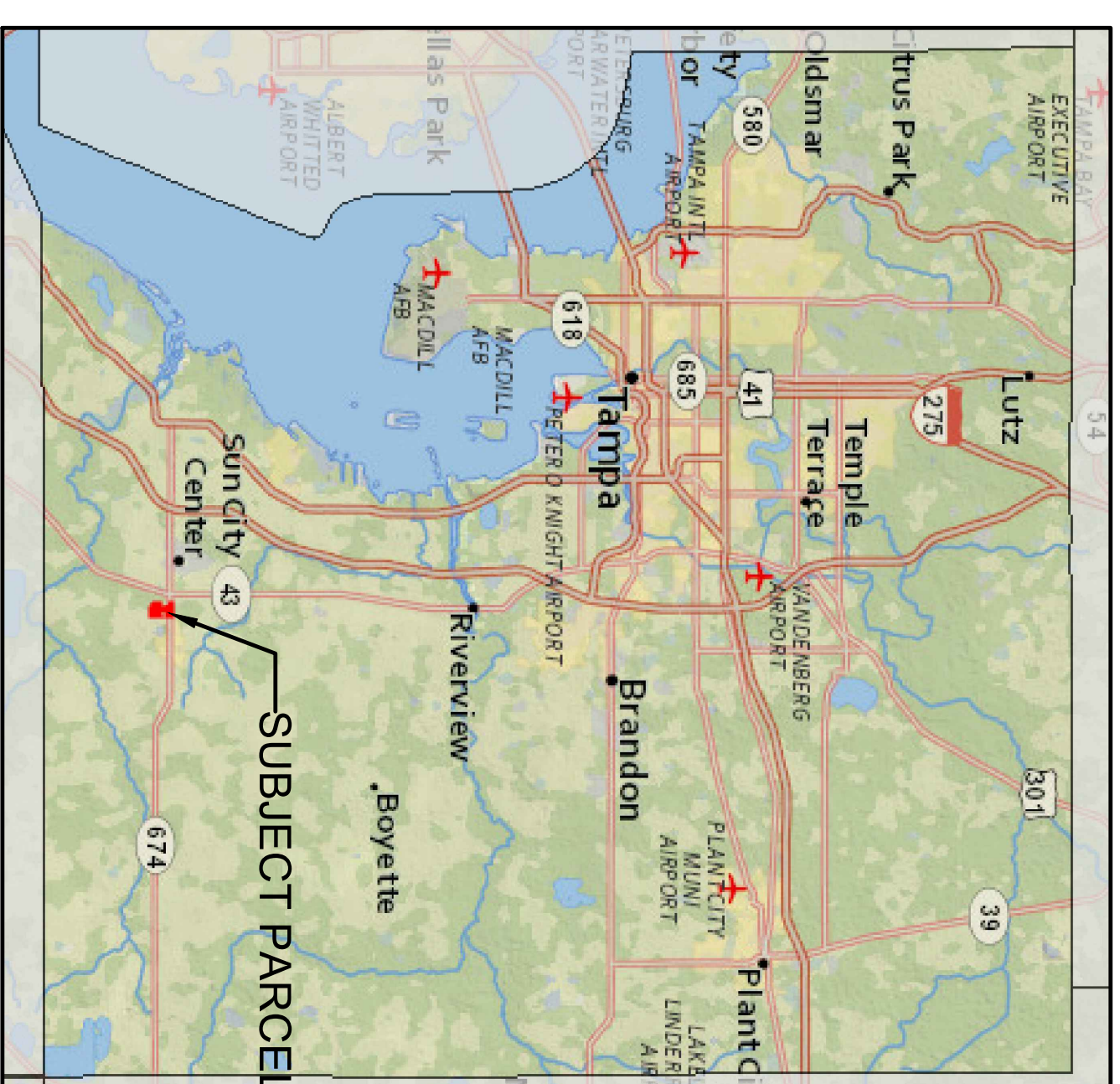
VICINITY MAP (NOT TO SCALE)



ZONING: PD

PARKING (PROPOSED):
286 VEHICLE SPACES
(INCLUDING 14 ADA AND 40 EMPLOYEE)
223 GOLF CART SPACES

COUNTY MAP (NOT TO SCALE)



ZONING ABBREVIATIONS:

- PD - PLANNED DEVELOPMENT
- AR - Agricultural Rural 1 unit per 5 acres
- AS-A - Acreage Class 2

CERTIFICATION

This is to certify that a visual inspection has been made of all property for the following existing community uses: church/synagogues, schools, child care centers, public libraries, community recreational facilities, and parks within 500-foot straight-line distance from the proposed site. A visual inspection of the adjacent proposed special use permitted site from residentially zoned property has been made and is indicated in a straight-line distance as required for the specific alcoholic beverage permit classification. In the case where an Alcoholic Beverage Permit classification requires that certain types of existing alcoholic beverage uses within a 1,000-foot, straight-line distance from the proposed site be indicated as defined in the Land Development Code, a visual inspection has been made and the findings are indicated on this survey.

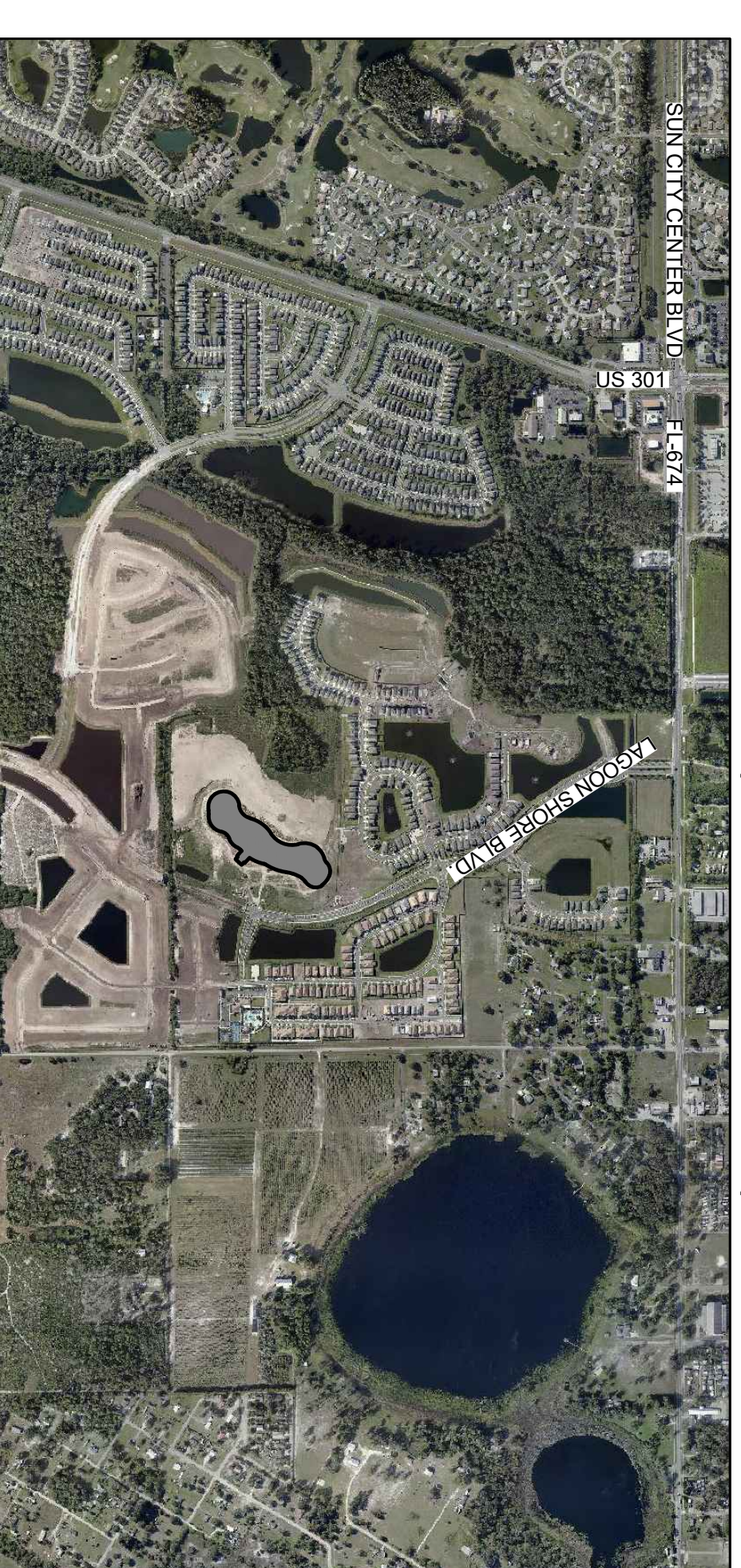
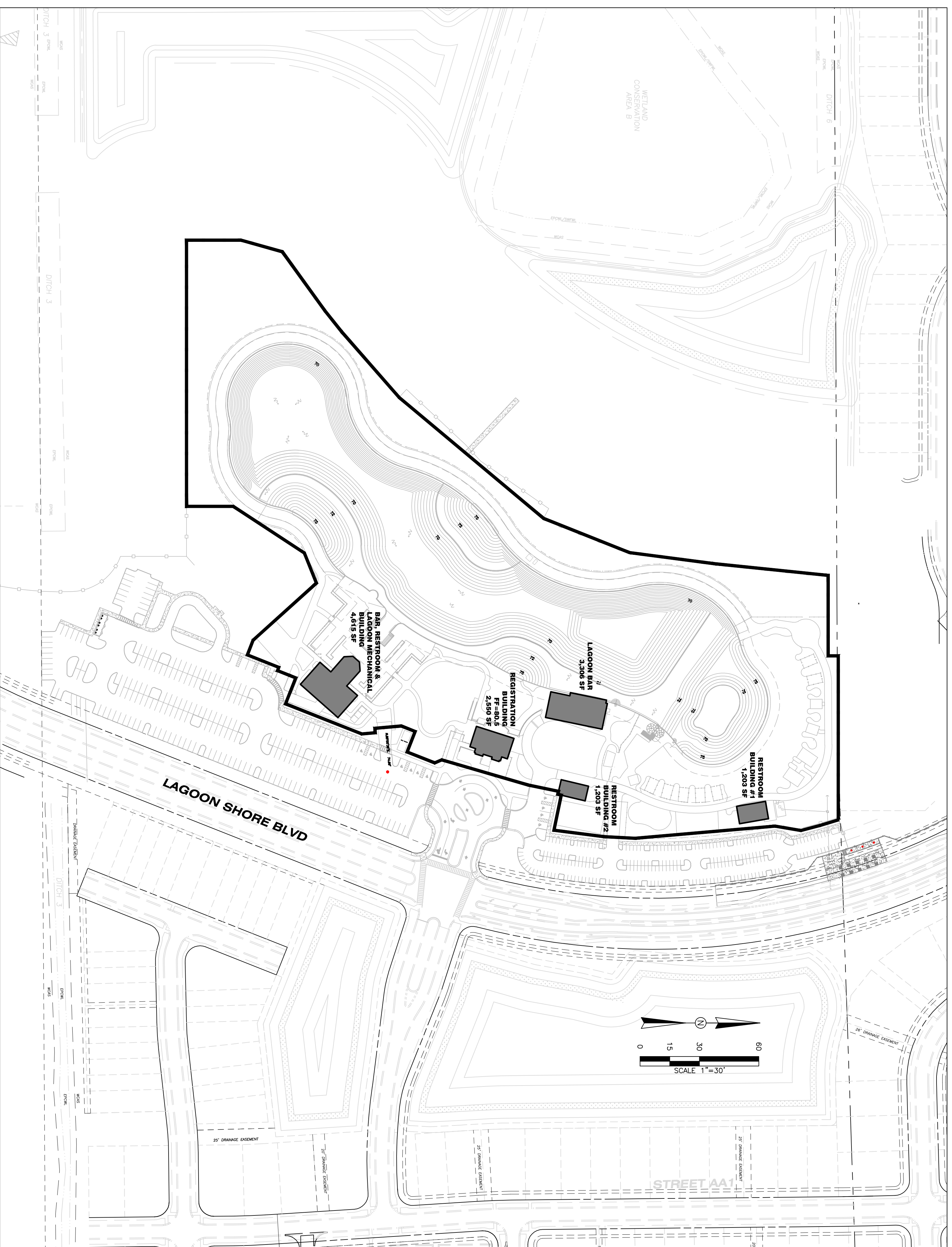
Surveyor's Notes:

- 1) SPECIFIC PURPOSE SURVEY SHOWING STRAIGHT LINE DISTANCES FROM PROPOSED WETZONE LOCATION (4COPX) TO SITES FOUND WITHIN THE FOLLOWING ZONES: 250 FEET (FOR RESIDENTIALLY ZONED PROPERTY), 500 FEET (FOR COMMUNITY USES) AND 1000 FEET FOR OTHER WET ZONED PROPERTIES.
- 2) A VISUAL INSPECTION HAS BEEN MADE AND DETERMINED THE FOLLOWING:
 - A. TWENTY-NINE (29) RESIDENTIAL PROPERTIES WERE FOUND WITHIN THE 250 FOOT RESIDENTIAL ZONE (CLOSEST BEING 2, 3, 4 & 6)
 - B. ZERO (0) COMMUNITY USE PROPERTY WAS FOUND WITHIN THE 500 FOOT COMMUNITY USE ZONE.
 - C. ONE (1) ALCOHOLIC BEVERAGE USES WERE FOUND WITHIN THE 1,000 FOOT WETZONE.
- 3) THIS IS NOT A BOUNDARY SURVEY.
- 4) PARCEL AND RIGHT-OF-WAY LINES ARE FOR REFERENCE ONLY.
- 5) ALCOHOLIC AND SPECIAL USE CLASSIFICATIONS WERE PROVIDED BY HILLSBOROUGH COUNTY DEVELOPMENT SERVICES AND/OR THE CLIENT AND THE UNDERSIGNED SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THEREOF.
- 6) ZONING INFORMATION OBTAINED FROM THE HILLSBOROUGH COUNTY PROPERTY APPRAISER WEBSITE.
- 7) DISTANCES SHOWN HEREON ARE STRAIGHT LINE DISTANCES MEASURED FROM THE PROPOSED WETZONE AREA TO THE APPROXIMATE PARCEL LINES OF RESIDENTIAL SITES, COMMUNITY USE SITES AND ALCOHOLIC USE SITES.

<p>WETZONE SURVEY - 4-COP-X SOUTHSHORE BAY LAGOON HILLSBOROUGH COUNTY, FLORIDA</p>	<p>HAMILTON ENGINEERING & SURVEYING, INC.</p> <p>3409 W. LEMON STREET TAMPA, FL 33609 LB #7013 TEL: (813) 250-3535 FAX: (813) 250-3636</p>	<p>SHEET TITLE:</p> <p>DATE OF SIGNATURE</p> <p>AARON J. MURPHY, PSM#6768</p>
<p>PREPARED FOR: DUNE FL LAND SUB, LLC</p> <p>FIELD DRAWING: N/A</p> <p>DATE OF SURVEY: VD</p> <p>QUANTITY CONTRACT TITLE: VD</p> <p>DRAWN BY: AJM</p> <p>CHECKED BY: AJM</p> <p>DATE: 3/14/2021</p> <p>SCALE: 8817-32-20</p> <p>DATE: 02-18-2021</p> <p>NOT VALID WITHOUT ALL SHEETS 1/1</p>	<p>REVISIONS:</p>	

SITE PLAN - PROPOSED WETZONE

ADDRESS



VICINITY MAP (NOT TO SCALE)



COUNTY MAP (NOT TO SCALE)

WETZONE AREA:

INDOOR: 12,877 SQUARE FEET
OUTDOOR: 542,342 SQUARE FEET
TOTAL: 555,219 SQUARE FEET

ZONING: PD

PARKING (PROPOSED):
286 VEHICLE SPACES
(INCLUDING 14 ADA AND 40 EMPLOYEE)
223 GOLF CART SPACES

SITE PLAN - PROPOSED WETZONE
SOUTHSHORE BAY LAGOON
HILLSBOROUGH COUNTY, FLORIDA



PREPARED FOR:	METRO
FIELD WORK:	N/A
QUALITY CONTROL FIELD:	VD
QUALITY CONTROL OFFICE:	AJM
DRAWN BY:	RMM
PARTY CHECK:	VD
DATE:	03/14/2021
SCALE:	AS SHOWN
DATE:	02-18-2021
NOT VALID WITHOUT ALL SHEETS	1/1

Description (Parent Parcel):

A PARCEL OF LAND LYING WITHIN SECTION 8 AND 17 TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF TRACT J, OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION, AS RECORDED IN PLAT BOOK 130, PAGES 148-157, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S 13°51'19" W, A DISTANCE OF 45.89 FEET; THENCE S 21°35'21" W, A DISTANCE OF 643.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 22°14'13" W, A DISTANCE OF 24.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 24.58 FEET; THENCE S 89°33'58" W, A DISTANCE OF 103.35 FEET; THENCE N 22°22'41" W, A DISTANCE OF 16.32 FEET; THENCE S 89°06'13" W, A DISTANCE OF 1087.00 FEET; THENCE N 21°45'33" W, A DISTANCE OF 91.08 FEET; THENCE N 00°52'46" W, A DISTANCE OF 569.88 FEET; THENCE N 00°52'46" W, A DISTANCE OF 277.99 FEET; THENCE S 89°52'23" W, A DISTANCE OF 404.53 FEET; THENCE N 00°35'03" W, A DISTANCE OF 23.50 FEET; THENCE N 73°05'28" E, A DISTANCE OF 7.74 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS S 85°51'45" E, A DISTANCE OF 21.55 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 22.04 FEET; TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS S 59°44'41" E, A DISTANCE OF 5.30 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 5.31 FEET; THENCE S 54°40'23" E, A DISTANCE OF 26.03 FEET; THENCE N 37°12'52" E, A DISTANCE OF 5.52 FEET; THENCE S 89°52'23" E, A DISTANCE OF 187.90 FEET; THENCE N 89°52'54" E, A DISTANCE OF 157.79 FEET; THENCE N 89°51'39" E, A DISTANCE OF 112.56 FEET; THENCE S 89°58'07" E, A DISTANCE OF 299.22 FEET; THENCE N 88°56'02" E, A DISTANCE OF 78.34 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 6730.15 FEET AND A CHORD WHICH BEARS N 04°58'42" E, A DISTANCE OF 34.30 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 34.30 FEET; THENCE S 85°51'28" E, A DISTANCE OF 50.00 FEET; THENCE N 90°00'00" E, A DISTANCE OF 332.27 FEET; THENCE N 64°33'56" E, A DISTANCE OF 78.19 FEET; THENCE N 44°21'30" E, A DISTANCE OF 61.27 FEET; THENCE N 25°44'01" E, A DISTANCE OF 46.56 FEET; THENCE N 07°06'32" E, A DISTANCE OF 61.27 FEET; THENCE N 11°30'57" W, A DISTANCE OF 57.51 FEET; THENCE N 62°53'17" E, A DISTANCE OF 11.96 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT L; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID TRACT L THE FOLLOWING FOUR (4) COURSES: 1) S 27°06'43" E, A DISTANCE OF 100.11 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1097.00 FEET AND A CHORD WHICH BEARS S 05°57'24" E, A DISTANCE OF 791.81 FEET, 2) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 810.10 FEET; TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A CHORD WHICH BEARS S 61°31'23" W, A DISTANCE OF 21.70 FEET, 3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 24.26 FEET; 4) THENCE S 17°50'51" W, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 2003969 SQUARE FEET, OR 46.00 ACRES, MORE OR LESS.

Description (Wetzone Parcel):

A PARCEL OF LAND LYING WITHIN SECTION 8 AND 17M TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF TRACT J, OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION, AS RECORDED IN PLAT BOOK 130, PAGES 148-157, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S 13°51'19" W, A DISTANCE OF 45.89 FEET; THENCE N 72°19'51" W, A DISTANCE OF 134.44 FEET TO THE POINT OF BEGINNING THENCE S 21°35'21" W, A DISTANCE OF 49.99 FEET; THENCE N 68°24'39" W, A DISTANCE OF 37.00 FEET; THENCE S 21°35'21" W, A DISTANCE OF 25.06 FEET; THENCE S 04°59'22" E, A DISTANCE OF 44.79 FEET; THENCE N 85°00'38" E, A DISTANCE OF 7.48 FEET; THENCE S 04°56'44" E, A DISTANCE OF 22.91 FEET; THENCE S 21°34'32" W, A DISTANCE OF 138.02 FEET; THENCE N 68°24'39" W, A DISTANCE OF 46.96 FEET; THENCE S 21°35'21" W, A DISTANCE OF 11.34 FEET; THENCE N 68°24'39" W, A DISTANCE OF 21.74 FEET; THENCE N 68°24'39" W, A DISTANCE OF 6.00 FEET; THENCE S 21°34'42" W, A DISTANCE OF 56.98 FEET; THENCE N 68°25'19" W, A DISTANCE OF 143.50 FEET; THENCE S 68°07'11" W, A DISTANCE OF 54.68 FEET; THENCE S 33°15'53" W, A DISTANCE OF 143.16 FEET; THENCE S 00°00'00" E, A DISTANCE OF 78.75 FEET; THENCE N 90°00'00" W, A DISTANCE OF 448.37 FEET; THENCE N 00°00'00" W, A DISTANCE OF 92.06 FEET; THENCE N 15°49'37" E, A DISTANCE OF 72.07 FEET; THENCE N 54°11'57" E, A DISTANCE OF 122.30 FEET; THENCE N 51°19'11" E, A DISTANCE OF 44.95 FEET; THENCE N 48°49'39" E, A DISTANCE OF 147.27 FEET; THENCE N 39°56'48" E, A DISTANCE OF 317.37 FEET; THENCE N 21°42'15" E, A DISTANCE OF 155.77 FEET; THENCE N 07°28'40" E, A DISTANCE OF 143.60 FEET; THENCE N 05°52'05" E, A DISTANCE OF 193.22 FEET; THENCE N 90°00'00" E, A DISTANCE OF 135.50 FEET; THENCE N 00°00'00" W, A DISTANCE OF 16.86 FEET; THENCE N 90°00'00" E, A DISTANCE OF 260.67 FEET; THENCE N 89°27'12" E, A DISTANCE OF 11.80 FEET; THENCE N 72°11'31" E, A DISTANCE OF 3.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 975.88 FEET AND A CHORD WHICH BEARS S 15°52'22" E, A DISTANCE OF 66.65 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 66.66 FEET; THENCE S 09°40'25" W, A DISTANCE OF 44.14 FEET; THENCE S 04°57'29" E, A DISTANCE OF 236.81 FEET; THENCE S 03°01'16" W, A DISTANCE OF 52.18 FEET; THENCE S 07°18'48" W, A DISTANCE OF 84.91 FEET; THENCE N 78°20'53" W, A DISTANCE OF 60.28 FEET; THENCE S 13°19'10" W, A DISTANCE OF 5.96 FEET; THENCE N 76°40'50" W, A DISTANCE OF 5.26 FEET; THENCE S 11°46'18" W, A DISTANCE OF 52.20 FEET; THENCE S 16°13'33" W, A DISTANCE OF 151.44 FEET; THENCE S 23°01'26" E, A DISTANCE OF 12.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 555219 SQUARE FEET, OR 12.75 ACRES, MORE OR LESS.

Aaron J. Murphy, PSM
Florida Professional Surveyor & Mapper No. 6768
Certificate of Authorization LB #7013
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor.

Signature Date

DATE	REVISIONS

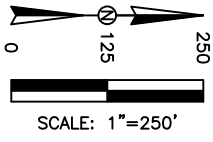
**WETZONE SKETCH AND DESCRIPTION
SOUTHSHORE BAY LAGOON
HILLSBOROUGH COUNTY, FLORIDA**



HAMILTON
ENGINEERING & SURVEYING, INC.

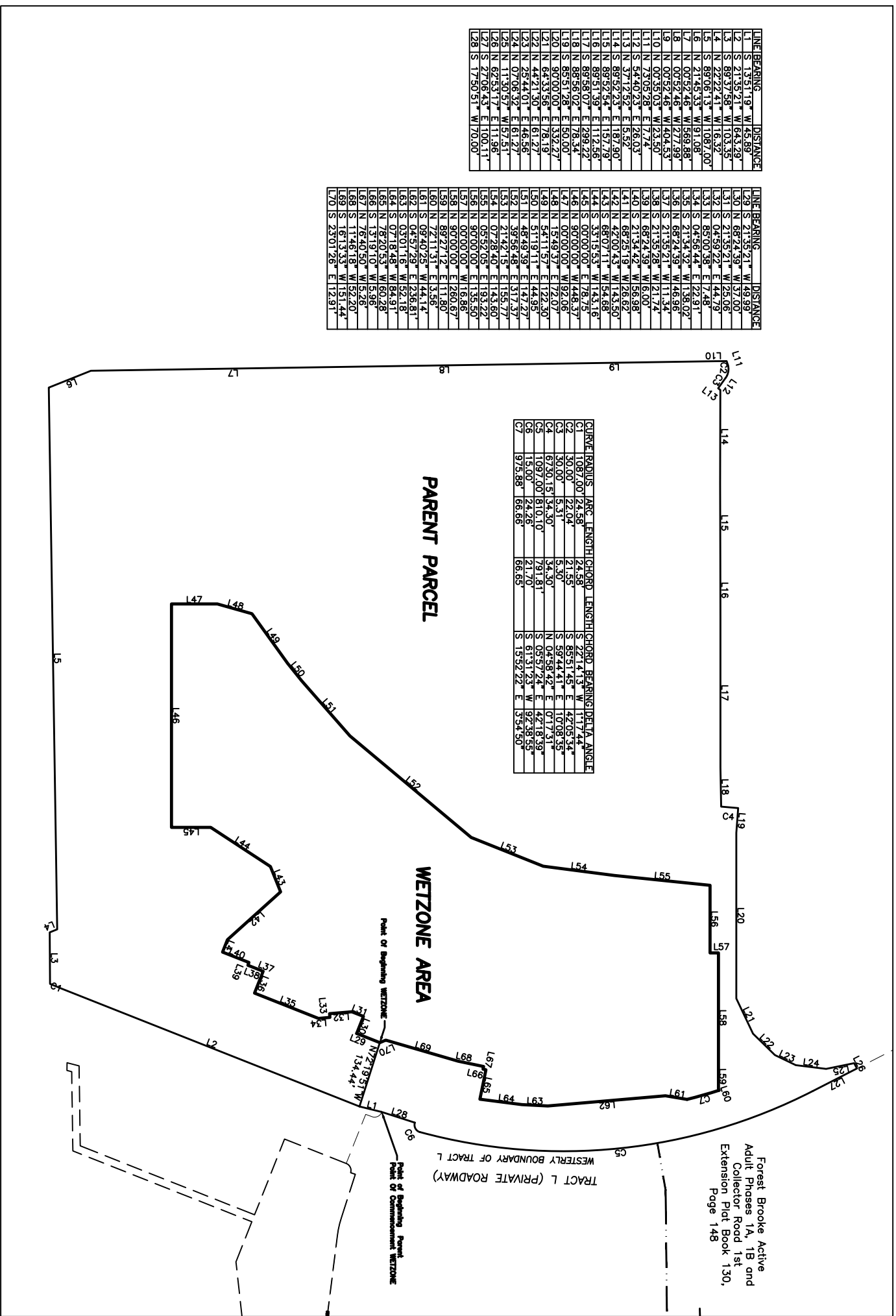
3409 W. LEMON STREET TAMPA, FLORIDA 33609
TEL (813) 250-3535 FAX (813) 250-3636
LB#7013

SEC TWP RGE 8&17-32-20
JOB NUMBER 3145.0012
DATE 02-18-2021
SCALE AS SHOWN
SHEET 1/2



LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1	S 21°35'21" W 42.89	L49	E 33°52'21" W 49.99
L2	S 89°37'56" W 103.35	L50	S 91°52'29" W 24.09
L3	S 22°22'41" W 16.32	L51	S 04°59'22" E 44.99
L4	N 22°22'41" W 16.32	L52	S 04°59'22" E 44.99
L5	S 89°06'13" W 1087.00	L53	N 85°00'39" E 7.48
L6	N 21°45'33" W 91.08	L54	S 04°58'44" E 22.91
L7	N 00°52'48" W 569.88	L55	S 21°34'32" W 136.02
L8	N 00°52'48" W 277.99	L56	N 88°24'39" W 46.96
L9	N 00°52'48" W 404.53	L57	S 21°35'21" W 11.34
L10	N 00°52'48" W 23.50	L58	S 21°35'28" W 21.74
L11	N 73°05'28" E 77.74	L59	N 88°24'39" W 6.00
L12	S 54°40'23" E 26.03	L60	S 21°34'42" W 56.98
L13	N 37°12'52" E 83.92	L61	N 88°25'19" W 26.92
L14	S 89°52'42" E 187.90	L62	N 42°00'43" W 143.50
L15	N 89°52'42" E 117.48	L63	S 88°07'41" W 34.98
L16	N 89°52'42" E 117.48	L64	S 00°00'00" E 74.96
L17	S 89°58'07" E 298.22	L65	S 00°00'00" W 448.37
L18	N 88°56'02" E 78.34	L66	N 00°00'00" W 92.96
L19	S 85°51'28" E 50.00	L67	N 15°48'37" E 72.07
L20	N 90°00'00" E 332.27	L68	N 54°11'57" E 122.30
L21	N 64°33'58" E 78.19	L69	N 51°19'11" E 44.95
L22	N 44°21'50" E 61.27	L70	N 48°49'39" E 147.27
L23	N 25°44'01" E 46.56	L71	S 39°56'48" E 317.37
L24	N 07°06'32" E 61.27	L72	S 53°21°42'15" E 158.77
L25	N 11°30'51" W 57.51	L73	S 53°21°42'15" E 158.77
L26	N 62°53'17" E 113.96	L74	S 05°52'05" E 193.22
L27	S 27°06'43" E 100.11	L75	N 90°00'00" E 138.50
L28	S 17°50'51" W 70.00	L76	N 00°00'00" W 18.86
L29	N 00°00'00" W 18.86	L77	N 00°00'00" W 18.86
L30	N 89°27'19" E 189.07	L78	N 89°27'19" E 189.07
L31	N 72°11'31" E 13.48	L79	N 72°11'31" E 13.48
L32	S 04°57'29" E 236.81	L80	S 04°57'29" E 236.81
L33	S 03°01'18" W 52.18	L81	S 03°01'18" W 52.18
L34	S 07°18'48" W 84.91	L82	S 07°18'48" W 84.91
L35	N 78°20'53" W 60.28	L83	N 78°20'53" W 60.28
L36	S 13°19'10" W 5.96	L84	S 13°19'10" W 5.96
L37	N 76°40'50" W 5.26	L85	N 76°40'50" W 5.26
L38	S 11°46'18" W 52.20	L86	S 11°46'18" W 52.20
L39	S 16°13'33" W 151.44	L87	S 16°13'33" W 151.44
L40	S 23°01'26" E 112.91	L88	S 23°01'26" E 112.91

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1087.00'	24.58'	24.58'	S 22°14'13" W	117°14.4'
C2	30.00'	22.04'	21.55'	S 85°51'45" E	42°05'34"
C3	30.00'	5.31'	5.30'	S 59°44'41" E	10°08'35"
C4	6730.15'	34.30'	34.30'	N 04°58'42" E	107°17'31"
C5	1097.00'	810.10'	791.81'	S 05°57'25" E	42°18'59"
C6	150.09'	24.28'	21.60'	S 61°32'25" W	92°35'59"
C7	973.88'	66.66'	66.65'	S 13°32'22" E	3°48'30"



Surveyor's Notes:

1. Bearings shown hereon are based on West boundary of Tract L of Forest Brooke Active Adult Phases 1A, 1B and Collector Road 1st Extension having a bearing of S 17°50'51" E
2. Underground encroachments, such as utilities and foundations that may exist, have not been field located except as shown.
3. No Instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
4. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
5. This map does not determine or reflect ownership.
6. Additions or deletions to survey maps or reports made by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7. The Date of Signature does not supercede or update the date of the field survey.

SEC TWP RGE
8&17-32-20
JOB NUMBER
3145.0012
DATE
02-18-2021
SCALE
AS SHOWN
SHEET
2/2

**WETZONE SKETCH AND DESCRIPTION
SOUTHSHORE BAY LAGOON
HILLSBOROUGH COUNTY, FLORIDA**

DATE	REVISIONS

HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

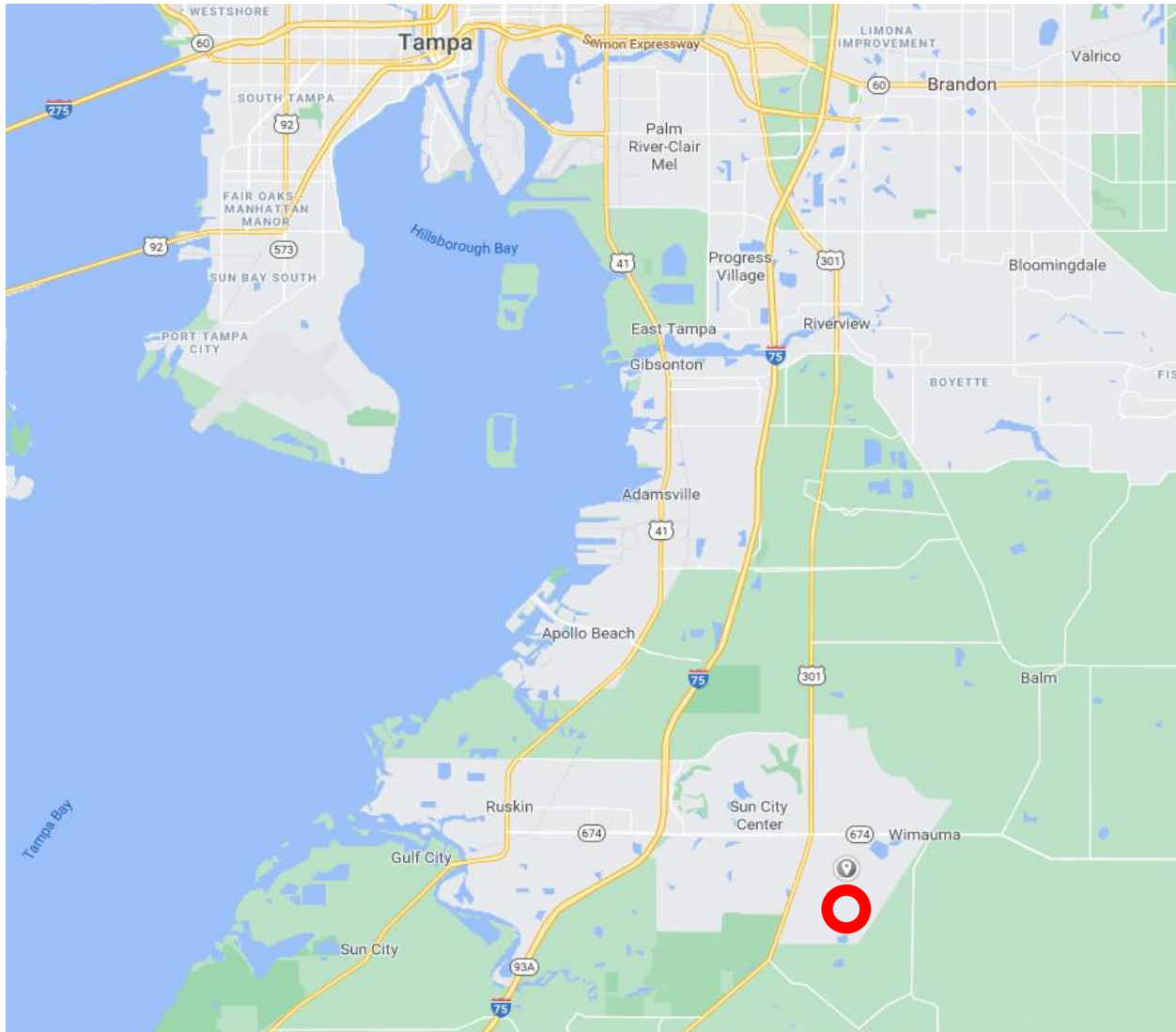
TEL (813) 250-3535
LB#7013 FAX (813) 250-3636

SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT)
(WAIVER REQUIRED)
SU-AB 21 06-06 - Updated August 3, 2021

Project Narrative

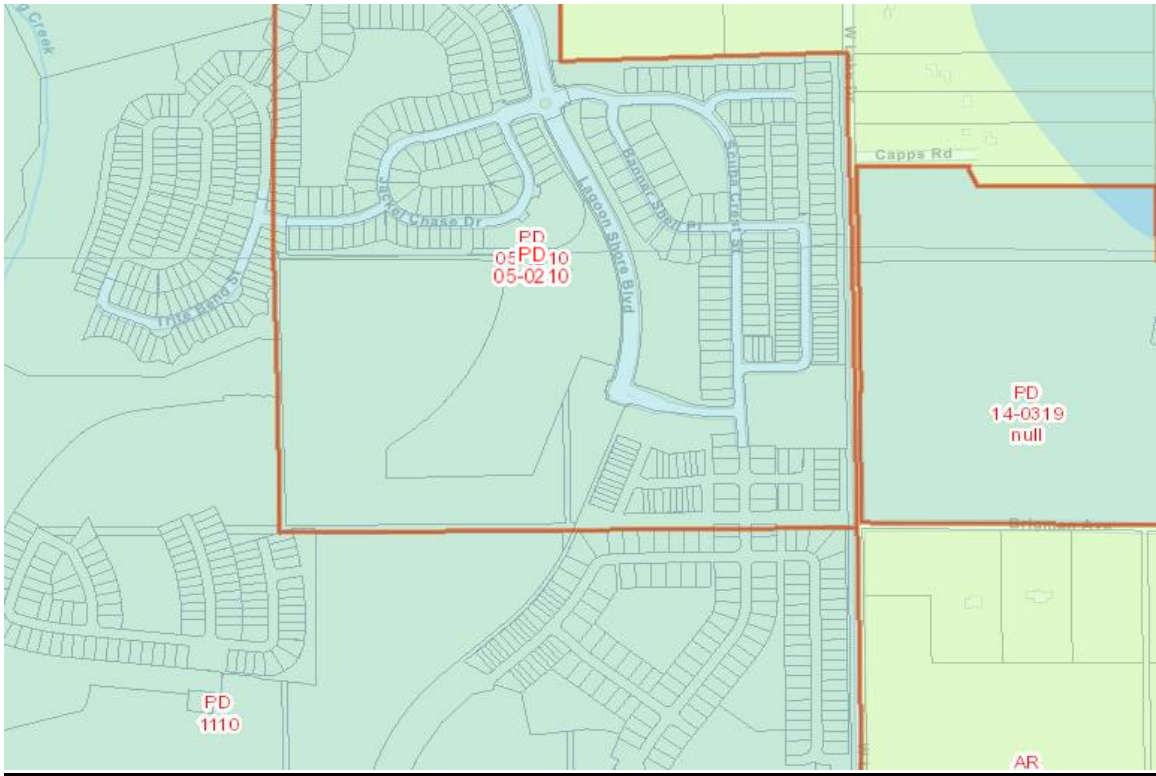
This is a request for an Alcoholic Beverage Special Use Permit, requiring a waiver. By way of orientation, this property is generally located in Wimauma as set forth below.

Vicinity Map:

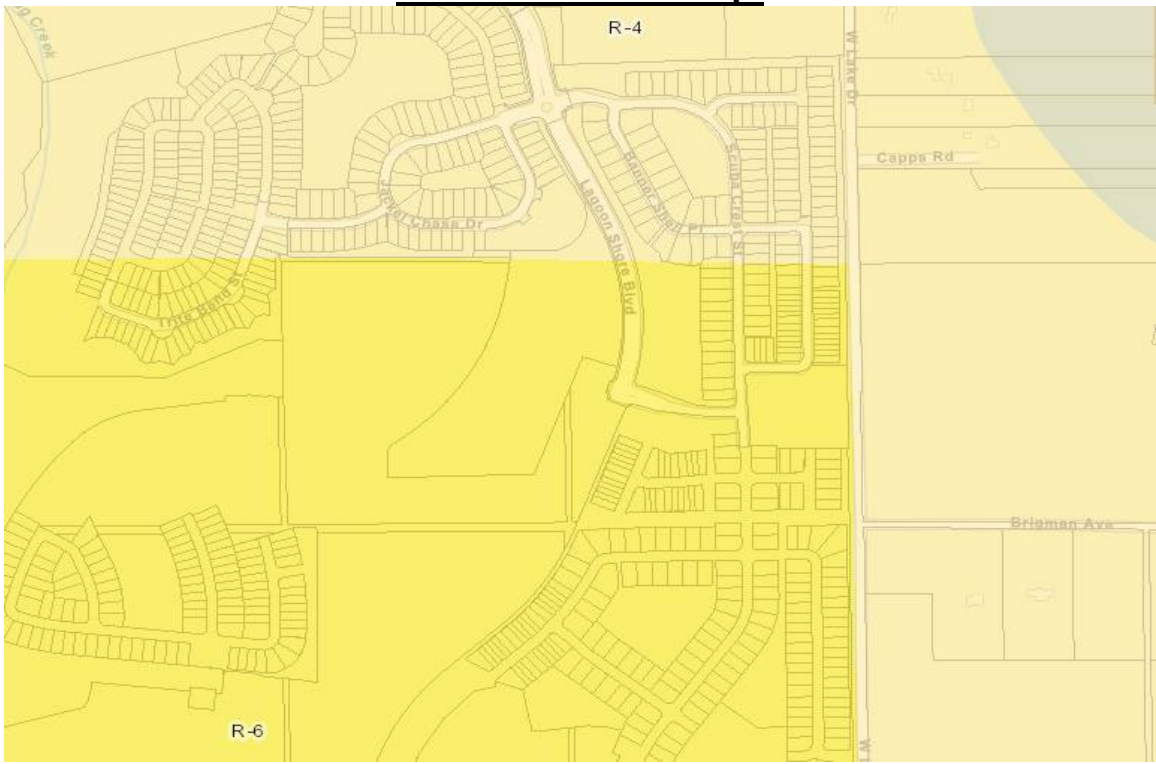


The request includes portions of Folios 078878.0000 and 078878.0010 (collectively the “Property”). The Property is comprised of +/- 12.75 acres located within (i) unincorporated Hillsborough County, (ii) the Urban Service Area, and (iii) the Wimauma Community Planning Area. The Property is currently zoned Planned Development (PD 05-0210) and has a Future Land Use Category designation of R-6.

Zoning Map:



Future Land Use Map:



Legal Description of Wet Zone Parcel

Description (Wetzone Parcel):

A PARCEL OF LAND LYING WITHIN SECTION 8 AND 17M TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF TRACT J, OF FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION, AS RECORDED IN PLAT BOOK 130, PAGES 148-157, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S 13°51'19" W, A DISTANCE OF 45.89 FEET; THENCE N 72°19'51" W, A DISTANCE OF 134.44 FEET TO THE POINT OF BEGINNING THENCE S 21°35'21" W, A DISTANCE OF 49.99 FEET; THENCE N 68°24'39" W, A DISTANCE OF 37.00 FEET; THENCE S 21°35'21" W, A DISTANCE OF 25.06 FEET; THENCE S 04°59'22" E, A DISTANCE OF 44.79 FEET; THENCE N 85°00'38" E, A DISTANCE OF 7.48 FEET; THENCE S 04°56'44" E, A DISTANCE OF 22.91 FEET; THENCE S 21°34'32" W, A DISTANCE OF 138.02 FEET; THENCE N 68°24'39" W, A DISTANCE OF 46.96 FEET; THENCE S 21°35'21" W, A DISTANCE OF 11.34 FEET; THENCE S 21°35'28" W, A DISTANCE OF 21.74 FEET; THENCE N 68°24'39" W, A DISTANCE OF 6.00 FEET; THENCE S 21°34'42" W, A DISTANCE OF 56.98 FEET; THENCE N 68°25'19" W, A DISTANCE OF 26.62 FEET; THENCE N 42°00'43" W, A DISTANCE OF 143.50 FEET; THENCE S 68°07'11" W, A DISTANCE OF 54.68 FEET; THENCE S 33°15'53" W, A DISTANCE OF 143.16 FEET; THENCE S 00°00'00" E, A DISTANCE OF 78.75 FEET; THENCE N 90°00'00" W, A DISTANCE OF 448.37 FEET; THENCE N 00°00'00" W, A DISTANCE OF 92.06 FEET; THENCE N 15°49'37" E, A DISTANCE OF 72.07 FEET; THENCE N 54°11'57" E, A DISTANCE OF 122.30 FEET; THENCE N 51°19'11" E, A DISTANCE OF 44.95 FEET; THENCE N 48°49'39" E, A DISTANCE OF 147.27 FEET; THENCE N 39°56'48" E, A DISTANCE OF 317.37 FEET; THENCE N 21°42'15" E, A DISTANCE OF 155.77 FEET; THENCE N 07°28'40" E, A DISTANCE OF 143.60 FEET; THENCE N 05°52'05" E, A DISTANCE OF 193.22 FEET; THENCE N 90°00'00" E, A DISTANCE OF 135.50 FEET; THENCE N 00°00'00" W, A DISTANCE OF 16.86 FEET; THENCE N 90°00'00" E, A DISTANCE OF 260.67 FEET; THENCE N 89°27'12" E, A DISTANCE OF 11.80 FEET; THENCE N 72°11'31" E, A DISTANCE OF 3.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 975.88 FEET AND A CHORD WHICH BEARS S 15°52'22" E, A DISTANCE OF 66.65 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 66.66 FEET; THENCE S 09°40'25" W, A DISTANCE OF 44.14 FEET; THENCE S 04°57'29" E, A DISTANCE OF 236.81 FEET; THENCE S 03°01'16" W, A DISTANCE OF 52.18 FEET; THENCE S 07°18'48" W, A DISTANCE OF 84.91 FEET; THENCE N 78°20'53" W, A DISTANCE OF 60.28 FEET; THENCE S 13°19'10" W, A DISTANCE OF 5.96 FEET; THENCE N 76°40'50" W, A DISTANCE OF 5.26 FEET; THENCE S 11°46'18" W, A DISTANCE OF 52.20 FEET; THENCE S 16°13'33" W, A DISTANCE OF 151.44 FEET; THENCE S 23°01'26" E, A DISTANCE OF 12.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 555219 SQUARE FEET, OR 12.75 ACRES, MORE OR LESS.

A. Request:

The request is for a 4-COP-X alcoholic beverage special use permit for the Crystal Lagoon water park (the “Lagoon”) to allow for the sale of beer, wine, and liquor for consumption on the premises. The application is for 555,219 square feet, which consists of proposed bar areas, accessory buildings, outdoor areas and the area occupied by the Lagoon itself. This ~~area has been reduced from the prior request to omit a portion of the parking lot.~~ is nearly identical to the request in application SU 21-0606, which is pending approval by the Land Use Hearing Officer as of the date of this submittal.

The only difference is that this request includes a request to allow for the sale of beer, wine, and liquor for consumption on the premises for both residents and members of the public who have ticketed access to the Lagoon. The County has determined that a major modification to the PD zoning is required to allow public access to the Lagoon. That application, MM 21-0417, is pending and is scheduled to be heard by the Board of County Commissioners on January 11, 2022.

B. Compliance with the LDC:

The Hillsborough County Land Development Code (“LDC”) normally contemplates alcoholic beverage permits in certain commercial, industrial, and mixed-use districts. However, LDC Sec. 6.11.11(A)(1) provides for restrictive uses in residential zoning districts in situations such as this where there is a special purpose that serves the community. Such requests must be approved by the Land Use Hearing Officer after a finding of general compatibility with existing zonings and uses in the area. Further, any such permit shall be conditioned with limits specifically for the proposed use. This application is compatible with the surrounding community because the special use is being developed as part of the community. The use ~~is deliberately contemplated to serve~~ erves the community, which creates a natural compatibility with the surrounding area. The Lagoon is a unique ~~concept that is a feature of the community in which it is located~~ recreational amenity. Allowing semi-public use through ticketed sales to access the Lagoon does not change the nature or character of the activities within the Lagoon area.

As required by LDC Sec. 5.2.1.1(2), a scaled survey is included with this application showing the area proposed for wet-zoning as well as: (a) the minimum distance between the proposed wet-zone area and the residential property, which is zero (0) feet (however as noted below, that distance is to residentially zoned property and the actual distance will be greater when developed); (b) a showing that there are no community uses within 500 feet; and (c) there is one existing wet-zoning within 1,000 feet (at 790 feet) from the proposed wet-zone area located within the Medley at Southshore Bay to the east.

C. Distance Waiver Request:

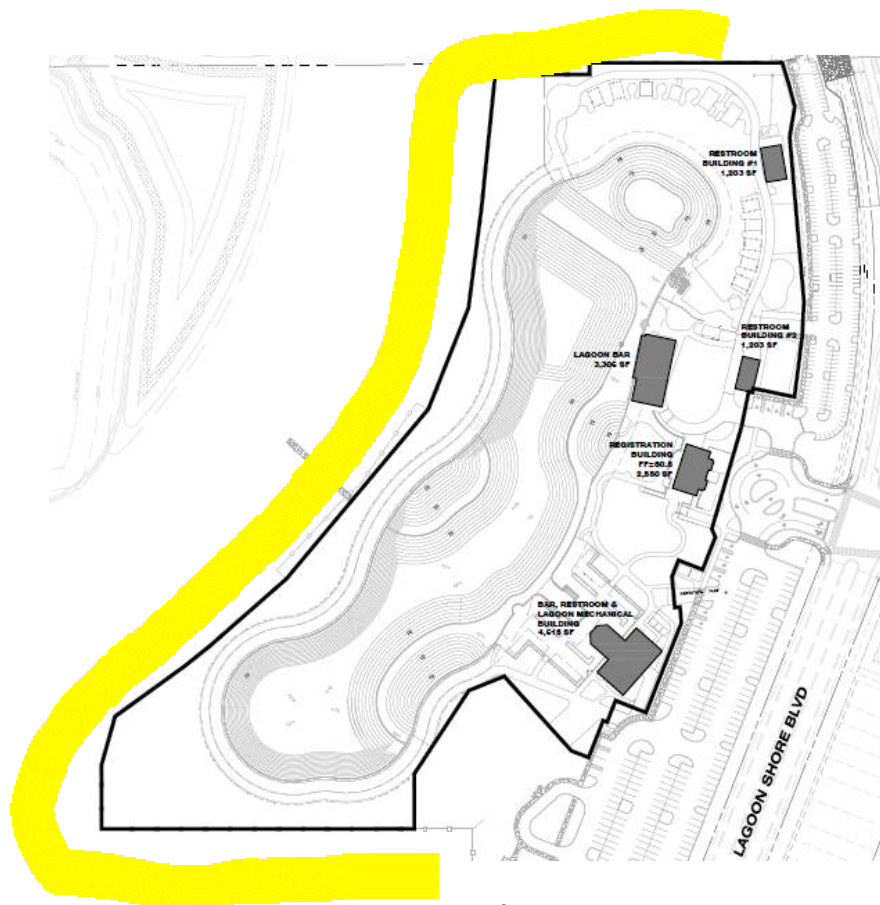
A distance waiver is requested to reduce the minimum distance from the proposed wet-zone area from 250 feet to 0 feet because the wet-zone area is part of a ~~residential PD~~ large master planned community.

The wet-zoning will not have a significant negative impact on the surrounding residential uses. The primary reason for the lack of negative impact is the same reason that the Lagoon complies with LDC Sec. 6.11.11(A)(1) – because the very purpose of the Lagoon is to ~~serve~~ be an amenity to the surrounding ~~neighborhood and community~~ neighborhoods. The internal layout of the Lagoon will also minimize an external impact to the surrounding neighborhood because the

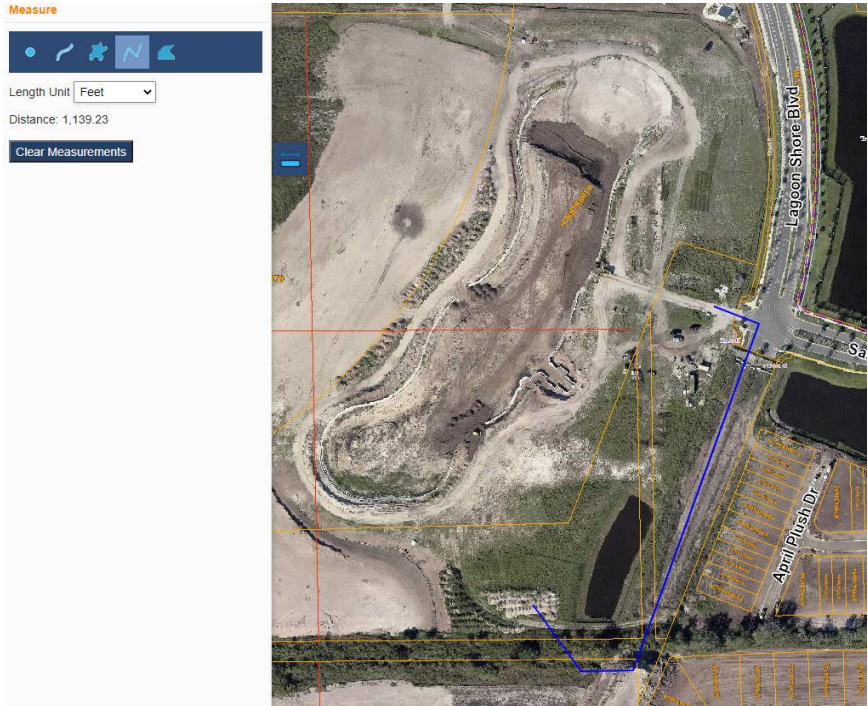
area where the majority of wet-zoning uses will take place is located on the eastern side of the Lagoon. This location provides separation from the closest residential uses.

Finally, the geography of the Lagoon and the surrounding area helps protect the residential properties. This is primarily because the Lagoon has one entrance, which is located on the east side of the property at Sailor Pines Court. That one entrance, combined with the large size of the Lagoon cause the actual distance to travel from the Lagoon entrance to residential property much larger than the straight-line distance identified on the required survey. This actual distance, combined with some other specific features discussed below, make the impact to the residential properties much less than the survey measurements would indicate without further explanation. Since the Lagoon is part of the PD being impacted, the waiver is singular in nature. However, each residential property that may be impacted is discussed in groups according to their respective location and orientation related to the subject Property.

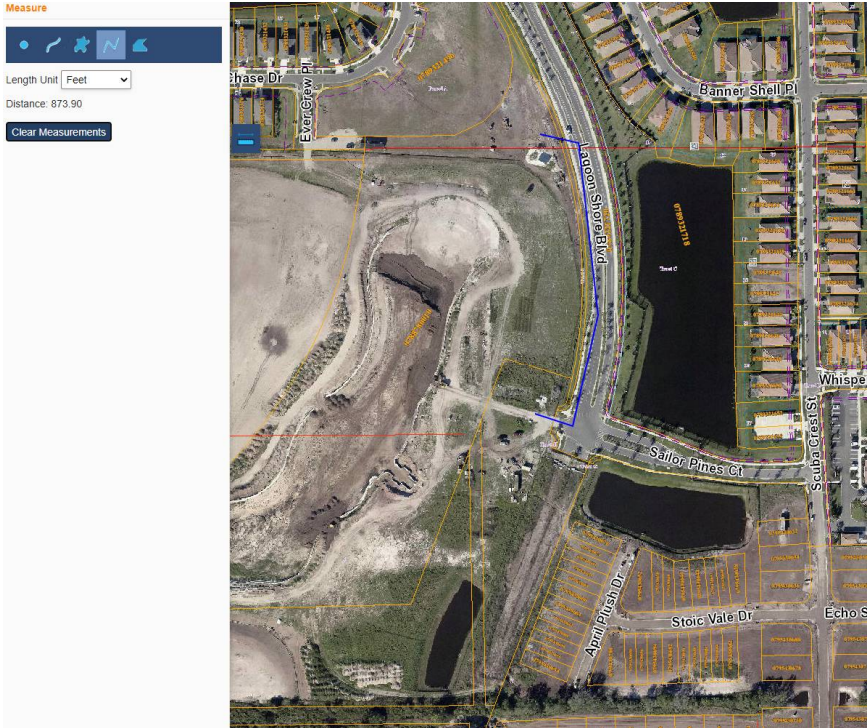
- a. **Group 1** – The first group has a minimum straight-line distance of zero (0) feet, which could be very limiting. However, as is required, the measurement is from the edge of the proposed wet-zoning to the nearest zoned property. The residentially zoned property at zero (0) feet is zoned PD-05-0210, which is the same zoning as the subject Property. Since the zoning surrounds the Lagoon, the distance must be listed as zero (0) feet. It is expected that residential lots will border the subject Property to the north, west, and south as shown in yellow below. Once built, the actual distance from the entrance of the Lagoon to these properties will be much greater than zero (0) feet.



When walking from the Lagoon entrance to expected residential property lines, the closest distance to the properties bordering on the south will be more than 1,100 feet, approximately measured using the Hillsborough County Property Appraiser's tools, as shown below.

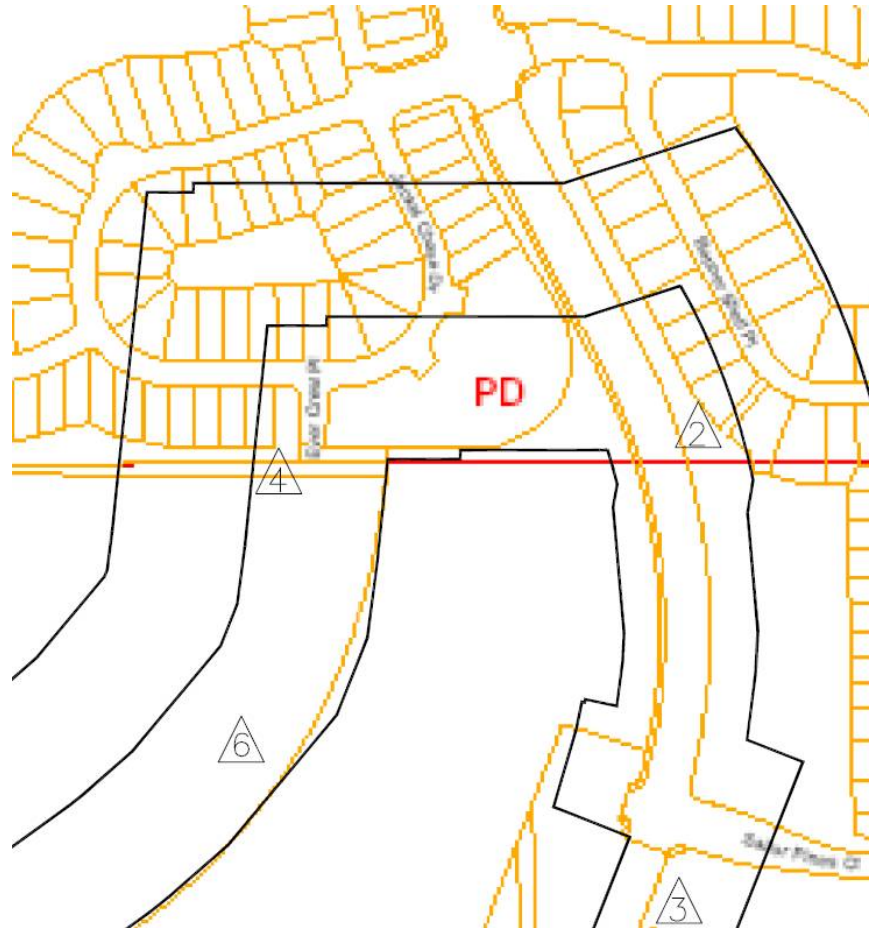


The closest distance to the properties bordering on the north will be more than 800 feet, approximately, as shown below.



In addition to the significant walking (and even greater driving) distances from the proposed wet-zoning entrance, these properties will be platted, built, and sold *after* the proposed wet-zoning is operational. Thus, while these properties are required to be noted as a zero (0) foot distance, they are the least affected of the residential properties within 250 feet because future owners will only be buying after the wet-zoning is well established.

- b. **Group 2** – The group of residential properties to the northwest of the proposed wet-zoning, as marked below.



These properties are the furthest from the Lagoon. The minimum walking distance to these properties from the Lagoon entrance is over 1,400 feet. The minimum driving distance is more than a half mile. Additionally, at build out these properties will be buffered from the proposed wet-zoning by the residential properties mentioned in Group 1.

- c. **Group 3** – The final group of residential properties within 250 feet include two (2) different pods of properties all to the east as shown highlighted in yellow below.



These properties are protected because they are located within the *Medley at Southshore Bay*, a 55+, gated community (“**Medley**”). All of these lots face roadways internal to the Medley community. The frontage, internal to Medley, and gating of Medley provide additional layers of protection that are sufficient to protect the properties.


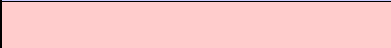
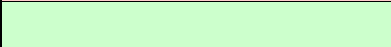
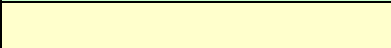

The Lagoon is a unique recreational amenity. The wet-zoned area is consistent with the scale/size of the entire project to allow consumption anywhere on the premises. The location of the sale of alcohol itself is limited in area. The proximity to residential uses is significantly offset by spatial factors that make the actual distance from use to use much greater, along with additional layers of protection for those properties that would be most impacted. Public Access to the sale and consumption of alcoholic beverages will be limited and controlled as contemplated in the proposed conditions for MM 21-0417. Given the large size of residential community surrounding

the Lagoon, it is not anticipated that limited ticketed access for the public will change the day-to-day operations of the Lagoon or the sale of alcoholic beverages within the Lagoon area.

Therefore, although the ~~application~~approval of this applicable requires ~~a waiver, the impact on the community will not be substantial~~waivers from the distance separation requirements, the Lagoon is a unique use and as it is designed and sited it will not have significant negative impacts on the surrounding land uses and the location of the Lagoon in the heart of a large master planned community is such that the necessity for the distance separation is negated.

Document comparison by Workshare 10.0 on Monday, November 22, 2021
4:09:31 PM

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Description	#16191885v2<FirmLive> - Dune FL - Special Use - Exhibit to Application (002)
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This instrument was prepared
by and return to:

STROHAUER, MANNION & SON, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

This Deed was prepared without the benefit of a title search.

QUIT CLAIM DEED

THIS INDENTURE, made this 14 day of November, 2011, between WES INVESTMENTS OF HILLSBOROUGH, LLC, successor by conversion to Wes Investments of Hillsborough, Inc., whose address is 2801 East Hillsborough Ave., Tampa, FL 33680, Grantor, and DUNE FL LAND I SUB LLC, whose address is 2502 North Rocky Point Drive, Suite 1050, Tampa FL 33607, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Hillsborough, State of Florida, to-wit:

From the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 32 South, Range 20 East, run South 0 degrees 41 minutes 15 seconds West along the East boundary of said Northwest 1/4 of the Southeast 1/4 of Section 8, a distance of 50.00 feet to a point on the South right of way line of Ruskin Wimauma Road (State Road No. 674); run thence North 89 degrees 59 minutes 30 seconds West along said South right of way line, parallel to and 50.0 feet South of, the North boundary of said Northwest 1/4 of the Southeast 1/4 of Section 8, a distance of 352.12 feet, run thence South 280.04 feet to a point of beginning; run thence South 100 feet, thence West 50 feet, thence North 100 feet and thence East 50 feet to the point of beginning.

SUBJECT to easements, restrictions and reservations of record and subject to taxes for 2011 and subsequent years.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

21-0606

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and
Delivered in Our Presence:

WES INVESTMENTS OF HILLSBOROUGH, LLC
f/k/a Wes Investments of Hillsborough, Inc.

Donna M Fullard

Print Name: DONNA FULLARD

Tony Leung
By: TONY LEUNG
Its: managing member

Lilian Naranjo

Print Name: Lilian Naranjo

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TONY LEUNG, of WES INVESTMENTS OF HILLSBOROUGH, LLC, f/k/a Wes Investments of Hillsborough, Inc., who is personally known to me or provided _____ for identification, who executed the foregoing instrument and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Tampa, County of Hillsborough, and State of Florida, this 14 day of November, 2011.



Donna M. Fullard
COMMISSION # DD899612
EXPIRES: JUN. 16, 2013
WWW.AARONNOTARY.COM

Donna M. Fullard
Notary Public
My Commission Expires: June 16, 2013

This document prepared by:
Tirso M. Carreja, Jr., Esq.
Fowler White Boggs P.A.
P.O. Box 1438
Tampa, Florida 33601

and after recording return to:
Kimberly S. LeCompte, Esq.
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, Florida 33131

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 4TH day of OCTOBER, 2011, by **REDUS TRG, LLC**, a Delaware limited liability company (hereinafter called "Grantor"), with a mailing address of 225 Waters Street, 3rd Floor, Jacksonville, FL 32202, to **DUNE FL LAND I SUB LLC**, a Delaware limited liability company (hereinafter called "Grantee"), with a mailing address of c/o Hawk Management Company LLC, 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607.

WITNESSETH:

That the Grantor, for and in adequate and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee and Grantee's heirs, successors and assigns, the land in Hillsborough County, Florida described on attached Exhibit A.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

This conveyance is made subject to applicable zoning ordinances, taxes for the current and subsequent years and those matters of public record, but this reference is not intended to reimpose the same.

Grantor hereby covenants with Grantee that, except for the matters set forth herein, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the Property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor herein, but against none other.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

[Remainder of page intentionally left blank; Signature pages follow.]

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above-written.

“GRANTOR”

Signed, sealed and delivered in the presence of:

REDUS TRG, LLC, a Delaware limited liability company

By: REDUS Properties, Inc. a Delaware corporation, its Manager

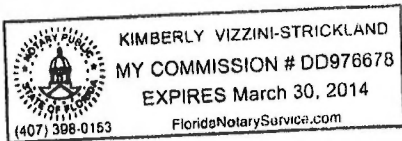
Kimberly Vizzini Strickland
Signature of 1st Witness
Printed Name: Kimberly Vizzini-Strickland

By: J. Ell
Name: John Edwards
Title: AVP

Susan Moore
Signature of 2nd Witness
Printed Name: SUSAN MOORE

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 30 day of September, 2011, by John Edwards, as Asst. Vice President of REDUS Properties, Inc., a Delaware corporation, as Manager of REDUS TRG, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced a valid drivers license as identification.



Kimberly Vizzini Strickland
Notary Public, State of _____

Name: _____

My Commission Expires: _____

My Commission Number is : _____

Exhibit "A"

CARROLLWOOD PARCEL:

FEE PARCEL:

A portion of the North 1/2 of Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida, being further described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida; run thence North 00°02'36" West, along the North/South centerline of said Section 21, 60.81 feet to the Northerly right of way line of the Atlantic Coastline Railroad (a 100 foot right of way) for a POINT OF BEGINNING; thence along the Northerly right of way line, North 87°25'48" West, 501.99 feet; thence North 00°02'36" West, 412.00 feet; thence South 87°25'48" East, 436.92 feet; thence North 00°02'36" West, 133.83 feet; thence North 67°11'00" East, 47.75 feet; thence North 22°49'00" West, 18.00 feet; thence North 67°11'00" East, 45.00 feet; thence South 22°49'00" East, 18.00 feet; thence North 67°11'00" East, 203.99 feet to the Westerly right of way line of Gunn Highway; thence South 22°49'00" East, along said Westerly right of way line, 3.90 feet; thence South 67°11'00" West, along said Westerly right of way line, 25.00 feet; thence South 22°49'00" East, along said Westerly right of way line, 24.10 feet; thence South 67°11'00" West, 213.00 feet to the North/South centerline of said Section 21; thence South 00°02'36" East, along said North/South centerline, 545.72 feet to the POINT OF BEGINNING.

LESS AND EXCEPT there from the following described Parcels 1 and 2 conveyed to MGI Holdings, Inc. by Warranty Deed recorded in Official Records Book 6952, page 1965, Public Records of Hillsborough County, Florida:

Parcel 1:

A portion of the North 1/2 of Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida, being further described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida; run thence North 00°02'36" West, along the North/South centerline of said Section 21, 60.81 feet to the Northerly right of way line of the Atlantic Coastline Railroad (a 100 foot right of way); thence along the Northerly right of way line, North 87°25'48" West, 501.99 feet; thence North 00°02'36" West, 412.00 feet; thence South 87°25'48" East, 436.92 feet; thence North 00°02'36" West, 34.83 feet for a POINT OF BEGINNING; thence North 00°02'36" West, 99.00 feet; thence North 67°11'00" East, 19.52 feet; thence South 00°02'36" East, 106.56 feet; thence South 89°57'24" West, 18.00 feet to the POINT OF BEGINNING.

Parcel 2:

A portion of the North 1/2 of Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida, being further described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 21, Township 28 South, Range 18 East, Hillsborough County, Florida; run thence North 00°02'36" West, along the North/South centerline of said Section 21, 60.81 feet to the Northerly right of way line of the Atlantic Coastline Railroad (a 100 foot right of way);

Hillsborough County Legal Description

thence along the Northerly right of way line, North 87°25'48" West, 501.99 feet; thence North 00°02'36" West, 412.00 feet; thence South 87°25'48" East, 436.92 feet; thence North 00°02'36" West, 133.83 feet; thence North 67°11'00" East, 47.75 feet for a POINT OF BEGINNING; thence North 22°49'00" West, 18.00 feet; thence North 67°11'00" East, 45.00 feet; thence South 22°49'00" East, 18.00 feet; thence South 67°11'00" West, 45.00 feet to the POINT OF BEGINNING.

EASEMENT PARCELS:

TOGETHER WITH those perpetual non-exclusive easements for utilities, parking and pedestrian and vehicular ingress which benefit the above described insured parcel, as created and established Easement and Restriction Agreement recorded in Official Records Book 4713, page 877 and the Amendment thereto recorded in Official Records Book 6952, page 1960; and

TOGETHER WITH perpetual non-exclusive easement for pedestrian and vehicular access which benefit the above described insured parcel, as created and established by Cross Easement Agreement recorded in Official Records Book 4775, page 1793 and the Amendment thereto recorded in Official Records Book 7039, page 1504, all of the Public Records of Hillsborough County, Florida.

TUSCANY BAY PARCEL:

A parcel of land lying in the Southeast 1/4 of Section 11, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

From the Southeast corner of said Southeast 1/4 of Section 11, run thence along the East boundary of said Southeast 1/4 of Section 11, North 00°31'51" East, 231.81 feet to the POINT OF BEGINNING; thence North 88°37'29" West, 200.00 feet; thence South 00°31'51" West, 200.00 feet to a point on the Northerly right-of-way line of Big Bend Road (State Road No. 672/County Road No. 672); thence along said Northerly right-of-way line North 88°37'29" West, 439.20 feet to a point on a curve; thence Northwesterly 230.15 feet along the arc of a curve to the right having a radius of 375.00 feet and a central angle of 35°09'49" (chord bearing North 50°00'12" West, 226.55) to a point of reverse curvature; thence Northwesterly, 416.90 feet along the arc of a curve to the left having a radius of 425.00 feet and a central angle of 56°12'11" (chord bearing North 60°31'23" West, 400.38 feet) to a point of tangency; thence North 88°37'29" West, 15.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing North 43°37'29" West, 35.36 feet) to a point of tangency; thence North 01°22'31" East, 175.27 feet to a point of curvature; thence Northerly 177.28 feet along the arc of a curve to the right having a radius of 440.00 feet and a central angle of 23°05'05" (chord bearing North 12°55'04" East, 176.08 feet); thence South 89°28'10" East, 1163.66 feet to a point on the aforesaid East boundary of the Southeast 1/4 of Section 11; thence along said East boundary of the Southeast 1/4 of Section 11, South 00°31'51" West, 520.03 feet to the POINT OF BEGINNING.

WHICH IS NOW PLATTED AS: TUSCANY BAY, according to the plat thereof recorded in Plat Book 105, pages 108 through 115 inclusive, Public Records of Hillsborough County, Florida.

LESS AND EXCEPT; Lots 1 through 8 inclusive, Block 5; Lots 1 through 6 inclusive, Block 6; Lots 1 through 8 inclusive, Block 18, Lots 1 through 6 inclusive, Block 19; Lots 1 through 6,

Block 20; Lots 1 through 6 inclusive, Block 21; and Lots 1 through 6 inclusive, Block 22, TUSCANY BAY, according to the plat thereof recorded in Plat Book 105, pages 108 through 115 inclusive, Public Records of Hillsborough County, Florida.

WHICH WAS FURTHER REPLATTED FROM ALL OF BLOCKS 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13 AND 14 AND A PORTION OF TRACT B-1 OF TUSCANY BAY TO: TUSCANY BAY REPLAT, according to the plat thereof recorded in Plat Book 113, Pages 77 through 81 inclusive, Public Records of Hillsborough County, Florida.

LESS AND EXCEPT Lots 1 through 6, Block 2; Lots 1 through 8, Block 3; Lots 1 through 4, Block 4; Lots 1 through 6, Block 7 and Lots 1 through 8, Block 8, TUSCANY BAY REPLAT, according to the plat thereof recorded in Plat Book 113, pages 77 through 81 inclusive, Public Records of Hillsborough County, Florida.

EASEMENT PARCEL:

TOGETHER WITH non-exclusive easements for drainage and attenuation of stormwater and for the installation and maintenance, repair and replacement of pipes, lines, facilities and structures to permit the movement of storm water from the insured property, as created by that certain Easement and Cost Allocation Agreement recorded in Official Records Book 13140, Page 664, of the Public Records of Hillsborough County, Florida.

INTERBAY PARCEL:

Wellington At North At Bay Park:

The following Tracts in RUSKIN COLONY FARMS SUBDIVISION, according to the plat thereof recorded in Plat Book 5, page 63, Public Records of Hillsborough County, Florida, less any portions conveyed to Hillsborough County for road right-of-way:

PARCEL 1:

Tract 238:

All that part of Tract 239 lying East of A.C.L. Railroad right of way, LESS the East 10 feet;
All that part of Tract 240 lying East of A.C.L. Railroad right of way;
All that part of Tract 241 lying East of A.C.L. Railroad right of way;
Tract 242, LESS the East 10 feet thereof and Tract 243, less the following parcel:
The East 240.00 feet of the South 200.00 feet of Tract 243 of RUSKIN COLONY FARMS, according to the map or plat thereof recorded in Plat Book 5, page 63 Public Records of Hillsborough County, Florida; LESS a triangular portion from the West side being more particularly described as follows: Commence at the Southwest corner of the East 240.00 feet of the South 200.00 feet of said Tract 243 for a POINT OF BEGINNING; thence from the Point of Beginning, Northerly along the West boundary of the East 240.00 feet of said Tract 243 a distance of 200.00 feet to the Northwest corner of the East 240.00 feet of the South 200.00 feet of said Tract 243; thence along the North boundary of the South 200.00 feet of said Tract 243 a distance of 26 feet; thence Southwesterly a distance of 201.58 feet to the Point of Beginning.

ALSO BEING DESCRIBED AS FOLLOWS:

Tract 238 and a portion of Tract 243, RUSKIN COLONY FARMS as recorded in Plat Book 5, page 63 Public Records of Hillsborough County, Florida and being more particularly described as follows:

Begin (PARCEL 1A) at the Northeast corner of Said Lot 238; thence along the East boundary of said Lots 238 and 243, S 00°22'47"W, for 1051.95 feet; thence leaving said East boundary, N 89°22'58"W, for 213.95 feet; thence S 07°51'06" W, for 201.51 feet to the North right of way of 7th Avenue Northeast; thence along said North right of way, N 89°21'47"W, for 400.09 feet to the East right of way of 15th Street Northeast; thence along said East right of way, N 00°24'04"E., for 1258.06 feet to the South right of way of 11th Avenue Northeast; thence along said South right of way, S 88°48'54"E., 639.84 feet to the POINT OF BEGINNING

Together with the following:

Lot 242 and a portion of Lots 239 and 241, RUSKIN COLONY FARMS as recorded in Plat Book 5, page 63 Public Records of Hillsborough County, Florida and being more particularly described as follows:

Begin (PARCEL 1B) at the Northeast corner of said Lot 239; thence along the West right of way of 15th Street Northeast, S 00°24'04"W, for 1280.35 feet to the North right of way of 7th Avenue Northeast; thence along said North right of way, N 89°21'47"W, for 1164.76 feet to the Easterly right of way of CSX Transportation Railroad right of way (formerly Atlantic Coast Line Railroad); thence along said Easterly right of way, N 28°38'03"E., for 1450.26 feet to the South right of way of 11th Avenue Northeast; thence along said South right of way, S 89°20'22"E., for 478.69 feet to the POINT OF BEGINNING.

Parcel 2:

Tract 240 less and except the South 57.03 feet of that part lying West of A.C.L. Railroad right of way being more particularly described as follows:

Commence at the West 1/4 corner of Section 4, Township 32 South, Range 19 East, Hillsborough County, Florida; thence along the North line of the Southwest 1/4 of said Section 4, S 89°20'22"E., for 30.15 feet; thence S 00°39'38"W, for 20.00 feet to the South right of way of 11th Avenue Northeast, said South right of way also being the North line of Lot 240, RUSKIN COLONY FARMS as recorded in Plat Book 5, page 63 Public Records of Hillsborough County, Florida and the POINT OF BEGINNING (PARCEL 2); thence along said South right of way, S 89°20'30"E., for 599.96 feet to the Westerly right of way of CSX Transportation Railroad right of way (formerly Atlantic Coast Line Railroad); thence along said Westerly right of way, S 28°37'56"W, for 660.10 feet; thence leaving said Westerly right of way, N 89°20'40"W, for 287.88 feet to the East right of way of 12th Street Northeast; thence along said East right of way, N 00°25'06"E., for 583.00 feet to the POINT OF BEGINNING.

WHICH IS NOW PLATTED AS: WELLINGTON NORTH AT BAY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 105, PAGES 213 THROUGH 221 INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT: Lots 1 through 66, Block 2; Lots 1 through 37, Block 3; Lots 1 through 12, Block 4; Lots 1 through 18, Block 5; Lots 1 through 6, Block 6; Lots 1 through 9, Block

7; Lots 1 through 34, Block 8, and TRACTS D, E, F and G, WELLINGTON NORTH AT BAY PARK, according to the plat thereof recorded in Plat Book 105, pages 213 through 221 inclusive, Public Records of Hillsborough County, Florida; and ALSO LESS all roads, streets and rights-of-way, which were dedicated to Hillsborough County by said plat.

Venetian At Bay Park:

(PARCEL 1)

A PORTION OF TRACTS 208, 209, 223, 225 AND 226, TOGETHER WITH TRACT 224 OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE N 89°07'07"W., ALONG THE NORTH LINE OF SAID SECTION 4, 1365.05 FEET, THENCE S 00°35'02"W, 49.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF 19TH AVENUE NORTHEAST AS RECORDED IN OFFICIAL RECORD BOOK 4053, PAGE 1555, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY LINE OF A 40 FOOT PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF RUSKIN COLONY FARMS, RECORDED IN PLAT BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE CONTINUE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, S 00°34'49"W, 1,354.54 FEET TO THE NORTHERLY CSX RAILROAD RIGHT OF WAY LINE (FORMERLY A C L RAILROAD), THENCE S 28°38'03"W, ALONG SAID NORTHERLY RAILROAD RIGHT OF WAY LINE, 38.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RAILROAD RIGHT OF WAY LINE, S 28°38'03"W, 1,333.55 FEET TO THE NORTH RIGHT OF WAY LINE OF 11TH AVENUE NORTHEAST; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°19'51"W, 621.46 FEET TO THE EAST RIGHT OF WAY LINE OF 12TH STREET NORTHEAST, THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°25'37"E., FOR 499.76 FEET, THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 89°17'55"E., 180.02 FEET, THENCE N 00°25'38"E., 139.97 FEET, THENCE N 89°17'19"W, 180.02 FEET TO SAID EAST RIGHT OF WAY LINE OF 12TH STREET NORTHEAST, THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°25'37"E., 639.76 FEET, THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 89°19'54"E., 219.82 FEET, THENCE N 00°40'05"E., 40.11 FEET, THENCE N 00°25'35"E., 169.73 FEET, THENCE N 89°19'54"W, 219.99 FEET TO SAID EAST RIGHT OF WAY LINE OF 12TH STREET NORTHEAST; THENCE ALONG SAID EAST RIGHT OF WAY LINE N 00°25'37"E., 785.56 FEET, THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 89°13'47"E., 572.37 FEET, THENCE S 00°34'49"W, 1090.49 FEET, THENCE S 88°51'51"E., 682.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

(PARCEL 2)

TRACTS 1, 2, AND A PORTION OF TRACT 4 OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE N 89°07'07"W, ALONG THE NORTH LINE OF SAID SECTION 4, 1365.05 FEET, THENCE S

00°35'02"W, 49.40 FEET, TO THE SOUTH RIGHT OF WAY LINE OF 19TH AVENUE NORTHEAST AS RECORDED IN OFFICIAL RECORD BOOK 4053, PAGE 1555, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY LINE OF A 40 FOOT PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF RUSKIN COLONY FARMS, RECORDED IN PLAT BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE CONTINUE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, S 00°34'49"W, 1,354.54 FEET TO THE NORTHERLY CSX RAILROAD RIGHT OF WAY LINE (FORMERLY A.C.L. RAILROAD), THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S 28°38'03"W, 38.45 FEET, THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 28°38'03"W, 1333.55 FEET TO THE NORTH RIGHT OF WAY LINE OF 11TH AVENUE NORTHEAST; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°19'51"W, 621.46 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 12TH STREET NORTHEAST, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, S 00°13'17"W., 40.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 11TH AVENUE NORTHEAST, THENCE N 89°26'18"W, 60.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 12TH STREET NORTHEAST AND THE POINT OF BEGINNING, THENCE ALONG SAID WEST RIGHT OF WAY LINE S 00°25'06"W, 1128.32 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERCHANGE STREET, THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, S 28°36'32"W, 172.62 FEET TO THE NORTH RIGHT OF WAY LINE OF 7TH AVENUE NORTHEAST, THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°33'28"W, 552.57 FEET, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°25'49"E., 640.57 FEET, THENCE N 89°31'05"W, 643.78 FEET TO THE EAST RIGHT OF WAY LINE OF 9TH STREET NORTHEAST, THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°21'33"E., 641.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF 11TH AVENUE NORTHEAST, THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°28'39"E., 1,278.42 FEET TO THE POINT OF BEGINNING.

WHICH IS NOW PLATTED AS: VENETIAN AT BAY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 103, PAGES 260 THROUGH 269 INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT Lots 1 through 40, 43 and Lots 46, 47 and 48, Block 1; Lots 1 through 39, Block 2; Lots 1 through 32, Block 3; Lots 1 through 63, Block 4; Lots 6 through 69, Block 5, Tracts A, B, C, D, E, F, G, H, and J of VENETIAN AT BAY PARK, according to the plat thereof recorded in Plat Book 103, pages 260 through 269 inclusive, Public Records of Hillsborough County, Florida; and ALSO LESS all roads, streets, and rights-of-way, which were dedicated to Hillsborough County by said plat.

ASHBURN SQUARE TOWNHOMES PARCEL:

Ashburn Square Townhomes

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, S89°20'45"E., FOR 1,296.80 FEET TO THE WEST RIGHT OF WAY LINE OF FALKENBURG ROAD; THENCE, LEAVING SAID NORTH LINE AND ALONG THE WEST RIGHT OF WAY LINE,

S00°04'46"E., FOR 158.00 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N89°20'45"W, FOR 410.13 FEET, THENCE S00°01'33"W, FOR 367.57 FEET; THENCE N89°20'45"W, FOR 886.96 FEET; THENCE S00°01'33"W, FOR 261.44 FEET; THENCE N89°39'31"W, FOR 324.09 FEET; THENCE N00°04'40"E., FOR 119.39 FEET; THENCE N89°30'09"W, FOR 145.00 FEET; THENCE N00°04'40"E., FOR 44.48 FEET; THENCE N89°09'34"W, FOR 60.00 FEET; THENCE S00°04'40"W, FOR 44.84 FEET; THENCE N89°30'09"W, FOR 135.00 FEET; THENCE S00°04'39"W, FOR 645.32 FEET TO THE NORTH RIGHT OF WAY LINE OF SIX MILE CREEK ROAD; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, N89°39'31"W, FOR 332.28 FEET; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, N00°06'13"E., FOR 646.22 FEET; THENCE S89°30'09"E., FOR 190.49 FEET; THENCE N00°04'40"E., FOR 703.70 FEET; THENCE S89°20'46"E., FOR 141.51 FEET; THENCE S00°04'40"W, FOR 33.00 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE, ALONG SAID NORTH LINE, S89°20'46"E., FOR 663.40 FEET TO THE POINT OF BEGINNING.

WHICH IS NOW PLATTED AS: ASHBURN SQUARE TOWNHOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGES 12 THROUGH 18 INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT: Lots 1 through 6, Block 3; Lots 1 through 6, Block 4; Lots 1 through 6, Block 5; Lots 1 through 6, Block 6; Lots 1 through 4, Block 7; Lots 1 through 6, Block 8; Lots 1 through 6, Block 9; Lots 1 through 4, Block 10; Lots 1 through 6, Block 11; Lots 1 through 6, Block 12; Lots 1 through 4, Block 13; Lots 1 through 6, Block 14; Lots 1 through 6, Block 15; Lots 1 through 4, Block 16; Lots 1 through 6, Block 17; Lots 1 through 6, Block 18; Lots 1 through 6, Block 19; Lots 1 through 6, Block 20; Lots 1 through 6, Block 21; Lots 1 through 6, Block 22; Lots 1 through 6, Block 23; Lots 1 through 4, Block 24; Lots 1 through 6, Block 25; Lots 1 through 6, Block 26; Lots 1 through 6, Block 27; Lots 1 through 4, Block 28; Lots 1 through 4, Block 29; Lots 1 through 4, Block 30; Lots 1 through 6, Block 33; Lots 1 through 4, Block 34; Lots 1 through 6, Block 35; Lots 1 through 6, Block 36; Lots 1 through 4, Block 37; Lots 1 through 6, Block 38; Lots 1 through 6, Block 39; Lots 1 through 6, Block 40; Lots 1 through 6, Block 41; Lots 1 through 4, Block 42; Lots 1 through 6, Block 43; Lots 1 through 6, Block 44; Lots 1 through 4, Block 45; Lots 1 through 4, Block 46; Lots 1 through 6, Block 47; Lots 1 through 6, Block 48; Lots 1 through 4, Block 49; Lots 1 through 6, Block 50; Lots 1 through 6, Block 51; Lots 1 through 4, Block 52; Lots 1 through 4, Block 53 and Lots 1 through 4, Block 54; Lots 1 through 6, Block 55; Lots 1 through 6, Block 56 and Tract "A" and Tract "B", ASHBURN SQUARE TOWNHOMES, according to the plat thereof recorded in Plat Book 101, pages 12 through 18 inclusive, Public Records of Hillsborough County, Florida.

The above described lands are also described as follow:

Lots 1, 2, 3, 4, 5 and 6, Block 1; Lots 1, 2, 3, 4, 5, and 6, Block 2; Lots 1, 2, 3 and 4, Block 31; and Lots 1, 2, 3 and 4, Block 32 of ASHBURN SQUARE TOWNHOMES, according to the Plat thereof recorded in Plat Book 101, Pages 12 through 18 inclusive, of the Public Records of Hillsborough County, Florida.

EASEMENT PARCEL 1:

TOGETHER WITH that certain non-exclusive access easement, which benefits the above parcel, created by the Reciprocal Easement Agreement by and between ASHBURN SQUARE OF TAMPA, LLC, a Florida limited liability company and METRO ASHBURN, LLC, a Florida limited liability company, recorded in Official Records Book 13752, page 1728, of the Public Records of Hillsborough County, Florida.

EASEMENT PARCEL 2:

TOGETHER WITH non-exclusive easement right(s), which benefit the above described parcel, created by that certain Declaration of Covenants, Conditions and Restrictions for Ashburn Square Townhomes recorded in Official Records Book 14596, page 1401, together with amendments, as recorded in Official Records Book 14700, page 1 and Official Records Book 15306, page 150, as assigned in Official Records Book 19903, page 788 and amended assignment in Official Records Book 20130, page 1554, all of the Public Records of Hillsborough County, Florida.

PALM RIVER PARCEL:

A portion of Government Lot 6 and Government Lot 7, Section 21, Township 29 South, Range 19 East, Hillsborough County, Florida, being more particularly described as:

Commence at the Southwest corner of Government Lot 7, said point also being the Southwest corner of the Southeast 1/4 of Section 21, Township 29 South, Range 19 East; thence S 89°45'43"E a distance of 1318.96 feet to the Southwest corner of Government Lot 6; thence N 00°17'11"E a distance of 1012.57 feet to a point on the North boundary of the South 1012.70 feet of the East 1100 feet of Government Lot 7 as surveyed by B.M. Sullivan, said point being the Point of Beginning; thence N 89°48'30"W along said boundary line a distance of 498.66 feet; thence leaving said boundary line N 70°48'03"W., a distance of 155.16 feet to a point of curvature; thence 81.00 feet along the arc of a curve to the right, having a radius of 42.00 feet, delta 110°30'13", chord bearing and distance N 15°32'57"W 69.02 feet; thence N 39°42'10"E., a distance of 128.20 feet to a point of curvature; thence 57.95 feet along the arc of a curve to the right, having a radius of 35.00 feet, delta 94°51'47", chord bearing and distance N 87°08'03"E 51.55 feet; thence S 45°26'03"E., a distance of 24.38 feet; thence N 44°33'57"E., a distance of 10.54 feet; thence S.45°26'03"E., a distance of 21.00 feet; thence S 44°33'57"W., a distance of 10.54 feet; thence S 45°26'03"E., a distance of 82.25 feet; thence N.90°00'00"E., a distance of 110.38 feet; thence N 38°22'46"E., a distance of 61.28 feet; thence S 55°03'03"E., a distance of 80.32 feet; thence N 34°56'57"E., a distance of 29.41 feet; thence N 00°11'31"W., a distance of 123.01 feet; thence S 89°48'29"W., a distance of 18.15 feet; thence N 00°11'31"W., a distance of 25.33 feet; thence N 89°48'29"E., a distance of 18.15 feet; thence N 00°11'31"W., a distance of 91.87 feet to the point of curvature of a non-tangent curve; thence 89.57 feet along the arc of a curve to the right, having a radius of 65.00 feet, delta 78°57'09", chord bearing and distance N 39°28'34"W 82.65 feet, thence S 90°00'00"W., a distance of 24.23 feet; thence N 83°16'39"W., a distance of 46.83 feet to the point of curvature of a non-tangent curve; thence 115.23 feet along the arc of a curve to the left, having a radius of 174.00 feet, delta 37°56'37", chord bearing and distance S 84°28'24"W 113.14 feet; thence S 65°30'06"W., a distance of 61.08 feet; thence S 06°38'18"W., a distance of 15.19 feet; thence S 65°30'06"W., a distance of 28.52 feet to a point of curvature; thence 89.26 feet along the arc of a curve to the right, having a radius of 86.00 feet, delta 59°27'57", chord bearing and distance N 84°45'56"W 85.30 feet to a point of reverse curvature; thence 73.24 feet along the arc of a curve to the left, having a radius of 120.00 feet, delta 34°58'02", chord bearing and distance N 72°30'59"W 72.10 feet; thence S 90°00'00"W, a distance of 84.72 feet; thence N 00°00'00"E., a distance of 82.69 feet, thence N 90°00'00"E., a distance of 91.32 feet to a point of curvature; thence 75.23 feet along the arc of a curve to the left, having a radius of 120.00 feet, delta 35°55'04", chord bearing and distance N 72°02'28"E 74.00 feet to a point of reverse

curvature; thence 66.73 feet along the arc of a curve to the right, having a radius of 70.00 feet, delta $54^{\circ}36'56''$, chord bearing and distance N $81^{\circ}23'24''$ E 64.23 feet; thence N $35^{\circ}44'30''$ E., a distance of 35.21 feet; thence N $06^{\circ}16'11''$ E., a distance of 22.63 feet; thence S $83^{\circ}43'49''$ E., a distance of 37.72 feet; thence N $09^{\circ}08'35''$ E., a distance of 116.81 feet; thence N $19^{\circ}02'50''$ W., a distance of 75.48 feet; thence N $08^{\circ}18'47''$ E., a distance of 42.07 feet to a point of curvature; thence 40.77 feet along the arc of a curve to the right, having a radius of 30.00 feet, delta $77^{\circ}51'58''$, chord bearing and distance N $47^{\circ}14'46''$ E 37.70 feet; thence N $86^{\circ}10'45''$ E., a distance of 54.28 feet to a point of curvature, thence 40.51 feet along the arc of a curve to the right, having a radius of 30.00 feet, delta $77^{\circ}22'39''$, chord bearing and distance S $55^{\circ}07'55''$ E 37.51 feet; thence S $16^{\circ}26'36''$ E., a distance of 41.93 feet; thence S $85^{\circ}48'47''$ E., a distance of 26.78 feet; thence S $01^{\circ}18'54''$ E., a distance of 13.72 feet; thence S $78^{\circ}37'47''$ W., a distance of 29.22 feet; thence S $03^{\circ}11'42''$ W., a distance of 54.76 feet; thence S $18^{\circ}16'02''$ E., a distance of 34.80 feet; thence S $21^{\circ}24'07''$ W., a distance of 61.70 feet; thence S $66^{\circ}42'50''$ E., a distance of 74.70 feet; thence N $36^{\circ}26'48''$ E., a distance of 240.39 feet; thence N $40^{\circ}21'33''$ E., a distance of 42.58 feet, thence N $44^{\circ}16'19''$ E., a distance of 172.29 feet; thence N $62^{\circ}08'34''$ E., a distance of 22.36 feet; thence N $48^{\circ}59'17''$ E., a distance of 50.07 feet; thence N $71^{\circ}01'23''$ E., a distance of 34.37 feet; thence N $27^{\circ}12'15''$ E., a distance of 14.30 feet; thence N $17^{\circ}45'49''$ E., a distance of 58.94 feet; thence N $35^{\circ}52'41''$ E., a distance of 43.82 feet; thence N $13^{\circ}04'28''$ W., a distance of 42.86 feet; thence N $48^{\circ}08'02''$ W., a distance of 59.39 feet; thence N $17^{\circ}40'02''$ W., a distance of 6.36 feet; thence N $09^{\circ}24'48''$ E., a distance of 46.28 feet; thence N $31^{\circ}05'48''$ E., a distance of 137.39 feet to a point on the south right-of-way line of the Tampa By-Pass Canal, Official Records Book 1754, Page 443, Hillsborough County, Florida; thence along said South right-of-way line N $59^{\circ}37'10''$ E., a distance of 73.87 feet; thence leaving said South right-of-way line of the Tampa By-Pass Canal S $51^{\circ}35'38''$ E., a distance of 56.38 feet; thence S $71^{\circ}57'58''$ E., a distance of 85.45 feet; thence N $70^{\circ}31'18''$ E., a distance of 75.63 feet; thence N $27^{\circ}59'06''$ E., a distance of 58.28 feet; thence S $63^{\circ}29'19''$ E., a distance of 95.22 feet; thence N $85^{\circ}37'02''$ E., a distance of 97.53 feet; thence N $28^{\circ}12'01''$ E., a distance of 65.37 feet; thence N $35^{\circ}26'18''$ W., a distance of 27.64 feet; thence N $49^{\circ}01'53''$ E., a distance of 35.54 feet; thence N $39^{\circ}58'48''$ W., a distance of 68.46 feet; thence N $65^{\circ}22'41''$ W., a distance of 20.25 feet; thence N $17^{\circ}03'57''$ E., a distance of 15.53 feet, thence S $89^{\circ}58'03''$ E., a distance of 74.32 feet, thence S $49^{\circ}50'35''$ E., a distance of 73.47 feet; thence N $64^{\circ}22'45''$ E., a distance of 26.28 feet; thence N $48^{\circ}27'40''$ E., a distance of 77.28 feet; thence N $33^{\circ}21'12''$ E., a distance of 46.28 feet; thence N $52^{\circ}56'20''$ W., a distance of 25.40 feet; thence N $00^{\circ}00'08''$ E., a distance of 11.93 feet to a point on the said South right-of-way line of the Tampa By-Pass Canal: thence along said South right-of-way line S $89^{\circ}55'35''$ E a distance of 177.11 feet to a point on the East boundary of the East 1/2 of the West 3/4 of the North 1/2 of said Government Lot 6; thence leaving said South right-of-way line of Tampa By-Pass Canal run S $00^{\circ}16'07''$ W along said East boundary a distance of 633.52 feet to the North right-of-way line of Palm River Road (60 feet wide right-of-way per Commissioner's Minute Book "T", Page 120); thence S $89^{\circ}45'10''$ W along said North right-of-way line a distance of 395.13 feet; thence leaving said North right-of-way line S $00^{\circ}16'10''$ W a distance of 30.00 feet; thence S $89^{\circ}45'10''$ W a distance of 115.00 feet to a point on the West right-of-way line of 48th Street (30 feet wide right-of-way per Plat Book 19, Page 47, Public Records of Hillsborough County, Florida); thence S $00^{\circ}16'10''$ W along said West right-of-way line a distance of 649.94 feet; thence leaving said West right-of-way line N $89^{\circ}45'06''$ W a distance of 392.01 feet; thence S $00^{\circ}17'11''$ W a distance of 10.00 feet; thence N $89^{\circ}45'06''$ W a distance of 88.00 feet to the Southwest corner of the North 1/2 of said Government Lot 6; thence S $00^{\circ}17'11''$ W along the West boundary line of said Government Lot 6 a distance of 307.30 feet to the Point of Beginning. LESS ROAD RIGHT OF WAY FOR 48TH STREET, 10TH AVENUE, AND PALM RIVER ROAD.

WHICH IS NOW PLATTED AS: PALM RIVER TOWNHOMES PHASE 1, according to the plat thereof recorded in Plat Book 106, pages 130 through 138 inclusive, Public Records of Hillsborough County, Florida.

LESS AND EXCEPT Lots 1 through 6, Block 3; Lots 1 through 6, Block 4; Lots 1 through 6, Block 5; Lots 1 through 6, Block 6; Lots 1 through 6, Block 7; Lots 1 through 4, Block 8; Lots 1 through 4, Block 9; Lots 1 through 6, Building 10; Lots 1 through 6, Building 11; Lots 1 through 4, Building 12; Lots 1 through 4, Block 13; Lots 1 through 6, Block 14; Lots 1 through 6, Block 15; Lots 1 through 6, Block 16; Lots 1 through 4, Block 17; Lots 1 through 4, Block 18; Lots 1 through 6, Block 19; Lots 1 through 6, Block 20; Lots 1 through 4, Block 21; Lots 1 through 4, Block 22; Lots 1 through 8, Block 23; Lots 1 through 6, Block 35; Lots 1 through 4, Block 36; Lots 1 through 6, Block 37; Lots 1 through 4, Block 40; and Tracts A (Common Areas), Tract B (Wetland Areas) and Tract C (Conservation Easement, Mitigation Area) of PALM RIVER TOWNHOMES PHASE 1, according to the plat thereof recorded in Plat Book 106, pages 130 through 138 inclusive, Public Records of Hillsborough County, Florida; and ALSO LESS the rights-of-way shown as 48th Street, 10th Avenue, and Palm River Road, including those portions thereof previously described in Commissioners Minutes Book "T", page 20, dedicated to the public by said plat.

TRACT B of PALM RIVER TOWNHOMES PHASE 1, has been replatted as PALM RIVER TOWNHOMES PHASE 2, according to the plat thereof recorded in Plat Book 107, pages 292 through 300 inclusive, Public Records of Hillsborough County, Florida.

LESS AND EXCEPT Lots 1 through 6, Block 38; and Tract B, PALM RIVER TOWNHOMES PHASE 2, according to the plat thereof recorded in Plat Book 107, pages 292 through 300 inclusive, Public Records of Hillsborough County, Florida.

SAID ABOVE DESCRIPTION BEING THE SAME PROPERTY AS FURTHER DESCRIBED AS:

Lots 1 through 4, Block 1; Lots 1 through 6, Block 2; Lots 1 through 6, Block 34; Lots 1 through 4, Block 41; and Tract D of PALM RIVER TOWNHOMES PHASE 1, according to the plat thereof, as recorded in Plat Book 106, pages 130 through 138 inclusive, Public Records of Hillsborough County, Florida.

TOGETHER WITH

Lots 1 through 4, Block 24; Lots 1 through 4, Block 25; Lots 1 through 8, Block 26; Lots 1 through 6, Block 27; Lots 1 through 6, Block 28; Lots 1 through 4, Block 29; Lots 1 through 6, Block 30; Lots 1 through 8, Block 31; Lots 1 through 8, Block 32; Lots 1 through 6, Block 33; Lots 1 through 6, Block 39; Lots 1 through 8, Block 42; Lots 1 through 4, Block 43; Lots 1 through 6, Block 44; Lots 1 through 6, Block 45; Lots 1 through 6, Block 46; Lots 1 through 6, Block 47; Lots 1 through 4, Block 48; Lots 1 through 4, Block 49; Lots 1 through 6, Block 50; Lots 1 through 8, Block 51; Lots 1 through 6, Block 52; Lots 1 through 6, Block 53; and Lots 1 through 6, Block 54 of PALM RIVER TOWNHOMES PHASE 2, according to the plat thereof, as recorded in Plat Book 107, pages 292 through 300 inclusive, Public Records of Hillsborough County, Florida.

TREMONT PARCEL:

PARCEL 1:

Tracts number 10 and 11, RUSKIN COLONY FARMS, according to the plat thereof recorded in Plat Book 5, page 63, Public Records of Hillsborough County, Florida;

LESS AND EXCEPT:

A portion of Lot 10, RUSKIN COLONY FARMS, as recorded in Plat Book 5, page 63, of the Public Records of Hillsborough County, Florida, being more particularly described as follows Commence at the Northeast corner of Lot 10, RUSKIN COLONY FARMS as recorded in Plat Book 5, page 63 of the Public Records of Hillsborough County, Florida being also the Northwest corner of Covina at Bay Park as recorded in Plat Book 102, page 270, of the Public Records of Hillsborough County, Florida, thence run along the East line of said Lot 10, of RUSKIN COLONY FARMS, S 00° 31' 07" E, a distance of 5.00 feet to the Northwest corner of Tract "G" of said Covina at Bay Park for a POINT OF BEGINNING; thence continue S 00° 31' 07" E along the East boundary of Lot 10, of RUSKIN COLONY FARMS, a distance of 635.18 feet to the Southeast corner of Lot 10; thence run S 89° 37' 09" W, along the South boundary of Lot 10, a distance of 73.13 feet; thence leaving said South boundary run thence N 00° 30' 17" W, a distance of 465.22 feet; thence run N 89° 38' 57" E, a distance of 52.52 feet; thence run N 00° 21' 03" W, a distance of 169.87 feet; thence run N 89° 15' 56" E, a distance of 20.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

ALL OF TREMONT AT BAY PARK, according to the plat thereof as recorded in Plat Book 111, Pages 250 and 251, Public Records of Hillsborough County, Florida.

AND FURTHER LESS AND EXCEPT:

ALL OF TREMONT BAY PARK CONDOMINIUMS, according to the Declaration of Condominium, according to the plat thereof recorded in Condominium Plat Book 23, page 208 and recorded in Official Records Book 17828, Page 996, of the Public Records of Hillsborough County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

PARCEL 2:

ALL OF TREMONT AT BAY PARK, according to the plat thereof as recorded in Plat Book 111, Pages 250 and 251, Public Records of Hillsborough County, Florida, LESS AND EXCEPT Blocks, 1, 2, 3, 4, 5 and 6; Lots 1 through 8, Block 11 and all of Tract "F" as referenced in that certain Affidavit Confirming Error on Recorded Plat recorded in Official Records Book 17410, Page 1449 and described as follows: For a Point of Beginning, commence at the Southeast corner of Lot 8, Block 11 of TREMONT AT BAY PARK, according to the plat thereof as recorded in Plat Book 111, Page 250, Public Records of Hillsborough County, Florida, thence run South 00°38'19" East, a distance of 66.00 feet; thence run South 89°21'41" West, a distance of 71.24 feet; thence run North 00°38'19" West, a distance of 66.00 feet; thence run North 89°21'41" East, a distance of 71.24 feet to the Point of Beginning; and ALSO LESS all streets, roads and rights-of-way dedicated to the public by said plat, if any.

PARCEL 3:

All Condominium Units in Buildings 1, 2, 3, 4 and 5 of TREMONT BAY PARK CONDOMINIUMS, according to the Declaration of Condominium, according to the plat thereof recorded in Condominium Plat Book 23, page 208 and recorded in Official Records Book 17828, Page 996, of the Public Records of Hillsborough County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

BRIGHTON PARK PARCEL:

A parcel of land lying in Section 1, Township 32 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 1; thence along the Easterly boundary of said Section 1, N 00°53'14" E for 1322.30 feet; thence leaving said East boundary line N 89°35'11" W for 32.81 feet to the Westerly maintained right-of-way line of 14th Street Northwest and the POINT OF BEGINNING; thence leaving said Westerly right-of-way line N 89°35'11" W for 638.15 feet; thence N 00°45'49" E for 275.41 feet; thence S 89°35'11" E, 632.41 feet to a point on the said Westerly maintained right-of-way line of 14th Street Northwest; thence along said Westerly right-of-way line the following three (3) courses: 1) S 02°03'09" W for 125.15 feet; 2) S 02°37'02" E for 145.34 feet; and 3) S 01°03'56" W for 5.17 feet to the POINT OF BEGINNING.

and

NE 1/4 of the SE 1/4 of the SE 1/4 of Section 1, Township 32 South, Range 18 East, Hillsborough County, Florida.

BELMONT GLEN PARCEL:

Lots 864, 865, 866 and 867, THIRD ADDITION TO RUSKIN COLONY FARMS, according to the plat thereof recorded in Plat Book 1, page 132, Public Records of Hillsborough County, Florida.

WESTLAKE VILLAGE PARCEL:

DESCRIPTION: Part of the Southeast 1/4 of Section 8, Township 32 South, Range 20 East, Hillsborough County, Florida, TOGETHER WITH Tracts 1 through 8, inclusive, and platted rights-of-way, lying in the North 1/2 of the Northeast 1/4 of Section 17, Township 32 South, Range 20 East, Hillsborough County, Florida, according to DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA recorded in Plat Book 1, Page 136, of the Public Records of Hillsborough County, Florida, the above being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 17, run thence along the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 17, S.88°03'37"W., 30.00 feet to the West right-of-way line of WEST LAKE DRIVE (60' Right-of-Way, per deed exceptions) for a POINT OF BEGINNING; thence along the East boundary of a parcel of land

described in Official Records Book 11321, Page 1624, of the Public Records of Hillsborough County, Florida, also being said West right-of-way line, lying 30.00 feet West of and parallel with the East boundary of said Northeast 1/4 of the Northeast 1/4 of Section 17, S.00°35'35"E., 1346.72 feet to a point on the South boundary of the North 1/2 of said Northeast 1/4 of Section 17, said point also being the Southeast corner of said parcel of land described in Official Records Book 11321, Page 1624; thence along said South boundary of the North 1/2 of the Northeast 1/4 of Section 17, also being the South boundary of said parcel of land described in Official Records Book 11321, Page 1624, S.89°06'13"W., 2633.25 feet to the Southwest corner of the Northwest 1/4 of said Northeast 1/4 of Section 17, also being the Southwest corner of said parcel of land described in Official Records Book 11321, Page 1624; thence along the West boundary of said Northwest 1/4 of the Northeast 1/4 of Section 17, also being the West boundary of said parcel of land described in Official Records Book 11321, Page 1624, N.00°52'38"W., 1337.51 feet to the Northwest corner thereof, also being the Southwest corner of a parcel of land described in Official Records Book 10618, Page 1791, of the Public Records of Hillsborough County, Florida, and the Southwest corner of the Southwest 1/4 of aforesaid Southeast 1/4 of Section 8; thence along the West boundary of said parcel of land described in Official Records Book 10618, Page 1791 the following Two (2) courses: 1) along the West boundary of said Southwest 1/4 of the Southeast 1/4 of Section 8, N.00°35'06"W., 1317.55 feet to the Southwest corner of the Northwest 1/4 of said Southeast 1/4 of Section 8; 2) along the West boundary of said Northwest 1/4 of the Southeast 1/4 of Section 8, N.00°46'47"E., 1002.51 feet; thence along the North boundary of said Parcel of land described in Official Records Book 10618, Page 1791, and the Easterly Extension thereof, and in part the South boundary of a parcel of land described in Official Records Book 14478, Page 69, of the Public Records of Hillsborough County, Florida, S.89°55'17"E., 388.11 feet; thence along a line lying 150.00 feet West of and parallel with the East boundary of said parcel of land described in Official Records Book 14478, Page 69, N.00°04'43"E., 280.10 feet; thence along the North boundary of said parcel of land described in Official Records Book 14478, Page 69, and along the South right-of-way line of STATE ROAD No. 674 (100' Right-of-Way per Florida Department of Transportation Right-of-Way Map Section No. 1012), lying 50.00 feet South of and parallel with the Centerline of Survey for said STATE ROAD No. 674, S.89°53'59"E., 150.00 feet to the Northeast corner of said parcel of land described in Official Records Book 14478, Page 69; thence along aforesaid East boundary of a parcel of land described in Official Records Book 14478, Page 69, S.00°04'43"W., 280.04 feet to the Southeast corner thereof; thence along aforesaid Northerly boundary of a parcel of land described in Official Records Book 10618, Page 1791, and the Easterly extension thereof, and along the Northerly boundary of a parcel of land described in Official Records Book 12042, Page 747, of the Public Records of Hillsborough County, Florida, S.89°55'17"E., 1263.73 feet to a point on the West right-of-way line of KENILWORTH AVENUE (60' Right-of-Way), according to the plat of GLENGARRY GREEN SUBDIVISION recorded in Plat Book 39, Page 77, of the Public Records of Hillsborough County, Florida, said point also being the Northeast corner of said parcel of land described in Official Records Book 12042, Page 747; thence along the Easterly boundary of said parcel of land described in Official Records Book 12042, Page 747 the following Six (6) courses: 1) along said West right-of-way line of KENILWORTH AVENUE, S.00°05'19"W., 270.13 feet; 2) along the South right-of-way line of GLENGARRY ROAD (60' Right-of-Way), S.89°55'16"E., 60.00 feet to a point on a curve; 3) Southerly, 129.34 feet along the arc of a curve to the right having a radius of 718.35 feet and a central angle of 10°18'58" (chord bearing S.05°14'13"W., 129.16 feet); 4) S.12°16'18"W., 658.54 feet to the Southwest corner of Lot 15, Block 8, GLENGARRY GREEN SUBDIVISION; 5) along a line lying 49.50 feet South of and parallel with the North boundary of the Southeast 1/4 of said Southeast 1/4 of Section 8, S.88°31'39"W., 402.96 feet to the West boundary of said Southeast 1/4 of the Southeast 1/4 of Section 8; 6) along said West boundary of the Southeast 1/4 of the Southeast 1/4 of

Section 8, S.00°33'36"E., 293.86 feet; thence along the North boundary of aforesaid parcel of land described in Official Records Book 11321, Page 1624, N.88°10'00"E., 1303.78 feet to aforesaid West right-of-way line of WEST LAKE DRIVE; thence along said West right-of-way line, also being aforesaid East boundary of a parcel of land described in Official Records Book 11321, Page 1624, S.01°34'31"E., 962.49 feet to the POINT OF BEGINNING.

OAK HAVEN PARCEL:

That part of the North 1/2 of the Southwest 1/4 lying East of U.S. Highway 301 in Section 32, Township 30 South, Range 20 East, Hillsborough County, Florida,

LESS AND EXCEPT the following described "Out Parcel":

A parcel of land lying within the North 1/2 of the Southwest 1/4 lying East of U.S. 301, in Section 32, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows: Commence at the Northeast corner of the Southwest 1/4 of Section 32, Township 30 South, Range 20 East, said corner also the Southeast corner of Tract "H", RIVERCREST PHASE 1A, as recorded in Plat Book 90, pages 99-1 through 99-17, Public Records of Hillsborough County, Florida; thence along the North boundary of said Southwest 1/4 of Section 32, the same being the South boundary of said Tract "H", North 89°59'50" West for 516.07 feet to the POINT OF BEGINNING; thence South 0°00'00" West for 482.86 feet; thence North 90°00'00" West for 491.52 feet to the Easterly right of way line of U.S. 301, a 200 foot wide right of way; thence North 09°25'37" East along said Easterly right of way for 489.49 feet to a point on the North boundary line of said Southwest 1/4; thence South 89°59'50" East along said North boundary for 411.35 feet to the POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

That part of the North One-Half (N 1/2) of the Southwest One-Quarter (SW 1/4) of Section 32, Township 30 South, Range 20 East, Hillsborough County, Florida, lying within the following metes and bounds description:

Beginning at the Northeast corner of the Southwest One-Quarter (SW 1/4) of said Section 32, the same being the Southeast corner of Tract "H", Rivercrest, Phase 1A, as per plat thereof, recorded in Plat Book 90, Pages 99-1 through 99-17, Public Records of Hillsborough County, Florida; thence along the East boundary of the Southwest One-Quarter (SW 1/4) of said Section 32, the same being the West boundary of Tract C-16 and Block 1 of said Rivercrest, Phase 1A, South 00°51'15" West, 1152.19 feet to the Southeast corner of the North One-Half (N 1/2) of the Southwest One-Quarter (SW 1/4) of said Section 32; thence departing said East Boundary and West Plat boundary, North 89°44'46" West, 1103.66 feet to a point on the Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, North 09°33'09" East, 675.92 feet; thence departing said Easterly right of way line, South 89°52'29" East, 491.52 feet; thence North 00°07'31" East, 482.86 feet to a point on the North Boundary of the Southwest One-Quarter (SW 1/4) of said Section 32; thence along said North boundary, South 89°52'19" East, 516.07 feet to the Point of Beginning.

PARK CREEK PARCEL:

PARCEL 1:

That part of the North 1/2 of the Southwest 1/4, West of road (U.S. Hwy. 301), described as follows:

Commence at the Northeast corner of the Southwest 1/4 of Section 32, Township 30 South, Range 20 East and then run South 89°25'30" West, 1132.67 feet to the West right of way of U.S. Hwy. 301; run thence South 8°36'23" West along said right of way, 547.55 feet for a POINT OF BEGINNING; run thence South 89°31'45" West, 1467.25 feet; run thence South 0°27'30" West, 612.1 feet; run thence North 89°31'45" East, 1379.24 feet; run thence North 8°36'23" East along said right of way, 619.85 feet to the POINT OF BEGINNING, lying and being in Hillsborough County, Florida.

PARCEL 2:

That part of the North 1/2 of the Southwest 1/4, West of road (U.S. Hwy. 301), described as follows:

BEGIN at a point North 89°25'30" East, 338.00 feet from the Northwest corner of the Southwest 1/4 of Section 32, Township 30 South, Range 20 East, Hillsborough County, Florida; run thence North 89°25'30" East, 996.63 feet; run thence South 8°30'45" West, 281.15 feet; run thence South 8°36'23" West, 265.00 feet; run thence South 89°31'45" West, 919.25 feet; run thence North 0°27'30" East, 538.8 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion conveyed to Hillsborough County, Florida by Warranty Deed recorded in Official Records 17299, Page 620, Public Records of Hillsborough County, Florida.

Parcel 3: (Park Creek Domres)

Lot 1, ELKTON SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 7, Page 61 of the Public Records of Hillsborough County, Florida, together with that certain Ingress and Egress Easement as granted in Official Records Book 3330, Page 1995.

Parcel 4:

Lot 2, ELKTON SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 7, Page 61, Public Records of Hillsborough County, Florida.

Parcel 5: (Speyer)

Government Lot 8, in Section 31, Township 30 South, Range 20 East, LESS that part described as beginning at the NW corner of Lot 8 and run East 200 feet, South 657.46 feet, West 200 feet and North 657.46 feet to beginning and LESS the North 534 feet of the East 210 feet, Hillsborough County, Florida; and also

LESS AND EXCEPT that portion of the property lying within Tucker Jones Road, a maintained road right-of-way by Hillsborough County, Florida.

RIVER SIDE PARCEL:

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 29 South, Range 19 East, Hillsborough County, Florida, LESS the following described lands:

Beginning 25 feet South of the Northeast corner of said lands first above described, and run thence South 111 feet; thence West 85.5 feet; thence North 111 feet; thence East to the Point of Beginning; ALSO LESS:

Beginning 25 feet East of the Northwest corner of said lands first above described, and run thence South 267 feet for a Point of Beginning; thence East 113.75 feet; thence South 75.25 feet; thence West 113.98 feet; thence North 75.5 feet, more or less, to the Point of Beginning; ALSO LESS:

The North 40 feet of said lands first above described for Palm River Road right of way; ALSO LESS:

Lot beginning 167 feet South and 25 feet East of the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 29 South, Range 19 East, Hillsborough County, Florida, and run thence East 113.75 feet; thence South 100 feet; thence West 113.75 feet to a point 25 feet East of the West boundary of the said Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4; thence North, parallel to and 25 feet East of the said West boundary, 100 feet to the Point of Beginning; ALSO LESS:

The West 100.25 feet of the East 185.50 feet of the North 180 feet of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 29 South, Range 19 East, Hillsborough County, Florida, LESS the North 30.00 feet for Palm River Road; AND ALSO LESS:

A parcel of land lying and being in Section 22, Township 29 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 29 South, Range 19 East; thence on the West boundary of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22, South 00°23'14" West, a distance of 139.65 feet; thence departing said West boundary of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22, South 89°36'46" East, a distance of 25.00 feet to the East right of way boundary of 51st Street and the Point of Beginning; thence North 89°32'42" East, a distance of 153.78 feet; thence South 00°37'41" West, a distance of 202.69 feet to the South boundary line of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence on said South boundary of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22, South 89°30'21" West, a distance of 40.01 feet; thence departing said South boundary of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22, North 00°34'49" East, a distance of 73.80 feet; thence North 00°39'18" East, a distance of 100.04 feet; thence North 89°40'30" West, a distance of 113.62 feet to a point that is 25.00 feet East of the aforesaid West boundary of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22 and a point on

the East right of way boundary of 51st Street; thence on said East right of way boundary of 51st Street, North 00°23'14" East, a distance of 27.33 feet to the Point of Beginning.

ALL OF THE ABOVE, BEING OTHERWISE DESCRIBED AS FOLLOWS:

A parcel of land lying and being in Section 22, Township 29 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 22, Township 29 South, Range 19 East; thence on the West boundary of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 22, South 00°23'14" W, a distance of 39.64 feet; thence departing said West boundary of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 22, South 89°36'46" E, a distance of 25.00 feet to the intersection of the East right of way boundary of 51st Street with the South right of way boundary of Palm River Road and the POINT OF BEGINNING; thence on said South right of way boundary of Palm River Road, North 89°32'42" E, a distance of 451.57 feet to the Northwest corner of that tract of land described in Warranty Deed recorded in O.R. Book 9802, page 113; thence along the Westerly boundary of said tract and departing said South right of way boundary of Palm River Road, South 00°39'48" W, a distance of 139.97 feet to the Southwest corner of said tract; thence along the Southerly boundary of said tract, North 89°33'42" E, a distance of 100.29 feet to the Southeast corner of said tract; thence North 00°34'35" E, a distance of 44.00 feet to the Southwest corner of that certain tract of land which is currently assessed to Estelle B. Fisher under Tax I.D. No. 43561.0000; thence along the Southerly boundary of said tract, North 89°32'42" E, a distance of 85.57 feet to the East boundary of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 22; thence on said East boundary of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 22, South 00°30'51" W, a distance of 206.37 feet to a point on the North boundary of Eastshore Palms, according to the map or plat thereof as recorded in Plat Book 94, page 96, of the Public Records of Hillsborough County, Florida; thence departing said East boundary of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 22, on said North boundary of Eastshore Palms and the South boundary of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 22, South 89°30'21" W, a distance of 483.54 feet to the Southeast corner of that tract of land described in Warranty Deed recorded in O.R. Book 14502, page 1221; thence along the Easterly boundary of said tract and departing said South boundary of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 22, North 00°37'41" E, a distance of 202.69 feet to the Northeast corner of said tract; thence along the Northerly boundary of said tract, South 89°32'42" W, a distance of 153.78 feet to a point that is 25.00 feet East of the aforesaid West boundary of the North Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 22 and a point on the East right of way boundary of 51st Street; thence on said East right of way boundary of 51st Street, North 00°23'14" E, a distance of 100.01 feet to the POINT OF BEGINNING.

SOUTH SHORE POINTE PARCEL:

Tracts 455, 456, part of Tract 457 and that certain vacated 40 foot platted street lying between Tracts 456 and 457 of 1ST EXTENSION OF RUSKIN COLONY FARMS, according to

the map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida, all being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 32 South, Range 19 East, Hillsborough County Florida, and run thence S 00°29'39" W, along the West line of the Northwest 1/4 of said Section 10, a distance of 662.22 feet to a point of intersection with the Westerly prolongation of the North line of Tract 455 of 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24, of the Public Records of Hillsborough County, Florida; thence departing said West line, S 89°50'44" E, 30.00 feet to the Northwest corner of said Tract 455, said point being the Point of Beginning; thence continue along the North line of said Tract 455, S 89°50'44" E, 657.78 feet to the Northeast corner of said Tract 455; thence S 89°50'44" E, 640.07 feet to the Northeast corner of Tract 456 of aforementioned 1st Extension of Ruskin Colony Farms; thence S 89°44'10" E, 40.00 feet to the Northwest corner of Tract 457 of aforementioned 1st Extension of Ruskin Colony Farms; thence S 89°50'58" E, along the North line of said Tract 457, a distance of 274.40 feet; thence departing said North line, S 20°32'59" E, 688.28 feet to a point of intersection with the South line of said Tract 457; thence N 89°47'14" W, along said South line, 529.00 feet to the Southwest corner of said Tract 457; thence N 89°47'50" W, 40.01 feet to the Southeast corner of aforementioned Tract 456; thence N 89°47'48" W, 640.00 feet to the Southeast corner of aforementioned Tract 455; thence N 89°47'48" W, 650.39 feet to the Southwest corner of aforementioned Tract 455; thence N 00°29'39" E, along the West line of said Tract 455, a distance of 642.23 feet to the Point of Beginning.

LESS AND EXCEPT THEREFROM:

THAT PART OF:

Tract 455, 1ST EXTENSION TO RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6, Page 24, of the Public Records of Hillsborough County, Florida,

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northwest corner of Section 10, Township 32 South, Range 19 East, Hillsborough County, Florida, and run thence S 00°29'39" W, along the West line of the Northwest 1/4 of said Section 10, a distance of 662.22 feet to a point of intersection with the Westerly prolongation of the North line of Tract 455, of 1st Extension of Ruskin Colony Farms, per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida; thence departing said West line, S 89°50'44" E, 30.00 feet to the Northwest corner of said Tract 455, said point being the Point of Beginning; continue along the North line of said Tract 455, S 89°50'44" E, 6.98 feet to a point on the arc of a curve; thence departing said North line, 207.54 feet along the arc of said curve to the left through a central angle of 04°48'30", said curve having a radius of 2,473.00 feet and being subtended by a chord which bears S 06°12'54" E, 207.48 feet to a point of reverse curvature; thence 413.08 feet along the arc of a curve to the right through a central angle of 09°06'48", said curve having a radius of 2,597.00 feet and being subtended by a chord which bears S 04°03'45" E, 412.64 feet to a point of tangency; thence S 00°29'39" W, 24.55 feet to a point of intersection with the South line of aforementioned Tract 455; thence N 89°47'48" W, 64.00 feet to the Southwest corner of said Tract 455; thence N 00°29'39" E, along the West line of said Tract 455, a distance of 642.23 feet to the Point of Beginning.

TOGETHER WITH that certain non-exclusive easement for ingress and egress created by the Temporary Access Easement Agreement recorded in Official Records Book 16441, page 829, Public Records of Hillsborough County, Florida.

21-0606

GLENCOVE PARCEL:

Tracts A, B, C and D, GLENCOVE AT BAY PARK, according to the plat thereof recorded in Plat Book 115, pages 118 through 125 inclusive, Public Records of Hillsborough County, Florida.

21-0606

**This Instrument Was Prepared
By And Should Be Returned To:**

Lee E. Nelson, Esq.
Shutts & Bowen LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, Florida 33607

A Portion of Parcel Id Number: 78878-0000

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), executed as of this 9 day of November, 2017, by **DUNE FL LAND I SUB LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607 to **SOUTHSHORE BAY CLUB, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, the real property situate, lying, and being in Pasco County, Florida, and legally described in Exhibit "A" attached to this Deed (the "**Property**").

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

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

And, subject to matters of record, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and, notwithstanding anything hereto to the contrary, that the Property is being conveyed to and accepted by Grantee subject to applicable zoning ordinances, taxes and assessments for the current and subsequent years, and all matters of record, but this reference is not intended to reimpose the same.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

DUNE FL LAND I SUB LLC, a Delaware limited liability company

By: [Signature]
John M. Ryan, Manager

[Signature]
Signature of Witness 1

Delbi Conri
Print name of Witness 1

[Signature]
Signature of Witness 2

Kelly Remmel
Print name of Witness 2

STATE OF FLORIDA)
) ss.:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 8 day of November, 2017, by John M. Ryan, as Manager of DUNE FL LAND I SUB LLC, a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me or who produced _____ as identification.

[Affix Notary Seal]

[Signature]
Notary Public
[Signature]
(Print or type name)
Commission No.: _____
My Commission Expires: 5/31/21



EXHIBIT "A"

Legal Description

A parcel of land lying in Sections 8 and 17, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of Parcel A per FOREST BROOKE PHASE 2A as recorded in Plat Book 130, page 35 of the Public Records of Hillsborough County Florida, and proceed N 90° 00' 00" E, along the South boundary thereof, a distance of 120.29 feet to the point of beginning; thence N 90° 00' 00" E, continuing along said South boundary, a distance of 211.98 feet; thence N 64° 33' 56" E, a distance of 78.19 feet; thence N 44° 21' 30" E, a distance of 61.27 feet; thence N 25° 44' 01" E, a distance of 46.56 feet; thence N 07° 06' 32" E, a distance of 61.27 feet; thence N 11° 30' 57" W, a distance of 57.51 feet; thence N 62° 53' 17" E, a distance of 11.96 feet to the West boundary of FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION as recorded in Plat Book 130, page 148 of the Public Records of Hillsborough County, Florida; thence S 27° 06' 43" E, along said West boundary, a distance of 100.11 feet to a point of curvature of a curve concave Southwesterly, having a radius of 1097.00 feet and a chord which bears S 06° 59' 07" E, a distance of 754.95 feet; thence along the arc of said curve to the right, a distance of 770.71 feet to the end of said curve; thence N 72° 09' 09" W, leaving said West boundary and along a non-radial line, a distance of 168.41 feet; thence S 21° 35' 21" W, a distance of 623.14 feet; thence S 89° 03' 50" W, a distance of 304.05 feet; thence S 89° 04' 10" W, a distance of 375.95 feet; thence N 00° 00' 00" E, a distance of 124.32 feet to a point of curvature of a curve concave Southeasterly, having a radius of 55.00 feet and a chord which bears N 29° 01' 54" E, a distance of 53.38 feet; thence along the arc of said curve to the right, a distance of 55.74 feet to a point of curvature of a reverse curve concave Northwesterly, having a radius of 1160.00 feet and a chord which bears N 34° 55' 06" E, a distance of 911.89 feet; thence along the arc of said curve to the left, a distance of 937.18 feet to a point of tangency; thence N 11° 46' 25" E, a distance of 31.39 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1345.00 feet and a chord which bears N 07° 46' 22" E, a distance of 187.68 feet; thence along the arc of said curve to the left, a distance of 187.83 feet to the point of beginning.

TPADOCS 21796103 1 28053.0015



SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600. All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.

Property Information

Intersection of Lagoon Shore
Address: Blvd. and Sailor Pines Ct. City/State/Zip: Wimauma, FL TWN-RN-SEC: 32-20-8
Folio(s): A portion of 078878.0000 and 078878.0010 Zoning: PD Future Land Use: RES-6 Property Size: +/- 52.29

Property Owner Information

Name: Dune FL Land I Sub LLC and Southshore Bay Club LLC Daytime Phone: _____
Address: 2502 North Rocky Point Drive, Suite 1050 City/State/Zip: Tampa, Florida 33607
Email: _____ FAX Number: _____

Applicant Information

Name: Dune FL Land I Sub LLC and Southshore Bay Club LLC Daytime Phone: _____
Address: 2502 North Rocky Point Drive, Suite 1050 City/State/Zip: Tampa, Florida 33607
Email: _____ FAX Number: _____

Applicant's Representative (if different than above)

Name: Hamilton Engineering & Surveying, LLC & Hill Ward Henderson, PA* Daytime Phone: 813-250-3535
Address: 3700 Bank of America Plaza, 101 E. Kennedy Blvd. Tampa, FL 33602 City / State/Zip: Tampa, FL 33609
*Phone: 813-221-3900; Fax: 813-221-2900
Email: RyanM@hamiltonengineering.us FAX Number: 813-250-3636
Email: john.grandoff@hwhlaw.com

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Hamilton Engineering & Surveying, LLC, as Agent

Type or Print Name RYAN McCAFFREY

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

HAMILTON ENGINEERING & SURVEYING, LLC

Type or Print Name RYAN McCAFFREY

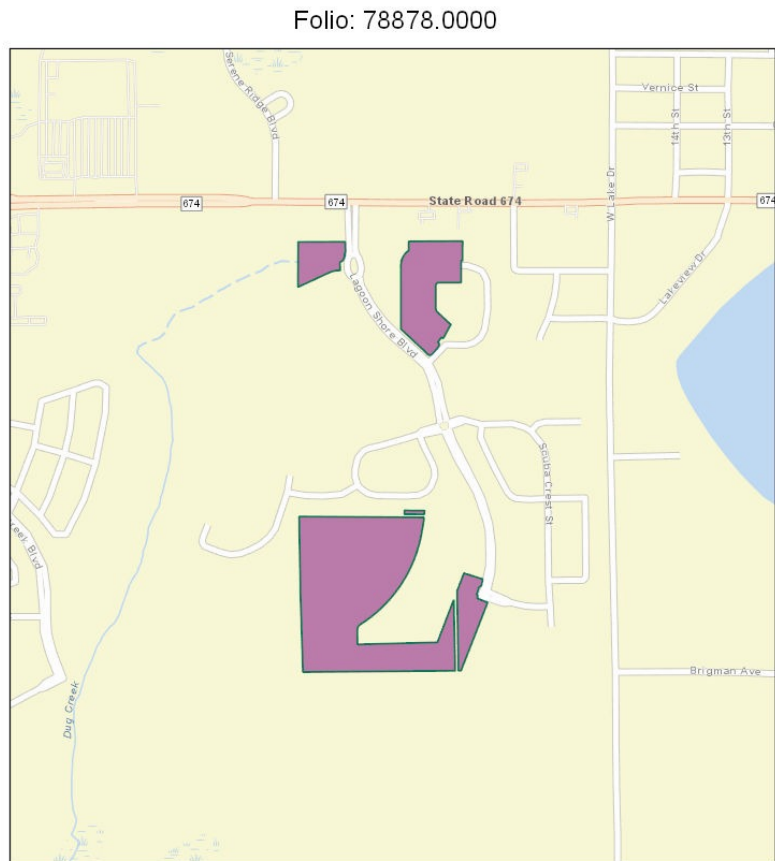
Intake Staff Signature: Clare Odell Office Use Only Intake Date: 11/29/2021
Case Number: 22-0240 Public Hearing Date: 01/24/2022 Receipt Number: 107786
Type of Application: Special Use- Alcohol Beverage

Development Services, 601 E Kennedy Blvd. 19th Floor



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	05-0210
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
RZ	18-0839
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
RZ	94-0179
Zoning Category	Commercial/Office/Industr
Zoning	CI
Description	Commercial - Intensive
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	
Flood Zone:AE	
FIRM Panel	0680H
FIRM Panel	12057C0680H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Planned Development	PD
Re-zoning	null
Major Modifications	17-1296
Personal Appearances	06-0626,07-0084 WD,12-0484,14-0970,16-0200, 17-0008
Census Data	Tract: 013914 Block: 2014
Census Data	Tract: 013914 Block: 2021
Census Data	Tract: 013914 Block: 2013
Census Data	Tract: 013914 Block: 2015
Future Landuse	R-6
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4



March 30, 2021

1:10,409

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Hillsborough County Florida

Folio: 78878.0000
PIN: U-08-32-20-ZZZ-000003-21370.0
DUNE FL LAND I SUB LLC
Mailing Address:
C/O HAWK MANAGEMENT CO LLC
2502 N ROCKY POINT DR STE 1050
TAMPA, FL 33607-5995
Site Address:
0 BRIGMAN AVE
WIMAUMA, FL 33598
SEC-TWN-RNG: 08-32-20
Acreage: 41.33969879
Market Value: \$881,640.00
Landuse Code: 9900 VACANT ACREAGE

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

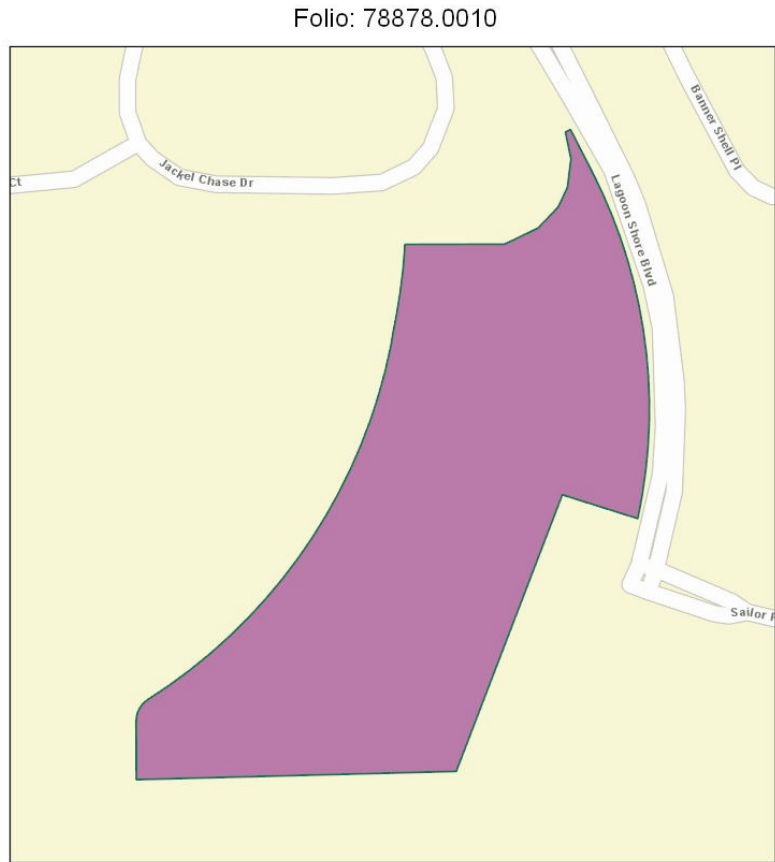
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

Fire Impact Fee	South	
Parks/Schools Impact Fee	SOUTH	
ROW/Transportation Impact Fee	ZONE 9	
Wind Borne Debris Area	140 MPH Area	
Competitive Sites	NO	
Redevelopment Area	NO	



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	05-0210
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	
FIRM Panel	0680H
FIRM Panel	12057C0680H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Wimauma
Community Base Planning Area	SouthShore
Community Base Planning Area	Wimauma
Planned Development	PD
Re-zoning	null
Major Modifications	17-1296
Personal Appearances	06-0626,07-0084 WD,12-0484,14-0970,16-0200, 17-0008
Census Data	Tract: 013914 Block: 2021
Future Landuse	R-6
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



March 30, 2021

1:2,602
0 0.02 0.04 0.08 mi
0 0.04 0.07 0.14 km

Hillsborough County, Florida

Folio: 78878.0010
PIN: U-08-32-20-ZZZ-000003-21370.1
SOUTHSHORE BAY CLUB LLC
Mailing Address:
 2502 N ROCKY POINT DR STE 1050
 TAMPA, FL 33607-5995
Site Address:
 1245 WEST LAKE DR
 WIMAUMA, FL 33598
SEC-TWN-RNG: 08-32-20
Acreage: 15.52999973
Market Value: \$377,760.00
Landuse Code: 0000 VACANT RESIDENT

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.