

Variance Application: VAR 25-0656
LUHO Hearing Date: May 27, 2025
Case Reviewer: Michelle Montalbano



**Hillsborough
County Florida**

Development Services Department

Applicant: Dick's Sporting Goods, Inc. (Tenant) **Zoning:** PD 82-0421 (MM 18-0336)
Address/Location: 686 Brandon Town Center Drive, Brandon; Folio # 71937.0300

Request Summary:

The applicant is requesting sign variances to accommodate two proposed building signs.


Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
7.03.00.A.2.a	The maximum building sign area for each premises, and in the case of multi-occupancy buildings, each unit, shall be permitted to display building sign(s), the aggregate sign area of which cannot exceed 1.25 feet per each linear foot of building frontage facing a public street or parking lot, but in no event more than 200 square feet of aggregate sign area.	82.57 square feet increase	282.57 square feet of building sign area on the south building elevation.
		82.57 square feet increase	282.57 square feet of building sign area on the north building elevation.

Findings:

The building signs for the former tenant, Sears, were approved under a Master Sign Plan in 1994 to allow 210.3 square feet of signage on the subject building elevations. The Master Sign Plan provision is no longer contained in the LDC. Therefore, building signs for the new tenant must comply with the current code requirements.

Zoning Administrator Sign Off:


Colleen Marshall
Wed May 14 2025 15:07:40

DISCLAIMER:

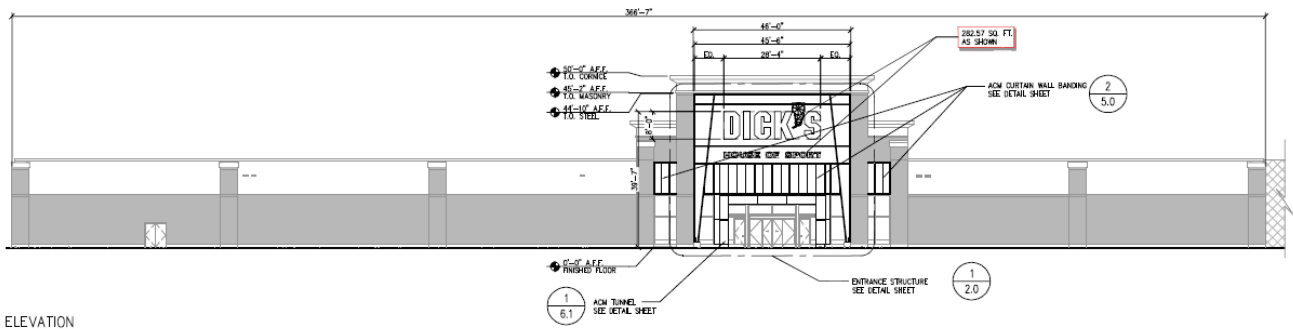
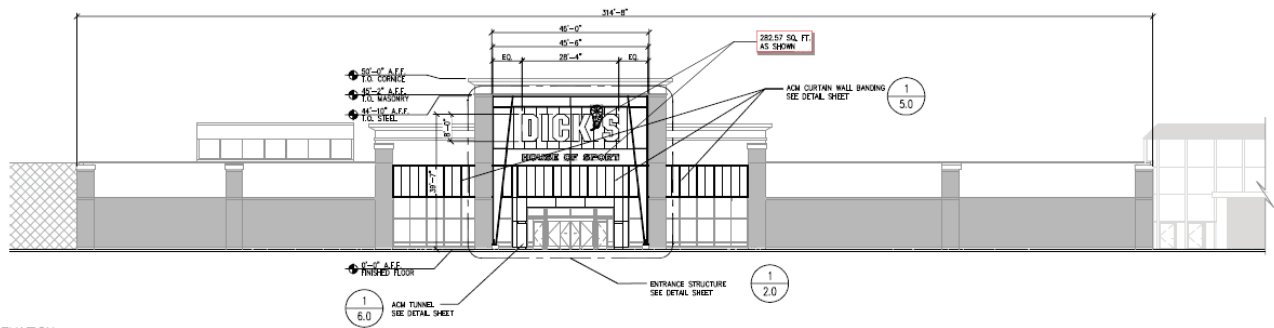
The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

SURVEY/SITE PLAN

Received on
04/01/2025
Development Services



SURVEY/SITE PLAN



ASCE	7-22	Minimum Design Loads for Buildings & Other Structures
ACI	318-19/22	Building Code Requirements for Structural Concrete
ANSI/AISC	360-16	Specification for Structural Steel Buildings


**NATIONAL
FUSION BRANDS
INC**
 130 Almshouse Rd. • Suite 200B • Richboro, PA 18954



DICK'S
 SPORTING GOODS

ISSUED BY	DATE
HGD	02.26.25
ISSUE #	PROJECT
00281	AS NOTED
DRAWING NUMBER	
00281-1.0	

Digitally signed
by Jere
Murdock, PE
Date: 2025.03.07
09:46:41 -0500



Additional / Revised Information Sheet

25-0656
RCVD
5-15-25

Office Use Only

Application Number: VAR 25-0656

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR 25-0656 Applicant's Name: Michael Tammero
Reviewing Planner's Name: Michelle Montalbano Date: 05/14/2025

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
☒ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 05/27/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcf.gov

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcf.gov.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Michael Tammero

Signature

05/14/2025

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application VAR 25-0656

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

Michael Tans

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

25-0656
RCVD
5-15-25

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input type="checkbox"/>	Legal Description of the Subject Site**
8 <input type="checkbox"/>	Close Proximity Property Owners List**
9 <input type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input checked="" type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input checked="" type="checkbox"/>	Other Documents (please describe): <div>Adjusting the correct sq/ft of the Dick's letters</div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



Project Description (Variance Request) 5-15-25

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The former Sears department store is under construction for a new Tenant, Dick's House of Sports to open in fall 2025. Dick's House of Sports (DHOS) will be installing 3 new wall signs on the building.

The location and size of each wall sign is as follows:

1. South Elevation - 282.57 SF (for clarity, this sign referred to as SOUTH actually faces WEST)
 2. North Elevation - 282.57 (for clarity, this sign referred to as NORTH actually faces EAST)
- Both signs have the same design and dimensions. Both signs will be installed on faces of the building which were previously approved for the Sears signs under the master sign plan.

Current signage on property was approved under the master sign plan, which is no longer in effect. All signs in excess of 200 sf are nonconforming and require a variance to exceed 200 sf.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Article VII Part 7.03.00.A. Building Signs 2. Maximum Sign Area; limits building signs to a maximum aggregate sign area of 200 SF on each elevation facing a public street or parking lot...

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☒ Public Water ☐ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing



Variance Criteria Response

25-0656

RCVD

5-15-25

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

Dick's Sporting Goods has signage standards deployed at all of their locations. The proposed signage requiring variance from code is aligned with Dick's Sporting Goods standards and aligns with neighboring department store signage at Brandon Exchange mall that was previously approved (original or via approved variances).

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

The department store signs at Brandon Exchange were approved under the master sign plan, which is no longer in effect. There have been several variances granted to other department stores at Brandon Exchange for signs that have been updated in recent history.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

The signage request is congruent with the other signage at Brandon Exchange mall.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

The variance will allow for congruence with existing Dick's Sporting Goods branded stores and the other department store signage at Brandon Exchange mall.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The request for the variance is proactive. The signage has not yet been fabricated or installed.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

The variance will allow for congruence with existing Dick's Sporting Goods branded stores and the other department store signage at Brandon Exchange mall.

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This instrument prepared by
and upon recording return to:

Eric Coffman
Dunay, Miskel and Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

Property Appraisers Parcel
Identification Number(s): 071936-0200, 068128-0300, 068128-0400, 071894-0100, 071934-0050, 071937-0000, 071934-0060, 071934-0070, 071937-0300, 071934-0020, 068172-0000, 071934-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective the 24th day of May, 2023 by **BRANDON SHOPPING CENTER PARTNERS, LTD.**, a Florida limited partnership, **BRANDON LAND PARTNERS, LTD.**, a Florida limited partnership, and **WESTFIELD BRANDON PARTNERS, LTD.**, a Florida limited partnership (individually and/or collectively, as the context may require, "**Grantor**"), having an address of c/o Westfield, LLC, 2049 Century Park East, 41st Floor, Los Angeles, California 90067, Attn: Aline Taireh, to **BRANDON (TAMPA) LP**, a Delaware limited partnership ("**Grantee**"), having an address of c/o North American Development Group 360 South Rosemary Ave, Suite 400, West Palm Beach, Florida 33401 Attention: Michael Crosby.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, convey and confirm to the Grantee, all that certain land situated in Hillsborough County, Florida, more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with the building, structures, fixtures and other improvements of any kind located thereon (collectively, hereinafter referred to as the "**Property**").

The Property is subject to those certain matters described on the attached Exhibit B (the "**Permitted Exceptions**") incorporated herein by this reference (reference to such matters does not revive nor reinstate any matter which has lapsed, expired, terminated or its otherwise out of use or extinguished and does not grant any rights to any third parties or others who may claim under any of the foregoing, same being included as exceptions to the warranty of title being given by Grantor hereunder and not to create, acknowledge, extend, revise or otherwise alter rights of or to any third party against Grantee or its successors or assigns).

TOGETHER with all the tenements, hereditaments, easements, rights of way and appurtenances thereto belonging or in anywise appertaining.


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


AND the Grantor does hereby covenant with the Grantee that it is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that it fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but no other.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK;
SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, effective as of the day and year first above written.

Two Witnesses:


Printed Name: John Kim


Printed Name: Hyura Choi

GRANTOR:

**BRANDON SHOPPING CENTER
PARTNERS, LTD.,**
a Florida limited partnership

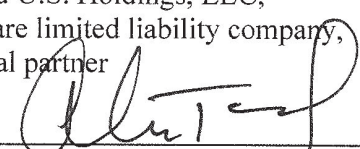
By: WEA Brandon I GP LLC,
a Delaware limited liability company,
its general partner

By: Brandon Shopping Center Holdings,
LLC,
a Delaware limited liability company,
its sole member

By: West-OC, LLC,
a Delaware limited liability company,
its sole member


By: Westfield America Limited Partnership,
a Delaware limited partnership,
its managing member


By: Westfield U.S. Holdings, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Aline Taireh
Title: Executive Vice President, General
Counsel and Secretary

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, effective as of the day and year first above written.

Two Witnesses:


Printed Name: John Kim


Printed Name: Hyura Choi

GRANTOR:

**BRANDON LAND PARTNERS,
LTD.,**

a Florida limited partnership

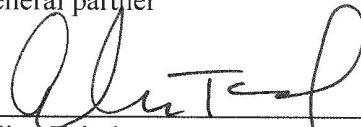
By: WEA Brandon II GP LLC,
a Delaware limited liability company,
its general partner

By: Brandon Shopping Center Holdings,
LLC,
a Delaware limited liability company,
its sole member

By: West-OC, LLC,
a Delaware limited liability company,
its sole member

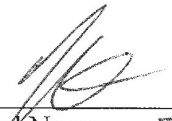
By: Westfield America Limited Partnership,
a Delaware limited partnership,
its managing member


By: Westfield U.S. Holdings, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Aline Taireh
Title: Executive Vice President, General
Counsel and Secretary

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, effective as of the day and year first above written.

Two Witnesses:


Printed Name: John Kim


Printed Name: Hyura Choi

GRANTOR:

**WESTFIELD BRANDON PARTNERS,
LTD.,**
a Florida limited partnership

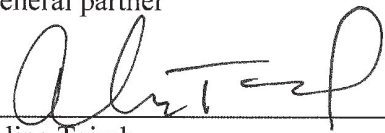
By: WEA Brandon II GP LLC,
a Delaware limited liability company,
its general partner

By: Brandon Shopping Center Holdings,
LLC,
a Delaware limited liability company,
its sole member

By: West-OC, LLC,
a Delaware limited liability company,
its sole member

By: Westfield America Limited Partnership,
a Delaware limited partnership,
its managing member

By: Westfield U.S. Holdings, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Aline Taireh
Title: Executive Vice President, General
Counsel and Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 } SS
COUNTY OF LOS ANGELES }

On May 16, 2023, before me, Lisa M. Shelley, Notary Public, personally appeared Aline Taureh, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he~~^{she} executed the same in ~~his~~^{her} authorized capacity, and that by ~~his~~^{her} signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa M. Shelley (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 } SS
COUNTY OF LOS ANGELES }

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WITNESS my hand and official seal.

Signature Lisa M. Shelley (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
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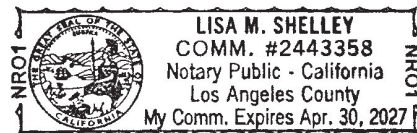


EXHIBIT A

Legal Description

PARCEL 1 - BRANDON REGIONAL MALL (OFFICIAL RECORDS BOOK 21893, PAGE 824):

A PARCEL OF LAND LYING IN SECTIONS 20 AND 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE S.89° 40'22"E., ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE N.00° 07' 22"E., A DISTANCE OF 682.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A LIMITED ACCESS RIGHT-OF-WAY FOR INTERSTATE 75 (STATE ROAD 93) SECTION 10075-2407 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.28° 35' 15"E., A RADIAL DISTANCE OF 336.00 FEET; THENCE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) CALLS; (1) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50° 40' 00", A DISTANCE OF 297.12 FEET TO THE END OF SAID CURVE; (2) THENCE S.71° 39' 13"E., A DISTANCE OF 348.07 FEET; (3) THENCE S.66° 30' 27"E., A DISTANCE OF 86.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 60, SECTION 1011-1601 (BRANDON BOULEVARD, 182-FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE S.67° 33' 35"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 279.78 FEET; THENCE S.24° 22' 32"W., A DISTANCE OF 206.62 FEET; THENCE S.27° 54' 52"W., A DISTANCE OF 230.27 FEET; THENCE S.38° 54' 10"W., A DISTANCE OF 93.95 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.57° 17' 08"E., A RADIAL DISTANCE OF 687.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16° 59' 11", A DISTANCE OF 203.82 FEET TO THE END OF SAID CURVE; THENCE S.16° 17' 11"W., A DISTANCE OF 239.33 FEET; THENCE S.15° 58' 52"W., A DISTANCE OF 25.04 FEET; THENCE S.08° 59' 31"W., A DISTANCE OF 96.85 FEET; THENCE S.15° 21' 09"W., A DISTANCE OF 98.07 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.74° 38' 51"E., A RADIAL DISTANCE OF 55.11 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66° 49' 27", A DISTANCE OF 64.27 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.38° 31' 42"W., A RADIAL DISTANCE OF 618.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53° 07' 32", A DISTANCE OF 573.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 211.50 FEET AND A CENTRAL ANGLE OF 22° 06' 17"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.60 FEET TO THE END OF SAID CURVE; THENCE N.62° 35' 28"E., A DISTANCE OF 253.29 FEET; THENCE N.45° 56' 47"W., A DISTANCE OF 10.03 FEET; THENCE N.32° 20' 25"W., A DISTANCE OF 43.36 FEET; THENCE N.25° 55' 00"E., A DISTANCE OF 175.00 FEET; THENCE S.56° 05' 00"E., A

DISTANCE OF 321.03 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S.00° 10' 35"W., ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1,541.60 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE N.88° 52' 28"E., ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 298.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GORNTO LAKE DRIVE SOUTH (100.00 FOOT WIDE PUBLIC ACCESS EASEMENT) AS RECORDED IN OFFICIAL RECORD BOOK 7532, PAGE 357, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S.01° 06' 57"E., A DISTANCE OF 165.06 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.88° 53' 03"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89° 59' 57", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.88° 53' 06"W., A DISTANCE OF 294.16 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 88° 43' 06"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00° 10' 00"W., A DISTANCE OF 1.83 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 518.00 FEET AND A CENTRAL ANGLE OF 22° 29' 51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 203.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 771.00 FEET AND A CENTRAL ANGLE OF 63° 45' 56"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 858.06 FEET TO THE END OF SAID CURVE; THENCE S.88° 50' 14"W., A DISTANCE OF 190.24 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.28° 37' 24"E., A RADIAL DISTANCE OF 27.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39° 05' 58", A DISTANCE OF 18.77 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.67° 42' 55"W., A RADIAL DISTANCE OF 390.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 08' 29", A DISTANCE OF 48.61 FEET TO THE END OF SAID CURVE; THENCE N.60° 34' 26"W., A DISTANCE OF 95.00 FEET; THENCE N.39° 34' 24"W., A DISTANCE OF 72.83 FEET; THENCE S.52° 55' 40"W., A DISTANCE OF 333.62 FEET; THENCE S.88° 50' 14"W., A DISTANCE OF 89.79 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.90 FEET AND A CENTRAL ANGLE OF 59° 54' 16"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 989.07 FEET AND A CENTRAL ANGLE OF 39° 13' 17"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 677.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 70° 43' 41"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.55 FEET TO THE END OF SAID CURVE; THENCE N.00° 13' 19"E., A DISTANCE OF 395.32 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A

CENTRAL ANGLE OF $91^{\circ} 21' 11''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.88^{\circ} 52' 08''W.$, A DISTANCE OF 11.45 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $N.75^{\circ} 04' 42''E.$, A RADIAL DISTANCE OF 71.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $05^{\circ} 04' 07''$, A DISTANCE OF 6.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 91.00 FEET AND A CENTRAL ANGLE OF $18^{\circ} 51' 34''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.01^{\circ} 07' 52''E.$, A DISTANCE OF 70.01 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES $S.88^{\circ} 53' 07''W.$, A RADIAL DISTANCE OF 101.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $87^{\circ} 39' 37''$, A DISTANCE OF 154.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 71.00 FEET AND A CENTRAL ANGLE OF $77^{\circ} 44' 35''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11,829.16 FEET AND A CENTRAL ANGLE OF $01^{\circ} 17' 17''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 265.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 71.00 FEET AND A CENTRAL ANGLE OF $85^{\circ} 34' 26''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.75^{\circ} 29' 01''E.$, A DISTANCE OF 208.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 864.07 FEET AND A CENTRAL ANGLE OF $47^{\circ} 34' 10''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 717.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 71.00 FEET AND A CENTRAL ANGLE OF $62^{\circ} 05' 02''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.89^{\circ} 59' 53''E.$, A DISTANCE OF 95.69 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 241.60 FEET AND A CENTRAL ANGLE OF $23^{\circ} 18' 09''$; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 98.26 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $S.54^{\circ} 57' 54''E.$, A RADIAL DISTANCE OF 697.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ} 40' 33''$, A DISTANCE OF 20.40 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $S.22^{\circ} 18' 38''W.$, A RADIAL DISTANCE OF 221.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $22^{\circ} 18' 21''$, A DISTANCE OF 86.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $N.89^{\circ} 59' 53''W.$, A DISTANCE OF 95.88 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 91.00 FEET AND A CENTRAL ANGLE OF $07^{\circ} 08' 17''$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.34 FEET TO THE END OF SAID CURVE; THENCE $S.88^{\circ} 47' 50''W.$, A DISTANCE OF 62.53 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $S.65^{\circ} 17' 27''W.$, A RADIAL

DISTANCE OF 828.07 FEET, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A DRAINAGE EASEMENT FOR INTERSTATE 75 (STATE ROAD 93) SECTION 10075-2407 (60.00-FOOT WIDE PUBLIC DRAINAGE AREA); THENCE ALONG SAID NORTHERLY AND EASTERLY DRAINAGE EASEMENT LINE FOR THE FOLLOWING THIRTEEN (13) CALLS; (1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $41^{\circ} 56' 53''$, A DISTANCE OF 606.26 FEET TO THE END OF SAID CURVE; (2) THENCE $N.70^{\circ} 48' 10'' W.$, A DISTANCE OF 127.64 FEET; (3) THENCE $N.77^{\circ} 35' 34'' W.$, A DISTANCE OF 115.04 FEET; (4) THENCE $N.81^{\circ} 18' 55'' W.$, A DISTANCE OF 55.68 FEET; (5) THENCE $N.81^{\circ} 18' 59'' W.$, A DISTANCE OF 106.81 FEET; (6) THENCE $N.35^{\circ} 26' 13'' W.$, A DISTANCE OF 41.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $N.79^{\circ} 27' 41'' W.$, A RADIAL DISTANCE OF 11,793.16 FEET; (7) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $02^{\circ} 26' 46''$, A DISTANCE OF 503.48 FEET TO THE END OF SAID CURVE; (8) THENCE $N.88^{\circ} 52' 08'' E.$, A DISTANCE OF 129.62 FEET; (9) THENCE $N.01^{\circ} 07' 52'' W.$, A DISTANCE OF 120.00 FEET; (10) THENCE $S.88^{\circ} 52' 08'' W.$, A DISTANCE OF 40.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $N.82^{\circ} 34' 16'' W.$, A RADIAL DISTANCE OF 11,863.16 FEET; (11) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ} 06' 19''$, A DISTANCE OF 21.80 FEET TO THE END OF SAID CURVE; (12) THENCE $N.07^{\circ} 20' 00'' E.$, A DISTANCE OF 571.86 FEET; (13) THENCE $N.82^{\circ} 39' 19'' W.$, A DISTANCE OF 130.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED INTERSTATE 75; THENCE $N.07^{\circ} 19' 54'' E.$, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 738.59 FEET; THENCE $S.49^{\circ} 07' 11'' E.$, A DISTANCE OF 537.76 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $N.79^{\circ} 17' 50'' W.$, A RADIAL DISTANCE OF 182.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $47^{\circ} 50' 19''$, A DISTANCE OF 151.96 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES $N.52^{\circ} 51' 46'' E.$, A RADIAL DISTANCE OF 418.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $70^{\circ} 11' 14''$, A DISTANCE OF 512.05 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,207.03 FEET AND A CENTRAL ANGLE OF $24^{\circ} 31' 44''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 516.74 FEET TO THE END OF SAID CURVE; THENCE $N.57^{\circ} 34' 44'' E.$, A DISTANCE OF 37.33 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 598.00 FEET AND A CENTRAL ANGLE OF $46^{\circ} 55' 17''$; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 489.72 FEET TO THE END OF SAID CURVE; THENCE $N.14^{\circ} 30' 01'' E.$, A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $N.14^{\circ} 30' 01'' E.$, A RADIAL DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $88^{\circ} 46' 18''$, A DISTANCE OF 116.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $N.15^{\circ} 43' 43'' E.$, A DISTANCE OF 376.38 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 823.90 FEET AND A CENTRAL ANGLE OF $12^{\circ} 07' 30''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.35 FEET TO THE POINT OF

CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.62° 12' 28"E., A RADIAL DISTANCE OF 813.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 32' 31", A DISTANCE OF 107.09 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.54° 41' 23"W., A RADIAL DISTANCE OF 682.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 30' 54", A DISTANCE OF 172.96 FEET TO THE END OF SAID CURVE; THENCE N.15° 23' 30"E., A DISTANCE OF 93.58 FEET; THENCE N.24° 25' 19"E., A DISTANCE OF 175.63 FEET; THENCE PARALLEL WITH AND 25.00 FEET SOUTHWESTERLY OF THE ABOVE MENTIONED SOUTH RIGHT-OF-WAY LINE FOR S.R.60 & LIMITED ACCESS RIGHT-OF-WAY FOR INTERSTATE 75 FOR THE FOLLOWING FOUR (4) CALLS; (1) THENCE N.67° 33' 35"W., A DISTANCE OF 109.09 FEET; (2) THENCE N.66° 30' 27"W., A DISTANCE OF 85.15 FEET; (3) THENCE N.71° 39' 13"W., A DISTANCE OF 348.73 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.22° 04' 15"W., A RADIAL DISTANCE OF 311.00 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 36' 12", A DISTANCE OF 166.11 FEET TO THE END OF SAID CURVE; THENCE S.00° 06' 52"W., A DISTANCE OF 291.20 FEET; THENCE S.47° 37' 30"W., A DISTANCE OF 50.81 FEET; THENCE S.32° 09' 01"E., A DISTANCE OF 245.45 FEET; THENCE S.52° 00' 38"E., A DISTANCE OF 45.52 FEET; THENCE S.32° 29' 09"E., A DISTANCE OF 122.76 FEET; THENCE S.22° 13' 26"W., A DISTANCE OF 56.71 FEET; THENCE S.47° 14' 08"W., A DISTANCE OF 125.42 FEET; THENCE S.62° 55' 30"W., A DISTANCE OF 176.50 FEET; THENCE N.86° 22' 55"W., A DISTANCE OF 71.44 FEET; THENCE N.34° 16' 57"W., A DISTANCE OF 215.79 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE N.87° 49' 09"E., ALONG SAID NORTH LINE, A DISTANCE OF 133.35 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT (DILLARD'S AND PENNY'S PARCELS OFFICIAL RECORDS BOOK 21893, PAGE 824):

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S.00° 06'48"E., ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1,253.93 FEET TO THE POINT OF BEGINNING; THENCE S.52° 33'41"W., A DISTANCE OF 81.49 FEET; THENCE S.37° 26'21"E., A DISTANCE OF 54.40 FEET; THENCE S.50° 09'04"W., A DISTANCE OF 28.02 FEET; THENCE S.17° 31'42"E., A DISTANCE OF 120.20 FEET; THENCE S.73° 51'46"W., A DISTANCE OF 234.74 FEET; THENCE N.03° 28'26"E., A DISTANCE OF 59.27 FEET; THENCE S.72° 58'34"W., A DISTANCE OF 256.44 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.50° 23'52"E., A RADIAL DISTANCE OF 1,132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 27'54", A DISTANCE OF 48.72 FEET TO A POINT OF

COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 382.50 FEET AND A CENTRAL ANGLE OF $70^{\circ} 11'14''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 468.56 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,171.53 FEET AND A CENTRAL ANGLE OF $24^{\circ} 31'44''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 501.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $N.57^{\circ} 34'44''E.$, A DISTANCE OF 37.33 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 562.50 FEET AND A CENTRAL ANGLE OF $11^{\circ} 24'49''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.05 FEET TO THE END OF SAID CURVE; THENCE $S.21^{\circ} 00'26''E.$, A DISTANCE OF 13.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES $S.21^{\circ} 00'27''E.$, A RADIAL DISTANCE OF 549.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $88^{\circ} 35'08''$, A DISTANCE OF 849.59 FEET TO THE END OF SAID CURVE; THENCE $N.67^{\circ} 34'41''E.$, A DISTANCE OF 13.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES $S.67^{\circ} 34'41''W.$, A RADIAL DISTANCE OF 562.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $24^{\circ} 04'33''$, A DISTANCE OF 236.36 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.50 FEET AND A CENTRAL ANGLE OF $28^{\circ} 52'37''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 537.50 FEET AND A CENTRAL ANGLE OF $28^{\circ} 23'23''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 266.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 687.50 FEET AND A CENTRAL ANGLE OF $20^{\circ} 08'07''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 241.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,517.50 FEET AND A CENTRAL ANGLE OF $01^{\circ} 10'25''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.08 FEET TO THE END OF SAID CURVE; THENCE $S.64^{\circ} 39'36''W.$, A DISTANCE OF 216.95 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $S.83^{\circ} 02'33''W.$, A RADIAL DISTANCE OF 125.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $25^{\circ} 14'48''$, A DISTANCE OF 55.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $N.32^{\circ} 12'15''W.$, A DISTANCE OF 363.24 FEET; THENCE $N.85^{\circ} 26'21''W.$, A DISTANCE OF 84.81 FEET; THENCE $N.25^{\circ} 26'21''W.$, A DISTANCE OF 408.50 FEET; THENCE $N.64^{\circ} 33'39''E.$, A DISTANCE OF 66.23 FEET; THENCE $N.25^{\circ} 26'21''W.$, A DISTANCE OF 69.85 FEET; THENCE $N.42^{\circ} 25'54''E.$, A DISTANCE OF 54.78 FEET; THENCE $S.69^{\circ} 52'40''W.$, A DISTANCE OF 65.88 FEET; THENCE $S.52^{\circ} 33'41''W.$, A DISTANCE OF 242.68 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT (DEVELOPER EXCHANGE PARCEL OFFICIAL RECORDS BOOK 21381, PAGE 1055):

A PORTION OF A PARCEL OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, RECORDED IN OFFICIAL RECORDS BOOK 7335, PAGE 838, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 00° 02' 44" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1857.80 FEET; THENCE SOUTH 89° 57' 16" WEST, A DISTANCE OF 753.93 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7408, PAGE 351, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING (9) NINE COURSES: (1) THENCE SOUTH 46° 34' 31" WEST, A DISTANCE OF 73.74 FEET; (2) THENCE NORTH 42° 30' 02" WEST, A DISTANCE OF 57.24 FEET; (3) THENCE SOUTH 42° 12' 35" WEST, A DISTANCE OF 335.05 FEET; (4) THENCE SOUTH 69° 39' 21" WEST, A DISTANCE OF 65.88 FEET; (5) THENCE SOUTH 52° 20' 22" WEST, A DISTANCE OF 324.17 FEET; (6) THENCE SOUTH 37° 39' 40" EAST, A DISTANCE OF 54.40 FEET; (7) THENCE SOUTH 49° 55' 45" WEST, A DISTANCE OF 28.02 FEET; (8) THENCE SOUTH 17° 45' 01" EAST, A DISTANCE OF 120.20 FEET; (9) THENCE SOUTH 73° 38' 27" WEST, A DISTANCE OF 234.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72° 45' 15" WEST, A DISTANCE OF 34.94 FEET; THENCE NORTH 03° 15' 07" EAST, A DISTANCE OF 37.92 FEET; THENCE SOUTH 72° 45' 15" WEST, A DISTANCE OF 205.49 FEET, TO A POINT ON A CIRCULAR CURVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1,132.50 FEET, AND A CHORD BEARING OF NORTH 40° 22' 29" WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 1° 06' 01", FOR A DISTANCE OF 21.75 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7408, PAGE 351, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 72° 45' 15" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 258.44 FEET; THENCE SOUTH 03° 15' 07" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 59.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AS BEING NORTH 00° 02' 44" WEST.

LESS AND EXCEPT (MACY'S PARCEL OFFICIAL RECORDS BOOK 21893, PAGE 824):

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 29; THENCE N.88° 51' 43"E., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 271.33 FEET; THENCE N.01° 08' 17"W., A DISTANCE OF 240.85 FEET TO THE POINT OF BEGINNING; THENCE S.25° 31' 28"E., A DISTANCE OF 450.43 FEET; THENCE S.64° 33' 39"W., A DISTANCE OF 77.67 FEET; THENCE S.50° 05' 55"E., A DISTANCE OF 160.19 FEET; THENCE S.52° 33' 40"W., A DISTANCE OF 539.83 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.39° 17' 42"E., A RADIAL DISTANCE OF 1,662.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 57' 21", A DISTANCE OF 114.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 757.50 FEET AND A CENTRAL ANGLE OF 45° 56' 57"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 607.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 6,476.77 FEET AND A CENTRAL ANGLE OF 00° 38' 28"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.48 FEET TO END OF SAID CURVE; THENCE N.73° 20' 42"E., A DISTANCE OF 222.60 FEET; THENCE N.03° 20' 38"E., A DISTANCE OF 30.33 FEET; THENCE N.73° 20' 46"E., A DISTANCE OF 304.80 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT: THAT PORTION AS CONVEYED TO HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 21311, PAGE 1216, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 2 AND THE SOUTH HALF OF THE PLATTED RIGHT-OF-WAY LYING NORTH OF AND ADJACENT TO SAID LOT 2, SOUTH TAMPA, AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE S.88°53'08"W., 1028.00 FEET ALONG THE NORTHERLY BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 TO THE WESTERLY RIGHT-OF-WAY OF S. GORNTON LAKE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 7532, PAGE 357 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S.01°06'55"E, 15.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF SAID TOWN CENTER BOULEVARD; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSE AND CURVE: SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 90°00'03" (CHORD BEARS S.43°53'06"W., 35.36 FEET); THENCE S.88°53'08"W., 33.11 FEET; THENCE

N.58°11'28"E., 44.52 FEET; THENCE N.00°00'00"W., 17.28 FEET TO THE SAID NORTHERLY BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE N.88°53'08"E., 19.49 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL 2 - (ADDED LANDS OFFICIAL RECORDS BOOK 21381, PAGE 1050):

A PARCEL OF LAND, BEING A PORTION OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, RECORDED IN OFFICIAL RECORDS BOOK 7408, PAGE 351, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 00° 02' 44" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1857.80 FEET; THENCE SOUTH 89° 57' 16" WEST, A DISTANCE OF 753.93 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7408, PAGE 351, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING (8) EIGHT COURSES: (1) THENCE SOUTH 46° 34' 31" WEST, A DISTANCE OF 73.74 FEET; (2) THENCE NORTH 42° 30' 02" WEST, A DISTANCE OF 57.24 FEET; (3) THENCE SOUTH 42° 12' 35" WEST, A DISTANCE OF 335.05 FEET; (4) THENCE SOUTH 69° 39' 21" WEST, A DISTANCE OF 65.88 FEET; (5) THENCE SOUTH 52° 20' 22" WEST, A DISTANCE OF 324.17 FEET; (6) THENCE SOUTH 37° 39' 40" EAST, A DISTANCE OF 54.40 FEET; (7) THENCE SOUTH 49° 55' 45" WEST, A DISTANCE OF 28.02 FEET; (8) THENCE SOUTH 17° 45' 01" EAST, A DISTANCE OF 52.20 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 17° 45' 01" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 68.00 FEET; THENCE SOUTH 73° 38' 27" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 182.71 FEET; THENCE NORTH 53° 03' 42" EAST, A DISTANCE OF 193.40 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AS BEING NORTH 00° 02' 44" WEST.

PARCEL 3

(ACCESS ROAD B - PARCEL 1):

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ½ OF SAID NORTHEAST ¼ OF SECTION 29, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 29; THENCE N. 88°52'28" E., ALONG SAID NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 29, A DISTANCE OF 398.37 FEET TO A POINT ON THE EAST RIGHT OF-WAY LINE OF SOUTH GORNTO LAKE ROAD (100.00 FOOT WIDE PUBLIC

ACCESS EASEMENT) AS RECORDED IN OFFICIAL RECORD BOOK 7532, PAGE 357, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S. 01°06'57" E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.10 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N. 88°53'03" E., A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'57", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 88°53'06" E., A DISTANCE OF 30.62 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 321.50 FEET AND A CENTRAL ANGLE OF 65°47'56"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 369.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S. 25°18'58" E., A DISTANCE OF 498.29 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,666.80 FEET AND A CENTRAL ANGLE OF 03°40'55"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 107.12 FEET TO THE END OF SAID CURVE; THENCE S. 61°00'07" W., A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N. 61°00'07" E., A RADIAL DISTANCE OF 1,766.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°40'55", A DISTANCE OF 113.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 25°18'58" W., A DISTANCE OF 498.29 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 221.50 FEET AND A CENTRAL ANGLE OF 65°47'56"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 254.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S. 88°53'06" W., A DISTANCE OF 30.62 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'03"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT ON THE ABOVE MENTIONED EAST RIGHT-OF-WAY LINE OF SOUTH GORNTO LAKE ROAD; THENCE N. 01°06'57" W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

AND

(ACCESS ROAD B - PARCEL 2):

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S.00° 10' 50"W., ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 28, A DISTANCE OF 1,187.10 FEET TO THE POINT OF BEGINNING; THENCE S.44° 48' 51"E., A DISTANCE OF 992.51 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROVIDENCE ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 8653, PAGE 654, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S.45° 11' 02"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; THENCE N.44° 48' 51"W., A DISTANCE OF 892.49 FEET TO A POINT ON THE ABOVE MENTIONED WEST

LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N.00° 10' 50"E., ALONG SAID WEST LINE, A DISTANCE OF 141.44 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (ACCESS ROAD D):

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE S.88° 50' 13"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 9.79 FEET TO THE POINT OF BEGINNING; THENCE S.00° 02' 12"E., A DISTANCE OF 1,171.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAUSEWAY BOULEVARD (STATE ROAD 676, 200.00 FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 1570, PAGE 960, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S.88° 45' 08"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 95.00 FEET; THENCE N.00° 02' 13"W., A DISTANCE OF 1,171.27 FEET TO A POINT ON THE ABOVE MENTIONED NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE N.88° 47' 31"E., ALONG SAID NORTH LINE, A DISTANCE OF 95.01 FEET TO THE POINT OF BEGINNING.

PARCEL 5: THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 87° 35' 50" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 133.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34° 30' 16" EAST, A DISTANCE OF 215.79 FEET; THENCE SOUTH 86° 36' 14" EAST, A DISTANCE OF 71.44 FEET; THENCE NORTH 62° 42' 11" EAST, A DISTANCE OF 141.50 FEET; THENCE SOUTH 15° 30' 25" WEST, A DISTANCE OF 461.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20° 21' 39", A RADIUS OF 628.00 FEET, A CHORD BEARING OF SOUTH 70° 34' 37" WEST, AND AN ARC DISTANCE OF 223.17 FEET; THENCE NORTH 19° 00' 31" WEST, A DISTANCE OF 661.93 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 87° 35' 50" EAST ALONG SAID NORTH LINE A DISTANCE OF 229.17 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

LESS AND EXCEPT A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE SOUTH 87° 35' 50" WEST ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 133.35 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 34° 30' 16" EAST, A DISTANCE OF 215.79 FEET; THENCE SOUTH 86° 36' 14" EAST, A DISTANCE OF

4.25 FEET; THENCE SOUTH 03° 23'46" WEST, A DISTANCE OF 7.21 FEET. TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 86° 28'56" EAST, A DISTANCE OF 36.63 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.50 FEET AND A CENTRAL ANGLE OF 67° 28'26"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.03 FEET AND A CHORD OF 28.32 FEET WHICH BEARS SOUTH 52° 44'45" EAST, TO A POINT OF TANGENCY; THENCE SOUTH 19° 00'31" EAST, A DISTANCE OF 162.85 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.50 FEET AND A CENTRAL ANGLE OF 34° 30'56", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.42 FEET AND A CHORD OF 29.96 FEET WHICH BEARS SOUTH 01° 45'03" EAST, TO A POINT OF TANGENCY; THENCE SOUTH 15° 30'25" WEST, A DISTANCE OF 84.98 FEET; THENCE SOUTH 13° 32'30" WEST, A DISTANCE OF 77.98 FEET; THENCE SOUTH 70° 59'29" WEST, A DISTANCE OF 99.50 FEET; THENCE NORTH 19° 00'31" WEST, A DISTANCE OF 293.44 FEET, THENCE NORTH 30° 27'12" EAST, A DISTANCE OF 58.77 FEET; THENCE NORTH 70° 59'29" EAST, A DISTANCE OF 30.33 FEET; THENCE NORTH 19° 00'31" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 57° 11'00" EAST, A DISTANCE OF 76.13 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

A: NON-EXCLUSIVE EASEMENT(S) APPURTENANT THERETO AS SET FORTH IN COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AGREEMENT BY AND BETWEEN BRANDON LAND PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND TOYS "R" US, INC., A DELAWARE CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 7487, PAGE 587; AND

B: NON-EXCLUSIVE EASEMENT(S) APPURTENANT THERETO AS SET FORTH IN COST SHARING AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7560, PAGE 597, AS AMENDED BY AMENDMENT TO COST SHARING AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10093, PAGE 411, AND SECOND AMENDMENT TO COST SHARING AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11020, PAGE 555; AND

C: NON-EXCLUSIVE EASEMENT(S) APPURTENANT THERETO AS SET FORTH IN DECLARATION OF RESTRICTIONS AND CROSS-ACCESS AND CROSS-PARKING EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 11020, PAGE 567.

PARCEL 6:

STRIP EAST OF ACCESS ROAD "A": A STRIP OF LAND LYING IN SECTION 20, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST;

THENCE NORTH 00° 10' 35" EAST, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1,541.60 FEET; THENCE NORTH 56° 05' 00" WEST, A DISTANCE OF 321.03 FEET; THENCE SOUTH 25° 55' 00" WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 32° 20' 25" EAST, A DISTANCE OF 43.36 FEET; THENCE SOUTH 45° 56' 47" EAST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 62° 35' 28" WEST, A DISTANCE OF 253.29 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 211.50 FEET AND A CENTRAL ANGLE OF 27° 06' 17"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.60 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 09° 23' 55" WEST, 81.09 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 618.50 FEET AND A CENTRAL ANGLE OF 53° 07' 32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 573.48 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 55.11 FEET AND A CENTRAL ANGLE OF 66° 49' 27"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.27 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 18° 03' 35" WEST, 60.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15° 21' 09" EAST, A DISTANCE OF 98.07 FEET; THENCE NORTH 08° 59' 31" EAST, A DISTANCE OF 96.85 FEET; THENCE NORTH 15° 58' 52" EAST, A DISTANCE OF 25.04 FEET; THENCE NORTH 16° 17' 11" EAST, A DISTANCE OF 239.33 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 687.49 FEET AND A CENTRAL ANGLE OF 16° 59' 11"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 203.82 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 24° 13' 16" EAST, 203.07 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38° 54' 10" EAST, A DISTANCE OF 93.95 FEET; THENCE NORTH 27° 54' 52" EAST, A DISTANCE OF 230.27 FEET; THENCE NORTH 24° 22' 32" EAST, A DISTANCE OF 181.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24° 22' 32" EAST, A DISTANCE OF 25.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 60 (SECTION 1011-1601, BRANDON BOULEVARD, 182-FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS; THENCE SOUTH 67° 30' 31" EAST, A DISTANCE OF 353.59 FEET; (2) THENCE SOUTH 65° 44' 28" EAST, A DISTANCE OF 31.15 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 00° 03' 19" EAST, ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 27.45 FEET; THENCE PARALLEL WITH AND 25.00 FEET SOUTHERLY OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 60 FOR THE FOLLOWING TWO CALLS; (1) THENCE NORTH 65° 44' 28" WEST, A DISTANCE OF 42.50 FEET; (2) THENCE NORTH 67° 30' 31" WEST, A DISTANCE OF 353.59 FEET TO THE POINT OF BEGINNING; AND

(Parcel 6A)

STRIP WEST OF ACCESS ROAD "A": THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE

SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 89° 40' 22" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 394.98 FEET; THENCE NORTH 00° 19' 38" EAST, A DISTANCE OF 390.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 52' 09" WEST, A DISTANCE OF 32.71 FEET; THENCE SOUTH 67° 22' 01" EAST, A DISTANCE OF 354.39 FEET; THENCE SOUTH 15° 23' 30" WEST, A DISTANCE OF 30.24 FEET; THENCE NORTH 67° 22' 01" WEST, A DISTANCE OF 345.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING; AND

A TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 87° 49' 09" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, FOR A DISTANCE OF 574.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93, FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 10075-2407, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID POINT BEING A POINT OF CURVATURE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,815.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 23' 44" FOR A DISTANCE OF 614.70 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 22° 31' 35" WEST, 611.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 20' 53" EAST, A DISTANCE OF 331.52 FEET; THENCE SOUTH 51° 10' 32" EAST, A DISTANCE OF 52.35 FEET; THENCE SOUTH 10° 23' 56" EAST, A DISTANCE OF 88.79 FEET; THENCE SOUTH 18° 51' 18" EAST, A DISTANCE OF 26.59 FEET; THENCE SOUTH 38° 15' 42" EAST, A DISTANCE OF 54.46 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,237.03 FEET AND A CENTRAL ANGLE OF 03° 45' 58"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.31 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 49° 30' 42" EAST, 81.30 FEET, TO THE END OF SAID CURVE; THENCE NORTH 38° 36' 19" WEST, A DISTANCE OF 23.00 FEET; THENCE NORTH 53° 00' 07" EAST, A DISTANCE OF 70.68 FEET; THENCE SOUTH 35° 23' 27" EAST, A DISTANCE OF 23.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,237.03 FEET AND A CENTRAL ANGLE OF 02° 58' 12"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.13 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 56° 05' 39" EAST, 64.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57° 34' 44" EAST, A DISTANCE OF 37.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 628.00 FEET AND A CENTRAL ANGLE OF 46° 55' 17"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 514.29 FEET TO THE END OF SAID CURVE; THENCE SOUTH 14° 30' 01" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 598.00 FEET AND A CENTRAL ANGLE OF 46° 55' 17"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 489.72 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 81° 02' 23" WEST, 476.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57° 34' 44" WEST, A DISTANCE OF 37.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,207.03 FEET AND A CENTRAL ANGLE OF 24° 31' 44";

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 516.74 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 418.00 FEET AND A CENTRAL ANGLE OF 70° 11' 14"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 512.05 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 182.00 FEET AND A CENTRAL ANGLE OF 47° 50' 19"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 151.96 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 13° 13' 00" EAST, 147.58 FEET, TO END OF SAID CURVE; THENCE NORTH 49° 07' 11" WEST, A DISTANCE OF 537.76 FEET TO A POINT ON THE ABOVE MENTIONED EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS; (1) THENCE NORTH 07° 19' 54" EAST, A DISTANCE OF 581.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,815.86 FEET AND A CENTRAL ANGLE OF 05° 29' 48"; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.20 FEET TO THE POINT OF BEGINNING.

PARCEL 7: TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN DECLARATION OF EASEMENT, DATED MAY 22, 1992, RECORDED MAY 29, 1992, IN OFFICIAL RECORDS BOOK 6623, PAGE 1835, AS RE-RECORDED JULY 24, 1992, IN OFFICIAL RECORDS BOOK 6680, PAGE 211; AND AS AMENDED BY AMENDED GRANT AND DECLARATION OF EASEMENT DATED OCTOBER 6, 1995, RECORDED DECEMBER 11, 1995, IN OFFICIAL RECORDS BOOK 7981, PAGE 1694, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PARCEL 8: TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT BY AND AMONG J.C. PENNEY COMPANY, INC., DILLARD DEPARTMENT STORES, INC. AND BRANDON SHOPPING CENTER PARTNERS, LTD., RECORDED MAY 27, 1994, IN OFFICIAL RECORDS BOOK 7408, PAGE 356; ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED SEPTEMBER 22, 1997, IN OFFICIAL RECORDS BOOK 8722, PAGE 910; AS MODIFIED BY FIRST AMENDMENT RECORDED MARCH 10, 1998, IN OFFICIAL RECORDS BOOK 8938, PAGE 543, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PARCEL 9: TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED SEPTEMBER 20, 2019, IN OFFICIAL RECORDS BOOK 26975, PAGE 607, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PARCEL 10: TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN SPECIAL WARRANTY DEED BY AND BETWEEN BRANDON PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA,

DATED MAY 5, 1992, RECORDED JULY 24, 1992, IN OFFICIAL RECORDS BOOK 6680, PAGE 167, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PARCEL 11: TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN SPECIAL WARRANTY DEED BY AND BETWEEN BRANDON PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, DATED MAY 5, 1992, RECORDED JULY 24, 1992, IN OFFICIAL RECORDS BOOK 6680, PAGE 174, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PARCEL 12: TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN SPECIAL WARRANTY DEED BY AND BETWEEN BRANDON PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, DATED MAY 5, 1992, RECORDED JULY 24, 1992 IN OFFICIAL RECORDS BOOK 6680, PAGE 184, HAVING BEEN RE-RECORDED AUGUST 31, 1992, IN OFFICIAL RECORDS BOOK 6716, PAGE 928, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PARCEL 13: TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN SPECIAL WARRANTY DEED BY AND BETWEEN BRANDON PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, DATED MAY 5, 1992, RECORDED JULY 24, 1992, IN OFFICIAL RECORDS BOOK 6680, PAGE 194, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PARCEL 14: TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY SECTION 1(g) CONTAINED IN COST SHARING AND WATER DISTRIBUTION SYSTEM EASEMENT AGREEMENT RECORDED JUNE 21, 2001, IN OFFICIAL RECORDS BOOK 11020, PAGE 627, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

EXHIBIT B

Permitted Exceptions

1. Easement(s) and matters contained in Warranty Deed from Paul Antinori, Jr. and Joseph L. Thury, Trustees of the Antinori & Thury, P.A., Profit Sharing Plan to Federated Department Stores, Inc., a Delaware corporation, dated July 23, 1981, recorded August 7, 1981, in Official Records Book 3842, Page 71; as affected by Confirmation of Easement and Clarification of Access Point Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership and Morse Operations, Inc., a Florida corporation, dated May 20, 2008, recorded June 4, 2008, in Official Records Book 18672, Page 1467; and Confirmation of Easement and Clarification of Access Point Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership and Landvest Real Estate Group, Inc., a Nevada corporation, as Successor Trustee of The Apokryphous Trust dated April 12, 1990, dated June 4, 2008, recorded June 6, 2008, in Official Records Book 18679, Page 1563, all of the Public Records of Hillsborough County, Florida.
2. Limited access to State Road 93A (I-75) and rights of ingress, egress, light, air and view contained in the Order of Taking recorded August 19, 1982, in Official Records Book 3988, Page 1897; as affected by Supplemental Order of Taking recorded in Official Records Book 3990, Page 1251, all of the Public Records of Hillsborough County, Florida.
3. Notice of Adoption of Development Order by and between Brandon Partners, Ltd., a Florida limited partnership, developer and the Board of County Commissioners of Hillsborough County, Florida, dated June 11, 1984, recorded June 21, 1984, in Official Records Book 4360, Page 691; as affected by Notice of Modification of the Development Order for the Brandon Town Center Development of Regional Impact (DRI #89), dated August 13, 1987, recorded August 18, 1987, in Official Records Book 5204, Page 67; Notice of Modification of the Development Order for the Brandon Town Center Development of Regional Impact (DRI #89), dated December 9, 1991, recorded December 12, 1991, in Official Records Book 6460, Page 111; Notice of Modification of the Development Order for the Brandon Town Center Development of Regional Impact (DRI #89), dated July 31, 1992, recorded August 5, 1992, in Official Records Book 6691, Page 1442; and Essentially Built-Out Agreement recorded December 22, 1998, in Official Records Book 9398, Page 1097, all of the Public Records of Hillsborough County, Florida.
4. Final Judgment by and between William O. Carey and Gertrude E. Carey, his wife, Plaintiffs vs. Brandon Partners, Ltd., a Florida Ltd. Partnership, and Federated Dept. Stores, Inc., Defendants, dated March 18, 1986, recorded March 19, 1986, in Official Records Book 4769, Page 1349; as affected by Amendment to Final Judgment by and between William O. Carey and Gertrude E. Carey, Plaintiffs vs. Brandon Partners, Ltd. and Federated Department Stores, Inc., Defendants, dated October 9, 1991, recorded October 9, 1991, in Official Records Book 6401, Page 1892; and Assignment and Assumption Agreement by and between Brandon Partners, Ltd., a Florida limited partnership, assignor

and Toys "R" US, Inc., a Delaware corporation, assignee, dated August 9, 1994, recorded August 11, 1994, in Official Records Book 7487, Page 651, all of the Public Records of Hillsborough County, Florida.

5. Grant of Easement by and between Brandon Partners, Ltd., a Florida limited partnership c/o JMB Federated, grantor and South Tampa, Ltd., a Florida limited partnership, grantee, dated June 10, 1988, recorded August 2, 1988, in Official Records Book 5468, Page 1051; as affected by Second Modification to Grant of Easement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, Brandon Land Partners, Ltd., a Florida limited partnership, and Brandon Partners, Ltd., a Florida limited partnership, grantors and South Tampa, Ltd., a Florida limited partnership, grantee, dated July 25, 1997, recorded July 28, 1997, in Official Records Book 8653, Page 618; and Third Modification to Grant of Easement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, grantor and South Tampa, Ltd., a Florida limited partnership and Kennedy Frost Investments, Inc., a Florida corporation, grantees, dated November 7, 2002, recorded November 19, 2002, in Official Records Book 12113, Page 1168, all of the Public Records of Hillsborough County, Florida.
6. Mitigation Agreement between Brandon Partners Ltd./Brandon-35 Ltd., and the Environmental Protection Commission of Hillsborough County, recorded October 19, 1989, in Official Records Book 5812, Page 798; and shown as permitted exception #2 in Official Records Book 21381, Page 1050, all of the Public Records of Hillsborough County, Florida.
7. Grant of Easement Agreement Regarding Access Road A by and between Brandon Partners, Ltd., a Florida limited partnership, grantor and Brandon Convenience Center Partners, Ltd., a Florida limited partnership and Dayton Hudson Corporation, a Minnesota corporation, grantees, dated January 21, 1992, recorded January 23, 1982, in Official Records Book 6495, Page 779, of the Public Records of Hillsborough County, Florida.
8. Telephone Distribution Easement Deeds by and between Brandon Partners, Ltd., a Florida limited partnership, grantor and GTE Florida Incorporated, a Florida corporation, grantee, recorded February 14, 1992, in Official Records Book 6517, Page 1528; and Official Records Book 6517, Page 1534; as affected by Subordination of Encumbrance recorded in Official Records Book 21311, Page 1233, all of the Public Records of Hillsborough County, Florida.
9. Terms, conditions, and provisions of Grant and Declaration of Easement, dated May 22, 1992, recorded May 29, 1992, in Official Records Book 6623, Page 1835, as re-recorded July 24, 1992, in Official Records Book 6680, Page 211; and as amended by Amended Grant and Declaration of Easement dated October 6, 1995, recorded December 11, 1995, in Official Records Book 7981, Page 1694, all of the Public Records of Hillsborough County, Florida.
10. Easement(s) and matters contained in Special Warranty Deed by and between Brandon Convenience Center Partners, Ltd., a Florida limited partnership and Brandon Partners,

Ltd., a Florida limited partnership, grantors and Grady's, Inc., a Tennessee corporation, grantee, dated May 28, 1992, recorded May 29, 1992, in Official Records Book 6623, Page 1844, of the Public Records of Hillsborough County, Florida.

11. Easement(s) and matters contained in Special Warranty Deed by and between Brandon Convenience Center Partners, Ltd., a Florida limited partnership and Brandon Partners, Ltd., a Florida limited partnership, grantors and Romano's Macaroni Grill, Inc., a Texas corporation, grantee, dated May 28, 1992, recorded May 29, 1992, in Official Records Book 6623, Page 1852, of the Public Records of Hillsborough County, Florida.
12. Easement(s) and matters as contained in Special Warranty Deed by and between Brandon Partners, Ltd., a Florida limited partnership and Hillsborough County, a political subdivision of the State of Florida, dated May 5, 1992, recorded July 24, 1992, in Official Records Book 6680, Page 167, of the Public Records of Hillsborough County, Florida.
13. Easement(s) and matters as contained in Special Warranty Deed by and between Brandon Partners, Ltd., a Florida limited partnership and Hillsborough County, a political subdivision of the State of Florida, dated May 5, 1992, recorded July 24, 1992, in Official Records Book 6680, Page 174, of the Public Records of Hillsborough County, Florida.
14. Easement(s) and matters contained in Special Warranty Deed by and between Brandon Partners, Ltd., a Florida limited partnership and Hillsborough County, a political subdivision of the State of Florida, dated May 5, 1992, recorded July 24, 1992 in Official Records Book 6680, Page 184, having been re-recorded August 31, 1992, in Official Records Book 6716, Page 928, all of the Public Records of Hillsborough County, Florida.
15. Easement(s) and matters contained in Special Warranty Deed by and between Brandon Partners, Ltd., a Florida limited partnership and Hillsborough County, a political subdivision of the State of Florida, dated May 5, 1992, recorded July 24, 1992, in Official Records Book 6680, Page 194, of the Public Records of Hillsborough County, Florida.
16. Grant and Declaration of Easement by and between Brandon Partners, Ltd., a Florida limited partnership, grantor and Hillsborough County, a political subdivision of the State of Florida, grantee, dated June 17, 1992, recorded July 24, 1992, in Official Records Book 6680, Page 220, of the Public Records of Hillsborough County, Florida.
17. Grant and Declaration of Easement by and between Brandon Partners, Ltd., a Florida limited partnership, Brandon Convenience Center Partners, Ltd., a Florida limited partnership and Dayton Hudson Corporation, a Minnesota corporation, grantors and Hillsborough County, a political subdivision of the State of Florida, grantee, dated June 17, 1992, recorded July 24, 1992, in Official Records Book 6680, Page 229; as amended by document recorded in Official Records Book 7981, Page 1683, all of the Public Records of Hillsborough County, Florida.
18. Grant and Declaration of Easement by and between Brandon Partners, Ltd., a Florida limited partnership, Brandon Convenience Center Partners, Ltd., a Florida limited

partnership and Dayton Hudson Corporation, a Minnesota corporation, grantors and Hillsborough County, a political subdivision of the State of Florida, grantee, dated June 17, 1992, recorded July 24, 1992, in Official Records Book 6680, Page 274; as amended by document recorded in Official Records Book 7981, Page 1683, all of the Public Records of Hillsborough County, Florida.

19. Terms and conditions contained in Grant and Declaration of Easement by and between Dayton Hudson Corporation, a Minnesota corporation, Brandon Convenience Center Partners, Ltd., a Florida limited partnership grantors and Hillsborough County, a political subdivision of the State of Florida, grantee, dated June 17, 1992, recorded July 24, 1992, in Official Records Book 6680, Page 297; and Official Records Book 6680, Page 305, all of the Public Records of Hillsborough County, Florida.
20. Terms, conditions, provisions, and burdening easements contained in Construction, Operating and Reciprocal Easement Agreement by and between J.C. Penney Company, Inc., Dillard Department Stores, Inc. and Brandon Shopping Center Partners, Ltd., dated May 5, 1994, recorded May 27, 1994, in Official Records Book 7408, Page 356; as affected by Assignment and Assumption Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, assignor and Macy's Primary Real Estate, Inc., a Delaware corporation, assignee, dated September 18, 1997, recorded September 22, 1997, in Official Records Book 8722, Page 910; First Amendment to Construction, Operating and Reciprocal Easement Agreement between J.C. Penney Company, Inc., a Delaware corporation, Dillard's, Inc., a Delaware corporation (formerly known as Dillard Department Stores, Inc.), Macy's Primary Real Estate, Inc., a Delaware corporation and Brandon Shopping Center Partners, Ltd., a Florida limited partnership, dated December 1, 1997, recorded March 10, 1998, in Official Records Book 8938, Page 543; Subordination of Encumbrance recorded in Official Records Book 21311, Page 1237; Subordination of Encumbrance recorded in Official Records Book 21311, Page 1252; Subordination of Encumbrance recorded in Official Records Book 21311, Page 1267; and Second Amendment recorded in Official Records Book 22433, Page 34, all of the Public Records of Hillsborough County, Florida.
21. Access Road "A" Easement Agreements by Brandon Shopping Center Partners, Ltd., a Florida limited partnership, recorded August 11, 1994, in Official Records Book 7487, Page 475; and Official Records Book 7487, Page 550, all of the Public Records of Hillsborough County, Florida.
22. Driveway Access Easement Agreement by and between Brandon Partners, Ltd., a Florida limited partnership, and Commercial Net Lease Realty, Inc., a Maryland corporation, dated August 4, 1994, recorded August 11, 1994, in Official Records Book 7487, Page 487, of the Public Records of Hillsborough County, Florida.
23. Covenants, Conditions, Easements and Restrictions Agreement between Brandon Land Partners, Ltd., a Florida limited partnership, Developer, and Toys "R" Us, Inc., a Delaware corporation, Toys, dated August 9, 1994, recorded August 11, 1994, in Official Records Book 7487, Page 587, but deleting any covenant, condition or restriction indicating a

preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 360 (c).

24. Access Easement Agreement by Brandon Partners, LTD., a Florida limited partnership and Toys "R" US, Inc., a Delaware corporation, dated August 9, 1994, recorded August 11, 1994, in Official Records Book 7487, Page 570, of the Public Records of Hillsborough County, Florida.
25. Access Road "A" Easement Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, grantor and Tias, Inc., a Texas corporation, grantee, dated September 22, 1994, recorded September 23, 1994, in Official Records Book 7531, Page 813, of the Public Records of Hillsborough County, Florida.
26. Cost Sharing Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership and Brandon Convenience Center Partners, Ltd., a Florida limited partnership, dated October 18, 1994, recorded October 21, 1994, in Official Records Book 7560, Page 573, as affected by First Amendment to Cost Sharing Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership and Brandon Convenience Center Partners, Ltd., a Florida limited partnership, dated August 8, 2001, recorded August 21, 2001, in Official Records Book 11020, Page 544, all of the Public Records of Hillsborough County, Florida.
27. Cost Sharing and Easement Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership and Brandon Land Partners, Ltd., a Florida limited partnership, dated October 18, 1994, recorded October 21, 1994, in Official Records Book 7560, Page 597, as affected by Amendment to Cost Sharing and Easement Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership and Brandon Land Partners, Ltd., a Florida limited partnership, dated March 1, 2000, recorded March 16, 2000, in Official Records Book 10093, Page 411 and Second Amendment to Cost Sharing and Easement Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, Brandon Land Partners, Ltd., a Florida limited partnership and Brandon Partners, Ltd., a Florida limited partnership, dated August 8, 2001, recorded August 21, 2001, in Official Records Book 11020, Page 555, all of the Public Records of Hillsborough County, Florida.
28. The terms, provisions and conditions contained in that certain Grant and Declaration of Easement by and between J. C. Penney Company, Inc., a Delaware corporation, grantor, and Hillsborough County, a political subdivision of the State of Florida, grantee, dated January 18, 1995, recorded February 8, 1995, in Official Records Book 7663, Page 723, of the Public Records of Hillsborough County, Florida.
29. Grant and Declaration of Easement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, grantor and Hillsborough County, a political subdivision of the State of Florida, grantee, dated January 18, 1995, recorded February 8, 1995, in Official Records Book 7663, Page 758; as affected by Partial Release of Easement dated

June 8, 2010, and recorded August 26, 2010, in Official Records Book 20047, Page 1722, all of the Public Records of Hillsborough County, Florida.

30. Grant and Declaration of Easement by and between Dillard Department Stores, Inc., a Delaware corporation, grantor and Hillsborough County, a political subdivision of the State of Florida, grantee, dated January 18, 1995, recorded February 8, 1995, in Official Records Book 7663, Page 795, of the Public Records of Hillsborough County, Florida.
31. Perpetual Utility Easement by and between Brandon Land Partners, LTD, a Florida limited partnership, Grantor and Hillsborough County, a political subdivision of the State of Florida, Grantee dated January 12, 2000, recorded March 22, 2000, in Official Records Book 10100, Page 202, of the Public Records of Hillsborough County, Florida.
32. Declaration of Restrictions made by Brandon Land Partners, Ltd., a Florida limited partnership, Declarant, dated August 8, 2001, recorded August 21, 2001, in Official Records Book 11020, Page 449, of the Public Records of Hillsborough County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
33. Terms, covenants, conditions and easements contained in Declaration of Restrictions and Cross-Access and Cross-Parking Easements by Brandon Land Partners Ltd., a Florida limited partnership, dated August 5, 2001, recorded August 21, 2001, in Official Records Book 11020, Page 567, of the Public Records of Hillsborough County, Florida.
34. Cost Sharing and Water Distribution System Easement Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, Brandon Partners, Ltd., a Florida limited partnership and KIR Brandon 011, LLC, a Delaware limited liability company, dated August 8, 2001, recorded August 21, 2001, in Official Records Book 11020, Page 627, of the Public Records of Hillsborough County, Florida.
35. Utility and Temporary Construction Easement Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, grantor and Wal-Mart Stores East, Inc., an Arkansas corporation, grantee, dated May 23, 2001, recorded December 17, 2001, in Official Records Book 11285, Page 1053, of the Public Records of Hillsborough County, Florida.
36. Access Easement Agreement by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, grantor and Wal-Mart Stores East, Inc., an Arkansas corporation, grantee, dated May 23, 2001, recorded December 17, 2001, in Official Records Book 11285, Page 1068, of the Public Records of Hillsborough County, Florida.
37. Easement(s) granted to Tampa Electric Company, a Florida corporation by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, dated August 10, 2006, recorded September 29, 2006, in Official Records Book 16999, Page 1549; as affected by Partial Release of Easement recorded in Official Records Book 20875, Page

1635; and Subordination of Encumbrance to Property Rights of Hillsborough County, Florida recorded in Official Records Book 21311, Page 1282, all of the Public Records of Hillsborough County, Florida.

38. Short Form of Lease between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, Lessor, and The Cheesecake Factory Restaurants, Inc., a California corporation, Lessee, dated December 20, 2006, recorded February 02, 2007, in Official Records Book 17422, Page 771, of the Public Records of Hillsborough County, Florida.
39. Memorandum of Lease between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, Lessor, and Dick's Sporting Goods, Inc., a Delaware corporation, Lessee, a memorandum of which is dated January 3, 2006, recorded March 16, 2007, in Official Records Book 17576, Page 660; as amended by Second Amendment To Lease And First Amendment To Memorandum Of Lease recorded April 27, 2011, in Official Records Book 20483, Page 1378, of the Public Records of Hillsborough County, Florida.
40. Grant and Declaration of Easement to Hillsborough County dated February 18, 2009, recorded April 9, 2009, in Official Records Book 19191, Page 1915, and shown as permitted exception no 10 in Official Records Book 21381, Page 1050; all of the Public Records of Hillsborough County, Florida.
41. Non-Exclusive Perpetual Wastewater Utility Easement, by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, grantor, and Hillsborough County, a political subdivision of the State of Florida, grantee, dated September 25, 2008, recorded April 13, 2009, in Official Records Book 19197, Page 1756, of the Public Records of Hillsborough County, Florida.
42. Non-Exclusive Perpetual Wastewater Utility Easement, by and between Brandon Shopping Center Partners, Ltd., a Florida limited partnership, grantor, and Hillsborough County, a political subdivision of the State of Florida, grantee, dated October 1, 2008, recorded April 13, 2009, in Official Records Book 19197, Page 1762, of the Public Records of Hillsborough County, Florida.
43. Easement executed by Brandon Shopping Center Partners, LTD., a Florida limited partnership, Grantor in favor of Tampa Electric Company, a Florida corporation by Easement recorded in Official Records Book 20875, Page 1638, of the Public Records of Hillsborough County, Florida.
44. Terms, covenants, conditions, restrictions, easements and other matters contained in the Lease dated December 4, 2012, and made by Brandon Shopping Center Partners Ltd, a Florida limited partnership and Red Robin International, Inc., a Nevada corporation, a Memorandum/Short Form of which was recorded January 28, 2013, in Official Records Book 21639, Page 1163, of the Public Records of Hillsborough County, Florida.
45. Sanitary Sewer Line Easement recorded March 4, 2019, in Official Records Book 26434, Page 1767, of the Public Records of Hillsborough County, Florida.

46. Future Development and Maintenance Payment Agreement recorded March 4, 2019, in Official Records Book 26434, Page 1811, of the Public Records of Hillsborough County, Florida.
47. Easements and matters contained in Access Easement granted to Arlington Town Center, LLC, an Alabama limited liability company recorded August 12, 2019, in Official Records Book 26862, Page 1365, of the Public Records of Hillsborough County, Florida.
48. Terms, conditions, burdening easements, and provisions set forth and created in Easement Agreement among Arlington Town Center, LLC, an Alabama limited liability company, recorded September 20, 2019, in Official Records Book 26975, Page 607, of the Public Records of Hillsborough County, Florida.
49. Easement(s) granted to Tampa Electric Company by Easement recorded in Official Records Book 27117, Page 1666, of the Public Records of Hillsborough County, Florida.
50. Restrictive Covenants as contained in Agreement recorded in Official Records Book 6623, Page 1874; as affected by First Amendment to Agreement recorded in Official Records Book 7550, Page 1334, all of the Public Records of Hillsborough County, Florida. (affects Parcel 7)
51. Restrictions and matters set forth in Special Warranty Deed between Westfield Brandon Partners, LTD., a Florida limited partnership and Arlington Town Center, LLC, an Alabama limited liability company, dated March 1, 2019, recorded March 4, 2019, in Official Records Book 26434, Page 1761, of the Public Records of Hillsborough County, Florida. (affects Parcel 9)
52. Notice of Lien Prohibition in Lease recorded in Official Records Book 7550, Page 1340, of the Public Records of Hillsborough County, Florida.
53. Driveway Access Easement Agreement by and between Brandon Partners, LTD., a Florida limited partnership and Tias, Inc., a Texas corporation, dated September 22, 1994, recorded September 23, 1994, in Official Records Book 7531, Page 803, of the Public Records of Hillsborough County, Florida. (affects Parcel 6)
54. Matters as depicted on the survey prepared by Stantec dated May 20, 2022, last revised May 17, 2023 under Job # 215617500v-subd01 as follows:
 - a. fences over and across boundary lines and into easements throughout subject property
 - b. curbing, concrete, and asphalt over and across boundary lines and into easements throughout subject property
 - c. 6' wide walk into utility easement
 - d. light post without benefit of easement
 - e. building onto subject property from adjacent property to the south as to Parcel 5

55. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0656 Intake Date: 04/01/2025
Hearing(s) and type: Date: 05/27/2025 Type: LUHO Receipt Number: 465088
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 686 Brandon Town Center Mall City/State/Zip: Brandon, FL 33511
TWN-RN-SEC: 29-20-29 Folio(s): 71937-0300 Zoning: PD Future Land Use: RMU-35 Property Size: 11.33 ac.

Property Owner Information

Name: Brandon (Tampa) LP c/o North American Development Group Daytime Phone: 813-661-5231
Address: 360 S Rosemary Ave, Ste 400 City/State/Zip: West Palm Beach, FL 33401
Email: kwoolridge@nadg.com Fax Number: N/A

Applicant Information

Name: Dick's Sporting Goods, Inc. (Tenant) Daytime Phone: 724-273-3400
Address: 345 Court Street City/State/Zip: Coraopolis, PA 15108
Email: shannon.yeakel@dcsg.com Fax Number: N/A

Applicant's Representative (if different than above)

Name: Michael Tammero (Sign Company) Daytime Phone: 570-280-5956
Address: 130 Almshouse Rd, STE 200B City/State/Zip: Richboro, PA 18954
Email: mtammero@natbrandsinc.com Fax Number: N/A

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Signature of the Applicant

Michael Tammero

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) - (All parties on the deed must sign)

Shawn McGoran

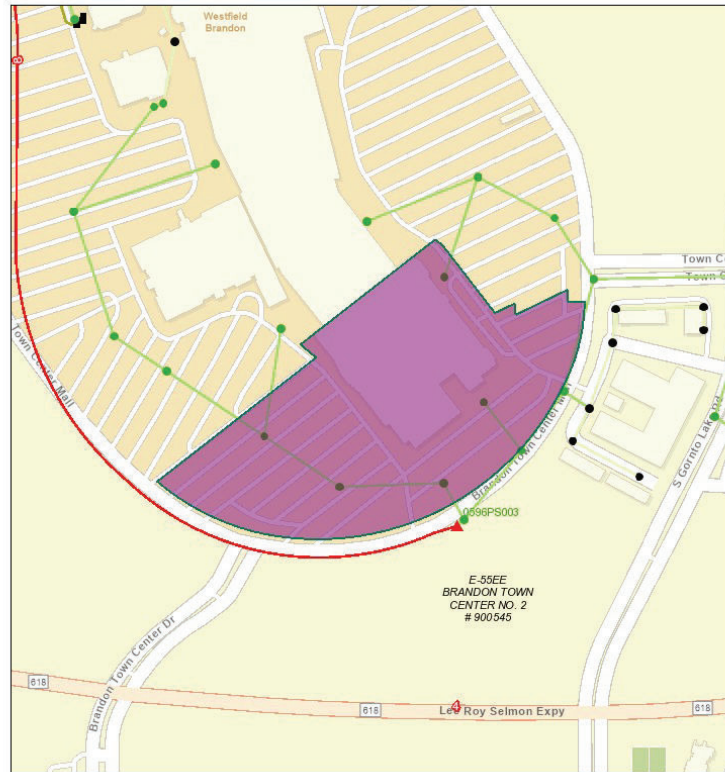
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	82-0421
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0387J
FIRM Panel	12057C0387J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120387E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	07-0159,11-0776, 18-0336
Personal Appearances	10-0683,01-1192,94-0217, 91-0077,91-0050,90-0036, 15-0356
Census Data	Tract: 013316 Block: 1017
Future Landuse	RMU-35
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 71937.0300



April 2, 2025

Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Caltrans, GeoTechnologies, Inc., METANASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

Folio: 71937.0300
PIN: U-29-29-20-663-000002-69340.0

Brandon Tampa Lp

Mailing Address:

C/o North American Dev Group Attn Michael Crosby
360 S Rosemary Ave Ste 400
West Palm Beach, FL 33401-6052

Site Address:

686 Brandon Town Center Dr
Brandon, FL 33511

SEC-TWN-RNG: 29-29-20

Acreage: 11.33

Market Value: \$5,060,500.00

Landuse Code: 1305 STORE/SHP CENTE

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