



Agenda Item Cover Sheet

Agenda Item No. _____

Meeting Date July 26, 2022

Consent Section
 Regular Section
 Public Hearing

Subject: CDD 22-0660 PETITION TO EXPAND THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
	7/18/22		7/18/2022
<small>Deputy County Administrator</small>	<small>Date</small>	<small>Department Director</small>	<small>Date</small>
	7/18/22		7/18/2022
<small>Business and Support Services - Approved as to Financial Impact Agency</small>	<small>Date</small>	<small>County Attorney - Approved as to Legal Sufficiency</small>	<small>Date</small>

STAFF'S RECOMMENDED BOARD MOTION

Approve expansion of the Belmont Reserve Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

Of the total of \$15,065,098 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that \$9,421,814 (or about 63%) of total development costs will be funded with long-term CDD bond proceeds.

FINANCIAL IMPACT STATEMENT

No direct financial impact to the County will occur as a result of this petition.

BACKGROUND

On December 11, 2019 the Board of County Commissioners (Board) adopted Ordinance 19-29 establishing the Belmont Reserve Community Development District (CDD). On March 16, 2022, the CDD petitioned Hillsborough County to expand further the boundaries of the District. The applicant’s representatives is Brian Lamb.

The area of expansion will be ± 6 acres. The revised Belmont Reserve CDD will be ±193 acres. It is generally located between Balm Riverview Road (to the west) and Balm Boyette Road (to the east) on the south side of Rhodine Road, north of Big Bend Road in Riverview. See Attachment A for the proposed CDD’s location. The new expanded CDD area will consist of the following folios:

77422.0125	77426.0504 (in part)		
77423.0000	77426.0508 (in part)		
77423.0230			
77423.0400			

List of Attachments: A) Location Map B) Consent of Landowners C) Draft Ordinance

BACKGROUND - Continued:

The CDD expansion area is located within Planned Development (PD) zoning district PD 21-1340 which permits a total of 437 single family detached units (with minimum lot sizes of 5,500 sq. ft with minimum lot widths of 50 feet). It is anticipated the expansion area will contain 20 single-family detached lots with a lot width of 50'.

The statutory purpose of a CDD is to plan, finance, construct, and/or acquire, operate, and maintain community-wide infrastructure in large, planned community developments. A CDD is not a substitute for the local general purpose government unit, i.e. the City or County in which the CDD lies. A CDD lacks the powers of permitting, zoning, police, and many other authorities possessed by the general purpose governments.

The petition identifies the total CDD-qualified common cost of improvements in the expansion area as being approximately \$6,160,000. The cost estimate summary provided to the County for review appears below. Pursuant to Section 190.005(1)(a)6., F.S., the proposed timetable for construction of district services and the estimated cost of construction are not binding and may be subject to change.

Total proposed CDD-qualified common costs include the following items. The scope of the County's financial review excludes making any determination as to which of the items may be funded with bond proceeds.

<u>Description</u>	<u>Prior Total Cost</u> <u>Estimate</u>	<u>Expansion Area</u> <u>Costs</u>	<u>Total Budget</u>
Professional & Permitting Fees	\$ 941,800	\$ 0	\$ 941,800
Environmental Services	148,100	0	148,100
Roads	1,478,700	240,000	1,718,700
Water Management and Control	3,798,099	0	3,798,099
Water Supply	835,197	0	835,197
Sewer and Wastewater Management	1,695,702	0	1,695,702
Stormwater Management	0	420,000	420,000
Utilities	0	144,000	144,000
Undergrounding/Relocation of Electrical Lines	400,000	0	400,000
Relocation of Telephone/Cable Lines	70,000	0	70,000
Amenity	2,000,000	0	2,000,000
Landscaping/Irrigation/Hardscape	500,000	360,000	860,000
Offsite Projects	<u>1,798,100</u>	<u>36,000</u>	<u>1,834,100</u>
Subtotal CDD Project Costs	13,665,698	1,200,000	14,865,698
Private Development Costs	<u>0</u>	<u>200,000</u>	<u>200,000</u>
Total Project Costs	\$ 13,665,698	\$1,400,000	\$ 15,065,698

BACKGROUND - Continued:

Financing Summary:

The Petitioner has applied to expand the District boundaries by approximately 6 acres (or about 3% of its current acreage) in order to create a more uniform land area; it is anticipated that a maximum of 20 single family homes will be located within the boundaries of the expansion parcel. The lands comprising the expansion area are currently undeveloped and unassessed.

The intent of the Petitioner is to use a variety of funding sources including, but not limited to, future short- and/or long-term CDD bond issues, equity financing and conventional bank financing to pay for improvements within the expansion area; such improvements will directly benefit landowners located within the boundaries of the expansion area. At this time, the Petitioner is planning to issue \$415,000 in long-term CDD bonds in order to pay for a portion of the projected \$1,400,000 in expansion area improvements. Long-term CDD bonds are repaid over a period of 30 years via annual assessments levied on the landowner; the developer bears no responsibility for repayment of long-term CDD debt assessed on land owned by others. Of the total \$15,065,098 budgeted for development costs, approximately \$9,421,814 (or about 63%) of infrastructure development costs will be financed with CDD Bonds. It is anticipated that the expansion area will contain a maximum of 20 50' single-family detached lots, and that annual assessments to homeowners will be approximately \$1,750/lot. A complete CDD financing summary follows.

Projected Inflows from Issuance of Bonds:

Bond Proceeds (equal to the issuance amount)	\$415,000
--	-----------

Projected Uses of Funds Received:

Construction of Infrastructure Improvements (1)	\$172,305
---	-----------

Capitalized Interest (for approximately 12 months)	56,025
--	--------

Debt Service Reserve Fund (7.93% of the issuance amount)	32,900
--	--------

Underwriter's Discount (12% of the issuance amount)	50,000
---	--------

Costs of Issuance	100,000
-------------------	---------

Rounding	<u>3,770</u>
----------	--------------

Total Projected Uses of Bond Proceeds	\$415,000
---------------------------------------	-----------

Lot Mix and Projected Assessments

It is anticipated that the expansion area will contain a maximum of 20 50' single-family detached lots, and that annual assessments to homeowners will be approximately \$1,750/lot.

The District will be managed by District Supervisors selected by qualified electors of the District. The District landowners control the entity which provides services and levies the funds to pay for these services. In accordance with 190.006, F.S., the residents of the District will begin to assume control of the CDD commencing six years after the initial appointment of the CDD board by the landowners. The County is not involved in the management or financial responsibilities of the District. The applicant has provided the written consent to the expansion of the boundaries of the District by the landowners of the property to be included in the District.

A CDD is an independent special-purpose, local government taxing district authorized by Chapter 190, F.S. (Uniform Community Development Act of 1980, Section 190.002(1)a F.S.). The Uniform Community Development Act requires a public hearing on the petitioned request.

BACKGROUND - Continued:

The petition includes the following items required by Section 190.046 F.S. which addresses contraction and expansion of the CDD:

- A metes and bounds description of the external boundaries of the district
- A statement of estimated regulatory costs in accordance with the requirements of s.120.541, F.S.
- The proposed timetable for construction of District services
- The estimated costs of constructing the proposed services for the expansion area and,
- A designation of the future general distribution, location and extent of public and private uses of land proposed for the area within the District boundaries.

The above information was received by Hillsborough County and was made part of the review for the proposed CDD.

Chapter 190, F.S., establishes six criteria that a petition must meet to merit approval for the expansion of a CDD. The six requirements include:

- 1) That all statements contained within the petition have been found to be true and correct.
- 2) That the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) That the land area within the expanded district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) That the creation of the expanded District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 5) That the proposed services and facilities to be provided by the expanded District are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) That the area proposed to be included in the expanded District is amenable to separate special district government.

Review Performed by County

No objections to the expansion of the CDD were raised by reviewing agencies. Staff from the Management and Budget department met with representatives of the Petitioner and conducted a financial review of the Belmond Reserve CDD expansion application. This review evaluated 1) the Applicant's compliance with the requirements of Florida Statutes Chapter 190, 2) the financial capacity of the Petitioner, who will be responsible for the development and operation of the CDD, and 3) the plan of finance for the CDD, including the issuance of bonds to finance eligible infrastructure. This review did not include determining the reasonableness of estimated infrastructure costs or a determination of which project costs are or are not eligible for reimbursement by the CDD and does not guarantee success of the project. Project financials reviewed were based on planned or anticipated performance rather than actual results, and as with any plan or strategy, some amount of risk is inherent and cannot be mitigated away.

Review Performed by the District's Financial Consultant

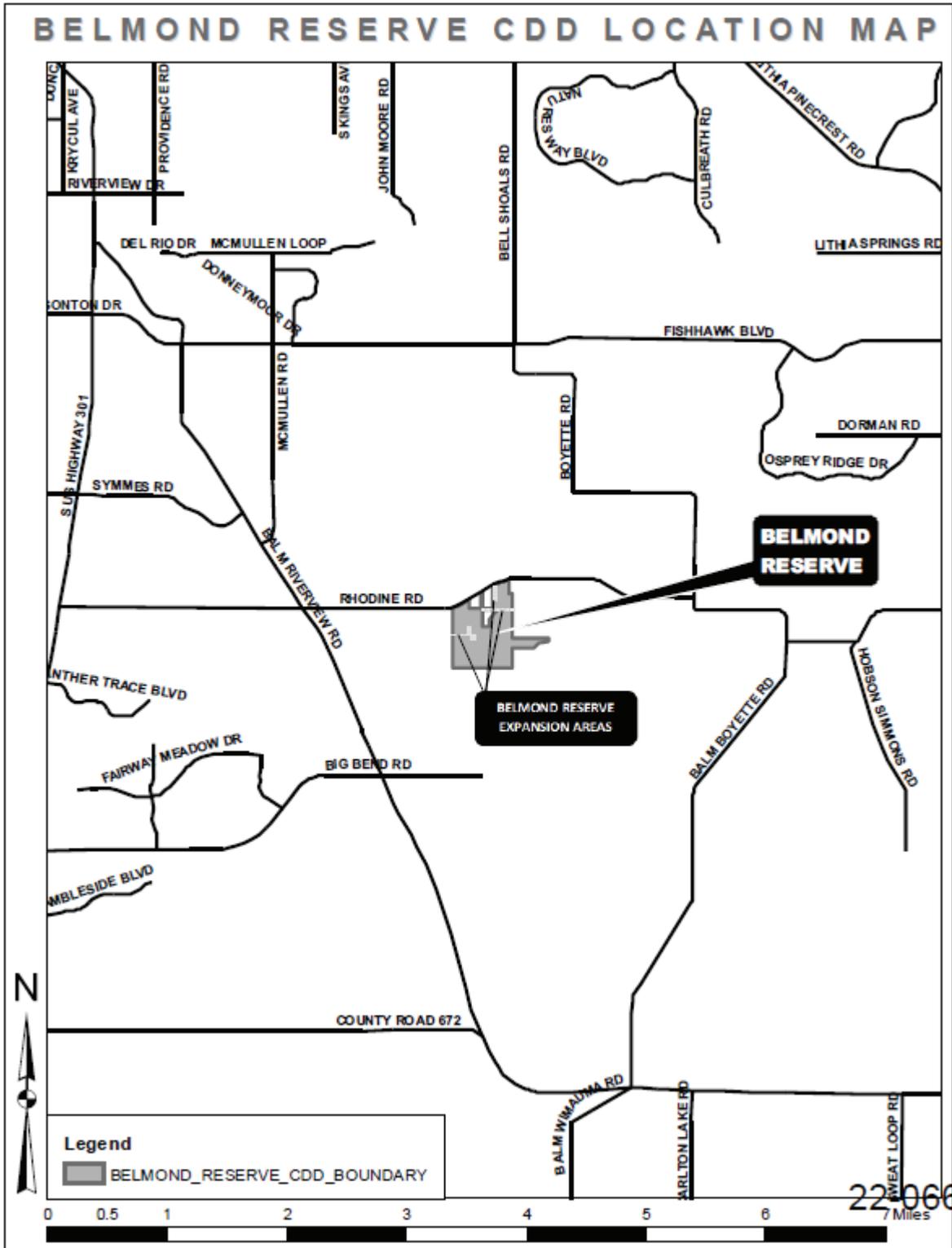
The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information lies with the Petitioner and its finance team rather than with the County. The County's financial review is conducted for the purpose of evaluating whether the applicant has met and complied with the requirements of Florida Statute Chapter 190 with regard to the expansion of the CDD.

Role of the Underwriter

It is the underwriters' responsibility to identify investors to purchase the bonds issued by the CDD.

Based on the information contained in this petition and reviews of county departments, staff finds that the petition meets the criteria contained in Chapter 190, F.S., for the expansion of a CDD.

ATTACHMENT A



ATTACHMENT B

**CONSENT AND JOINDER OF LANDOWNER
TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Rhodine Holdings, LLC ("Petitioner") intends to submit a petition to expand the Belmont Reserve Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the expansion of the Belmont Reserve Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the expansion of the Belmont Reserve Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is expanded or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if required by Petitioner, consent to expand the Belmont Reserve Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 17th day of MAY, 2021.

Witnessed:



Print Name: Walter Strach



By: Hipolito Delgado
Its: Owner



Print Name: Kelley Cato Juneau

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was sworn to, affirmed, and subscribed before me by means of () physical presence or () online notarization, before me this 17th day of May, 2021, by Hipolito Delgado, as Owner.

He/she is personally known to me, or has produced _____ as identification.



(Print, Type or Stamp Commissioned Name of Notary Public)

Exhibit A to Consent and Joinder of Landowner

ID	Folio #	Approximate Acreage	Owner of Record
1	77423.0230	1.457	Delgado Hipolito

Prepared by:
Michael Anthony
South Bay Title Insurance Agency, Inc.
936 Cypress Village Blvd. - Suite A
Ruskin, Florida 33573

File Number: 10035514

General Warranty Deed

Made this July 20, 2010 A.D. By **CRAIG McMANUS a married man, joined by his wife, COLLEEN McMANUS**, whose address is: 2584 School Street, New Woodstock, NY 13122, hereinafter called the grantor, to **HIPOLITO DELGADO, a married man**, whose post office address is: 12636 Hayes Clan Road, Riverview, Florida 33579, hereinafter called the grantee: *HD*

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

The East 150.00 feet of the South 422.92 feet of the East 446.19 feet of the West 893.00 feet of the North 1,127.85 feet of the West 1/2 of the Northeast 1/4 of Section 2, Township 31 South, Range 20 East, Hillsborough County, Florida; TOGETHER WITH an non-exclusive easement for ingress and egress over and across the South 80 feet of the North 1,191.85 feet of the West 1/2 of the Northeast 1/4 of Section 2, Township 31 South, Range 20 East, Hillsborough County, Florida; LESS the East 60 feet thereof.

TOGETHER WITH A 1987 PALM MOBILE HOME VIN # PH063757A AND VIN # PH063757B.

Parcel ID Number: 077423.0230

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature *Catherine Hillips*
Witness Printed Name CATHERINE HILLIPS

Craig McManus
CRAIG McMANUS
Address: 2584 School Street, New Woodstock, NY 13122

Witness Signature *Joy T. Sparkman*
Witness Printed Name JOY T. SPARKMAN

Colleen McManus
COLLEEN McMANUS

State of Florida
County of Hillsborough

**CONSENT AND JOINDER OF LANDOWNER
TO THE EXPANSION OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that the Belmont Reserve Community Development District ("Petitioner") intends to submit a petition to expand the Belmont Reserve Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the Belmont Reserve Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the expansion of the Belmont Reserve Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the expansion of the Belmont Reserve Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is expanded or three years from the date hereof, which ever shall first occur. The undersigned further agrees that this consent shall be deemed to run with the Property and be binding upon the owner and its successors and assigns as to the Property or portions thereof.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

(SIGNATURE PAGE TO FOLLOW)

Executed this 13th day of July, 2022.

Witnessed:

Rhodine Holdings, LLC, a Florida Limited Liability Company

June Kelly

[Signature]

Print Name: June Kelly

By: Nicholas J. Dister

[Signature]

Its: Authorized Representative

Print Name: Kelley Cato Juneau

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of July, 2022, by Nicholas J. Dister, as Authorized Representative of Rhodine Holdings, LLC. He/She is personally known to me, or has produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Kelley Cato Juneau

(Print, Type or Stamp Commissioned Name of Notary Public)

Exhibit A to Consent and Joinder of Landowner

ID	Folio #	Approximate Acreage	Owner of Record
1	77426.0504		Rhodine Holdings LLC
2	77426.0508	1.8880	Rhodine Holdings LLC
3	77422.0125	1.072	Rhodine Holdings LLC
4	77423.0000	0.39	Rhodine Holdings LLC
5	77423.0400	1.013	Rhodine Holdings LLC

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Dana Crosby Collier
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

(Reserved for Recording office)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on February 24, 2021, by **RHODINE HOLDINGS, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609, in favor of the **BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Meritus, 2005 Pan Am Circle #300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**").

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon.

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

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

RHODINE HOLDINGS, LLC



(Witness 1 - Signature)

By: 
Name: JEFFERY S. HILLS
Title: MANAGER

KYLE SMITH

(Witness 1 - Printed Name)



(Witness 2 - Signature)

Kelley Cato Juneau

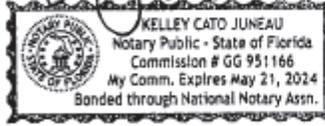
(Witness 2 - Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on online notarization, this 24th day of February, 2021, by Jeffery S. Hills as Manager of RHODINE HOLDINGS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

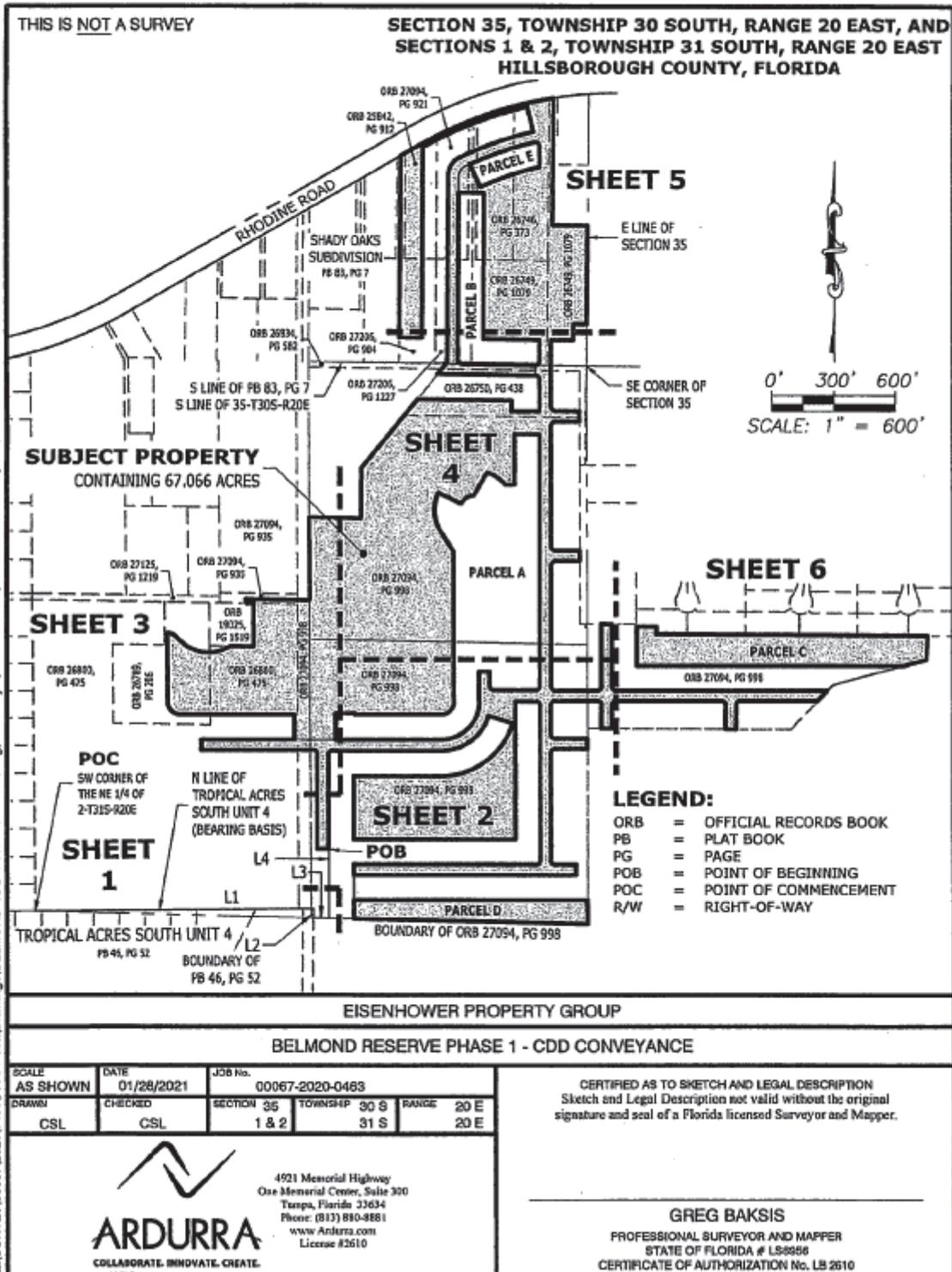


Florida Public Notary Signature



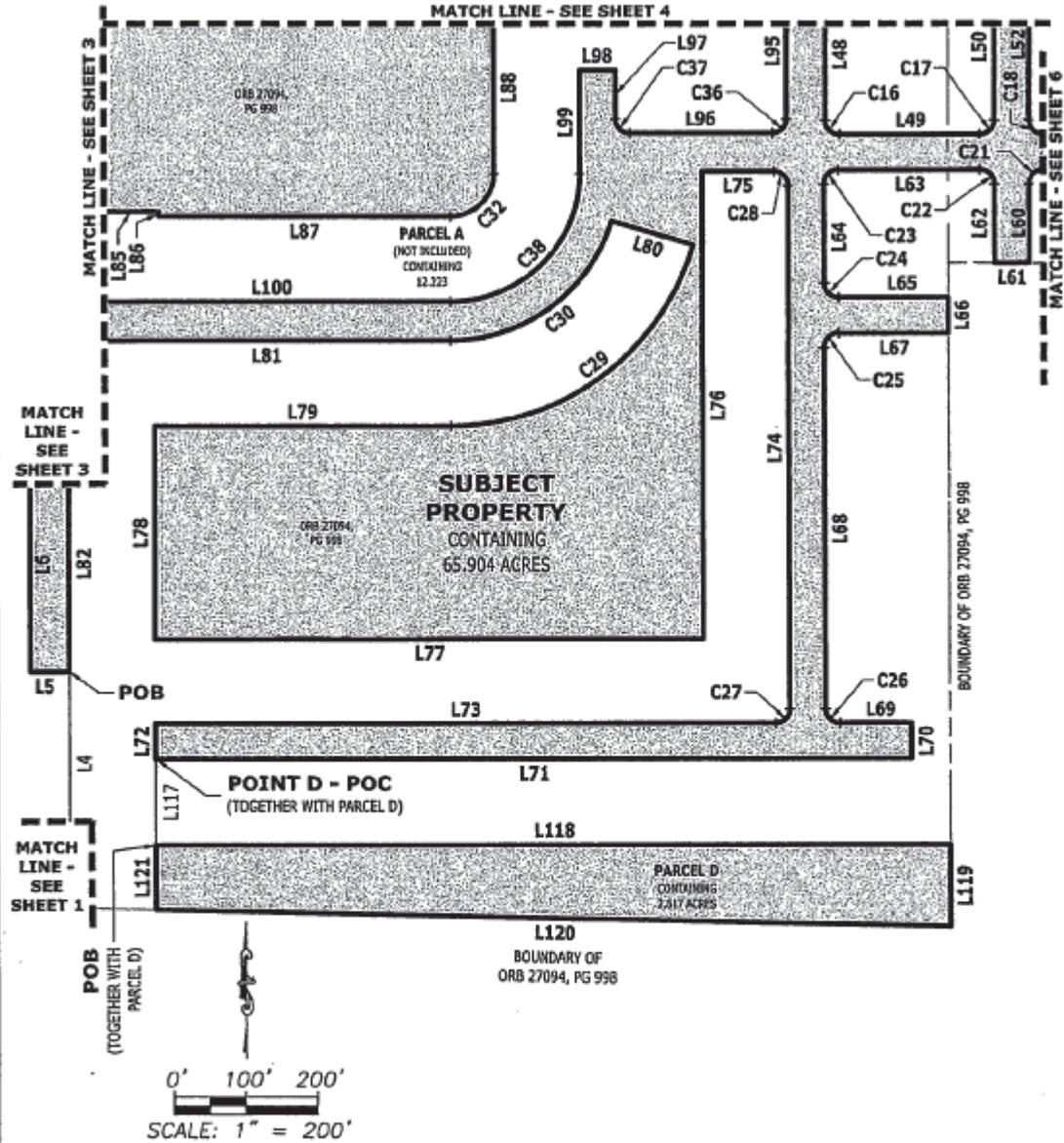
Notary Stamp

Exhibit "A"



C:\SURVEY\00067\2020\0483\Production\Drawings\BELMOND-CDD CONV-EPG-S&L.dwg, February 5, 2021 8:56 AM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY



C:\SURVEY\00067\2020\0463\Production\Drawings\BELMOND-CDD CONVEYANCE.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

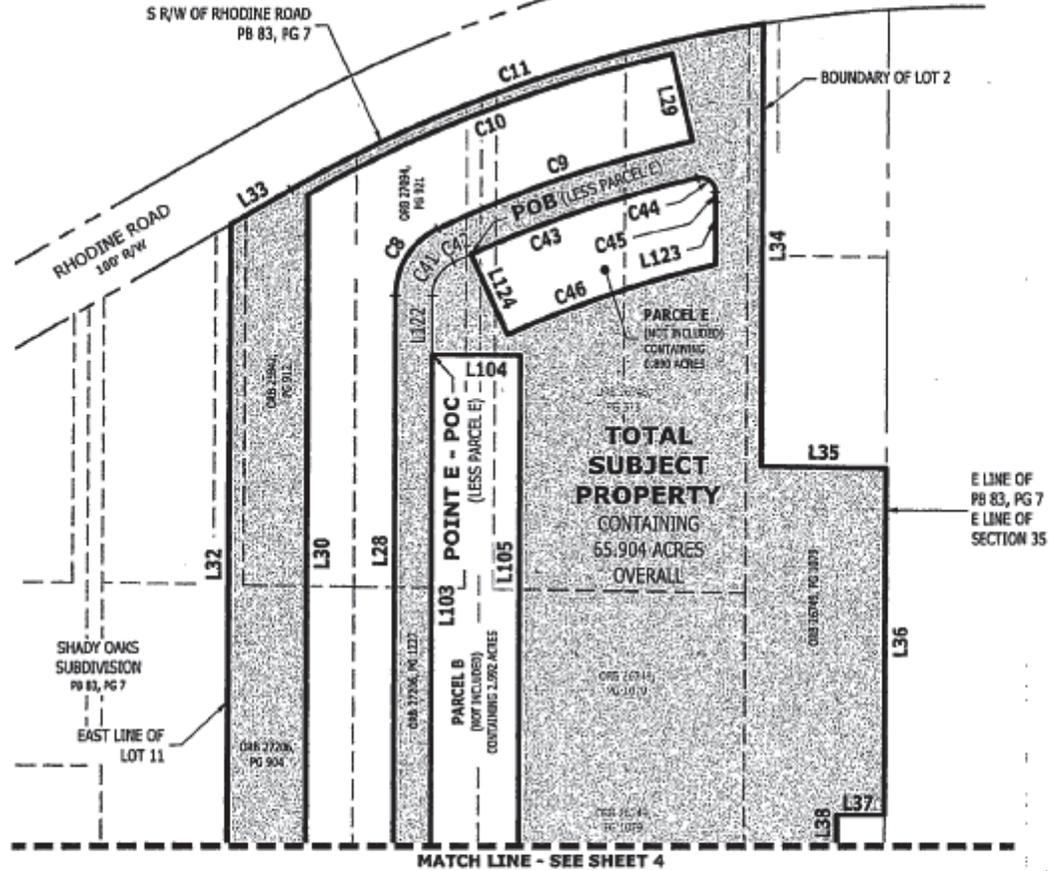
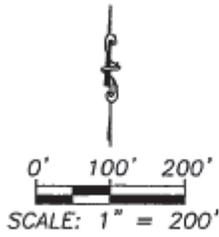
EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 890-8881
www.ardurra.com
License #2610

THIS IS NOT A SURVEY



Q:\SURVEY\000087\2020\04831\Production\Drawings\BELMOND-CDD CONY-EFG-S&L.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

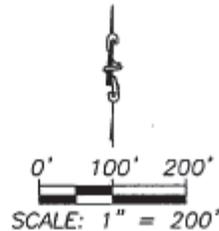
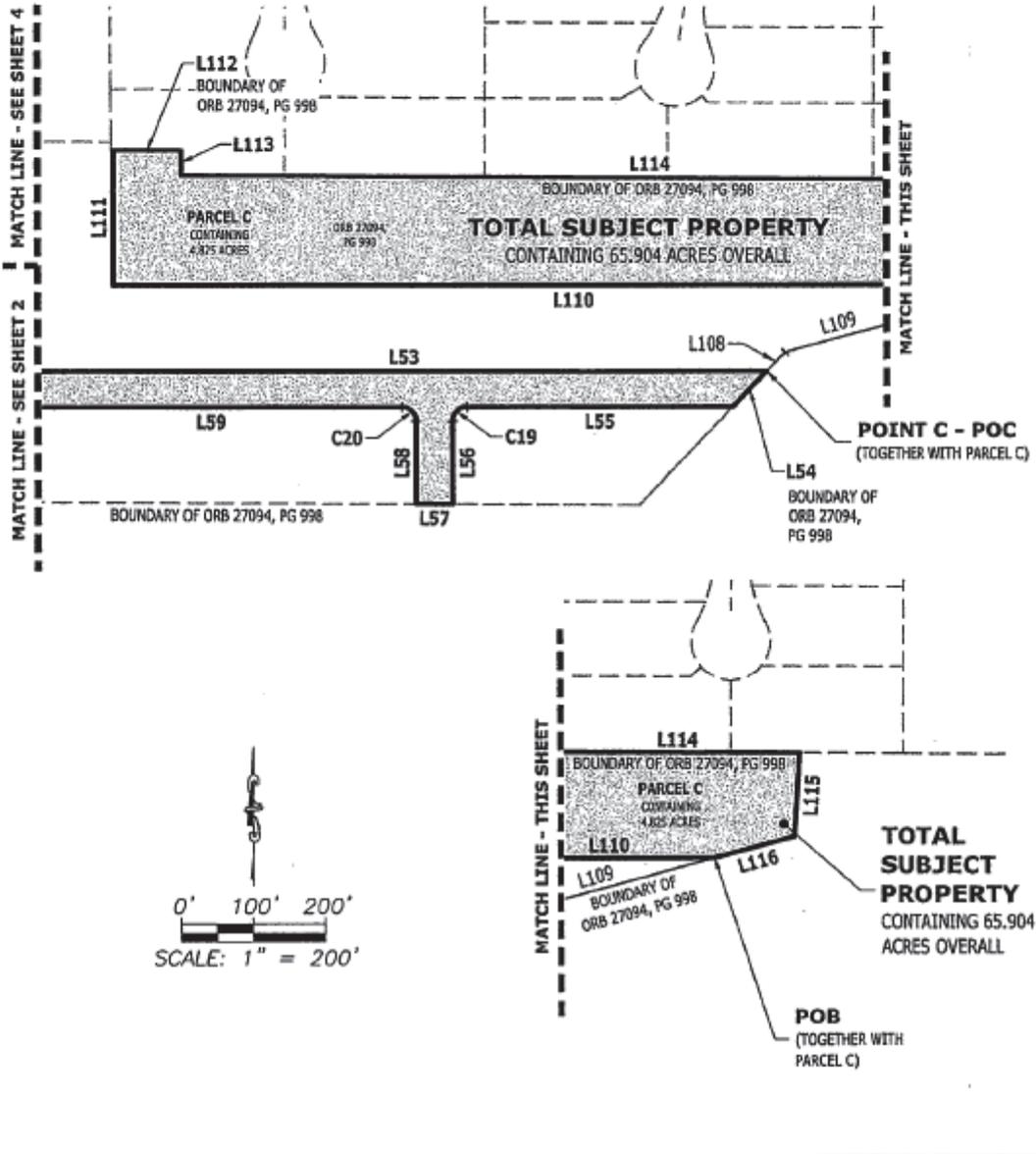
EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 100
Tampa, Florida 33634
Phone: (813) 890-8881
www.Ardurra.com
License #2610

THIS IS NOT A SURVEY



C:\SURVEY\00087\3020\04683\Production\Drawings\BELMOND-CDD CONV-EPG-S&L.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

EISENHOWER PROPERTY GROUP
BELMOND RESERVE PHASE 1 - CDD CONVEYANCE
 <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="text-align: center;"> <p>ARDURRA</p> <p>COLLABORATE. INNOVATE. CREATE.</p> </div> <div style="font-size: small;"> <p>4921 Memorial Highway One Memorial Center, Suite 309 Tampa, Florida 33634 Phone: (813) 880-8881 www.Ardurra.com License #2610</p> </div> </div>

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°27'14"E	1,321.52'
L2	S00°36'25"W	43.61'
L3	S88°43'13"E	74.48'
L4	N00°00'00"W	331.27'
L5	N90°00'00"W	54.00'
L6	N00°00'00"E	450.00'
L7	N90°00'00"W	529.32'
L8	N00°00'00"E	50.00'
L9	N90°00'00"E	440.00'
L10	N00°00'00"E	120.00'
L11	N90°00'00"W	538.85'
L12	N00°05'48"W	330.98'
L13	S89°09'38"E	111.21'
L14	N00°25'56"W	210.05'
L15	N89°09'38"W	29.33'
L16	S89°09'38"E	303.23'
L17	N00°11'59"W	395.49'
L18	S89°09'54"E	245.33'
L19	N00°44'25"E	240.25'
L20	N38°46'36"E	426.31'
L21	S89°10'28"E	447.39'
L22	S00°49'32"W	51.90'
L23	N90°00'00"E	132.19'
L24	N00°00'00"E	150.30'
L25	N89°10'28"W	463.82'
L26	N38°46'36"E	63.41'
L27	N89°10'28"W	4.91'
L28	N03°18'03"E	889.36'
L29	N13°03'18"W	123.00'
L30	S08°18'03"W	914.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N89°10'28"W	106.12'
L32	N00°26'05"E	872.19'
L33	N59°51'35"E	94.00'
L34	S00°26'05"W	606.65'
L35	S89°10'28"E	169.91'
L36	S00°26'05"W	472.57'
L37	N90°00'00"W	65.31'
L38	S00°00'00"E	76.37'
L39	N90°00'00"W	108.66'
L40	S00°00'00"E	311.73'
L41	N90°00'00"E	111.65'
L42	S00°04'36"E	50.00'
L43	N90°00'00"W	111.72'
L44	S00°00'00"E	575.00'
L45	N90°00'00"E	117.55'
L46	S00°04'36"E	50.00'
L47	N90°00'00"W	112.62'
L48	S00°00'00"E	579.92'
L49	N90°00'00"E	200.00'
L50	N00°00'00"W	301.22'
L51	S89°40'21"E	50.00'
L52	S00°00'00"E	300.94'
L53	N90°00'00"E	1,006.78'
L54	S43°32'15"W	68.97'
L55	N90°00'00"W	369.27'
L56	S00°00'00"E	115.23'
L57	N89°40'27"W	50.00'
L58	N00°00'00"E	114.94'
L59	N90°00'00"W	500.00'
L60	S00°00'00"E	111.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N89°40'27"W	50.00'
L62	N00°00'00"E	111.59'
L63	N90°00'00"W	202.00'
L64	S00°00'00"E	140.00'
L65	N90°00'00"E	156.12'
L66	S00°03'32"E	50.00'
L67	N90°00'00"W	156.17'
L68	S00°00'00"E	509.79'
L69	N90°00'00"E	100.00'
L70	S00°00'00"E	50.00'
L71	N90°00'00"W	1,056.28'
L72	N00°00'00"E	50.00'
L73	N90°00'00"E	866.28'
L74	N00°00'00"E	737.79'
L75	N90°00'00"W	100.00'
L76	S00°00'00"E	657.79'
L77	N90°00'00"W	766.28'
L78	N00°00'00"E	300.00'
L79	N90°00'00"E	413.28'
L80	N73°24'35"W	120.00'
L81	N90°00'00"W	513.28'
L82	S00°00'00"E	446.00'
L83	N90°00'00"E	198.60'
L84	N00°00'00"E	126.67'
L85	S90°00'00"E	91.19'
L86	S00°00'00"E	6.67'
L87	N90°00'00"E	406.81'
L88	N00°00'00"E	724.72'
L89	N32°24'09"W	112.75'
L90	S64°02'21"E	120.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L91	N30°32'37"E	127.98'
L92	N90°00'00"E	44.76'
L93	N00°00'00"W	242.56'
L94	N90°00'00"E	120.00'
L95	S00°00'00"E	1,210.00'
L96	N90°00'00"W	200.00'
L97	N00°00'00"E	67.99'
L98	N90°00'00"W	50.00'
L99	S00°00'00"E	144.78'
L100	N90°00'00"W	498.00'
L101	N00°39'37"W	50.02'
L102	N89°10'28"W	343.57'
L103	N00°18'03"E	794.13'
L104	S89°41'57"E	120.00'
L105	S00°18'03"W	700.00'
L106	S89°10'28"E	268.00'
L107	S00°00'00"E	99.72'
L108	N43°32'15"E	36.49'
L109	N74°51'16"E	358.05'
L110	N90°00'00"W	1,277.53'
L111	N00°00'00"W	188.76'
L112	S89°41'01"E	94.26'
L113	S00°36'30"E	34.73'
L114	S89°39'14"E	1,301.52'
L115	S03°50'47"W	115.91'
L116	S74°51'16"W	114.81'
L117	S00°00'00"E	120.00'
L118	N90°00'00"E	1,113.19'
L119	S00°03'32"E	114.82'
L120	N88°43'13"W	1,113.59'

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
 One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone: (813) 880-8881
 www.Ardurra.com
 License #2610

C:\SURVEY\0006712020\04031\Production\Drawings\BELMOND-CDD CONVEYANCE.dwg, February 5, 2021 9:55 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

Q:\SURVEY\0067\020\0463\Production\Drawings\BELMOND-CDD CONV-EPG-S&L.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C2	95.72'	61.00'	89°54'12"	N45°02'54"W	86.19'
C3	55.57'	67.50'	47°10'16"	S63°19'27"E	54.02'
C4	275.77'	190.00'	83°09'38"	S81°19'09"E	252.19'
C5	19.02'	190.00'	5°44'05"	N17°54'42"W	19.01'
C6	31.13'	20.00'	89°10'28"	N44°35'14"W	28.08'
C7	15.80'	10.00'	90°31'25"	N45°33'46"E	14.21'
C8	112.49'	100.00'	64°27'15"	N32°31'41"E	106.66'
C9	367.14'	1,725.66'	12°11'24"	N70°51'00"E	366.45'
C10	533.23'	1,848.66'	16°31'35"	S68°40'54"W	531.38'
C11	685.05'	1,865.66'	21°02'18"	N70°25'14"E	681.21'
C12	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C13	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C14	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C15	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C16	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C17	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C18	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C19	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C20	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C21	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C22	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C23	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C24	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C25	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C26	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C27	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C28	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C29	454.84'	355.00'	73°24'35"	N53°17'43"E	424.36'
C30	301.09'	235.00'	73°24'35"	S53°17'43"W	280.92'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C31	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C32	95.82'	61.00'	90°00'00"	N45°00'00"E	86.27'
C33	193.54'	190.00'	58°21'48"	N03°13'15"W	185.28'
C34	73.78'	70.00'	66°23'15"	N56°09'17"E	70.41'
C35	103.67'	190.00'	31°15'43"	S55°46'31"E	102.39'
C36	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C37	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C38	284.31'	181.00'	90°00'00"	S45°00'00"W	255.97'
C39	39.04'	25.00'	89°28'32"	N44°26'12"W	35.19'
C40	31.70'	20.00'	90°49'32"	S45°24'46"W	28.49'
C41	56.25'	50.00'	64°27'15"	N32°31'41"E	53.33'
C42	26.47'	1,675.66'	0°54'19"	N65°12'27"E	26.47'
C43	324.28'	1,675.66'	11°05'17"	N71°12'15"E	323.77'
C44	35.80'	20.00'	102°32'56"	S51°58'39"E	31.21'
C45	11.94'	973.00'	0°42'11"	S00°21'06"E	11.94'
C46	298.04'	1,555.47'	10°58'42"	S71°08'58"W	297.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N00°00'00"E	89.95'
L122	N00°18'03"E	81.01'
L123	S00°00'00"E	86.51'
L124	N24°20'24"W	120.19'

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.ardurra.com
License #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF LOTS 3 THROUGH 6 AND 12 THROUGH 15, BLOCK 1, OF SHADY OAKS SUBDIVISION ACCORDING TO PLAT BOOK 83, PAGE 7, AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26750, PAGE 438, OFFICIAL RECORD BOOK 26800, PAGE 475, OFFICIAL RECORD BOOK 26789, PAGE 206, OFFICIAL RECORD BOOK 27094, PAGE 935, OFFICIAL RECORD BOOK 27094, PAGE 998, AND OFFICIAL RECORD BOOK 26834, PAGE 582, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST AND SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°27'14" EAST, ALONG THE BOUNDARY OF TROPICAL ACRES SOUTH UNIT 4 ACCORDING TO PLAT BOOK 46, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, A DISTANCE OF 1,321.52 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 00°36'25" WEST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 88°43'13" EAST, ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 74.48 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 00°00'00" WEST, A DISTANCE OF 331.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 54.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 450.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST 28.28 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 529.32 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 440.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 538.85 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 95.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 89°54'12", AND A CHORD BEARING AND DISTANCE OF NORTH 45°02'54" WEST 86.19 FEET; THENCE NORTH 00°05'48" WEST, A DISTANCE OF 330.98 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 55.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.50 FEET, A CENTRAL ANGLE OF 47°10'16", AND A CHORD BEARING AND DISTANCE OF SOUTH 63°19'27" EAST 54.02 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE EASTERLY 275.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 83°09'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 81°19'09" EAST 252.19 FEET; THENCE ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 19025, PAGE 1519 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°09'38" EAST, A DISTANCE OF 111.21 FEET; 2) NORTH 00°25'56" WEST, A DISTANCE OF 210.05 FEET; 3) NORTH 89°09'38" WEST, A DISTANCE OF 29.33 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, LEAVING SAID BOUNDARY, NORTHERLY 19.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 05°44'05", AND A CHORD BEARING AND DISTANCE OF NORTH 17°54'42" WEST 19.01 FEET; THENCE SOUTH 89°09'38" EAST, A DISTANCE OF 303.23 FEET; THENCE ALONG SAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 00°11'59" WEST, A DISTANCE OF 395.49 FEET; 2) SOUTH 89°09'54" EAST, A DISTANCE OF 245.33 FEET; 3) NORTH 00°44'25" EAST, A DISTANCE OF 240.25 FEET; 4) CONTINUE ALONG SAID BOUNDARY AND THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL

(CONTINUED ON NEXT SHEET)

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardarra.com
License #2610

C:\SURVEY\00057\2020\04831\Production\Drawing\BELMOND-CDD CONVEYANCE.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM PREVIOUS SHEET)

RECORD BOOK 26750, PAGE 438 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, NORTH 38°46'36" EAST, A DISTANCE OF 426.31 FEET; THENCE, LEAVING SAID BOUNDARY, SOUTH 89°10'28" EAST, A DISTANCE OF 447.39 FEET; THENCE SOUTH 00°49'32" WEST, A DISTANCE OF 51.90 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 132.19 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 150.30 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 31.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°10'28", AND A CHORD BEARING AND DISTANCE OF NORTH 44°35'14" WEST 28.08 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE NORTH 89°10'28" WEST, A DISTANCE OF 463.82 FEET; THENCE NORTH 38°46'36" EAST, ALONG SAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26750, PAGE 438, AND IT'S NORTHERLY EXTENSION, RESPECTIVELY, A DISTANCE OF 63.41 FEET; THENCE NORTH 89°10'28" WEST, ALONG THE SOUTH LINE OF SHADY OAKS SUBDIVISION ACCORDING TO PLAT BOOK 83, PAGE 7 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE SOUTH LINE OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 4.91 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, LEAVING SAID SOUTH LINE, NORTHEASTERLY 15.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°31'25", AND A CHORD BEARING AND DISTANCE OF NORTH 45°33'46" EAST 14.21 FEET; THENCE NORTH 00°18'03" EAST, A DISTANCE OF 889.36 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 112.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 64°27'15", AND A CHORD BEARING AND DISTANCE OF NORTH 32°31'41" EAST 106.66 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE EASTERLY 367.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,725.66 FEET, A CENTRAL ANGLE OF 12°11'24", AND A CHORD BEARING AND DISTANCE OF NORTH 70°51'00" EAST 366.45 FEET; THENCE NORTH 13°03'18" WEST, A DISTANCE OF 123.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 533.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,848.66 FEET, A CENTRAL ANGLE OF 16°31'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 68°40'54" WEST 531.38 FEET; THENCE SOUTH 00°18'03" WEST, A DISTANCE OF 914.50 FEET; THENCE NORTH 89°10'28" WEST, A DISTANCE OF 106.12 FEET; THENCE NORTH 00°26'05" EAST, ALONG THE EAST LINE OF LOT 11, BLOCK 1, OF SAID SHADY OAKS SUBDIVISION, A DISTANCE OF 872.19 FEET; THENCE NORTH 59°51'35" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF RHODINE ROAD (100 FEET WIDE RIGHT-OF-WAY LINE) AS SHOWN ON SAID PLAT OF SHADY OAKS SUBDIVISION, A DISTANCE OF 94.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 685.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,865.66 FEET, A CENTRAL ANGLE OF 21°02'18", AND A CHORD BEARING AND DISTANCE OF NORTH 70°25'14" EAST 681.21 FEET; THENCE SOUTH 00°26'05" WEST, ALONG THE BOUNDARY OF LOT 2, BLOCK 1, OF SAID SHADY OAKS SUBDIVISION, A DISTANCE OF 606.65 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 89°10'28" EAST, A DISTANCE OF 169.91 FEET; THENCE SOUTH 00°26'05" WEST, ALONG THE EAST LINE OF SAID SHADY OAKS SUBDIVISION, SAME BEING THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 472.57 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 90°00'00" WEST, A DISTANCE OF 65.31 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 76.37 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 108.06 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 311.73 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST 35.36 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 111.65 FEET; THENCE SOUTH 00°04'36" EAST, ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL

(CONTINUED ON NEXT SHEET)

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
Dae Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

C:\SURVEY\100067\2020\0463\Production\Drawings\BELMOND-CDD CONW-EPG-S&L.dwg, February 5, 2021 8:56 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM PREVIOUS SHEET)

RECORD BOOK 26834, PAGE 582 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 90°00'00" WEST, A DISTANCE OF 111.72 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 35.36 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 575.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST 28.28 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 117.55 FEET; THENCE SOUTH 00°04'36" EAST, ALONG AFORESAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 998, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 90°00'00" WEST, A DISTANCE OF 112.62 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 35.36 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 579.92 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST 28.28 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 200.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST 28.28 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 301.22 FEET; THENCE SOUTH 89°40'21" EAST, ALONG SAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 998, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID BOUNDARY, SOUTH 00°00'00" EAST, A DISTANCE OF 300.94 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST 28.28 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,006.78 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE SOUTH 43°32'15" WEST, ALONG SAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 998, A DISTANCE OF 68.97 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 90°00'00" WEST, A DISTANCE OF 369.27 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 28.28 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 115.23 FEET; THENCE NORTH 89°40'27" WEST, ALONG SAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 998, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 114.94 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST 28.28 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 500.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 28.28 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 111.87 FEET; THENCE NORTH 89°40'27" WEST, ALONG SAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 998, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 111.59 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE,

(CONTINUED ON NEXT SHEET)

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4021 Memorial Highway
One Memorial Center, Suite 309
Tampa, Florida 33634
Phone: (813) 880-8881
www.Adurra.com
License #2630

O:\SURVEY\00057\2020\10468\Production\Drawings\BELMOND-CDD CONV-EPG-S&L.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM PREVIOUS SHEET)

HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST 28.28 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 202.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 28.28 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST 28.28 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 156.12 FEET; THENCE SOUTH 00°03'32" EAST, ALONG SAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 27094, PAGE 998, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID BOUNDARY, NORTH 90°00'00" WEST, A DISTANCE OF 156.17 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 28.28 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 509.79 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST 28.28 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1,056.28 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 866.28 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST 28.28 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 737.79 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST 28.28 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 657.79 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 766.28 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 300.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 413.28 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 454.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 73°24'35", AND A CHORD BEARING AND DISTANCE OF NORTH 53°17'43" EAST 424.36 FEET; THENCE NORTH 73°24'35" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 301.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 73°24'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°17'43" WEST 280.92 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 513.28 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 28.28 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 446.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.567 ACRES.

LESS

(CONTINUED ON NEXT SHEET)

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 893-8881
www.Ardarra.com
License #2610

O:\SURVEY\00067\2020\0463\Production\Drawings\BELMOND-CDD CONV-EFG-SBL.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM PREVIOUS SHEET)

PARCEL A

COMMENCING AT AFORESAID POINT "A"; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 198.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 126.67 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 91.19 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.67 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 406.81 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 95.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" EAST 86.27 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 724.72 FEET; THENCE NORTH 32°24'09" WEST, A DISTANCE OF 112.75 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 193.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 58°21'48", AND A CHORD BEARING AND DISTANCE OF NORTH 03°13'15" WEST 185.28 FEET; THENCE SOUTH 64°02'21" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 73.78 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 60°23'15", AND A CHORD BEARING AND DISTANCE OF NORTH 56°09'17" EAST 70.41 FEET; THENCE NORTH 30°32'37" EAST, A DISTANCE OF 127.98 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 103.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 31°15'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 55°46'31" EAST 102.39 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 44.76 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 242.56 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,210.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 28.28 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST 28.28 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 67.99 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 144.78 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 284.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" WEST 255.97 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 498.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.223 ACRES.

LESS

PARCEL B

COMMENCING AT AFORESAID POINT "B"; THENCE NORTH 00°39'37" WEST, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°10'28" WEST, A DISTANCE OF 343.57 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 39.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A

(CONTINUED ON NEXT SHEET)

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

C:\SURVEY\00067\2020\0463\Production\Drawings\BELMOND-CDD CONV-EPG-S&L.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM PREVIOUS SHEET)

RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°28'32", AND A CHORD BEARING AND DISTANCE OF NORTH 44°26'12" WEST 35.19 FEET; THENCE NORTH 00°18'03" EAST, A DISTANCE OF 794.13 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE SOUTH 89°41'57" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°18'03" WEST, A DISTANCE OF 700.00 FEET; THENCE SOUTH 89°10'28" EAST, A DISTANCE OF 268.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 99.72 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 31.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°49'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°24'46" WEST 28.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.992 ACRES.

TOGETHER WITH

PARCEL C

COMMENCING AT AFORESAID POINT "C"; THENCE NORTH 43°32'15" EAST, ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 36.49 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 74°51'16" EAST, A DISTANCE OF 358.05 FEET TO THE POINT OF BEGINNING; THENCE, LEAVING SAID BOUNDARY, NORTH 90°00'00" WEST, A DISTANCE OF 1,277.53 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 188.76 FEET; THENCE ALONG SAID BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998 THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 89°41'01" EAST, A DISTANCE OF 94.26 FEET; 2) SOUTH 00°36'30" EAST, A DISTANCE OF 34.73 FEET; 3) SOUTH 89°39'14" EAST, A DISTANCE OF 1,301.52 FEET; 4) SOUTH 03°50'47" WEST, A DISTANCE OF 115.91 FEET; 5) SOUTH 74°51'16" WEST, A DISTANCE OF 114.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.825 ACRES.

TOGETHER WITH

PARCEL D

COMMENCING AT AFORESAID POINT "D"; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,113.19 FEET; THENCE SOUTH 00°03'32" EAST, ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 114.82 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 88°43'13" WEST, A DISTANCE OF 1,113.59 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 89.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.617 ACRES.

(CONTINUED ON NEXT SHEET)

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

Q:\SURVEY\000671\2020\04683\Production\Drawings\BELMOND-CDD CONV-EPG-S&L.dwg, February 5, 2021 8:55 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM PREVIOUS SHEET)

LESS

PARCEL E

COMMENCING AT AFORESAID POINT "E"; THENCE NORTH 00°18'03" EAST, A DISTANCE OF 81.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 56.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 64°27'15", AND A CHORD BEARING AND DISTANCE OF NORTH 32°31'41" EAST 53.33 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE NORTHEASTERLY 26.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,675.66 FEET, A CENTRAL ANGLE OF 00°54'19", AND A CHORD BEARING AND DISTANCE OF NORTH 65°12'27" EAST 26.47 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY 324.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,675.66 FEET, A CENTRAL ANGLE OF 11°05'17", AND A CHORD BEARING AND DISTANCE OF NORTH 71°12'15" EAST 323.77 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 35.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 102°32'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°58'39" EAST 31.21 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE SOUTHERLY 11.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 973.00 FEET, A CENTRAL ANGLE OF 00°42'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°21'06" EAST 11.94 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 86.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 298.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,555.47 FEET, A CENTRAL ANGLE OF 10°58'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°08'58" WEST 297.59 FEET; THENCE NORTH 24°20'24" WEST, A DISTANCE OF 120.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.890 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 65.904 ACRES OVERALL.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF TROPICAL ACRES SOUTH UNIT 4, BEING NORTH 89°27'14" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER PROPERTY GROUP

BELMOND RESERVE PHASE 1 - CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2010

C:\SURVEY\00067\2020\14831\Production\Drawings\BELMOND-CDD CONVEYANCE-S&L.dwg, February 6, 2021 8:58 AM, ARDURRA GROUP, Inc.

Prepared by and return to:
Nicole R. Avallone, Esq.
Dickinson Wright PLLC
350 E Las Olas Blvd Suite 1750
Fort Lauderdale, FL 33301
954-991-5420
File Number: 51852-32

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 4th day of November, 2019 between Scripps Media, Inc., a Delaware corporation f/k/a Scripps Howard Publishing, Inc., successor in interest to Tampa Bay Television, Inc., a Delaware corporation whose post office address is 312 Walnut Street, Suite 2800, Cincinnati, OH 45202, grantor, and Rhodine Development, LLC, a Florida limited liability company whose post office address is 111 S. Armenia Ave., Suite 201, Tampa, FL 33609, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

Parcel 1

The East 1/2 of the following described tract of land: East 60 feet of the SW 1/4 of the SE 1/4 of Section 35, Township 30 South, Range 20 East, Hillsborough County, Florida, lying South of Rhodine Road.

Also described as:

That part of the East 30 feet of the SW 1/4 of the SE 1/4 of Section 35, Township 30 South, Range 20 East, Hillsborough County, Florida, lying South of Rhodine Road.

Parcel 2

The East 60 feet of the West 1/2 of the Northeast 1/4 of Section 2, Township 31 South, Range 20 East, Hillsborough County, Florida.

Parcel 3

A parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows: for a Point of Beginning, Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 2, thence North 00 degrees, 16 minutes, 20 seconds West, (an assumed bearing), along the West line of said Northeast 1/4 of the Northeast 1/4 of Section 2, for 585.11 feet; thence South 89 degree, 14 minutes, 25 seconds East, parallel with the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 2, for 245.20 feet; thence North 00 degrees, 41 minutes, 35 seconds East, 240.09 feet; thence North 38 seconds, 42 minutes, 15 seconds East, 329.25 feet; thence South 89 degrees, 14 minutes, 25 seconds East, 329.25 feet; thence South 89 degrees, 14 minutes, 25 seconds East, 830.43 feet to a point being 35.50 feet Westerly of the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 2; thence South 00 degrees, 08 minutes, 22 seconds East, parallel with the East line of said Northeast 1/4 of the Northeast 1/4 of Section 2, for 991.22 feet; thence South 89 degrees, 45 minutes, 22 seconds East, 25.00 feet; thence South 00 degrees, 08 minutes, 22 seconds East, 11.63 feet; thence South 89 degrees, 45 minutes, 22 seconds East, 10.50 feet to a point on the East line of the

DoubleTime®

Northeast 1/4 of the Northeast 1/4 of Section 2, said point being 88.37 feet Northerly of the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 2; thence South 00 degrees, 08 minutes, 22 seconds East along said East line 88.37 feet to the aforesaid Southeast corner; thence North 88 degrees, 58 minutes, 47 seconds West, along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 2, for 1319.90 feet to the Point of Beginning.

Parcel 4

The Southeast 1/4 of the Northeast 1/4 of Section 2, Township 31 South, Range 20 East, Hillsborough County, Florida.

Parcel 5

Beginning at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 31 South, Range 20 East; thence North 00 degrees, 08 minutes, 22 seconds West along the West line of said Northwest 1/4 a distance of 88.37 feet; thence South 89 degrees, 45 minutes, 22 seconds East, a distance of 331.00 feet; thence South 00 degrees, 21 minutes, 39 seconds East, a distance of 35.00 feet; thence South 89 degrees, 45 minutes, 22 seconds East, a distance of 1301.70 feet; thence along the Westerly bank of a ditch South 03 degrees, 44 minutes, 06 seconds West, a distance of 115.98 feet; thence continue along said Westerly bank South 74 degrees, 47 minutes, 43 seconds West a distance of 473.04 feet; thence continue along said Westerly bank South 43 degrees, 24 minutes, 17 seconds West a distance of 294.26 feet; thence North 89 degrees, 44 minutes, 46 seconds West a distance of 965.45 feet to the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 1; thence continue along said West line of the Southwest 1/4 of the Southwest 1/4, North 00 degrees, 08 minutes, 22 seconds West, a distance of 402.88 feet to the Point of Beginning. All lying and being in Hillsborough County, Florida.

Parcel 6

A parcel of land lying in the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 31 South, Range 20 East, and also lying in the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 31 South, Range 20 East, Hillsborough County, Florida; being more particularly described as follows: For a point of reference commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 1; thence South 00°08'22", (an assumed bearing) along the West line of said Northwest 1/4 of the Northwest 1/4 of Section 1, for 1237.62 feet to the Point of Beginning; thence South 89°45'22" East, 233.96 feet; thence South 00°21'39" East, 11.63 feet; thence North 89°45'22" West, 234.00 feet to a point on the West line of said Northwest 1/4 of the Northwest 1/4 of Section 1, said point being 88.37 feet Northerly of the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 1; continue thence 89°45'22" West 10.50 feet into the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 31 South, Range 20 East; thence North 00°08'22" West, parallel to the East line of said Northeast 1/4 of the Northeast 1/4 of Section 2, for 11.63 feet; thence South 89°45'22" East, 10.50 feet to the Point of Beginning.

Parcel Identification Number: U-35-30-20-ZZZ-000003-09170.1; U-02-31-20-ZZZ-000003-10630.0; U-02-31-20-ZZZ-000003-10470.0; U-02-31-20-ZZZ-000003-10640.0; and U-01-31-20-ZZZ-000003-10390.0.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Julie Cornwell
Witness Name: Julie Cornwell
[Signature]
Witness Name: [Signature]

Scripps Media, Inc., a Delaware corporation

By: [Signature]
Adam Symson, President

(Corporate Seal)

State of Ohio
County of Hamilton

The foregoing instrument was acknowledged before me this 31 day of October, 2019 by Adam Symson, President of Scripps Media, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.



JULIE CORNWELL
Notary Public, State of Ohio
My Commission Expires
February 15, 2022

Julie Cornwell
Notary Public
Printed Name: Julie Cornwell
My Commission Expires: 2/15/22

Prepared by, record and return to:
Robert L. Barnes, Jr., Esquire
Robert L. Barnes, Jr., P.L.
111 S. Armenia Ave., Ste. 202
Tampa, Florida 33609

QUITCLAIM DEED

THIS INDENTURE is made this 13th day of August, 2019, by and between **Eisenhower Property Group, L.L.C.**, a Florida limited liability company, whose mailing address is: 111 South Armenia Ave, Suite 201, Tampa, FL 33609 ("Grantor") and **Rhodine Development, LLC**, a Florida limited liability company, whose mailing address is: 111 South Armenia Ave, Suite 201, Tampa, FL 33609 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, lawful money of the United State of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to Grantee, its successors and assigns forever, all the right, title, interest and claim of Grantor in and to the following described land in Hillsborough County, Florida, to-wit:

See Exhibit "A."

The above-described property is not the homestead property of the Grantor.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

GRANTOR:

WITNESSES:

EISENHOWER PROPERTY GROUP, L.L.C.,
a Florida limited liability company


Name: NICHOLAS DISTEL

By: 
Jeffery S. Hills,
as its Authorized Representative


Name: KYLE SMITH

(Notary paragraph intentionally appears on next page.)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20th day of August, 2019, by Jeffery S. Hills, as the Authorized Representative of **EISENHOWER PROPERTY GROUP, L.L.C.**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

Kelley Cato Juneau

(Print, Type or Stamp Name)

My Commission Expires:



Exhibit A

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

BEG AT NW COR OF NE 1/4 OF NE 1/4 RUN S 89 DEG 14 MIN 25 SEC E 1322.77 FT S 00 DEG 08 MIN 22 SEC E 25 FT S 01 DEG 11 MIN 46 SEC W 450.30 FT N 89 DEG 45 MIN 22 SEC W 25 FT N 00 DEG 08 MIN 22 SEC W 450.25 FT N 89 DEG 14 MIN 25 SEC W 1287.21 FT AND N 00 DEG 20 SEC W 25 FT TO POB
SEC - TWP - RGE: 02 - 31 - 20

Prepared by and return to:
Bayshore Title

Folio: 077423-0000

[Space Above This Line For Recording]

Quit Claim Deed

This Quit Claim Deed made this 25th day of August, 2020, by Susan Zabel, a single person, whose post office address is: 13743 River Oaks Court, hereinafter referred to as "Grantor", and Rhodine Holdings, LLC, a Florida limited liability company, whose post office address is: 111 S. Armenia Avenue, Suite 201, Tampa, FL 33609, hereinafter referred to as "Grantee":

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Hillsborough County, Florida to-wit:

S 32 FT OF N 1159.85 FT OF W 893 FT OF W ½ OF NE ¼

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

This is a deed of convenience only. No consideration is being paid on this conveyance.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Susan Zabel


Witness Signature

Printed Name


Witness Signature
Sharon Bokor
Printed Name

State of FLORIDA
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of August, 2020, by **Susan Zabel**, to me known to be the person(s) described in or who has/have produced driver's license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

 Jonathan Ross Fiddelle
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG195215
Expires 3/12/2022


NOTARY PUBLIC
My Commission Expires:

Prepared by and Return To:

Bayshore Title, a division of LandCastle Title Group, LLC
3431 Henderson Blvd.
Tampa, FL 33609

Order No.: BY811911010

For Documentary Stamp Tax purposes the
consideration is \$200,000.00

Doc Stamp: \$1,400.00

APN/Parcel ID(s): 077423-0400

WARRANTY DEED

THIS WARRANTY DEED dated January 11, 2021, by **James Sunday, an unmarried person**, hereinafter called the grantor, to **Rhodine Holdings, LLC, a Florida limited liability company**, whose post office address is 111 S. Armenia Ave., Suite 201, Tampa, FL 33609, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hillsborough, State of Florida, to wit:

The East 210 feet of the West 1,050 feet of the South 210 feet of the North 1,369.85 feet of the Northeast (NE) 1/4 of Section 2, Township 31 South, Range 20 East, Hillsborough County,

TOGETHER WITH an easement in common with others for the purpose of ingress and egress and utilities over and across the South 80 feet of the North 1,191.85 feet of the West 1/2 of the Northeast (NE) 1/4 of Section 2, Township 31 South, Range 20 East, LESS the East 60 feet thereof, lying and being in Hillsborough County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


Witness Signature

Jonathan Ross Fiddelke
Print Name


Witness Signature

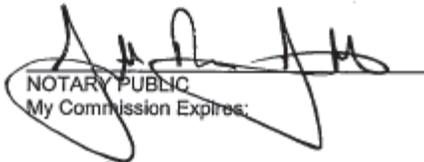
Katrina Sample
Print Name


James Sondag

Address: 12637 Hays Clan Road
Riverview, FL 33579

State of FLORIDA
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of January, 2021, by James Sondag, to me known to be the person(s) described in or who has/have produced driver's license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.


NOTARY PUBLIC
My Commission Expires:



Jonathan Ross Fiddelke
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG195215
Expires 3/12/2022

ATTACHMENT C

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 19-29 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 19-29 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Belmond Reserve Community Development District was created by Hillsborough County Ordinance No. 19-29, approved by the Hillsborough County Board of County Commissioners on December 11, 2019, and encompasses 187 acres, more or less; and

WHEREAS, Belmond Reserve Community Development District (the "District"), has petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance expanding the District pursuant to Chapter 190, Florida Statutes, to add approximately 6 acres to the District; and

WHEREAS, the real property constituting the approximately 6 acres is described in the attached Exhibit "A"; and

WHEREAS, the owners of the approximately 6 acres to be added to the District, as described in Exhibit "A," have consented in writing to the inclusion of such property within the boundaries of the District; and

WHEREAS, the petition seeks, by way of adding the real property described per parcel in Exhibit "A", to designate all of the real property described in Exhibit "B" as land within the District, for which the District is authorized to manage and finance basic service delivery;

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services, in the area described in Exhibit "B", which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(b), Fla. Stats.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005 (1) (e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS ___ DAY OF ___, 2022 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;

2. all statements contained in the Petition are true and correct;

3. the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;

4. the area of land within the expanded District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;

5. the expansion of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. the expanded community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the expanded District is amenable to separate, special-district government; and

8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and

9. upon adoption of this Ordinance, all provisions of County Ordinance No. 19-29 will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Sections 190.005 (2) and 190.046(1)(b), Fla. Stats.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stats.

SECTION 3. BOUNDARY EXPANSION. The area of land described in the attached Exhibit "A" is hereby added to and included within the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 193 acres, more or less, is now designated as land within the District.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State. Except as modified herein, all provisions of previously adopted County Ordinance No. 19-29 shall remain in effect.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Adopted this ___ day of _____, 2022.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, _____, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of _____, as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this ___ day of _____, 2022.

CINDY STUART, CLERK

BY: _____

Deputy Clerk

APPROVED BY COUNTY ATTORNEY AS
TO FORM AND LEGAL SUFFICIENCY

BY: _____
Nancy Y. Takemori
Assistant County Attorney

EXHIBIT A

RHODINE CDD EXHIBIT – EXPANSION PARCELS

PARCEL 18 – DAVID BAKER ROAD (ORB 26834, PG 582) (TAX DEED)

BEG AT NW COR OF NE 1/4 OF NE 1/4 RUN S 89 DEG 14 MIN 25 SEC E 1322.77 FT S 00 DEG 08 MIN 22 SEC E 25 FT S 01 DEG 11 MIN 46 SEC W 450.30 FT N 89 DEG 45 MIN 22 SEC W 25 FT N 00 DEG 08 MIN 22 SEC W 450.25 FT N 89 DEG 14 MIN 25 SEC W 1287 .21 FT AND N 00 DEG 20 SEC W 25 FT TO POB
SEC - TWP - RGE: 02 - 31 - 20

Less:

A PORTION OF DAVID BAKER ROAD, BELMOND RESERVE PHASE 1, ACCODING TO PLAT BOOK 140, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°10'28" EAST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 653.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 89°10'28" EAST A DISTANCE OF 497.82 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.01 FEET; THENCE NORTH 89°10'27" WEST, A DISTANCE OF 517.68 FEET; THENCE NORTH 38°46'36" EAST, A DISTANCE OF 31.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.291 ACRES.

AND

PARCEL 19 – GRIFFIN PARCEL (ORB 25842, PG 912):

LOT 6, BLOCK 1, SHADY OAKS SUBDIVISION PLATTED SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 20 – SONDAY PARCEL (ORB 19025, PG 1519):

SECTION 2, TOWNSHIP 31, RANGE 20, THE EAST 210 FEET OF THE WEST 1050 FEET OF THE SOUTH 210 FEET OF THE NORTH 1369.85 FEET

AND

PARCEL 21 – DELGADO PARCEL (ORB 20029 PG 656)

THE EAST 150.00 FEET OF THE SOUTH 422.92 FEET OF THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF THE NORTH 1,127.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH

EXHIBIT B

RHODINE CDD EXHIBIT – UPDATED VERSION

PARCEL 1 - STILLWELL PARCEL

PARCEL 1 (ORB 19941, PG 1307) - A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND IN THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE RUN S89°22'36"E, (BEARING BASED ON THE EASTERLY BOUNDARY OF TROPICAL ACRES SOUTH-UNIT 2 RECORDED IN PLAT BOOK 44, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA) ALONG THE LINE DIVIDING SECTIONS 2 AND 35, A DISTANCE OF 446.81 FEET; THENCE N73°47'07"E, 20.63 FEET TO THE POINT OF BEGINNING; RUN THENCE S89°22'35"E, 120.27 FEET; THENCE S00°36'38"E, 362.28 FEET; THENCE N89°22'35"W, 120.27 FEET; THENCE N00°36'38"W, 362.28 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20.00 FEET THEREOF;

AND ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE S89°22'36"E, (BEARING BASED ON THE EASTERLY BOUNDARY OF TROPICAL ACRES SOUTH-UNIT 2 RECORDED IN PLAT BOOK 44, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA) ALONG THE LINE DIVIDING SECTIONS 2 AND 35, A DISTANCE OF 446.81 FEET TO THE POINT OF BEGINNING FOR THIS EASEMENT; RUN THENCE N30°13'34"W, 184.55 FEET TO THE SOUTHERLY BOUNDARY OF RHODIN ROAD; THENCE ON AN ARC OF STATED BOUNDARY OF RHODIN ROAD, CONCAVE TO THE SOUTHEAST OF 20.04 FEET, WITH A RADIUS OF 1959.86 FEET, SUBTENDED BY A CHORD OF 20.04 FEET; CHORD BEARING OF N62°25'14.5"E; THENCE S30°13'34"E, 188.62 FEET; THENCE S00°36'38"E, 362.28 FEET; THENCE N89°22'35"W, 20.00 FEET; THENCE N00°36'38"W, 356.30 FEET TO THE POINT OF BEGINNING FOR THIS EASEMENT.

PARCEL CONTAINING 1.00 ACRES, MORE OR LESS.

SELLER RETAINS A PERMANENT RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20.00 FEET OF THIS PARCEL.

PARCEL 2 (ORB 8214, PG 1556) - A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND IN THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE RUN SOUTH 89 DEGREES 22 MINUTES 36 SECONDS EAST, (BEARING BASED ON THE EASTERLY BOUNDARY OF TROPICAL ACRES SOUTH-UNIT 2 RECORDED IN PLAT BOOK 44, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA) ALONG THE LINE DIVIDING SECTIONS 2 AND 35, A DISTANCE OF 446.81 FEET FOR A POINT OF BEGINNING; THENCE NORTH 30 DEGREES 13 MINUTES 07 SECONDS WEST, 184.55 FEET TO THE SOUTHEASTERLY BOUNDARY OF RHODIN ROAD; THENCE ON AN ARC OF STATED BOUNDARY OF RHODIN ROAD, CONCAVE TO THE SOUTHEASTERLY, OF 20.04 FEET, WITH A RADIUS OF 1959.86 FEET, SUBTENDED BY A CHORD OF 20.04 FEET, CHORD BEARING NORTH 62 DEGREES 25 MINUTES 14.5 SECONDS EAST; THENCE SOUTH 30 DEGREES 13

MINUTES 34 SECONDS EAST 188.62 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 38 SECONDS EAST 362.17 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 36 SECONDS EAST, 105.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 38 SECONDS EAST, 348.48 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 36 SECONDS WEST, 125.00 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, 704.92 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 1.25 ACRES, MORE OR LESS.

SELLER RETAINS A PERMANENT RIGHT OF INGRESS AND EGRESS THROUGH THE ONE-QUARTER (APPROXIMATE) PORTION OF THE ABOVE DESCRIBED LAND WHICH TOUCHED RHODIN ROAD.

AND

PARCEL 2 - FINLEY PARCEL (ORB 23846, PG 1921)

A PARCEL OF LAND LYING WITHIN SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST; AND A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST; RUN THENCE ALONG THE SOUTH LINE OF SAID SECTION 35, S. 89°10'59" E., 446.81 FEET; THENCE N. 74°45'20" E., 20.69 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8214, PAGE 1556, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, N. 30°00'59" W., 189.34 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RHODINE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) 108.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1959.86 FEET, A DELTA ANGLE OF 3°09'28" (CHORD BEARING OF N. 61°18'54" E., 108.00 FEET; 2) N. 59°56'56" E., 22.29 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SHADY OAKS SUBDIVISION, AS RECORDED IN PLAT BOOK 83, PAGE 7 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 6, S. 30°03'04" E., 271.38 FEET (PLATTED DIMENSION BEING 271.43) TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTH BOUNDARIES OF LOT 6, LOT 5, AND LOT 4 OF SAID SHADY OAKS SUBDIVISION S. 89°07'48" E., 271.15 FEET; THENCE ALONG THE EAST LINE OF THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, S. 00°23'42" E., 705.09 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 20029, PAGE 656; THENCE ALONG THE NORTH BOUNDARIES OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 20029, PAGE 656 AND PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6963, PAGE 363, N. 89°10'01" W., 321.19 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8214, PAGE 1556; THENCE ALONG THE EAST BOUNDARY OF SAID PROPERTY, N. 00°22'59" W., 348.81 FEET TO A POINT ON THE SOUTH BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 19941, PAGE 1307; THENCE ALONG THE SOUTH, EAST AND NORTH BOUNDARY OF SAID DESCRIBED PROPERTY THE FOLLOWING THREE (3) COURSES: 1) S. 89°10'59" E., 15.27 FEET; 2) N. 00°25'27"W., 362.09 FEET; 3) N. 89°08'39" W., 120.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.755 ACRES OF LAND, MORE OR LESS.

AKA 12733 RHODINE ROAD, RIVERVIEW, FL 33579

FOLIO NUMBERS: 077423-0225 AND 07736-0100

AND

PARCEL 3 - CRAY PARCEL

PARCEL 1 (ORB 21901, PG 1421)- THE NORTH 1,159.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60 FEET THEREOF, AND LESS THE WEST 893 THEREOF, AND ALSO LESS THE SOUTH 48 FEET THEREOF, WITH THE SOUTH 48 FEET THEREOF, BEING SUBJECT TO AN EASEMENT IN COMMON WITH OTHERS FOR THE PURPOSE OF INGRESS AND EGRESS AND UTILITIES. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60 FEET THEREOF, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2 (ORB 25521, PG 1683) THE SOUTH 48 FEET OF THE NORTH 1,159.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60 FEET THEREOF, AND LESS THE WEST 893 FEET THEREOF, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 4 - TAMPA BAY TELEVISION PARCEL (OFFICIAL RECORD BOOK 4402, PAGE 0144)
PARCEL I - THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL II - THE EAST 60 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL III (NOT SHOWN. REFERENCE OFFICIAL RECORD BOOK 15991, PAGE 82)

TOGETHER WITH (OFFICIAL RECORD BOOK 15991, PAGE 82)

THE EAST 1/2 OF THE FOLLOWING DESCRIBED TRACT OF LAND:

EAST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF RHODINE ROAD.

ALSO DESCRIBED AS:

THAT PART OF THE EAST 30 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF RHODINE ROAD.

TOGETHER WITH (OFFICIAL RECORD BOOK 4547, PAGE 1673)

PARCEL A - A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, THENCE NORTH 00 DEGREES, 16 MINUTES, 20 SECONDS WEST, (AN ASSUMED BEARING), ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, FOR 585.11 FEET; THENCE SOUTH 89 DEGREES, 14 MINUTES, 25 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR 245.20 FEET; THENCE NORTH 00 DEGREES, 41 MINUTES, 35 SECONDS EAST, 240.09 FEET; THENCE NORTH 38 DEGREES, 42 MINUTES, 15 SECONDS EAST, 329.25 FEET; THENCE SOUTH 89 DEGREES, 14 MINUTES, 25 SECONDS EAST, 329.25 FEET; THENCE SOUTH 89 DEGREES, 14 MINUTES, 25 SECONDS EAST, 831.43 FEET TO A POINT BEING 35.50 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 00 DEGREES, 08 MINUTES, 22 SECONDS EAST,

PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, FOR 991.22 FEET; THENCE SOUTH 89DEGREES, 45 MINUTES, 22 SECONDS EAST, 25.00 FEET; THENCE SOUTH 00 DEGREES, 08 MINUTES, 22 SECONDS EAST 11.63 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 10.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, SAID POINT BEING 88.37 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 08 MINUTES, 22 SECONDS EAST ALONG SAID EAST LINE 88.37 FEET TO THE AFORESAID SOUTHEAST CORNER; THENCE NORTH 88 DEGREES, 58 MINUTES, 47 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, FOR 1319.90 FEET TO THE POINT OF BEGINNING.

PARCEL F - A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 00 DEGREES, 08 MINUTES, 22 SECONDS EAST, (AN ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, FOR 1237.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 233.96 FEET; THENCE SOUTH 00 DEGREES, 21 MINUTES, 39 SECONDS EAST, 11.63 FEET; THENCE NORTH 89 DEGREES, 45 MINUTES, 22 SECONDS WEST, 234.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, SAID POINT BEING 88.37 FEET NORTHERLY OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; CONTINUE THENCE NORTH 89 DEGREES, 45 MINUTES, 22 SECONDS WEST 10.50 FEET INTO THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00 DEGREES, 08 MINUTES, 22 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, FOR 11.63 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 10.50 FEET TO THE POINT OF BEGINNING.

PARCEL B-A - BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00 DEGREES, 08 MINUTES, 22 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 88.37 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, A DISTANCE OF 331.00 FEET; THENCE SOUTH 00 DEGREES, 21 MINUTES, 39 SECONDS EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, A DISTANCE OF 1301.70 FEET; THENCE ALONG THE WESTERLY BANK OF A DITCH SOUTH 03 DEGREES, 44 MINUTES, 06 SECONDS WEST, A DISTANCE OF 115.98 FEET; THENCE CONTINUE ALONG SAID WESTERLY BANK SOUTH 74 DEGREES, 47 MINUTES; 43 SECONDS WEST A DISTANCE OF 473.04 FEET; THENCE CONTINUE ALONG SAID WESTERLY BANK SOUTH 43 DEGREES, 24 MINUTES, 17 SECONDS WEST A DISTANCE OF 294.26 FEET; THENCE NORTH 89 DEGREES, 44 MINUTES, 46 SECONDS WEST A DISTANCE OF 965.45 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, THENCE CONTINUE ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 00 DEGREES, 08 MINUTES, 22 SECONDS WEST, A DISTANCE OF 402.88 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 5 - PARKER PARCEL (ORB 12604, PG 89)
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°14'25" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, 1,287.27 FEET TO A POINT 35.50 FEET WESTERLY FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE SOUTH 00°08'22" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, 25.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00°08'22" EAST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 221.72 FEET; THENCE NORTH 89°14'25" WEST PARALLEL TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, 830.43 FEET; THENCE NORTH 38°42'15" EAST, 281.12 FEET TO A POINT 25.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°14'25" EAST, PARALLEL WITH SAID NORTH LINE 654.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 25.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE EAST 35.50 FEET THEREOF.

AND

PARCEL 6 - PARKER JR. PARCEL (ORB 10536, PG 644)
LOTS 14 AND 15, BLOCK 1, SHADY OAKS SUBDIVISION, ACCORDING TO PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 7 - CASTO PARCEL (ORB 22319, PG 1519)
LOTS 3 AND 4, BLOCK 1, SHADY OAKS SUBDIVISION, ACCORDING TO PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 8 - HAGIN PARCEL (ORB 24307, PG 151)
LOT 5, BLOCK 1, SHADY OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 9 - TREND PARCEL (ORB 16057, PG 501)
THAT PART OF THE WEST 30 FEET OF THE EAST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF RHODINE ROAD.

AND

PARCEL 10 - JOHNSON PARCEL (ORB 24650, PG 1191)
LOT 13, BLOCK 1, SHADY OAKS SUBDIVISION PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 11 - JAYROE PARCEL
PARCEL 1 (ORB 14283, PG 356)- THE WEST 380.00 FEET OF THE SOUTH 590.00 FEET OF THE NORTH 1749.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND THE EAST 280.00 FEET OF THE WEST 630.00 FEET OF THE SOUTH 210.00 FEET OF THE NORTH 1369.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80.00 FEET OF THE NORTH 1191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA., LESS THE EAST 60.00 FEET THEREOF.

PARCEL 2 (ORB 14279, PG 1859) - THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF; AND LESS THE NORTH 1159.85 FEET THEREOF; AND LESS THE WEST 840.00 FEET OF THE SOUTH 590.00 FEET OF THE NORTH 1749.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND LESS THE FOLLOWING DESCRIBED PARCEL: THE EAST 210.00 FEET OF THE WEST 1050.00 FEET OF THE SOUTH 210.00 FEET OF THE NORTH 1369.85 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80.00 FEET OF THE NORTH 1191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 12 - SMITH PARCEL (ORB 22342, PG 1166):
THE SOUTH 590.00 FEET OF THE NORTH 1749.85 FEET OF THE EAST 460.00 FEET OF THE WEST 840.00 FEET OF WEST 1/2 THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 210.00 FEET OF THE WEST 250.00 FEET THEREOF, SUBJECT TO A EASEMENT IN COMMON WITH OTHERS FOR THE PURPOSE OF INGRESS AND EGRESS, AND UTILITIES, TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80.00 FEET OF THE NORTH 1191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 13 - KNEPP PARCEL (ORB 24713, PG 1285):

THAT PORTION OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF RHODINE ROAD AND THE SOUTH LINE OF SAID SECTION 35, DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, THENCE SOUTH 89°45'16" WEST, (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 35, 72.60 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF RHODINE ROAD WHICH LIES ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE (HAVING FOR ITS ELEMENTS A RADIUS OF 1959.857 FEET AND A DELTA ANGLE OF 13°17'46") 454.81 FEET TO A POINT THROUGH WHICH A RADIAL LINE BEARS SOUTH 26°30'43" EAST, THENCE SOUTH 30°06'07" EAST, 184.53 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89°15'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 446.84 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE NORTH 640.39 FEET OF THE WEST 446.81 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 14 - LEHMAN PARCEL (BY KING ENGINEERING)

LOT 6, BLOCK 2, SHADY OAKS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 15 - GUTIERREZ PARCEL (ORB 24152, PG 304):

LOT 12, BLOCK 1, SHADY OAKS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 16 - ZABEL PARCEL (ORB 6963, PG 363)

PARCEL I: THE SOUTH 422.92 FEET OF THE EAST 446.19 FEET OF THE WEST 893 FEET OF THE NORTH 1,127.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 150.00 FEET.

PARCEL II: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 17 - EDWARDS PARCEL (ORB 17868, PG 1551)

THE SOUTH 487.46 FEET OF THE NORTH 1,127.85 FEET OF THE WEST 446.81 FEET OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH
TOGETHER WITH

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE EAST 60 FEET THEREOF, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 18 – DAVID BAKER ROAD (ORB 26834, PG 582) (TAX DEED)

BEG AT NW COR OF NE 1/4 OF NE 1/4 RUN S 89 DEG 14 MIN 25 SEC E 1322.77 FT S 00 DEG 08 MIN 22 SEC E 25 FT S 01 DEG 11 MIN 46 SEC W 450.30 FT N 89 DEG 45 MIN 22 SEC W 25 FT N 00 DEG 08 MIN 22 SEC W 450.25 FT N 89 DEG 14 MIN 25 SEC W 1287 .21 FT AND N 00 DEG 20 SEC W 25 FT TO POB
SEC - TWP - RGE: 02 - 31 - 20

Less:

A PORTION OF DAVID BAKER ROAD, BELMOND RESERVE PHASE 1, ACCODING TO PLAT BOOK 140, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°10'28" EAST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 653.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 89°10'28" EAST A DISTANCE OF 497.82 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.01 FEET; THENCE NORTH 89°10'27" WEST, A DISTANCE OF 517.68 FEET; THENCE NORTH 38°46'36" EAST, A DISTANCE OF 31.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.291 ACRES.

AND

PARCEL 19 – GRIFFIN PARCEL (ORB 25842, PG 912):

LOT 6, BLOCK 1, SHADY OAKS SUBDIVISION PLATTED SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL 20 – SONDAY PARCEL (ORB 19025, PG 1519):

SECTION 2, TOWNSHIP 31, RANGE 20, THE EAST 210 FEET OF THE WEST 1050 FEET OF THE SOUTH 210 FEET OF THE NORTH 1369.85 FEET

AND

PARCEL 21 – DELGADO PARCEL (ORB 20029 PG 656)

THE EAST 150.00 FEET OF THE SOUTH 422.92 FEET OF THE EAST 446.19 FEET OF THE WEST 893.00 FEET OF THE NORTH 1,127.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 80 FEET OF THE NORTH 1,191.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 60.00 FEET THEREOF.

AND

PARCEL 22 – HAYES CLAN ROAD (ORB 27125, PG 1219)

THE WEST 893 FEET OF THE SOUTH 32 FEET OF THE NORTH 1159.85 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA.