

ORIGINAL



CFN 2022128826
Bk 6273 Pgs 1273-1392 (120 Pgs)
DATE: 08/23/2022 09:52:38 AM
KELVIN SOTO, ESQ., CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES \$0.00

RETURN TO:
CITY OF ST. CLOUD
COMMUNITY DEVELOPMENT DEPT.
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE 2022-18

AN ORDINANCE OF THE CITY OF ST. CLOUD, FLORIDA ESTABLISHING, ON THE PROPOSED PROPERTY KNOWN AS CENTER LAKE RANCH WEST AND FURTHER DESCRIBED HEREIN, AND RECOGNIZING, THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT, CREATED AND CHARTERED BY UNIFORM GENERAL LAW, THE UNIFORM COMMUNITY DEVELOPMENT DISTRICT ACT OF FLORIDA, CHAPTER 190, FLORIDA STATUTES (2021 AND HEREAFTER); ACKNOWLEDGING THE UNIFORM DISTRICT CHARTER EXPRESSED IN CHAPTER 190, FLORIDA STATUTES, AND CONFIRMED BY SECTION 189.031(3), FLORIDA STATUTES; ESTABLISHING THE DISTRICT (ON THE PROPERTY PROPOSED IN THIS PETITION) AND DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; AND DESIGNATING THE PROPOSED LAND AREA WITHIN WHICH THE DISTRICT MAY MANAGE AND FINANCE ITS BASIC INFRASTRUCTURE, SYSTEMS, FACILITIES, SERVICES, IMPROVEMENTS AND PROJECTS; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City of St. Cloud, Florida has received notice of intent to file a Petition to Establish the Center Lake Ranch West Community Development District, hereinafter the "District", as provided pursuant to Chapter 190, *Florida Statutes* from the entities, owners and prospective owners of the property described in Exhibit A, attached hereto and collectively referred to as the "Center Lake Ranch West Property;" and

WHEREAS, the decision of the City Council to establish the District is a quasi-legislative decision authorized by Chapter 190, *Florida Statutes* and the City of St. Cloud's home rule authority and Article VIII of the Florida Constitution; and

WHEREAS, the City of St. Cloud has reviewed factors as required by Chapter 190, *Florida Statutes* and will consider such factors prior to the final adoption of the subject ordinance, and upon such review has determined that the establishment of the District is in the best interest of the City of St. Cloud, for the orderly growth of the City in an efficient manner for their existing and future health, safety and welfare.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, IN LAWFUL SESSION ASSEMBLED, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT AND CONSIDERATIONS. The City of St. Cloud has reviewed the Petition to Establish the Center Lake Ranch West Community Development District (the "Petition") and the following considerations and makes the following findings of fact:

- a. The statements contained within the Petition of Taylor Morrison of Florida, Inc., are true and correct.
- b. The Petition is consistent with the City's comprehensive plan.
- c. The area of land within the District is of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community.
- d. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- e. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.
- f. The area to be served by the District is amenable to separate special special-district government.

SECTION 2. ESTABLISHMENT OF DISTRICT. Based on the above findings and consideration, the City Council of the City of St. Cloud does hereby establish Center Lake Ranch West Community Development District, hereinafter the "District" for all purposes consistent with, and as authorized by Chapter 190, *Florida Statutes* and all other applicable law. The City does further hereby acknowledge the uniform district charter set forth in Chapter 190, *Florida Statutes*.

SECTION 3. ESTABLISHMENT OF DISTRICT BOUNDARY. The boundary for the District shall include and incorporate all property as more particularly described in Exhibit A, attached hereto and incorporated herein, all such being located within the municipal boundaries of the City of St. Cloud.

SECTION 4. APPOINTMENT OF INITIAL BOARD OF SUPERVISORS. The City Council does hereby appoint the following individuals as the initial Board of Supervisors to serve for a period not to exceed ninety (90) days after the creation of the District upon which a new Board of Supervisor will be elected as provide by law. The initial Board of Supervisors shall be: (a) Susan Kane, (b) Nora Schuster, (c) Richard Rosello, (d) Jaren Wilken, and (e) Diana Cabrera.

SECTION 5. CHARTER. The District shall be governed by the provisions of Chapter 190, *Florida Statutes* as amended. The District shall have, and the District Board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and special districts having authority with respect to any area included in the Petition and Chapter 190, *Florida Statutes*, any or all general powers set forth in Chapter 190.011, *Florida Statutes*, and any or all of the special powers set forth in Section 190.012(1), (3), or (4), *Florida Statutes*.

In addition, the City Council of the City of St. Cloud hereby consents to the District Board exercising the following special powers to plan establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, pursuant to Section 190.012(2)(a); (2) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection

systems, and patrol cars, when authorized by proper governmental agencies, except that the district may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries, pursuant to Section 190.012(2)(d); and (3) waste collection and disposal, to the extent required by the City, pursuant to Section 190.012(2)(f).

SECTION 6. CITY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.

The District shall be governed by the development and construction standards of the City of St. Cloud Comprehensive Plan and the City of St. Cloud Land Development Code on its construction as if it were a developer.

SECTION 7. SEVERABILITY AND REPEAL. All ordinances, agreements, or resolutions and parts thereof in conflict herewith to the extent of such conflicts are hereby repealed. If any phrase, clause, sentence, paragraph, section or subsection of this ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining phrases, clauses, sentences, paragraphs, sections or subsections of this ordinance.

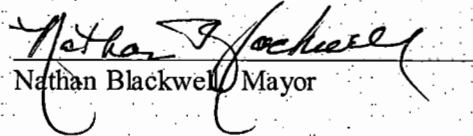
SECTION 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

SECTION 9. RECORDING. A certified copy of the ordinance may be filed with the Clerk of the Circuit Court of Osceola County, Florida, and duly recorded among the Public Records of Osceola County, Florida.

FIRST READING ON THE 14th DAY OF July, 2022.

SECOND READING ON THE 11th DAY OF August, 2022.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 11th day of August, 2022.


Nathan Blackwell Mayor


ATTEST:

Ivy De La Cruz, Acting City Clerk

~~LEGAL IN FORM AND VALID IF ADOPTED:~~

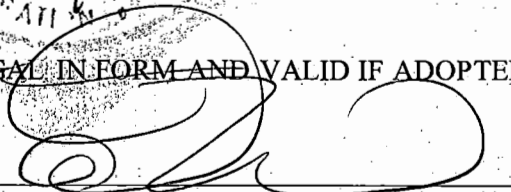

Daniel F. Mantzaris, City Attorney

EXHIBIT A
EXTERNAL BOUNDARIES OF THE DISTRICT

LEGAL DESCRIPTION
CENTER LAKE RANCH CDD - PHASE 1

A parcel of land being Lot 19, STARLINE ESTATES UNIT TWO, according to the plat thereof, as recorded in Plat Book 2, Page 220 of the Public Records of Osceola County, Florida, and Lots 6, 7, 8, 9, 10, 24, and a portion of Lots 4, 5, 22, 23, 25, and 26, and a portion of platted 30.00 foot Right of Ways, W.S. ALYEA'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Pages 51 and Plat Book 1, Page 69, of the Public Records of Osceola County, Florida, and Lots 17, 18, and 19, and a portion of Lots 4, 5, 6, 7, 8, 9, 20, 23, and Un-Numbered Lot, and platted Right of Ways, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Page 29 of the Public Records of Osceola County, Florida, and a portion of platted Right of Way for Ralph Miller Road and Twelve Oaks Road, and the Southeast ¼ of Section 29, Township 25 South, Range 31 East, and a portion of the Southwest ¼ of Section 28, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the East ¼ corner of Section 32, Township 25 South, Range 31 East, Osceola County, Florida; thence run S89°59'59"W along the North line of Lot 37, RUNNYMEDE RANCLANDS UNIT III, per Plat Book 2, Pages 260-261, a distance of 22.37 feet to the Point of Beginning; thence along the North line of Lots 37, 38 39 and 40 of said RUNNYMEDE RANCLANDS UNIT III, the following three (3) courses and distances; thence run S89°59'59"W, a distance of 585.58 feet; thence run S00°02'56"W, a distance of 289.79 feet; thence run S89°57'29"W, a distance of 1,321.04 feet; thence departing said North line, run N00°02'47"E, a distance of 218.64 feet; thence run N89°56'51"W, a distance of 50.00 feet to a Point on a non-tangent curve, concave to the Southwest, having a Radius of 142.00 feet and a Central Angle of 90°08'50"; thence run Northwesterly, along the Arc of said curve, a distance of 223.42 feet (Chord Bearing = N45°01'37"W, Chord = 201.08 feet) to the Point of Tangency thereof; thence run S89°53'58"W, a distance of 195.02 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 2,019.00 feet and a Central Angle of 21°22'12"; thence run Westerly, along the Arc of said curve, a distance of 753.04 feet (Chord Bearing = S79°12'51"W, Chord = 748.69 feet) to the Point of Tangency thereof; thence run S68°31'45"W, a distance of 153.44 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 2,147.00 feet and a Central Angle of 21°12'48"; thence run Westerly, along the Arc of said curve, a distance of 794.91 feet (Chord Bearing = S79°08'09"W, Chord = 790.38 feet); thence run S00°18'33"W, a distance of 10.04 feet; thence run N89°53'20"W, a distance of 24.84 feet; thence run S00°00'00"E, a distance of 89.23 feet; thence run S89°02'43"W, a distance of 15.11 feet; thence run S00°00'00"E, a distance of 34.32 feet; thence run S89°02'43"W, a distance of 23.12 feet to a point on the East line of an Access Easement as recorded in Official Records Book 3863, Page 1183; thence along said East line the following two (2) courses and distances; thence run N01°04'40"W, a distance of 110.82 feet; thence run N45°03'55"E, a distance of 8.99 feet to a point on the East line of Rummell Road Extension as recorded in Official Records Book 4228, Page 2738; thence along said East line the following four (4) courses and distances; thence run N45°03'55"E, a distance of 32.04 feet; thence run S89°41'27"E, a distance of 26.19 feet; thence run N00°18'33"E, a distance of 120.08 feet; thence run N89°02'27"W, a distance of 55.48 feet to a point on the East line of NARCOOSSEE RUMMELL COMMERCIAL CENTER PHASE 1, per Plat Book 23, Page 28; thence run N00°00'12"W along said East line, a distance of 99.05 feet; thence departing said East line, run

N89°59'48"E, a distance of 24.80 feet; thence run S00°00'00"E, a distance of 50.00 feet; thence run N90°00'00"E, a distance of 15.18 feet; thence run S00°00'00"E, a distance of 39.72 feet; thence run S89°02'27"E, a distance of 25.56 feet; thence run S00°18'33"W, a distance of 15.36 feet to a Point on a non-tangent curve, concave to the North, having a Radius of 2,027.00 feet and a Central Angle of 21°10'47"; thence run Easterly, along the Arc of said curve, a distance of 749.30 feet (Chord Bearing = N79°07'09"E, Chord = 745.04 feet) to the Point of Tangency thereof; thence run N68°31'45"E, a distance of 153.44 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 2,139.00 feet and a Central Angle of 21°22'12"; thence run Easterly, along the Arc of said curve, a distance of 797.80 feet (Chord Bearing = N79°12'51"E, Chord = 793.19 feet) to the Point of Tangency thereof; thence run N89°53'58"E, a distance of 244.05 feet to the Point of Curvature of a curve, concave to the Northwest, having a Radius of 46.00 feet and a Central Angle of 40°07'09"; thence run Northeasterly, along the Arc of said curve, a distance of 32.21 feet (Chord Bearing = N69°50'23"E, Chord = 31.56 feet) to the Point of Compound Curvature of a curve, concave to the Northwest, having a Radius of 80.00 feet and a Central Angle of 07°31'44"; thence run Northeasterly along the Arc of said curve, a distance of 10.51 feet (Chord Bearing = N46°00'57"E, Chord = 10.50 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 110.00 feet and a Central Angle of 12°14'14"; thence run Northeasterly along the Arc of said curve, a distance of 23.49 feet (Chord Bearing = N48°22'12"E, Chord = 23.45 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 69.00 feet and a Central Angle of 53°37'49"; thence run Northeasterly, along the Arc of said curve, a distance of 64.59 feet (Chord Bearing = N27°40'24"E, Chord = 62.25 feet) to the Point of Tangency thereof; thence run N00°51'30"E, a distance of 64.18 feet to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5.00 feet and a Central Angle of 92°03'23"; thence run Northwesterly, along the Arc of said curve, a distance of 8.03 feet (Chord Bearing = N45°10'11"W, Chord = 7.20 feet); thence run S88°48'07"W, a distance of 7.00 feet; thence run N01°11'53"W, a distance of 21.07 feet to a point on the South Right of Way line of Ralph Miller Road; thence run N89°57'13"E along said South Right of Way line, a distance of 71.75 feet to a point on the East Right of Way line of Hackney Road; thence run N00°03'11"W along said East Right of Way line, a distance of 49.29 feet; thence departing said East Right of Way line, run S03°49'27"E, a distance of 137.95 feet to the Point of Curvature of a curve, concave to the Northeast, having a Radius of 80.00 feet and a Central Angle of 49°14'42"; thence run Southeasterly, along the Arc of said curve, a distance of 68.76 feet (Chord Bearing = S28°26'48"E, Chord = 66.66 feet) to the Point of Reverse Curvature of a curve, concave to the Southwest, having a Radius of 110.00 feet and a Central Angle of 12°08'10"; thence run Southeasterly, along the Arc of said curve, a distance of 23.30 feet (Chord Bearing = S47°00'04"E, Chord = 23.26 feet) to the Point of Reverse Curvature of a curve, concave to the Northeast, having a Radius of 46.00 feet and a Central Angle of 49°10'04"; thence run Southeasterly, along the Arc of said curve, a distance of 39.47 feet (Chord Bearing = S65°31'00"E, Chord = 38.27 feet) to the Point of Tangency thereof; thence run N89°53'58"E, a distance of 668.53 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 1,472.00 feet and a Central Angle of 01°40'59"; thence run Easterly, along the Arc of said curve, a distance of 43.24 feet (Chord Bearing = N89°03'28"E, Chord = 43.24 feet); thence run N00°00'17"W, a distance of 887.70 feet to a point on the South line of said Lot 17, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; thence along the South, West and North line of said Lot 17 the following three (3) courses and distances; thence run S89°56'35"W, a distance of 144.45 feet; thence run N00°03'25"W, a distance of 659.84 feet; thence run N89°56'35"E, a distance of 660.18 feet to a point on the Southerly extension of the West line of said Lot 11, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; thence run N00°00'23"W along said West line, a distance of 566.49 feet; thence departing said West line, run N89°59'37"E, a distance of 623.36 feet to a point on the East Right of Way line of Twelve Oaks Road; thence

run N00°23'31"W along said East Right of Way line, a distance of 348.80 feet to a point on the South line of the Southwest ¼ of said Section 28; thence run N89°57'27"W along said South line, a distance of 30.00 feet to the Southeast corner of said Section 29; thence run N89°55'25"W along the South line of the Southeast of said Section 29, a distance of 2,647.49 feet to the Southwest corner of the Southeast ¼ of said Section 29; thence run N00°04'33"W along the West line of the Southeast ¼ of said Section 29, a distance of 2,638.40 feet to the Northwest corner of the Southeast ¼ of said Section 29, also being the Southwest corner of said Lot 19, STARLINE ESTATES UNIT TWO; thence along the West, North and East line of said Lot 19 the following six (6) courses and distances; thence run N00°05'40"W, a distance of 236.49 feet to a Point on a non-tangent curve, concave to the Northwest, having a Radius of 916.95 feet and a Central Angle of 01°17'57"; thence run Northeasterly, along the Arc of said curve, a distance of 20.79 feet (Chord Bearing = N47°25'09"E, Chord = 20.79 feet) to the Point of Tangency thereof; thence run N46°46'11"E, a distance of 164.45 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 538.69 feet and a Central Angle of 42°38'55"; thence run Easterly, along the Arc of said curve, a distance of 400.98 feet (Chord Bearing = N68°05'39"E, Chord = 391.79 feet) to the Point of Tangency thereof; thence run N89°25'07"E, a distance of 19.62 feet; thence run S00°34'53"E, a distance of 504.28 feet to a point on the North line of the Southeast ¼ of said Section 29; thence run N89°25'07"E along said North line, a distance of 2,088.44 feet to the West ¼ corner of said Section 28; thence run S89°44'13"E along the North line of the Southwest ¼ of said Section 28, a distance of 1,662.69 feet; thence departing said North line, run S09°40'08"E, a distance of 91.87 feet; thence run S21°49'36"E, a distance of 81.64 feet; thence run S07°39'35"E, a distance of 80.26 feet; thence run S46°09'03"E, a distance of 62.33 feet; thence run S16°01'31"W, a distance of 81.22 feet; thence run S01°18'41"E, a distance of 96.14 feet; thence run S32°20'36"E, a distance of 121.74 feet; thence run S68°49'05"E, a distance of 59.24 feet; thence run S10°17'47"W, a distance of 327.78 feet; thence run S29°36'51"W, a distance of 137.82 feet; thence run S01°48'19"W, a distance of 115.83 feet; thence run S03°48'05"E, a distance of 100.66 feet; thence run S20°06'53"E, a distance of 101.53 feet; thence run S03°50'13"W, a distance of 147.56 feet; thence run S16°45'36"W, a distance of 277.30 feet; thence run S01°41'24"E, a distance of 297.17 feet; thence run S18°05'27"W, a distance of 54.01 feet; thence run S08°34'03"W, a distance of 274.52 feet; thence run S00°30'12"W, a distance of 288.16 feet to a point on the South line of the Southwest ¼ of said Section 28; thence run N89°57'09"W along said South line, a distance of 511.23 feet; thence departing said South line, run S00°02'27"W, a distance of 213.20 feet; thence run S89°57'33"E, a distance of 243.69 feet; thence run N55°58'25"E, a distance of 28.51 feet; thence run S62°44'49"E, a distance of 152.56 feet; thence run S65°02'20"W, a distance of 78.20 feet; thence run S61°02'40"W, a distance of 38.88 feet; thence run S09°08'09"E, a distance of 65.89 feet; thence run S02°59'32"W, a distance of 63.38 feet; thence run S08°38'42"W, a distance of 49.71 feet; thence run S27°20'52"W, a distance of 30.63 feet; thence run S75°55'51"E, a distance of 29.68 feet; thence run S01°40'09"W, a distance of 54.17 feet; thence run S09°24'28"E, a distance of 52.03 feet; thence run S04°20'22"E, a distance of 35.21 feet to a point on the South line of said Lot 4, W.S. ALYEA'S SUBDMSION; thence run N89°57'24"W thence along the South line of said Lot 4, 5 and 6 of said W.S. ALYEA'S SUBDMSION, a distance of 724.55 feet to the East line of said Lot 10, W.S. ALYEA'S SUBDMSION; thence run S00°23'27"E along said East line and the Southerly extension thereof, a distance of 671.84 feet to a point on the South Right of Way line of Hansom Road; thence run S89°58'07"E along said South Right of Way line, a distance of 323.47 feet to the East line of said Lot 22, W.S. ALYEA'S SUBDMSION; thence run S00°20'50"E along said East line, a distance of 342.84 feet; thence departing said East line, run N89°53'37"W, a distance of 102.63 feet; thence run N90°00'00"W, a distance of 358.01 feet; thence run S00°20'55"E, a distance of 304.17 feet; thence run N89°57'17"W, a distance of 51.74 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 1,584.00 feet and a

Central Angle of $10^{\circ}32'54''$; thence run Westerly, along the Arc of said curve, a distance of 291.62 feet (Chord Bearing = $S84^{\circ}46'16''W$, Chord = 291.21 feet); thence run $S10^{\circ}30'11''E$, a distance of 120.00 feet to a Point on a non-tangent curve, concave to the South, having a Radius of 1,464.00 feet and a Central Angle of $02^{\circ}45'07''$; thence run Westerly, along the Arc of said curve, a distance of 70.32 feet (Chord Bearing = $S78^{\circ}07'15''W$, Chord = 70.31 feet) to the Point of Compound Curvature of a curve, concave to the Southeast, having a Radius of 52.00 feet and a Central Angle of $25^{\circ}28'12''$; thence run Southwesterly, along the Arc of said curve, a distance of 23.12 feet (Chord Bearing = $S64^{\circ}00'36''W$, Chord = 22.93 feet) to the Point of Compound Curvature of a curve, concave to the Southeast, having a Radius of 130.00 feet and a Central Angle of $15^{\circ}25'37''$; thence run Southwesterly, along the Arc of said curve, a distance of 35.00 feet (Chord Bearing = $S43^{\circ}33'41''W$, Chord = 34.90 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 110.00 feet and a Central Angle of $17^{\circ}00'19''$; thence run Southwesterly, along the Arc of said curve, a distance of 32.65 feet (Chord Bearing = $S44^{\circ}21'02''W$, Chord = 32.53 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 59.00 feet and a Central Angle of $53^{\circ}14'51''$; thence run Southwesterly, along the Arc of said curve, a distance of 54.83 feet (Chord Bearing = $S26^{\circ}13'46''W$, Chord = 52.88 feet) to the Point of Tangency thereof; thence run $S00^{\circ}23'39''E$, a distance of 10.27 feet; thence run $S89^{\circ}36'21''W$, a distance of 77.89 feet to a Point on a non-tangent curve, concave to the West, having a Radius of 95.00 feet and a Central Angle of $09^{\circ}02'48''$; thence run Southerly, along the Arc of said curve, a distance of 15.00 feet (Chord Bearing = $S04^{\circ}31'25''E$, Chord = 14.98 feet) to the Point of Tangency thereof; thence run $S00^{\circ}00'01''E$, a distance of 374.35 feet to the Point of Beginning.

Containing 16,804,152 square feet or 385.77 acres, more or less.



**CITY OF ST. CLOUD
DEVELOPMENT REVIEW
APPLICATION**

FOR OFFICIAL USE ONLY	
Date Received:	<u>12/03/21</u>
Case #:	<u>CDD21-00002</u>

Pre-Application meeting date:	Applicant/Agent did <u>not</u> participate in Pre-Application meeting
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Applicant:	<u>Taylor Morrison of Florida, Inc.</u>	Agent:	<u>KE Law Group, PLLC</u>
Contact:	<u>Heather Isaacs</u>	Contact:	<u>Jere Earlywine, Esq.</u>
Address:	<u>551 North Cattlemen Road, Suite 200 Sarasota, Florida 34232</u>	Address:	<u>2016 Delta Boulevard, Suite 101 Tallahassee, Florida 32303</u>
Phone:	<u>(407) 840-1178</u>	Phone:	<u>(850) 284-6298</u>
Email:	<u>hisaacs@taylormorrison.com</u>	Email:	<u>jere@kelawgroup.com</u>

Legal Owner(s) of Property (List all recorded owners): Center Lake Properties, LLLP

Owner Address: 102 W. Pineloch Street, Suite 10, Orlando, Florida 32806

Owner Email: _____

Project Name/Plan Name: Center Lake Ranch West Community Development District

Site Location/Address: Generally located south of Star Line Drive, north of Harkley Runyan Road and east of South Narcoossee Road.

Project/Plan Type: Petition to Establish a Community Development District

Area of Development (Acreage or Square Feet): 385.77 acres

Parcel Identification Number(s) (List all): 29-25-31-5144-0001-0190; 29-25-31-0000-0030-0000; 33-25-31-2550-0001-0220; 28-25-31-0000-0050-0000; 33-25-31-2550-0001-0010; 32-25-31-3130-0001-0080; 32-25-31-3130-0001-0040

Future Land Use: Mixed Use Proposed Future Land Use: Mixed Use
Zoning: Mixed Use Proposed Zoning: Mixed Use

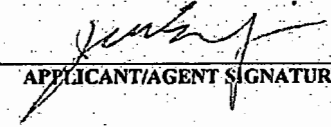
Will proposed development be for:

Short Term Rental?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Vacation Villas?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Affordable Workforce Housing for Essential Service Personnel (AWHESP)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Housing for Older Persons?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is this proposed development in an Urban Infill or Redevelopment (CRA) Area?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			

Number of units or lots: SF 1,161 MF _____ MH _____
Number of commercial buildings: _____ Total square footage: _____

Phasing Schedule: To be completed by applicant for projected build out. (required, if applicable)								
Unit Type	2018	2019	2020	2021	2022	2023-2028	2028-2034	2035-beyond
SF						1,161		
MF								
MH								
Totals						1,161		

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

	Jere Earlywine, Esq.	October 27, 2021
APPLICANT/AGENT SIGNATURE	APPLICANT/AGENT NAME and TITLE	DATE

Revised APRIL 2021

PETITION TO ESTABLISH
CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT
DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314
(850) 528-6152 (telephone)

**BEFORE THE CITY COUNCIL
OF THE CITY OF ST. CLOUD, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Taylor Morrison of Florida, Inc. ("Petitioner"), hereby petitions the City Council of the City of St. Cloud, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of St. Cloud, Florida, and covers approximately 385.77 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of Star Line Drive, west of undeveloped lands, north of Harkley Runyan Road and east of South Narcoossee Road. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Susan Kane
Address: 2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

Name: Nora Schuster
Address: 2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

Name: Richard Rosello
Address: 2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

Name: Jaren Wilken
Address: 400 International Parkway, Suite 470
Lake Mary, Florida 32746

Name: Diana Cabrera
Address: 400 International Parkway, Suite 470
Lake Mary, Florida 32746

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Center Lake Ranch West Community Development District.

6. Major Water and Wastewater Facilities. Exhibit 4 shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. Exhibit 5 describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in nine (9) phase(s) over an estimated three (3) year period from 2022-2025. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is vacant. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in Exhibit 6. These proposed land uses are consistent with the City of St. Cloud Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. Exhibit 7 is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See Exhibit 8 - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314
(850) 528-6152 (telephone)

11. This petition to establish the Center Lake Ranch West Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of St. Cloud Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the City of St. Cloud from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of St. Cloud, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

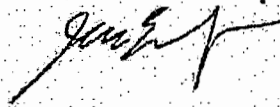
c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and, (2) security, including but not limited to, guardhouses, fences and gates,

electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

- d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 19th day of October, 2021.

KE LAW GROUP, PLLC



Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314
(850) 528-6152 (telephone)

Attorneys for Petitioner

EXHIBIT 1



Vicinity Map

Center Lake Ranch West CDD



September 14, 2021
P & B Job No: 20-165

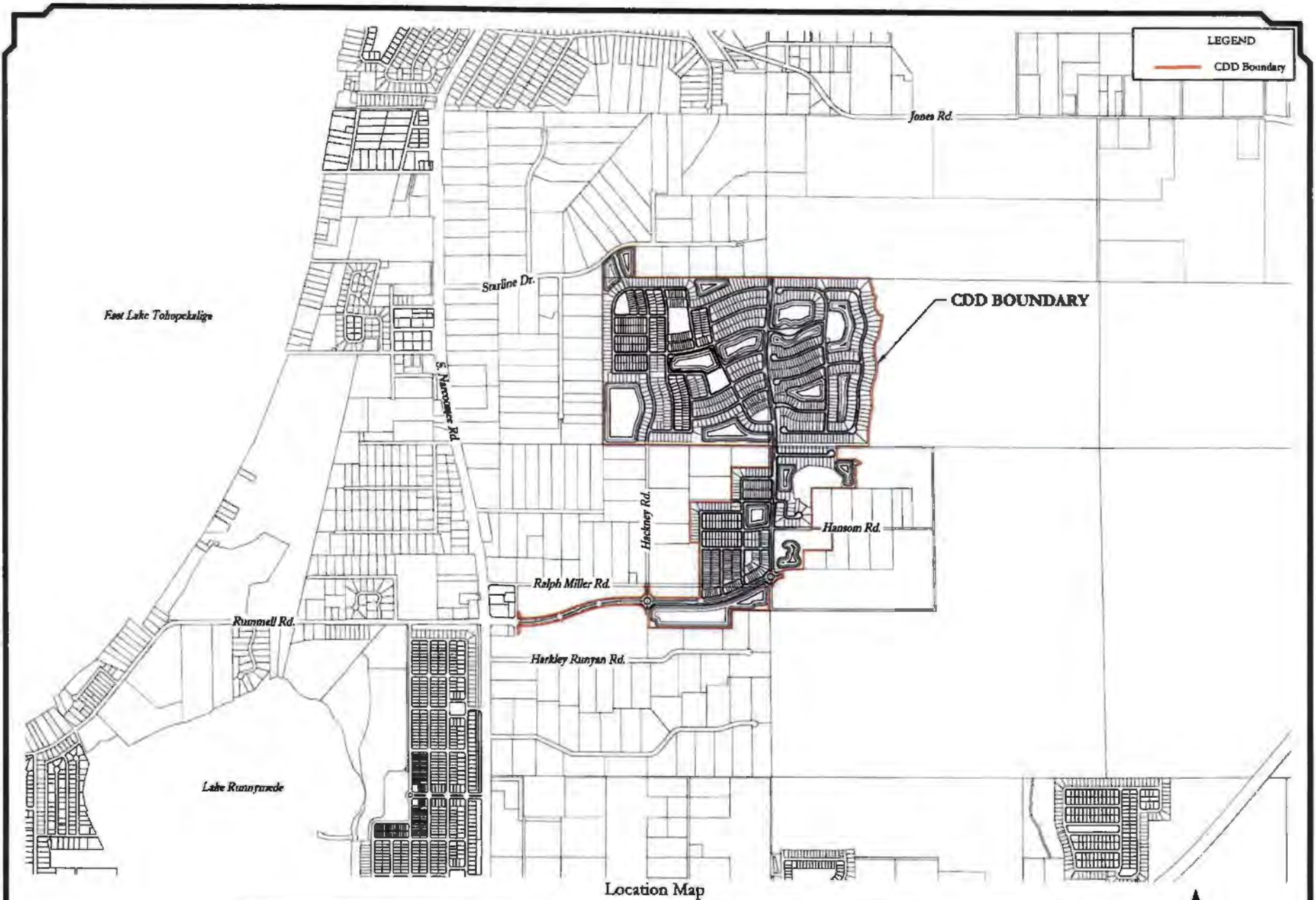
2602 E. Livingston St.
Orlando, Florida 32805-407-487.2594

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SCALE IN FEET
Exhibit 1

25,000,00-100 DALLAS MORRISON - CENTER LAKES/CH/12K & FIVE/CON/CON/12/15 - CENTER - VICINITY MAP



Location Map

Center Lake Ranch West CDD

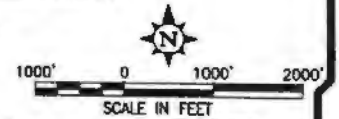


Exhibit 2

September 14, 2021
P & B Job No. 20-165

2602 E. Livingston St.
Orlando, Florida 32803-4074/73594

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Certificate of Authorization No. 28367

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City of St. Cloud - Reproduced from Scanned Imaging System

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EXHIBIT 2

LEGAL DESCRIPTION:

(AS WRITTEN BY THE SURVEYOR)

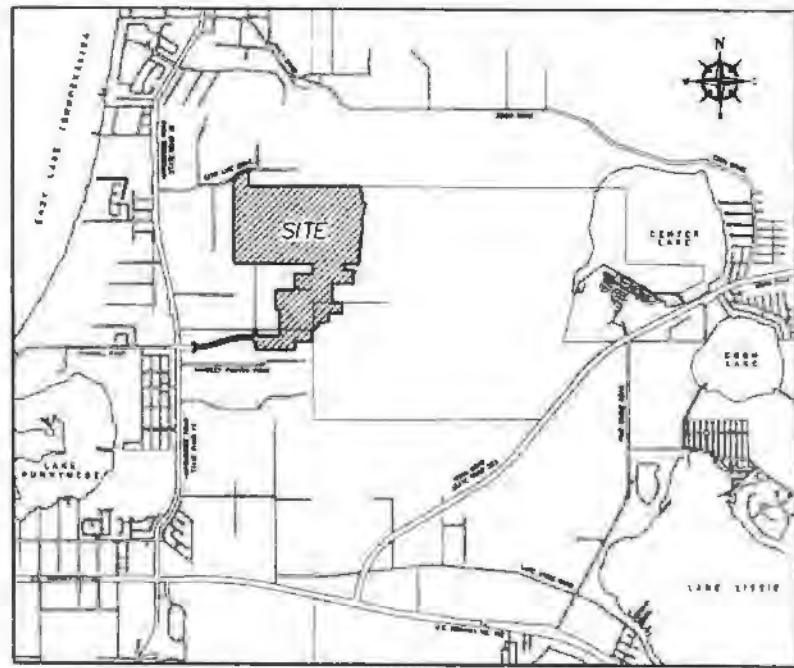
CENTER LAKE RANCH WEST CDD

A parcel of land being Lot 19, STARLINE ESTATES UNIT TWO, according to the plat thereof, as recorded in Plat Book 2, Page 220 of the Public Records of Osceola County, Florida, and Lots 6, 7, 8, 9, 10, 24, and a portion of Lots 4, 5, 22, 23, 25, and 26, and a portion of platted 30.00 foot Right of Way, W.S. ALYEA'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Pages 51 and Plat Book 1, Page 69, of the Public Records of Osceola County, Florida, and Lots 17, 18, and 19, and a portion of Lots 4, 5, 6, 7, 8, 9, 20, 23, and Un-Numbered Lot, and platted Right of Way, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Page 29 of the Public Records of Osceola County, Florida, and a portion of platted Right of Way for Ralph Miller Road and Twelve Oaks Road, and the Southeast 1/4 of Section 28, Township 25 South, Range 31 East, and a portion of the Southwest 1/4 of Section 28, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the East 1/4 corner of Section 32, Township 25 South, Range 31 East, Osceola County, Florida; thence run S89°59'59"W along the North line of Lot 37, RUNNYMEDE RANCHLANDS UNIT III, per Plat Book 2, Page 250-261, a distance of 22.37 feet to the Point of Beginning; thence along the North line of Lots 37, 38, 39 and 40 of said RUNNYMEDE RANCHLANDS UNIT III, the following three (3) courses and distances; thence run S89°59'59"W, a distance of 585.58 feet; thence run S00°02'56"W, a distance of 289.79 feet; thence run S85°57'23"W, a distance of 1,231.04 feet; thence departing said North line, run N00°02'47"E, a distance of 218.64 feet; thence run N89°56'51"W, a distance of 50.00 feet to a Point on a non-tangent curve, concave to the Southwest, having a Radius of 142.00 feet and a Central Angle of 90°05'00"; thence run Northwestwardly, along the Arc of said curve, a distance of 223.42 feet (Chord Bearing = N45°01'37"W, Chord = 231.88 feet) to the Point of Tangency thereof; thence run S89°55'58"W, a distance of 155.02 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 2,019.00 feet and a Central Angle of 21°22'12"; thence run Westwardly, along the Arc of said curve, a distance of 753.94 feet (Chord Bearing = S79°12'51"W, Chord = 744.69 feet) to the Point of Tangency thereof; thence run S88°31'45"W, a distance of 153.44 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 2,147.00 feet and a Central Angle of 21°12'48"; thence run Westwardly, along the Arc of said curve, a distance of 794.51 feet (Chord Bearing = S78°08'09"W, Chord = 790.36 feet); thence run S00°1'E33"W, a distance of 10.04 feet; thence run N89°53'20"W, a distance of 34.84 feet; thence run S00°00'00"E, a distance of 89.23 feet; thence run S89°02'43"W, a distance of 15.11 feet; thence run S00°00'00"E, a distance of 34.32 feet; thence run S89°02'43"W, a distance of 23.12 feet to a point on the East line of an Access Easement as recorded in Official Records Book 3663, Page 1183; thence along said East line the following two (2) courses and distances; thence run N01°04'40"W, a distance of 110.82 feet; thence run N45°03'55"E, a distance of 8.89 feet to a point on the East line of Rummell Road Extension as recorded in Official Records Book 4228, Page 2738; thence along said East line the following four (4) courses and distances; thence run N45°03'55"E, a distance of 32.04 feet; thence run S09°41'27"E, a distance of 26.19 feet; thence run N00°18'33"E, a distance of 120.08 feet; thence run N89°02'27"W, a distance of 56.48 feet to a point on the East line of HARGOODSSEE RUMMELL COMMERCIAL CENTER PHASE 1, per Plat Book 23, Page 28; thence run N00°00'12"W along said East line, a distance of 99.05 feet; thence departing said East line, run N89°58'44"E, a distance of 24.80 feet; thence run S00°00'00"E, a distance of 50.00 feet; thence run N00°00'00"E, a distance of 15.18 feet; thence run S00°00'00"E, a distance of 39.72 feet; thence run S89°02'27"E, a distance of 25.56 feet; thence run S00°18'33"W, a distance of 15.36 feet to a Point on a non-tangent curve, concave to the North, having a Radius of 2,027.00 feet and a Central Angle of 21°19'47"; thence run Easterly, along the Arc of said curve, a distance of 748.30 feet (Chord Bearing = N79°07'09"E, Chord = 745.04 feet) to the Point of Tangency thereof; thence run N68°31'49"E, a distance of 153.44 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 2,139.00 feet and a Central Angle of 21°22'12"; thence run Easterly, along the Arc of said curve, a distance of 797.80 feet (Chord Bearing = N79°12'51"E, Chord = 793.18 feet) to the Point of Tangency thereof; thence run N89°53'58"E, a distance of 244.05 feet to the Point of Curvature of a curve, concave to the Northwest, having a Radius of 46.00 feet and a Central Angle of 40°07'00"; thence run Northwardly, along the Arc of said curve, a distance of 32.21 feet (Chord Bearing = N69°50'23"E, Chord = 31.56 feet) to the Point of Compound Curvature of a curve, concave to the Northwest, having a Radius of 60.00 feet and a Central Angle of 07°31'44"; thence run Northwardly along the Arc of said curve, a distance of 10.51 feet (Chord Bearing = N46°00'57"E, Chord = 10.50 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 118.95 feet and a Central Angle of 12°14'14"; thence run Northwardly along the Arc of said curve, a distance of 23.49 feet (Chord Bearing = N48°22'12"E, Chord = 23.48 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 69.00 feet and a Central Angle of 53°37'49"; thence run Northwardly, along the Arc of said curve, a distance of 54.59 feet (Chord Bearing = N27°40'24"E, Chord = 82.25 feet) to the Point of Tangency thereof; thence run N00°51'30"E, a distance of 64.18 feet to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5.00 feet and a Central Angle of 92°03'23"; thence run Northwardly, along the Arc of said curve, a distance of 8.03 feet (Chord Bearing = N45°10'11"W, Chord = 7.20 feet); thence run S88°48'07"W, a distance of 7.08 feet; thence run N01°1'53"W, a distance of 21.07 feet to a point on the South Right of Way line of Ralph Miller Road; thence run N89°57'13"E along said South Right of Way line, a distance of 71.75 feet to a point on the East Right of Way line of Hackney Road; thence run N00°03'11"W along said East Right of Way line, a distance of 48.29 feet; thence departing said East Right of Way line, run S03°49'27"E, a distance of 137.95 feet to the Point of Curvature of a curve, concave to the Northeast, having a Radius of 80.00 feet and a Central Angle of 49°14'42"; thence run Southeastwardly, along the Arc of said curve, a distance of 66.76 feet (Chord Bearing = S28°26'48"E, Chord = 56.66 feet) to the Point of Reverse Curvature of a curve, concave to the Southwest, having a Radius of 110.00 feet and a Central Angle of 12°08'10"; thence run Southeastwardly, along the Arc of said curve, a distance of 46.00 feet and a Central Angle of 54°7'00"E, Chord = 22.28 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 46.00 feet and a Central Angle of 49°10'04"; thence run Southeastwardly, along the Arc of said curve, a distance of 39.47 feet (Chord Bearing = S65°31'00"E, Chord = 38.27 feet) to the Point of Tangency thereof; thence run N89°53'58"E, a distance of 688.53 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 1,472.00 feet and a Central Angle of 01°40'59"; thence run Easterly, along the Arc of said curve, a distance of 43.24 feet (Chord Bearing = N89°03'28"E, Chord = 43.24 feet); thence run N89°00'17"W, a distance of 887.70 feet to a point on the South line of said Lot 17, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; thence along the South, West and North line of said Lot 17 the following three (3) courses and distances; thence run S89°56'35"W, a distance of 144.45 feet; thence run N00°03'25"W, a distance of 659.84 feet; thence run N89°56'35"E, a distance of 560.18 feet to a point on the Southwardly extension of the West line of said Lot 11, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; thence run N00°00'23"W along said West line, a distance of 586.49 feet; thence departing said West line, run N89°59'37"E, a distance of 623.36 feet to a point on the East Right of Way line of Twelve Oaks Road; thence run N00°23'31"W along said East Right of Way line, a distance of 348.80 feet to a point on the South line of the Southwest 1/4 of said Section 28; thence run N89°57'27"W along said South line, a distance of 30.00 feet to the Southeast corner of said Section 28; thence run N89°55'25"W along the South line of the Southwest 1/4 of said Section 28, a distance of 2,647.49 feet to the Southwest corner of the Southeast 1/4 of said Section 28; thence run N00°04'33"W along the West line of the Southwest 1/4 of said Section 28, a distance of 2,638.40 feet to the Northwest corner of the Southwest 1/4 of said Section 28, also being the Southwest corner of said Lot 19, STARLINE ESTATES UNIT TWO; thence along the West, North and East line of said Lot 19 the following six (6) courses and distances; thence run N00°05'49"W, a distance of 236.49 feet to a Point on a non-tangent curve, concave to the Northwest, having a Radius of 316.95 feet and a Central Angle of 01°17'37"; thence run Northwardly, along the Arc of said curve, a distance of 20.79 feet (Chord Bearing = N47°25'08"E, Chord = 26.79 feet) to the Point of Tangency thereof; thence run N46°46'11"E, a distance of 164.45 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 539.59 feet and a Central Angle of 42°38'55"; thence run Easterly, along the Arc of said curve, a distance of 400.98 feet (Chord Bearing = N69°05'39"E, Chord = 391.79 feet) to the Point of Tangency thereof; thence run N89°25'07"E, a distance of 19.62 feet; thence run S00°34'53"E, a distance of 504.28 feet to a point on the North line of the Southeast 1/4 of said Section 28; thence run N89°25'07"E along said North line, a distance of 2,088.44 feet to the West 1/2 corner of said Section 28; thence run S89°44'13"E along the North line of the Southwest 1/4 of said Section 28, a distance of 1,662.69 feet; thence departing said North line, run S09°40'08"E, a distance of 91.87 feet; thence run S21°45'36"E, a distance of 81.64 feet; thence run S07°39'35"E, a distance of 80.26 feet; thence run S46°08'03"E, a distance of 62.33 feet; thence run S15°01'31"W, a distance of 81.22 feet; thence run S01°18'41"E, a distance of 86.14 feet; thence run S32°26'06"E, a distance of 121.74 feet; thence run S88°48'05"E, a distance of 59.24 feet; thence run S10°17'47"W, a distance of 527.78 feet; thence run S29°36'51"W, a

distance of 137.82 feet; thence run S01°48'19"W, a distance of 115.83 feet; thence run S03°48'05"E, a distance of 100.66 feet; thence run S20°06'52"E, a distance of 101.53 feet; thence run S03°50'13"W, a distance of 147.56 feet; thence run S16°46'38"W, a distance of 277.36 feet; thence run S01°41'24"E, a distance of 257.17 feet; thence run S18°06'27"W, a distance of 54.01 feet; thence run S08°34'03"W, a distance of 274.52 feet; thence run S00°00'12"W, a distance of 288.16 feet to a point on the South line of the Southwest 1/4 of said Section 28; thence run N89°57'08"W along said South line, a distance of 511.23 feet; thence departing said South line, run S00°02'27"W, a distance of 213.20 feet; thence run S89°57'33"E, a distance of 243.69 feet; thence run S55°02'25"E, a distance of 38.88 feet; thence run S62°44'48"E, a distance of 152.56 feet; thence run S85°02'20"W, a distance of 78.29 feet; thence run S61°02'40"W, a distance of 49.71 feet; thence run S09°09'59"E, a distance of 65.89 feet; thence run S02°59'32"W, a distance of 63.28 feet; thence run S08°38'42"W, a distance of 49.71 feet; thence run S09°24'29"E, a distance of 52.03 feet; thence run S04°20'22"E, a distance of 35.21 feet; thence run S81°40'09"W, a distance of 54.17 feet; thence run S89°57'24"W thence along the South line of said Lot 4, 5 and 6 of said W.S. ALYEA'S SUBDIVISION, a distance of 724.55 feet to the East line of said Lot 10, W.S. ALYEA'S SUBDIVISION; thence run S00°23'27"E along said East line and the Southwardly extension thereof, a distance of 671.84 feet to a point on the South Right of Way line of Hanson Road; thence run S89°58'07"E along said South Right of Way line, a distance of 323.47 feet to the East line of said Lot 22, W.S. ALYEA'S SUBDIVISION; thence run S00°20'50"E along said East line, a distance of 342.84 feet; thence departing said East line, run N89°53'37"W, a distance of 102.63 feet; thence run N90°00'00"W, a distance of 358.01 feet; thence run S00°20'55"E, a distance of 304.17 feet; thence run N89°57'17"W, a distance of 51.74 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 1,684.00 feet and a Central Angle of 10°32'54"; thence run Westwardly, along the Arc of said curve, a distance of 281.62 feet (Chord Bearing = S04°46'16"W, Chord = 291.21 feet); thence run S10°30'11"E, a distance of 120.00 feet to a Point on a non-tangent curve, concave to the South, having a Radius of 1,484.00 feet and a Central Angle of 02°45'07"; thence run Westwardly, along the Arc of said curve, a distance of 70.32 feet (Chord Bearing = S78°07'15"W, Chord = 70.31 feet) to the Point of Compound Curvature of a curve, concave to the Southwest, having a Radius of 52.00 feet and a Central Angle of 25°28'12"; thence run Southwestwardly, along the Arc of said curve, a distance of 23.12 feet (Chord Bearing = S64°09'36"W, Chord = 22.93 feet) to the Point of Compound Curvature of a curve, concave to the Southeast, having a Radius of 130.00 feet and a Central Angle of 15°25'37"; thence run Southwestwardly, along the Arc of said curve, a distance of 35.00 feet (Chord Bearing = S43°33'41"W, Chord = 34.80 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 110.00 feet and a Central Angle of 17°08'19"; thence run Southwestwardly, along the Arc of said curve, a distance of 32.85 feet (Chord Bearing = S44°21'02"W, Chord = 32.53 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 59.00 feet and a Central Angle of 53°14'51"; thence run Southwestwardly, along the Arc of said curve, a distance of 34.83 feet (Chord Bearing = S28°13'46"W, Chord = 32.88 feet) to the Point of Tangency thereof; thence run S00°23'39"E, a distance of 10.27 feet; thence run S89°36'21"W, a distance of 77.89 feet to a Point on a non-tangent curve, concave to the West, having a Radius of 95.00 feet and a Central Angle of 09°02'48"; thence run Southwardly, along the Arc of said curve, a distance of 15.00 feet (Chord Bearing = S04°31'25"E, Chord = 14.98 feet) to the Point of Tangency thereof; thence run S00°00'01"E, a distance of 374.35 feet to the Point of Beginning.

Containing 16,804,152 square feet or 385.77 acres, more or less.



District Boundary Map and Legal Description
Center Lake Ranch West CDD

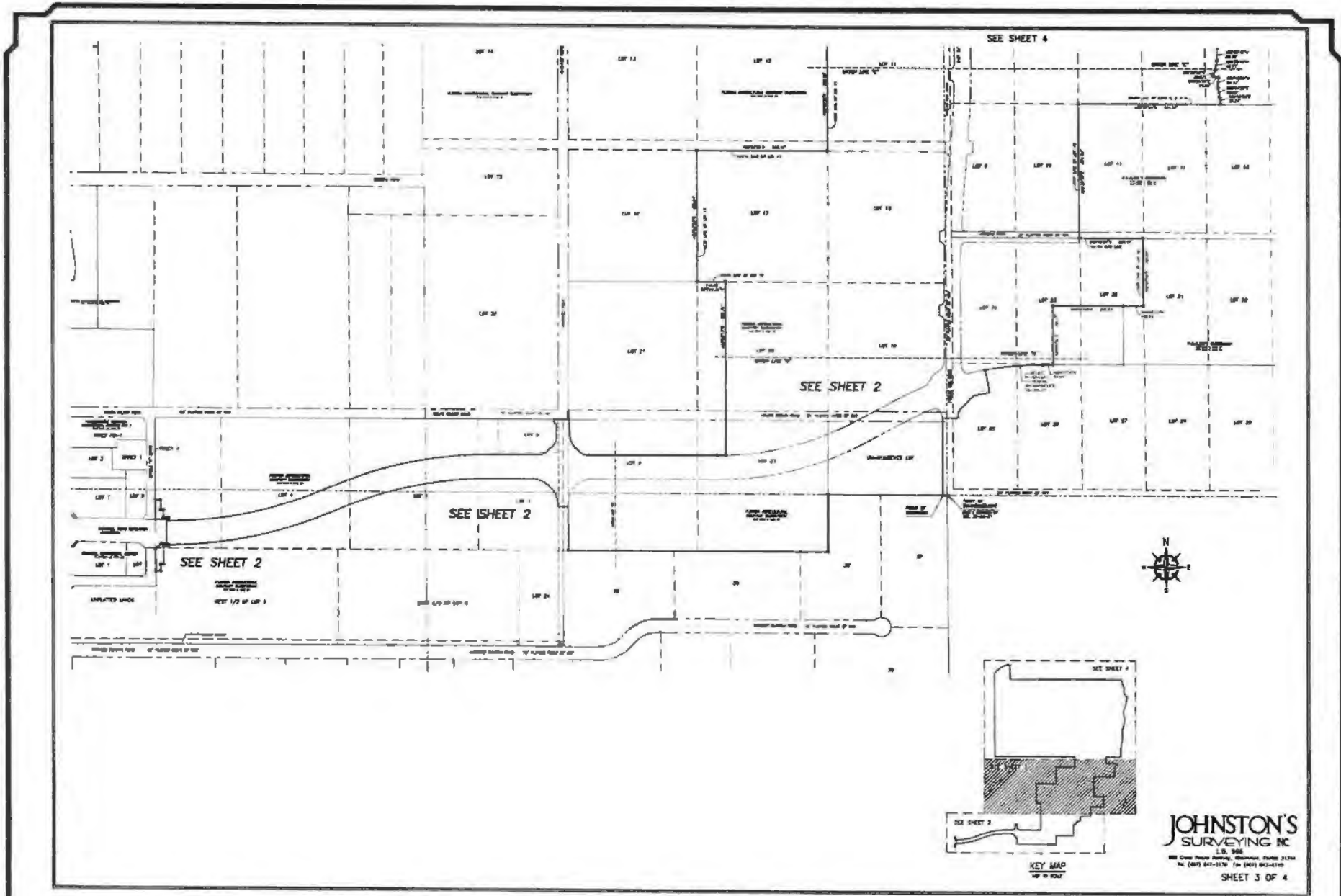
September 14, 2021
P & R Job No: 20-165

2002 E Livingston St
Osceola, Florida 32803-407-487-2594

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Certified of Professional Surveyors

www.poulosandbennett.com
Certified of Professional Surveyors

Exhibit 4A



District Boundary Map and Legal Description
Center Lake Ranch West CDD

September 14, 2021
 P & B Job No. 20-165

2602 E. Livingston St.
 Orlando, Florida 32803-307-487-2594

POULOS & BENNETT

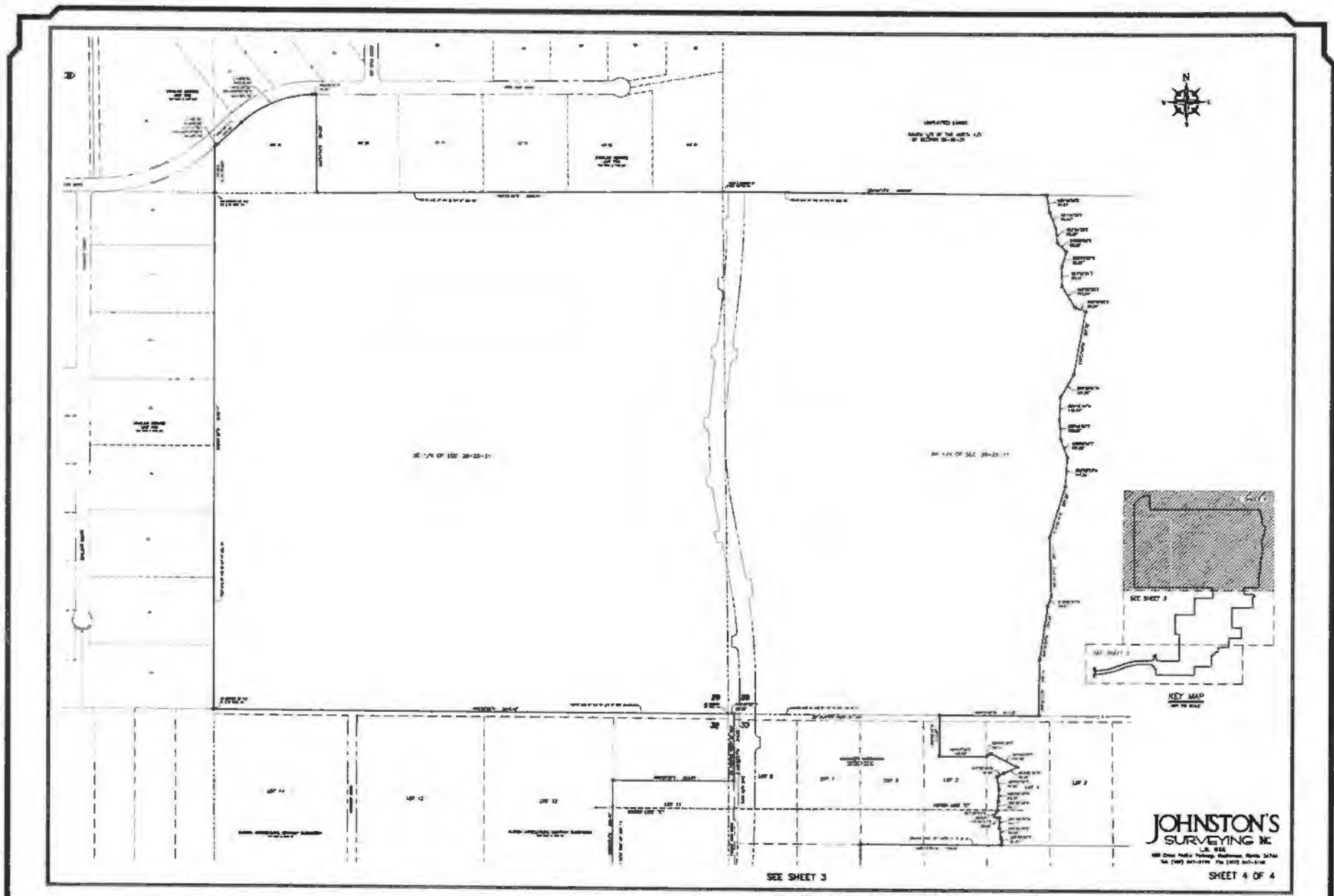
www.poulosandbennett.com
 Certificate of Authorization No. 28567

JOHNSTON'S SURVEYING INC.
 L.S. 3966
 880 Civic Plaza Parkway, Orlando, Florida 32834
 Tel: (407) 847-3170 Fax: (407) 847-4140

SHEET 3 OF 4

210209-28-143 Detail revision - center lake ranch west cdd sheet 3 of 4 - sheet - 09 & 10

Exhibit 4C



District Boundary Map and Legal Description
Center Lake Ranch West CDD

September 14, 2021
 P & R Job No.: 20-165

3602 E. Livingston St.
 Odessa, Florida 33465-4074/2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

**JOHNSTON'S
 SURVEYING INC.**
 L.L. #16
 4881 Grand Haven Road, Palm Bay, Florida 32909
 Tel: 321-920-0000 Fax: 321-920-0000

SHEET 4 OF 4

21-0220-02-185 1246P BOHREN - CLASS LAKELAND & POLYCO Easements - SHEET - 04 OF 18

Exhibit 4D

EXHIBIT 3

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the 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").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the 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 establishment of a Community Development District that 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 establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever 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 30 day of AUGUST, 2021.

Witnessed:

CENTER LAKE PROPERTIES, LLLP

[Signature]
Print Name: ANDREW ROSEN

[Signature]
BY: JAMES P CARUSO JR
TTS: VICE PRESIDENT OF PINELOCK MANAGEMENT CORP, ITS GENERAL PARTNER

[Signature]
Print Name: CARLA S. AUSERMAN

STATE OF FLORIDA
COUNTY OF ORANGE

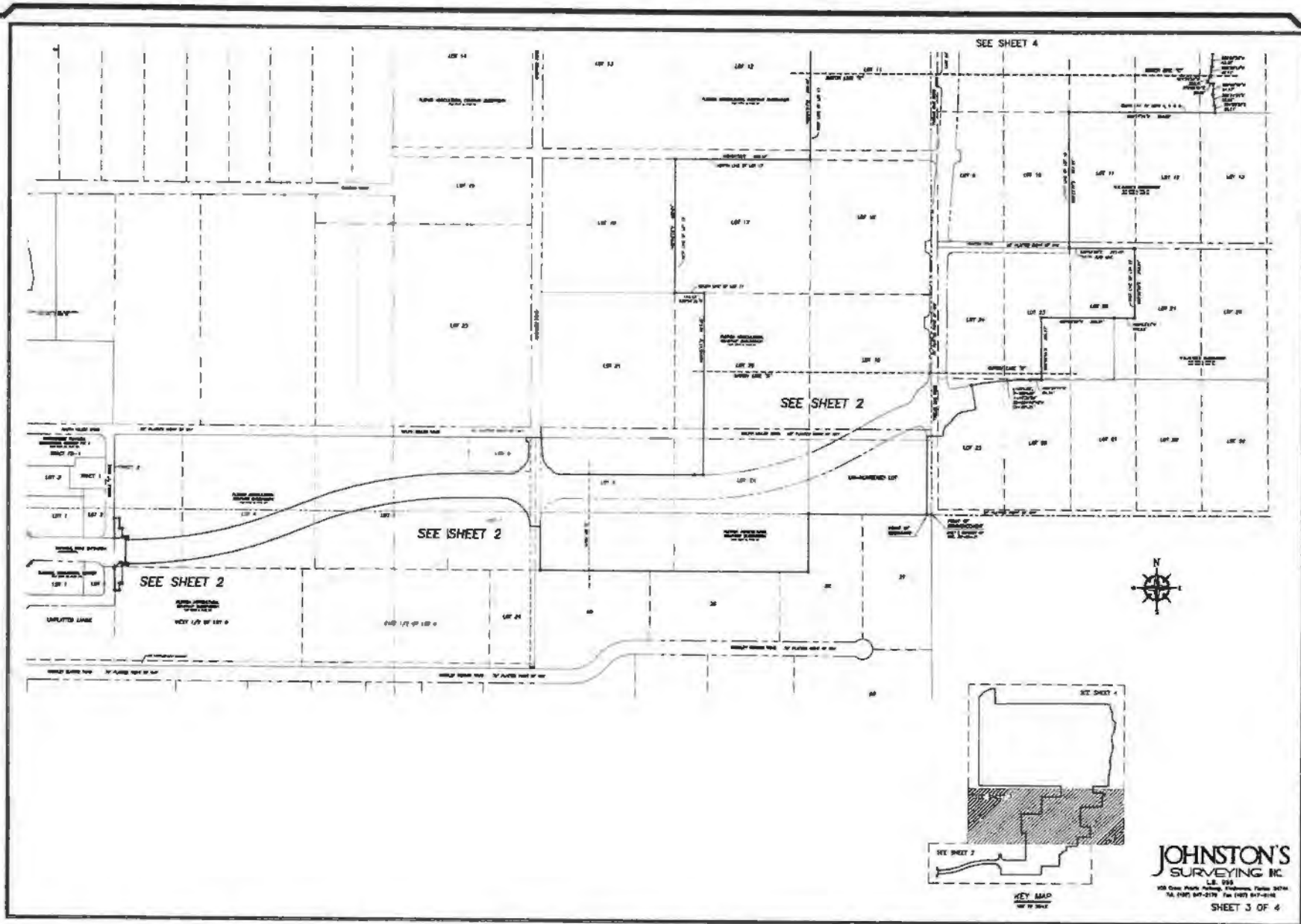
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of AUGUST 2021, by JAMES P CARUSO JR, who is the VP of Pinelock Management Corp as General Partner of Center Lake Properties, LLLP, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: CARLA S AUSERMAN
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description





**District Boundary Map and Legal Description
Center Lake Ranch West CDD**

September 14, 2021
P & B Job No.: 20-165

2602 S. Livingston St.
Orlando, Florida 32803-407-987-8594

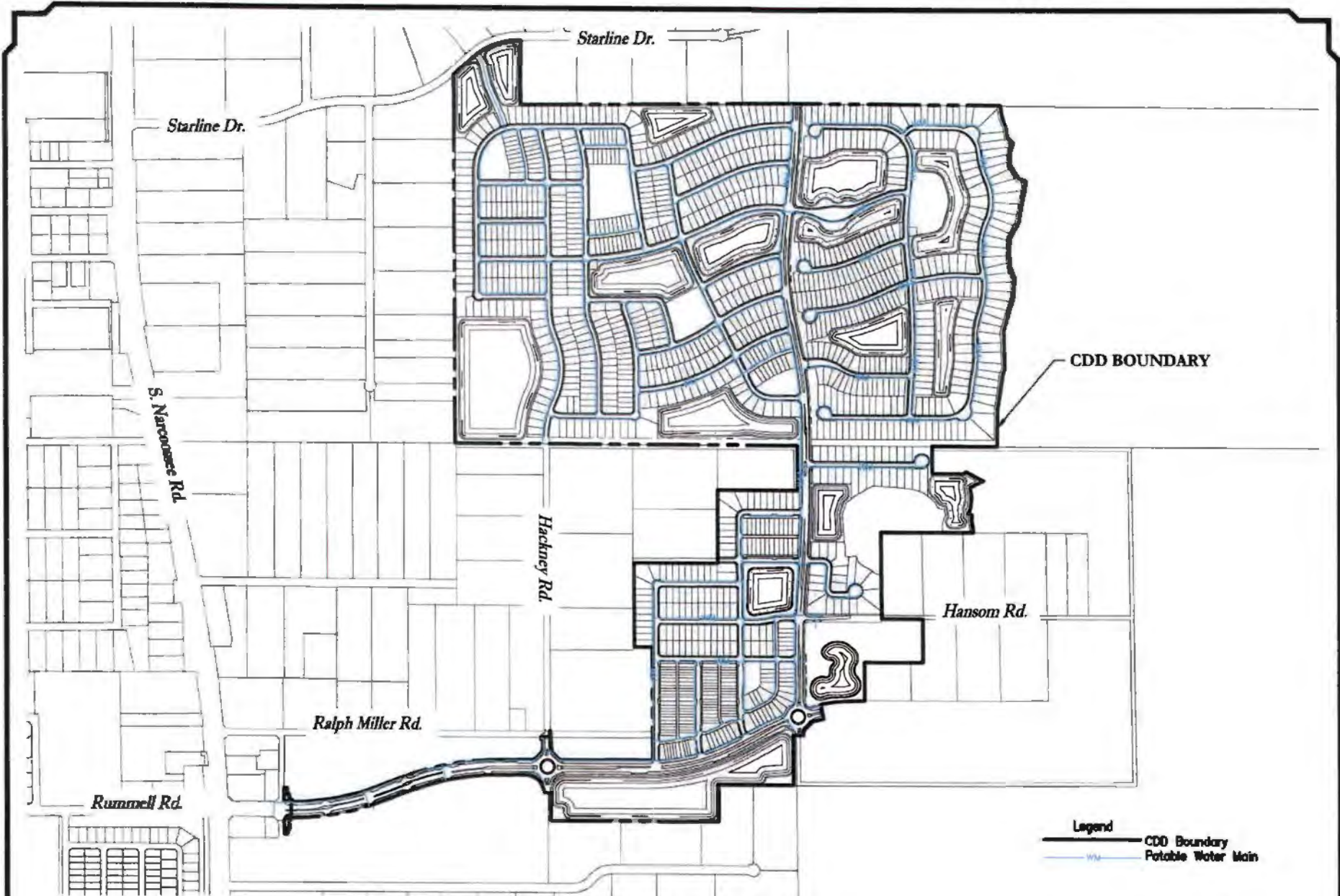
POULOS & BENNETT
www.poulosandbennett.com
Certificate of Authorization No. 28547

JOHNSTON'S SURVEYING INC.
L.S. 938
158 Cook Road, Palm Bay, Florida 32909
Tel: (888) 847-2179 Fax: (888) 847-4142

SHEET 3 OF 4

2300030-100 11/01 10/00/00 - CENTER LAKE RANCH WEST CDD DISTRICT BOUNDARY MAP - 30x40 - 11x8 & 10

EXHIBIT 4



Potable Water Distribution System

Center Lake Ranch West CDD

September 14, 2021
P & B Job No.: 20-165

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28367

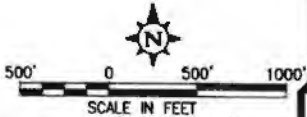
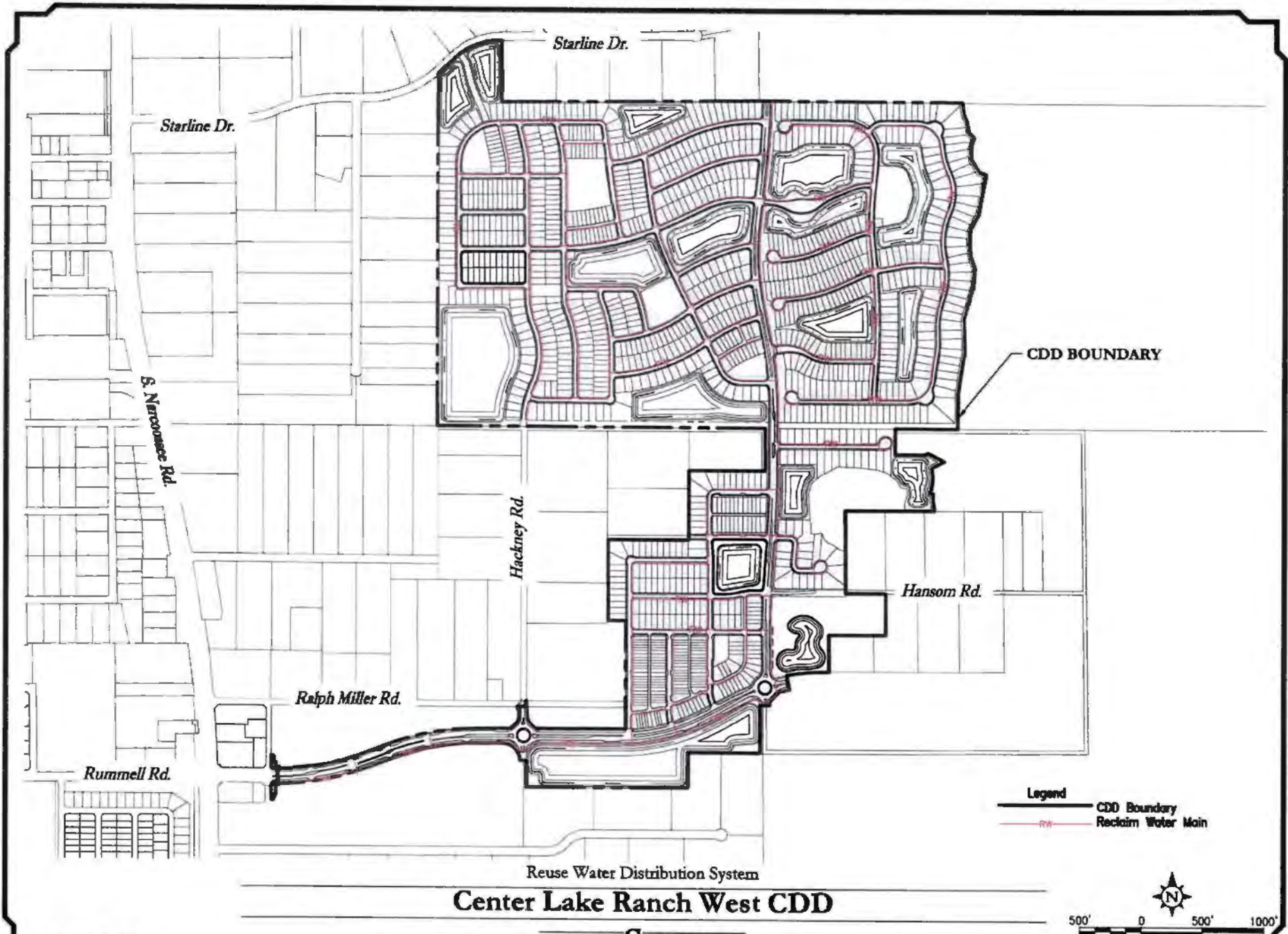


Exhibit 9

2:\000165-168\168\168\168 - CENTER LAK RANCH WEST CDD & POTABLE WATER MAINS - 168.dwg - P&B



Reuse Water Distribution System

Center Lake Ranch West CDD

Legend
 — CDD Boundary
 — Reclaim Water Main



September 14, 2021
 P & B Job No.: 20-145

2902 E. Livingston St.
 Orlando, Florida 32803-407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28547

SCALE IN FEET
Exhibit 10



Wastewater Collection Plan

Center Lake Ranch West CDD

September 14, 2021
P & B Job No.: 20-165

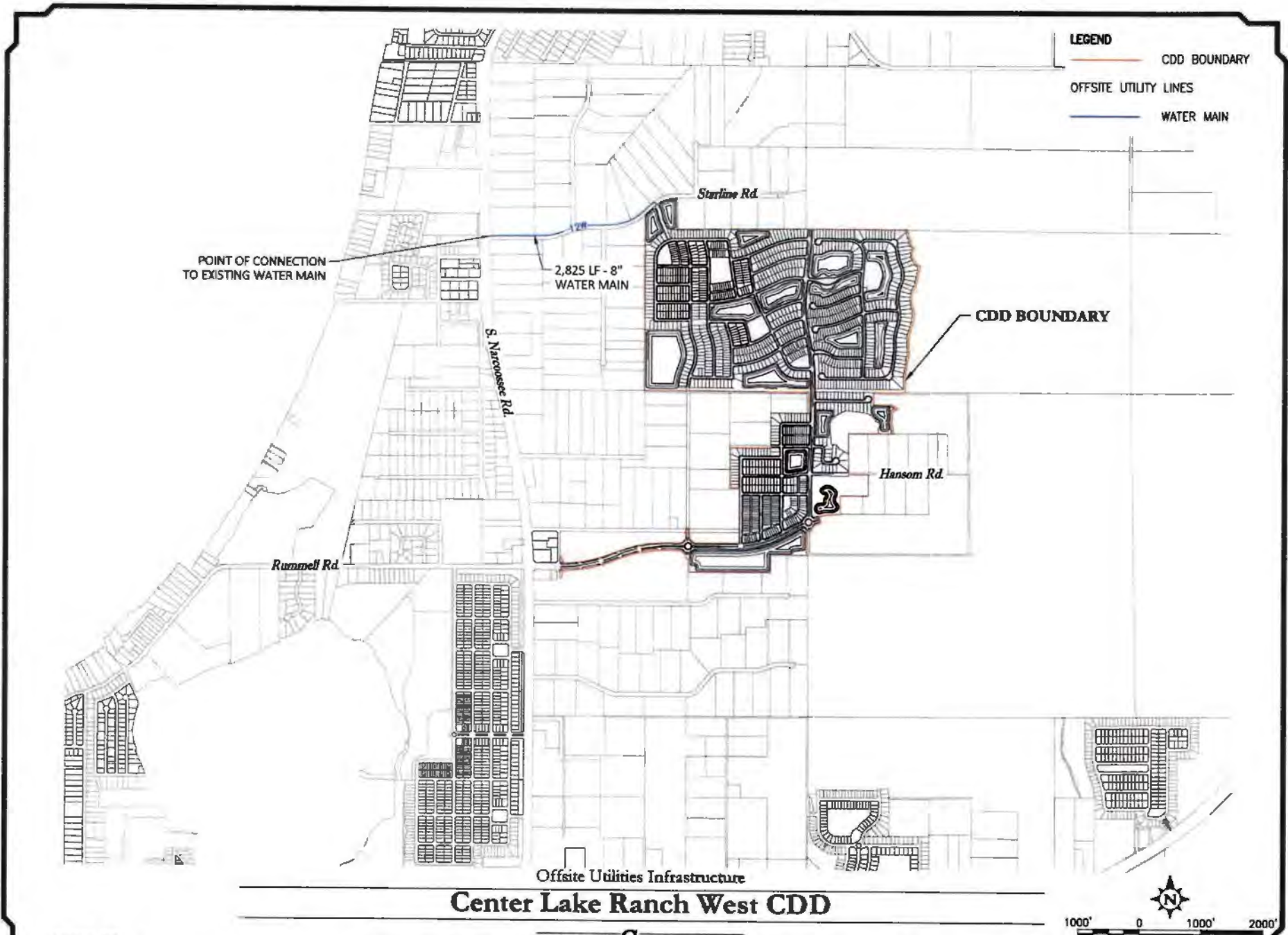
2602 E. Livingston St.
Orlando, Florida 32803-407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28367



Exhibit 11



- LEGEND**
- CDD BOUNDARY
 - OFFSITE UTILITY LINES
 - WATER MAIN

POINT OF CONNECTION
TO EXISTING WATER MAIN

2,825 LF - 8"
WATER MAIN

CDD BOUNDARY

Offsite Utilities Infrastructure

Center Lake Ranch West CDD



October 4, 2021
P & B Job No.: 20-165

2602 E. Livingston St.
Orlando, Florida 32803, 407.447.2394

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

SCALE IN FEET
Exhibit 12

EXHIBIT 5

CENTER LAKE RANCH WEST CDD PROPOSED FACILITIES & ESTIMATED COSTS CHART				
Improvement	Estimated Cost	Construction Entity	Final Owner	Maintenance Entity
Roadways ⁽¹⁾	\$13,525,655	CDD	County/City ⁽²⁾	County/City ⁽²⁾
Stormwater Management System	\$5,147,400	CDD	CDD	CDD
Potable Water Distribution System	\$3,553,320	CDD	City	City
Reuse Water Distribution System	\$2,214,022	CDD	City	City
Sanitary Sewer System	\$5,483,116	CDD	City	City
Undergrounding of Electrical Facilities	\$1,486,500	CDD	OUC	OUC
Hardscape, Landscape, Irrigation ⁽¹⁾	\$2,792,650	CDD	CDD	CDD
Amenities ⁽¹⁾	\$3,256,800	CDD	CDD	CDD
Conservation Areas	N/A	CDD	CDD	CDD
Offsite Improvements	\$82,225	CDD	City	City
Professional Services (10%)	\$3,754,169	N/A	N/A	N/A
10% Contingency	\$3,754,169	N/A	N/A	N/A
TOTAL	\$45,050,026			

Notes:

(1) Cost excludes Roadways, Hardscape, Landscape, Irrigation, and Amenities within gated subdivisions.

(2) Center Lake Ranch Boulevard and Twelve Oaks Road will be owned and maintained by Osceola County while all internal subdivision roadways, except those within gated subdivisions, will be owned and maintained by the City of St. Cloud.

EXHIBIT 6

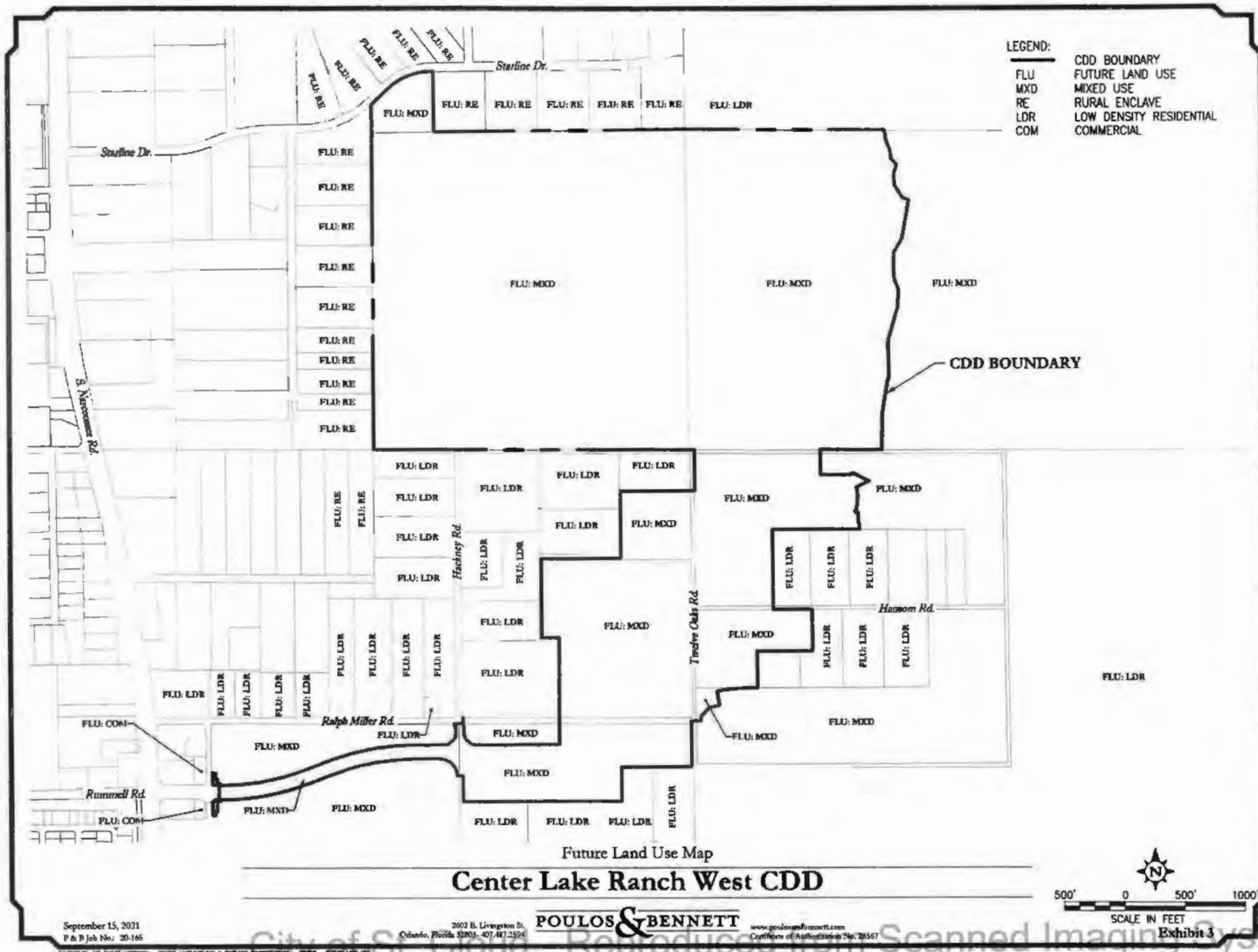


EXHIBIT 7

CENTER LAKE
RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

October 11, 2021



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Center Lake Ranch West Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 385.77 +/- acres of land located within the City of St. Cloud, Florida (the "City") and is projected to contain approximately 1,162 residential dwelling units, which will make up the Center Lake Ranch West development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Center Lake Ranch West Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 1,162 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

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 does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Center Lake Ranch West.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of St. Cloud, according to Census 2020, has a population of 58,964; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million**

in the aggregate within 5 years after the implementation of the ordinance; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 385.77 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,162 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the

taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of St. Cloud

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 385.77 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,162 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 4,067 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of St. Cloud, Florida

The proposed land for the District is located within City of St. Cloud, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this

District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$45,050,026. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**CENTER LAKE RANCH WEST COMMUNITY
DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Roadways ⁽¹⁾	CDD	County/City ⁽²⁾	County/City ⁽²⁾
Stormwater Management System	CDD	CDD	CDD
Potable Water Distribution System	CDD	City	City
Reuse Water Distribution System	CDD	City	City
Sanitary Sewer System	CDD	City	City
Undergrounding of Electrical Facilities	CDD	OUC	OUC
Hardscaping, Landscape, Irrigation ⁽¹⁾	CDD	CDD	CDD
Amenities ⁽¹⁾	CDD	CDD	CDD
Conservation Areas	CDD	CDD	CDD
Offsite Improvements	CDD	City	City

Notes:

- (1) Cost excludes Roadways, Hardscape, Landscape, Irrigation, and Amenities within gated subdivisions.
- (2) Center Lake Ranch Boulevard and Twelve Oaks Road will be owned and maintained by Osceola County while all internal subdivision roadways, except those within gated subdivisions, will be owned and maintained by the City of St. Cloud.

Table 2

**CENTER LAKE RANCH WEST COMMUNITY
DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Roadways ⁽¹⁾	\$13,525,655
Stormwater Management System	\$5,147,400
Potable Water Distribution System	\$3,553,320
Reuse Water Distribution System	\$2,214,022
Sanitary Sewer System	\$5,483,116
Undergrounding of Electrical Facilities	\$1,486,500
Hardscaping, Landscape, Irrigation ⁽¹⁾	\$2,792,650
Amenities ⁽¹⁾	\$3,256,800
Offsite Improvements	\$82,225
Professional Services (10%)	\$3,754,169
10% Contingency	\$3,754,169
Total	\$45,050,026

Notes:

- (1) Cost excludes Roadways, Hardscape, Landscape, Irrigation, and Amenities within gated subdivisions.

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of St. Cloud has a population of 58,964 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Center Lake Ranch West Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Center Lake Ranch West development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Center Lake Ranch West development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Center Lake Ranch West development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds

from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Center Lake Ranch West Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the City after financing

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC to act as agents for Petitioner, Taylor Morrison of Florida, Inc., with regard to any and all matters pertaining to the Petition to the City Council of the City of St. Cloud, Florida, to Establish the Center Lake Ranch West Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, Section 190.156(1), Florida Statutes. This authorization shall remain in effect until revoked in writing.

TAYLOR MORRISON OF FLORIDA, INC.

Witnessed:

[Signature]
Print Name: JEFF STALWEN

[Signature]
Print Name: SUSAN N. KANE

[Signature]
By: Heather Isaacs
Its: Authorized Agent

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of September 2021, by Heather Isaacs, as Authorized Agent of TAYLOR MORRISON OF FLORIDA, INC. on its behalf. He is personally known to me or produced _____ as identification.



NORA J. SCHUSTER
Notary Public
State of Florida
Comm# HH167023
Expires 9/4/2025

[Signature]
Notary Public, State of Florida

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the 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").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the 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 establishment of a Community Development District that 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 establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever 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 6th day of July, 2022.

Witnessed:

TAYLOR MORRISON OF FLORIDA, INC.

MJP
Print Name: MARIA PEREZ

Heather Isaacs
BY: Heather Isaacs
ITS: Vice President

Nora Schuster
Print Name: Nora Schuster

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of July, 2022, by Heather Isaacs, who is the VP of Land of Taylor Morrison of Florida, Inc., and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.



NORA J. SCHUSTER
Notary Public
State of Florida
Comm# HH167023
Expires 9/4/2025

Nora J. Schuster
NOTARY PUBLIC, STATE OF Florida
Name: Nora J. Schuster
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

**Exhibit A:
Legal Description**

EXHIBIT "A"
LEGAL DESCRIPTION
TO SPECIAL WARRANTY DEED

THE PROPERTY BEING CONVEYED BY THIS SPECIAL WARRANTY DEED CONSISTS OF PARCELS "A" AND "B," HEREINAFTER DESCRIBED. PARCELS "A" AND "B" DO NOT INCLUDE ANY PORTION OF THE RIGHT OF WAY FOR TWELVE OAKS ROAD, IDENTIFIED AS PARCEL "C," BELOW. THE LEGAL DESCRIPTIONS ARE AS FOLLOWS:

ALL LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OSCEOLA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL "A"

LEGAL DESCRIPTION: (PREPARED BY THIS SURVEYOR)

PHASE 1A WEST

A PARCEL OF LAND LYING IN SECTIONS 28 AND 29, TOWNSHIP 25 SOUTH, RANGE 31 EAST, INCLUDING LOT 19, STARLINE ESTATES, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 220 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING WEST OF TWELVE OAKS ROAD, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE RUN NORTH 89° 55' 30" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 29, FOR A DISTANCE OF 2647.78 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29; THENCE RUN NORTH 00° 04' 36" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, ALSO BEING THE EASTERLY LINE OF STARLINE ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 220 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA FOR A DISTANCE OF 2875.87 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LOT 19, SAID POINT LYING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 915.95 FEET, WITH A CHORD BEARING OF NORTH 46° 14' 41" EAST, AND A CHORD DISTANCE OF 20.96 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTH LINE OF SAID LOT 19: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 18' 40" FOR A DISTANCE OF 20.96 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 46° 53' 42" EAST FOR A DISTANCE OF 164.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 538.69 FEET, WITH A CHORD BEARING OF NORTH 68° 13' 09" EAST, AND A CHORD DISTANCE OF 391.79 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 38' 56" FOR A DISTANCE OF 400.98 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 32' 38" EAST FOR A DISTANCE OF 19.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE RUN SOUTH 00° 31' 31" EAST, ALONG THE EAST LINE OF SAID LOT 19 FOR A DISTANCE OF 504.38 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN NORTH 89° 25' 38" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 2088.50 FEET TO THE WEST QUARTER CORNER OF AFORESAID SECTION 28; THENCE RUN SOUTH 89° 44' 18" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 28, FOR A DISTANCE OF 30.36 FEET; THENCE RUN SOUTH 00° 15' 47" WEST, DEPARTING SAID NORTH LINE FOR A DISTANCE OF 10.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 5011.00 FEET, WITH A CHORD BEARING OF SOUTH 00° 52' 28" WEST, AND A CHORD DISTANCE OF 106.92 FEET; THENCE RUN SOUTHERLYERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 13' 21" FOR A DISTANCE OF 106.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 09' 13" WEST, AND A CHORD DISTANCE OF 35.15 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 20' 09" FOR A DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE

CONCAVE SOUTHERLY HAVING A RADIUS OF 1379.00 FEET, WITH A CHORD BEARING OF NORTH 89° 13' 44" WEST, AND A CHORD DISTANCE OF 2.43 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 06' 03" FOR A DISTANCE OF 2.43 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 00° 43' 14" WEST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 43° 17' 42" EAST, AND A CHORD DISTANCE OF 35.95 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 57' 08" FOR A DISTANCE OF 40.12 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5011.00 FEET, WITH A CHORD BEARING OF SOUTH 03° 46' 29" WEST, AND A CHORD DISTANCE OF 191.27 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 11' 14" FOR A DISTANCE OF 191.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 47° 31' 58" WEST, AND A CHORD DISTANCE OF 33.89 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 19' 44" FOR A DISTANCE OF 37.23 FEET TO A POINT OF REVERSE CURVATURE OF A CONCAVE SOUTHERLY HAVING A RADIUS OF 1085.00 FEET, WITH A CHORD BEARING OF SOUTH 89° 55' 26" WEST, AND A CHORD DISTANCE OF 10.35 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 32' 48" FOR A DISTANCE OF 10.35 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 00° 20' 58" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 42° 08' 28" EAST, AND A CHORD DISTANCE OF 37.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 25' 11" FOR A DISTANCE OF 42.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5011.00 FEET, WITH A CHORD BEARING OF SOUTH 06° 10' 19" WEST, AND A CHORD DISTANCE OF 18.03 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 12' 22" FOR A DISTANCE OF 18.03 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 16' 30" WEST FOR A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 51° 16' 30" WEST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 27" FOR A DISTANCE OF 39.27 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 06° 16' 30" WEST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 38° 43' 44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 27" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 16' 30" WEST FOR A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 2039.00 FEET, WITH A CHORD BEARING OF SOUTH 04° 37' 38" WEST, AND A CHORD DISTANCE OF 117.27 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 17' 45" FOR A DISTANCE OF 117.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 37' 11" WEST, AND A CHORD DISTANCE OF 34.51 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 16' 57" FOR A DISTANCE OF 38.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 127.00 FEET, WITH A CHORD BEARING OF SOUTH 88° 52' 42" WEST, AND A CHORD DISTANCE OF 6.13 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 46' 00" FOR A DISTANCE OF 6.13 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 02° 30' 14" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 12' 26" EAST, AND A CHORD DISTANCE OF 36.15 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 35' 38" FOR A DISTANCE OF 40.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2039.00 FEET, WITH A CHORD BEARING OF SOUTH 02° 36' 55" EAST, AND A CHORD DISTANCE OF 192.45 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 24' 36" FOR A DISTANCE OF 192.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH

38° 39' 35" WEST, AND A CHORD DISTANCE OF 34.72 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 57' 36" FOR A DISTANCE OF 38.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 127.00 FEET, WITH A CHORD BEARING OF SOUTH 81° 59' 41" WEST, AND A CHORD DISTANCE OF 2.86 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 17' 25" FOR A DISTANCE OF 2.86 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 08° 39' 04" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 25' 41" EAST, AND A CHORD DISTANCE OF 35.49 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 26' 24" FOR A DISTANCE OF 39.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2039.00 FEET, WITH A CHORD BEARING OF SOUTH 09° 43' 47" EAST, AND A CHORD DISTANCE OF 108.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 02' 37" FOR A DISTANCE OF 108.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 11° 15' 05" EAST FOR A DISTANCE OF 80.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 03' 35" WEST, AND A CHORD DISTANCE OF 33.66 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84° 37' 20" FOR A DISTANCE OF 36.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1260.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 07' 59" WEST, AND A CHORD DISTANCE OF 10.45 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 28' 31" FOR A DISTANCE OF 10.45 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 17° 06' 17" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 59° 10' 41" EAST, AND A CHORD DISTANCE OF 37.11 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 51' 12" FOR A DISTANCE OF 41.82 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 11° 15' 05" EAST FOR A DISTANCE OF 142.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2961.00 FEET, WITH A CHORD BEARING OF SOUTH 08° 25' 31" EAST, AND A CHORD DISTANCE OF 292.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 39' 09" FOR A DISTANCE OF 292.12 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 42° 13' 08" WEST, AND A CHORD DISTANCE OF 37.05 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 38' 07" FOR A DISTANCE OF 41.73 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 00° 02' 33" WEST FOR A DISTANCE OF 54.00 FEET; THENCE RUN SOUTH 89° 57' 27" EAST FOR A DISTANCE OF 8.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 45' 36" EAST, AND A CHORD DISTANCE OF 34.23 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 23' 42" FOR A DISTANCE OF 37.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2961.00 FEET, WITH A CHORD BEARING OF SOUTH 01° 45' 36" EAST, AND A CHORD DISTANCE OF 186.27 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 36' 18" FOR A DISTANCE OF 186.30 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 02' 33" WEST FOR A DISTANCE OF 134.39 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 28; THENCE RUN NORTH 89° 57' 16" WEST ALONG SAID SOUTH LINE A DISTANCE OF 55.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 164.26 ACRES OF LAND MORE OR LESS.

PARCEL "B"

PHASE 1A EAST

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, LYING EAST OF TWELVE OAKS ROAD, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE RUN SOUTH 89°57'16" EAST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 28, FOR A DISTANCE OF 138.64 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00° 02' 33" EAST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 134.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3044.00 FEET, WITH A CHORD BEARING OF NORTH 04° 09' 04" WEST, AND A CHORD DISTANCE OF 445.18 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 23' 13" FOR A DISTANCE OF 445.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE; CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 36° 14' 09" EAST, AND A CHORD DISTANCE OF 35.10 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 09' 38" FOR A DISTANCE OF 38.90 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 09° 11' 03" WEST FOR A DISTANCE OF 80.00 FEET; THENCE RUN SOUTH 80° 48' 57" WEST FOR A DISTANCE OF 0.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 54° 58' 41" WEST, AND A CHORD DISTANCE OF 34.86 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 24' 44" FOR A DISTANCE OF 38.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3044.00 FEET, WITH A CHORD BEARING OF NORTH 11° 00' 42" WEST, AND A CHORD DISTANCE OF 25.48 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 28' 46" FOR A DISTANCE OF 25.48 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 15' 05" WEST FOR A DISTANCE OF 327.63 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 1956.00 FEET, WITH A CHORD BEARING OF NORTH 02° 29' 18" WEST, AND A CHORD DISTANCE OF 596.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 31' 35" FOR A DISTANCE OF 598.33 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 06° 16' 30" EAST FOR A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 51° 16' 46" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 31" FOR A DISTANCE OF 39.27 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 06° 16' 30" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 38° 43' 30" WEST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 27" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 06° 16' 30" EAST FOR A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 5094.00 FEET, WITH A CHORD BEARING OF NORTH 03° 16' 08" EAST, AND A CHORD DISTANCE OF 534.26 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 00' 43" FOR A DISTANCE OF 534.50 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 15' 47" EAST FOR A DISTANCE OF 10.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 28; THENCE RUN SOUTH 89° 44' 18" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 1549.62 FEET; THENCE RUN SOUTH 09° 40' 08" EAST, DEPARTING SAID NORTH LINE FOR A DISTANCE OF 91.74 FEET; THENCE RUN SOUTH 21° 49' 36" EAST FOR A DISTANCE OF 81.64 FEET; THENCE RUN SOUTH 07° 39' 35" EAST FOR A DISTANCE OF 80.26 FEET; THENCE RUN SOUTH 46° 09' 03" EAST FOR A DISTANCE OF 62.33 FEET; THENCE RUN SOUTH 16° 01' 31" WEST FOR A DISTANCE OF 81.22 FEET; THENCE RUN SOUTH 01° 18' 41" EAST FOR A DISTANCE OF 96.14 FEET; THENCE RUN SOUTH 32° 20' 36" EAST FOR A DISTANCE OF 121.74 FEET; THENCE RUN SOUTH 68° 49' 05" EAST FOR A DISTANCE OF 59.24 FEET; THENCE RUN SOUTH 10° 17' 47" WEST FOR A DISTANCE OF 327.78 FEET; THENCE RUN SOUTH 29° 36' 51" WEST FOR A DISTANCE OF 137.82 FEET; THENCE RUN SOUTH 01° 48' 19" WEST FOR A DISTANCE OF 115.83 FEET; THENCE RUN SOUTH 03° 48' 05" EAST FOR A DISTANCE OF 100.66 FEET; THENCE RUN SOUTH 20° 06' 53" EAST FOR A DISTANCE OF 101.53 FEET; THENCE RUN SOUTH 03° 50' 13" WEST FOR A DISTANCE OF 147.56 FEET; THENCE RUN SOUTH 17° 09' 02" WEST FOR A DISTANCE OF 161.07 FEET; THENCE RUN SOUTH 16° 13' 09" WEST FOR A DISTANCE OF 116.24 FEET; THENCE RUN SOUTH 02° 16' 58" EAST FOR A DISTANCE OF 157.49 FEET; THENCE RUN SOUTH 01° 01' 18" EAST FOR A DISTANCE OF 139.70 FEET; THENCE RUN SOUTH 18° 05' 27" WEST FOR A DISTANCE OF 54.01 FEET; THENCE RUN SOUTH 08° 07' 04" WEST FOR A DISTANCE OF 191.03 FEET; THENCE RUN SOUTH 09° 35'

46" WEST FOR A DISTANCE OF 83.50 FEET; THENCE RUN SOUTH 00° 30' 12" WEST FOR A DISTANCE OF 288.10 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 28; THENCE RUN NORTH 89° 57' 16" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 1455.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.81 ACRES OF LAND MORE OR LESS.

LESS AND EXCEPT: ANY PORTION OF THE FOREGOING PARCELS "A" AND "B" LYING WITHIN THE RIGHT OF WAY FOR TWELVE OAKS ROAD, DESCRIBED AS PARCEL "C," BELOW, AS FOLLOWS:

PARCEL "C"

TWELVE OAKS ROAD

A PARCEL OF LAND BEING A PORTION OF LOTS 8, 9 AND 24, AND THAT 30.00 FEET PLATTED RIGHT OF WAY LYING NORTH OF LOT 8, W.S. ALYEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 51 AND PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF LOTS 18 AND 19, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 29 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF PLATTED RIGHT OF WAY FOR TWELVE OAKS ROAD, AND A PORTION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 31 EAST AND A PORTION OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ¼ CORNER OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST; THENCE RUN N00°23'39"W, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 32, A DISTANCE OF 694.42 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°36'21"W, A DISTANCE OF 9.00 FEET; THENCE RUN N00°23'39"W, A DISTANCE OF 195.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°41'15"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.13 FEET (CHORD BEARING = N45°14'17"W, CHORD = 35.26 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S89°55'06"W, A DISTANCE OF 0.57 FEET; THENCE RUN N00°04'54"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°18'45"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.41 FEET (CHORD BEARING = N44°45'43"E, CHORD = 35.45 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°23'39"W, A DISTANCE OF 40.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 6,039.00 FEET AND A CENTRAL ANGLE OF 02°10'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.99 FEET (CHORD BEARING = N00°41'31"E, CHORD = 228.97 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°44'02"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.03 FEET (CHORD BEARING = N44°05'19"W, CHORD = 35.89 FEET) TO A POINT; THENCE RUN N00°02'40"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°57'20"E, A DISTANCE OF 4.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°16'58"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.08 FEET (CHORD BEARING = N46°24'11"E, CHORD = 34.51 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 6,039.00 FEET AND A CENTRAL ANGLE OF 01°59'37"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.13 FEET (CHORD BEARING = N03°45'31"E, CHORD = 210.12 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N04°45'19"E, A DISTANCE OF 133.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°45'43"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE,

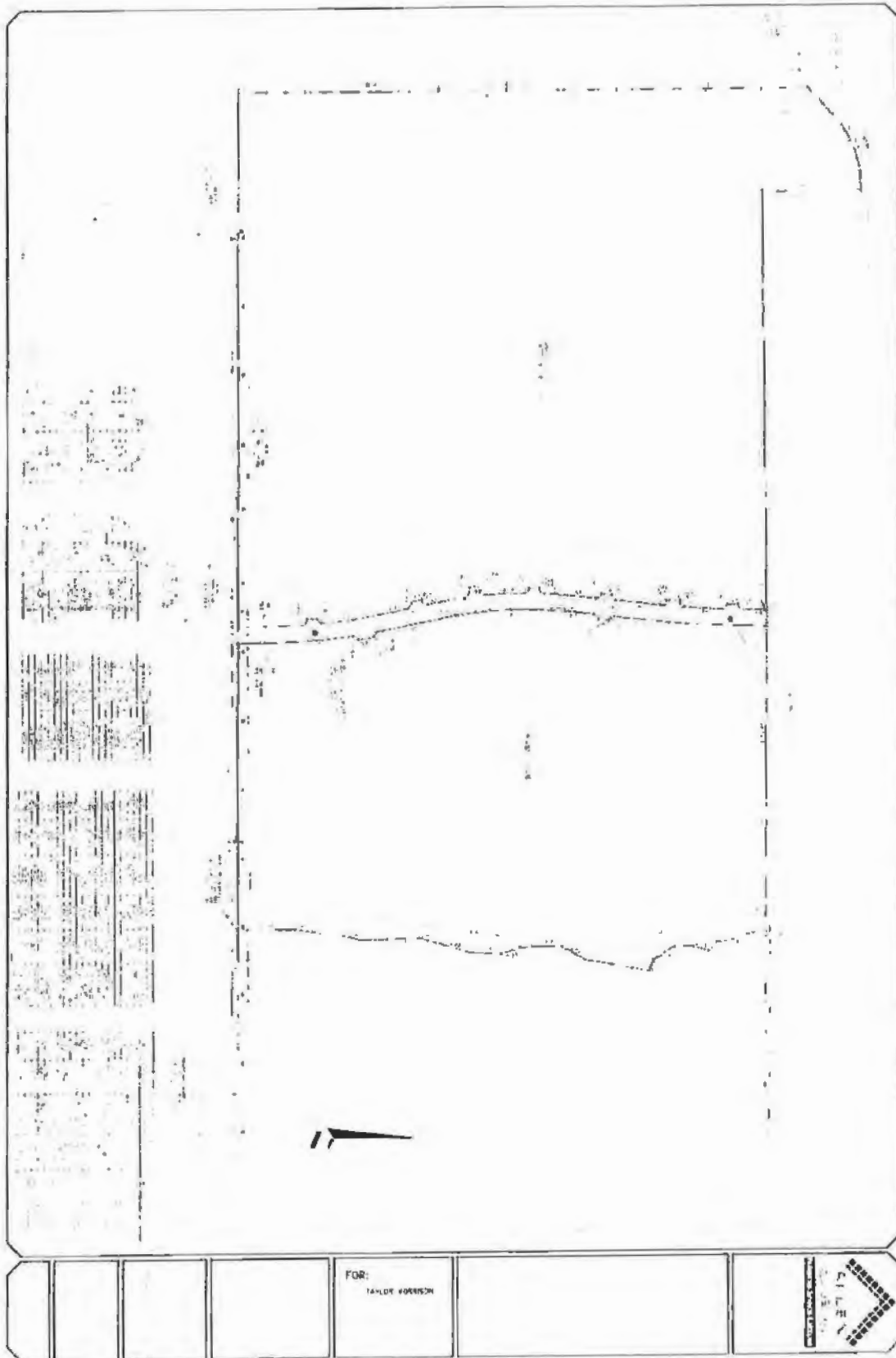
A DISTANCE OF 41.35 FEET (CHORD BEARING = N42°37'32"W, CHORD = 36.79 FEET) TO A POINT; THENCE RUN N00°00'23"W, A DISTANCE OF 54.00 FEET; THENCE RUN N89°59'37"E, A DISTANCE OF 7.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°15'00"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.63 FEET (CHORD BEARING = N46°52'07"E, CHORD = 34.18 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,461.00 FEET AND A CENTRAL ANGLE OF 02°23'02"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 268.81 FEET (CHORD BEARING = N02°33'06"E, CHORD = 268.79 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°19'04"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.84 FEET (CHORD BEARING = N44°17'57"W, CHORD = 35.76 FEET) TO A POINT; THENCE RUN N00°02'33"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°57'27"E, A DISTANCE OF 1.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°36'31"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.10 FEET (CHORD BEARING = N45°14'17"E, CHORD = 35.23 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,461.00 FEET AND A CENTRAL ANGLE OF 00°23'29"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.14 FEET (CHORD BEARING = N00°14'17"E, CHORD = 44.14 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°02'33"E, A DISTANCE OF 559.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,961.00 FEET AND A CENTRAL ANGLE OF 03°36'18"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.30 FEET (CHORD BEARING = N01°45'36"W, CHORD = 186.27 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°23'42"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.70 FEET (CHORD BEARING = N46°45'36"W, CHORD = 34.23 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°57'27"W, A DISTANCE OF 8.41 FEET; THENCE RUN N00°02'33"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95°38'29"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.73 FEET (CHORD BEARING = N42°13'18"E, CHORD = 37.05 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,961.00 FEET AND A CENTRAL ANGLE OF 05°39'09"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.12 FEET (CHORD BEARING = N08°25'31"W, CHORD = 292.00 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N11°15'05"W, A DISTANCE OF 142.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95°51'12"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.82 FEET (CHORD BEARING = N59°10'41"W, CHORD = 37.11 FEET) TO A POINT; THENCE RUN N17°06'17"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 00°28'31"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.45 FEET (CHORD BEARING = N73°07'59"E, CHORD = 10.45 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 84°37'19"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.92 FEET (CHORD BEARING = N31°03'34"E, CHORD = 33.66 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N11°15'05"W, A DISTANCE OF 80.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 03°02'37"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.31 FEET (CHORD BEARING = N09°43'47"W, CHORD = 108.30 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°26'35"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.46 FEET (CHORD BEARING = N53°25'46"W, CHORD = 35.49 FEET) TO A POINT; THENCE RUN N08°39'04"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 01°17'28"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.86 FEET (CHORD BEARING = N81°59'41"E, CHORD = 2.86 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST,

HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°57'37"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.38 FEET (CHORD BEARING = N38°39'36"E, CHORD = 34.72 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 05°24'35"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 192.52 FEET (CHORD BEARING = N02°36'55"W, CHORD = 192.45 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°35'38"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.40 FEET (CHORD BEARING = N46°12'26"W, CHORD = 36.15 FEET) TO A POINT; THENCE RUN N02°30'14"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 02°45'51"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.13 FEET (CHORD BEARING = N88°52'41"E, CHORD = 6.13 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°16'51"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.08 FEET (CHORD BEARING = N46°37'11"E, CHORD = 34.51 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 03°17'45"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.29 FEET (CHORD BEARING = N04°37'38"E, CHORD = 117.27 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N06°16'30"E, A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = N38°43'30"W, CHORD = 35.36 FEET) TO A POINT; THENCE RUN N06°16'30"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = N51°16'30"E, CHORD = 35.36 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N06°16'30"E, A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 00°12'22"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.03 FEET (CHORD BEARING = N06°10'19"E, CHORD = 18.03 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 96°25'06"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.07 FEET (CHORD BEARING = N42°08'25"W, CHORD = 37.28 FEET) TO A POINT; THENCE RUN N00°20'58"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,085.00 FEET AND A CENTRAL ANGLE OF 00°32'48"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.35 FEET (CHORD BEARING = N89°55'26"E, CHORD = 10.35 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°19'45"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.23 FEET (CHORD BEARING = N47°31'58"E, CHORD = 33.89 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 02°11'14"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.28 FEET (CHORD BEARING = N03°46'29"E, CHORD = 191.27 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°57'38"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.13 FEET (CHORD BEARING = N43°17'57"W, CHORD = 35.95 FEET) TO A POINT; THENCE RUN N00°43'14"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,379.00 FEET AND A CENTRAL ANGLE OF 00°06'03"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.43 FEET (CHORD BEARING = S89°13'44"E, CHORD = 2.43 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°20'09"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.98 FEET (CHORD BEARING = N46°09'13"E, CHORD = 35.15 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 01°13'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.93 FEET (CHORD

BEARING = N00°52'28"E, CHORD = 106.92 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°15'47"E, A DISTANCE OF 10.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN S89°44'13"E ALONG SAID NORTH LINE, A DISTANCE OF 83.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°15'47"W, A DISTANCE OF 10.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,094.00 FEET AND A CENTRAL ANGLE OF 06°00'43"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 534.52 FEET (CHORD BEARING = S03°16'09"W, CHORD = 534.27 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S06°16'30"W, A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S38°43'30"E, CHORD = 35.36 FEET) TO A POINT; THENCE RUN S06°16'30"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S51°16'30"W, CHORD = 35.36 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S06°16'30"W, A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,956.00 FEET AND A CENTRAL ANGLE OF 17°31'36"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 598.33 FEET (CHORD BEARING = S02°29'17"E, CHORD = 596.00 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S11°15'05"E, A DISTANCE OF 327.65 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3,044.00 FEET AND A CENTRAL ANGLE OF 00°28'47"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.48 FEET (CHORD BEARING = S11°00'42"E, CHORD = 25.48 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°24'44"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.58 FEET (CHORD BEARING = S54°58'40"E, CHORD = 34.86 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N80°48'57"E, A DISTANCE OF 0.85 FEET; THENCE RUN S09°11'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°09'38"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.90 FEET (CHORD BEARING = S36°14'09"W, CHORD = 35.10 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3,044.00 FEET AND A CENTRAL ANGLE OF 08°23'13"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.58 FEET (CHORD BEARING = S04°09'04"E, CHORD = 445.18 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°02'33"W, A DISTANCE OF 229.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'05"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S44°57'30"E, CHORD = 35.36 FEET) TO A POINT; THENCE RUN S00°02'34"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'55"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S45°02'30"W, CHORD = 35.35 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°02'33"W, A DISTANCE OF 225.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,544.00 FEET AND A CENTRAL ANGLE OF 03°37'30"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 414.04 FEET (CHORD BEARING = S01°51'18"W, CHORD = 413.97 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°40'26"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.87 FEET (CHORD BEARING = S43°10'10"E, CHORD = 36.47 FEET) TO A POINT; THENCE RUN S00°00'23"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°59'37"W, A DISTANCE OF 7.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°14'17"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.19 FEET (CHORD BEARING = S47°22'28"W, CHORD = 33.86 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S04°45'19"W, A DISTANCE OF 144.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5,956.00 FEET AND A CENTRAL ANGLE OF 01°55'58"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 200.91 FEET (CHORD BEARING =

S03°47'20"W, CHORD = 200.90 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°55'39"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.98 FEET (CHORD BEARING = S43°00'17"E, CHORD = 36.55 FEET) TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HANSOM ROAD; THENCE RUN N89°58'07"W ALONG SAID NORTH LINE, A DISTANCE OF 78.13 FEET; THENCE RUN S00°23'39"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HANSOM ROAD; THENCE RUN S89°58'07"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 645.75 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN S00°02'40"W, A DISTANCE OF 24.00 FEET; THENCE RUN N89°58'07"W, A DISTANCE OF 571.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°13'08"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.49 FEET (CHORD BEARING = S45°55'19"W, CHORD = 34.80 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5,956.00 FEET AND A CENTRAL ANGLE OF 02°12'24"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 229.38 FEET (CHORD BEARING = S00°42'33"W, CHORD = 229.37 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°23'39"E, A DISTANCE OF 339.92 FEET; THENCE RUN S89°36'21"W, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 425,681 SQUARE FEET OR 9.772 ACRES, MORE OR LESS.



This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the 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").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the 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 establishment of a Community Development District that 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 establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever 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]

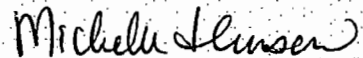
Executed this 3 day of August, 2022.

Witnessed:

M/I HOMES OF ORLANDO, LLC

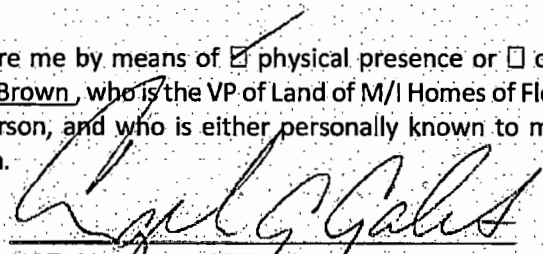

Print Name: Alagna Hollis

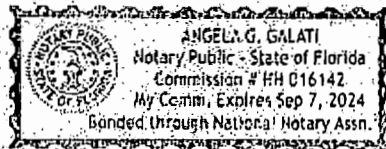

BY: Vice Pres. - David Brown
ITS: Vice President


Print Name: Michelle Henson

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of August, 2022, by David Brown, who is the VP of Land of M/I Homes of Florida, LLC., and who appeared before me this day in person, and who is either personally known to me, or produced NA as identification.


NOTARY PUBLIC, STATE OF FLORIDA



Name: Angela G. Galati
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY
(Consisting of Parcel "A" and Parcel "B"), as follows:

PARCEL "A" (BEING PHASE 1B WEST)

A PARCEL OF LAND BEING A PORTION OF LOTS 8 AND 9, W.S. ALYEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF LOTS 11, 17, 18, 19, 20, 23, AND UN-NUMBERED LOT LYING EAST OF LOT 23, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 29 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF PLATTED RIGHT OF WAY FOR RALPH MILLER ROAD, TWELVE OAKS ROAD, AND UN-NAMED PLATTED RIGHT OF WAY LYING NORTH OF SAID LOTS 17 AND 18; LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, AND LYING WEST OF TWELVE OAKS ROAD.

PARCEL "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE RUN NORTH 00° 23' 39" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32 FOR A DISTANCE OF 694.37 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89° 36' 21" WEST FOR A DISTANCE OF 8.99 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00° 23' 39" EAST FOR A DISTANCE OF 5.74 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 70.00 FEET, WITH A CHORD BEARING OF SOUTH 28° 52' 59" WEST, AND A CHORD DISTANCE OF 68.47 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 33' 18" FOR A DISTANCE OF 71.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET, WITH A CHORD BEARING OF SOUTH 40° 01' 08" WEST, AND A CHORD DISTANCE OF 68.50 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 17' 00" FOR A DISTANCE OF 69.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 80.00 FEET, WITH A CHORD BEARING OF SOUTH 24° 35' 33" WEST, AND A CHORD DISTANCE OF 7.58 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 25' 49" FOR A DISTANCE OF 7.58 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 46.00 FEET, WITH A CHORD BEARING OF SOUTH 47° 33' 33" WEST, AND A CHORD DISTANCE OF 31.84 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 30' 10" FOR A DISTANCE OF 32.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1584.03 FEET, WITH A CHORD BEARING OF SOUTH 64° 48' 59" WEST, AND A CHORD DISTANCE OF 165.48 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 59' 17" FOR A DISTANCE OF 165.55 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 61° 49' 20" WEST FOR A DISTANCE OF 235.58 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1472.00 FEET, WITH A CHORD BEARING OF SOUTH 75° 00' 47" WEST, AND A CHORD DISTANCE OF 671.80 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 22' 53" FOR A DISTANCE OF 677.77 FEET TO A POINT OF NON TANGENCY; THENCE RUN NORTH 00° 00' 17" WEST FOR A DISTANCE OF 887.72 FEET; THENCE RUN SOUTH 89° 56' 35" WEST FOR A DISTANCE OF 144.45 FEET; THENCE RUN NORTH 00° 03' 25" WEST FOR A DISTANCE OF 659.84 FEET; THENCE RUN NORTH 89° 56' 35" EAST FOR A DISTANCE OF 660.18 FEET; THENCE RUN NORTH 00° 02' 23" WEST FOR A DISTANCE OF 566.49 FEET; THENCE RUN NORTH 89° 59' 37" EAST FOR A DISTANCE OF 646.36 FEET; THENCE RUN SOUTH 00° 02' 33" WEST FOR A DISTANCE OF 76.09 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 6461.00 FEET, WITH A CHORD BEARING OF SOUTH 00° 14' 17" WEST, AND A CHORD DISTANCE OF 44.14 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°

23' 29" FOR A DISTANCE OF 44.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 14' 17" WEST, AND A CHORD DISTANCE OF 35.23 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 36' 41" FOR A DISTANCE OF 39.10 FEET TO A POINT OF NON TANGENCY; THENCE RUN NORTH 89° 57' 27" WEST FOR A DISTANCE OF 1.55 FEET; THENCE RUN SOUTH 00° 02' 33" WEST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 44° 17' 57" EAST, AND A CHORD DISTANCE OF 35.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 19' 04" FOR A DISTANCE OF 39.84 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 6461.00 FEET, WITH A CHORD BEARING OF SOUTH 02° 33' 06" WEST, AND A CHORD DISTANCE OF 268.79 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 23' 02" FOR A DISTANCE OF 268.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 52' 07" WEST, AND A CHORD DISTANCE OF 34.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 15' 00" FOR A DISTANCE OF 37.63 FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 89° 59' 37" WEST FOR A DISTANCE OF 7.66 FEET; THENCE RUN SOUTH 00° 00' 23" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 42° 37' 32" EAST, AND A CHORD DISTANCE OF 36.79 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 45' 43" FOR A DISTANCE OF 41.35 FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 04° 45' 19" WEST FOR A DISTANCE OF 133.48 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 6039.00 FEET, WITH A CHORD BEARING OF SOUTH 03° 45' 31" WEST, AND A CHORD DISTANCE OF 210.12 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 59' 37" FOR A DISTANCE OF 210.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 24' 11" WEST, AND A CHORD DISTANCE OF 34.51 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 16' 58" FOR A DISTANCE OF 38.09 FEET TO A POINT OF NON TANGENCY; THENCE RUN NORTH 89° 57' 20" WEST FOR A DISTANCE OF 4.04 FEET; THENCE RUN SOUTH 00° 02' 40" WEST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 44° 05' 19" EAST, AND A CHORD DISTANCE OF 35.89 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 44' 47" FOR A DISTANCE OF 40.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 6039.00 FEET, WITH A CHORD BEARING OF SOUTH 00° 41' 31" WEST, AND A CHORD DISTANCE OF 228.97 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 10' 21" FOR A DISTANCE OF 228.99 FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 00° 23' 39" EAST FOR A DISTANCE OF 40.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 44° 45' 43" WEST, AND A CHORD DISTANCE OF 35.45 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 45" FOR A DISTANCE OF 39.41 FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 00° 04' 54" EAST FOR A DISTANCE OF 54.00 FEET; THENCE RUN NORTH 89° 55' 06" EAST FOR A DISTANCE OF 0.57 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 14' 17" EAST, AND A CHORD DISTANCE OF 35.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 41' 15" FOR A DISTANCE OF 39.13 FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 00° 23' 39" EAST A DISTANCE OF 195.41 FEET TO THE POINT OF BEGINNING.

(PARCEL "A" CONTAINING 1,998,072 SQUARE FEET OR 45.87 ACRES, MORE OR LESS.)

TOGETHER WITH

PARCEL "B" (BEING PHASE 1B EAST)

A PARCEL OF LAND BEING LOTS 6, 7, AND 10 AND A PORTION OF LOTS 4, 5, 8, AND 9, AND A PORTION OF THAT UN-NAMED PLATTED RIGHT OF WAY LYING NORTH OF SAID LOTS 5, 6, 7 AND 8, W.S. ALYEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LOCATED IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, AND LYING EAST OF TWELVE OAKS ROAD.

PARCEL "B" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE RUN SOUTH 89° 57' 16" EAST ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 33 FOR A DISTANCE OF 138.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 57' 16" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 944.67 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00° 02' 27" WEST FOR A DISTANCE OF 213.20 FEET; THENCE RUN SOUTH 89° 57' 33" EAST FOR A DISTANCE OF 243.69 FEET; THENCE RUN NORTH 55° 58' 25" EAST FOR A DISTANCE OF 28.51 FEET; THENCE RUN SOUTH 62° 44' 49" EAST FOR A DISTANCE OF 152.56 FEET; THENCE RUN SOUTH 65° 02' 20" WEST FOR A DISTANCE OF 78.20 FEET; THENCE RUN SOUTH 61° 02' 40" WEST FOR A DISTANCE OF 38.88 FEET; THENCE RUN SOUTH 09° 08' 09" EAST FOR A DISTANCE OF 65.89 FEET; THENCE RUN SOUTH 02° 59' 32" WEST FOR A DISTANCE OF 63.38 FEET; THENCE RUN SOUTH 08° 38' 42" WEST FOR A DISTANCE OF 49.71 FEET; THENCE RUN SOUTH 27° 20' 52" WEST FOR A DISTANCE OF 30.63 FEET; THENCE RUN SOUTH 83° 40' 51" EAST FOR A DISTANCE OF 0.68 FEET; THENCE RUN SOUTH 75° 45' 04" EAST FOR A DISTANCE OF 29.01 FEET; THENCE RUN SOUTH 01° 40' 09" WEST FOR A DISTANCE OF 54.17 FEET; THENCE RUN SOUTH 09° 24' 28" EAST FOR A DISTANCE OF 52.03 FEET; THENCE RUN SOUTH 04° 20' 22" EAST FOR A DISTANCE OF 35.21 FEET; THENCE RUN NORTH 89° 57' 24" WEST FOR A DISTANCE OF 724.55 FEET; THENCE RUN SOUTH 00° 23' 27" EAST FOR A DISTANCE OF 641.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HANSOM ROAD OF SAID W.S. ALYEA'S SUBDIVISION; THENCE RUN NORTH 89° 58' 14" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 567.84 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 43° 00' 17" WEST, AND A CHORD DISTANCE OF 36.55 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93° 55' 39" FOR A DISTANCE OF 40.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 5956.00 FEET, WITH A CHORD BEARING OF NORTH 03° 47' 20" EAST, AND A CHORD DISTANCE OF 200.90 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 55' 58" FOR A DISTANCE OF 200.91 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 04° 45' 19" EAST FOR A DISTANCE OF 144.56 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 47° 22' 28" EAST, AND A CHORD DISTANCE OF 33.86 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 14' 17" FOR A DISTANCE OF 37.19 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 89° 59' 37" EAST FOR A DISTANCE OF 7.48 FEET; THENCE RUN NORTH 00° 00' 23" WEST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 43° 10' 10" WEST, AND A CHORD DISTANCE OF 36.47 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93° 40' 26" FOR A DISTANCE OF 40.87 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 6544.00 FEET, WITH A CHORD BEARING OF NORTH 01° 51' 18" EAST, AND A CHORD DISTANCE OF 413.97 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 37' 30" FOR A DISTANCE OF 414.04 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 00° 02' 33" EAST FOR A DISTANCE OF 225.83 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 45° 02' 30" EAST, AND A CHORD DISTANCE OF 35.35 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 55" FOR A DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 00° 02' 34" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 44° 57' 30" WEST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE

OF 90° 00' 05" FOR A DISTANCE OF 39.27 FEET TO A POINT OF NON TANGENCY; THENCE RUN NORTH 00° 02' 33" EAST FOR A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.
(PARCEL "B" CONTAINING 1,144,498 SQUARE FEET OR 26.27 ACRES, MORE OR LESS.)

LESS AND EXCEPT: (1) ANY PORTION OF THE FOREGOING PARCEL "B" LYING WITHIN THE RIGHT OF WAY FOR CENTER LAKE RANCH BOULEVARD, AS SUCH BOULEVARD IS HEREINAFTER DESCRIBED; AND (2) ANY PORTION OF THE FOREGOING PARCELS "A" AND "B" LYING WITHIN THE RIGHT OF WAY FOR TWELVE OAKS ROAD, AS HEREINAFTER DESCRIBED.

THE LEGAL DESCRIPTIONS FOR CENTER LAKE RANCH BOULEVARD AND TWELVE OAKS ROAD ARE HEREIN DESCRIBED AS PARCELS "C" AND "D," BELOW, AS FOLLOWS:

PARCEL "C"- CENTER LAKE RANCH BOULEVARD

A PARCEL OF LAND BEING A PORTION OF LOTS 24 AND 25, W.S. ALYEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 51 AND PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF LOTS 4, 5, 6, 7, 8, 19, 23 AND UN-NUMBERED LOT LYING EAST OF LOT 23, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 29 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF PLATTED RIGHT OF WAY FOR RALPH MILLER ROAD, AND TWELVE OAKS ROAD, AND LYING IN SECTIONS 32 AND 33, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ¼ CORNER OF SAID SECTION 32; THENCE RUN N00°23'39"W, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 32, A DISTANCE OF 389.44 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN S89°36'21"W, A DISTANCE OF 20.87 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 21°03'01"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.90 FEET (CHORD BEARING = N19°34'19"W, CHORD = 34.71 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 82°12'41"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.92 FEET (CHORD BEARING = N71°12'10"W, CHORD = 42.08 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,464.00 FEET AND A CENTRAL ANGLE OF 05°52'09"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.97 FEET (CHORD BEARING = S64°45'25"W, CHORD = 149.90 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S61°49'20"W, A DISTANCE OF 235.58 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,592.00 FEET AND A CENTRAL ANGLE OF 28°04'37"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 780.14 FEET (CHORD BEARING = S75°51'39"W, CHORD = 772.36 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S89°53'58"W, A DISTANCE OF 640.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 122.00 FEET AND A CENTRAL ANGLE OF 89°51'10"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.32 FEET (CHORD BEARING = S44°58'23"W, CHORD = 172.31 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°02'47"W, A DISTANCE OF 20.81 FEET; THENCE RUN N89°57'13"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 142.00 FEET AND A CENTRAL ANGLE OF 90°08'50"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.42 FEET (CHORD BEARING = N45°01'37"W, CHORD = 201.08 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S89°53'58"W, A DISTANCE OF 195.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,019.00 FEET AND A CENTRAL ANGLE OF 21°22'12"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 753.04 FEET (CHORD BEARING = S79°12'51"W, CHORD = 748.69 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S68°31'45"W, A DISTANCE OF 153.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,147.00 FEET AND A CENTRAL ANGLE OF 21°31'22"; THENCE RUN

WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 806.50 FEET (CHORD BEARING = S79°17'26"W, CHORD = 801.77 FEET) TO A POINT; THENCE RUN N89°53'20"W, A DISTANCE OF 30.12 FEET TO A POINT ON THE EAST LINE OF RUMMELL ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4228, PAGE 2738, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE RUN N44°57'20"E, A DISTANCE OF 7.85 FEET; THENCE RUN S89°41'27"E, A DISTANCE OF 26.19 FEET; THENCE RUN N00°18'33"E, A DISTANCE OF 114.53 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,027.00 FEET AND A CENTRAL ANGLE OF 21°27'45"; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 759.30 FEET (CHORD BEARING = N79°15'38"E, CHORD = 754.87 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N68°31'45"E, A DISTANCE OF 153.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,139.00 FEET AND A CENTRAL ANGLE OF 21°22'12"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 797.80 FEET (CHORD BEARING = N79°12'51"E, CHORD = 793.19 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°53'58"E, A DISTANCE OF 244.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 40°07'09"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.21 FEET (CHORD BEARING = N69°50'23"E, CHORD = 31.56 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 07°31'44"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.51 FEET (CHORD BEARING = N46°00'57"E, CHORD = 10.50 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 12°14'14"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.49 FEET (CHORD BEARING = N48°22'12"E, CHORD = 23.45 FEET) TO POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 69.00 FEET AND A CENTRAL ANGLE OF 53°37'49"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.59 FEET (CHORD BEARING = N27°40'24"E, CHORD = 62.25 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°51'30"E, A DISTANCE OF 64.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 92°03'23"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.03 FEET (CHORD BEARING = N45°10'11"W, CHORD = 7.20 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S88°48'07"W, A DISTANCE OF 7.00 FEET; THENCE RUN N01°11'53"W, A DISTANCE OF 21.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RALPH MILLER ROAD; THENCE RUN N89°57'13"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 71.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HACKNEY ROAD; THENCE RUN N00°03'11"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 49.29 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S03°49'27"E, A DISTANCE OF 137.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 49°14'42"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.76 FEET (CHORD BEARING = S28°26'48"E, CHORD = 66.66 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 12°08'10"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.30 FEET (CHORD BEARING = S47°00'04"E, CHORD = 23.26 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 49°10'04"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.47 FEET (CHORD BEARING = S65°31'00"E, CHORD = 38.27 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°53'58"E, A DISTANCE OF 668.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,472.00 FEET AND A CENTRAL ANGLE OF 28°04'37"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 721.33 FEET (CHORD BEARING = N75°51'39"E, CHORD = 714.14 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N61°49'20"E, A DISTANCE OF 235.58 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,584.03 FEET AND A CENTRAL ANGLE OF 05°59'17"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.55 FEET (CHORD BEARING = N64°48'59"E, CHORD = 165.48 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 46.00 FEET AND

A CENTRAL ANGLE OF 40°30'10"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.52 FEET (CHORD BEARING = N47°33'33"E, CHORD = 31.84 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 05°25'49"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.58 FEET (CHORD BEARING = N24°35'33"E, CHORD = 7.58 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 36°17'00"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.66 FEET (CHORD BEARING = N40°01'08"E, CHORD = 68.50 FEET) TO POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 58°33'18"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.54 FEET (CHORD BEARING = N28°52'59"E, CHORD = 68.47 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°23'39"W, A DISTANCE OF 5.74 FEET; THENCE RUN N89°36'21"E, A DISTANCE OF 83.00 FEET; THENCE RUN S00°23'39"E, A DISTANCE OF 19.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 23°48'46"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.41 FEET (CHORD BEARING = S12°18'02"E, CHORD = 37.14 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 42.26 FEET AND A CENTRAL ANGLE OF 07°12'39"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.32 FEET (CHORD BEARING = S27°48'45"E, CHORD = 5.31 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 56.08 FEET AND A CENTRAL ANGLE OF 23°19'16"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.83 FEET (CHORD BEARING = S43°04'42"E, CHORD = 22.67 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,584.00 FEET AND A CENTRAL ANGLE OF 03°34'55"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 99.03 FEET (CHORD BEARING = N77°42'21"E, CHORD = 99.01 FEET) TO A POINT; THENCE RUN S10°30'11"E, A DISTANCE OF 120.00 FEET; TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,464.00 FEET AND A CENTRAL ANGLE OF 02°45'07"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.32 FEET (CHORD BEARING = S78°07'15"W, CHORD = 70.31 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 25°28'12"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.12 FEET (CHORD BEARING = S64°00'36"W, CHORD = 22.93 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 15°25'37"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.00 FEET (CHORD BEARING = S43°33'41"W, CHORD = 34.90 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 17°00'19"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.65 FEET (CHORD BEARING = S44°21'02"W, CHORD = 32.53 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 59.00 FEET AND A CENTRAL ANGLE OF 53°14'51"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.83 FEET (CHORD BEARING = S26°13'46"W, CHORD = 52.88 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°23'39"E, A DISTANCE OF 10.27 FEET; THENCE RUN S89°36'21"W, A DISTANCE OF 77.89 FEET TO THE POINT OF BEGINNING. (PARCEL "C" CONTAINING 571,540 SQUARE FEET, OR 13.121 ACRES, MORE OR LESS.)

PARCEL "D"--TWELVE OAKS ROAD

A PARCEL OF LAND BEING A PORTION OF LOTS 8, 9 AND 24, AND THAT 30.00 FEET PLATTED RIGHT OF WAY LYING NORTH OF LOT 8, W.S. ALYEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 51 AND PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF LOTS 18 AND 19, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 29 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF PLATTED RIGHT OF WAY FOR TWELVE OAKS ROAD, AND A PORTION OF THE SOUTHWEST ¼ OF SECTION 28,

TOWNSHIP 25 SOUTH, RANGE 31 EAST AND A PORTION OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ¼ CORNER OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST; THENCE RUN N00°23'39"W, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 32, A DISTANCE OF 694.42 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°36'21"W, A DISTANCE OF 9.00 FEET; THENCE RUN N00°23'39"W, A DISTANCE OF 195.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°41'15"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.13 FEET (CHORD BEARING = N45°14'17"W, CHORD = 35.26 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S89°55'06"W, A DISTANCE OF 0.57 FEET; THENCE RUN N00°04'54"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°18'45"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.41 FEET (CHORD BEARING = N44°45'43"E, CHORD = 35.45 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°23'39"W, A DISTANCE OF 40.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 6,039.00 FEET AND A CENTRAL ANGLE OF 02°10'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.99 FEET (CHORD BEARING = N00°41'31"E, CHORD = 228.97 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°44'02"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.03 FEET (CHORD BEARING = N44°05'19"W, CHORD = 35.89 FEET) TO A POINT; THENCE RUN N00°02'40"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°57'20"E, A DISTANCE OF 4.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°16'58"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.08 FEET (CHORD BEARING = N46°24'11"E, CHORD = 34.51 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 6,039.00 FEET AND A CENTRAL ANGLE OF 01°59'37"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.13 FEET (CHORD BEARING = N03°45'31"E, CHORD = 210.12 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N04°45'19"E, A DISTANCE OF 133.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°45'43"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.35 FEET (CHORD BEARING = N42°37'32"W, CHORD = 36.79 FEET) TO A POINT; THENCE RUN N00°00'23"W, A DISTANCE OF 54.00 FEET; THENCE RUN N89°59'37"E, A DISTANCE OF 7.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°15'00"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.63 FEET (CHORD BEARING = N46°52'07"E, CHORD = 34.18 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,461.00 FEET AND A CENTRAL ANGLE OF 02°23'02"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 268.81 FEET (CHORD BEARING = N02°33'06"E, CHORD = 268.79 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°19'04"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.84 FEET (CHORD BEARING = N44°17'57"W, CHORD = 35.76 FEET) TO A POINT; THENCE RUN N00°02'33"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°57'27"E, A DISTANCE OF 1.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°36'31"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.10 FEET (CHORD BEARING = N45°14'17"E, CHORD = 35.23 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,461.00 FEET AND A CENTRAL ANGLE OF 00°23'29"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.14 FEET (CHORD BEARING = N00°14'17"E, CHORD = 44.14 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°02'33"E, A DISTANCE OF 559.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,961.00 FEET AND A CENTRAL ANGLE OF 03°36'18"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.30 FEET (CHORD BEARING = N01°45'36"W, CHORD = 186.27 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00

FEET AND A CENTRAL ANGLE OF 86°23'42"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.70 FEET (CHORD BEARING = N46°45'36"W, CHORD = 34.23 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°57'27"W, A DISTANCE OF 8.41 FEET; THENCE RUN N00°02'33"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95°38'29"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.73 FEET (CHORD BEARING = N42°13'18"E, CHORD = 37.05 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,961.00 FEET AND A CENTRAL ANGLE OF 05°39'09"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.12 FEET (CHORD BEARING = N08°25'31"W, CHORD = 292.00 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N11°15'05"W, A DISTANCE OF 142.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95°51'12"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.82 FEET (CHORD BEARING = N59°10'41"W, CHORD = 37.11 FEET) TO A POINT; THENCE RUN N17°06'17"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 00°28'31"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.45 FEET (CHORD BEARING = N73°07'59"E, CHORD = 10.45 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 84°37'19"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.92 FEET (CHORD BEARING = N31°03'34"E, CHORD = 33.66 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N11°15'05"W, A DISTANCE OF 80.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 03°02'37"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.31 FEET (CHORD BEARING = N09°43'47"W, CHORD = 108.30 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°26'35"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.46 FEET (CHORD BEARING = N53°25'46"W, CHORD = 35.49 FEET) TO A POINT; THENCE RUN N08°39'04"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 01°17'28"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.86 FEET (CHORD BEARING = N81°59'41"E, CHORD = 2.86 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°57'37"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.38 FEET (CHORD BEARING = N38°39'36"E, CHORD = 34.72 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 05°24'35"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 192.52 FEET (CHORD BEARING = N02°36'55"W, CHORD = 192.45 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°35'38"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.40 FEET (CHORD BEARING = N46°12'26"W, CHORD = 36.15 FEET) TO A POINT; THENCE RUN N02°30'14"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 02°45'51"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.13 FEET (CHORD BEARING = N88°52'41"E, CHORD = 6.13 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°16'51"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.08 FEET (CHORD BEARING = N46°37'11"E, CHORD = 34.51 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 03°17'45"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.29 FEET (CHORD BEARING = N04°37'38"E, CHORD = 117.27 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N06°16'30"E, A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = N38°43'30"W, CHORD = 35.36 FEET) TO A POINT; THENCE RUN N06°16'30"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A

RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = N51°16'30"E, CHORD = 35.36 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N06°16'30"E, A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 00°12'22"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.03 FEET (CHORD BEARING = N06°10'19"E, CHORD = 18.03 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 96°25'06"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.07 FEET (CHORD BEARING = N42°08'25"W, CHORD = 37.28 FEET) TO A POINT; THENCE RUN N00°20'58"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,085.00 FEET AND A CENTRAL ANGLE OF 00°32'48"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.35 FEET (CHORD BEARING = N89°55'26"E, CHORD = 10.35 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°19'45"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.23 FEET (CHORD BEARING = N47°31'58"E, CHORD = 33.89 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 02°11'14"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.28 FEET (CHORD BEARING = N03°46'29"E, CHORD = 191.27 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°57'38"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.13 FEET (CHORD BEARING = N43°17'57"W, CHORD = 35.95 FEET) TO A POINT; THENCE RUN N00°43'14"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,379.00 FEET AND A CENTRAL ANGLE OF 00°06'03"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.43 FEET (CHORD BEARING = S89°13'44"E, CHORD = 2.43 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°20'09"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.98 FEET (CHORD BEARING = N46°09'13"E, CHORD = 35.15 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 01°13'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.93 FEET (CHORD BEARING = N00°52'28"E, CHORD = 106.92 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°15'47"E, A DISTANCE OF 10.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN S89°44'13"E ALONG SAID NORTH LINE, A DISTANCE OF 83.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°15'47"W, A DISTANCE OF 10.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,094.00 FEET AND A CENTRAL ANGLE OF 06°00'43"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 534.52 FEET (CHORD BEARING = S03°16'09"W, CHORD = 534.27 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S06°16'30"W, A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S38°43'30"E, CHORD = 35.36 FEET) TO A POINT; THENCE RUN S06°16'30"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S51°16'30"W, CHORD = 35.36 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S06°16'30"W, A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,956.00 FEET AND A CENTRAL ANGLE OF 17°31'36"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 598.33 FEET (CHORD BEARING = S02°29'17"E, CHORD = 596.00 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S11°15'05"E, A DISTANCE OF 327.65 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3,044.00 FEET AND A CENTRAL ANGLE OF 00°28'47"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.48 FEET (CHORD BEARING = S11°00'42"E, CHORD = 25.48 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°24'44";

THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.58 FEET (CHORD BEARING = S54°58'40"E, CHORD = 34.86 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N80°48'57"E, A DISTANCE OF 0.85 FEET; THENCE RUN S09°11'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°09'38"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.90 FEET (CHORD BEARING = S36°14'09"W, CHORD = 35.10 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3,044.00 FEET AND A CENTRAL ANGLE OF 08°23'13"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.58 FEET (CHORD BEARING = S04°09'04"E, CHORD = 445.18 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°02'33"W, A DISTANCE OF 229.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'05"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S44°57'30"E, CHORD = 35.36 FEET) TO A POINT; THENCE RUN S00°02'34"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'55"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S45°02'30"W, CHORD = 35.35 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°02'33"W, A DISTANCE OF 225.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,544.00 FEET AND A CENTRAL ANGLE OF 03°37'30"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 414.04 FEET (CHORD BEARING = S01°51'18"W, CHORD = 413.97 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°40'26"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.87 FEET (CHORD BEARING = S43°10'10"E, CHORD = 36.47 FEET) TO A POINT; THENCE RUN S00°00'23"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°59'37"W, A DISTANCE OF 7.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°14'17"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.19 FEET (CHORD BEARING = S47°22'28"W, CHORD = 33.86 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S04°45'19"W, A DISTANCE OF 144.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5,956.00 FEET AND A CENTRAL ANGLE OF 01°55'58"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 200.91 FEET (CHORD BEARING = S03°47'20"W, CHORD = 200.90 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°55'39"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.98 FEET (CHORD BEARING = S43°00'17"E, CHORD = 36.55 FEET) TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HANSOM ROAD; THENCE RUN N89°58'07"W ALONG SAID NORTH LINE, A DISTANCE OF 78.13 FEET; THENCE RUN S00°23'39"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HANSOM ROAD; THENCE RUN S89°58'07"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 645.75 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN S00°02'40"W, A DISTANCE OF 24.00 FEET; THENCE RUN N89°58'07"W, A DISTANCE OF 571.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°13'08"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.49 FEET (CHORD BEARING = S45°55'19"W, CHORD = 34.80 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5,956.00 FEET AND A CENTRAL ANGLE OF 02°12'24"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 229.38 FEET (CHORD BEARING = S00°42'33"W, CHORD = 229.37 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°23'39"E, A DISTANCE OF 339.92 FEET; THENCE RUN S89°36'21"W, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING. (PARCEL "D" CONTAINING 425,681 SQUARE FEET OR 9.772 ACRES, MORE OR LESS.)

EXHIBIT 9

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Nicholas A. Pope, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

FOR RECORDING DEPARTMENT USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 3rd day of May, 2022, by **CENTER LAKE PROPERTIES, LLLP**, a Florida limited liability limited partnership, whose mailing address is 102 W. Pineloch Avenue, Suite 10, Orlando, Florida 32806 (hereinafter referred to as the "Grantor") to **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, whose mailing address is 151 Southhall Lane, Suite 200, Maitland, Florida 32751 (hereinafter referred to as the "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged has granted, bargained, sold, conveyed, and confirmed and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, all that certain land situate in Osceola County, Florida, as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

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

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

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the

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Property; that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, and that the Property is free of all encumbrances except for those matters described on Exhibit "B" attached hereto and by this reference made a part hereof, as applicable; provided, nothing herein shall operate to reimpose the same.

Grantee acknowledges and agrees, by acceptance of this conveyance, that Grantee shall participate in a marketing program ("**Marketing Program**") for the overall Center Lake Ranch development described on the sketch attached hereto as Exhibit "C" and made a part hereof (the "**Overall Property**"). In connection with such Marketing Program, Grantee agrees that it shall pay to the Center Lake Ranch Master Property Owners Association, Inc. ("**MPOA**") the sum of one percent (1%) of the gross sales price for each home constructed on a portion of the Property at the time of such home's initial sale to a third-party purchaser ("**Marketing Fee**"). The Marketing Fee shall be due only upon the initial sale of a home to a third-party purchaser and not on subsequent sales thereof. Upon payment of the Marketing Fee, the MPOA shall provide a release of the portion of the Property upon which such home is constructed from the requirement to pay any further Marketing Fee with respect thereto. It is understood that the Marketing Fee shall be utilized as deemed appropriate by the MPOA for the primary purpose of advertising and marketing the Overall Property with a goal of enhancing the visibility, desirability and value thereof, as well as for other purposes within the authority and responsibility of the MPOA, from time to time, for the benefit of Overall Property.

Grantee further acknowledges and agrees that it may develop the Property in phases (each a "**Development Phase**") for up to, but not in excess of, a total of 857 individual residential units (the "**Units**"). In connection with each Development Phase, the exact nature, location, size and capacity of infrastructure ("**Required Infrastructure**") necessary to service and develop the Units contained within such Development Phase and the Units to be developed on the remainder of the Property, has not yet been agreed upon, including, without limitation, roads, sanitary sewer, potable water, drainage, irrigation, electrical, phone, cable (including microfiber) and other utilities, services, neighborhood amenities and infrastructure to be installed as a part of each such Development Phase, together with easements therefor, which are intended to serve the portions of the Property that remain encumbered, from time to time, by the Mortgage to be granted by Grantee in favor of Grantor, its successors and assigns, of even date herewith (the "**Mortgage**"). Accordingly, Grantor hereby reserves a blanket easement over all portions of the Property for ingress, egress and for the installation and use of the Required Infrastructure (the "**Blanket Easement**") for the benefit of Grantor and those portions of the Property that remain encumbered by the Mortgage from time to time. At such time as the Required Infrastructure for an applicable Development Phase of the Property has been determined and agreed upon by Grantor and Grantee, then the Blanket Easement shall be modified with respect to such Development Phase and restricted to the areas therein where the Required Infrastructure is to be located and for ingress and egress thereto. To the extent that all Required Infrastructure is shown on a recorded Plat for a particular portion of the Property and such Plat either dedicates the Required Infrastructure to the Public or reserves easements thereover for the benefit of all remaining portions of the Property encumbered by the Mortgage, the Blanket Easement shall be

released on the portion of the Property that is so Platted. At such time as the Mortgage and Note have been paid in full, the Blanket Easement shall be released.

(SIGNATURES APPEAR ON NEXT PAGE)

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

Signed, sealed and delivered in the presence of:

CENTER LAKE PROPERTIES, LLLP, a Florida limited liability limited partnership

Carol E Murray
Name: CAROL E MURRAY
Carla S Ausherman
Name: CARLA S AUSHERMAN

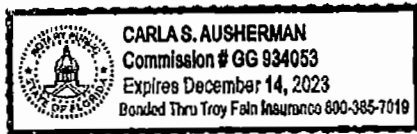
By: Pineloch Management Corporation, a Florida Corporation, its General Partner
By: [Signature]
Name: JAMES FRYE
Title: President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence [] by online notarization this 3 day of May, 2022 by JAMES FRYE as PRESIDENT of Pineloch Management Corporation, a Florida corporation, as the general partner of Center Lake Properties, LLLP, a Florida limited liability limited partnership, on behalf of the partnership. He (She) is personally known to me or has produced N/A as identification.

(NOTARY SEAL)

Carla S Ausherman
Notary Public Signature



CARLA S AUSHERMAN
Typed or Printed Notary Name
Notary Public-State of FLORIDA
Commission No.: GG 934053
My Commission Expires: 12.14.2023

EXHIBIT "A"
LEGAL DESCRIPTION
TO SPECIAL WARRANTY DEED

THE PROPERTY BEING CONVEYED BY THIS SPECIAL WARRANTY DEED CONSISTS OF PARCELS "A" AND "B," HEREINAFTER DESCRIBED. PARCELS "A" AND "B" DO NOT INCLUDE ANY PORTION OF THE RIGHT OF WAY FOR TWELVE OAKS ROAD, IDENTIFIED AS PARCEL "C," BELOW. THE LEGAL DESCRIPTIONS ARE AS FOLLOWS:

ALL LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OSCEOLA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL "A"

LEGAL DESCRIPTION: (PREPARED BY THIS SURVEYOR)

PHASE 1A WEST

A PARCEL OF LAND LYING IN SECTIONS 28 AND 29, TOWNSHIP 25 SOUTH, RANGE 31 EAST, INCLUDING LOT 19, STARLINE ESTATES, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 220 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING WEST OF TWELVE OAKS ROAD, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE RUN NORTH 89° 55' 30" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 29, FOR A DISTANCE OF 2647.78 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29; THENCE RUN NORTH 00° 04' 36" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, ALSO BEING THE EASTERLY LINE OF STARLINE ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 220 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA FOR A DISTANCE OF 2875.87 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LOT 19, SAID POINT LYING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 915.95 FEET, WITH A CHORD BEARING OF NORTH 46° 14' 41" EAST, AND A CHORD DISTANCE OF 20.96 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTH LINE OF SAID LOT 19: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 18' 40" FOR A DISTANCE OF 20.96 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 46° 53' 42" EAST FOR A DISTANCE OF 164.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 538.69 FEET, WITH A CHORD BEARING OF NORTH 68° 13' 09" EAST, AND A CHORD DISTANCE OF 391.79 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 38' 56" FOR A DISTANCE OF 400.98 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 32' 38" EAST FOR A DISTANCE OF 19.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE RUN SOUTH 00° 31' 31" EAST, ALONG THE EAST LINE OF SAID LOT 19 FOR A DISTANCE OF 504.38 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN NORTH 89° 25' 38" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 2088.50 FEET TO THE WEST QUARTER CORNER OF AFORESAID SECTION 28; THENCE RUN SOUTH 89° 44' 18" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 28, FOR A DISTANCE OF 30.36 FEET; THENCE RUN SOUTH 00° 15' 47" WEST, DEPARTING SAID NORTH LINE FOR A DISTANCE OF 10.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 5011.00 FEET, WITH A CHORD BEARING OF SOUTH 00° 52' 28" WEST, AND A CHORD DISTANCE OF 106.92 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 13' 21" FOR A DISTANCE OF 106.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 09' 13" WEST, AND A CHORD DISTANCE OF 35.15 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 20' 09" FOR A DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE

CONCAVE SOUTHERLY HAVING A RADIUS OF 1379.00 FEET, WITH A CHORD BEARING OF NORTH 89° 13' 44" WEST, AND A CHORD DISTANCE OF 2.43 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 06' 03" FOR A DISTANCE OF 2.43 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 00° 43' 14" WEST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 43° 17' 42" EAST, AND A CHORD DISTANCE OF 35.95 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 57' 08" FOR A DISTANCE OF 40.12 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5011.00 FEET, WITH A CHORD BEARING OF SOUTH 03° 46' 29" WEST, AND A CHORD DISTANCE OF 191.27 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 11' 14" FOR A DISTANCE OF 191.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 47° 31' 58" WEST, AND A CHORD DISTANCE OF 33.89 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 19' 44" FOR A DISTANCE OF 37.23 FEET TO A POINT OF REVERSE CURVATURE OF A CONCAVE SOUTHERLY HAVING A RADIUS OF 1085.00 FEET, WITH A CHORD BEARING OF SOUTH 89° 55' 26" WEST, AND A CHORD DISTANCE OF 10.35 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 32' 48" FOR A DISTANCE OF 10.35 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 00° 20' 58" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 42° 08' 28" EAST, AND A CHORD DISTANCE OF 37.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 25' 11" FOR A DISTANCE OF 42.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5011.00 FEET, WITH A CHORD BEARING OF SOUTH 06° 10' 19" WEST, AND A CHORD DISTANCE OF 18.03 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 12' 22" FOR A DISTANCE OF 18.03 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 16' 30" WEST FOR A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 51° 16' 30" WEST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 27" FOR A DISTANCE OF 39.27 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 06° 16' 30" WEST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 38° 43' 44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 27" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 16' 30" WEST FOR A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 2039.00 FEET, WITH A CHORD BEARING OF SOUTH 04° 37' 38" WEST, AND A CHORD DISTANCE OF 117.27 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 17' 45" FOR A DISTANCE OF 117.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 37' 11" WEST, AND A CHORD DISTANCE OF 34.51 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 16' 57" FOR A DISTANCE OF 38.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 127.00 FEET, WITH A CHORD BEARING OF SOUTH 88° 52' 42" WEST, AND A CHORD DISTANCE OF 6.13 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 46' 00" FOR A DISTANCE OF 6.13 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 02° 30' 14" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 12' 26" EAST, AND A CHORD DISTANCE OF 36.15 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 35' 38" FOR A DISTANCE OF 40.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2039.00 FEET, WITH A CHORD BEARING OF SOUTH 02° 36' 55" EAST, AND A CHORD DISTANCE OF 192.45 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 24' 36" FOR A DISTANCE OF 192.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH

38° 39' 35" WEST, AND A CHORD DISTANCE OF 34.72 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 57' 36" FOR A DISTANCE OF 38.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 127.00 FEET, WITH A CHORD BEARING OF SOUTH 81° 59' 41" WEST, AND A CHORD DISTANCE OF 2.86 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 17' 25" FOR A DISTANCE OF 2.86 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 08° 39' 04" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 25' 41" EAST, AND A CHORD DISTANCE OF 35.49 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 26' 24" FOR A DISTANCE OF 39.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2039.00 FEET, WITH A CHORD BEARING OF SOUTH 09° 43' 47" EAST, AND A CHORD DISTANCE OF 108.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 02' 37" FOR A DISTANCE OF 108.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 11° 15' 05" EAST FOR A DISTANCE OF 80.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 03' 35" WEST, AND A CHORD DISTANCE OF 33.66 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84° 37' 20" FOR A DISTANCE OF 36.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1260.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 07' 59" WEST, AND A CHORD DISTANCE OF 10.45 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 28' 31" FOR A DISTANCE OF 10.45 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 17° 06' 17" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 59° 10' 41" EAST, AND A CHORD DISTANCE OF 37.11 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 51' 12" FOR A DISTANCE OF 41.82 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 11° 15' 05" EAST FOR A DISTANCE OF 142.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2961.00 FEET, WITH A CHORD BEARING OF SOUTH 08° 25' 31" EAST, AND A CHORD DISTANCE OF 292.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 39' 09" FOR A DISTANCE OF 292.12 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 42° 13' 08" WEST, AND A CHORD DISTANCE OF 37.05 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 38' 07" FOR A DISTANCE OF 41.73 FEET TO A NON TANGENT POINT; THENCE RUN SOUTH 00° 02' 33" WEST FOR A DISTANCE OF 54.00 FEET; THENCE RUN SOUTH 89° 57' 27" EAST FOR A DISTANCE OF 8.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 46° 45' 36" EAST, AND A CHORD DISTANCE OF 34.23 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 23' 42" FOR A DISTANCE OF 37.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2961.00 FEET, WITH A CHORD BEARING OF SOUTH 01° 45' 36" EAST, AND A CHORD DISTANCE OF 186.27 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 36' 18" FOR A DISTANCE OF 186.30 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 02' 33" WEST FOR A DISTANCE OF 134.39 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 28; THENCE RUN NORTH 89° 57' 16" WEST ALONG SAID SOUTH LINE A DISTANCE OF 55.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 164.26 ACRES OF LAND MORE OR LESS.

PARCEL "B"

PHASE 1A EAST

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, LYING EAST OF TWELVE OAKS ROAD, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE RUN SOUTH 89°57'16" EAST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 28, FOR A DISTANCE OF 138.64 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00° 02' 33" EAST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 134.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3044.00 FEET, WITH A CHORD BEARING OF NORTH 04° 09' 04" WEST, AND A CHORD DISTANCE OF 445.18 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 23' 13" FOR A DISTANCE OF 445.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE; CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 36° 14' 09" EAST, AND A CHORD DISTANCE OF 35.10 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 09' 38" FOR A DISTANCE OF 38.90 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 09° 11' 03" WEST FOR A DISTANCE OF 80.00 FEET; THENCE RUN SOUTH 80° 48' 57" WEST FOR A DISTANCE OF 0.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 54° 58' 41" WEST, AND A CHORD DISTANCE OF 34.86 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 24' 44" FOR A DISTANCE OF 38.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3044.00 FEET, WITH A CHORD BEARING OF NORTH 11° 00' 42" WEST, AND A CHORD DISTANCE OF 25.48 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 28' 46" FOR A DISTANCE OF 25.48 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 15' 05" WEST FOR A DISTANCE OF 327.63 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 1956.00 FEET, WITH A CHORD BEARING OF NORTH 02° 29' 18" WEST, AND A CHORD DISTANCE OF 596.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 31' 35" FOR A DISTANCE OF 598.33 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 06° 16' 30" EAST FOR A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 51° 16' 46" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 31" FOR A DISTANCE OF 39.27 FEET TO A NON TANGENT POINT; THENCE RUN NORTH 06° 16' 30" EAST FOR A DISTANCE OF 54.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 38° 43' 30" WEST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 27" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 06° 16' 30" EAST FOR A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 5094.00 FEET, WITH A CHORD BEARING OF NORTH 03° 16' 08" EAST, AND A CHORD DISTANCE OF 534.26 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 00' 43" FOR A DISTANCE OF 534.50 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 15' 47" EAST FOR A DISTANCE OF 10.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 28; THENCE RUN SOUTH 89° 44' 18" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 1549.62 FEET; THENCE RUN SOUTH 09° 40' 08" EAST, DEPARTING SAID NORTH LINE FOR A DISTANCE OF 91.74 FEET; THENCE RUN SOUTH 21° 49' 36" EAST FOR A DISTANCE OF 81.64 FEET; THENCE RUN SOUTH 07° 39' 35" EAST FOR A DISTANCE OF 80.26 FEET; THENCE RUN SOUTH 46° 09' 03" EAST FOR A DISTANCE OF 62.33 FEET; THENCE RUN SOUTH 16° 01' 31" WEST FOR A DISTANCE OF 81.22 FEET; THENCE RUN SOUTH 01° 18' 41" EAST FOR A DISTANCE OF 96.14 FEET; THENCE RUN SOUTH 32° 20' 36" EAST FOR A DISTANCE OF 121.74 FEET; THENCE RUN SOUTH 68° 49' 05" EAST FOR A DISTANCE OF 59.24 FEET; THENCE RUN SOUTH 10° 17' 47" WEST FOR A DISTANCE OF 327.78 FEET; THENCE RUN SOUTH 29° 36' 51" WEST FOR A DISTANCE OF 137.82 FEET; THENCE RUN SOUTH 01° 48' 19" WEST FOR A DISTANCE OF 115.83 FEET; THENCE RUN SOUTH 03° 48' 05" EAST FOR A DISTANCE OF 100.66 FEET; THENCE RUN SOUTH 20° 06' 53" EAST FOR A DISTANCE OF 101.53 FEET; THENCE RUN SOUTH 03° 50' 13" WEST FOR A DISTANCE OF 147.56 FEET; THENCE RUN SOUTH 17° 09' 02" WEST FOR A DISTANCE OF 161.07 FEET; THENCE RUN SOUTH 16° 13' 09" WEST FOR A DISTANCE OF 116.24 FEET; THENCE RUN SOUTH 02° 16' 58" EAST FOR A DISTANCE OF 157.49 FEET; THENCE RUN SOUTH 01° 01' 18" EAST FOR A DISTANCE OF 139.70 FEET; THENCE RUN SOUTH 18° 05' 27" WEST FOR A DISTANCE OF 54.01 FEET; THENCE RUN SOUTH 08° 07' 04" WEST FOR A DISTANCE OF 191.03 FEET; THENCE RUN SOUTH 09° 35'

46" WEST FOR A DISTANCE OF 83.50 FEET; THENCE RUN SOUTH 00° 30' 12" WEST FOR A DISTANCE OF 288.10 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 28; THENCE RUN NORTH 89° 57' 16" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 1455.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.81 ACRES OF LAND MORE OR LESS.

LESS AND EXCEPT: ANY PORTION OF THE FOREGOING PARCELS "A" AND "B" LYING WITHIN THE RIGHT OF WAY FOR TWELVE OAKS ROAD, DESCRIBED AS PARCEL "C," BELOW, AS FOLLOWS:

PARCEL "C"

TWELVE OAKS ROAD

A PARCEL OF LAND BEING A PORTION OF LOTS 8, 9 AND 24, AND THAT 30.00 FEET PLATTED RIGHT OF WAY LYING NORTH OF LOT 8, W.S. ALYEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 51 AND PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF LOTS 18 AND 19, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 29 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF PLATTED RIGHT OF WAY FOR TWELVE OAKS ROAD, AND A PORTION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 31 EAST AND A PORTION OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ¼ CORNER OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST; THENCE RUN N00°23'39"W, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 32, A DISTANCE OF 694.42 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°36'21"W, A DISTANCE OF 9.00 FEET; THENCE RUN N00°23'39"W, A DISTANCE OF 195.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°41'15"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.13 FEET (CHORD BEARING = N45°14'17"W, CHORD = 35.26 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S89°55'06"W, A DISTANCE OF 0.57 FEET; THENCE RUN N00°04'54"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°18'45"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.41 FEET (CHORD BEARING = N44°45'43"E, CHORD = 35.45 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°23'39"W, A DISTANCE OF 40.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 6,039.00 FEET AND A CENTRAL ANGLE OF 02°10'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.99 FEET (CHORD BEARING = N00°41'31"E, CHORD = 228.97 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°44'02"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.03 FEET (CHORD BEARING = N44°05'19"W, CHORD = 35.89 FEET) TO A POINT; THENCE RUN N00°02'40"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°57'20"E, A DISTANCE OF 4.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°16'58"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.08 FEET (CHORD BEARING = N46°24'11"E, CHORD = 34.51 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 6,039.00 FEET AND A CENTRAL ANGLE OF 01°59'37"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.13 FEET (CHORD BEARING = N03°45'31"E, CHORD = 210.12 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N04°45'19"E, A DISTANCE OF 133.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°45'43"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE,

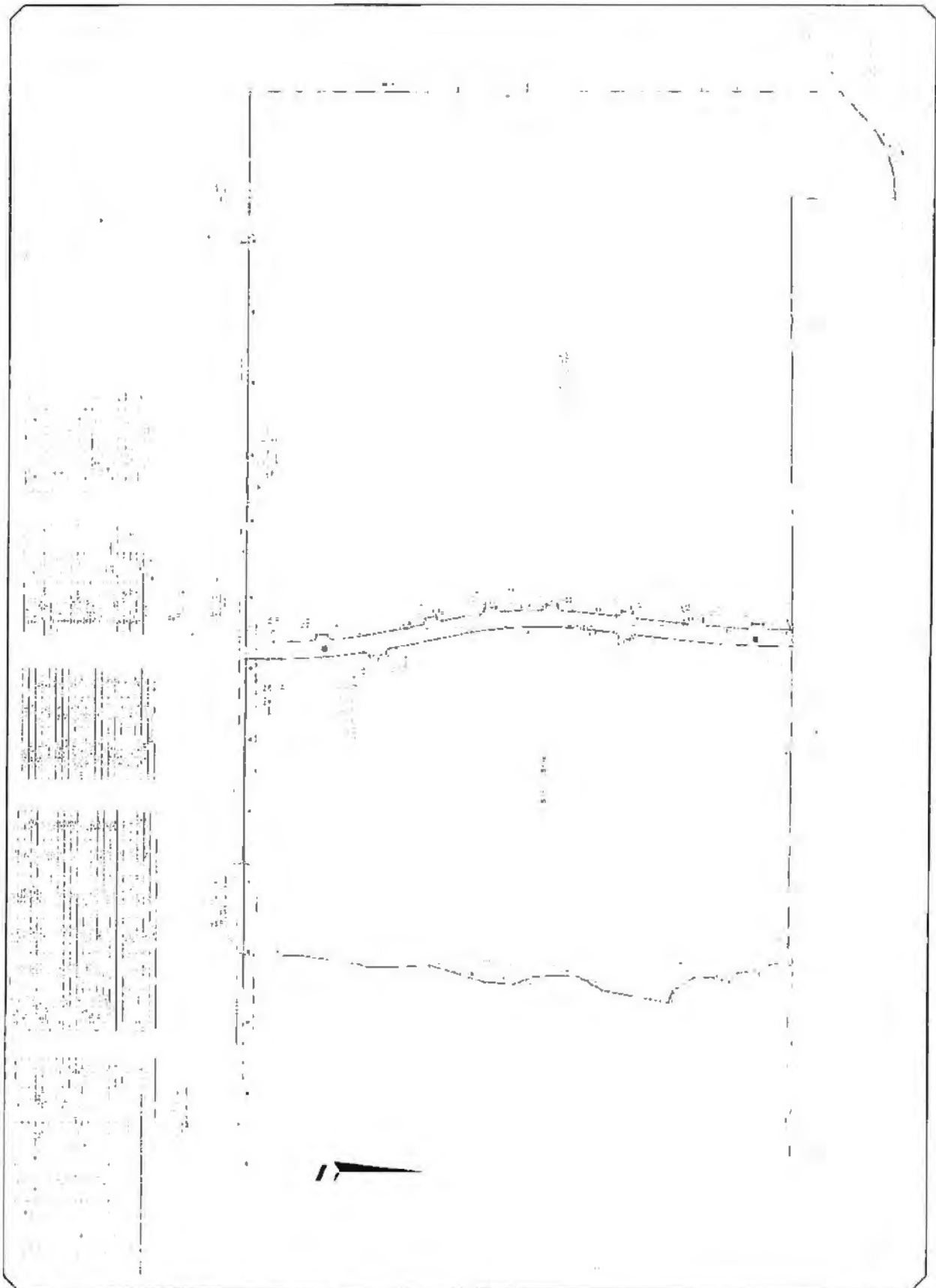
A DISTANCE OF 41.35 FEET (CHORD BEARING = N42°37'32"W, CHORD = 36.79 FEET) TO A POINT; THENCE RUN N00°00'23"W, A DISTANCE OF 54.00 FEET; THENCE RUN N89°59'37"E, A DISTANCE OF 7.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°15'00"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.63 FEET (CHORD BEARING = N46°52'07"E, CHORD = 34.18 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,461.00 FEET AND A CENTRAL ANGLE OF 02°23'02"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 268.81 FEET (CHORD BEARING = N02°33'06"E, CHORD = 268.79 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°19'04"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.84 FEET (CHORD BEARING = N44°17'57"W, CHORD = 35.76 FEET) TO A POINT; THENCE RUN N00°02'33"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°57'27"E, A DISTANCE OF 1.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°36'31"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.10 FEET (CHORD BEARING = N45°14'17"E, CHORD = 35.23 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,461.00 FEET AND A CENTRAL ANGLE OF 00°23'29"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.14 FEET (CHORD BEARING = N00°14'17"E, CHORD = 44.14 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°02'33"E, A DISTANCE OF 559.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,961.00 FEET AND A CENTRAL ANGLE OF 03°36'18"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.30 FEET (CHORD BEARING = N01°45'36"W, CHORD = 186.27 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°23'42"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.70 FEET (CHORD BEARING = N46°45'36"W, CHORD = 34.23 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°57'27"W, A DISTANCE OF 8.41 FEET; THENCE RUN N00°02'33"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95°38'29"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.73 FEET (CHORD BEARING = N42°13'18"E, CHORD = 37.05 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,961.00 FEET AND A CENTRAL ANGLE OF 05°39'09"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.12 FEET (CHORD BEARING = N08°25'31"W, CHORD = 292.00 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N11°15'05"W, A DISTANCE OF 142.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95°51'12"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.82 FEET (CHORD BEARING = N59°10'41"W, CHORD = 37.11 FEET) TO A POINT; THENCE RUN N17°06'17"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,260.00 FEET AND A CENTRAL ANGLE OF 00°28'31"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.45 FEET (CHORD BEARING = N73°07'59"E, CHORD = 10.45 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 84°37'19"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.92 FEET (CHORD BEARING = N31°03'34"E, CHORD = 33.66 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N11°15'05"W, A DISTANCE OF 80.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 03°02'37"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.31 FEET (CHORD BEARING = N09°43'47"W, CHORD = 108.30 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°26'35"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.46 FEET (CHORD BEARING = N53°25'46"W, CHORD = 35.49 FEET) TO A POINT; THENCE RUN N08°39'04"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 01°17'28"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.86 FEET (CHORD BEARING = N81°59'41"E, CHORD = 2.86 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST,

HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°57'37"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.38 FEET (CHORD BEARING = N38°39'36"E, CHORD = 34.72 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 05°24'35"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 192.52 FEET (CHORD BEARING = N02°36'55"W, CHORD = 192.45 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°35'38"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.40 FEET (CHORD BEARING = N46°12'26"W, CHORD = 36.15 FEET) TO A POINT; THENCE RUN N02°30'14"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 02°45'51"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.13 FEET (CHORD BEARING = N88°52'41"E, CHORD = 6.13 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°16'51"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.08 FEET (CHORD BEARING = N46°37'11"E, CHORD = 34.51 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,039.00 FEET AND A CENTRAL ANGLE OF 03°17'45"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.29 FEET (CHORD BEARING = N04°37'38"E, CHORD = 117.27 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N06°16'30"E, A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = N38°43'30"W, CHORD = 35.36 FEET) TO A POINT; THENCE RUN N06°16'30"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = N51°16'30"E, CHORD = 35.36 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N06°16'30"E, A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 00°12'22"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.03 FEET (CHORD BEARING = N06°10'19"E, CHORD = 18.03 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 96°25'06"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.07 FEET (CHORD BEARING = N42°08'25"W, CHORD = 37.28 FEET) TO A POINT; THENCE RUN N00°20'58"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,085.00 FEET AND A CENTRAL ANGLE OF 00°32'48"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.35 FEET (CHORD BEARING = N89°55'26"E, CHORD = 10.35 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°19'45"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.23 FEET (CHORD BEARING = N47°31'58"E, CHORD = 33.89 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 02°11'14"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.28 FEET (CHORD BEARING = N03°46'29"E, CHORD = 191.27 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°57'38"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.13 FEET (CHORD BEARING = N43°17'57"W, CHORD = 35.95 FEET) TO A POINT; THENCE RUN N00°43'14"E, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,379.00 FEET AND A CENTRAL ANGLE OF 00°06'03"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.43 FEET (CHORD BEARING = S89°13'44"E, CHORD = 2.43 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°20'09"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.98 FEET (CHORD BEARING = N46°09'13"E, CHORD = 35.15 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,011.00 FEET AND A CENTRAL ANGLE OF 01°13'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.93 FEET (CHORD

BEARING = N00°52'28"E, CHORD = 106.92 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°15'47"E, A DISTANCE OF 10.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN S89°44'13"E ALONG SAID NORTH LINE, A DISTANCE OF 83.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°15'47"W, A DISTANCE OF 10.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5,094.00 FEET AND A CENTRAL ANGLE OF 06°00'43"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 534.52 FEET (CHORD BEARING = S03°16'09"W, CHORD = 534.27 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S06°16'30"W, A DISTANCE OF 228.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S38°43'30"E, CHORD = 35.36 FEET) TO A POINT; THENCE RUN S06°16'30"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S51°16'30"W, CHORD = 35.36 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S06°16'30"W, A DISTANCE OF 147.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,956.00 FEET AND A CENTRAL ANGLE OF 17°31'36"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 598.33 FEET (CHORD BEARING = S02°29'17"E, CHORD = 596.00 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S11°15'05"E, A DISTANCE OF 327.65 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3,044.00 FEET AND A CENTRAL ANGLE OF 00°28'47"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.48 FEET (CHORD BEARING = S11°00'42"E, CHORD = 25.48 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°24'44"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.58 FEET (CHORD BEARING = S54°58'40"E, CHORD = 34.86 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N80°48'57"E, A DISTANCE OF 0.85 FEET; THENCE RUN S09°11'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°09'38"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.90 FEET (CHORD BEARING = S36°14'09"W, CHORD = 35.10 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3,044.00 FEET AND A CENTRAL ANGLE OF 08°23'13"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.58 FEET (CHORD BEARING = S04°09'04"E, CHORD = 445.18 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°02'33"W, A DISTANCE OF 229.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'05"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S44°57'30"E, CHORD = 35.36 FEET) TO A POINT; THENCE RUN S00°02'34"W, A DISTANCE OF 54.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'55"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET (CHORD BEARING = S45°02'30"W, CHORD = 35.35 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°02'33"W, A DISTANCE OF 225.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,544.00 FEET AND A CENTRAL ANGLE OF 03°37'30"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 414.04 FEET (CHORD BEARING = S01°51'18"W, CHORD = 413.97 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°40'26"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.87 FEET (CHORD BEARING = S43°10'10"E, CHORD = 36.47 FEET) TO A POINT; THENCE RUN S00°00'23"E, A DISTANCE OF 54.00 FEET; THENCE RUN S89°59'37"W, A DISTANCE OF 7.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°14'17"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.19 FEET (CHORD BEARING = S47°22'28"W, CHORD = 33.86 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S04°45'19"W, A DISTANCE OF 144.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5,956.00 FEET AND A CENTRAL ANGLE OF 01°55'58"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 200.91 FEET (CHORD BEARING =

S03°47'20"W, CHORD = 200.90 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°55'39"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.98 FEET (CHORD BEARING = S43°00'17"E, CHORD = 36.55 FEET) TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HANSOM ROAD; THENCE RUN N89°58'07"W ALONG SAID NORTH LINE, A DISTANCE OF 78.13 FEET; THENCE RUN S00°23'39"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HANSOM ROAD; THENCE RUN S89°58'07"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 645.75 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN S00°02'40"W, A DISTANCE OF 24.00 FEET; THENCE RUN N89°58'07"W, A DISTANCE OF 571.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°13'08"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.49 FEET (CHORD BEARING = S45°55'19"W, CHORD = 34.80 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5,956.00 FEET AND A CENTRAL ANGLE OF 02°12'24"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 229.38 FEET (CHORD BEARING = S00°42'33"W, CHORD = 229.37 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°23'39"E, A DISTANCE OF 339.92 FEET; THENCE RUN S89°36'21"W, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 425,681 SQUARE FEET OR 9.772 ACRES, MORE OR LESS.



				FOR: TAYLOR MORRISON		
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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Ad valorem real property taxes and assessments for the year 2021 and thereafter.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STARLINE ESTATES, UNIT TWO, as recorded in Plat Book 2, at Page 220, Public Records of Osceola County, Florida.
3. Notice of Restrictions on Real Estate recorded September 4, 1979, in Book 448, at Page 567, Public Records of Osceola County, Florida.
4. Easement in favor of the City of St. Cloud, Florida, as described in Resolution recorded November 17, 1989, in Book 945, at Page 2930 and Stipulated Final Judgment recorded February 22, 1991, in Book 1005, at Page 529, Public Records of Osceola County, Florida.
5. Ordinance No. 2019-14 as recorded May 1, 2019 in Book 5516, at Page 2618, Public Records of Osceola County, Florida.
6. Ordinance No. 2019-12 as recorded May 1, 2019 in Book 5516, at Page 2626, Public Records of Osceola County, Florida.
7. Ordinance No. 2019-13 as recorded May 1, 2019 in Book 5516, at Page 2647, Public Records of Osceola County, Florida.
8. Annexation and Development Agreement as set forth in instrument recorded May 15, 2019 in Book 5524, at Page 2610, Public Records of Osceola County, Florida.
9. Mobility Fee Credit Agreement between The City of St. Cloud, Florida and Center Lake Properties, LLLP recorded on January 11, 2022, in Official Records Book 6126, at Page 1970, Public Records of Osceola County, Florida.
10. Tri-Party Road Agreement between and among Osceola County, Florida, The City of St. Cloud, Florida, and Center Lake Properties, LLLC, recorded on February 17, 2022, in Official Records Book 6153, at Page 424, Public Records of Osceola County, Florida.
11. School Mitigation and Funding Agreement between the School Board of Osceola County, Florida and Center Lake Properties, LLLC, recorded on March 24, 2022 in Official Records Book 6165, at Page 2668, Public Records of Osceola County, Florida.

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12. Line Extension and Upsizing Agreement between The City of St. Cloud, Florida and Center Lake Properties, LLC, recorded on April 18, 2022, in Official Records Book 6195, at Page 1955, Public Records of Osceola County, Florida.

13. Master Declaration of Covenants, Conditions and Restrictions for Center Lake Ranch to be recorded prior to or of even date herewith.

14. Declaration of Temporary Construction and Access Easements dated and recorded of even date herewith in the Public Records of Osceola County, Florida.

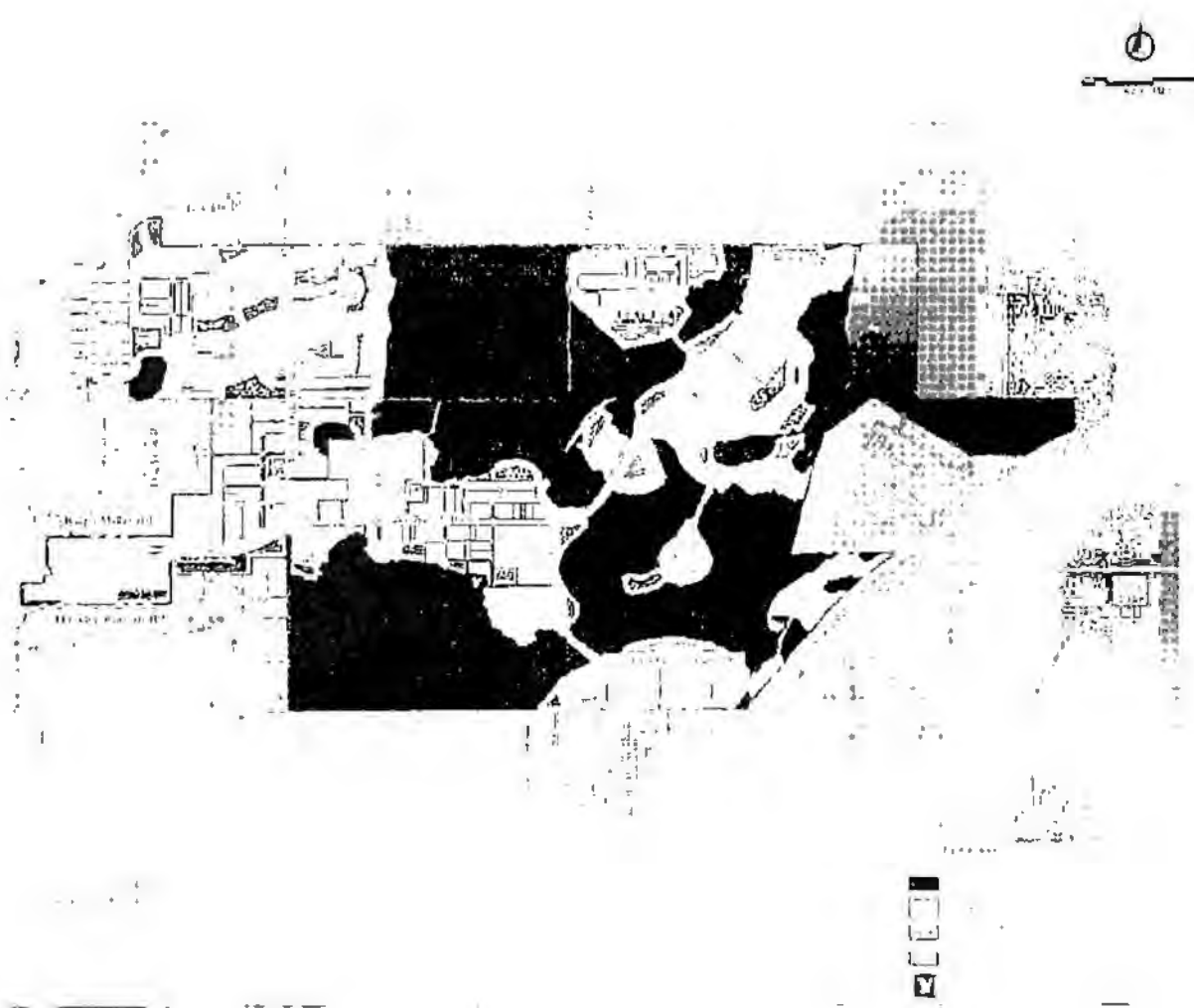
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City of St. Cloud - Reproduced from Scanned Imaging System

City of St. Cloud - Reproduced from Scanned Imaging System

EXHIBIT "C"

OVERALL CENTER LAKE RANCH PROPERTY



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Job 6342
Sender jligh2012
Title 3. Petitioner Agreement - Center Lake Ranch. pdf
Interface Network
Language PCLXL
Date 13:12:43 AUG 10 2022

This instrument prepared by and return to:
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**PETITIONER'S AGREEMENT REGARDING
THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2022, by and between **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, with its principal place of business at 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 (the "Petitioner"), and **CITY OF ST. CLOUD, FLORIDA**, a political subdivision of the State of Florida (the "City").

RECITALS

WHEREAS, the Petitioner on October 19, 2021, filed a petition (the "Petition") pursuant to Chapter 190, *Florida Statutes*, with the City to establish a community development district to be known as the Center Lake Ranch West Community Development District (the "District"); and

WHEREAS, the Petitioner has control by deed or contract of one hundred percent (100%) of the lands proposed to be included in the District (the "Property"); and

WHEREAS, the District, if and when established, would have the power and authority to issue bonds to finance the cost of design, acquisition and construction of certain public infrastructure, facilities and services and to impose, levy and collect special assessments on land contained within the boundaries of the District and use the revenue there from to pay the debt service on the bonds, as well to maintain the public assets of the District; and

WHEREAS, to insure adequate funding for the development of District infrastructure and the long-term maintenance of the public assets of the District, it is anticipated that the District will upon the platting of the Property, utilize the uniform method for collection of the special assessment pursuant to Section 197.3632, *Florida Statutes*, and placing the assessments on platted lots on the tax bill issued by the Tax Collector for Osceola County, Florida; and

WHEREAS, the City seeks evidence of the legislative finding of Section 190.005(e)(4), *Florida Statutes*, that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District through an acknowledgement of Petitioner's commitment to provide the District with enhanced infrastructure that exceeds the City's Development Code; and

WHEREAS, the Petitioner has received, or expects to receive, the following development approvals for the residential project known as Center Lake Ranch West:

Land Use Permits

Approvals – City of St. Cloud

- Center Lake Ranch Conceptual Master Plan/Concept Plan (DRC Case #18-36.03);
Approved by City Council on April 25, 2019

- Center Lake Ranch Conceptual Master Plan/Concept Plan Revision (DRC Case #MCP21-00001); Approved by City Council on August 12, 2021

Approvals – City of St. Cloud

- Center Lake Ranch Parcel N-1B – Phases 1-3 (DRC Case #SUB21-00020); City Approved by Council on April 28, 2022
- Center Lake Ranch Parcel N-1A East – Phases 1-3 (DRC Case #SUB21-00025); Approved by City Council on April 14, 2022
- Center Lake Ranch Parcel N-1A West – Phases 1-3 (DRC Case #SUB21-00026); Approved by City Council on April 14, 2022

Construction Permits

Approvals - Osceola County

- Center Lake Ranch Boulevard Phase 1 (SDP20-0078); Approved by Osceola County on April 6, 2021; Revised _____
- Twelve Oaks Road Improvement Plan (SDP21-0037); Approved by Osceola County on _____; Revised _____

Approvals - City of St. Cloud

- Center Lake Ranch Boulevard Phase 1 (Case #WAS21-00003); Approved by City of St. Cloud on June 7, 2021; Revised _____
- Twelve Oaks Road Improvement Plan (Case #WAS21-00008); Approved by City of St. Cloud on December 15, 2021; Revised _____

Pending - City of St. Cloud

- Center Lake Ranch Central Park (Case #SDP21-00038); DRC Comments Received January 20, 2022

WHEREAS, the Petitioner has received, or expects to receive, the following permits relating to the construction and operation of a stormwater management system serving residential project known as Center Lake Ranch West:

Approvals - South Florida Water Management District (SFWMD)

- Center Lake Ranch Boulevard Phase I (SFWMD Permit #49-103546-P; Application #200528-3564)
- Center Lake Ranch – Conceptual Approval (SFWMD Permit #49-104885-P; Application #210311-5585)
- Center Lake Ranch – Twelve Oaks Road (SFWMD Permit #49-104903-P; Application #210317-5628)

WHEREAS, upon its creation, Petitioner will request that the initial Board of Supervisors for the District (the “Board of Supervisors”) consider an interlocal agreement between itself and the City (the “Interlocal Agreement”) to: (i) provide for certain enhanced disclosure regarding the establishment of the District and the existence of liens and special assessments on benefitted lands contained within the District’s boundaries, (ii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of the regular meetings of the Board of Supervisors for its ensuing fiscal year and (iii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of its annual budget hearing; and

WHEREAS, the City and Petitioner have agreed on the terms of an agreement for use as an Interlocal Agreement which requires the District to give certain notices and information to the public and landowners in the District (the "Proposed Agreement"); and

WHEREAS, the Petitioner is in good faith agreeing to present the Proposed Agreement to the Board of Supervisors with its recommendation for adoption at the first meeting of the District.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged by both parties, the parties agree as set forth herein.

1. INCORPORATION OF RECITALS. The Recitals are true and accurate and shall constitute a material part of this Agreement.

2. PROPOSED INTERLOCAL AGREEMENT. The City and Petitioner acknowledge that the Proposed Agreement, attached hereto as Appendix "A," adequately addresses the concerns of the City and the Petitioner, and upon the establishment of the District, the Proposed Agreement is suitable for use as the Interlocal Agreement.

3. PETITIONER'S RECOMMENDATION OF PROPOSED AGREEMENT. The Petitioner shall recommend to the Board of Supervisors at its first regularly scheduled meeting that the Proposed Agreement be adopted in its current form to serve as the Interlocal Agreement.

4. CONSIDERATION OF PETITION. The City has agreed to consider at its August 11th, 2022, meeting of the City Council of the City of St. Cloud the establishment of the District and the concurrent adoption of this Petitioner's Agreement, which includes the proposed Interlocal Agreement.

5. ENHANCED NOTICE TO HOMEBUYERS. The Petitioner agrees that it shall cause or make its best efforts to cause initial builders of homes within the District to provide to homebuyers an information sheet concerning the District in simple and reasonably understandable language and terms including the amount of proposed assessments and procedures for the payment of such assessments. This is in addition to the notice in each initial purchase contract that is required by Section 190.048, *Florida Statutes*.

6. MAINTENANCE OF SIDEWALKS AND STORMWATER SYSTEM. The Petitioner agrees that the responsibility for maintenance of sidewalks for all phases within the District will lie with the District and/or a homeowners association (HOA). The stormwater system in the District shall be owned and maintained by the District, and the South Florida Water Management Permit shall be transferred for operations to the District.

7. ACKNOWLEDGEMENT OF ENHANCED IMPROVEMENTS AND INFRASTRUCTURE. The Petitioner hereby acknowledges that the following enhancements, i.e., elements of enhanced infrastructure intended to be delivered by, or caused to be delivered by, Petitioner to the residents of the Center Lake Ranch West development, will exceed the City's design standards or otherwise deliver infrastructure or services that would not otherwise be provided by the City:

- **Enhanced Active Recreational Amenities:** The Petitioner is providing the following private recreational amenities: multiple pool and cabana amenities with associated restrooms and a parking area; multiple playgrounds/tot lots with benches; a dog park; and a large open space area for playfields (soccer/multipurpose field area). Each of these will allow for gatherings and meeting places for neighbors and the public to enjoy outdoor spaces and each other.

The Petitioner is also providing the following **public** recreational amenities: a 10.34 acre park; three separate pavilions with seating; an observation deck overlooking the pond; a nature overlook; and a dog park.

- **Enhanced Passive Recreational Amenities:** The Petitioner is providing the following: ten (10) foot-wide concrete multi-purpose trail for future residents and the public along both sides of 12 Oaks Road, the north-south Avenue, from Center Lake Ranch Boulevard to the eastern property line; and a ten (10) foot-wide concrete multi-purpose trail for future residents and the public along both sides of Center Lake Ranch Boulevard, the east-west Boulevard, from Center Lake Ranch Boulevard to the northern property boundary.
- **Enhanced Transportation Connectivity and School Siting:** The School District of Osceola County entered into a School Siting Agreement to acquire a twenty (20) net useable acre site for the use of a K-8 school within the Center Lake Ranch development; the Petitioner is providing two roadways adjacent to the school site to provide ease of access. Center Lake Ranch may provide access points to the school site by internal roadway connectivity within the adjacent subdivision.
- **Enhanced Open Space:** The Petitioner is providing 63 percent of gross area to be allocated as open space.
- **Enhanced Property Buffer Landscaping:** The Petitioner is providing a ten (10) foot wide buffer, with a berm and wall (together they are eight (8) feet high) along the northern and some portions of the eastern boundaries of the CDD. The effect of such is greater aesthetic value for the City and for residents, which may contribute to higher property values throughout the City.
- **Enhanced Right-of-Way Buffers:** The Petitioner will provide additional understory trees and shrubs along 12 Oaks Road and Center Lake Ranch Boulevard. Internal streets will include additional understory trees where appropriate.
- **Enhanced Property Buffer Zones:** The Petitioner is providing 10-foot-wide property buffer zones.

8. GOVERNING LAW/VENUE. This Agreement, and all extensions, renewals, amendments, supplements, and modifications thereto, and all questions relating to the validity, interpretation, performance, or enforcement thereof shall be governed by and construed in accordance with the laws of the State of Florida. Except for a suit in federal court, venue for all suits to enforce this Agreement shall be in Osceola County, Florida. All legal disputes, proceedings, or actions arising out of or in connection with this Agreement shall be brought in the Circuit Courts of Osceola County, Florida, or, if appropriate, the United States District Court for the Middle District of Florida, Orlando Division. Each of the parties hereto warrants and represents that this Agreement is valid, binding, and enforceable against and in accordance with the terms and conditions of Florida law.

9. NOTICES. Any notices required or permitted under this Agreement shall be given to the parties by certified mail, return receipt requested, hand delivery or express courier and shall be effective upon receipt when delivered to the parties at the addresses set forth below (or such other addresses as provided by the parties by written notice delivered in accordance with this paragraph):

If to Petitioner: Taylor Morrison of Florida, Inc.
2600 Lake Lucien Drive, Suite 350

Maitland, Florida 32751
Attention: Heather Isaacs – VP of Land Development

With a copy to: KE Law Group, PLLC
2016 Delta Blvd., Suite 101
Tallahassee, Florida 32303

If to City: City Hall
City Manager's Office
1300 9th Street
St. Cloud, Florida 34769
Attn: Bill Sturgeon – City Manager

With a copy to: DSK Law Group
332 N. Magnolia Avenue
Orlando, Florida 32801
Attn: Daniel F. Mantzaris, Esq. – City Attorney

10. PUBLIC RECORDS

- a. IF THE PETITIONER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PETITIONER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

City of St. Cloud
1300 9th Street
City Hall Building A
St. Cloud, FL 34769
Attn: City Records Custodian
Telephone: (407) 957-7300

- b. The Petitioner understands that by virtue of this Agreement, all of its documents, records and materials of any kind, relating to the relationship created hereby, shall be open to the public for inspection in accordance with Florida law. If Petitioner will act on behalf of the City, as provided under Section 119.011(2), *Florida Statutes*, the Petitioner, subject to the terms of Section 287.058(1)(c), *Florida Statutes*, and any other applicable legal and equitable remedies, shall:
- i. Keep and maintain public records required by the City to perform the service. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Florida law.
 - ii. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Petitioner does not transfer the records to the City.
 - iii. Upon completion of the contract, transfer, at no cost, to the City all public records in possession of the Petitioner or keep and maintain public records required by the City to perform the service. If the Petitioner transfers all public records to the City upon completion of the contract, the Petitioner shall destroy any duplicate public

records that are exempt or confidential and exempt from public records disclosure requirements. If the Petitioner keeps and maintains public records upon completion of the contract, the Petitioner shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

- iv. If the Petitioner does not comply with a public records request, the City shall enforce the contract provisions in accordance with the Agreement.

11. AMENDMENTS. No amendment, modification or other changes to this Agreement shall be binding upon the parties, unless in writing and executed by all the parties.

12. SUCCESSORS AND ASSIGNS BOUND. The rights and obligations contained in this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto, including any successor in title to each Petitioner to all or any part of the properties.

13. EFFECTIVE DATE. This Agreement shall become effective upon the date the last of the parties execute this Agreement.

14. COUNTERPARTS. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original but all counterparts together constitute duplicates of the one and same instrument.

15. SEVERABILITY. All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

16. APPROVALS. Whenever any review or approval is required by any party, such party agrees that such review or approval will be promptly conducted and concluded. Moreover, each party agrees that it will act reasonably in exercising its review and approval functions hereunder and no approval shall be unreasonably delayed or withheld.

17. FURTHER ASSURANCES. The parties hereto agree to execute any and all further instruments and documents and to take all such actions as may be reasonably required to carry out the terms of this Agreement and the transactions contemplated herein.

18. HEADINGS. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph.

19. TIME. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or legal holiday, such time for performance shall be extended to the next business day.

20. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties as to the matters set forth herein, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this

Agreement shall not be binding upon any of the parties hereto unless such amendment is in writing and executed by the parties hereto.

[SIGNATURE PAGES TO FOLLOW]

[SIGNATURE PAGE TO PETITIONER'S AGREEMENT]

CITY OF ST. CLOUD

By: _____
Name: _____
Title: _____

ATTEST:

Name: _____
Title: City Clerk

APPROVED AS TO FORM:

Name: _____
Title: City Attorney

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____, as _____ of the City of St. Cloud, and _____, as City Clerk of the City of St. Cloud, Florida and who have acknowledged that they have executed the same on behalf of the City of St. Cloud, Florida and that each was authorized to do so. Each [] is personally known to me or [] has produced _____ as valid identification.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, State of _____

[SIGNATURE PAGE TO PETITIONER'S AGREEMENT]

TAYLOR MORRISON OF FLORIDA, INC.

By: _____
Name: _____
Title: _____

ATTEST:

Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____, as _____ of Taylor Morrison of Florida, Inc. and who acknowledged that he has executed the same on behalf of Taylor Morrison of Florida, Inc. and was authorized to do so. He/she [] is personally known to me or [] has produced _____ as valid identification.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, State of _____

Job 6338
Sender jligh2012
Title 2.a. CDD21-00002 PETITION. pdf
Interface Network
Language PCLXL
Date 13:11:59 AUG 10 2022

This instrument prepared by and return to:
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF ST. CLOUD, FLORIDA AND
THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT
REGARDING THE EXERCISE OF POWERS AND
COOPERATION ON PROVIDING ADDITIONAL DISCLOSURE AND NOTICES**

THIS INTERLOCAL AGREEMENT (the "Interlocal Agreement"), dated as of _____, 2022, is entered into by and between the **City of St. Cloud, Florida** (the "City"), a political subdivision of the State of Florida and the **Center Lake Ranch West Community Development District** (the "District"), a community development district created pursuant to the provisions of Chapter 190, *Florida Statutes*, with its District Manager being _____, with offices located at _____.

RECITALS:

WHEREAS, TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation (the "Petitioner"), with the consent of the fee simple owner of the real property located in the City of St. Cloud, Osceola County, Florida, more particularly described on Exhibit "A" hereto and incorporated herein by this reference (the "Property"), did file with the City on October 19, 2021 a Petition to Establish the Center Lake Ranch West Community Development District (the "Petition") pursuant to the Act (as defined herein); and

WHEREAS, upon review of the Petition and supporting testimony, evidence and documentation, including but not limited to surveys, plans and specifications and financial data, the City Council for the City of St. Cloud (the "City Council"), on _____, 2022, granted the Petition; and

WHEREAS, on _____, 2022, concurrent with or subsequent to the action of the City Council granting the Petition, the City enacted Ordinance No. _____ (the "Ordinance") establishing the Center Lake Ranch West Community Development District (the "District"); and

WHEREAS, the District consists of that real property wholly within the boundaries described in the Ordinance; and

WHEREAS, the District is an independent special district and a local unit of special-purpose government which is created pursuant to the Act, and is limited to the performance of those specialized functions authorized by the Act and the Ordinance; and

WHEREAS, the governing body of the District is created, organized, constituted and authorized to function specifically as prescribed in the Act and the Ordinance for the delivery of urban community development services; and

WHEREAS, pursuant to the Act, the District is presently authorized to construct, acquire, and maintain infrastructure improvements and services set forth in Section 190.012(1), *Florida Statutes*, for

which the District may impose, levy and collect non-ad valorem special assessments on land within the boundaries of the District; and

WHEREAS, in accordance with the Act, the City has expressed in the Ordinance its consent to the District Board (as defined herein) having the additional powers to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities described and authorized by Sections 190.012(1) and 190.012(2)(a) and 190.012(2)(d), *Florida Statutes*, for which the District may impose, levy and collect non-ad valorem special assessments on land within the boundaries of the District; and

WHEREAS, the Petitioner has previously indicated its intent to present to the District Board, after its establishment, a proposed Interlocal Agreement between the City and the District to further define the responsibility of the District to (i) provide for certain enhanced disclosure regarding the establishment of the District and the existence of liens and special assessments on lands contained within the District's boundaries, (ii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of the scheduled monthly meetings of the Board of Supervisors for its ensuing fiscal year, and (iii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of its budget hearing; and

WHEREAS, Petitioner has presented this Interlocal Agreement to the District Board (as defined herein) for approval; and

WHEREAS, it is in the mutual interest of the City and the District to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of the District; and

WHEREAS, Chapter 163, *Florida Statutes*, known as the "Florida Interlocal Cooperation Act of 1969" (hereinafter, the "Cooperation Act"), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities, and

WHEREAS, the City and the District find this Interlocal Agreement to be necessary, proper and convenient to the exercise of their powers, duties and purposes authorized by law; and

WHEREAS, the City and the District desire to exercise jointly their common powers and authority concerning the cost-effective financing of the acquisition and construction of the infrastructure, public improvements and community facilities; the avoidance of inefficiencies caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies.

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the District agree as follows:

ARTICLE I - INTRODUCTION

Section 1.01. Authority. This Interlocal Agreement is entered into pursuant to the authority set forth in the Cooperation Act and the Act, and other applicable provisions of law.

Section 1.02. Recitals and Exhibits. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Interlocal Agreement. All exhibits identified herein are hereby incorporated by reference to the same extent as if fully set forth herein.

Section 1.03. Authority to Contract. The execution of this Interlocal Agreement has been duly authorized by the appropriate body or official(s) of the City and the District, each party has complied with all applicable requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 1.04. Definitions. The following terms when used in capitalized form herein shall have the respective meaning indicated below unless the context shall clearly indicate otherwise:

“Act” means the “Uniform Community Development District Act of 1980” codified in Chapter 190, *Florida Statutes*, as amended from time to time.

“District Board” means the initial Board of Supervisors and all subsequent forms of the Board of Supervisors for the District.

“Capital Assessments” means an apportioned charge levied by the District against a Parcel to satisfy the costs and expenses of the infrastructure improvements, which shall constitute a special assessment lien on the Parcel. This assessment is intended to refer to the Benefit Special Assessments and Special Assessments, as set forth and described in Sections 190.021(2) and 190.022, *Florida Statutes*, respectively.

“Parcel” means a portion of the Property such as a lot, parcel, tract or any other quantity of land capable of being separately conveyed and having a separate folio number assigned by the Tax Collector for Osceola County.

ARTICLE II - DISTRICT POWERS

Section 2.01. Exercise of Powers. The District has and shall retain all powers, rights, obligations and responsibilities granted or imposed by the Act, as amended from time to time, including but not limited to, all general powers and special powers set forth in the Ordinance. The District agrees that it will not provide additional improvements or services outside those permitted by the Ordinance without the prior approval and amendment to the Ordinance by the City Council.

ARTICLE III - ENHANCED DISCLOSURE AND NOTICE

Section 3.01. Enhanced Disclosure of District and Assessments. In addition to the statutory requirements for disclosure set forth in Sections 190.008, 190.009, 190.048 and 190.0485, *Florida Statutes*, the District Board hereby agrees to have executed and filed in the Official Records of Osceola County a “Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments” and a “Notice of Lien,” (or similar notices) at the time any Capital Assessments are placed on Parcels within the District. Such notices are intended to inform potential future landowners of land within the boundaries of the District of both the establishment of the District and the existence of liens and special assessments on lands contained within the District, which liens run with the land.

This notice supplements the following notices that will also be placed in the public records of the County on all property within the District:

- Notice of Establishment of the District
- Notice of Public Financing

- This Interlocal Agreement

Section 3.02. Notice of District Meeting Schedule. In addition to the statutory notice requirement set forth in Section 190.008(2)(a), *Florida Statutes*, the District hereby agrees to publish in a newspaper that meets the requirements of the Act once a year a notice of District's adopted schedule of meetings of its Board of Supervisors for the ensuing fiscal year ("District Meeting Schedule"), which notice shall designate the date, time and place of each of the scheduled meetings. The described District Meeting Schedule will also be provided to the City Manager by mail or electronic transmission to City Hall - City Manager's Office, 1300 9th Street, St. Cloud, Florida 34769 or such other address as directed in writing by the City Manager. The District Meeting Schedule shall also be posted online on the District's website as noted in Section 3.03 herein.

Section 3.03 District Website Information. The District shall establish a website within one-hundred twenty (120 days) of its establishment. The District website shall include the District's Meeting Schedule and all other information as required by Sections 189.015(1), 189.016 and 189.069, *Florida Statutes*, which shall include, but is not limited to, the following:

1. Full legal name of the District.
2. Public purpose of the District.
3. Name, official addresses, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the District.
4. Fiscal year of the District.
5. Full text of the special district's charter, the date of establishment, the establishing entity, and a reference to the Act under which the District operates, include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the District.
7. Description of the boundaries or service area of, and the services provided by, the District.
8. Listing of all taxes, fees, assessments, or charges imposed and collected by the District, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge.
9. Primary contact information for the District for purposes of communication from the department.
10. A code of ethics adopted by the District, if applicable, and a hyperlink to generally applicable ethics provisions.
11. Budget of the District and any amendments thereto in accordance with Section 189.016, *Florida Statutes*.
12. Final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the District.
13. A listing of its regularly scheduled public meetings as required by Section 189.015(1), *Florida Statutes*.
14. Public facilities report.
15. The link to the Department of Financial Services' website as set forth in Section 218.32(1)(g), *Florida Statutes*
16. At least seven (7) days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information.
17. A schedule of its regularly scheduled meetings, including the date, time and location of each scheduled meeting.

Section 3.04. Notice of Annual Budget Hearing. In addition to the statutory notice requirement set forth in Section 190.008(2)(a), *Florida Statutes*, the District hereby agrees to work in cooperation with the Osceola County Property Appraiser and Tax Collector to have notice of the date, time and places of the annual budget hearing placed on the TRIM Notice sent to each landowner in the District. In the event of any increase to assessments, each affected landowner will get notice of the proposed increase and date, place and time of public hearing to consider such increase. The District shall also post budget information on its website, as noted in Section 3.03 above.

ARTICLE IV

MISCELLANEOUS PROVISIONS

Section 4.01. Notices. Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designated, or (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a party at the address set forth opposite the party's name below, or at such other address as the party or parties shall have been specified by written notice to the other party delivered in accordance herewith.

If to the District:

With a copy to: KE Law Group, PLLC
2016 Delta Blvd., Suite 101
Tallahassee, Florida 32303

If to City: City Hall
City Manager's Office
1300 9th Street
St. Cloud, Florida 34769
Attn: Bill Sturgeon – City Manager

With a copy to: DSK Law Group
332 N. Magnolia Avenue
Orlando, Florida 32801
Attn: Daniel F. Mantzaris, Esq. – City Attorney

Section 4.02. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the City, the District, and their respective successors and assigns.

Section 4.03. Filing and Recording. The City Council and the District Board hereby authorize and direct, after execution of this Interlocal Agreement by the duly qualified and authorized officers of each of the parties hereto, that this Interlocal Agreement be filed with the Clerk of the Circuit Court of Osceola County, Florida, in accordance with the requirements of Section 163.01(11), *Florida Statutes*. The City shall record this Agreement in the Public Records of Osceola County, at the City's expense.

Section 4.04. Applicable Law and Venue. This Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Interlocal Agreement, venue shall be solely in Osceola County, Florida.

Section 4.05. Entire Agreement. This instrument and its exhibits constitute the entire agreement between the parties and supersede all previous discussions, understandings and agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this agreement.

Section 4.06. Continued Effect; Remedies. Notwithstanding anything herein to the contrary, no provision of this Interlocal Agreement shall be construed to affect, alter, or otherwise impair the District's power to impose, levy and collect Capital Assessments or assessments for operation and maintenance purposes and the failure of the District to comply with or provide the enhanced disclosure or notices as described herein shall not in any manner render the Capital Assessments, the operation and maintenance assessments, or any of the proceedings related thereto ineffective; provided, however, that the District must comply with the additional notice requirement set forth in Section 3.03 hereof for its annual budget hearing to be considered effective. The City's sole remedy for the District's failure to perform in accordance with the terms of this Interlocal Agreement shall be an action for mandamus or specific performance, as applicable, by court order, to cause the District to comply with its obligations hereunder.

Section 4.07. Effective Date. This Interlocal Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court of Osceola County, Florida. This Agreement shall also be recorded in the public records of the County to become a part of the title history of properties in the District.

[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

CITY OF ST. CLOUD

By: _____
Name: _____
Title: _____

ATTEST:

Name: _____
Title: City Clerk

APPROVED AS TO FORM:

Name: _____
Title: City Attorney

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____, as _____ of the City of St. Cloud, and _____, as City Clerk of the City of St. Cloud, and who have acknowledged that they have executed the same on behalf of the City of St. Cloud, Florida and that each was authorized to do so. Each [] is personally known to me or [] has produced _____ as valid identification.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, State of _____

[SIGNATURE PAGE TO INTERLOCAL AGREEMENT]

**CENTER LAKE RANCH WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

ATTEST:

Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____, as _____ of Center Lake Ranch West Community Development District and who acknowledged that he has executed the same on behalf of Center Lake Ranch West Community Development District and was authorized to do so. He/she [] is personally known to me or [] has produced _____ as valid identification.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, State of _____

EXHIBIT "A"
PROPERTY LEGAL DESCRIPTION

**LEGAL DESCRIPTION
CENTER LAKE RANCH CDD - PHASE 1**

A parcel of land being Lot 19, STARLINE ESTATES UNIT TWO, according to the plat thereof, as recorded in Plat Book 2, Page 220 of the Public Records of Osceola County, Florida, and Lots 6, 7, 8, 9, 10, 24, and a portion of Lots 4, 5, 22, 23, 25, and 26, and a portion of platted 30.00 foot Right of Ways, W.S. ALYEA'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Pages 51 and Plat Book 1, Page 69, of the Public Records of Osceola County, Florida, and Lots 17, 18, and 19, and a portion of Lots 4, 5, 6, 7, 8, 9, 20, 23, and Un-Numbered Lot, and platted Right of Ways, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Page 29 of the Public Records of Osceola County, Florida, and a portion of platted Right of Way for Ralph Miller Road and Twelve Oaks Road, and the Southeast $\frac{1}{4}$ of Section 29, Township 25 South, Range 31 East, and a portion of the Southwest $\frac{1}{4}$ of Section 28, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the East $\frac{1}{4}$ corner of Section 32, Township 25 South, Range 31 East, Osceola County, Florida; thence run S89°59'59"W along the North line of Lot 37, RUNNYMEDE RANGLANDS UNIT III, per Plat Book 2, Pages 260-261, a distance of 22.37 feet to the Point of Beginning; thence along the North line of Lots 37, 38 39 and 40 of said RUNNYMEDE RANGLANDS UNIT III, the following three (3) courses and distances; thence run S89°59'59"W, a distance of 585.58 feet; thence run S00°02'56"W, a distance of 289.79 feet; thence run S89°57'29"W, a distance of 1,321.04 feet; thence departing said North line, run N00°02'47"E, a distance of 218.64 feet; thence run N89°56'51"W, a distance of 50.00 feet to a Point on a non-tangent curve, concave to the Southwest, having a Radius of 142.00 feet and a Central Angle of 90°08'50"; thence run Northwesterly, along the Arc of said curve, a distance of 223.42 feet (Chord Bearing = N45°01'37"W, Chord = 201.08 feet) to the Point of Tangency thereof; thence run S89°53'58"W, a distance of 195.02 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 2,019.00 feet and a Central Angle of 21°22'12"; thence run Westerly, along the Arc of said curve, a distance of 753.04 feet (Chord Bearing = S79°12'51"W, Chord = 748.69 feet) to the Point of Tangency thereof; thence run S68°31'45"W, a distance of 153.44 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 2,147.00 feet and a Central Angle of 21°12'48"; thence run Westerly, along the Arc of said curve, a distance of 794.91 feet (Chord Bearing = S79°08'09"W, Chord = 790.38 feet); thence run S00°18'33"W, a distance of 10.04 feet; thence run N89°53'20"W, a distance of 24.84 feet; thence run S00°00'00"E, a distance of 89.23 feet; thence run S89°02'43"W, a distance of 15.11 feet; thence run S00°00'00"E, a distance of 34.32 feet; thence run S89°02'43"W, a distance of 23.12 feet to a point on the East line of an Access Easement as recorded in Official Records Book 3863, Page 1183; thence along said East line the following two (2) courses and distances; thence run N01°04'40"W, a distance of 110.82 feet; thence run N45°03'55"E, a distance of 8.99 feet to a point on the East line of Rummell Road Extension as recorded in Official Records Book 4228, Page 2738; thence along said East line the following four (4) courses and distances; thence run N45°03'55"E, a distance of 32.04 feet; thence run S89°41'27"E, a distance of 26.19 feet; thence run N00°18'33"E, a distance of 120.08 feet; thence run N89°02'27"W, a distance of 55.48 feet to a point on the East line of NARCOOSSEE RUMMELL COMMERCIAL CENTER PHASE 1, per Plat Book 23, Page 28; thence run N00°00'12"W along said East line, a distance of 99.05 feet; thence departing said East line, run

N89°59'48"E, a distance of 24.80 feet; thence run S00°00'00"E, a distance of 50.00 feet; thence run N90°00'00"E, a distance of 15.18 feet; thence run S00°00'00"E, a distance of 39.72 feet; thence run S89°02'27"E, a distance of 25.56 feet; thence run S00°18'33"W, a distance of 15.36 feet to a Point on a non-tangent curve, concave to the North, having a Radius of 2,027.00 feet and a Central Angle of 21°10'47"; thence run Easterly, along the Arc of said curve, a distance of 749.30 feet (Chord Bearing = N79°07'09"E, Chord = 745.04 feet) to the Point of Tangency thereof; thence run N68°31'45"E, a distance of 153.44 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 2,139.00 feet and a Central Angle of 21°22'12"; thence run Easterly, along the Arc of said curve, a distance of 797.80 feet (Chord Bearing = N79°12'51"E, Chord = 793.19 feet) to the Point of Tangency thereof; thence run N89°53'58"E, a distance of 244.05 feet to the Point of Curvature of a curve, concave to the Northwest, having a Radius of 46.00 feet and a Central Angle of 40°07'09"; thence run Northeasterly, along the Arc of said curve, a distance of 32.21 feet (Chord Bearing = N69°50'23"E, Chord = 31.56 feet) to the Point of Compound Curvature of a curve, concave to the Northwest, having a Radius of 80.00 feet and a Central Angle of 07°31'44"; thence run Northeasterly along the Arc of said curve, a distance of 10.51 feet (Chord Bearing = N46°00'57"E, Chord = 10.50 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 110.00 feet and a Central Angle of 12°14'14"; thence run Northeasterly along the Arc of said curve, a distance of 23.49 feet (Chord Bearing = N48°22'12"E, Chord = 23.45 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 69.00 feet and a Central Angle of 53°37'49"; thence run Northeasterly, along the Arc of said curve, a distance of 64.59 feet (Chord Bearing = N27°40'24"E, Chord = 62.25 feet) to the Point of Tangency thereof; thence run N00°51'30"E, a distance of 64.18 feet to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5.00 feet and a Central Angle of 92°03'23"; thence run Northwesterly, along the Arc of said curve, a distance of 8.03 feet (Chord Bearing = N45°10'11"W, Chord = 7.20 feet); thence run S88°48'07"W, a distance of 7.00 feet; thence run N01°11'53"W, a distance of 21.07 feet to a point on the South Right of Way line of Ralph Miller Road; thence run N89°57'13"E along said South Right of Way line, a distance of 71.75 feet to a point on the East Right of Way line of Hackney Road; thence run N00°03'11"W along said East Right of Way line, a distance of 49.29 feet; thence departing said East Right of Way line, run S03°49'27"E, a distance of 137.95 feet to the Point of Curvature of a curve, concave to the Northeast, having a Radius of 80.00 feet and a Central Angle of 49°14'42"; thence run Southeasterly, along the Arc of said curve, a distance of 68.76 feet (Chord Bearing = S28°26'48"E, Chord = 66.66 feet) to the Point of Reverse Curvature of a curve, concave to the Southwest, having a Radius of 110.00 feet and a Central Angle of 12°08'10"; thence run Southeasterly, along the Arc of said curve, a distance of 23.30 feet (Chord Bearing = S47°00'04"E, Chord = 23.26 feet) to the Point of Reverse Curvature of a curve, concave to the Northeast, having a Radius of 46.00 feet and a Central Angle of 49°10'04"; thence run Southeasterly, along the Arc of said curve, a distance of 39.47 feet (Chord Bearing = S65°31'00"E, Chord = 38.27 feet) to the Point of Tangency thereof; thence run N89°53'58"E, a distance of 668.53 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 1,472.00 feet and a Central Angle of 01°40'59"; thence run Easterly, along the Arc of said curve, a distance of 43.24 feet (Chord Bearing = N89°03'28"E, Chord = 43.24 feet); thence run N00°00'17"W, a distance of 887.70 feet to a point on the South line of said Lot 17, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; thence along the South, West and North line of said Lot 17 the following three (3) courses and distances; thence run S89°56'35"W, a distance of 144.45 feet; thence run N00°03'25"W, a distance of 659.84 feet; thence run N89°56'35"E, a distance of 660.18 feet to a point on the Southerly extension of the West line of said Lot 11, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; thence run N00°00'23"W along said West line, a distance of 566.49 feet; thence departing said West line, run N89°59'37"E, a distance of 623.36 feet to a point on the East Right of Way line of Twelve Oaks Road; thence

run N00°23'31"W along said East Right of Way line, a distance of 348.80 feet to a point on the South line of the Southwest ¼ of said Section 28; thence run N89°57'27"W along said South line, a distance of 30.00 feet to the Southeast corner of said Section 29; thence run N89°55'25"W along the South line of the Southeast of said Section 29, a distance of 2,647.49 feet to the Southwest corner of the Southeast ¼ of said Section 29; thence run N00°04'33"W along the West line of the Southeast ¼ of said Section 29, a distance of 2,638.40 feet to the Northwest corner of the Southeast ¼ of said Section 29, also being the Southwest corner of said Lot 19, STARLINE ESTATES UNIT TWO; thence along the West, North and East line of said Lot 19 the following six (6) courses and distances; thence run N00°05'40"W, a distance of 236.49 feet to a Point on a non-tangent curve, concave to the Northwest, having a Radius of 916.95 feet and a Central Angle of 01°17'57"; thence run Northeasterly, along the Arc of said curve, a distance of 20.79 feet (Chord Bearing = N47°25'09"E, Chord = 20.79 feet) to the Point of Tangency thereof; thence run N46°46'11"E, a distance of 164.45 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 538.69 feet and a Central Angle of 42°38'55"; thence run Easterly, along the Arc of said curve, a distance of 400.98 feet (Chord Bearing = N68°05'39"E, Chord = 391.79 feet) to the Point of Tangency thereof; thence run N89°25'07"E, a distance of 19.62 feet; thence run S00°34'53"E, a distance of 504.28 feet to a point on the North line of the Southeast ¼ of said Section 29; thence run N89°25'07"E along said North line, a distance of 2,088.44 feet to the West ¼ corner of said Section 28; thence run S89°44'13"E along the North line of the Southwest ¼ of said Section 28, a distance of 1,662.69 feet; thence departing said North line, run S09°40'08"E, a distance of 91.87 feet; thence run S21°49'36"E, a distance of 81.64 feet; thence run S07°39'35"E, a distance of 80.26 feet; thence run S46°09'03"E, a distance of 62.33 feet; thence run S16°01'31"W, a distance of 81.22 feet; thence run S01°18'41"E, a distance of 96.14 feet; thence run S32°20'36"E, a distance of 121.74 feet; thence run S68°49'05"E, a distance of 59.24 feet; thence run S10°17'47"W, a distance of 327.78 feet; thence run S29°36'51"W, a distance of 137.82 feet; thence run S01°48'19"W, a distance of 115.83 feet; thence run S03°48'05"E, a distance of 100.66 feet; thence run S20°06'53"E, a distance of 101.53 feet; thence run S03°50'13"W, a distance of 147.56 feet; thence run S16°45'36"W, a distance of 277.30 feet; thence run S01°41'24"E, a distance of 297.17 feet; thence run S18°05'27"W, a distance of 54.01 feet; thence run S08°34'03"W, a distance of 274.52 feet; thence run S00°30'12"W, a distance of 288.16 feet to a point on the South line of the Southwest ¼ of said Section 28; thence run N89°57'09"W along said South line, a distance of 511.23 feet; thence departing said South line, run S00°02'27"W, a distance of 213.20 feet; thence run S89°57'33"E, a distance of 243.69 feet; thence run N55°58'25"E, a distance of 28.51 feet; thence run S62°44'49"E, a distance of 152.56 feet; thence run S65°02'20"W, a distance of 78.20 feet; thence run S61°02'40"W, a distance of 38.88 feet; thence run S09°08'09"E, a distance of 65.89 feet; thence run S02°59'32"W, a distance of 63.38 feet; thence run S08°38'42"W, a distance of 49.71 feet; thence run S27°20'52"W, a distance of 30.63 feet; thence run S75°55'51"E, a distance of 29.68 feet; thence run S01°40'09"W, a distance of 54.17 feet; thence run S09°24'28"E, a distance of 52.03 feet; thence run S04°20'22"E, a distance of 35.21 feet to a point on the South line of said Lot 4, W.S. ALYEA'S SUBDIVISION; thence run N89°57'24"W thence along the South line of said Lot 4, 5 and 6 of said W.S. ALYEA'S SUBDIVISION, a distance of 724.55 feet to the East line of said Lot 10, W.S. ALYEA'S SUBDIVISION; thence run S00°23'27"E along said East line and the Southerly extension thereof, a distance of 671.84 feet to a point on the South Right of Way line of Hansom Road; thence run S89°58'07"E along said South Right of Way line, a distance of 323.47 feet to the East line of said Lot 22, W.S. ALYEA'S SUBDIVISION; thence run S00°20'50"E along said East line, a distance of 342.84 feet; thence departing said East line, run N89°53'37"W, a distance of 102.63 feet; thence run N90°00'00"W, a distance of 358.01 feet; thence run S00°20'55"E, a distance of 304.17 feet; thence run N89°57'17"W, a distance of 51.74 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 1,584.00 feet and a

Central Angle of $10^{\circ}32'54''$; thence run Westerly, along the Arc of said curve, a distance of 291.62 feet (Chord Bearing = $S84^{\circ}46'16''W$, Chord = 291.21 feet); thence run $S10^{\circ}30'11''E$, a distance of 120.00 feet to a Point on a non-tangent curve, concave to the South, having a Radius of 1,464.00 feet and a Central Angle of $02^{\circ}45'07''$; thence run Westerly, along the Arc of said curve, a distance of 70.32 feet (Chord Bearing = $S78^{\circ}07'15''W$, Chord = 70.31 feet) to the Point of Compound Curvature of a curve, concave to the Southeast, having a Radius of 52.00 feet and a Central Angle of $25^{\circ}28'12''$; thence run Southwesterly, along the Arc of said curve, a distance of 23.12 feet (Chord Bearing = $S64^{\circ}00'36''W$, Chord = 22.93 feet) to the Point of Compound Curvature of a curve, concave to the Southeast, having a Radius of 130.00 feet and a Central Angle of $15^{\circ}25'37''$; thence run Southwesterly, along the Arc of said curve, a distance of 35.00 feet (Chord Bearing = $S43^{\circ}33'41''W$, Chord = 34.90 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 110.00 feet and a Central Angle of $17^{\circ}00'19''$; thence run Southwesterly, along the Arc of said curve, a distance of 32.65 feet (Chord Bearing = $S44^{\circ}21'02''W$, Chord = 32.53 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 59.00 feet and a Central Angle of $53^{\circ}14'51''$; thence run Southwesterly, along the Arc of said curve, a distance of 54.83 feet (Chord Bearing = $S26^{\circ}13'46''W$, Chord = 52.88 feet) to the Point of Tangency thereof; thence run $S00^{\circ}23'39''E$, a distance of 10.27 feet; thence run $S89^{\circ}36'21''W$, a distance of 77.89 feet to a Point on a non-tangent curve, concave to the West, having a Radius of 95.00 feet and a Central Angle of $09^{\circ}02'48''$; thence run Southerly, along the Arc of said curve, a distance of 15.00 feet (Chord Bearing = $S04^{\circ}31'25''E$, Chord = 14.98 feet) to the Point of Tangency thereof; thence run $S00^{\circ}00'01''E$, a distance of 374.35 feet to the Point of Beginning.

Containing 16,804,152 square feet or 385.77 acres, more or less.

TRANSMITTAL MEMO



TO: CITY CLERK'S OFFICE
FROM: COMMUNITY DEVELOPMENT
RE: ORIGINAL AGENDA ITEM SUBMITTED

Council Meeting Date: 8/11/2022

- Ordinance No: 2022-18
 - Exhibit
 - Contract
 - Agreement
 - Other Click or tap here to enter text.

- Resolution No: Click or tap here to enter text.
 - Exhibit
 - Contract
 - Agreement
 - Other Click or tap here to enter text.

Additional notes if necessary: Center Lake Ranch - CDD

TRANSMITTAL
FROM THE OFFICE OF THE CITY CLERK



DATE: 8/15/22

TO: Melissa

FROM: Claudia

For Your Review

For Necessary Action

To Be Recorded

For Signature

For Your Files

Return Fully Executed Document For Vault
filing

As Requested

Ordinance 2022-18 to be recorded and
returned to us.

Received by [Signature]
8/15/22
Date

**TRANSMITTAL
FROM THE OFFICE OF THE CITY CLERK**



DATE: 8/15/22

TO: Melissa

FROM: Claudia

For Your Review

For Necessary Action

To Be Recorded

For Signature

For Your Files

**Return Fully Executed Document For Vault
filing**

As Requested

Ordinance 2022-18 to be recorded and
returned to us

Received by [Signature] 8/15/22

Date