

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 20-30

AN ORDINANCE ESTABLISHING THE CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; PROVIDING FOR POWERS AND DUTIES OF THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Thornwood Associates, L.L.C. (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Chapel Crossings Community Development District (the "District") pursuant to Chapter 190, Florida Statutes and granting certain special powers; and

WHEREAS, the County, in determining whether to establish the District boundaries, has considered and finds that all statements contained in the Petition to Establish the Chapel Crossings Community Development District (the "Petition") are true and correct; and

WHEREAS, the County has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the Pasco County Comprehensive Plan; and

WHEREAS, the County has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

WHEREAS, the County has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the County has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and,

WHEREAS, the County has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, a duly noticed public hearing on the Petition was held prior to the adoption of this Ordinance establishing the District.

WHEREAS, the County, on August 19, 2020, held an adoption public hearing, on the Petition with duly provided public notice prior to the adoption of this Ordinance establishing the District.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes, and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby established the District, as depicted in Composite Exhibit A of the Petition, and the external boundaries of which is described in Exhibit B of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended.

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt its own comprehensive plan, building code, or land development code.

c. The District shall have no eminent domain powers outside its boundaries without first obtaining the expressed written approval of the Board of County Commissioners by resolution.

d. The District shall have no authority to fund or to construct improvements outside its boundaries that are not required by the County. The District may only fund offsite-improvements in the amount equal to or less than the costs of said improvements that are necessary due to the impacts of development within the District boundaries.

e. The District shall comply with all applicable provisions of Chapter 189, Florida Statutes, including, but not limited to, the requirement that a "Public Facilities Report" be made and submitted to the County in accordance with Section 189.08, Florida Statutes.

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

The exclusive charter for the District shall be the uniform community development district charter as set forth in Florida Statutes 190 which includes, but is not limited to, the following:

a. The District shall provide financial reports to the Department of Banking and Finance in the same form and in the same manner as all other political subdivisions, including the County.

b. The District shall fully disclose information concerning the financing and maintenance of real property improvements undertaken by the District. Such information shall be made available to all existing and prospective residents of the Chapel Crossings Community Development District and the County.

c. All contracts for the initial sale of real property and residential units within the District shall disclose to the buyer the existence of the District and the District's authority to levy taxes and assessments. Both the text and the placement of the text in the contract of sale must appear as mandated by law.

d. The District shall have the authority to pledge only the District's funds, revenues, taxes, and assessments to pay the District's short-term indebtedness.

e. All bonds issued by the District shall be secured by a trust agreement between the District and a corporate trustee or trustees.

f. In the event of a default on District Bonds, the obligations of the District shall not constitute a debt or obligation of the County, any municipality, or the State.

g. The District shall be subject to the Florida Constitution provision requiring approval of ad valorem taxes by referendum; the millage rate for such taxes shall be limited by statute. In addition to the millage cap, the aggregate principal amount of general obligation bonds outstanding at any one (1) time shall not exceed thirty-five (35) percent of the assessed value of the property within the District. Should the residents of the District impose ad valorem taxes upon themselves, such taxes shall be in addition to the County's and other ad valorem taxes and shall be assessed, levied, and collected in the same manner as the County's taxes.

h. Rates, fees, rentals, and other charges for any facilities or services of the District shall be established only after a noticed public hearing.

i. The District shall have no power to fund and/or construct improvements outside the boundaries of the District without first entering into an Interlocal Agreement with Board of County Commissioners authorizing such expenditures.

j. Within thirty (30) days after the effective date of this Ordinance, the District shall record a Notice of Establishment of District Boundaries in the public records of the County, which the said notice shall include at least the legal description of the property within the District and the notice required to be given to buyers of property within the District.

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

a. The District Board of Supervisors shall exercise the powers and responsibilities granted to the District.

b. The members of the District's Board of Supervisors shall be residents of Florida and citizens of the United States. The names of the five (5) persons designated to be the initial members of the Board of Supervisors as listed in Exhibit D of the Petition.

c. After the Board of Supervisors shifts to being elected by the resident electors of the District, the supervisors shall also be residents and electors of the District.

d. Candidates for the District's Board of Supervisors seeking election to office by the qualified electors of the District shall be subject to the same campaign financing disclosure requirements and oath of office requirements as candidates for any other public office.

e. The compensation of each supervisor is limited to Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

g. The District's Board of Supervisors shall follow Chapter 120, Florida Statutes, procedures in adopting rules.

h. The records of the District's Board of Supervisors must be open for public inspection by any person at any reasonable time, pursuant to Chapter 119, Florida Statutes, and the said records shall be kept in the manner and in the place mandated by law.

SECTION 6. DISTRICT BUDGET

a. The District budget shall be adopted annually by the District's Board of Supervisors, and prior to approval by the said Board, shall be the subject of a duly noticed public hearing at which the said Board must hear all objections to the budget.

b. Proposed District budgets shall be submitted by the District's Board of Supervisors to the County at least sixty (60) days before adoption by the District's Board of Supervisors.

SECTION 7. FUNCTIONS OF THE DISTRICT

a. The District may exercise the powers provided in Sections 190.011 and 190.012(1), Florida Statutes.

b. The District may exercise the special powers for parks and recreation services and facilities, security services and facilities, and waste collection and disposal services pursuant to Sections 190.012(2)(a), 190.012(2)(d) and 190.012(2)(f), Florida Statutes.

c. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the said property, currently within the District, as described in Exhibit B, and as the said District might be expanded or contracted.

SECTION 8. MISCELLANEOUS PROVISIONS

a. The County may require, based upon the numbers of residential units planned within the District, that the District's community facilities be used to accommodate the establishment of a polling place by the Pasco County Supervisor of Elections.

b. The County, at its option, may adopt a nonemergency ordinance providing a plan for the transfer of a specific community development service from the District to the County. The plan shall provide the assumption and guarantee of the District debt that is related to the service and shall demonstrate the ability of the County to provide the service as efficiently as the District at a level of quality equal to or higher than that actually delivered by the District and at charge equal to or lower than the actual charge by the District.

c. The District shall not levy assessments on any property, lying within the boundaries of the District, either owned or to be owned by the County or the District School Board of Pasco County. All applicable documents pertaining to the undertaking of funding and construction by the District shall reflect the following: (1) all District-related assessments shall not apply to any property either owned or to be owned by the County or the District School Board of Pasco County; and (2) no debt or obligation of such District shall constitute a burden on any property either owned or to be owned by the County or District School Board of Pasco County.

Any and all property owned by the District shall be subject to, and the District shall pay, all County imposed user fees, including but not limited to stormwater utility and solid waste disposal fees, whether or not such fees are collected via the non-ad valorem assessment method. Further, property within the boundaries of the District may be subject to existing or future taxes, assessments or user fees imposed by the County, or any existing or future dependent district of the County, and such taxes, assessments, and user fees could be equal in priority, or superior to, the District's assessments and fees. Such taxes, assessments and user fees shall not be considered inconsistent with, or an impairment of, the financial obligations of the District, and the possibility and priority of such taxes, assessments, and user fees shall be disclosed in all applicable documents pertaining to the undertaking of funding and construction by the District.

d. The Petition to Establish the Chapel Crossings Community Development District is attached hereto in its entirety and incorporated herein.

SECTION 9. SEVERABILITY

To the extent that any portion of this ordinance is in conflict with Chapter 190, Florida Statutes or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

SECTION 10. EFFECTIVE DATE

This Ordinance and the Petition shall be transmitted to the Department of State by the Clerk to the Board of County Commissioners by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance and shall take effect upon confirmation by the Department of State of its receipt.

DONE AND RESOLVED by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting this 19th day of August, 2020.



BY: 

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: 

MIKE MOORE, CHAIRMAN

APPROVED
IN SESSION

AUG 19 2020

PASCO COUNTY
BCC

Petition to Establish

Chapel Crossings

Community Development District

April 24, 2020

Submitted by:
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400
Facsimile: 813-223-5043

APPLICATION

APPLICATION FORM

I. APPLICANT: Thornwood Associates L.L.C.
ADDRESS: 2940 Sports Core Circle
CITY Wesley Chapel STATE Florida ZIP 33544
PHONE (813) 994-2277 ext. 205

PROPERTY OWNER(S): Thornwood Associates L.L.C.
ADDRESS: 2940 Sports Core Circle
CITY Wesley Chapel STATE Florida ZIP 33544
PHONE (813) 994-2277 ext. 205 FAX: _____

REPRESENTATIVE: Straley Robin Vericker
(Contact Person): John M. Vericker, Esq.
ADDRESS: 1510 W. Cleveland Street
CITY Tampa STATE Florida ZIP 33606
PHONE (813) 223-9400 FAX: (813) 223-5043

II. Current Use of Property: Vacant land
Current zoning of property : Chapel Crossings MPUD Rezoning Petition No. 7034
Current future land use designation of property: RES-6 and ROR
Current Number and Types of Units to be assessed
by this CDD 1,100 residential units; 175,000 sq retail/commercial; and 50,000 sq office
Name of MPUD or Development: Chapel Crossings MPUD Rezoning Petition No. 7034

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

**THORNWOOD ASSOCIATES L.L.C.,
an Illinois limited liability company**

BY: Craig B. Weber
Signature of the Applicant/(Petitioner)

Print Name: CRAIG B. WEBER

Title: AUTHORIZED REPRESENTATIVE
Type or Print Name & Title Legibly

<p>IV. Growth Management</p> <p>Department</p> <p>Date Stamp</p>	<p>V. OFFICIAL COMMENTS</p> <p>Is this application accompanied by other applications?</p> <p>_____</p> <p>If so, what are the application numbers?</p> <p>_____</p> <p>Other comments:</p>
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PETITION

Petition to Establish Chapel Crossings Community Development District

Petitioner, Thornwood Associates L.L.C., an Illinois limited liability company, (herein referred to as "Petitioner"), petitions the Board of County Commissioners of Pasco County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the Chapel Crossings Community Development District (the "District"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner is Thornwood Associates L.L.C., an Illinois limited liability company, having a mailing address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544.

2. The land area to be served by the District is a parcel of unimproved real property containing approximately 451.13 acres. All of the land in the proposed District is in the unincorporated portion of Pasco County. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit A**.

3. A metes and bounds legal description of the external boundaries of the District is attached as **Exhibit B**. There are no parcels within the proposed external boundaries of the District which are to be excluded. Section 190.005(1)(a)1, Florida Statutes.

4. The written consent to the establishment of the District by the landowner, as defined in section 190.003(14), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit C**. Section 190.005(1)(a)2, Florida Statutes.

5. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. The proposed name of the District is the **Chapel Crossings Community Development District** (hereinafter in the attached exhibits referred to as "Chapel Crossings"). Section 190.005(1)(a)4, Florida Statutes.

7. The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified on **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

8. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F**. Section 190.005(1)(a)6, Florida Statutes.

9. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, is attached as **Exhibit G**. Section 190.005(1)(a)8, Florida Statutes.

10. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Pasco County Land Use Element is attached as **Exhibit H**. Section 190.005(1)(a)7, Florida Statutes.

11. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Pasco County Comprehensive Plan.

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

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Pasco County and its residents outside the District by increasing the ad valorem tax base of Pasco County and generating water and wastewater impact fees which will assist Pasco County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

12. The Petitioner is also requesting Pasco County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes, (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes, and (3) Waste Collection and Disposal Powers in accordance with section 190.012(2)(f), Florida Statutes.

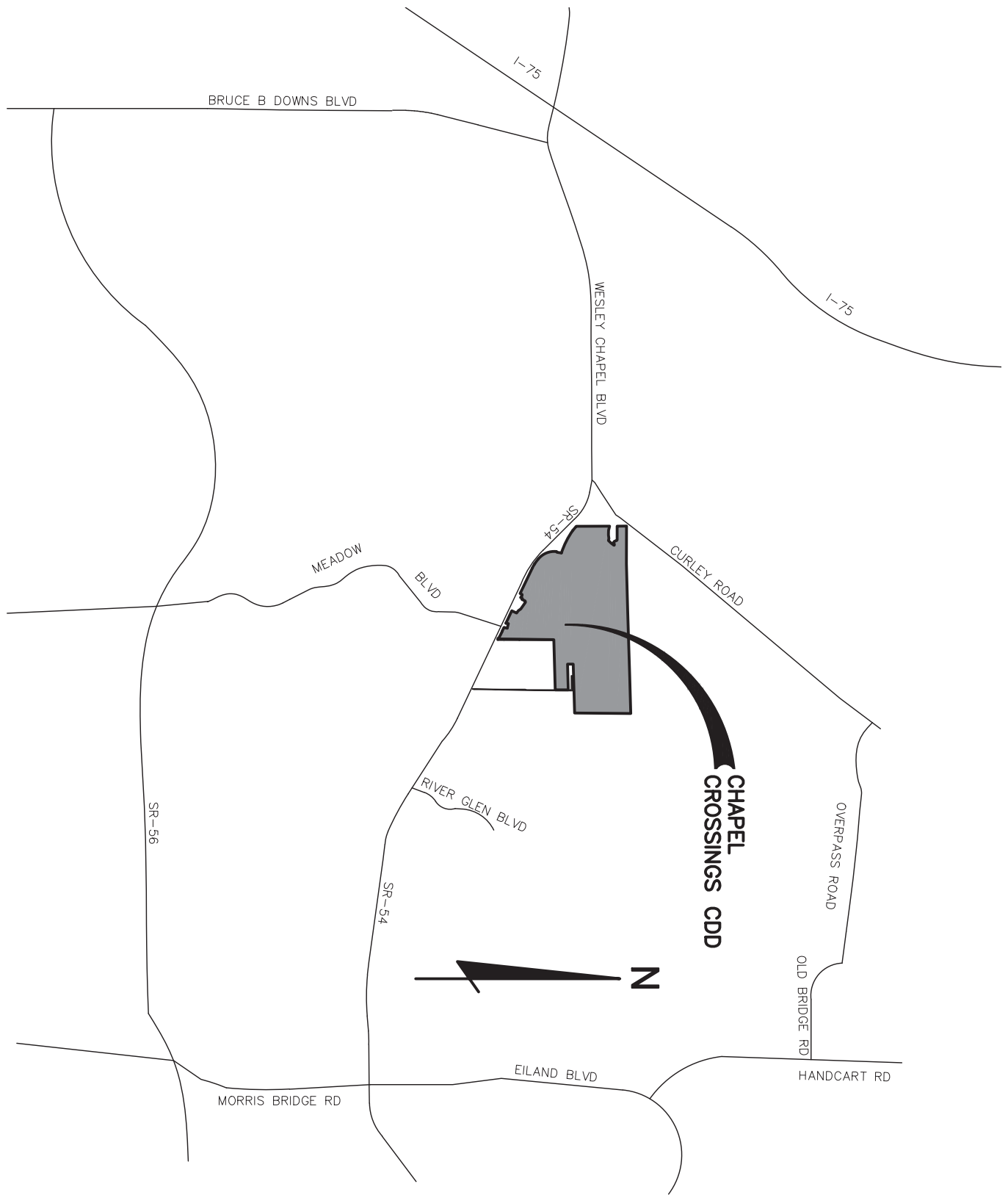
Respectfully submitted this 2nd day of April, 2020

THORNWOOD ASSOCIATES L.L.C.,
an Illinois limited liability company

By: Craig B. Weber
Print Name: CRAIG B. WEBER
Title: AUTHORIZED REPRESENTATIVE

COMPOSITE EXHIBIT “A”

K:\460\2011-031C\Exhibits\CDD_EXHIBITS\460_2011-031C_CHAPEL_CROSSING_CDD_AERIAL_EXHIBIT.dwg - Apr 06, 2020 @ 4:20pm - omaldonado



DESCRIPTION:

CHAPEL CROSSINGS CDD

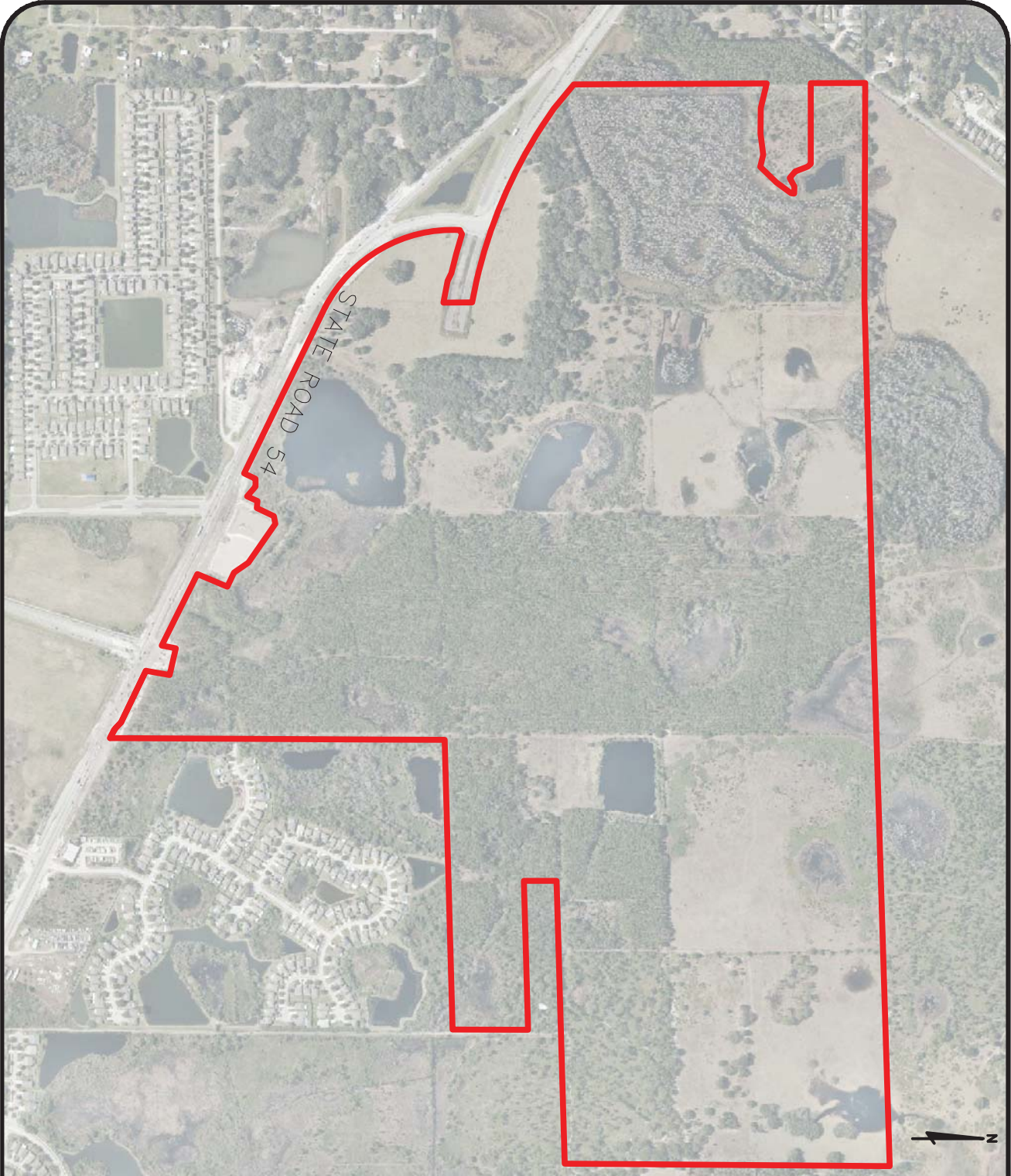
LOCATION MAP



**FLORIDA DESIGN
CONSULTANTS, INC.**
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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO. 7421

K:\460\2011-031c\Exhibits\CDD_EXHIBITS\460_2011-031c_CHAPEL CROSSING CDD_AERIAL_EXHIBIT.dwg -- Apr 07, 2020 @ 2:24pm -- ormaldonado



DESCRIPTION: CHAPEL CROSSINGS CDD AERIAL MAP



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT —

2888 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 932-1047 WWW.FLORIDACONS.COM C.A. NO. 7421

EXHIBIT “B”

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Sections 9 and 10, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Section 10, Township 26 South, Range 20 East, Pasco County, Florida; thence S00°26'17"W, along the East line of the Northeast 1/4 of said Section 10 (being the basis of bearings for this legal description), for 1,992.76 feet to the Northeast corner of South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 10; thence S88°21'26"W, along the North line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10, for 1,324.79 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10; thence S88°21'59"W, for 410.62 feet; thence S00°10'24"W, for 200.63 feet; thence N88°21'41"E, for 914.59 feet; thence S00°10'36"W, for 462.94 feet to the point of intersection with the South line of said Northeast 1/4 of Section 10; thence S88°23'52"W, along said South line of the Northeast 1/4 of Section 10, for 1,778.65 feet to the point of intersection with a line lying 50 feet East of and parallel to the East line of the Southwest 1/4 of said Section 10; thence leaving said South line of the Northeast 1/4 of Section 10, S00°18'21"W, along said line lying 50 feet East of and parallel to the East line of the Southwest 1/4 of said Section 10, for 1,990.34 feet to the point of intersection with the Northerly Right-of-Way line of STATE ROAD 54, same being the Northeastly Most corner of Parcel 100B, both according to Florida Department of Transportation (FDOT) Right-of-Way map, Section 14090-XXXX, same also being the point of intersection with a non-tangent curve, concave Southwesterly; thence the following four (4) courses along said Northerly Right-of-Way line of STATE ROAD 54, same being the Northerly line of said Parcel 100B; (1) thence leaving said line lying 50 feet East of and parallel to said East line of the Southwest 1/4 of Section 10, Northwesterly along the arc of said curve, with a radial bearing of S29°35'39"W, having a radius of 4,642.21 feet, a central angle of 00°42'19", an arc length of 57.13 feet, and a chord bearing N60°45'31"W, for 57.13 feet, to the point of intersection with a non-tangent line, same being said East line of the Southwest 1/4 of Section 10; (2) thence N00°18'21"E, along said East line of the Southwest 1/4 of Section 10, for 5.12 feet to the point of intersection with a non-tangent curve, concave Southwesterly; (3) thence leaving said East line of the Southwest 1/4 of Section 10, Northwesterly along the arc of said curve, with a radial bearing of S28°51'31"W, having a radius of 4,646.70 feet, a central angle of 03°14'05", an arc length of 262.33 feet, and a chord bearing N62°45'31"W, for 262.30 feet, to the point of tangent; (4) thence N64°22'34"W, for 153.18 feet to the Northwesterly most corner of said Parcel 100B, same being the point of intersection with the Northerly line of Parcel 3, as recorded in Official Records Book 9488, Page 1027, of the Public Records, of Pasco County, Florida; thence the following four (4) courses along said Northerly Right-of-Way line of STATE ROAD 54, same being said Northerly line of Parcel 3; (1) thence N13°33'34"E, for 7.52 feet to the point of curvature of a curve concave Westerly; (2) thence Northerly along the arc of said curve, having a radius of 2,637.00 feet, a central angle of 02°25'39", an arc length of 111.72 feet, and a chord bearing N12°20'44"E, for 111.72 feet to the point of intersection with a non-tangent line; (3) thence N76°48'44"W, for 166.11 feet to the point of intersection with a non-tangent curve, concave Westerly; (4) thence Southerly along the arc of said curve, with a radial bearing of N79°00'22"W, having a radius of 2,471.00 feet, a central angle of 02°01'25", an arc length of 87.27 feet, and a chord bearing S12°00'20"W, for 87.26 feet, to the Northeastly most corner of Parcel 100A, according to said FDOT Right-of-Way map, Section 14090-XXXX, same being the point of intersection with a non-tangent line; thence leaving said Northerly line of Parcel 3, N64°22'34"W, along the Northerly line of said Parcel 100A, for 487.56 feet to the Southeast corner of Parcel 100C, according to said FDOT Right-of-Way map, Section 14090-XXXX; thence the following eleven (11) courses along said Northerly Right-of-Way line of STATE ROAD 54, same being the Easterly, Northerly and Westerly lines of Tract 100C, respectively; (1) thence leaving said Northerly line of Parcel 100A, N25°37'26"E, for 185.71 feet; (2) thence N53°58'06"W, for 106.76 feet; (3) thence N33°46'34"W, for 108.05 feet; (4) thence N55°24'12"W, for 288.53 feet; (5) thence S78°30'26"W, for 46.75 feet; (6) thence S25°29'59"W, for 129.79 feet; (7) thence N64°22'34"W, for 40.00 feet; (8) thence S25°37'26"W, for 70.00 feet; (9) thence N49°37'57"W, for 78.59 feet; (10) thence N85°30'03"W, for 47.17 feet; (11) thence S25°37'26"W, for 80.00 feet to the Southwest corner of said Parcel 100C, same being the point of intersection with said Northerly line of Parcel 100A; thence the following three (3) courses along said Northerly Right-of-Way line of STATE ROAD 54, same being said Northerly line of Parcel 100A; (1) thence N64°22'34"W, for 991.41 feet to the point of curvature of a curve concave Northeasterly; (2) thence Northwesterly along the arc of said curve, having a radius of 1,317.00 feet, a central angle of 07°51'59", an arc length of 180.82 feet, and a chord bearing N60°26'34"W, for 180.68 feet to the point of intersection with a non-tangent line, same being the West line of said Southwest 1/4 of Section 10; (3) thence S00°45'55"W, along said West line of the Southwest 1/4 of Section 10, for 6.44 feet to an Easterly corner of Parcel 162A, as recorded in Official Records Book 8168, Page 330, of the Public Records of Pasco County, Florida, same being the point of intersection with a non-tangent curve, concave Northeasterly; thence the following three (3) courses along said Northerly Right-of-Way line of STATE

CONTINUED ON NEXT PAGE

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS SOLELY BASED UPON THAT CERTAIN ALTA/ACSM LAND TITLE AND BOUNDARY SURVEY, TITLE "CHAPEL CROSSINGS", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., PROJECT NUMBER 2011-0031, DATED 1-5-2011, WITH A LATEST REVISIONS DATE OF 1-28-2016 AND THE RECORD DOCUMENTS AS NOTED HEREIN, AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CHAPEL CROSSINGS

SHEET DESCRIPTION:

OVERALL PROPERTY BOUNDARY

SCALE: NONE	DATE: 1-21-2020	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION SEE SHEETS 3-8 FOR SKETCH, TABLES AND LEGENDS
JOB No.: 2011-0031	EPN: 460	SECTION: 9 & 10	TOWNSHIP: 26S	RANGE: 20E	



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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS-6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION: (CONTINUED)

ROAD 54, same being the Easterly line of said Parcel 162A; (1) thence Northwesterly along the arc of said curve, with a radial bearing of N35°00'33"E, having a radius of 2,777.79 feet, a central angle of 04°30'55", an arc length of 218.91 feet, and a chord bearing N52°44'00"W, for 218.85 feet, to the point of intersection with a non-tangent curve, concave Easterly; (2) thence Northerly along the arc of said curve, with a radial bearing of N39°31'29"E, having a radius of 732.00 feet, a central angle of 56°50'07", an arc length of 726.12 feet, and a chord bearing N22°03'28"W, for 696.71 feet, to the point of intersection with a non-tangent line; (3) thence N58°30'43"E, for 27.89 feet to the Southwest corner of a parcel of land being a vacated portion of ZEPHYRHILLS BYPASS EXTENSION, as recorded in Official Records Book 9547, Page 909, of the Public Records of Pasco County, Florida; thence the following three (3) courses along the Northerly Right-of-Way line of STATE ROAD 54, same being the West line of said vacated ZEPHYRHILLS BYPASS EXTENSION; (1) thence leaving said Easterly line of Parcel 162A, N17°36'53"E, for 16.10 feet; (2) thence N37°23'33"W, for 24.41 feet; (3) thence N17°36'53"E, for 130.96 feet to the Northwest corner of said vacated ZEPHYRHILLS BYPASS EXTENSION, same being the point of intersection with the Northerly line of said Parcel 162A, same also being the point of intersection with a non-tangent curve, concave Northeasterly; thence the following two (2) courses along the Northerly Right-of-Way line of STATE ROAD 54, same being the Northerly line of said Parcel 162A; (1) thence Northwesterly along the arc of said curve, with a radial bearing of N18°00'17"E, having a radius of 2,939.00 feet, a central angle of 17°32'40", an arc length of 899.95 feet, and a chord bearing N63°13'23"W, for 896.44 feet, to the point of intersection with a non-tangent line; (2) thence N50°32'57"W, for 192.20 feet to the point of intersection with the West line of the East 1/2 of the Northeast 1/4 of Section 9, Township 26 South, Range 20 East, Pasco County, Florida; thence leaving said Northerly Right-of-Way line of STATE ROAD 54, same being said Northerly line of Parcel 162A, N00°17'18"W, along said West line of the East 1/2 of the Northeast 1/4 of Section 9, for 1,183.51 feet to the Southwest corner of Parcel 162B, as recorded in Official Records Book 8168, Page 330, of the Public Records of Pasco County, Florida; thence the following thirteen (13) courses along the South, East and North lines of said Parcel 162B, respectively; (1) thence leaving said West line of the East 1/2 of the Northeast 1/4 of Section 9, S76°30'52"E, for 156.67 feet; (2) thence S89°22'17"E, for 156.14 feet; (3) thence N82°33'24"E, for 129.16 feet; (4) thence S75°24'38"E, for 76.93 feet; (5) thence N43°43'20"E, for 137.93 feet; (6) thence N36°46'47"E, for 113.97 feet; (7) thence N03°12'09"E, for 18.42 feet; (8) thence N88°06'56"W, for 42.86 feet; (9) thence S60°36'58"W, for 60.27 feet; (10) thence N50°12'03"W, for 52.15 feet; (11) thence N21°29'50"W, for 83.28 feet; (12) thence N42°05'17"W, for 24.56 feet; (13) thence S89°59'58"W, for 494.56 feet to the Northwest corner of said Parcel 162B, same being the point of intersection with said West line of the East 1/2 of the Northeast 1/4 of Section 9; thence N00°17'18"W, along said West line of the East 1/2 of the Northeast 1/4 of Section 9, for 333.68 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 9; thence S89°47'14"E, along the North line of said Northeast 1/4 of the Northeast 1/4 of Section 9, for 1,332.32 feet to the Northeast corner of said Section 9, same being the Northwest corner of said Section 10; thence N88°25'05"E, along the North line of the Northwest 1/4 of said Section 10, for 2,656.63 feet to the North 1/4 corner of said Section 10; thence N88°14'09"E, along the North line of the Northeast 1/4 of said Section 10, for 2,659.00 feet to the POINT OF BEGINNING.

Containing 19,651,304 square feet or 451.132 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS SOLELY BASED UPON THAT CERTAIN ALTA/ACSM LAND TITLE AND BOUNDARY SURVEY, TITLE "CHAPEL CROSSINGS", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., PROJECT NUMBER 2011-0031, DATED 1-5-2011, WITH A LATEST REVISIONS DATE OF 1-28-2016 AND THE RECORD DOCUMENTS AS NOTED HEREIN, AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CHAPEL CROSSINGS

SHEET DESCRIPTION:

OVERALL PROPERTY BOUNDARY

SCALE: NONE	DATE: 1-21-2020	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2011-0031	460	9 & 10	26S	20E

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3-8 FOR SKETCH, TABLES AND LEGENDS



FLORIDA DESIGN CONSULTANTS, INC.
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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

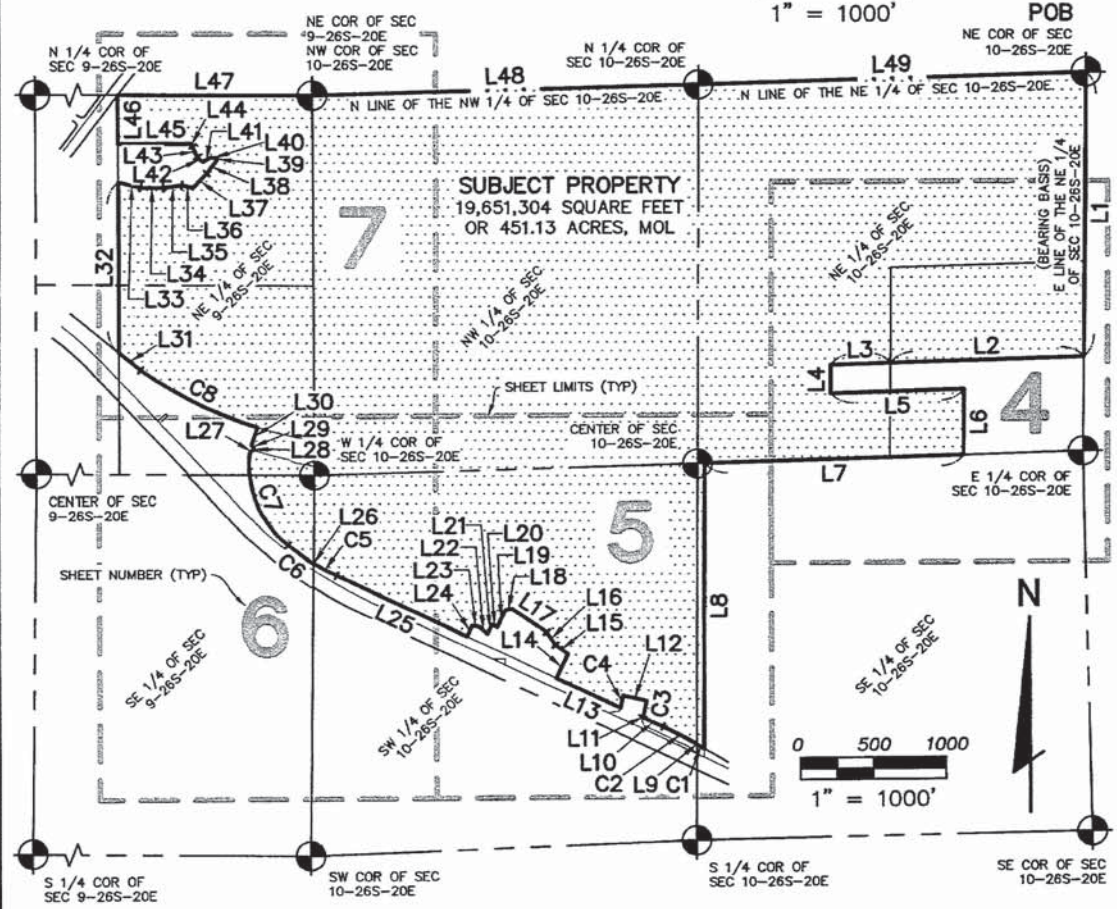
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGEND:

- | | |
|---|-----------------------------|
| COR = CORNER | NWLY = NORTHWESTERLY |
| ELY = EASTERLY | ORB = OFFICIAL RECORDS BOOK |
| FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION | PG = PAGE |
| MOL = MORE OR LESS | POB = POINT OF BEGINNING |
| N'LY = NORTHERLY | R/W = RIGHT-OF-WAY |
| NE'LY = NORTHEASTERLY | SEC = SECTION |
| | TYP = TYPICAL |
| | WLY = WESTERLY |



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PREPARED FOR: **CHAPEL CROSSINGS**

OVERALL PROPERTY BOUNDARY

SCALE: 1"=1000'	DATE: 1-21-2020	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2011-0031	EPN: 460	SECTION: 9 & 10	TOWNSHIP: 26S	RANGE: 20E

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3-8 FOR SKETCH/TABLES AND LEGENDS



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STATE OF FLORIDA

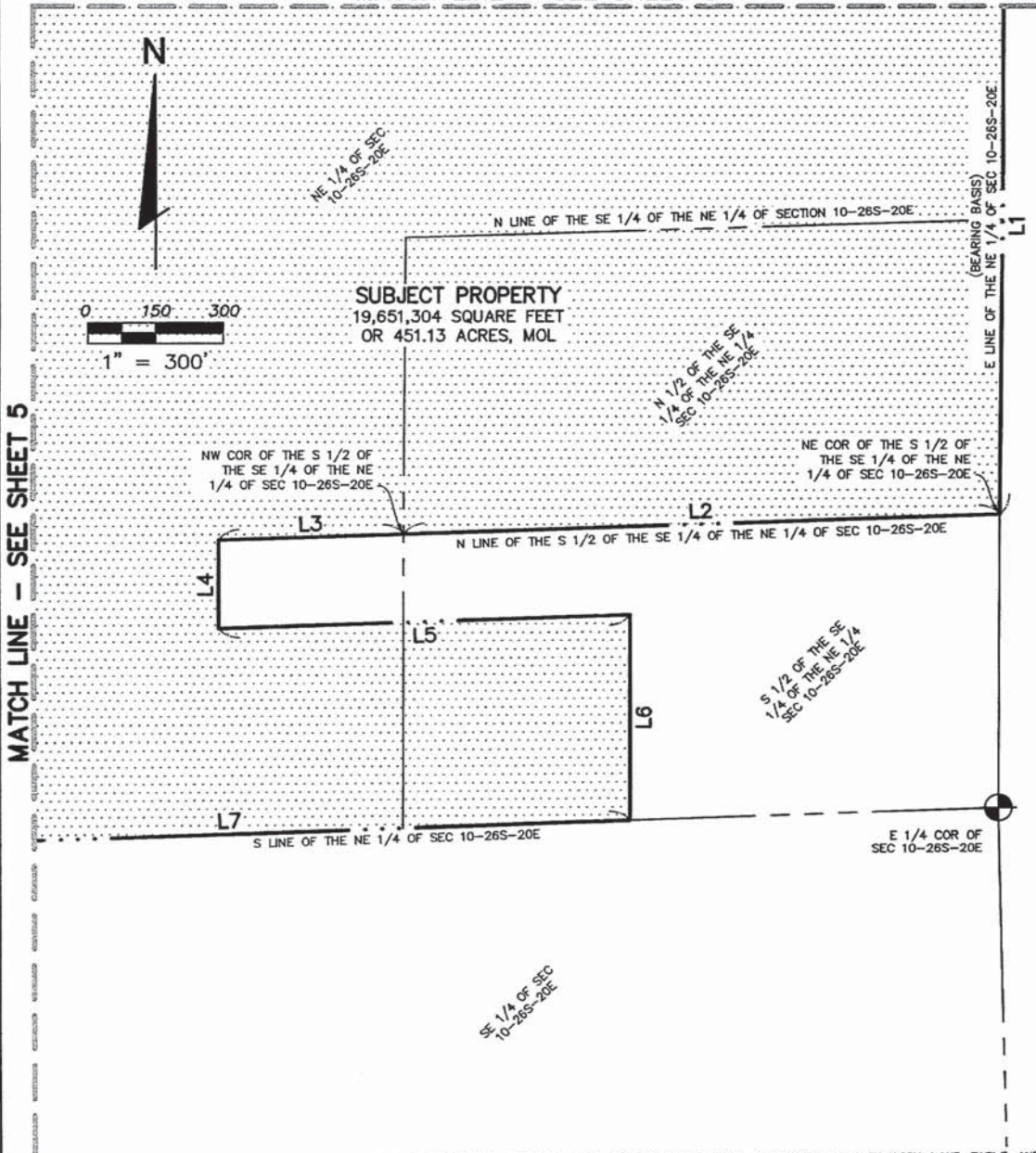
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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

MATCH LINE - SEE SHEET 3



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PREPARED FOR: **CHAPEL CROSSINGS**

OVERALL PROPERTY BOUNDARY

SCALE: 1"=300'	DATE: 1-21-2020	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2011-0031	EPN: 460	SECTION: 9 & 10	TOWNSHIP: 26S	RANGE: 20E

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3-8 FOR SKETCH, TABLES AND LEGENDS



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

(Signature)
1-24-20

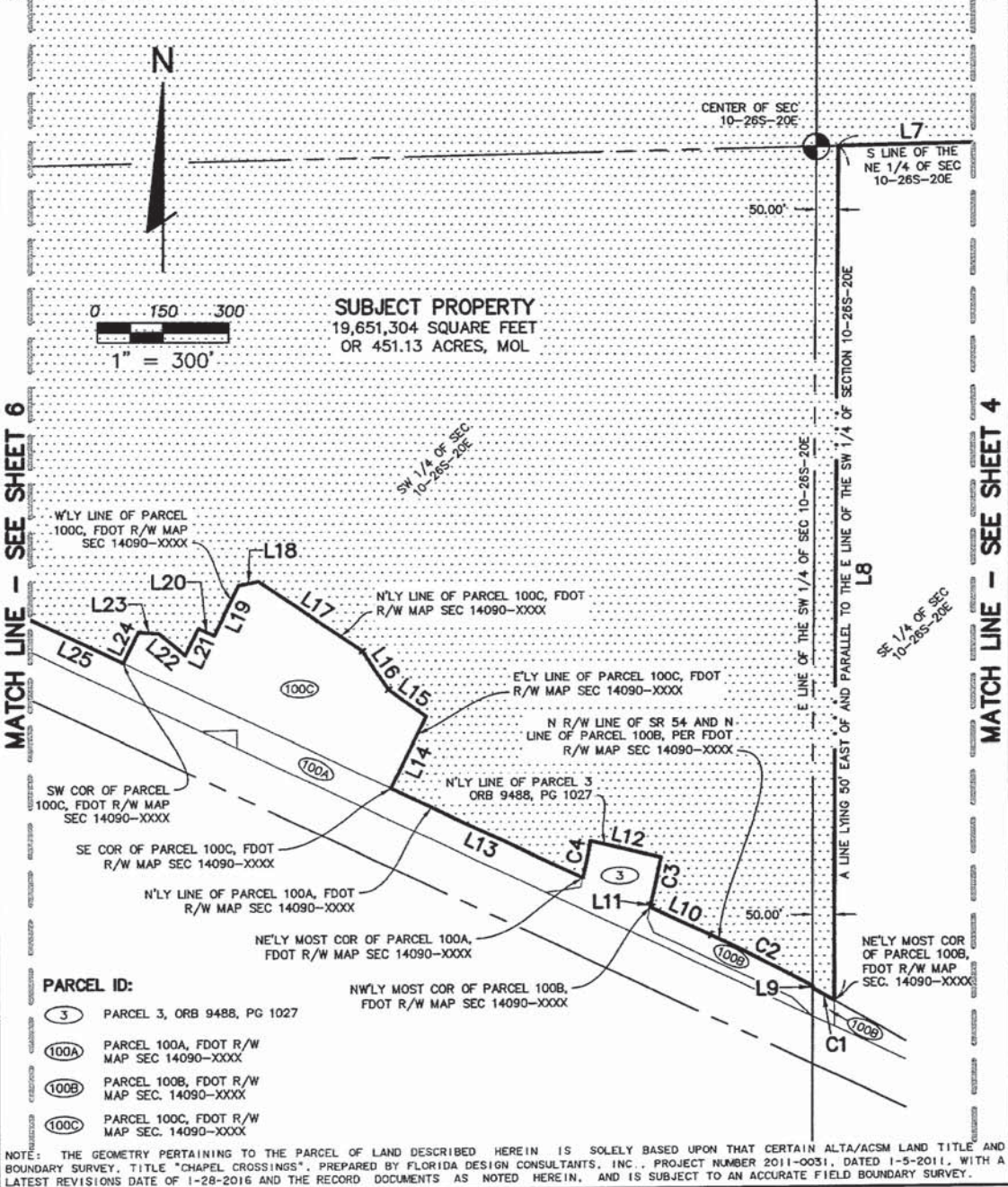
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



PREPARED FOR: **CHAPEL CROSSINGS**

OVERALL PROPERTY BOUNDARY

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1"=300'	1-21-2020	BGD	BGD	JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2011-0031	460	9 & 10	26S	20E

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3-8 FOR SKETCH, TABLES AND LEGENDS



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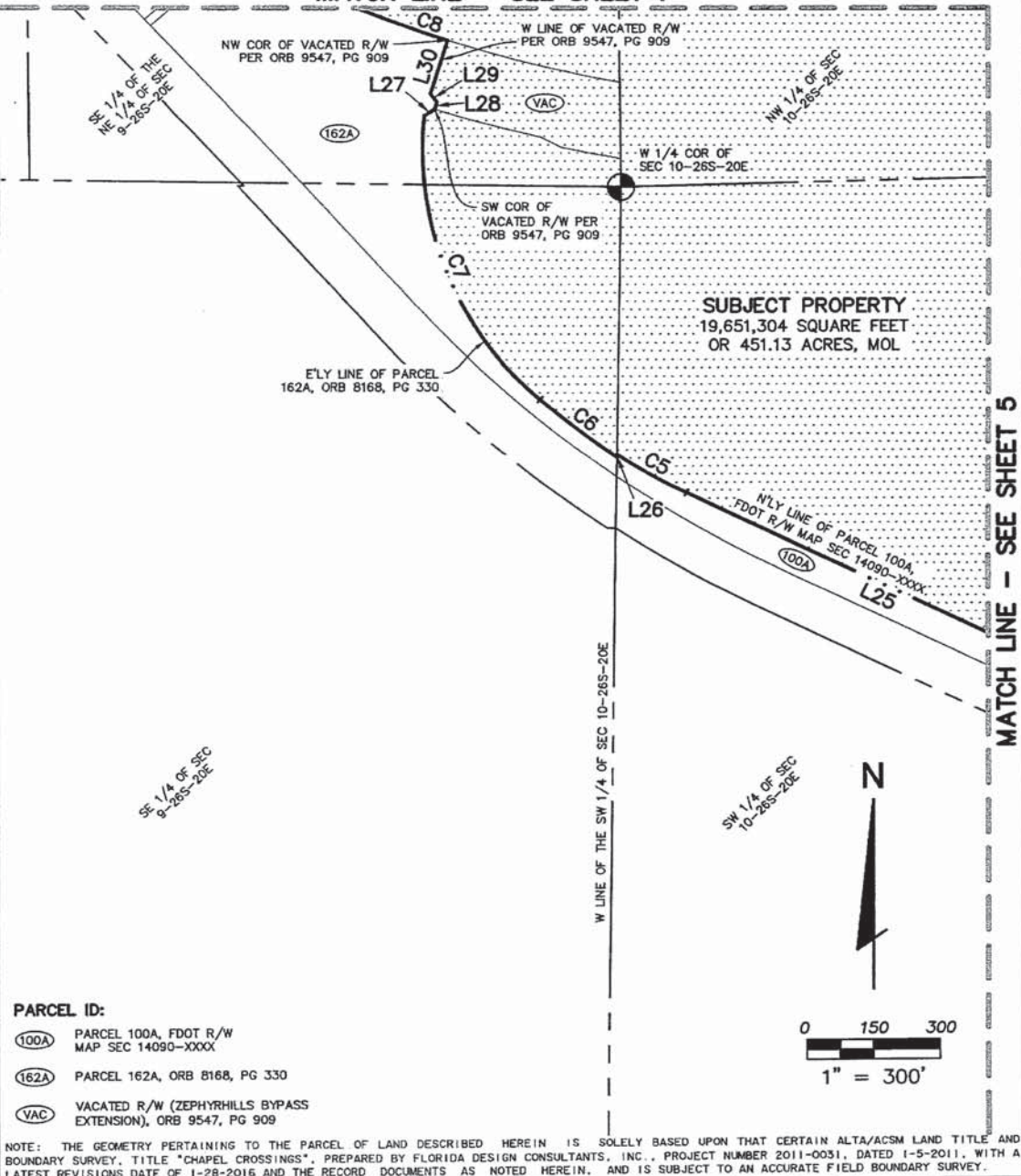
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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

MATCH LINE - SEE SHEET 7



PARCEL ID:

- (100A)** PARCEL 100A, FDOT R/W MAP SEC 14090-XXXX
- (162A)** PARCEL 162A, ORB 8168, PG 330
- (VAC)** VACATED R/W (ZEPHYRHILLS BYPASS EXTENSION), ORB 9547, PG 909

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PREPARED FOR: **CHAPEL CROSSINGS**

OVERALL PROPERTY BOUNDARY

SCALE: 1"=300'	DATE: 1-21-2020	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2011-0031	EPN: 460	SECTION: 9 & 10	TOWNSHIP: 26S	RANGE: 20E

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
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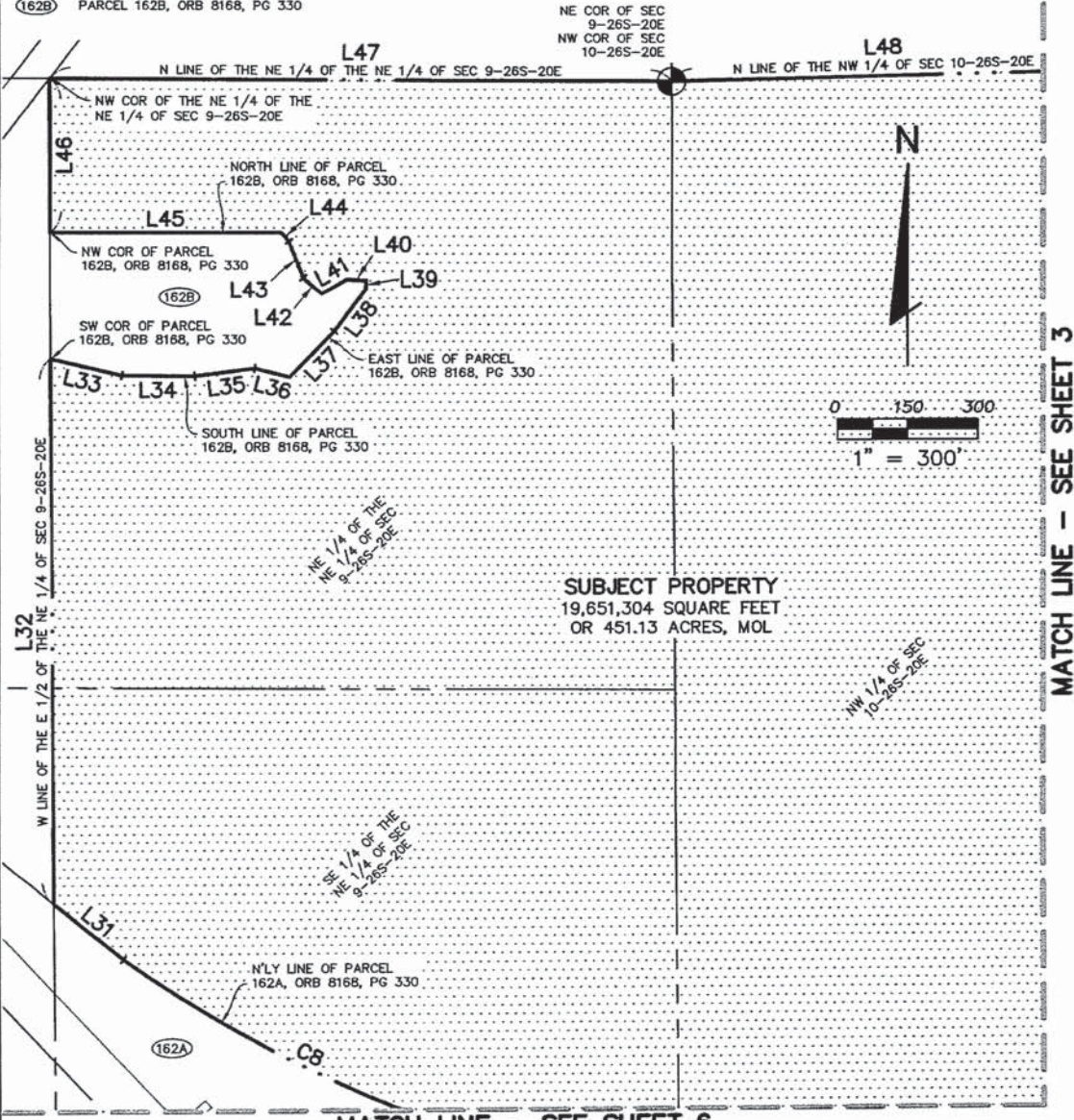
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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

PARCEL ID:

(162A) PARCEL 162A, ORB 8168, PG 330

(162B) PARCEL 162B, ORB 8168, PG 330



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PREPARED FOR:					CHAPEL CROSSINGS				
SHEET DESCRIPTION:					OVERALL PROPERTY BOUNDARY				
SCALE:	DATE:	DRAWN:	CALCED.:	CHECKED:	SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION				
1"=300'	1-21-2020	BGD	BGD	JTP	SEE SHEETS 3-8 FOR SKETCH, TABLES AND LEGENDS				
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:					
2011-0031	460	9 & 10	26S	20E					
<p>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —</p> <p>20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.8707</p>					<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p> <p>CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH</p> <p>JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA</p>				
					<p>©Copyright 2020 Florida Design Consultants, Inc. Drawings and concepts may not be used or reproduced without written permission. Sheet <u>7</u> of <u>8</u></p>				

THIS IS NOT A SURVEY

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	4642.21'	57.13'	57.13'	N60°45'31"W	000°42'19"	S29°35'39"W
C2	4646.70'	262.33'	262.30'	N62°45'31"W	003°14'05"	S28°51'31"W
C3	2637.00'	111.72'	111.72'	N12°20'44"E	002°25'39"	-
C4	2471.00'	87.27'	87.26'	S12°00'20"W	002°01'25"	N79°00'22"W
C5	1317.00'	180.82'	180.68'	N60°26'34"W	007°51'59"	-
C6	2777.79'	218.91'	218.85'	N52°44'00"W	004°30'55"	N35°00'33"E
C7	732.00'	726.12'	696.71'	N22°03'28"W	056°50'07"	N39°31'29"E
C8	2939.00'	899.95'	896.44'	N63°13'23"W	017°32'40"	N18°00'17"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°26'17"W	1992.76'
L2	S88°21'26"W	1324.79'
L3	S88°21'59"W	410.62'
L4	S00°10'24"W	200.63'
L5	N88°21'41"E	914.59'
L6	S00°10'36"W	462.94'
L7	S88°23'52"W	1778.65'
L8	S00°18'21"W	1990.34'
L9	N00°18'21"E	5.12'
L10	N64°22'34"W	153.18'
L11	N13°33'34"E	7.52'
L12	N76°48'44"W	166.11'
L13	N64°22'34"W	487.56'
L14	N25°37'26"E	185.71'
L15	N53°58'06"W	106.76'
L16	N33°46'34"W	108.05'
L17	N55°24'12"W	288.53'

LINE TABLE		
LINE	BEARING	LENGTH
L18	S78°30'26"W	46.75'
L19	S25°29'59"W	129.79'
L20	N64°22'34"W	40.00'
L21	S25°37'26"W	70.00'
L22	N49°37'57"W	78.59'
L23	N85°30'03"W	47.17'
L24	S25°37'26"W	80.00'
L25	N64°22'34"W	991.41'
L26	S00°45'55"W	6.44'
L27	N58°30'43"E	27.89'
L28	N17°36'53"E	16.10'
L29	N37°23'33"W	24.41'
L30	N17°36'53"E	130.96'
L31	N50°32'57"W	192.20'
L32	N00°17'18"W	1183.51'
L33	S76°30'52"E	156.67'
L34	S89°22'17"E	156.14'

LINE TABLE		
LINE	BEARING	LENGTH
L35	N82°33'24"E	129.16'
L36	S75°24'38"E	76.93'
L37	N43°43'20"E	137.93'
L38	N36°46'47"E	113.97'
L39	N03°12'09"E	18.42'
L40	N88°06'56"W	42.86'
L41	S60°36'58"W	60.27'
L42	N50°12'03"W	52.15'
L43	N21°29'50"W	83.28'
L44	N42°05'17"W	24.56'
L45	S89°59'58"W	494.56'
L46	N00°17'18"W	333.68'
L47	S89°47'14"E	1332.32'
L48	N88°25'05"E	2656.63'
L49	N88°14'09"E	2659.00'

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS SOLELY BASED UPON THAT CERTAIN ALTA/ACSM LAND TITLE AND BOUNDARY SURVEY, TITLE "CHAPEL CROSSINGS", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., PROJECT NUMBER 2011-0031, DATED 1-5-2011, WITH A LATEST REVISIONS DATE OF 1-28-2016 AND THE RECORD DOCUMENTS AS NOTED HEREIN, AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CHAPEL CROSSINGS

SHEET DESCRIPTION:

OVERALL PROPERTY BOUNDARY

SCALE: NONE	DATE: 1-21-2020	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2011-0031	EPN: 460	SECTION: 9 & 10	TOWNSHIP: 26S	RANGE: 20E

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
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STATE OF FLORIDA
JARED T. PATENAÚDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

EXHIBIT “C”

**CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT OF THE
CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that Thornwood Associates L.L.C., an Illinois limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the 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 which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the 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. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

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

Executed this 2nd day of April, 2020.

THORNWOOD ASSOCIATES L.L.C.,
an Illinois limited liability company

By: Craig B. Weber
Print Name: CRAGG B. WEBER
Title: AUTHORIZED REPRESENTATIVE

Q
r

Return To:

R
e
Aileen S. Davis, Esquire
Akerman Senterfitt
401 East Jackson Street, Suite 1700
Tampa, Florida 33602



Rcpt: 1396417 Rec: 78.00
DS: 33763.80 IT: 0.00
10/31/11 C. Condry, Dpty Clerk

PAULA S. O'NEIL, Ph. D. PASCO CLERK & COMPTROLLER
10/31/11 10:25am 1 of 9
OR BK 8615 PG 3498

4,823,313.63

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED IS BEING RE-RECORDED TO PROPERLY REFLECT THAT THE AMOUNT OF FORGIVEN INDEBTEDNESS WAS \$22,892,029.30 RATHER THAN \$18,068,715.67 AND TO PAY THE ADDITIONAL REQUIRED FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$33,763.80.

4

This instrument was prepared by
and is to be returned to:

R

Aileen S. Davis
Akerman Senterfitt
401 East Jackson Street, Suite 1700
Tampa, Florida 33602

2011163716

Rcpt: 1394831 Rec: 69.50
DS: 126481.60 IT: 0.00
10/20/11 C. Cook, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
10/20/11 02:49pm 1 of 8
OR BK **8612** PG **2466**

Tax ID Nos.: 09-26-20-0000-00600-0000 09-26-20-0000-00600-0050
 09-26-20-0000-00600-0060 10-26-20-0000-00100-0000
 10-26-20-0000-00100-0021 10-26-20-0000-00100-0040
 10-26-20-0000-00100-0041 10-26-20-0000-00100-0042
 10-26-20-0000-00100-0043 10-26-20-0000-00100-0050
 10-26-20-0000-00100-0051 10-26-20-0000-00100-0052
 10-26-20-0000-00300-0000 10-26-20-0000-00300-0010
 10-26-20-0000-00300-0011 10-26-20-0000-00300-0020
 10-26-20-0000-00300-0040 10-26-20-0000-00500-0000
 10-26-20-0000-00500-0030 10-26-20-0000-00500-0040

8126.48160
69.50
8126.55110

OR BK **8615** PG **3499**
2 of 9

Amount of Forgiven Indebtedness: \$18,068,715.67
 Florida Documentary Stamp Tax: \$126,481.60

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE is made and delivered as of October 19, 2011 by **HARRISON BENNETT PROPERTIES, LLC**, a Florida limited liability company, whose address is 14502 N. Dale Mabry, Suite 200, Tampa, Florida 33718, as Grantor, to **THORNWOOD ASSOCIATES, LLC**, an Illinois limited liability company, whose address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544, as Grantee. (All references to the parties herein shall include their successors and assigns).

WITNESSETH

That Grantor, for and in consideration of the forgiveness of the indebtedness described below, the adequacy of which is hereby acknowledged, has granted, bargained, sold, and conveyed to Grantee forever, the real property (hereinafter the "Property") situated in Pasco County, Florida, legally described on Schedule A attached hereto and by this reference incorporated herein.

TOGETHER WITH all of Grantor's right, title and interest in and to: (a) all air, surface, mineral and subsurface interests and rights benefiting or otherwise relating to the Property; (b) all easements appurtenant to or otherwise benefiting the Property; and (c) any land lying in the back of any street, alley, road or avenue, whether in existence, abandoned, vacated or proposed, to the centerline thereof; with every privilege, right, title, interest, estate, reversion and remainder thereto belonging or in anyway thereunto appertaining.

This Deed is an absolute conveyance of the Property and is in satisfaction of that indebtedness secured by First Mortgage, Assignment of Rents and Leases, and Security Agreement in favor of Mercantile Bank recorded in the public records of Pasco County, Florida (the "Public Records") in Official Records Book 6181 at Page 1554 and First Mortgage, Assignment of Rents and Leases, and Security Agreement in favor of Mercantile Bank recorded in the Public Records in Official Records Book 6384 at Page 817, as assigned by Mercantile Bank to National City Bank by the Assignment recorded in the Public Records in Official Records Book 6904 at Page 1299, as modified by Future Advance, Mortgage Modification, Consolidation and Spreader Agreement recorded in the Public Records in Official Records Book 6904 at Page 1302, as amended and restated by Amended and Restated Mortgage and Security Agreement in favor of National City Bank recorded in the Public Records in Official Records Book 6904 at Page 1311, as modified by Partial Release recorded in the Public Records in Official Records Book 7547 at Page 1884, as modified by First Amendment recorded in the Public Records in Official Records Book 7947 at Page 1468, as modified by Second Amendment recorded in the Public Records in Official Records Book 8048 at Page 1703, as modified by Renewal and Mortgage Modification Agreement recorded in the Public Records in Official Records Book 8137 at Page 419, as modified by Partial Release recorded in the Public Records in Official Records Book 8157 at Page 641, and as modified by Partial Release recorded in the Public Records in Official Records Book 8168 at Page 315 (collectively, the "Mortgage") all from Grantor.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with 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 Property; that the Property is free and clear of all liens and encumbrances except for the Mortgage, conditions, restrictions, limitations, and easements of record, however this provision shall not reimpose any of the same and taxes and assessment for the year of this Deed; and that Grantor warrants the title to the Property for any acts of Grantor and will defend it against the lawful claims of all persons claiming by, through or under Grantor.

EXECUTED the date first stated above in Hillsborough County, Florida.

Signed, Sealed and Delivered
in the Presence of:

[Handwritten Signature]

(Witness 1 - Signature)

Aileen S. Davis

(Witness 1 - Printed Name)

[Handwritten Signature]

(Witness 2 - Signature)

Michelle M. Hacek

(Witness 2 - Printed Name)

HARRISON BENNETT PROPERTIES, LLC,
A Florida Limited Liability Company

By: *[Handwritten Signature]*

David H. Freeman,
As its President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on
October 18, 2011 by David H. Freeman, as the President of **HARRISON
BENNETT PROPERTIES, LLC**, a Florida limited liability company, on behalf of the
company, who is personally known to me or ___ who provided a driver's
license as identification.



[Handwritten Signature]

(Signature)

(Type or Print Name)

My Commission Expires: _____

My Commission Number is: _____

SCHEDULE A TO SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

PARCEL 1:

All of the Northeast 1/4 of the Northeast 1/4; and that part of the Southeast 1/4 of the Northeast 1/4 lying, North of State Road No. 54; and that part of the Northeast 1/4 of the Southeast 1/4, lying North of State Road No, 54; in Section 9, Township 26 South, Range 20 East; LESS AND EXCEPT land described in Special Warranty Deed to State of Florida recorded in Official Records Book 190, Page 582, Public Records of Pasco County, Florida.

AND

All of the Southwest 1/4 of the Northwest 1/4; and that part of the Northwest 1/4 of the Southwest 1/4, lying North of State Road No. 54; in Section 10, Township 26 South, Range 20 East, all in Pasco County, Florida.

PARCEL 2:

The Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida.

PARCEL 3:

The Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida.

PARCEL 4:

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida.

TOGETHER WITH that certain non-exclusive easement for ingress and egress for the benefit of the Parcels 1, 2, 3 and 4 above as created by and set forth in that certain Summary Final Judgment recorded in Official Records Book 3348, page 1062, of the public records of Pasco County, Florida, over and across the following described land:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 26 South, Range 20 East, Pasco County, Florida, for a Point of Beginning; thence run South 00°18'13" West, along the East boundary of said Northwest 1/4 of the Northeast 1/4, 30.00 feet; thence run North 89°26'06" West, 23.38 feet to a point on the Easterly right-of-way line of County Road #577; thence run North 37°25'09" East, along said right-of-way line 37.49 feet; thence

leaving said right-of-way line, run South 89'26'06" East, 0.76 feet to the Point of Beginning.

PARCEL 5:

The East 1/2 of the Northwest 1/4; Northeast 1/4 of Southwest 1/4, and that part of the Southeast 1/4 of Southwest 1/4 lying North of State Road Formerly #209, now Road #54, otherwise known as Wesley Chapel and Zephyrhills Road, All being in Section 10, Township 26 South, Range 20 East, Pasco County, Florida.

PARCEL 6:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 10, N.88°13'57"E., 1329.75 FEET; THENCE LEAVING SAID LINE, S.00°21'05"W., 1326.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE S.88°20'15"W., 660.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°21'11"W., 662.46 FEET; THENCE S.88°23'10"W., 663.34 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE ALONG SAID LINE, N.00°10'29"E., 661.81 FEET; THENCE N.88°20'15"E., 665.42 FEET TO THE POINT OF BEGINNING.

AND THE WEST 50.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 10, LYING NORTH OF STATE ROAD #54, LYING AND BEING IN SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.

PARCEL 7:

A portion of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 10; thence North 88°13'57" East along the North boundary line thereof a distance of 1329.75 feet; thence South 00°21'05" West a distance of 1326.35 feet to the Northeast corner of the Southwest 1/4 of the Northeast 1/4; thence continue South 00°21'05" West along the East boundary line of the Southwest 1/4 of the Northeast 1/4 a distance of 663.04 feet; thence North 88°23'16" East a distance of 501.82 feet; thence South 00°13'06" West a distance of 663.62 feet to the South boundary line of the Northeast 1/4; thence South 88°26'22" West along

said South boundary line, a distance of 914.36 feet to the Point of Beginning; thence continue along said South boundary line South 88°26'22" West a distance of 914.36 feet to the West boundary line of the Southwest 1/4 of the Northeast 1/4; thence along said West boundary line North 00°13'06" East a distance of 661.97 feet; thence leaving said West boundary line North 88°23'16" East a distance of 914.38 feet; thence South 00°13'04" West a distance of 662.79 feet to the Point of Beginning.

PARCEL 8:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 10, N.88°13'57"E., 1329.75 FEET; THENCE LEAVING SAID LINE, S.00°21'05"W., 1326.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10 AND THE POINT OF BEGINNING; THENCE CONTINUE S.00°21'05"W., 663.04 FEET; THENCE S.88°23'16"W., 660.00 FEET; THENCE N.00°21'11"E., 662.46 FEET; THENCE N.88°20'15"E., 660.00 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

A portion of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 10; thence North 88°13'57" East, along the North boundary line thereof a distance of 1329.75 feet; thence South 00°21'05" West, a distance of 1326.35 feet to the Northeast corner of the Southwest 1/4 of the Northeast 1/4; thence continue South 00°21'05" West, along the East boundary line of the Southwest 1/4 of the Northeast 1/4 a distance of 663.04 feet to the Point of Beginning; thence North 88°23'16" East, a distance of 501.82 feet; thence South 00°13'06" West, a distance of 663.62 feet to the South boundary line of the Northeast 1/4; thence along said South boundary line South 88°26'22" West, a distance of 914.36 feet; thence North 00°13'04" East, a distance of 662.79 feet; thence North 88°23'16" East, a distance of 412.57 feet to the Point of Beginning.

LESS AND EXCEPT the following land described in Warranty Deed to Pasco County recorded in Official Records Book 5726, Page 1424, of the Public Records of Pasco County, Florida:

A parcel of land lying and being in Section 10, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows: Commence at the East 1/4 corner of said Section 10; thence North 00°26'34" East, along the East line of Section 10, a distance of 459.84 feet to the point of curvature of a curve having a radius of 26,900.00 feet, a central angle of 00°57'28.3", a chord bearing of South 88°50'25" West, and a chord distance of 449.70 feet; thence along the arc of said curve a distance of 449.71 feet; thence leaving said curve run South 88°21'41" West, a distance of 369.24 feet to the Point of Beginning; thence continue South 88°21'41" West along said line, a distance of 914.32 feet; thence North 00°10'15" East, a distance of 200.48 feet; thence North 88°21'28" East, a distance of 914.32 feet; thence South 00°10'17" West, a distance of 200.54 feet to the Point of Beginning.

PARCEL 10:

Tract A:

The West 1/4 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida.

Tract B:

The East 1/2 of the West 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida.

Tract C:

The West 1/2 of the East 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida,

Tract D:

The East 1/2 of the East 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida.

PARCEL 11:

The South 466.69 feet of the West 466.69 feet of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida.

PARCEL 12:

The Northeast 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida; LESS the South 466.69 feet of the West 466.69 feet thereof; and LESS the following described parcel; commence at the Northeast corner of said Section 10, for a Point of Beginning; thence run West along the North boundary of said Northeast 1/4 of the Northeast 1/4, 1329.62 feet to the Northwest corner of said Northeast 1/4 of the Northeast 1/4; thence South 02°11'20" West, along the West boundary of said Northeast 1/4 of the Northeast 1/4, 655.96 feet; thence East, 1328.65 feet to the East boundary of said Northeast 1/4 of the Northeast 1/4; thence North 02°16'25" East, along said boundary, 656.00 feet to the Point of Beginning.

PARCEL 13:

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows: Commence at the Northeast corner of said Section 10 for a Point of Beginning; thence run West (assumed bearing) along the North line of said Section 10, a distance of 1329.62 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 10; thence run South 02° 11' 20" West, along the West boundary of said Northeast 1/4 of the Northeast 1/4 of Section 10, a distance of 655.96 feet; thence run East, a distance of 1328.65 feet to a point on the East boundary line of Section 10, thence run North 02° 16' 25" East, along said East line of Section 10, a distance of 656.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion of said lands conveyed to Pasco County, a political subdivision of the State of Florida, by virtue of those certain Warranty Deeds recorded in Official Records Book 8158, page 616 and Official Records Book 8168, page 330, of the Public Records of Pasco County, Florida.

S/H

6

This instrument was prepared by
and is to be returned to:



R

Aileen S. Davis
Akerman Senterfitt
401 East Jackson Street, Suite 1700
Tampa, Florida 33602

Rspt: 1394831 Rec: 27.00
DS: 0.70 IT: 0.00
10/20/11 C. Cook, Dpty Clerk

Consideration: \$10.00
FL Documentary Stamp Tax: \$0.70
Tax ID Nos.: 10-26-20-0000-00100-0020
10-26-20-0000-00100-0021
10-26-20-0000-00100-0040

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
10/20/11 02:49pm 1 of 3
OR BK 8612 PG 2481

82770

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY is made and delivered as of October 19, 2011 by and between **HARRISON BENNETT PROPERTIES, LLC**, a Florida limited liability company, whose mailing address is 14502 N. Dale Mabry, Suite 200, Tampa, Florida 33718, as Grantor, and **THORNWOOD ASSOCIATES, LLC**, an Illinois limited liability company, authorized to do business in the State of Florida, whose address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544, as Grantee. (All references to the parties herein shall include their successors and assigns).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee forever, the real property (the "Property") situated in Pasco County, Florida, legally described on Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH all of Grantor's right, title and interest in and to: (a) all air, surface, mineral and subsurface interests and rights benefiting or otherwise relating to the Property; (b) all easements appurtenant to or otherwise benefiting the Property; and (c) any land lying in the back of any street, alley, road or avenue, whether in existence, abandoned, vacated or proposed, to the centerline thereof; with every privilege, right, title, interest, estate, reversion and remainder thereto belonging or in anyway thereunto appertaining.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto the Grantee in fee simple forever.

AND Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances except: (a) conditions, restrictions,

limitations, and easements of record, however this provision shall not reimpose any of the same; (b) zoning and other governmental regulations; and (c) taxes and assessments for 2011 and subsequent years.

AND Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomever claiming title by, through, or under Grantor, but not otherwise.

EXECUTED the date first stated above in Hillsborough County, Florida.

Signed, Sealed and Delivered
in the Presence of:

Aileen S. Davis
(Witness 1 - Signature)

AILEEN S. DAVIS
(Witness 1 - Printed Name)

Michelle M. Hacek
(Witness 2 - Signature)

Michelle M. Hacek
(Witness 2 - Printed Name)

HARRISON BENNETT PROPERTIES, LLC,
A Florida Limited Liability Company

By: *David H. Freeman*
David H. Freeman,
As its President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on October 18, 2011 by David H. Freeman, as the President of **HARRISON BENNETT PROPERTIES, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or ___ who provided a driver's license as identification.



Michelle M. Hacek
(Signature)

(Type or Print Name)
My Commission Expires: _____
My Commission Number is: _____

EXHIBIT "A"

Legal Description

THAT PORTION OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10, N.88°13'57"E., 1329.75 FEET; THENCE LEAVING SAID LINE, S.00°21'05"W., 1326.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10 AND THE POINT OF BEGINNING; THENCE CONTINUE, S.00°21'05"W., 663.04 FEET; THENCE S.88°23'16"W., 408.98 FEET; THENCE S.00°10'24"W., 200.48 FEET; THENCE N.88°21'41"E., 914.59 FEET; THENCE S.00°11'53"W., 463.89 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE ALONG SAID LINE, S.88°25'09"W., 1778.65 FEET; THENCE S.00°18'16"W., 2051.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG SAID LINE, N.64°23'16"W., 55.31 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 10; THENCE N.00°18'16"E., 2026.17 FEET TO THE CENTER OF SAID SECTION 10; THENCE N.00°10'29"E., 1325.24 FEET; THENCE LEAVING SAID LINE, N.88°20'15"E., 1325.42 FEET TO THE POINT OF BEGINNING.



Rept: 1511437 Rec: 27.00
DS: 3534.30 IT: 0.00
04/10/13 B. McBee, Dpty Clerk

PREPARED BY AND RETURN TO:

Aileen S. Davis
Akerman Senterfitt
401 E. Jackson Street, Suite 1700
Tampa, Florida 33602

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
04/10/13 09:08am 1 of 3
OR BK 8855 PG 1490

Sales Price: \$504,812.50
Documentary Stamp Tax: \$3,534.30
Parcel Id No.: 10-26-20-00000-00100-0010

WARRANTY DEED

THIS WARRANTY DEED is made as of April 8, 2013 by and between **DEPUE RANCH, LLC**, a Florida limited liability company, having an address of 31945 Ruben Barnes Road, Wesley Chapel, Florida 33545, as Grantor and **THORNWOOD ASSOCIATES, LLC**, an Illinois limited liability company, having an address at 2940 Sports Core Circle, Wesley Chapel, Florida 33544, as Grantee. (All references to the parties herein shall include their successors and assigns).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, convey, and confirms unto Grantee the real property (the "Property") situated in Pasco County, Florida, legally described on Exhibit "A" attached hereto and by this reference incorporated herein.

The conveyance is subject to:

- (a) Ad valorem and non-ad valorem real property taxes for the year of closing and subsequent years; and
- (b) Zoning, building code and other use restrictions imposed by governmental authority.

AND Grantor by this Deed, fully warrants the title to the Property in fee simple, and will defend the same against the lawful claims of all persons whomsoever.

3/2
3534.30
27.00
3561.30

R

Signed, Sealed and Delivered
in the Presence of:

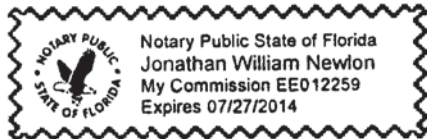
[Signature]
(Witness 1 - Signature)
Jonathan W. Newlon
(Witness 1 - Printed Name)
[Signature]
(Witness 2 - Signature)
Athene Bloomfield
(Witness 2 - Printed Name)

DEPUE RANCH, LLC,
A Florida Limited Liability Company

By: [Signature]
Michael D. Nutt,
As its Manager

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me on April 8, 2013, by Michael D. Nutt, as the Manager of **DEPUE RANCH, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or ___ who has provided a driver's license as identification.



[Signature]
(Signature)

(Type or Print Name)
My Commission Expires: _____
My Commission Number is: _____

EXHIBIT "A"

Legal Description

The Northwest 1/4 of the Northeast 1/4 of Section 10, Township 26 South, Range 20 East, in Pasco County, Florida

T
R *ms*
Bd. Rec.

S/H
chg 115-002



Rcpt: 1940313 Rec: 52.50
DS: 0.70 IT: 0.00
03/16/2018 J. R., Dpty Clerk

Return to: Barbara L. Wilhite

This instrument prepared by:
Barbara L. Wilhite
2523 Permit Place
New Port Richey, FL 34655

PAULA S. O'NEIL, Ph. D. PASCO CLERK & COMPTROLLER
03/16/2018 11:04am 1 of 6
OR BK 9693 PG 1693

Parcel I.D. (portion of) 10-26-20-0000-00100-0040
Ref/Project Name: Curley Road Extension

COUNTY DEED

THIS DEED, made by Pasco County, Florida, a political subdivision of the State of Florida, whose address is 37918 Meridian avenue, Dade City, Florida 33525, as Grantor, and **THORNWOOD ASSOCIATES, LLC**, an Illinois limited liability company, whose address is 2940 Sport score Circle, Wesley Chapel, Florida 33544, hereinafter called the Grantee.

WITNESSETH, that Grantor for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described land lying and being in Pasco County, Florida:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE
MADE A PART HEREOF.**

The purpose of this conveyance is for the Curley Road Extension in accordance with the Development Agreement between Pasco County and Thornwood Associates, LLC, approved on October 11, 2016, and recorded in the Public Records of Pasco County, Florida, at O.R. Book 9452, Page 2015.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, this 14th day of March, 2018.



Paula S. O'Neil
Paula S. O'Neil
Pasco County Clerk & Comptroller

**BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA**

Mike Wells
Mike Wells Chairman

APPROVED
IN SESSION
MAY 23 2017
PASCO COUNTY
BCC

April 30, 2006
 Revised May 16, 2008

Project C-0752.00
 Curley Road South
 Parcel 100
 Folio # 10-26-20-0000-00100-0040

That part of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as:

Commencing at the Northeast corner of the Northwest ¼ of said Section 10; thence along the north boundary of said Section 10, S 88°25'10" W, 641.63 feet to the Point of Beginning; thence S 21°17'50" E, 138.03 feet; thence S 09°50'33" E, 177.38 feet; thence S 54°18'42" W, 56.94 feet; thence N 80°03'36" W, 241.12 feet; thence S 10°35'46" W, 117.44 feet to a point of curvature; thence along the arc of a curve to the left 1284.93 feet, having a radius of 2774.00 feet, and a delta angle of 26°32'23", (chord bearing S 02°40'26" E, 1273.47 feet); thence S 15°56'37" E, 116.59 feet; thence S 22°13'13" E, 411.60 feet; thence S 15°05'03" E, 200.02 feet; thence S 11°03'51" E, 493.78 feet; thence S 15°56'37" E, 205.56 feet to a point of curvature; thence along the arc of a curve to the right 76.85 feet, having a radius of 2637.00 feet, and a delta angle of 1°40'11", (chord bearing S 15°06'31" E, 76.85 feet); thence N 75°43'34" E, 57.72 feet; thence S 13°00'57" E, 28.53 feet; thence N 80°20'44" E, 22.12 feet; thence S 17°57'04" W, 3.03 feet; thence S 44°33'49" E, 26.08 feet; thence S 01°20'15" W, 21.76 feet; thence S 25°09'43" W, 36.75 feet; thence S 43°34'57" E, 41.65 feet; thence S 29°05'44" E, 28.56 feet; thence N 65°28'41" E, 19.44 feet; thence S 63°53'03" E, 19.97 feet; thence N 80°10'57" E, 59.94 feet; thence S 72°45'50" E, 28.72 feet; thence N 75°42'09" E, 38.23 feet; thence N 50°14'48" E, 35.75 feet; thence N 09°45'06" W, 51.58 feet; thence N 25°52'47" E, 65.58 feet; thence N 31°59'14" E, 32.25 feet; thence N 18°54'27" E, 29.64 feet; thence N 00°56'46" E, 31.98 feet; thence N 53°05'36" E, 30.17 feet; thence S 89°54'29" E, 50.00 feet; thence S 00°18'27" W, 834.69 feet; thence S 73°26'31" W, 100.05 feet; thence S 62°53'07" W, 24.20 feet; thence S 79°32'01" W, 23.96 feet; thence S 76°39'47" W, 31.74 feet; thence S 53°29'10" W, 25.04 feet; thence S 74°16'53" W, 58.46 feet; thence S 03°07'54" E, 19.27 feet; thence S 68°09'35" W, 51.70 feet; thence S 65°52'58" E, 31.60 feet; thence S 25°23'43" E, 21.38 feet; thence S 20°38'02" E, 30.53 feet; thence S 23°50'42" W, 32.35 feet; thence S 13°41'14" E, 38.81 feet; thence N 83°12'26" W, 119.00 feet to a point of curvature; thence along the arc of a curve to the right 311.43 feet, having a radius of 2637.00 feet, and a delta angle of 6°46'00", (chord bearing S 10°10'34" W, 311.25 feet); thence S 13°33'34" W, 34.31 feet; thence S 22°27'52" E, 37.41 feet; thence S 64°24'12" E, 351.12 feet; thence S 46°12'58" E, 64.08 feet to a point on the north right-of-way line of State Road 54; thence along said north right-of-way line, N 64°24'12" W, 676.27 feet; thence N 81°52'31" E, 80.32 feet to a point on a non-tangent curve; thence along the arc of a curve to the left 1271.72 feet, having a radius of 2471.00

feet, and a delta angle of $29^{\circ}29'16''$, (chord bearing N $01^{\circ}11'59''$ W, 1257.73 feet); thence N $15^{\circ}56'37''$ W, 507.02 feet; thence N $24^{\circ}00'32''$ W, 192.44 feet; thence N $13^{\circ}56'21''$ W, 200.12 feet; thence N $10^{\circ}30'47''$ W, 211.33 feet; thence N $15^{\circ}56'37''$ W, 315.34 feet to a point of curvature; thence along the arc of a curve to the right 1361.82 feet, having a radius of 2940.00 feet, and a delta angle of $26^{\circ}32'23''$, (chord bearing N $02^{\circ}40'26''$ W, 1349.68 feet); thence N $10^{\circ}35'46''$ E, 377.53 feet to a point on the aforesaid north boundary of Section 10; thence along said north boundary of Section 10, N $88^{\circ}25'10''$ E, 318.76 feet to the Point of Beginning,

Containing 26.57 acres, (1,157,484.14 square feet), more or less.

LESS AND EXCEPT:

Parcel 3 (Conveyed to FDOT BK 9488 PG 1030)

A portion of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows:

Commence at the Northeast corner of the Southwest 1/4 of said Section 10; thence along the East boundary of the Southeast 1/4 of said Section 10, South $00^{\circ}18'27''$ West, a distance of 2025.44 feet to the North right-of-way of State Road 54, Section No. 14090-2051, for a POINT OF BEGINNING; thence along the North right-of-way of said State Road 54, North $64^{\circ}22'34''$ West, a distance of 676.27 feet to the Westerly boundary of Curley Road South as described in Official Records Book 8158, Page 616 of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said Curley Road South the following two courses and distances: 1) North $81^{\circ}54'09''$ East, 80.32 feet to a non-tangent curve; 2) 109.99 feet along the arc of a curve to the left, said curve having a radius of 2470.91 feet, a central angle of $02^{\circ}33'01''$ and a chord of 109.98 feet which bears North $12^{\circ}17'46''$ East; thence South $76^{\circ}47'31''$ East, a distance of 166.11 feet to the Easterly boundary of said Curley Road South and a non-tangent curve; thence along the Easterly boundary of said Curley Road South the following four courses and distances: 1) 111.75 feet along the arc of a curve to the right, said curve having a radius of 2637.00 feet, a central angle of $02^{\circ}25'41''$ and a chord of 111.74 feet which bears South $12^{\circ}22'22''$ West; 2) South $13^{\circ}35'12''$ West, 34.31 feet; 3) South $22^{\circ}26'14''$ East, 37.41 feet; 4) South $64^{\circ}22'34''$ East, 351.12 feet; 5) South $46^{\circ}11'21''$ East, 64.08 feet to the POINT OF BEGINNING.

The above described parcel contains 0.892 Acres, more or less.

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THE LEGAL DESCRIPTION USED TO CREATE THIS SKETCH IS PER ORB 8156, PAGE 616 AND FDOT BODY 9488, PAGE 1030.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°25'10"W(L1)	641.63'(L1)
L2	S21°17'50"E(L1)	138.03'(L1)
L3	S09°50'33"E(L1)	177.38'(L1)
L4	S54°18'42"W(L1)	56.94'(L1)
L5	N80°03'36"W(L1)	241.12'(L1)
L6	S10°35'46"W(L1)	117.44'(L1)
L7	S15°56'37"E(L1)	116.59'(L1)
L8	S22°13'13"E(L1)	411.60'(L1)
L9	S15°05'03"E(L1)	200.02'(L1)
L10	S11°03'51"E(L1)	493.78'(L1)
L11	S15°56'37"E(L1)	205.56'(L1)
L12	N75°43'34"E(L1)	57.72'(L1)
L13	S13°00'57"E(L1)	28.53'(L1)
L14	N80°20'44"E(L1)	22.12'(L1)
L15	S17°57'04"W(L1)	3.03'(L1)
L16	S44°33'49"E(L1)	26.08'(L1)
L17	S01°20'15"W(L1)	21.76'(L1)
L18	S25°09'43"W(L1)	36.75'(L1)
L19	S43°34'57"E(L1)	41.65'(L1)
L20	S29°05'44"E(L1)	28.56'(L1)
L21	N65°28'41"E(L1)	19.44'(L1)
L22	S63°53'03"E(L1)	19.97'(L1)
L23	N80°10'57"E(L1)	59.94'(L1)

LINE TABLE		
LINE	BEARING	LENGTH
L24	S72°45'50"E(L1)	28.72'(L1)
L25	N75°42'09"E(L1)	38.23'(L1)
L26	N50°14'48"E(L1)	35.75'(L1)
L27	N09°45'06"W(L1)	51.58'(L1)
L28	N25°52'47"E(L1)	65.58'(L1)
L29	N31°59'14"E(L1)	32.25'(L1)
L30	N18°54'27"E(L1)	29.64'(L1)
L31	N00°56'46"E(L1)	31.98'(L1)
L32	N53°05'36"E(L1)	30.17'(L1)
L33	S89°54'29"E(L1)	50.00'(L1)
L34	S00°18'27"W(L1)	834.69'(L1)
L35	S73°26'31"W(L1)	100.05'(L1)
L36	S62°53'07"W(L1)	24.20'(L1)
L37	S79°32'01"W(L1)	23.96'(L1)
L38	S76°39'47"W(L1)	31.74'(L1)
L39	S53°29'10"W(L1)	25.04'(L1)
L40	S74°16'53"W(L1)	58.46'(L1)
L41	S03°07'54"E(L1)	19.27'(L1)
L42	S68°09'35"W(L1)	51.70'(L1)
L43	S65°52'58"E(L1)	31.60'(L1)
L44	S25°23'43"E(L1)	21.38'(L1)
L45	S20°38'02"E(L1)	30.53'(L1)
L46	S23°50'42"W(L1)	32.35'(L1)

PREPARED FOR:

CHAPEL CROSSINGS

SHEET DESCRIPTION:

CURLEY ROAD SOUTH - PARCEL 100

SCALE: NONE	DATE: 5-16-2017	DRAWN: BGD	CALCED: JTP	CHECKED: JTP
JOB No.: 2011-0031	EPN: 460	SECTION: 10	TOWNSHIP: 26S	RANGE: 20E



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.8707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER, PSM 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THE LEGAL DESCRIPTION USED TO CREATE THIS SKETCH IS PER ORB 8156, PAGE 616 AND FDOT BOOK 9488, PAGE 1030.

LINE TABLE		
LINE	BEARING	LENGTH
L47	S13°41'14"E(L1)	38.81'(L1)
L48	N83°12'26"W(L1)	119.00'(L1)
L49	S13°33'34"W(L1) S13°35'12"W(L2)	34.31'(L1,L2)
L50	S22°27'52"E(L1) S22°26'14"E(L2)	37.41'(L1,L2)
L51	S64°24'12"E(L1) S64°22'34"E(L2)	351.12'(L1,L2)
L52	S46°12'58"E(L1) S46°11'21"E(L2)	64.08'(L1,L2)
L53	N64°24'12"W(L1) N64°22'34"W(L2)	676.27'(L1,L2)
L54	N81°52'31"E(L1) N81°54'09"E(L2)	80.32'(L1,L2)

LINE TABLE		
LINE	BEARING	LENGTH
L55	N15°56'37"W(L1)	507.02'(L1)
L56	N24°00'32"W(L1)	192.44'(L1)
L57	N13°56'21"W(L1)	200.12'(L1)
L58	N10°30'47"W(L1)	211.33'(L1)
L59	N15°56'37"W(L1)	315.34'(L1)
L60	N10°35'46"E(L1)	377.53'(L1)
L61	N88°25'10"E(L1)	318.76'(L1)
L62	S00°16'49"W(C) S00°18'27"W(L2)	2025.44'(C,L2)
L63	S76°49'09"E(C) S76°47'31"E(L2)	166.11'(C,L2)

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2774.00'(L1)	1284.93'(L1)	1273.47'(L1)	S02°40'26"E(L1)	026°32'23"(L1)
C2	2637.00'(L1)	76.85'(L1)	76.85'(L1)	S15°06'31"E(L1)	001°40'11"(L1)
C3	2637.00'(L1)	311.43'(L1)	311.25'(L1)	S10°10'34"W(L1)	006°46'00"(L1)
C4	2471.00'(L1)	1271.72'(L1)	1257.73'(L1)	N01°11'59"W(L1)	029°29'16"(L1)
C5	2940.00'(L1)	1361.82'(L1)	1349.68'(L1)	N02°40'26"W(L1)	026°32'23"(L1)
C6	2471.00'(C) 2470.91'(L2)	109.99'(L2)	109.98'(L2)	N12°16'08"E(C) N12°17'46"E(L2)	002°33'01"(L2)
C7	2637.00'(L2)	111.75'(L2)	111.74'(L2)	S12°20'44"W(C) S12°22'22"W(L2)	002°25'41"(L2)
C8	2471.00'(C)	1161.73'(C)	1151.06'(C)	N02°28'30"W(C)	026°56'14"(C)
C9	2637.00'(C)	199.68'(C)	199.64'(C)	N08°57'44"E(C)	004°20'19"(C)

PREPARED FOR:

CHAPEL CROSSINGS

SHEET DESCRIPTION:

CURLEY ROAD SOUTH - PARCEL 100

SCALE: NONE	DATE: 5-16-2017	DRAWN: BGD	CALCED: JTP	CHECKED: JTP
JOB No.: 2011-0031	EPN: 460	SECTION: 10	TOWNSHIP: 26S	RANGE: 20E



FLORIDA DESIGN CONSULTANTS, INC.
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3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.8707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JARED M. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER PSM 6971
STATE OF FLORIDA



Return to: Barbara L. Wilhite

This instrument prepared by:
Barbara L. Wilhite
2523 Permit Place
New Port Richey, FL 34655

Rcpt: 1866781 Rec: 27.00
DS: 0.00 IT: 0.00
05/26/2017 K. D. K., Dpty Clerk

PAULA S. O'NEIL, PH. D. PASCO CLERK & COMPTROLLER
05/26/2017 04:14pm 1 of 3
OR BK 9547 PG 909

Parcel ID (portion of) 09-26-20-0000-49900-162A
Ref/Project Name: Zephyrhills Bypass Extension

COUNTY DEED

THIS DEED, made by Pasco County, Florida, a political subdivision of the state of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, as Grantor, and **THORNWOOD ASSOCIATES, LLC**, an Illinois limited liability company, whose address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544, hereinafter called the Grantee.

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described land lying and being in Pasco County, Florida:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE
MADE A PART HEREOF.**

The purpose of this conveyance is for the Zephyrhills Bypass Extension in accordance with the Development Agreement between Pasco County and Thornwood Associates, LLC, approved on October 11, 2016, and recorded in the Public Records of Pasco County, Florida, at O.R. Book 9452, Page 2015.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, this 23 day of _____, 2017.



Paula S. O'Neil
Paula S. O'Neil
Pasco County Clerk & Comptroller

**BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA**

Mike Moore
Mike Moore, Chairman

APPROVED
IN SESSION

MAY 23 2017

PASCO COUNTY
BCC

PK

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. (SEE NOTE BELOW) BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING N00°20'45"W. SEE SKETCH AND LEGAL DESCRIPTION.

OR BK **9547** PG **910**
2 of 3

LEGAL DESCRIPTION:

A parcel of land being a portion of Right-of-Way Parcel 162A, as described in Official Record Book 8168, Page 330, of the Public Records of Pasco County, Florida, lying within Section 9, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 26 South, Range 20 East, Pasco County, Florida; thence N00°20'45"W, along the East line of the Northeast 1/4 of said Section 9, for 64.58 feet to an Easterly corner of Right-of-Way Parcel 162A, as described in Official Record Book 8168, Page 330, of the Public Records of Pasco County, Florida, same being the point of intersection with a non-tangent curve, concave Northerly, same also being the POINT OF BEGINNING; thence the following three (3) courses along the Southerly Right-of-Way line of Parcel 162A, as described in Official Record Book 8168, Page 330; (1) thence Westerly along the arc of said curve, with a radial bearing of S12°05'05"W, having a radius of 3,112.00 feet, a central angle of 2°29'53", an arc length of 135.68 feet, and a chord bearing N79°09'52"W for 135.67 feet, to the point of intersection with a non-tangent line; (2) thence N64°17'55"W, for 52.77 feet to the point of intersection with a non-tangent curve, concave Northerly; (3) thence Westerly along the arc of said curve, with a radial bearing of N13°01'57"E, having a radius of 3,100.00 feet, a central angle of 04°34'56", an arc length of 247.92 feet, and a chord bearing N74°40'35"W for 247.85 feet to the point of intersection with a non-tangent line, same being a Southerly Right-of-Way corner of said Parcel 162A, as described in Official Record Book 8168, Page 330; thence N17°36'53"E, for 16.10 feet; thence N37°23'33"W, for 24.41 feet; thence N17°36'53"E, for 130.96 feet to the point of intersection with the Northerly Right-of-Way line of said Parcel 162A, as described in Official Record Book 8168, Page 330, same being the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N18°00'17"E, having a radius of 2,939.00 feet, a central angle of 7°49'37", an arc length of 401.49 feet, and a chord bearing S75°54'32"E for 401.17 feet, to the point of intersection with a non-tangent line, same being an Easterly corner of said Right-of-Way Parcel 162A, as described in Official Record Book 8168, Page 330, same also being the point of intersection with said East line of the Northeast 1/4 of Section 9; thence S00°20'45"E, along the Easterly Right-of-Way line of said Parcel 162A, as described in Official Record Book 8168, Page 330, same also being said East line of the Northeast 1/4 of said Section 9, for 175.79 feet to the POINT OF BEGINNING.

Containing 70,182 square feet or 1.611 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON AN ALTA/ACSM LAND TITLE SURVEY AND BOUNDARY SURVEY TITLED "STATE ROAD 54 & CURLEY ROAD PROPERTY WESLEY CHAPEL, FLORIDA" PREPARED BY FLORIDA DESIGN CONSULTANTS, INC. JOB NUMBER 2011-0031, DATED 10-5-2011, PUBLIC DOCUMENTS AS SHOWN HEREON AND IS SUBJECT TO AN ACCURATE LAND BOUNDARY SURVEY

PREPARED FOR:

CHAPEL CROSSINGS

SHEET DESCRIPTION:

Legal Description and Sketch of Right-of-Way Vacation

SCALE: NONE	DATE: 11-2-2016	DRAWN: CRF	CALCED: CRF	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.:	EPN.	SECTION:	TOWNSHIP:	RANGE:	
2011-0031	460	9	26 S	20 E	
<p>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT, ACHIEVE IT —</p>					
<p>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34653 PHONE: (800) 532-1047 FAX: (727) 848-3646 WWW.FDCON.COM</p>					

EXHIBIT

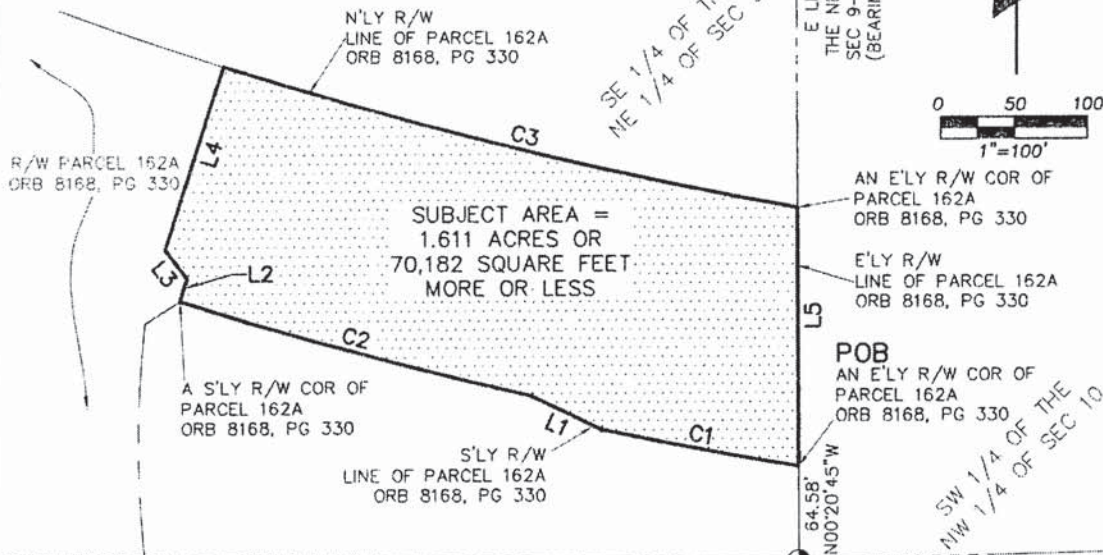
A

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. (SEE NOTE BELOW) BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING N00°20'45"W. SEE SKETCH AND LEGAL DESCRIPTION.

OR BK **9547** PG **911**
3 of 3

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	3112.00'	135.68'	135.67'	N79°09'52"W	2°29'53"	S12°05'05"W
C2	3100.00'	247.92'	247.85'	N74°40'35"W	4°34'56"	N13°01'57"E
C3	2939.00'	401.49'	401.17'	S75°54'32"E	7°49'37"	N18°00'17"E



LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°17'55"W	52.77'
L2	N17°36'53"E	16.10'
L3	N37°23'33"W	24.41'
L4	N17°36'53"E	130.96'
L5	S00°20'45"E	175.79'


LEGEND:
 COR = Corner
 ELY = Easterly
 NLY = Northerly
 ORB = Official Records Book
 PG = Page
 POB = Point of Beginning
 POC = Point of Commencement
 R/W = Right-of-way
 SEC = Section
 SLY = Southerly

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON AN ALTA/ACSM LAND TITLE SURVEY AND BOUNDARY SURVEY TITLED "STATE ROAD 54 & CURLEY ROAD PROPERTY WESLEY CHAPEL, FLORIDA" PREPARED BY FLORIDA DESIGN CONSULTANTS, INC. JOB NUMBER 2011-0031, DATED 10-5-2011, PUBLIC DOCUMENTS AS SHOWN HEREON AND IS SUBJECT TO AN ACCURATE LAND BOUNDARY SURVEY.

PREPARED FOR: **CHAPEL CROSSINGS**

SHEET DESCRIPTION: **Legal Description and Sketch of Right-of-Way Vacation**

SCALE: 1"=100'	DATE: 11-2-2016	DRAWN: CRF	CALCED: CRF	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: 2011-0031	EPN: 460	SECTION: 9	TOWNSHIP: 26 S	RANGE: 20 E	



FLORIDA DESIGN CONSULTANTS, INC.
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3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855
PHONE (800) 532-1047 FAX: (727) 845-3848 WWW.FLDESIGN.COM E.R. NO.6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

Jared E. Renaude
JARED E. RENAUDE
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER PSM 6971
 STATE OF FLORIDA

EXHIBIT “D”

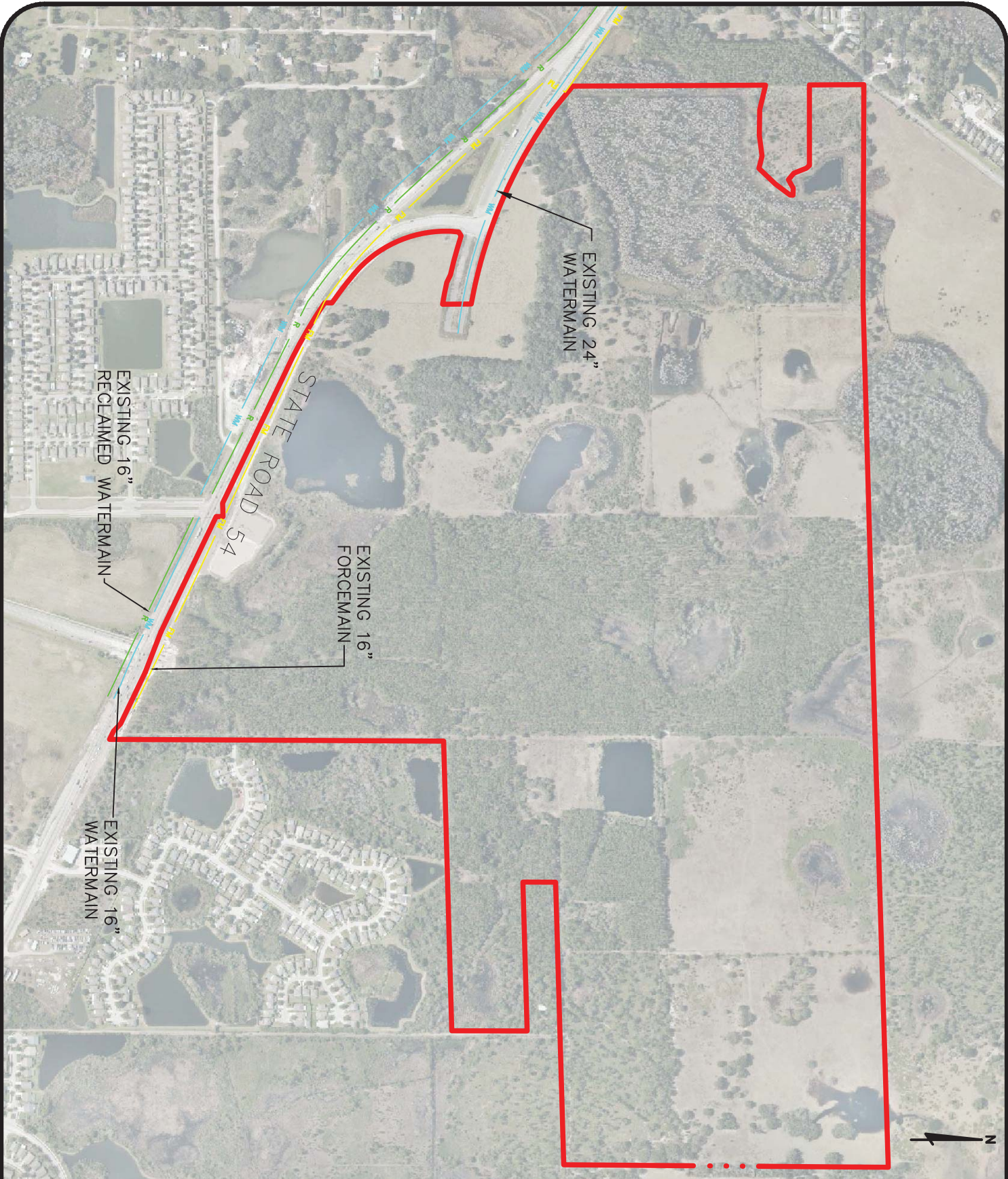
Chapel Crossings Community Development District

Initial Board of Supervisors

1. Craig Weber
2940 Sports Core Circle
Wesley Chapel, FL 33543
2. Paul Nettina
2940 Sports Core Circle
Wesley Chapel, FL 33543
3. Julie Clayton
2940 Sports Core Circle
Wesley Chapel, FL 33543
4. Jorge Lozoya
2940 Sports Core Circle
Wesley Chapel, FL 33543
5. F. Peter Williams
5439 Bold Venture Place
Wesley Chapel, FL 33544

EXHIBIT ‘E’

K:\460\2011-031C\Exhibits\460_2011-031C_CHAPEL_CROSSING_CDD_AERIAL_EXHIBIT.dwg -- Apr 06, 2020 @ 4:20pm -- omaldonado



DESCRIPTION: CHAPEL CROSSINGS CDD AERIAL MAP & EXISTING UTILITIES MAP



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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO. 7421

EXHIBIT ‘F’

**CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF ESTIMATED PROJECT COSTS**

	ZBE/CCB¹	Phase 1	Phase 2	Total
Stormwater Management	\$2,000,000	\$2,000,000	\$1,500,000	\$5,500,000
Roads	\$4,700,000	\$4,700,000	\$4,000,000	\$13,400,000
Water, Wastewater, Reclaimed Water Systems	\$1,400,000	\$2,100,000	\$1,800,000	\$5,300,000
Community Amenities	\$0	\$2,500,000	\$0	\$2,500,000
Wetland Mitigation	\$250,000	\$150,000	\$150,000	\$550,000
Electric Power Service/Street Lights	\$200,000	\$200,000	\$200,000	\$600,000
Landscape/Irrigation/Hardscape	\$1,000,000	\$800,000	\$800,000	\$2,600,000
Professional Services and Permitting Fees	\$750,000	\$1,000,000	\$700,000	\$2,450,000
Contingency	\$600,000	\$800,000	\$600,000	\$2,000,000
Total	\$10,900,000	\$14,250,000	\$9,750,000	
Grand Total Estimated Project Costs	\$34,900,000			

¹Zephyrhills Bypass Extension and Chapel Crossings Boulevard

**CHAPEL CROSSINGS
COMMUNITY DEVELOPMENT DISTRICT**

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation and Maintenance
Stormwater Management	CDD	CDD	CDD
ZBE/CCB Roadways¹	CDD	County	County
Roadways²	CDD	CDD	CDD
Water, Wastewater, Reclaimed Water Systems	CDD	County	County
Community Amenities	CDD	CDD	CDD
Wetland Mitigation	CDD	CDD	CDD
Undergrounding of Electrical Utilities/Street Lights	CDD	WREC	WREC
Landscaping/Irrigation/ Hardscape	CDD	CDD	CDD
Professional Services and Permitting Fees	CDD	---	---
Contingency	CDD	---	---

¹Zephyrhills By-Pass Extension (“ZBE”) and Curley Road Extension a/k/a Chapel Crossings Blvd (“CCB”) roads will be maintained by County.

²The roads located in the District may be maintained by the CDD or other community associations.

EXHIBIT “G”

STATEMENT OF ESTIMATED REGULATORY COSTS
Chapel Crossings Community Development District

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (“SERC”) supports the petition to establish the Chapel Crossings Community Development District (hereinafter referred to as the “District” or “Chapel Crossings”) in accordance with Chapter 190.005, Florida Statutes (“F.S.”). Specifically, Section 190.005(1)(a)8, F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

Moreover, Section 190.002(2)(d), F.S., provides “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.”

1.2 Chapel Crossings Community Development District

The District will comprise a proposed land area of approximately 451.13 acres within Pasco County, Florida. The development plan for the proposed lands within the District includes the construction of up to 1,100 residential units and an amenity center. The District is designed to provide certain infrastructure, services, and facilities along with certain ongoing operations and maintenance services to Chapel Crossings development (the “Development”). A Community Development District (“CDD”), is an independent unit of special purpose local government created and chartered by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. The District may be established on the proposed property by ordinance of the County Commission of Pasco County. 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 a special-purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A community development district is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Chapel Crossings. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

1.3 Requirements for the Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., in pertinent part, provides that the elements of a Statement of Estimated Regulatory Costs must contain the following:

(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 Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. 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.

(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.

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

A. 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;

The establishment of the District as a special purpose entity will not likely have an adverse impact on the economic growth in the excess of \$1 million as it does not have the legal authority or operational ability to adversely affect economic growth, hinder job creation, or stifle investments. While the project and the District are independent, and the successful completion of the improvements would need to occur regardless of whether the District was established, the creation of the District would have a positive impact on the economy over the next 5 years as it will enable the construction of public infrastructure improvements. Further, the increase in construction will simultaneously increase the demand for construction workers and professional consultants. Additionally, the District may choose to finance the basic public infrastructure by issuing special assessment revenue bonds, which might be attractive for investors. These bonds would be paid off over the course of time through the levy of a special assessments secured by the assessed properties as collateral. This method of financing places a lien against all the properties within the District, subordinating all private liens such as mortgage loans. This structure supports community development by funding public infrastructure at a lower cost of capital than otherwise available. Lastly, establishment of the District is likely to have positive impact on property values and local real estate sales. In summation, there would be no adverse impact on economic growth, private sector job creation or employment, or private sector investments as a result of the establishment of the District.

B. 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;

The establishment of the District is not 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. All professionals involved, from the District's inception through the completion of the project, will be locally or state based. Further, the creation of new homes will increase opportunities for the local real estate industry as well as increase the property tax base, thereby generating additional tax revenue. These funds will be utilized for local schools and community infrastructure, thereby increasing the competitive strength of the County. Thus, there will be no adverse impact on business competitiveness as a result of establishing the district.

C. 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.

It is not likely to see a dramatic increase in overall regulatory or transactional costs in excess of \$1 million in the aggregate within 5 years. Fees may be incurred by the County to cover administrative costs associated with reviewing the documents relevant to establishing the

District, however, these will be recouped by the establishment fee paid to the county. Additional transactional costs¹, might also occur but are covered with one-time fees.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. These operating costs, however, will be funded by the landowners through direct funding agreements or special assessments levied by the District. The District will also incur costs associated with the issuance and repayment of special assessment revenue bonds. These costs will be funded through the levy of special assessments paid by landowners within the District, which will not affect tax payers outside of the district.

3.0 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;

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 County and its residents, 3) current property owners, and 4) future property owners.

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 in Section 4.1 below. 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.

Pasco County

The County 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 in Section 4.1 below. 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 County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

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.

¹ “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.

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.

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 rule, and any anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing the Ordinance:

Pasco County (“Agency”)

Because the District encompasses less than 2,500 acres, this petition is being submitted to Pasco County (i.e., the "Agency" under Section 120.541(2), F.S. for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner’s payment of a one-time filing fee.

The proposed land for the District is located within Pasco County, Florida and consists of less than 2,500 acres. The County 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. The costs to review the record of the local hearing, the transcript of the hearing, and the ordinance adopted by the local general-purpose government will be offset by the filing fee of \$15,000 to the County.

These costs to the County are modest for a number of reasons. First, according to Chapter 190, F.S., review of the petition to establish the District does not include analysis of any community developments within the boundaries of the District. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess 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 the required filing fee. Finally, general purpose local governments routinely process petitions for land uses and zoning changes that are far more complex than is the petition.

The annual costs to the County, 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 County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

The State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing

disclosures. To offset these costs, the legislature has established a maximum fee of \$175 per CDD per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

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 by law to provide community facilities and services to the lands that comprise the Chapel Crossings project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the Chapel Creek Community Development District will not create any significant economic costs for the State of Florida or for the County.

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 rule.

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District.

Table 1 below provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities will be provided by the District and/or the Developer.

Table 1

FACILITY	FUNDED/ CONSTRUCTED	OWNERSHIP	OPERATIONS & MAINTENANCE
Stormwater Management	CDD	CDD	CDD
ZBE/CCB Roadways ¹	CDD	County	County
Roadways ²	CDD	CDD	CDD
Water, Wastewater, Reclaimed Water Systems	CDD	County	County
Community Amenities	CDD	CDD	CDD
Wetland Mitigation	CDD	CDD	CDD
Undergrounding of Electrical Utilities	CDD	WREC	WREC
Street Lights	CDD	WREC	WREC
Landscaping/Irrigation/ Hardscape	CDD	CDD	CDD
Professional Services and Permitting Fees	CDD	---	---
Contingency	CDD	---	---

¹ Collector and Arterial roadways will be maintained by County.

² Subdivision roadways and Alleys will be maintained by the CDD or other community associations.

The petitioner has estimated the design and development costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total costs for these facilities are estimated to be approximately \$34,900,000.

Table 2

FACILITY	ZBE/CCB (1)	PHASE I	PHASE II	TOTAL
Storm Water Management	\$2,000,000	\$2,000,000	\$1,500,000	\$5,500,000
Roads	\$4,700,000	\$4,700,000	\$4,000,000	\$13,400,000
Water, Wastewater, Reclaimed Water Systems	\$1,400,000	\$2,100,000	\$1,800,000	\$5,300,000
Community Amenities	\$0	\$2,500,000	\$0	\$2,500,000
Wetland Mitigation	\$250,000	\$150,000	\$150,000	\$550,000
Electrical Power Services/ Street Lights	\$200,000	\$200,000	\$200,000	\$600,000
Landscape and Irrigation	\$1,000,000	\$800,000	\$800,000	\$2,600,000
Professional Services & Permitting Fees	\$750,000	\$1,000,000	\$700,000	\$2,450,000
Contingency	\$600,000	\$800,000	\$600,000	\$2,000,000
Total	\$10,900,000	\$14,250,000	\$9,750,000	\$34,900,000

(1) Zephyrhills Bypass Extension and Chapel Crossings Boulevard

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 2 are typical for developments of the type contemplated. There is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

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 in Section 120.52, F.S.

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a

result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Pasco County is not defined as a small County, for purposes of this requirement. The County has a population of 553,947 according to the U.S. Census Bureau 2019 Population Estimates and is therefore not defined as a “small” county according to Section 120.52(19), F.S.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

7.0 Any additional information that the Agency determines may be useful.

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. 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. Input was received from the developer’s engineer and other professionals associated with the developer.

Finally, it is useful to reflect upon the question of whether the proposed District is the best alternative to provide community facilities and services to the project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district.

However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, the alternatives would require Pasco County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Administering a project of the size and complexity of the development program anticipated for Chapel Crossings is a significant and expensive undertaking. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County’s credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (“POA”) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments in the same manner as ad valorem

property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local government and so it must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

The District is preferable to these alternatives from a government accountability perspective. With the District as proposed, property owners within the District would have a focused unit of government ultimately under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

8.0 A description of any good faith written proposal submitted under Section 120.541 (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

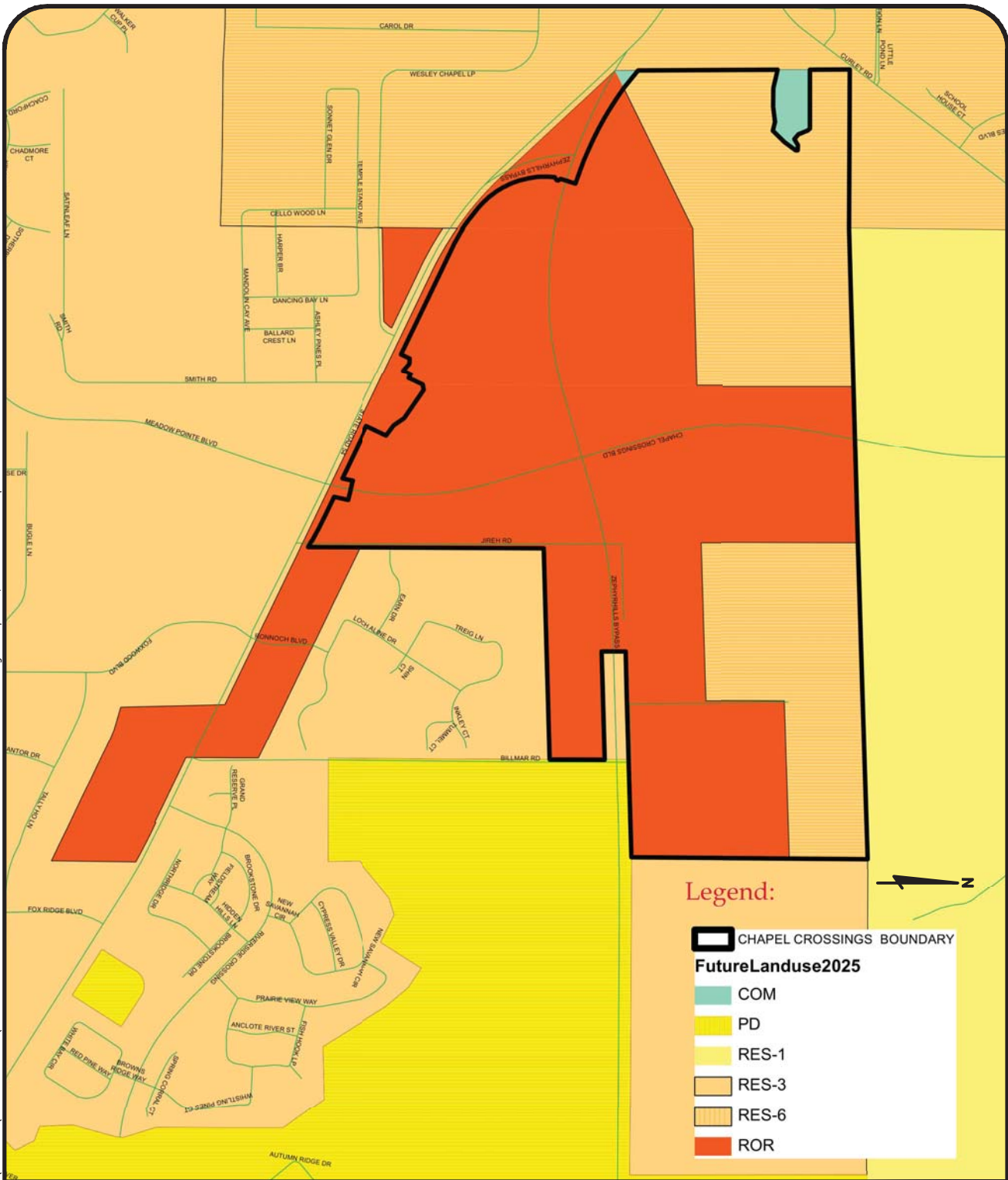
Not Applicable.

Prepared by: Elizabeth Moore Date: 4/15/2020
Inframark, LLC

REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	218.39	within 9 months following end of fiscal year
Annual Financial Report (AFR)	218.32	(d) no later than 9 months after end of fiscal year or (e) no later than June 30
TRIM Compliance Report	200.068	no later than 30 days after adoption of resolution establishing property tax levy
Form 1 – Limited Financial Disclosure	112.3144	by July 1
Public Depositor	280.17	by November 30
Proposed Budget	190.008	at least 60 days prior to adoption
Public Facilities Report	189.018	within one year of creation; annual updates thereafter
Public Meeting Schedule	189.015	quarterly, semiannually or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	30 days after first meeting

EXHIBIT “H”

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DESCRIPTION: CHAPEL CROSSINGS CDD FUTURE LAND USE



FLORIDA DESIGN CONSULTANTS, INC.
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