

Mailing Addresses

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Robert D. Sumner Judicial Center
38053 Live Oak Avenue, Suite 205
Dade City, FL 33523-3894

West Pasco Judicial Center
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New Port Richey, FL 34654

East Pasco Government Center
14236 Sixth Street, Suite 201
Dade City, FL 33523

West Pasco Government Center
8731 Citizens Drive, Suite 220
New Port Richey, FL 34654

East Pasco Records Center
38319 McDonald Street
Dade City, FL 33525

West Pasco Records Center
Jack Albert Records Retention Center
8902 Government Drive
New Port Richey, FL 34654

Dade City: (352) 521-4542
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*Office of Paula S. O'Neil
Clerk & Comptroller
Pasco County, Florida*

March 12, 2013

Mr. Mark Straley, Esq.
Straley & Robin
1510 W. Cleveland Street
Tampa, FL 33606

RE: Watergrass CDD Boundaries Ordinance 13-06
P2 PDD13-250

Dear Mr. Straley:

At the Pasco County Board of County Commissioners meeting of March 5, 2013, the above mentioned agenda item was approved. Attached is a copy of the agreement for your files.

Any exhibits related to this document can be viewed by visiting the Pasco County Website as follows: go to www.pascocountyfl.net, click on "Agendas & Minutes" on the left side of the home page, select the meeting date from the list, click on "Agenda" click on the agenda item number indicated above, and click on the attachment you wish to view.

If you have any questions, please contact the appropriate department or call (352) 521-4274 or (727) 847-2411.

Sincerely,

Katie McCormick

Katie McCormick
Board Clerk
Board Records

Enclosure

AN ORDINANCE CONTRACTING THE BOUNDARIES OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND AMENDING PASCO COUNTY ORDINANCE NO. 05-04; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the WaterGrass Community Development District through its Board of Supervisors, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to amend Ordinance No. 05-04, adopted on February 26, 2005, and to rename and contract the boundaries of the WaterGrass Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

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

WHEREAS, the County has considered and finds that the contraction 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 contracted 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 contracting the boundaries of the District.

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

SECTION 1. AUTHORITY

Pasco County Ord. No. 05-04 is hereby amended pursuant to the authority conferred by Chapters 125 and 190, Florida Statutes (2012), 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. RENAMING OF THE DISTRICT

The name of the District shall be modified to be WaterGrass Community Development District I.

SECTION 4. CONTRACTION OF THE BOUNDARIES OF THE DISTRICT

a. The area within Composite Exhibit C of the Petition is hereby contracted from the District as authorized by Section 190.046, Florida Statutes. The remaining contracted boundaries of the District shall be those depicted in Composite Exhibit D of the Petition.

b. The contraction of the District shall not affect any requirements, provisions, conditions, powers or terms of Ord. No. 05-04 not inconsistent with this amendment to Ord. No. 05-04.

SECTION 5. Section 1, Authority and Power of the District, paragraphs a and b, are hereby replaced in their entireties as follows:

a. The external boundaries of the District , as depicted in Exhibit H of the Petition, and the external boundaries as described in Exhibit D of the Petition, 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 contraction of the District boundaries shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the WaterGrass MPUD Petition No. 6186, as may be amended, pertaining to land within the District shall remain in effect. 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 a comprehensive plan, building code, or land development code.

SECTION 6. Section 5, Functions of the District, paragraphs b and c, are hereby replaced in their entireties as follows:

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 A, and as the said District might be expanded or contracted.

SECTION 7. Section 8, Miscellaneous Provisions, is hereby replaced in its entirety as follows:

a. The County may require, based upon the number 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 for 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 Contract the WaterGrass Community Development District is attached hereto in its entirety as Exhibit A 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

A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this Ordinance and shall take effect upon filing.



BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

BY: Paula O'Neil
PAULA O'NEIL, PH.D.
CLERK & COMPTROLLER

BY: Theodore J. Schrader
THEODORE J. SCHRADER, CHAIRMAN

APPROVED
IN SESSION

MAR 5 2013

PASCO COUNTY
BCC

EXHIBIT A

**Petition to Contract the Boundaries
of the Watergrass Community**

Development District

(CDD 1)

**November 6, 2012
Revised January 8, 2013**

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

CDD I

APPLICATION FORM

I. APPLICANT: CKB Development, LLC
ADDRESS: 2940 Sports Core Circle
CITY Wesley Chapel STATE Florida ZIP 33544
PHONE (813) 994-2277

PROPERTY OWNER(S): (See attached)
ADDRESS: _____
CITY _____ STATE Florida ZIP _____
PHONE _____ FAX: _____

REPRESENTATIVE: Mark K. Straley, Esq.
(Contact Person):
ADDRESS: Straley & Robin, 1510 W. Cleveland St.,
CITY Tampa STATE Florida ZIP 33606
PHONE (813) 223-9400 FAX: (813) 223-5043

II. Current Use of Property: Residential, community and recreational
Current zoning of property : MPUD (Petition # ZN11-6994)
Current future land use designation of property: RES-3
Current Number and Types of Units to be assessed
by this CDD *Residential Units: Single Family 430
Name of MPUD or Development: Watergrass MPUD (Petition #ZN11-6994)

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.

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

CRAIG B. WEBER
Type or Print Name Legibly

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

*Watergrass MPUD is approved for 1,999 single and multi-family units and Commercial and Office Space. Watergrass CDD II will contain 1,080 single family and 489 Multi-Family Units; Commercial (sq. ft entitlements) 140,000 sq. ft.; Office (sq. ft. entitlements) 73,000 sq. ft.

{00033502.DOCX/}

Property Owners

PROPERTY OWNER(S): CKB Development, LLC
ADDRESS: 2940 Sports Core Circle
CITY Wesley Chapel STATE Florida ZIP 33544
PHONE (813) 994-2277 FAX: (813) 973-1687

PROPERTY OWNER(S): The Ryland Group, Inc.
ADDRESS: 9426 Camden Field Parkway
CITY Riverview STATE Florida ZIP 33578
PHONE (813) 627-6100 FAX: (813) 627-6162

PROPERTY OWNER(S): Michael E. Lopez
ADDRESS: 32764 Windelstraw Drive
CITY Wesley Chapel STATE Florida ZIP 33545
PHONE _____ FAX: _____

PROPERTY OWNER(S): Angela Clarke
ADDRESS: 32745 Windelstraw Drive
CITY Wesley Chapel STATE Florida ZIP 33545
PHONE _____ FAX: _____

PROPERTY OWNER(S): Michael & Kathy Stokrp
ADDRESS: 7735 Windchase Way
CITY Wesley Chapel STATE Florida ZIP 33545
PHONE _____ FAX: _____

CDD I

**PETITION TO CONTRACT THE BOUNDARIES OF THE
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, the WaterGrass Community Development District (the "District"), petitions the Pasco County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance 05-04 adopted by the Pasco County Board of County Commissioners, Florida on February 22, 2005 (the "Ordinance"), to contract the boundaries of the District (the "Petition"), and designate the contracted area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

Section 190.046, Florida Statutes, authorizes the District to file this petition to contract its boundaries. Accordingly, petitioner states as follows:

1. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit A**.
2. Resolution Number 2012-09 authorizing the contraction of the District and the submittal of a petition to contract the District by the Board of Supervisors of the District is attached as **Exhibit B**.
3. A metes and bounds legal description and sketch of the parcels being contracted from the District are attached as **Composite Exhibit C**.
4. A metes and bounds legal description and sketch of the contracted District are attached as **Composite Exhibit D**. Section 190.005 (1)(a)1, Florida Statutes.
5. The written consent to the contraction of the District by the landowners, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be deleted from the District are attached as **Composite Exhibits E-1 through E-5**. The filing of the petition for contraction by the District board of supervisors shall constitute consent of the landowners within

the District other than of landowners whose land is proposed to be deleted from the district.
Section 190.046(1)(e), Florida Statutes.

6. The statement of estimated regulatory costs of the granting of this petition and the contraction of the District pursuant thereto is attached as **Exhibit F**. Section 190.005(1)(a)8, Florida Statutes.

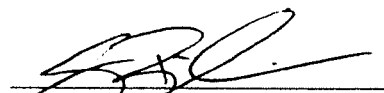
7. The services and facilities currently provided by the District to the area being removed, based upon available data, are attached as **Exhibit G**. Section 190.046(1)(a), Florida Statutes. Concurrent with the filing of this Petition, the District, with the consent of the landowners identified in Exhibit "D", are filing a companion petition to establish the Watergrass Community Development District II ("Watergrass CDD II"). Upon the establishment of Watergrass CDD II, the services and facilities being provided by this District will then be provided by the Watergrass CDD II.

8. The future general distribution, location, and extent of public and private uses of land proposed for the area within the contracted 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. Section 190.046 (1)(a), Florida Statutes. A copy of the pertinent portion of the Pasco County Future Land Use Element is attached as **Exhibit H**.

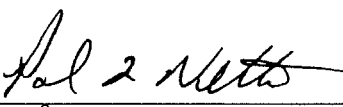
Respectfully submitted this 15th day of October, 2012.

Attest:

**WaterGrass Community
Development District**

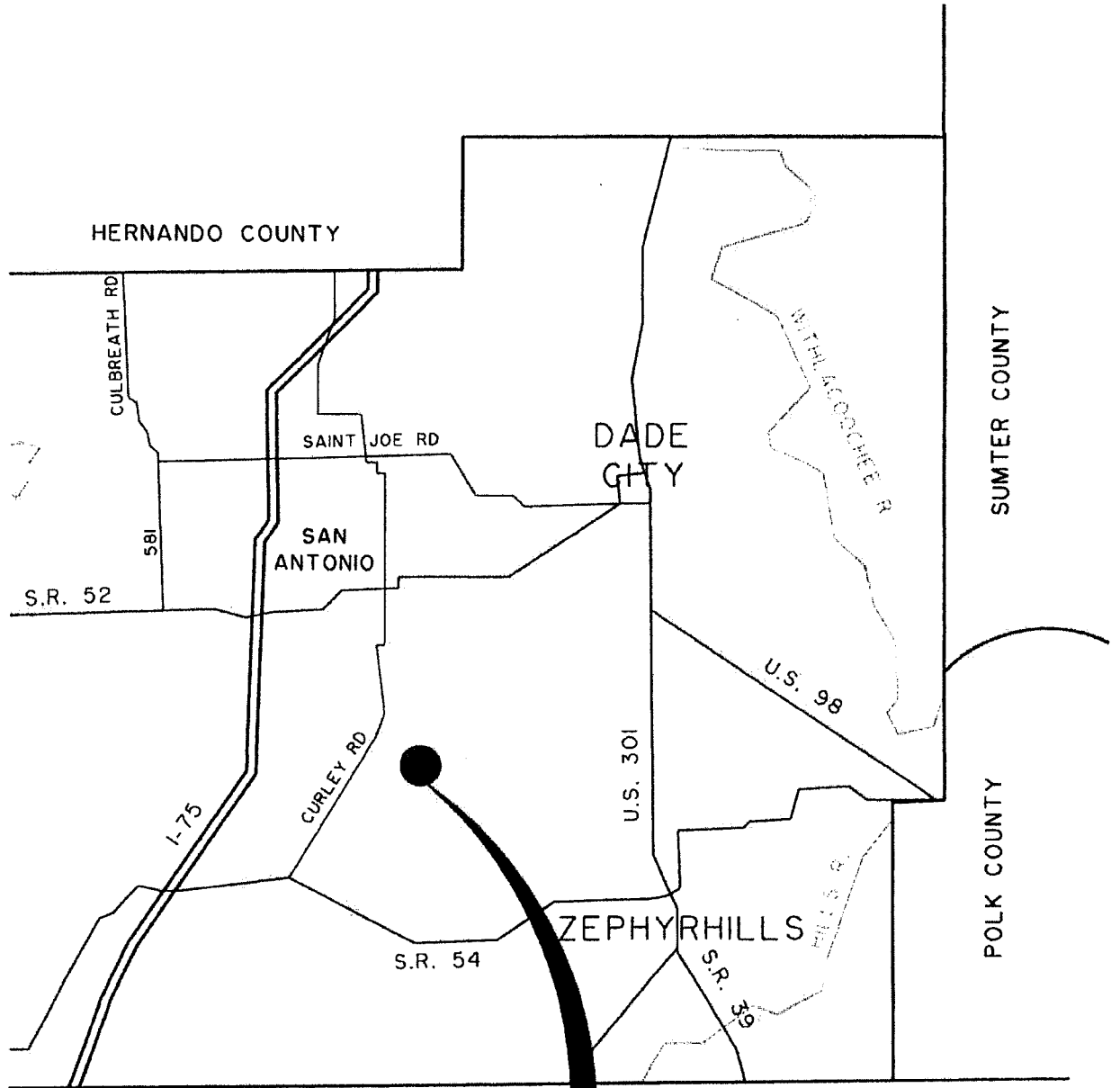


Secretary/Assistant Secretary

By: 

Name: PAUL L. NETTINA
Chairman of Board of Supervisors

Composite Exhibit A



HILLSBOROUGH COUNTY **WATERGRASS
PROJECT
LOCATION**

J:\Data\Dwgs\Exhibits\435_EX-08_watergrass-cdd1_VM.dwg - Dec 19, 2012 @ 11:43am ttlehan

DESCRIPTION: WATERGRASS VICINITY MAP - CDD I	PROJECT No. 2011-0008	EPN: 435
	DATE: 8/6/2012	FIGURE:
DRAWN BY: EPO		



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel. (727) 849-7588 - Fax. (727) 848-3648

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N



 = OVERALL WATERGRASS BOUNDARY



J:\427\10\Drawings\Exhibits\435_EX-07a_watergrass-cdd1.dwg - Dec 19, 2012 @ 11:21am - han

DESCRIPTION:	WATERGRASS CDD I		PROJECT No. 2011-0008	EPN. 435
	 FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Starkey Blvd, New Port Richey FL 34655 Tel: (727) 849-7588 - Fax: (727) 848-3648	DATE: 8-16-2012	FIGURE: 1	
		DRAWN BY: LCS		

Exhibit B

CDD I

RESOLUTION NO. 2012-09

A RESOLUTION AUTHORIZING THE CONTRACTION OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AND AUTHORIZING THE SUBMITTAL OF A PETITION TO CONTRACT THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES (2011).

WHEREAS, the Watergrass Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended (the "Act"), Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the "Board") desires to contract the boundaries of the District and to submit a Petition to Contract the Boundaries of the Watergrass Community Development District (the "Petition") to exclude certain parcels as reflected on Exhibit "A" (the "Contraction Property") from the District.

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves of the contraction of the District to exclude the Contraction Property, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to Pasco County, Florida.

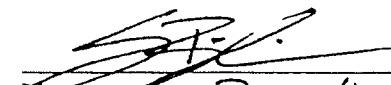
2. The Board hereby authorizes and directs the Chair, the Vice Chair or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from Pasco County, Florida.

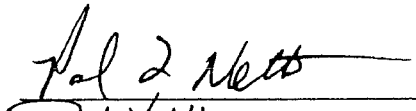
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF August, 2012.

Attest:

Watergrass
Community Development District


Name: Scott Brizendine
Assistant Secretary


Paul Nettina
Chair, Board of Supervisors

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.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE N89°59'26"W, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION) ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 31, FOR 39.42 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF HANDCART ROAD AS RECORDED OFFICIAL RECORD BOOK 4657, PAGE 683 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE S00°15'13"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF HANDCART ROAD, FOR 19.12 FEET TO THE NORTHEAST CORNER OF THE MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD; THENCE N88°22'23"W ALONG THE NORTH LINE OF SAID MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD, FOR 677.22 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31; THENCE S89°59'26"E ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, FOR 677.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,472 SQUARE FEET OR 0.149 ACRES, MORE OR LESS

ERROR OF CLOSURE: 0.009 FEET (GMS)

LESS AND EXCEPT:

(OFFICIAL RECORD BOOK 7661, PAGE 951)

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF OFFICIAL RECORD BOOK 7661, PAGE 951 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID OFFICIAL RECORD BOOK 7661, PAGE 951 THE FOLLOWING SIX (6) COURSES: 1) N14°04'00"W, FOR 250.47 FEET; 2) THENCE N75°56'00"E, FOR 230.00 FEET; 3) THENCE S14°04'00"E, FOR 205.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; 4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°46'15", AN ARC LENGTH OF 38.30 FEET, AND A CHORD BEARING S29°49'07"W, FOR 34.66 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHERLY; 5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S16°17'46"E, HAVING A RADIUS OF 1517.50 FEET, A CENTRAL ANGLE OF 05°36'41", AN ARC LENGTH OF 148.62 FEET, AND A CHORD BEARING S70°53'54"W, FOR 148.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1336.00 FEET, A CENTRAL ANGLE OF 02°30'12", AN ARC LENGTH OF 58.37 FEET, AND A CHORD BEARING S69°20'39"W, FOR 58.37 FEET TO THE POINT OF BEGINNING.

54,683 SQUARE FEET OR 1.255 ACRES, MORE OR LESS.

ERROR OF CLOSURE: 0.007 FEET (GMS)

LESS AND EXEPT:

(OFFICIAL RECORD BOOK 6781, PG 1979)

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 6781, PAGE 1979 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S84°36'00"E ALONG THE NORTH LINE OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1979, SAME ALSO BEING THE SOUTH RIGHT OF WAY LINE OF OVERPASS ROAD AS SHOWN ON THE PLAT OF "WATERGRASS PARCELS C-1 & C-2" AS RECORDED IN PLAT BOOK 66, PAGE 103 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR 611.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE CONTINUE ALONG SAID NORTH LINE OF OFFICIAL RECORD BOOK 6781, PAGE 1979, SAME ALSO BEING SAID SOUTH RIGHT OF WAY LINE OF OVERPASS ROAD, EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2917.00 FEET, A CENTRAL ANGLE OF 05°31'49", AN ARC LENGTH OF 281.55 FEET, AND A CHORD BEARING S81°50'06"E, FOR 281.44 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1979; THENCE ALONG THE EAST, SOUTH, AND WEST LINES OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1979 THE FOLLOWING SEVEN (7) COURSES: 1) THENCE S29°00'00"E, FOR 481.04 FEET; 2) THENCE S11°30'00"W, FOR 527.41 FEET; 3) THENCE S40°30'00"W, FOR 225.00 FEET; 4) THENCE N53°00'00"W, FOR 172.13 FEET; 5) THENCE N71°30'00"W, FOR 422.15 FEET; 6) THENCE N84°00'00"W, FOR 233.23 FEET; 7) THENCE N06°00'00"W, FOR 949.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 977,106 SQUARE FEET OR 22.431 ACRES, MORE OR LESS.

ERROR OF CLOSURE: 0.004 FEET (GMS)

TOTAL AREA: 33,590,312 SQUARE FEET OR 771.127 ACRES, MORE OR LESS.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR,

CKB DEVELOPMENT, LLC

SHEET DESCRIPTION,

CONTRACTED PARCEL

SCALE.	DATE.	DRAWN.	CALCED.	CHECKED.
NONE	7-17-12	GMS	DWMD	DWMD
JOB No.	EPN.	SECTION.	TOWNSHIP.	RANGE.
2012-0036	435	31 34.35.36	25S 25S	21E 20E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-5 FOR SKETCH OF PARCEL 1
SEE SHEET 6 FOR DETAIL.

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

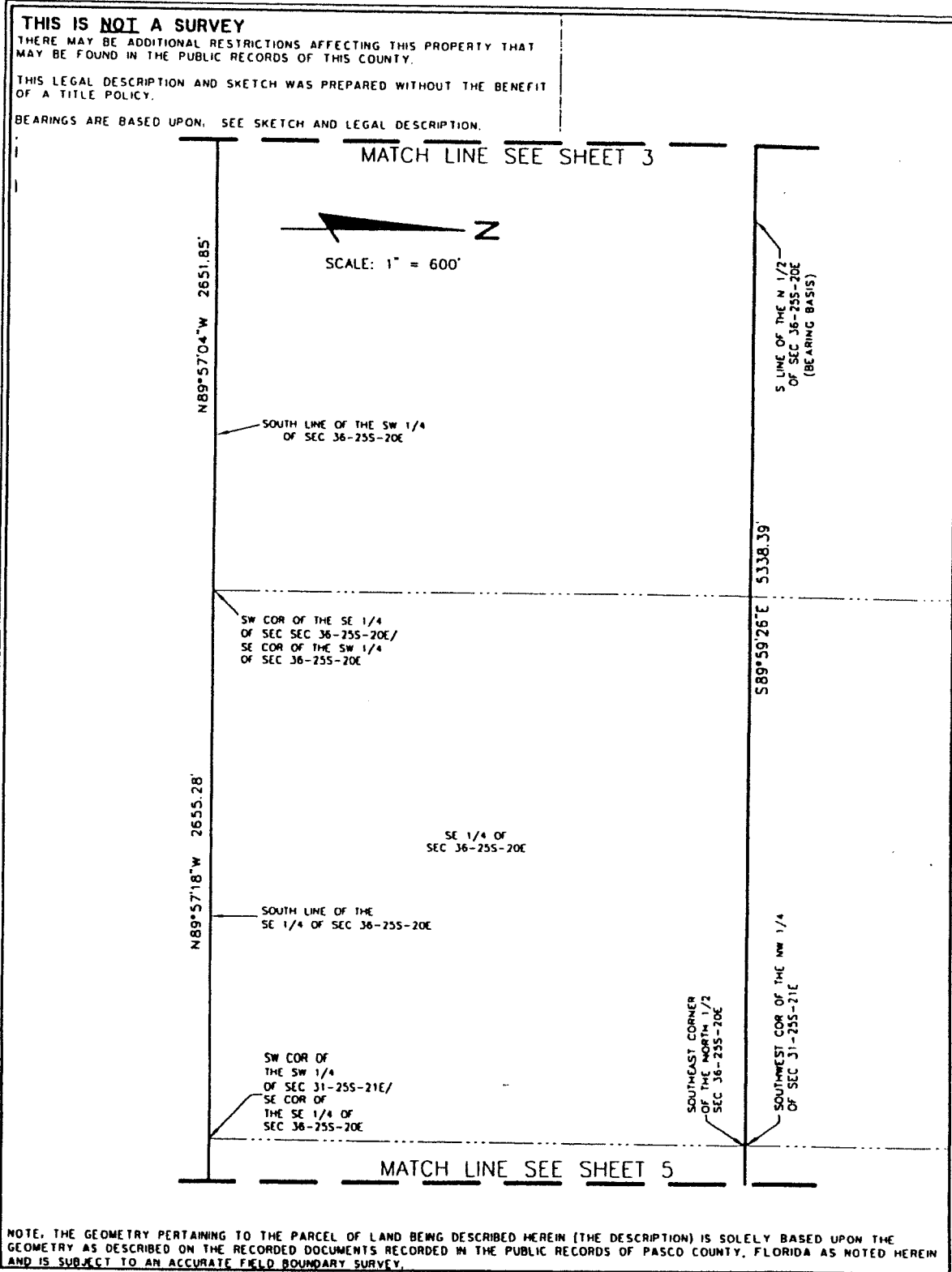


FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS

3030 Starkey Blvd.
New Port Richey, Florida 34655
(727) 849-7588

Certificate of Authorization, LB 6707
State of Florida

DAVID WILLIAM McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5840
STATE OF FLORIDA



PREPARED FOR: **KCB DEVELOPMENT, LLC**

SHEET DESCRIPTION: **CONTRACTED PARCEL**

SCALE: 1"=600'	DATE: 7-17-12	DRAWN: GMS	CALCD: DWMD	CHECKED: DWMD
JOB No.: 2012-0036	EPN: 435	SECTION: 31 34.35.36	TOWNSHIP: 255 255	RANGE: 21E 20E

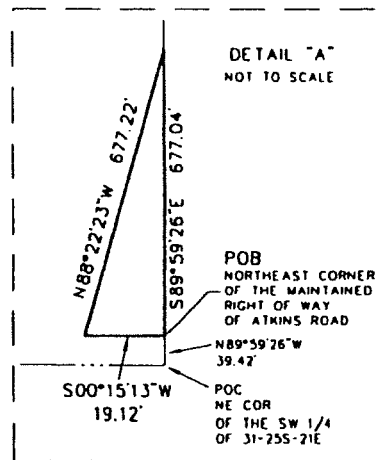
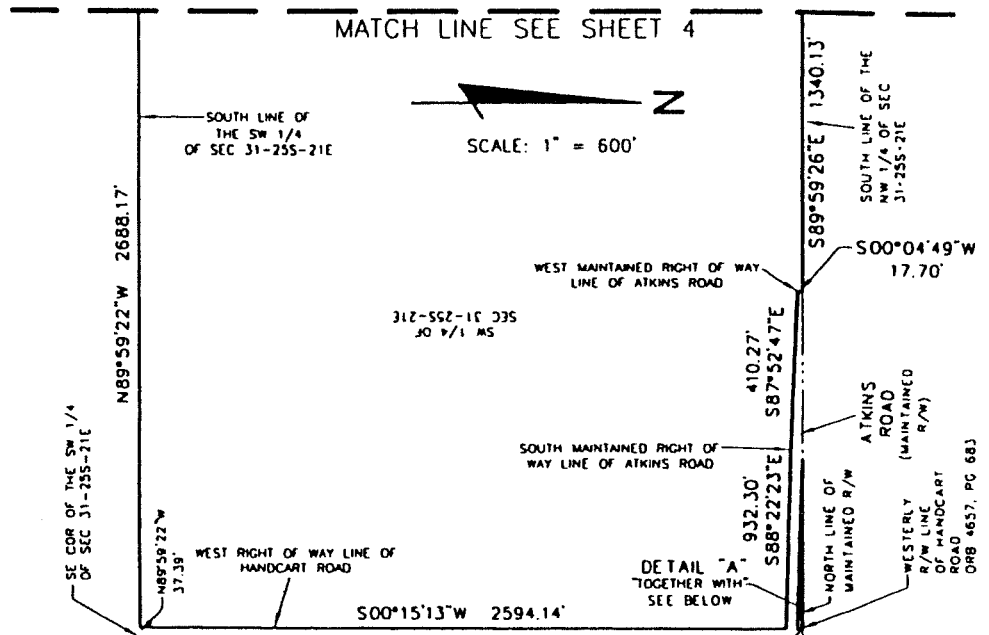
SEE SHEET 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 3-5 FOR SKETCH OF PARCEL 1
 SEE SHEET 6 FOR DETAIL

FD **FLORIDA DESIGN CONSULTANTS, INC.**
 ENGINEERS, ENVIRONMENTALISTS
 SURVEYORS & PLANNERS
 3030 Starkey Blvd.
 New Port Richey, Florida 34655
 (727) 849-7588
 Certificate of Authorization, LB 6707
 State of Florida

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

David William McDaniel
DAVID WILLIAM McDANIEL
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 5840
 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.



NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **CKB DEVELOPMENT, LLC**

SHEET DESCRIPTION: **CONTRACTED PARCEL**

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1"=600'	7-17-12	GMS	DWMD	DWMD
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2012-0036	435	31 34,35,36	25S 25S	21E 20E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 3-5 FOR SKETCH OF PARCEL 1
 SEE SHEET 6 FOR DETAIL

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

FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS
 SURVEYORS & PLANNERS
 3030 Starkey Blvd.
 New Port Richey, Florida 34655
 (727) 849-7500
 Certificate of Authorization, LB 6707
 State of Florida

DAVID WILLIAM McDANIEL
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 5840
 STATE OF FLORIDA

THIS IS NOT A SURVEY

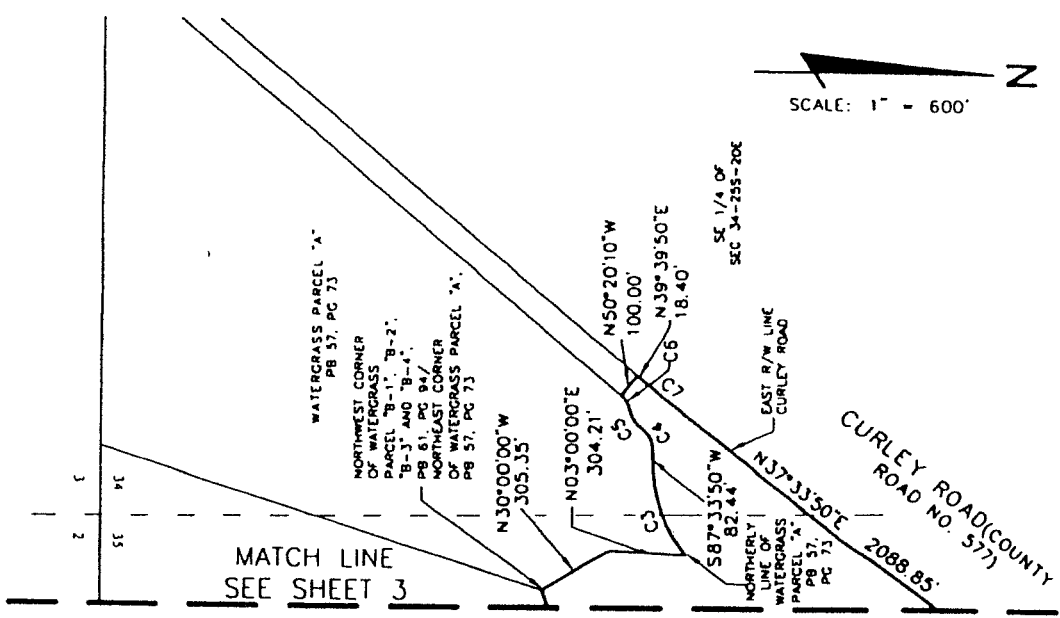
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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.


BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION.

LINE	BEARING	DISTANCE
L1	N25°08'00"W	31.77'
L2	N43°52'00"W	72.00'
L3	N62°36'00"W	47.75'
L4	N81°20'00"W	72.00'
L5	S79°56'00"W	47.75'
L6	S61°12'00"W	72.00'
L7	S42°28'00"W	47.75'
L8	S23°44'00"W	97.21'
L9	S87°33'50"W	82.44'
L10	N14°04'00"W	250.47'
L11	N75°56'00"E	230.00'
L12	S14°04'00"E	205.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RADIAL BEARING
C1	25.00'	39.27'	35.36'	S39°36'00"E	90°00'00"	S05°24'00"W
C2	530.00'	100.83'	100.68'	S00°03'01"E	10°54'02"	
C3	543.50'	367.72'	360.75'	S68°10'53"W	38°45'54"	N41°12'04"W
C4	100.00'	89.71'	86.73'	S61°51'55"W	51°23'51"	
C5	130.00'	92.53'	90.59'	S56°33'24"W	40°46'50"	
C6	100.00'	65.07'	63.93'	S58°18'20"W	37°16'59"	
C7	5762.58'	211.21'	211.20'	N38°36'50"E	2°06'00"	
C8	25.00'	38.30'	34.66'	S29°49'07"W	87°46'15"	
C9	1517.50'	148.62'	148.56'	S70°53'54"W	5°36'41"	S16°17'46"E
C10	1336.00'	58.37'	58.37'	S69°20'39"W	2°30'12"	
C11	2917.00'	281.55'	281.44'	S81°50'06"E	5°31'49"	



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:		CKB DEVELOPMENT, LLC			
SHEET DESCRIPTION:					
CONTRACTED PARCEL					
SCALE: 1" = 600'	DATE: 7-17-12	DRAWN: GMS	CALCED: DWMD	CHECKED: DWMD	
JOB No.: 2012-0036	EPN: 435	SECTION: 31 34.35.36	TOWNSHIP: 25S 25S	RANGE: 21E 20E	
 FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS SURVEYORS & PLANNERS 3030 Starkey Blvd. New Port Richey, Florida 34655 (727) 849-7588 Certificate of Authorization, LB 6707 State of Florida			SEE SHEET 1-2 FOR LEGAL DESCRIPTION SEE SHEET 3-5 FOR SKETCH OF PARCEL 1 SEE SHEET 6 FOR DETAIL.		
			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		

Composite Exhibit C

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 34, 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST AND SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, SAME ALSO BEING AN EASTERLY CORNER OF THE PLAT OF "WATERGRASS C-1 & C-2 AS RECORDED IN PLAT BOOK 66, PAGE 103 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°59'26"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36, (BEARING BASIS FOR THIS LEGAL DESCRIPTION) FOR 5338.39 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF SECTION 36, SAME ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST; THENCE S89°59'26"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 31, FOR 1340.13 FEET TO THE POINT OF INTERSECTION WITH THE WEST MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD; THENCE ALONG SAID WEST AND THE SOUTH MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD THE FOLLOWING THREE (3) COURSES: 1) THENCE S00°04'49"W, FOR 17.70 FEET; 2) THENCE S87°52'47"E, FOR 410.27 FEET; 3) THENCE S88°22'23"E, FOR 932.30 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE HANDCART ROAD, (COUNTY ROAD NO. 579) AS RECORDED IN OFFICIAL RECORD BOOK 4657, PAGE 683 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S00°15'13"W ALONG SAID WEST RIGHT OF WAY LINE OF HANDCART ROAD, FOR 2594.14 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; SAID POINT LYING SOUTHWEST 1/4 OF SECTION 31, THE SAME ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE N89°59'22"W ALONG SAID SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 31, FOR 2688.17 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 31, THE SAME ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE N89°57'18"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 36, FOR 2655.28 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 36, SAME ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE N89°57'04"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 36, FOR 2651.85 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 36, THE SAME ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N89°59'06"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 35, FOR 1392.45 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4" AS RECORDED IN PLAT BOOK 61, PAGE 94 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4" THE FOLLOWING NINE (9) COURSES: 1) N00°00'00"E, FOR 136.70 FEET; 2) THENCE N90°00'00"E, FOR 856.93 FEET; 3) THENCE N00°00'00"W, FOR 170.00 FEET; 4) THENCE N49°00'00"W, FOR 1399.33 FEET; 5) THENCE N16°00'00"E, FOR 725.77 FEET; 6) THENCE N05°24'00"E, FOR 63.95 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF OVERPASS ROAD AS SHOWN ON SAID PLAT OF "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4"; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OVERPASS ROAD, N84°36'00"W, FOR 155.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAME ALSO BEING THE NORTHWEST CORNER OF THE RIGHT OF WAY FOR ANGLESTEM BOULEVARD AS SHOWN ON SAID PLAT OF "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4"; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ANGLESTEM BOULEVARD THE FOLLOWING THREE (3) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S05°24'00"W, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING S39°36'00"E, FOR 35.36 FEET; 2) THENCE S05°24'00"W, FOR 468.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; 3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 105°44'02", AN ARC LENGTH OF 100.83 FEET, AND A CHORD BEARING S00°03'01"E, FOR 100.68 FEET TO A NORTHEASTERLY CORNER OF TRACT B-3B OF SAID "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4"; THENCE ALONG THE NORTHERLY LINE OF SAID "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4" THE FOLLOWING TEN (10) COURSES: 1) S87°00'00"W, FOR 318.42 FEET; 2) THENCE N25°08'00"W, FOR 72.00 FEET; 3) THENCE S79°56'00"W, FOR 47.75 FEET; 4) THENCE N62°36'00"W, FOR 47.75 FEET; 5) THENCE N81°20'00"W, FOR 72.00 FEET; 6) THENCE S23°44'00"W, FOR 97.21 FEET; 7) THENCE S69°02'33"W, FOR 523.92 FEET TO THE NORTHWEST CORNER OF SAID "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4", SAME ALSO BEING A NORTHEASTERLY CORNER OF THE PLAT OF "WATERGRASS PARCEL "A" AS RECORDED IN PLAT BOOK 57, PAGE 73 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF "WATERGRASS PARCEL "A" THE FOLLOWING SEVEN (7) COURSES: 1) N30°00'00"W, FOR 305.35 FEET; 2) THENCE N03°00'00"E, FOR 304.21 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 N41°12'04"W, HAVING A RADIUS OF 543.50 FEET, A CENTRAL ANGLE OF 38°45'54", AN ARC LENGTH OF 367.72 FEET, AND A CHORD BEARING S68°10'53"W, FOR 360.75 FEET TO THE POINT OF TANGENT; 4) THENCE S87°33'50"W, FOR 82.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; 5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 51°23'51", AN ARC LENGTH OF 89.71 FEET, AND A CHORD BEARING S61°51'55"W, FOR 86.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; 6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 40°46'50", AN ARC LENGTH OF 92.53 FEET, AND A CHORD BEARING S56°33'24"W, FOR 90.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; 7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 37°16'59", AN ARC LENGTH OF 65.07 FEET, AND A CHORD BEARING S58°18'20"W, FOR 63.93 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID NORTHERLY LINE OF "WATERGRASS PARCEL "A", N50°20'10"W, FOR 100.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CURLEY ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF CURLEY ROAD THE FOLLOWING THREE (3) COURSES: 1) N39°39'50"E, FOR 18.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5762.58 FEET, A CENTRAL ANGLE OF 02°06'00", AN ARC LENGTH OF 211.21 FEET, AND A CHORD BEARING N38°36'50"E, FOR 211.20 FEET TO THE POINT OF TANGENT; 3) THENCE N37°33'50"E, FOR 2088.85 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 35; THENCE S89°41'21"E ALONG SAID NORTH LINE OF THE SOUTH 3/4 OF SECTION 35, FOR 4431.59 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 3/4 OF SECTION 35; THENCE S00°21'59"E ALONG THE EAST LINE OF SAID SOUTH 3/4 OF SECTION 35, FOR 1316.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,615,629 SQUARE FEET OR 794.665 ACRES, MORE OR LESS

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PREPARED FOR:

CKB DEVELOPMENT, LLC

SHEET DESCRIPTION:

CONTRACTED PARCEL

SCALE.	DATE.	DRAWN.	CALCED.	CHECKED.
NONE	7-17-12	GMS	DWMD	DWMD
JOB No..	EPN.	SECTION.	TOWNSHIP.	RANGE.
2012-0036	435	31 34,35,36	255 25S	21E 20E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-5 FOR SKETCH OF PARCEL 1
SEE SHEET 6 FOR DETAIL

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
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 BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE N89°59'26"W, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION) ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 31, FOR 39.42 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF HANDCART ROAD AS RECORDED OFFICIAL RECORD BOOK 4657, PAGE 683 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE S00°15'13"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF HANDCART ROAD, FOR 19.12 FEET TO THE NORTHEAST CORNER OF THE MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD; THENCE N88°22'23"W ALONG THE NORTH LINE OF SAID MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD, FOR 677.22 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31; THENCE S89°59'26"E ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, FOR 677.04 FEET TO THE POINT OF BEGINNING.
 CONTAINING 6,472 SQUARE FEET OR 0.149 ACRES, MORE OR LESS
 ERROR OF CLOSURE: 0.009 FEET (GMS)
 LESS AND EXCEPT:
 (OFFICIAL RECORD BOOK 7661, PAGE 951)

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF OFFICIAL RECORD BOOK 7661, PAGE 951 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID OFFICIAL RECORD BOOK 7661, PAGE 951 THE FOLLOWING SIX (6) COURSES: 1) N14°04'00"W, FOR 250.47 FEET; 2) THENCE N75°56'00"E, FOR 230.00 FEET; 3) THENCE S14°04'00"E, FOR 205.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; 4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°46'15", AN ARC LENGTH OF 38.30 FEET, AND A CHORD BEARING S29°49'07"W, FOR 34.66 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHERLY; 5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S16°17'46"E, HAVING A RADIUS OF 1517.50 FEET, A CENTRAL ANGLE OF 05°36'41", AN ARC LENGTH OF 148.62 FEET, AND A CHORD BEARING S70°53'54"W, FOR 148.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1336.00 FEET, A CENTRAL ANGLE OF 02°30'12", AN ARC LENGTH OF 58.37 FEET, AND A CHORD BEARING S69°20'39"W, FOR 58.37 FEET TO THE POINT OF BEGINNING.
 54,683 SQUARE FEET OR 1.255 ACRES, MORE OR LESS.
 ERROR OF CLOSURE: 0.007 FEET (GMS)
 LESS AND EXEPT:
 (OFFICIAL RECORD BOOK 6781, PG 1979)

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 6781, PAGE 1979 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S84°36'00"E ALONG THE NORTH LINE OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1979, SAME ALSO BEING THE SOUTH RIGHT OF WAY LINE OF OVERPASS ROAD AS SHOWN ON THE PLAT OF "WATERGRASS PARCELS C-1 & C-2" AS RECORDED IN PLAT BOOK 66, PAGE 103 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR 611.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE CONTINUE ALONG SAID NORTH LINE OF OFFICIAL RECORD BOOK 6781, PAGE 1979, SAME ALSO BEING SAID SOUTH RIGHT OF WAY LINE OF OVERPASS ROAD, EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2917.00 FEET, A CENTRAL ANGLE OF 05°31'49", AN ARC LENGTH OF 281.55 FEET, AND A CHORD BEARING S81°50'06"E, FOR 281.44 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1979; THENCE ALONG THE EAST, SOUTH, AND WEST LINES OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1979 THE FOLLOWING SEVEN (7) COURSES: 1) THENCE S29°00'00"E, FOR 481.04 FEET; 2) THENCE S11°30'00"W, FOR 527.41 FEET; 3) THENCE S40°30'00"W, FOR 225.00 FEET; 4) THENCE N53°00'00"W, FOR 172.13 FEET; 5) THENCE N71°30'00"W, FOR 422.15 FEET; 6) THENCE N84°00'00"W, FOR 233.23 FEET; 7) THENCE N06°00'00"W, FOR 949.41 FEET TO THE POINT OF BEGINNING.
 CONTAINING 977,106 SQUARE FEET OR 22.431 ACRES, MORE OR LESS.
 ERROR OF CLOSURE: 0.004 FEET (GMS)
 TOTAL AREA: 33,590,312 SQUARE FEET OR 771.127 ACRES, MORE OR LESS.


NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **CKB DEVELOPMENT, LLC**

SHEET DESCRIPTION: **CONTRACTED PARCEL**

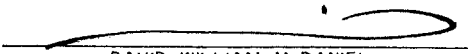
SCALE	DATE	DRAWN	CALCED	CHECKED
NONE	7-17-12	GMS	DWMD	DWMD
JOB No.	EPN.	SECTION	TOWNSHIP	RANGE
2012-0036	435	31 34,35,36	25S 25S	21E 20E

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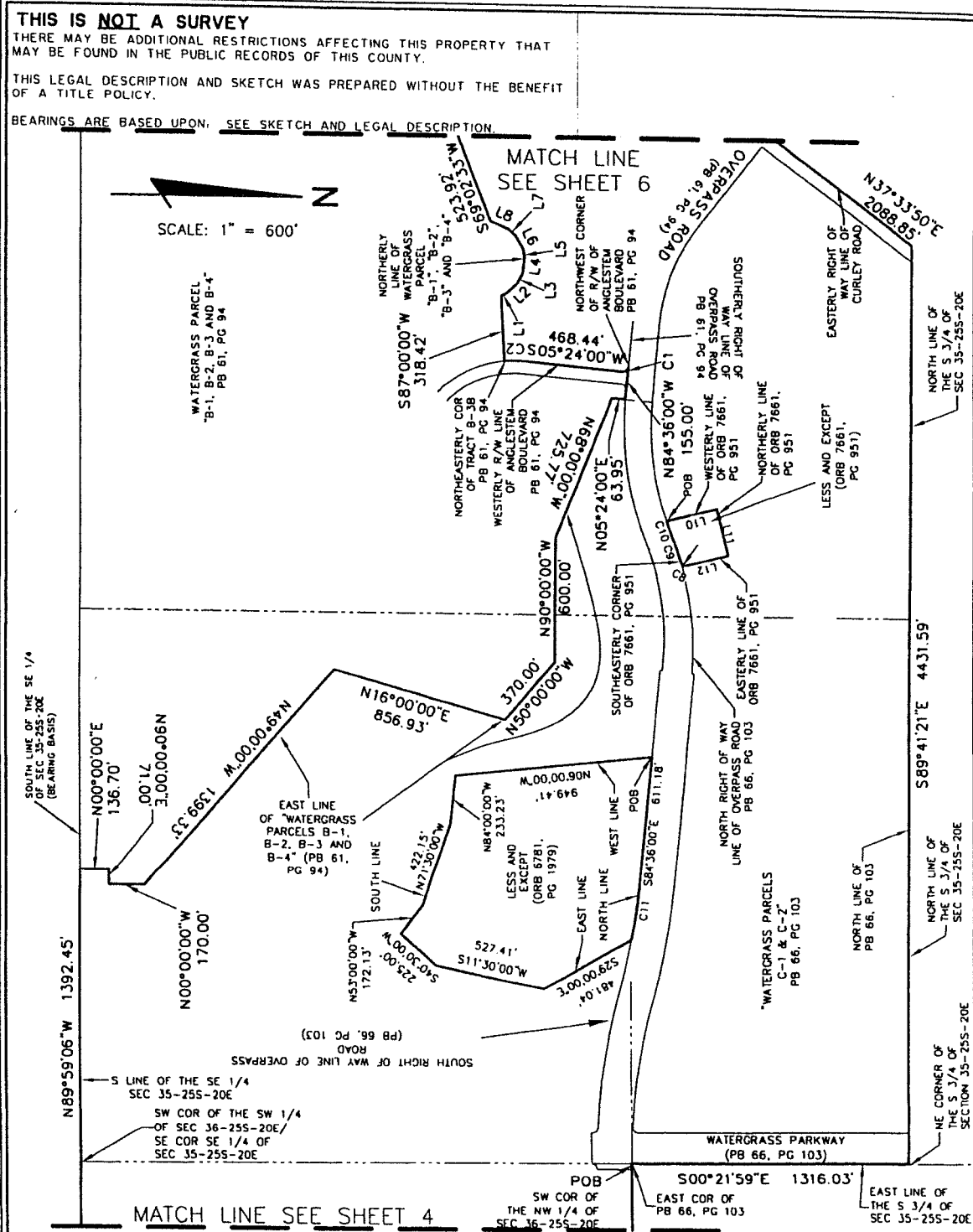


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 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 5840
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SHEET DESCRIPTION: **CONTRACTED PARCEL**

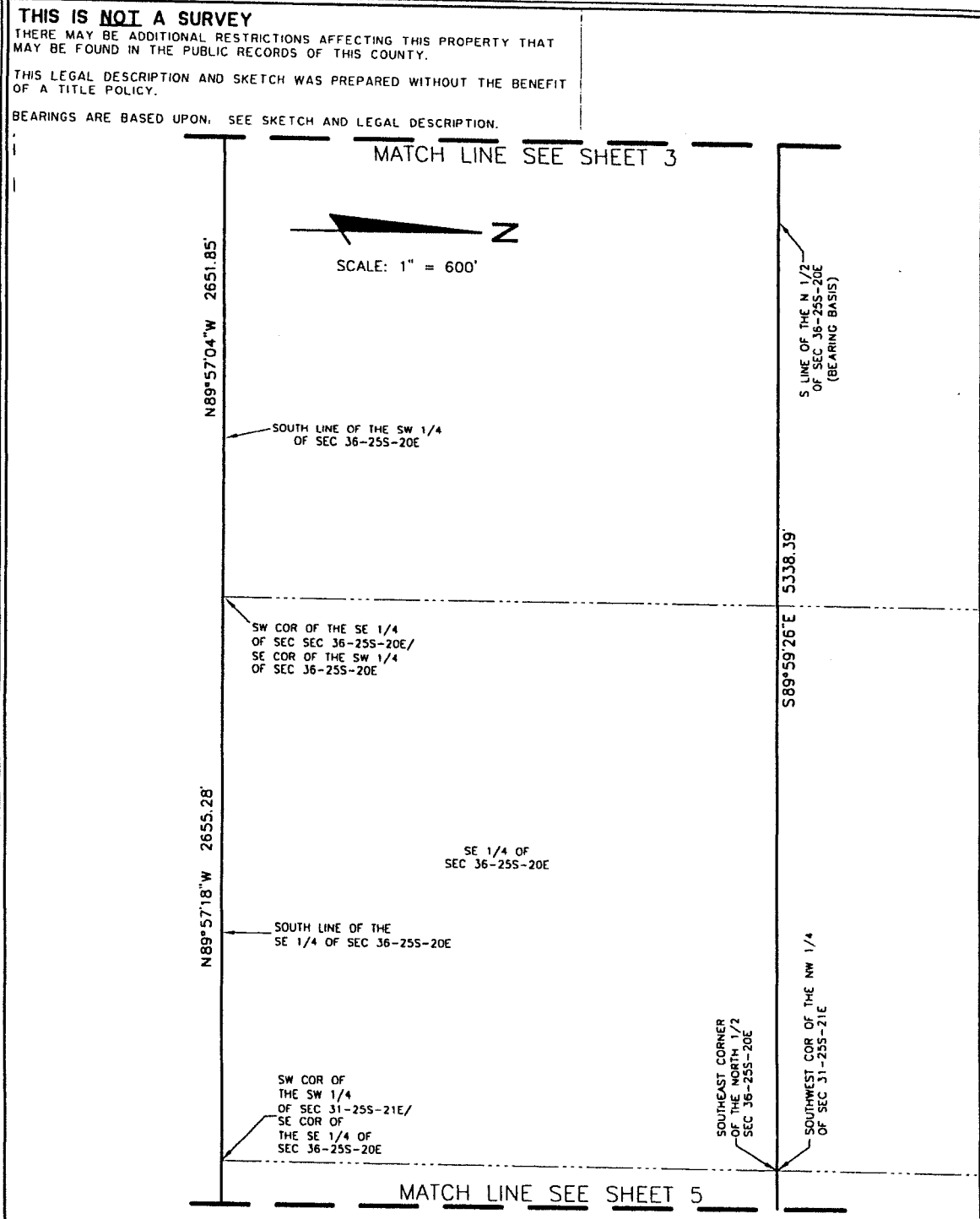
SCALE	DATE	DRAWN	CALCED	CHECKED
1"=600'	7-17-12	GMS	DWMD	DWMD
JOB No.	EPN.	SECTION	TOWNSHIP	RANGE
2012-0036	435	31 34, 35, 36	255 255	21E 20E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 3-5 FOR SKETCH OF PARCEL I
 SEE SHEET 6 FOR DETAIL

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 LICENSE NUMBER LS 5840
 STATE OF FLORIDA



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **CKB DEVELOPMENT, LLC**

SHEET DESCRIPTION: **CONTRACTED PARCEL**

SCALE: 1"=600'	DATE: 7-17-12	DRAWN: GMS	CALCED: DWMD	CHECKED: DWMD
JOB No.: 2012-0036	EPN: 435	SECTION: 31 34,35,36	TOWNSHIP: 25S 25S	RANGE: 21E 20E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 3-5 FOR SKETCH OF PARCEL 1
 SEE SHEET 6 FOR DETAIL

FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS
 SURVEYORS & PLANNERS
 3030 Starkey Blvd.
 New Port Richey, Florida 34655
 (727) 849-7588
 Certificate of Authorization, LB 6707
 State of Florida

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

DAVID WILLIAM McDANIEL
 DAVID WILLIAM McDANIEL
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 5840
 STATE OF FLORIDA

THIS IS NOT A SURVEY

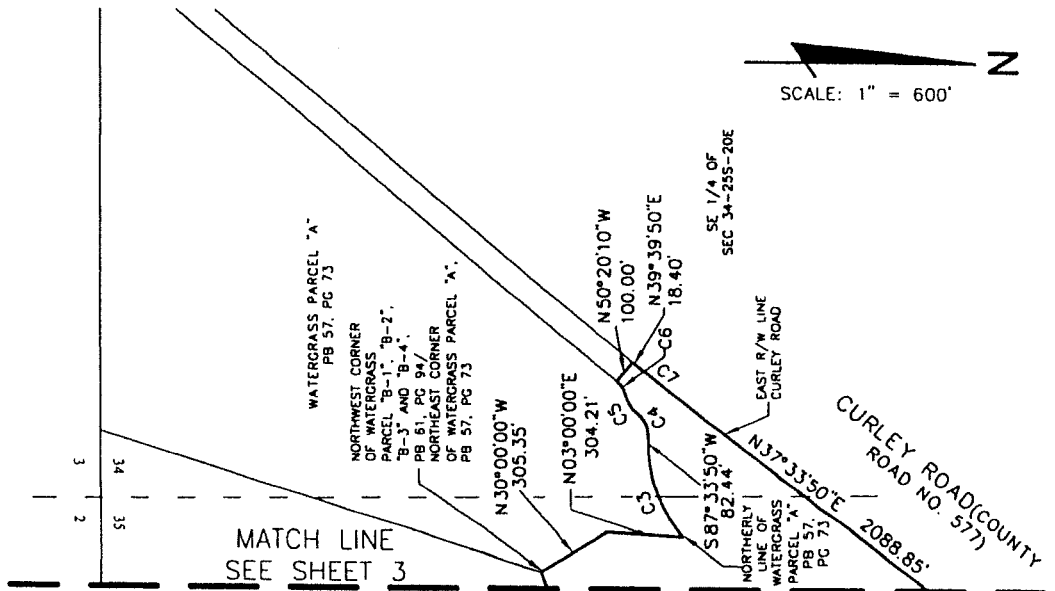
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.

LINE	BEARING	DISTANCE
L1	N25°08'00"W	31.77'
L2	N43°52'00"W	72.00'
L3	N62°36'00"W	47.75'
L4	N81°20'00"W	72.00'
L5	S79°56'00"W	47.75'
L6	S61°12'00"W	72.00'
L7	S42°28'00"W	47.75'
L8	S23°44'00"W	97.21'
L9	S87°33'50"W	82.44'
L10	N14°04'00"W	250.47'
L11	N75°56'00"E	230.00'
L12	S14°04'00"E	205.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RADIAL BEARING
C1	25.00'	39.27'	35.36'	S39°36'00"E	90°00'00"	S05°24'00"W
C2	530.00'	100.83'	100.68'	S00°03'01"E	10°54'02"	
C3	543.50'	367.72'	360.75'	S68°10'53"W	38°45'54"	N41°12'04"W
C4	100.00'	89.71'	86.73'	S61°51'55"W	51°23'51"	
C5	130.00'	92.53'	90.59'	S56°33'24"W	40°46'50"	
C6	100.00'	65.07'	63.93'	S58°18'20"W	37°16'59"	
C7	5762.58'	211.21'	211.20'	N38°36'50"E	2°06'00"	
C8	25.00'	38.30'	34.66'	S29°49'07"W	87°46'15"	
C9	1517.50'	148.62'	148.56'	S70°53'54"W	5°36'41"	S16°17'46"E
C10	1336.00'	58.37'	58.37'	S69°20'39"W	2°30'12"	
C11	2917.00'	281.55'	281.44'	S81°50'06"E	5°31'49"	



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PREPARED FOR:

CKB DEVELOPMENT, LLC

SHEET DESCRIPTION:

CONTRACTED PARCEL

SCALE	DATE	DRAWN	CALCD	CHECKED
1"=600'	7-17-12	GMS	DWMD	DWMD
JOB No.	EPN	SECTION	TOWNSHIP	RANGE
2012-0036	435	31 34,35,36	25S 25S	21E 20E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-5 FOR SKETCH OF PARCEL 1
SEE SHEET 6 FOR DETAIL



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LICENSED SURVEYOR AND MAPPER.

DAVID WILLIAM McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5840
STATE OF FLORIDA

Composite Exhibit D

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 WATERGRASS PARCEL "A", AS RECORDED IN PLAT BOOK 57, PAGE 72 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", AS RECORDED IN PLAT BOOK 61, PAGE 94 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND LYING WITHIN SECTIONS 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 20 EAST, SAME BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S89°58'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 34, SAME BEING THE SOUTH LINE OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", AS RECORDED IN PLAT BOOK 61, PAGE 94 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE SOUTH LINE OF WATERGRASS PARCEL "A", AS RECORDED IN PLAT BOOK 57, PAGE 73 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 2348.96 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT "R", SAID WATERGRASS PARCEL "A", SAME BEING THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD, ACCORDING TO SAID WATERGRASS PARCEL "A"; THENCE N39°39'50"E, ALONG SAID WESTERLY LINE OF TRACT "R", SAME BEING SAID EASTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD, FOR 2797.23 FEET TO THE NORTHWEST CORNER OF SAID TRACT "R"; THENCE S50°20'10"E, ALONG THE NORTH LINE OF SAID TRACT "R", FOR 100.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAME BEING THE NORTHEAST CORNER OF SAID TRACT "R"; THENCE THE FOLLOWING (7) COURSES ALONG THE NORTH LINE OF SAID WATERGRASS PARCEL "A"; (1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S80°20'10"E, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 37°16'59", AN ARC LENGTH OF 65.07 FEET, AND A CHORD BEARING N58°18'20"E, FOR 63.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 40°46'50", AN ARC LENGTH OF 92.53 FEET, AND A CHORD BEARING N56°33'24"E, FOR 90.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 51°23'51", AN ARC LENGTH OF 89.71 FEET, AND A CHORD BEARING N61°51'55"E, FOR 86.73 FEET TO THE POINT OF TANGENT; (4) THENCE N87°33'50"E, FOR 82.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; (5) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 543.50 FEET, A CENTRAL ANGLE OF 38°45'54", AN ARC LENGTH OF 367.72 FEET, AND A CHORD BEARING N68°10'53"E, FOR 360.75 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (6) THENCE

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PREPARED FOR,

CKB DEVELOPMENT, LLC

SHEET DESCRIPTION,

CDD 1


SCALE: NONE	DATE: 8-16-2012	DRAWN: LCS	CALCED: GMS	CHECKED: DWMD
JOB No., 2012-0036	EPN, 435	SECTION, 34 & 35	TOWNSHIP, 25S	RANGE, 20E

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3 AND 4 FOR SKETCH



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PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5840
STATE OF FLORIDA

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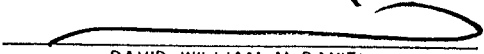

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION.

S03°00'00"W, FOR 304.21 FEET; (7) THENCE S30°00'00"E, FOR 305.35 FEET TO THE NORTHWEST CORNER OF SAID WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4"; THENCE THE FOLLOWING THIRTEEN (13) COURSES ALONG THE NORTH LINE OF SAID WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4"; (1) THENCE N69°02'33"E, FOR 523.92 FEET; (2) THENCE N23°44'00"E, FOR 97.21 FEET; (3) THENCE N42°28'00"E, FOR 47.75 FEET; (4) THENCE N61°12'00"E, FOR 72.00 FEET; (5) THENCE N79°56'00"E, FOR 47.75 FEET; (6) THENCE S81°20'00"E, FOR 72.00 FEET; (7) THENCE S62°36'00"E, FOR 47.75 FEET; (8) THENCE S43°52'00"E, FOR 72.00 FEET; (9) THENCE S25°08'00"E, FOR 31.77 FEET; (10) THENCE N87°00'00"E, FOR 318.42 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; (11) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N84°29'58"E, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 10°54'02", AN ARC LENGTH OF 100.83 FEET, AND A CHORD BEARING N00°03'01"W, FOR 100.68 FEET TO THE POINT OF TANGENT; (12) THENCE N05°24'00"E, FOR 468.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST; (13) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING N39°36'00"W, FOR 35.36 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAME BEING THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OVERPASS ROAD, ACCORDING TO SAID WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4"; THENCE S84°36'00"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OVERPASS ROAD, FOR 155.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4"; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID EAST LINE OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4"; (1) THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF OVERPASS ROAD, S05°24'00"W, FOR 63.95 FEET; (2) THENCE S68°00'00"E, FOR 725.77 FEET; (3) THENCE N90°00'00"E, FOR 600.00 FEET; (4) THENCE S50°00'00"E, FOR 370.00 FEET; (5) THENCE S16°00'00"W, FOR 856.93 FEET; (6) THENCE S49°00'00"E, FOR 1399.33 FEET; (7) THENCE S00°00'00"E, FOR 170.00 FEET; (8) THENCE N90°00'00"W, FOR 71.00 FEET; (9) THENCE S00°00'00"W, FOR 136.70 FEET TO THE SOUTHEAST CORNER OF SAID WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4"; THENCE N89°59'06"W, ALONG THE SOUTH LINE OF SAID WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", SAME BEING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, FOR 1261.05 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE N89°57'54"W, CONTINUING ALONG SAID SOUTH LINE OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", SAME BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 35, FOR 2653.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,506,373 SQUARE FEET OR 241.193 ACRES, MORE OR LESS

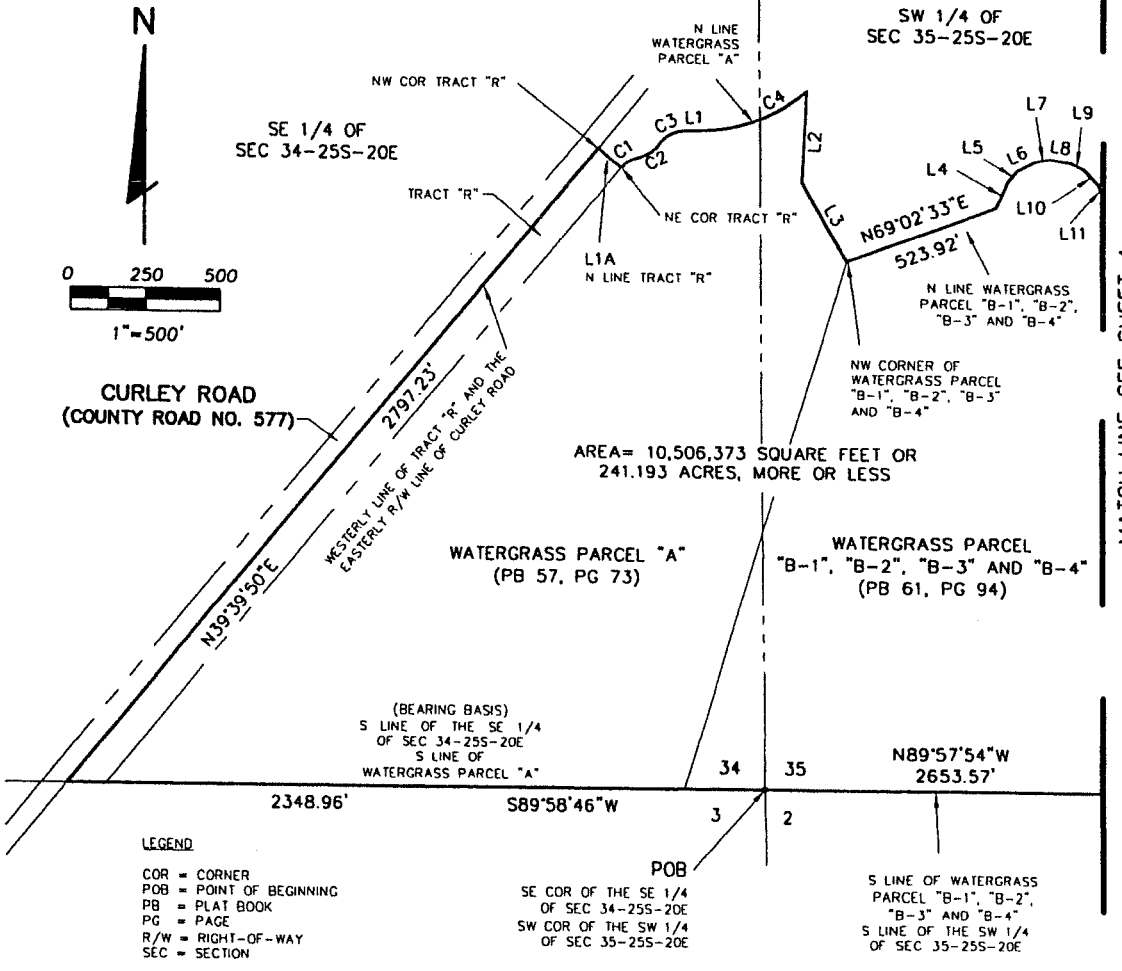
ERROR OF CLOSURE: 0.0073' (LCS)

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PREPARED FOR,						CKB DEVELOPMENT, LLC
SHEET DESCRIPTION,						CDD 1
SCALE, NONE	DATE, 8-16-2012	DRAWN, LCS	CALCED., GMS	CHECKED, DWMD	SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION SEE SHEETS 3 AND 4 FOR SKETCH	
JOB No., 2012-0036	EPN, 435	SECTION, 34 & 35	TOWNSHIP, 25S	RANGE, 20E	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  DAVID WILLIAM McDANIEL PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 5840 STATE OF FLORIDA	
 FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS SURVEYORS & PLANNERS 3030 Starkey Blvd. New Port Richey, Florida 34655 (727) 849-7588 Certificate of Authorization, LB 6707 State of Florida						

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 BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION.

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	RADIAL BEARING
C1	100.00'	65.07'	63.93'	N58°18'20"E	37°16'59"	S50°20'10"E
C2	130.00'	92.53'	90.59'	N56°33'24"E	40°46'50"	
C3	100.00'	89.71'	86.73'	N61°51'55"E	51°23'51"	
C4	543.50'	367.72'	360.75'	N68°10'53"E	38°45'54"	
C5	530.00'	100.83'	100.66'	N00°03'01"W	10°54'02"	N84°29'58"E
C6	25.00'	39.27'	35.36'	N39°36'00"W	90°00'00"	



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **CKB DEVELOPMENT, LLC**

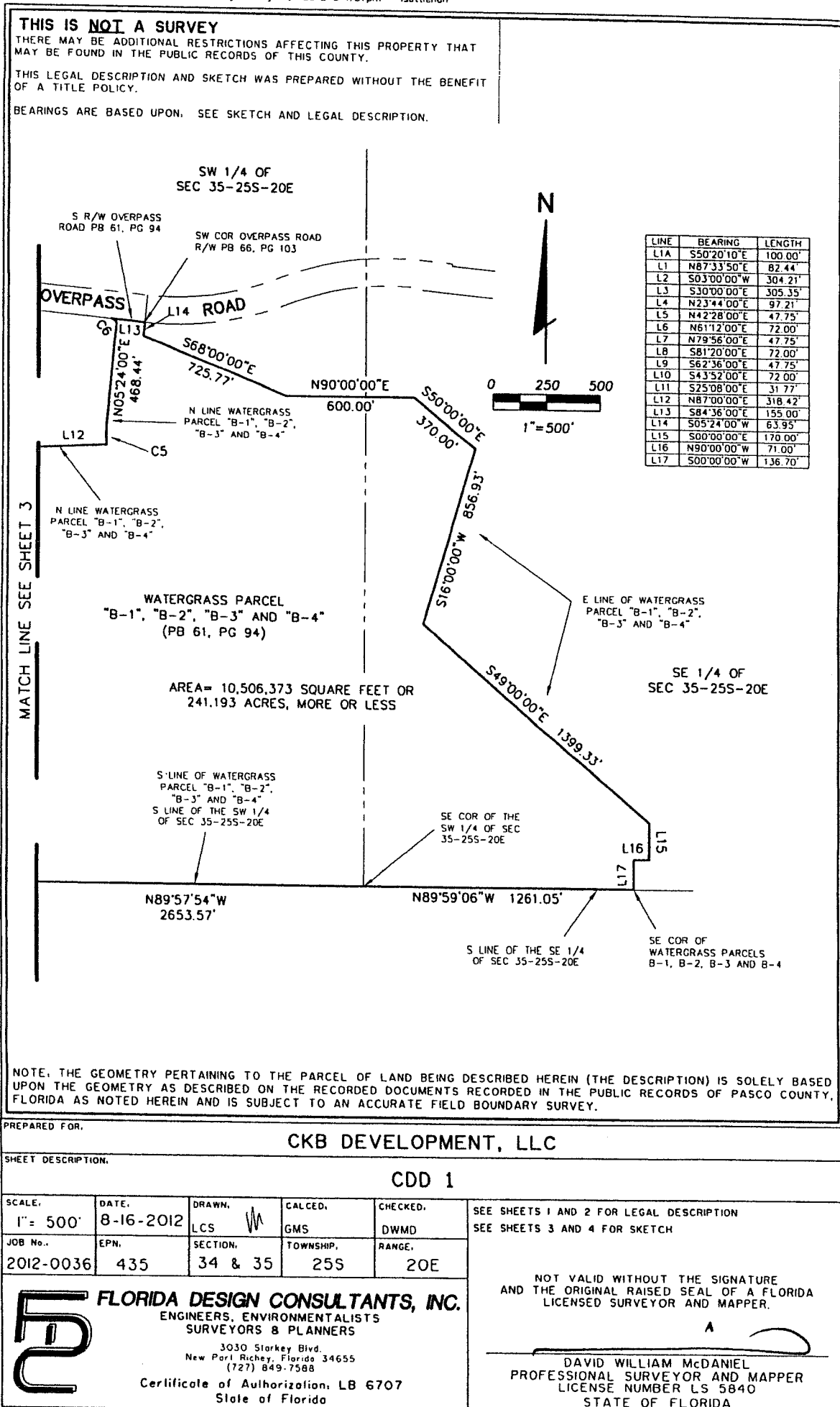
SHEET DESCRIPTION: **CDD 1**

SCALE: 1" = 500'	DATE: 8-16-2012	DRAWN: LCS	CALCED: GMS	CHECKED: DWMD	SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION SEE SHEETS 3 AND 4 FOR SKETCH
JOB No.: 2012-0036	EPN: 435	SECTION: 34 & 35	TOWNSHIP: 25S	RANGE: 20E	

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DAVID WILLIAM McDANIEL
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 5840
 STATE OF FLORIDA



Composite Exhibits E-1 through E-5

Exhibit E-1

CDD I

**CONSENT OF LANDOWNER
TO PETITION TO CONTRACT THE BOUNDARIES OF THE
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**

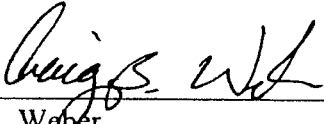
The undersigned, CKB Development, LLC, a Delaware limited liability company, an owner of a portion of the property more fully described in the Petition to Contract Watergrass Community Development District submitted herewith to Pasco County, Florida, hereby consents to the contraction of Watergrass Community Development District.

Respectfully submitted this 15th day of October, 2012.

CKB Development, LLC,
a Delaware limited liability company,

By: **Curly Road Associates, LLC,**
an Illinois limited liability company
as its Manager

By: **Henry Crown and Company,**
a Delaware corporation,
as its Manager

By: 
Craig B. Weber,
As an Authorized Representative

2 of 3
44.00
108,834.60
15,547,800

Return to:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
100 S. ASHLEY DRIVE, SUITE 700
TAMPA, FLORIDA 33602-5300

PREPARED BY AND RETURN TO:
JEROME G. SCHRADER, ESQUIRE
JERRY SCHRADER, P.A.
P. O. BOX 1276
DADE CITY, FLORIDA 33526-1276

Composite
Exhibit A

2004204879

Rcpt: 827956 Rec: 44.00
DS: 108834.60 IT: 0.00
11/02/04 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
11/02/04 11:56am 1 of 5
OR BK 6092 PG 246

WARRANTY DEED

THIS INDENTURE, made this 27 day of OCT., 2004,
between THOMAS A. SCHRADER, THEODORE J. SCHRADER and
TERRENCE E. SCHRADER, a/k/a TERRANCE E. SCHRADER, as the former
Trustees of THE COMAS TRUST AGREEMENT dated December 29, 1977, and
THOMAS A. SCHRADER, THEODORE J. SCHRADER, TERRENCE E.
SCHRADER, MARGARET S. BARONS, a/k/a PEGGY BARONS, and
KATHERINE S. CAROE, a/k/a KAY CAROE, as tenants in common, whose
address is P. O. Box 817, San Antonio, Pasco County, Florida 33576,
"GRANTORS", and CKB DEVELOPMENT, LLC, a Delaware Limited Liability
Company, whose address is c/o Aurora Venture,
3600 Thayer Ct., Ste 100, Aurora, IL 60504,
"GRANTEE";

WITNESSETH, that the said Grantors, acting in pursuance and by virtue
of the powers given by the Trust, for and in consideration of the sum of Ten and
no/100 (\$10.00) Dollars, in hand paid by the said Grantee, the receipt whereof is
hereby acknowledged, have remised, released and quitclaimed, and by these
presents do remise, release and quitclaim unto the Grantees, all the right, title,
interest, claims and demands which the said Grantors have in and to the
following described land, situate, lying and being in the County of Pasco, State of
Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO;

PARCEL I.D. NOS.: 34-25-20-0000-00300-0000, 35-
25-20-0000-00100-0000, 36-25-20-0000-00300-0000,
36-25-20-0000-00300-0010, and 31-25-21-0000-
00100-0020;

THE ABOVE-DESCRIBED PROPERTY IS NOT THE
HOMESTEAD
PROPERTY OF THE GRANTORS HEREIN NAMED.

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

AND said Grantors do hereby fully warrant the title to said land, and will

Any and all oil, gas and other mineral or subsurface rights owned by Grantors, if any, are hereby transferred to Grantee; provided, however, that such oil, gas, mineral or other subsurface rights are hereby excluded from the within warrant of title by Grantors.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, the day and year first above written.

Signed, sealed, and delivered
in the presence of

GRANTORS:

[Signature]
Louise A. Nezbeth

[Signature]
THOMAS A. SCHRADER

[Signature]
PATRICIA COFFMAN
Witnesses

[Signature]
THEODORE J. SCHRADER

[Signature]
Connie F. Hogard
[Signature]
Jerome G. Schrader
Witnesses

[Signature]
TERRENCE E. SCHRADER, a/k/a
TERRANCE E. SCHRADER

[Signature]
Connie F. Hogard
[Signature]
Jerome G. Schrader
Witnesses

[Signature]
MARGARET S. BARONS, a/k/a
PEGGY BARONS

[Signature]
Connie F. Hogard
[Signature]
Jerome G. Schrader
Witnesses

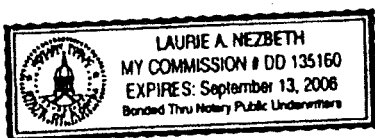
[Signature]
KATHERINE S. CAROE, a/k/a
KAY CAROE

[Signature]
Connie F. Hogard
[Signature]
Jerome G. Schrader
Witnesses

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY, that on this 21 day of October, 2004,
before me personally appeared THOMAS A. SCHRADER, who is personally known to
me, or who produced a Florida drivers license as identification.

WITNESS my signature and official seal at Dade City, in the County of Pasco,
and State of Florida, the day and year last aforesaid.



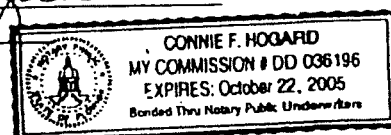
Pat Richey
Laurie A. Niezbeth
Notary Public
Commission No.:
Commission Expires:

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY, that on this 27th day of October, 2004,
before me personally appeared THEODORE J. SCHRADER, who is personally known
to me, or who produced a Florida drivers license as identification.

WITNESS my signature and official seal at Dade City, in the County of Pasco,
and State of Florida, the day and year last aforesaid.

Connie F. Hoggard
Notary Public
Commission No.:
Commission Expires:



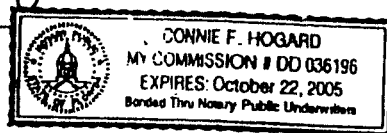
STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY, that on this 27th day of October, 2004,
before me personally appeared TERRENCE E. SCHRADER, who is personally known
to me, or who produced a Florida drivers license as identification.

WITNESS my signature and official seal at Dade City, in the County of Pasco, and State of Florida, the day and year last aforesaid.

Connie F. Hogard

Notary Public
Commission No.:
Commission Expires:



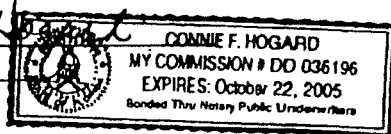
STATE OF Florida
COUNTY OF Pasco

I HEREBY CERTIFY, that on this 27th day of October, 2004, before me personally appeared MARGARET S. BARONS, a/k/a PEGGY BARONS, who is personally known to me, or who produced ~~as identification.~~

WITNESS my signature and official seal at Dade City, in the County of Pasco, and State of Florida, the day and year last aforesaid.

Connie F. Hogard

Notary Public
Commission No.:
Commission Expires:



STATE OF Florida
COUNTY OF Pasco

I HEREBY CERTIFY, that on this 27th day of October, 2004, before me personally appeared KATHERINE S. CAROE, a/k/a KAY CAROE, who is personally known to me, or who produced ~~as identification.~~

WITNESS my signature and official seal at Dade City, in the County of Pasco, and State of Florida, the day and year last aforesaid.

Connie F. Hogard

Notary Public
Commission No.:
Commission Expires:



Ex A.

OR BK 6092 PG 250
5 of 5

PARCEL A:

All that part of Section 34, lying South and East of County Road 577; all that part of the South 3/4 of Section 35, lying South and East of County Road 577; and the South 1/2 of Section 36; all in Township 25 South, Range 20 East; all in Pasco County, Florida, LESS road right(s)-of-way.

PARCEL B:

The Southwest 1/4 of Section 31, Township 25 South, Range 21 East, Pasco County, Florida, LESS road right(s)-of-way, AND LESS part conveyed to Pasco County by deed recorded in Official Records Book 4657, Page 683, Public Records of Pasco County, Florida.

35.70
35.50
36.20



Rcpt: 988978 Rec: 35.50
DS: 0.70 IT: 0.00
04/17/06 Dpty Clerk

Prepared by and return to:
Meghan L. Newsome
Employee
McClain and Alfonso, PA
P.O. Box 4
Dade City, FL 33526
352-567-5636
File Number: CKB
Will Call No.:

RETURN TO:
A. DAVIS
AKERMAN SENTINEL
401 E. JACKSON ST.
SH. 1700
TAMPA, FL 33102 **R**

JED PITTMAN, PASCO COUNTY CLERK
04/17/06 10:43am 1 of 4
OR BK 6938 PG 509

[Space Above This Line For Recording Data]

Quit Claim Deed

1/2
10/20

This Quit Claim Deed made this 24th day of March, 2006 between District School Board of Pasco County whose post office address is 7227 Land o' Lakes Blvd, Land O Lakes, FL 34639, grantor, and CKB Development LLC, a Delaware limited company whose post office address is 2940 Sports Core Circle, Zephyrhills, FL 33543, grantee:

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

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

See attached Exhibit A
Parcel Identification Number:

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

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

Signed, sealed and delivered in our presence:

Janice K. Schmitz
Witness Name: Janice K. Schmitz

Barbara A. Jackson
Witness Name: Barbara A. Jackson

District School Board of Pasco County
By: Catherine E. Martin
Catherine E. Martin
Chairman

(Corporate Seal)

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 4th day of April, 2006 by Catherine E. Martin, who is personally known or [] has produced a driver's license as identification.

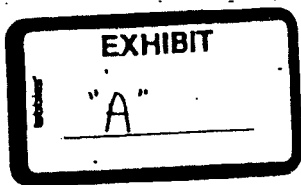
[Notary Seal]

Vickie L. Herring
Notary Public

Printed Name: Vickie L. Herring

My Commission Expires: 2/26/09





WATERGRASS
SCHOOL SITE
VACATING PARCEL

DESCRIPTION: A parcel of land lying in Section 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 35, run thence along the East boundary of said Southeast 1/4 of Section 35, N.00°17'42"W., 2483.75 feet; thence N.89°59'26"W., 0.44 feet to a point of curvature; thence Westerly, 841.90 feet along the arc of a curve to the right having a radius of 3083.00 feet and a central angle of 15°38'46" (chord bearing N.82°10'03"W., 839.28 feet) to a point of reverse curvature; thence Westerly, 240.58 feet along the arc of a curve to the left having a radius of 2917.00 feet and a central angle of 04°43'32" (chord bearing N.76°42'26"W., 240.51 feet) to the POINT OF BEGINNING; thence continue Westerly, 281.55 feet along the arc of said curve to the left having the same radius of 2917.00 feet and a central angle of 05°31'49" (chord bearing N.81°50'06"W., 281.44 feet); thence S.84°36'00"E., 271.81 feet; thence S.29°00'00"E., 16.45 feet to the POINT OF BEGINNING.

Containing 1208 square feet, more or less.

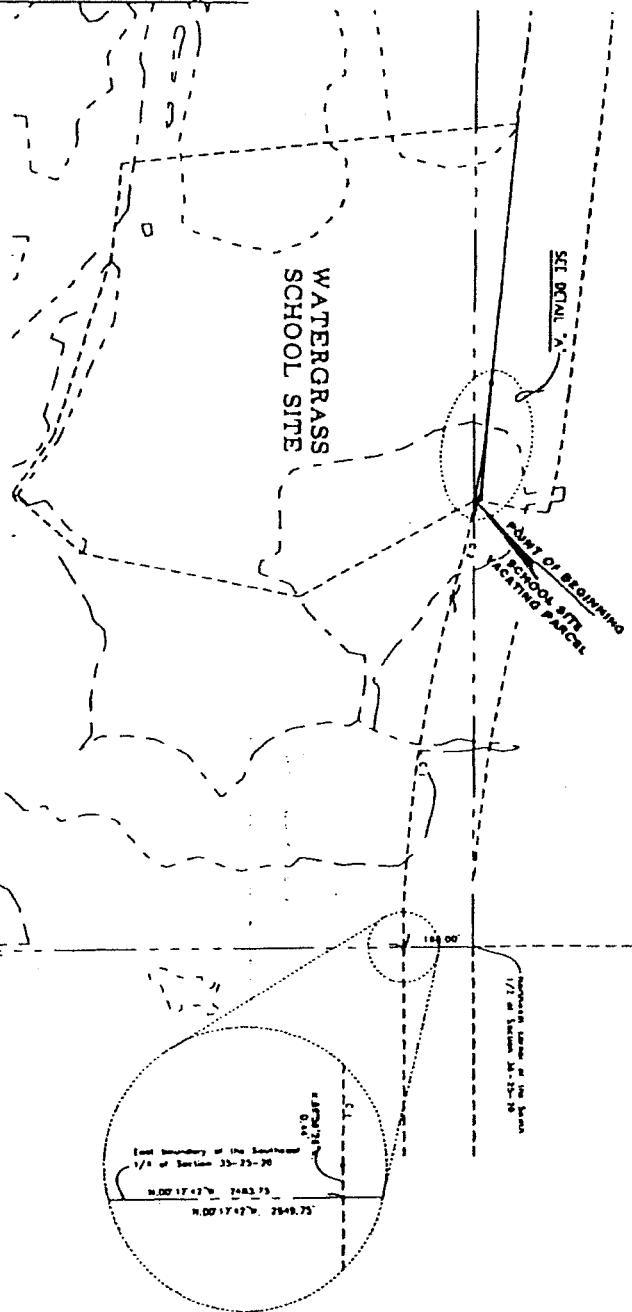
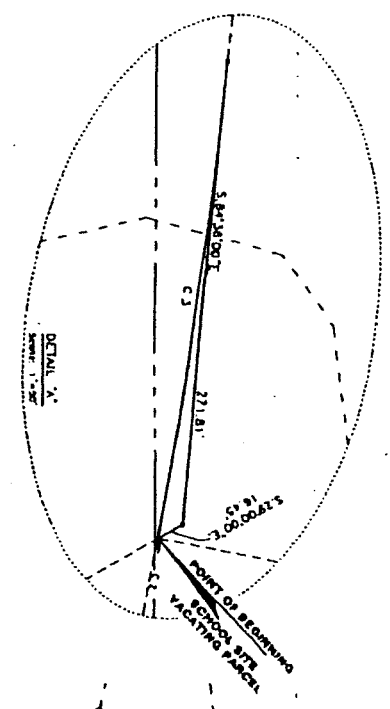
CDM-CT-042
P:\Comas Trust\COMAS-SCHOOL-VAC-DS
JMG

March 20, 2006

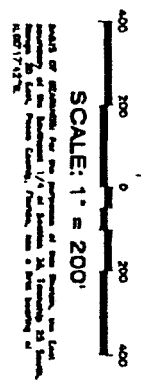
NO.	DATE	BY	REVISION
1	02/11/14	JLW	ISSUE FOR PERMIT
2	02/11/14	JLW	ISSUE FOR PERMIT

CURVE DATA TABLE

TOWNSHIP 25 SOUTH
TOWNSHIP 26 SOUTH



'MEMO-LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT.'



WATERGRASS
SCHOOL SITE
VACATING PARCEL

DESCRIPTION: A parcel of land lying in Section 24, Township 25 South, Range 20 East, Pierce County, Oregon, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 24, two corners being the East boundary of said Southeast 1/4 of Section 25, N. 00°17'42"W., 244.75 feet; thence S. 88°29'58"W., 0.94 feet to a point of curvature; thence along a circular arc of 2002.00 feet and a central angle of 173°04'41" (chord bearing N. 82°10'03"W., 139.28 feet) to a point of reverse curvature; thence S. 82°10'03"W., 240.00 feet along the arc of a curve to the NE1/4 corner of Section 24, two corners being a station angle of 08°31'48" (chord bearing N. 82°10'03"W., 240.00 feet) to the NE1/4 corner of said Section 24, two corners being a station angle of 291°20'00" (chord bearing N. 82°10'03"W., 240.00 feet) to the NE1/4 corner of said Section 24, two corners being a station angle of 271°21'21" (chord bearing S. 82°10'03"W., 18.45 feet) to the POINT OF BEGINNING.

Containing 1208 square feet, more or less.

REDUCED COPY
(NOT TO SCALE)
FOR INFORMATIONAL
PURPOSES ONLY

WATERGRASS
SCHOOL SITE
VACATING PARCEL

Prepared for: **CKS DEVELOPMENT, Inc.**

DESCRIPTION
SKETCH
(Not a Survey)

NO.	DATE	REVISIONS

DESIGNED BY: **HEIDT & ASSOCIATES, Inc.**
TAMARA J. HEIDT

Checked by: **HEIDT & ASSOCIATES, Inc.**
TAMARA J. HEIDT

DATE: 02/11/14

PROJECT: WATERGRASS SCHOOL SITE VACATING PARCEL

SCALE: 1" = 200'

DATE: 02/11/14

Exhibit E-2

CDD I

**CONSENT OF LANDOWNER
TO PETITION TO CONTRACT THE BOUNDARIES OF THE
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**

The undersigned, The Ryland Group, Inc., a Maryland corporation, an owner of a portion of the property more fully described in the Petition to Contract Watergrass Community Development District submitted herewith to Pasco County, Florida, hereby consents to the contraction of Watergrass Community Development District.

Respectfully submitted this 3rd day of October, 2012.

The Ryland Group, Inc.,
a Maryland corporation

By: Joseph M. Fontana
Name: Joseph M. Fontana
Title: Operational Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing "Consent of Landowner to Petition to Contract the Boundaries of the WATERGRASS Community Development District" was acknowledged before me this 3rd day of October, 2012, by Joseph M. Fontana, as Operational Vice President of The Ryland Group, Inc., a Maryland corporation authorized to do business in Florida, on behalf of such entity, as Declarant hereunder. He is personally known to me or has produced _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)

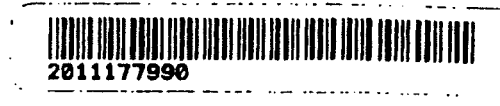


Leslie J. Wells
(Signature)
Name: Leslie J. Wells
(Legibly Printed)
Notary Public, State of Florida

(Commission Number, if any)

Composite
Exhibit A

R Gray/Robinson
200 N Franklin St
Stc 2200
Tampa, FL 33602



PREPARED BY AND RETURN TO:

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

Rept: 1399367 Rec: 78.00
DS: 560.00 IT: 0.00
11/16/11 L. Korb, Dpty Clerk

Sales Price: \$80,000.00
Documentary Stamp Tax: \$560.00
Parcel ID Nos. 35-25-20-0030-02200-0140
35-25-20-0030-02200-0150
35-25-20-0030-02300-0030
35-25-20-0030-02400-0040

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
11/16/11 09:44am 1 of 9
OR BK 8622 PG 2663

9
2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered effective as of November 14, 2011 by and between **CKB DEVELOPMENT LLC**, a Delaware limited liability company, as Grantor, whose address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544 and **THE RYLAND GROUP, INC.**, a Maryland corporation, as Grantee, whose address is 9426 Camden Field Parkway, Riverview, Florida 33578. (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 acknowledge, has granted, bargained, and sold to Grantee the real property (the "Property") situated in Pasco County, Florida, legally described on Exhibit "A" attached hereto and by this reference is incorporated herein.

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 the Property is free from all liens and encumbrances except those items listed on Exhibit "B" attached hereto and by this reference incorporated herein, but this reference shall not be deemed to reimpose the same and subject to Grantor's Right to Repurchase as set forth on Exhibit "C" attached hereto and by this reference incorporated herein.

AND Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever claiming through Grantor.

Signed, Sealed and Delivered
in the Presence of:

Chey Summers

(Witness Signature)

Chey Summers

(Witness - Printed Name)

Paul Netta

(Witness 2 - Signature)

PAUL I NETTINA

(Witness 2 - Printed Name)

CKB DEVELOPMENT LLC,
A Delaware Limited Liability Company

By: *Craig B. Weber*

Craig B. Weber,
As its Authorized Representative

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me on NOV. 14,
2011, by Craig B. Weber, as the Authorized Representative of **CKB DEVELOPMENT
LLC**, a Delaware limited liability company, on behalf of the company, ✓ who
is personally known to me or who has provided a driver's license as
identification.



Arlene M. Elmore

(Signature) **Arlene M. Elmore**

(Type or Print Name)

My Commission Expires: _____

My Commission Number is: _____

EXHIBIT "A"

OR BK **8622** PG **2665**
3 of 9

Legal Description

Lot 14 and Lot 15, Block 22, Lot 3, Block 23, and Lot 4, Block 24, WATERGRASS PARCELS C-1 and C-2, according to the map or plat thereof as recorded in Plat Book 66 at Pages 103 through 114, inclusive, Public Records of Pasco County, Florida.

EXHIBIT "B"

OR BK 8622 PG 2666
4 of 9

Encumbrances

1. Taxes and assessments for the year 2012, and subsequent years, which are not yet due and payable.
2. Drainage Easement in favor of the State of Florida recorded in Official Records Book 55, Page 487, Public Records of Pasco County, Florida.
3. Grant of Perpetual, Non-Exclusive Easement in favor of Pasco County recorded in Official Records Book 3044, Page 1816, Public Records of Pasco County, Florida.
4. Oil, Gas and Mineral rights reserved in Deed Book 134, pages 405 and 407; transferred by Official Records Book 554, page 478; Official Records Book 4756, page 867; Official Records Book 5577, page 899 and Official Records Book 6092, page 246, Public Records of Pasco County, Florida. Note: Right of Entry onto said property by any outstanding mineral owner has been terminated in Warranty Deed recorded in Official Records Book 5577, Page 904, Public Records of Pasco County, Florida.
5. Reservation of a 50% royalty interest in and to any oil, gas or other minerals, which may be removed from the lands recited in Official Records Book 5577, page 899, without right of entry, of the public records of Pasco County, Florida.
6. Notice of Establishment of The Watergrass Community Development District recorded April 15, 2005, in Official Records Book 6324, page 1226, of the public records of Pasco County, Florida.
7. Declaration of Covenants, Conditions And Restrictions, which contains easements and provisions for a private charge or assessments, recorded in Official Records Book 6461, page 831; as affected by Amendment recorded in Official Records Book 6664, page 1069; and Supplements recorded Official Records Book 7132, page 1801, Official Records Book 7472, Page 158; Official Records Book 7510, Page 1875 and Official Records Book 8385, Page 1981, Public Records of Pasco County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).

8. Agreement To Convey Or Dedicate recorded October 17, 2005, in Official Records Book 6642, page 1972.

9. Lien of Record of Watergrass Community Development District recorded October 17, 2005, in Official Records Book 6642, page 1978, of the public records of Pasco County, Florida, as validated in Final Judgment recorded in Official Records Book 6369, Page 865, Public Records of Pasco County, Florida.

10. Declaration of Consent recorded October 17, 2005, in Official Records Book 6642, page 1982, of the public records of Pasco County, Florida.

11. Notice of Collection Agreement for Special Assessments recorded October 17, 2005, in Official Records Book 6642, Page 1987, of the Public Records of Pasco County, Florida.

12. Intentionally Deleted.

13. Provisions of the Plat of Watergrass Parcels C-1 and C-2, recorded in Plat Book 66, Page 103 through 114 inclusive of the Public Records of Pasco County, Florida.

14. Notice of Collection Agreement For Special Assessments recorded in O.R. Book 7519, Page 482, of the Public Records of Pasco County, Florida.

15. Agreement to Convey or Dedicate recorded in O.R. Book 7519, Page 1621, of the Public Records of Pasco County, Florida.

16. Lien of Record and Disclosure of Public of Watergrass Community Development District recorded in O.R. Book 7519, Page 1627, of the Public Records of Pasco County, Florida.

17. Declaration of Consent to Jurisdiction of Watergrass Community Development District and Imposition of Special Assessments recorded in O.R. Book 7519, Page 1631, of the Public Records of Pasco County, Florida.

18. Intentionally Deleted.

19. Grant of Drainage Easement in favor of Pasco County, Florida recorded in Official Records Book 8558, Page 2522, Public Records of Pasco County, Florida.

ALL RECORDING INFORMATION IS A RECORDING IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

EXHIBIT "C"Grantor's Right Of Repurchase

In accordance with the Purchase and Sale Agreement between Grantor and Grantee with respect to the sale of the following provisions of the Sales Agreement are hereby incorporated into this Deed with all references to Builder being a reference to Grantee and all references to Seller being a reference to Grantor.

BUILDER'S OBLIGATION TO IMPROVE PROPERTY. Builder covenants and agrees to begin construction of a single family unit on each Lot within 18 months of the date of this Deed and to diligently pursue construction so that each unit may be completed within 9 months after commencement. If, within 18 months after the Date of this Deed (the "Commencement Period"), construction shall not have commenced on a Lot, then at any time within 6 months after the expiration of Commencement Period (the "Repurchase Period"), Seller shall have the right, but not the obligation, to repurchase all Lots upon which construction did not commence during the Commencement Period. Seller shall exercise its right by sending Builder written notice of its intent to repurchase (the "Repurchase Notice") those Lots upon which construction did not commence during the Commencement Period (the "Repurchased Lots") for a repurchase price equal to the Purchase Price (the "Repurchase Price") within the Repurchase Period.

Builder shall convey title to the Repurchased Lots by special warranty deed (subject to only the Permitted Exceptions and those approved by Seller). Closing of the Repurchased Lots shall occur within 30 days after the date of the Repurchase Notice. At closing, Seller shall pay the Repurchase Price in immediately available funds. Real property taxes and assessments due to the Association and CDD shall be prorated as of the date of reconveyance in the manner provided in the Purchase Agreement for the Lots. If the title to any of the Repurchased Lots is subject to any lien, encumbrance or other title exception due to acts and deeds of Builder, other than those approved by Seller, Seller, in addition to all other rights and remedies which it may have at law or in equity, may pay and discharge such liens and encumbrances, and remove such unpermitted title exceptions and may deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees and costs) from the amount of the Repurchase Price due to

Builder. Builder's mortgage shall include provision for the release of vacant Lots repurchased by Seller.

The failure of Seller to send the Repurchase Notice within the Repurchase Period shall automatically terminate Seller's right of repurchase as to Lots upon which construction did not commence during the Commencement Period. The right to repurchase shall terminate with respect to each Lot upon commencement of construction on that Lot. Thereafter, Seller shall, upon receipt of written request from the owner of the Property, execute a release of the right to repurchase in recordable form.

The terms "commencement of construction" and "construction shall have commenced" shall mean that Builder has completed the installation of the foundation for a single family unit on the Lot. Builder shall undertake no further activities of any kind upon any Lot, which is the subject of a Repurchase Notice other than such work that is required to keep the Lot in a neat and orderly condition, free from trash, weeds and debris.

The Seller's deed shall provide that this right to repurchase is subordinate to any first priority construction mortgage to secure a bona fide construction loan on the Lot.

SELLER'S RIGHT OF FIRST REFUSAL. Builder and Seller agree that, so long as construction has not commenced on any Lot, Builder may not sell such Lot to any third party without giving Seller the right of first refusal to repurchase the Lot for the Purchase Price for such Lot upon the terms and conditions set forth below unless, at the time of such sale, (i) Builder has a binding contract with a third party purchaser to construct a single family dwelling unit on the Lot; and (ii) such contract provides that the third party purchaser may not further convey the Lot to any other third party prior to commencement of construction without giving Seller a right of first refusal to repurchase the Lot for the Purchase Price for such Lot on the terms and conditions set forth below. Seller's deed shall reserve this right of first refusal and shall also provide that this right of first refusal is subordinate to any first priority construction mortgage or deed of trust securing a bona fide construction loan on the Lot.

If Builder or any authorized successor-in-title to Builder desires to convey a Lot prior to commencement of construction, the party proposing to sell shall deliver to Seller notice of the proposed sale plus a copy of the contract entered into between Builder and a third party purchaser in accordance with the notice provisions of the Purchase and Sale Agreement and Seller shall have 30 days after receipt of such notice to elect whether to exercise its right of first refusal and to repurchase such portion of the Property.

If Seller elects to exercise its right of first refusal and to repurchase, it shall do so by delivering written notice of such election to the party proposing the sale. The party proposing the sale shall convey the Lot to Seller by special warranty deed (subject to the same exceptions to title set forth in the deed of conveyance to Builder other than exceptions for acts and deeds of Builder and any successors-in-title which are not permitted exceptions) within 30 days after the date of receipt of Seller's notice (the exact date, time, and location of closing of the repurchase to be selected by Seller) for the Purchase Price for the Lot. Such Purchase Price shall be paid in immediately available funds available in Pasco County, Florida. If the title proposed to be conveyed is subject to any lien, encumbrance or other exception which is not permitted in this section, Seller, in addition to all other rights and remedies which it may have at law or in equity, may remove any such lien, or encumbrance and remove such exceptions and deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees) from the amount of the purchase price otherwise payable at Closing. Real property taxes and assessments shall be prorated as provided in this Agreement with respect to the original conveyance of the Lot to Builder.

Seller's right of first refusal to repurchase each Lot shall automatically terminate upon commencement of construction of a single family unit on each Lot. After commencement of construction, Seller shall, upon receipt of a written request from Builder or an authorized successor-in-title to the Lot, execute a release of such right of first refusal to repurchase in recordable form. For purposes of this Section, the term "commencement of construction" shall have the same meaning as set forth above.

SUBDIVISION IMPROVEMENTS AND COSTS. Builder shall be responsible for all fees and charges arising from its construction on and development of the Lots, including but not limited to all permit fees, impact fees, mobility fees, reclaimed water, refuse, tap-on, and installation charges, and other fees, costs and expenses relating to obtaining water, sanitary sewer and other utility services for the Lots, including, but not limited to, impact fees, mobility fees, water, sewer, solid waste, reclaimed water, schools, parks, libraries, fire combat, fire rescue and hurricane mitigation. Impact fees may increase. Prior to applying for any permit to develop a Lot, Builder hereby agrees to purchase from Seller, or at Seller's option, from SB Associates I Limited Partnership d/b/a Crown Community Development ("SB Associates"), any mobility/impact fee credits which Seller, or at Seller's option, that SB Associates has received from Pasco County. Mobility fee credits may not be used for the transit portion of the mobility fee or the mobility fee administration fee, which fees shall be paid directly to Pasco County. Seller or, at Seller's option, SB Associates shall sell such mobility/impact fee credits to Builder at Pasco County's then current mobility/impact fee rates. If mobility/impact fees increase after Builder purchases such mobility/impact fee credits from Seller or, at Seller's option, from SB Associates, Builder agrees to purchase from Seller or at Seller's option from SB Associates, additional mobility/impact fee credits in the amount of the increase. Notwithstanding anything in the foregoing to the contrary, should Seller notify Buyer that Seller, or at Seller's option, that SB Associates does not have mobility/impact fee credits from Pasco County, the Builder shall pay such mobility/impact fees directly to Pasco County and promptly provide Seller with written evidence of such payment. Builder acknowledges that Builder will have to purchase from Seller impact fees related to water, sewer and reclaimed water (at the price paid by Seller to Pasco County) and Builder will have to pay to Pasco County additional impact fees related to the same (said impact fees have increased since purchased by Seller from Pasco County). Builder shall promptly provide Seller with written evidence of such payment.



PREPARED BY AND RETURN TO:

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

Acpt: 1405827 Rec: 78.00
DS: 560.00 IT: 0.00
12/23/11 C. Condry, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
12/23/11 12:24pm 1 of 9
OR BK 8638 PG 167

Sales Price: \$80,000.00
Documentary Stamp Tax: \$560.00
Parcel ID Nos. 35-25-20-0030-02200-0130
35-25-20-0030-02300-0190
35-25-20-0030-02300-0200
35-25-20-0030-02300-0210

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered effective as of December 22, 2011 by and between **CKB DEVELOPMENT LLC**, a Delaware limited liability company, as Grantor, whose address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544 and **THE RYLAND GROUP, INC.**, a Maryland corporation, as Grantee, whose address is 9426 Camden Field Parkway, Riverview, Florida 33578. (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 acknowledge, has granted, bargained, and sold to Grantee the real property (the "Property") situated in Pasco County, Florida, legally described on Exhibit "A" attached hereto and by this reference is incorporated herein.

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 the Property is free from all liens and encumbrances except those items listed on Exhibit "B" attached hereto and by this reference incorporated herein, but this reference shall not be deemed to reimpose the same and subject to Grantor's Right to Repurchase as set forth on Exhibit "C" attached hereto and by this reference incorporated herein.

AND Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever claiming through Grantor.

Signed, Sealed and Delivered
in the Presence of:

CKB DEVELOPMENT LLC,
A Delaware Limited Liability Company

Chevy A. Summerson
(Witness 1 - Signature)

By: *Craig B. Weber*

CHEVY A. SUMMERSON
(Witness 1 - Printed Name)

Craig B. Weber,
As its Authorized Representative

Paul L. Nettina
(Witness 2 - Signature)

PAUL L. NETTINA
(Witness 2 - Printed Name)

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me on Dec. 16, 2011, by Craig B. Weber, as the Authorized Representative of **CKB DEVELOPMENT LLC**, a Delaware limited liability company, on behalf of the company, ✓ who is personally known to me or who has provided a driver's license as identification.

Arlene M. Elmore

(Signature) **Arlene M. Elmore**



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

EXHIBIT "A"

Legal Description

Lot 13, Block 22 and Lots 19, 20, and 21, Block 23, WATERGRASS PARCELS C-1 and C-2, according to the map or plat thereof as recorded in Plat Book 66 at Pages 103 through 114, inclusive, Public Records of Pasco County, Florida.

EXHIBIT "B"

Encumbrances

1. Taxes and assessments for the year 2012, and subsequent years, which are not yet due and payable.
2. Drainage Easement in favor of the State of Florida recorded in Official Records Book 55, Page 487, Public Records of Pasco County, Florida.
3. Grant of Perpetual, Non-Exclusive Easement in favor of Pasco County recorded in Official Records Book 3044, Page 1816, Public Records of Pasco County, Florida.
4. Oil, Gas and Mineral rights reserved in Deed Book 134, pages 405 and 407; transferred by Official Records Book 554, page 478; Official Records Book 4756, page 867; Official Records Book 5577, page 899 and Official Records Book 6092, page 246, Public Records of Pasco County, Florida. Note: Right of Entry onto said property by any outstanding mineral owner has been terminated in Warranty Deed recorded in Official Records Book 5577, Page 904, Public Records of Pasco County, Florida.
5. Reservation of a 50% royalty interest in and to any oil, gas or other minerals, which may be removed from the lands recited in Official Records Book 5577, page 899, without right of entry, of the public records of Pasco County, Florida.
6. Notice of Establishment of The Watergrass Community Development District recorded April 15, 2005, in Official Records Book 6324, page 1226, of the public records of Pasco County, Florida.
7. Declaration of Covenants, Conditions And Restrictions, which contains easements and provisions for a private charge or assessments, recorded in Official Records Book 6461, page 831; as affected by Amendment recorded in Official Records Book 6664, page 1069; and Supplements recorded Official Records Book 7132, page 1801, Official Records Book 7472, Page 158; Official Records Book 7510, Page 1875 and Official Records Book 8385, Page 1981, Public Records of Pasco County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).

8. Agreement To Convey Or Dedicate recorded October 17, 2005, in Official Records Book 6642, page 1972.

9. Lien of Record of Watergrass Community Development District recorded October 17, 2005, in Official Records Book 6642, page 1978, of the public records of Pasco County, Florida, as validated in Final Judgment recorded in Official Records Book 6369, Page 865, Public Records of Pasco County, Florida.

10. Declaration of Consent recorded October 17, 2005, in Official Records Book 6642, page 1982, of the public records of Pasco County, Florida.

11. Notice of Collection Agreement for Special Assessments recorded October 17, 2005, in Official Records Book 6642, Page 1987, of the Public Records of Pasco County, Florida.

12. Intentionally Deleted.

13. Provisions of the Plat of Watergrass Parcels C-1 and C-2, recorded in Plat Book 66, Page 103 through 114 inclusive of the Public Records of Pasco County, Florida.

14. Notice of Collection Agreement For Special Assessments recorded in O.R. Book 7519, Page 482, of the Public Records of Pasco County, Florida.

15. Agreement to Convey or Dedicate recorded in O.R. Book 7519, Page 1621, of the Public Records of Pasco County, Florida.

16. Lien of Record and Disclosure of Public of Watergrass Community Development District recorded in O.R. Book 7519, Page 1627, of the Public Records of Pasco County, Florida.

17. Declaration of Consent to Jurisdiction of Watergrass Community Development District and Imposition of Special Assessments recorded in O.R. Book 7519, Page 1631, of the Public Records of Pasco County, Florida.

18. Intentionally Deleted.

19. Grant of Drainage Easement in favor of Pasco County, Florida recorded in Official Records Book 8558, Page 2522, Public Records of Pasco County, Florida.

ALL RECORDING INFORMATION IS A RECORDING IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

EXHIBIT "C"Grantor's Right Of Repurchase

In accordance with the Purchase and Sale Agreement between Grantor and Grantee with respect to the sale of the following provisions of the Sales Agreement are hereby incorporated into this Deed with all references to Builder being a reference to Grantee and all references to Seller being a reference to Grantor.

BUILDER'S OBLIGATION TO IMPROVE PROPERTY. Builder covenants and agrees to begin construction of a single family unit on each Lot within 18 months of the date of this Deed and to diligently pursue construction so that each unit may be completed within 9 months after commencement. If, within 18 months after the Date of this Deed (the "Commencement Period"), construction shall not have commenced on a Lot, then at any time within 6 months after the expiration of Commencement Period (the "Repurchase Period"), Seller shall have the right, but not the obligation, to repurchase all Lots upon which construction did not commence during the Commencement Period. Seller shall exercise its right by sending Builder written notice of its intent to repurchase (the "Repurchase Notice") those Lots upon which construction did not commence during the Commencement Period (the "Repurchased Lots") for a repurchase price equal to the Purchase Price (the "Repurchase Price") within the Repurchase Period.

Builder shall convey title to the Repurchased Lots by special warranty deed (subject to only the Permitted Exceptions and those approved by Seller). Closing of the Repurchased Lots shall occur within 30 days after the date of the Repurchase Notice. At closing, Seller shall pay the Repurchase Price in immediately available funds. Real property taxes and assessments due to the Association and CDD shall be prorated as of the date of reconveyance in the manner provided in the Purchase Agreement for the Lots. If the title to any of the Repurchased Lots is subject to any lien, encumbrance or other title exception due to acts and deeds of Builder, other than those approved by Seller, Seller, in addition to all other rights and remedies which it may have at law or in equity, may pay and discharge such liens and encumbrances, and remove such unpermitted title exceptions and may deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees and costs) from the amount of the Repurchase Price due to

Builder. Builder's mortgage shall include provision for the release of vacant Lots repurchased by Seller.

The failure of Seller to send the Repurchase Notice within the Repurchase Period shall automatically terminate Seller's right of repurchase as to Lots upon which construction did not commence during the Commencement Period. The right to repurchase shall terminate with respect to each Lot upon commencement of construction on that Lot. Thereafter, Seller shall, upon receipt of written request from the owner of the Property, execute a release of the right to repurchase in recordable form.

The terms "commencement of construction" and "construction shall have commenced" shall mean that Builder has completed the installation of the foundation for a single family unit on the Lot. Builder shall undertake no further activities of any kind upon any Lot, which is the subject of a Repurchase Notice other than such work that is required to keep the Lot in a neat and orderly condition, free from trash, weeds and debris.

The Seller's deed shall provide that this right to repurchase is subordinate to any first priority construction mortgage to secure a bona fide construction loan on the Lot.

SELLER'S RIGHT OF FIRST REFUSAL. Builder and Seller agree that, so long as construction has not commenced on any Lot, Builder may not sell such Lot to any third party without giving Seller the right of first refusal to repurchase the Lot for the Purchase Price for such Lot upon the terms and conditions set forth below unless, at the time of such sale, (i) Builder has a binding contract with a third party purchaser to construct a single family dwelling unit on the Lot; and (ii) such contract provides that the third party purchaser may not further convey the Lot to any other third party prior to commencement of construction without giving Seller a right of first refusal to repurchase the Lot for the Purchase Price for such Lot on the terms and conditions set forth below. Seller's deed shall reserve this right of first refusal and shall also provide that this right of first refusal is subordinate to any first priority construction mortgage or deed of trust securing a bona fide construction loan on the Lot.

If Builder or any authorized successor-in-title to Builder desires to convey a Lot prior to commencement of construction, the party proposing to sell shall deliver to Seller notice of the proposed sale plus a copy of the contract entered into between Builder and a third party purchaser in accordance with the notice provisions of the Purchase and Sale Agreement and Seller shall have 30 days after receipt of such notice to elect whether to exercise its right of first refusal and to repurchase such portion of the Property.

If Seller elects to exercise its right of first refusal and to repurchase, it shall do so by delivering written notice of such election to the party proposing the sale. The party proposing the sale shall convey the Lot to Seller by special warranty deed (subject to the same exceptions to title set forth in the deed of conveyance to Builder other than exceptions for acts and deeds of Builder and any successors-in-title which are not permitted exceptions) within 30 days after the date of receipt of Seller's notice (the exact date, time, and location of closing of the repurchase to be selected by Seller) for the Purchase Price for the Lot. Such Purchase Price shall be paid in immediately available funds available in Pasco County, Florida. If the title proposed to be conveyed is subject to any lien, encumbrance or other exception which is not permitted in this section, Seller, in addition to all other rights and remedies which it may have at law or in equity, may remove any such lien, or encumbrance and remove such exceptions and deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees) from the amount of the purchase price otherwise payable at Closing. Real property taxes and assessments shall be prorated as provided in this Agreement with respect to the original conveyance of the Lot to Builder.

Seller's right of first refusal to repurchase each Lot shall automatically terminate upon commencement of construction of a single family unit on each Lot. After commencement of construction, Seller shall, upon receipt of a written request from Builder or an authorized successor-in-title to the Lot, execute a release of such right of first refusal to repurchase in recordable form. For purposes of this Section, the term "commencement of construction" shall have the same meaning as set forth above.

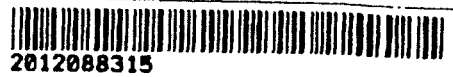
SUBDIVISION IMPROVEMENTS AND COSTS. Builder shall be responsible for all fees and charges arising from its construction on and development of the Lots, including but not limited to all permit fees, impact fees, mobility fees, reclaimed water, refuse, tap-on, and installation charges, and other fees, costs and expenses relating to obtaining water, sanitary sewer and other utility services for the Lots, including, but not limited to, impact fees, mobility fees, water, sewer, solid waste, reclaimed water, schools, parks, libraries, fire combat, fire rescue and hurricane mitigation. Impact fees may increase. Prior to applying for any permit to develop a Lot, Builder hereby agrees to purchase from Seller, or at Seller's option, from SB Associates I Limited Partnership d/b/a Crown Community Development ("SB Associates"), any mobility/impact fee credits which Seller, or at Seller's option, that SB Associates has received from Pasco County. Mobility fee credits may not be used for the transit portion of the mobility fee or the mobility fee administration fee, which fees shall be paid directly to Pasco County. Seller or, at Seller's option, SB Associates shall sell such mobility/impact fee credits to Builder at Pasco County's then current mobility/impact fee rates. If mobility/impact fees increase after Builder purchases such mobility/impact fee credits from Seller or, at Seller's option, from SB Associates, Builder agrees to purchase from Seller or at Seller's option from SB Associates, additional mobility/impact fee credits in the amount of the increase. Notwithstanding anything in the foregoing to the contrary, should Seller notify Buyer that Seller, or at Seller's option, that SB Associates does not have mobility/impact fee credits from Pasco County, the Builder shall pay such mobility/impact fees directly to Pasco County and promptly provide Seller with written evidence of such payment. Builder acknowledges that Builder will have to purchase from Seller impact fees related to water, sewer and reclaimed water (at the price paid by Seller to Pasco County) and Builder will have to pay to Pasco County additional impact fees related to the same (said impact fees have increased since purchased by Seller from Pasco County). Builder shall promptly provide Seller with written evidence of such payment.

R Gray / Robinson
PO Box 33601
Tampa, FL 33601

PREPARED BY AND RETURN TO:

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

Sales Price: \$140,000.00
Documentary Stamp Tax: \$980.00
Parcel ID Nos. 35-25-20-0030-02400-0010
35-25-20-0030-02400-0050
35-25-20-0030-02200-0120
35-25-20-0030-02200-0160
35-25-20-0030-02200-0170
35-25-20-0030-02200-0180
35-25-20-0030-02200-0190



Rspt: 1437319 Rec: 78.00
DS: 980.00 IT: 0.00
05/24/12 L. Sagastume, Dpty Clerk

PAULA S. O'NEIL, Ph D PASCO CLERK & COMPTROLLER
05/24/12 10:06am 1 of 9
OR BK 8702 PG 2556

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered effective as of May 23, 2012 by and between **CKB DEVELOPMENT LLC**, a Delaware limited liability company, as Grantor, whose address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544 and **THE RYLAND GROUP, INC.**, a Maryland corporation, as Grantee, whose address is 9426 Camden Field Parkway, Riverview, Florida 33578. (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 acknowledge, has granted, bargained, and sold to Grantee the real property (the "Property") situated in Pasco County, Florida, legally described on Exhibit "A" attached hereto and by this reference is incorporated herein.

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 the Property is free from all liens and encumbrances except those items listed on Exhibit "B" attached hereto and by this reference incorporated herein, but this reference shall not be deemed to reimpose the same and subject to Grantor's Right to Repurchase as set forth on Exhibit "C" attached hereto and by this reference incorporated herein.

AND Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever claiming through Grantor.

Signed, Sealed and Delivered
in the Presence of:

[Signature]
(Witness 1 - Signature)

Cheryl A. Summerson
(Witness 1 - Printed Name)

[Signature]
(Witness 2 - Signature)

PAUL L NETTINA
(Witness 2 - Printed Name)

CKB DEVELOPMENT LLC,
A Delaware Limited Liability Company

By: [Signature]
Craig B. Weber,
As its Authorized Representative

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me on MAY 22,
2012, by Craig B. Weber, as the Authorized Representative of **CKB DEVELOPMENT
LLC**, a Delaware 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) **Arlene M. Elmore**
(Type or Print Name)
My Commission Expires: _____
My Commission Number is: _____

OR BK 8702 PG 2558
3 of 9

EXHIBIT "A"

Legal Description

Lots 1 and 5, Block 24, Lots 12, 16, 17, 18, and 19, Block 22, WATERGRASS PARCELS C-1 and C-2, according to the map or plat thereof as recorded in Plat Book 66 at Pages 103 through 114, inclusive, Public Records of Pasco County, Florida.

EXHIBIT "B"

Encumbrances

1. Taxes and assessments for the year 2012, and subsequent years, which are not yet due and payable.
2. Drainage Easement in favor of the State of Florida recorded in Official Records Book 55, Page 487, Public Records of Pasco County, Florida.
3. Grant of Perpetual, Non-Exclusive Easement in favor of Pasco County recorded in Official Records Book 3044, Page 1816, Public Records of Pasco County, Florida.
4. Oil, Gas and Mineral rights reserved in Deed Book 134, pages 405 and 407; transferred by Official Records Book 554, page 478; Official Records Book 4756, page 867; Official Records Book 5577, page 899 and Official Records Book 6092, page 246, Public Records of Pasco County, Florida. Note: Right of Entry onto said property by any outstanding mineral owner has been terminated in Warranty Deed recorded in Official Records Book 5577, Page 904, Public Records of Pasco County, Florida.
5. Reservation of a 50% royalty interest in and to any oil, gas or other minerals, which may be removed from the lands recited in Official Records Book 5577, page 899, without right of entry, of the public records of Pasco County, Florida.
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7. Declaration of Covenants, Conditions And Restrictions, which contains easements and provisions for a private charge or assessments, recorded in Official Records Book 6461, page 831; as affected by Amendment recorded in Official Records Book 6664, page 1069; and Supplements recorded Official Records Book 7132, page 1801, Official Records Book 7472, Page 158; Official Records Book 7510, Page 1875 and Official Records Book 8385, Page 1981, Public Records of Pasco County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).

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15. Agreement to Convey or Dedicate recorded in O.R. Book 7519, Page 1621, of the Public Records of Pasco County, Florida.

16. Lien of Record and Disclosure of Public of Watergrass Community Development District recorded in O.R. Book 7519, Page 1627, of the Public Records of Pasco County, Florida.

17. Declaration of Consent to Jurisdiction of Watergrass Community Development District and Imposition of Special Assessments recorded in O.R. Book 7519, Page 1631, of the Public Records of Pasco County, Florida.

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ALL RECORDING INFORMATION IS A RECORDING IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

EXHIBIT "C"Grantor's Right Of Repurchase

In accordance with the Purchase and Sale Agreement between Grantor and Grantee with respect to the sale of the following provisions of the Sales Agreement are hereby incorporated into this Deed with all references to Builder being a reference to Grantee and all references to Seller being a reference to Grantor.

BUILDER'S OBLIGATION TO IMPROVE PROPERTY. Builder covenants and agrees to begin construction of a single family unit on each Lot within 18 months of the date of this Deed and to diligently pursue construction so that each unit may be completed within 9 months after commencement. If, within 18 months after the Date of this Deed (the "Commencement Period"), construction shall not have commenced on a Lot, then at any time within 6 months after the expiration of Commencement Period (the "Repurchase Period"), Seller shall have the right, but not the obligation, to repurchase all Lots upon which construction did not commence during the Commencement Period. Seller shall exercise its right by sending Builder written notice of its intent to repurchase (the "Repurchase Notice") those Lots upon which construction did not commence during the Commencement Period (the "Repurchased Lots") for a repurchase price equal to the Purchase Price (the "Repurchase Price") within the Repurchase Period.

Builder shall convey title to the Repurchased Lots by special warranty deed (subject to only the Permitted Exceptions and those approved by Seller). Closing of the Repurchased Lots shall occur within 30 days after the date of the Repurchase Notice. At closing, Seller shall pay the Repurchase Price in immediately available funds. Real property taxes and assessments due to the Association and CDD shall be prorated as of the date of reconveyance in the manner provided in the Purchase Agreement for the Lots. If the title to any of the Repurchased Lots is subject to any lien, encumbrance or other title exception due to acts and deeds of Builder, other than those approved by Seller, Seller, in addition to all other rights and remedies which it may have at law or in equity, may pay and discharge such liens and encumbrances, and remove such unpermitted title exceptions and may deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees and costs) from the amount of the Repurchase Price due to

Builder. Builder's mortgage shall include provision for the release of vacant Lots repurchased by Seller.

The failure of Seller to send the Repurchase Notice within the Repurchase Period shall automatically terminate Seller's right of repurchase as to Lots upon which construction did not commence during the Commencement Period. The right to repurchase shall terminate with respect to each Lot upon commencement of construction on that Lot. Thereafter, Seller shall, upon receipt of written request from the owner of the Property, execute a release of the right to repurchase in recordable form.

The terms "commencement of construction" and "construction shall have commenced" shall mean that Builder has completed the installation of the foundation for a single family unit on the Lot. Builder shall undertake no further activities of any kind upon any Lot, which is the subject of a Repurchase Notice other than such work that is required to keep the Lot in a neat and orderly condition, free from trash, weeds and debris.

The Seller's deed shall provide that this right to repurchase is subordinate to any first priority construction mortgage to secure a bona fide construction loan on the Lot.

SELLER'S RIGHT OF FIRST REFUSAL. Builder and Seller agree that, so long as construction has not commenced on any Lot, Builder may not sell such Lot to any third party without giving Seller the right of first refusal to repurchase the Lot for the Purchase Price for such Lot upon the terms and conditions set forth below unless, at the time of such sale, (i) Builder has a binding contract with a third party purchaser to construct a single family dwelling unit on the Lot; and (ii) such contract provides that the third party purchaser may not further convey the Lot to any other third party prior to commencement of construction without giving Seller a right of first refusal to repurchase the Lot for the Purchase Price for such Lot on the terms and conditions set forth below. Seller's deed shall reserve this right of first refusal and shall also provide that this right of first refusal is subordinate to any first priority construction mortgage or deed of trust securing a bona fide construction loan on the Lot.

If Builder or any authorized successor-in-title to Builder desires to convey a Lot prior to commencement of construction, the party proposing to sell shall deliver to Seller notice of the proposed sale plus a copy of the contract entered into between Builder and a third party purchaser in accordance with the notice provisions of the Purchase and Sale Agreement and Seller shall have 30 days after receipt of such notice to elect whether to exercise its right of first refusal and to repurchase such portion of the Property.

If Seller elects to exercise its right of first refusal and to repurchase, it shall do so by delivering written notice of such election to the party proposing the sale. The party proposing the sale shall convey the Lot to Seller by special warranty deed (subject to the same exceptions to title set forth in the deed of conveyance to Builder other than exceptions for acts and deeds of Builder and any successors-in-title which are not permitted exceptions) within 30 days after the date of receipt of Seller's notice (the exact date, time, and location of closing of the repurchase to be selected by Seller) for the Purchase Price for the Lot. Such Purchase Price shall be paid in immediately available funds available in Pasco County, Florida. If the title proposed to be conveyed is subject to any lien, encumbrance or other exception which is not permitted in this section, Seller, in addition to all other rights and remedies which it may have at law or in equity, may remove any such lien, or encumbrance and remove such exceptions and deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees) from the amount of the purchase price otherwise payable at Closing. Real property taxes and assessments shall be prorated as provided in this Agreement with respect to the original conveyance of the Lot to Builder.

Seller's right of first refusal to repurchase each Lot shall automatically terminate upon commencement of construction of a single family unit on each Lot. After commencement of construction, Seller shall, upon receipt of a written request from Builder or an authorized successor-in-title to the Lot, execute a release of such right of first refusal to repurchase in recordable form. For purposes of this Section, the term "commencement of construction" shall have the same meaning as set forth above.

SUBDIVISION IMPROVEMENTS AND COSTS. Builder shall be responsible for all fees and charges arising from its construction on and development of the Lots, including but not limited to all permit fees, impact fees, mobility fees, reclaimed water, refuse, tap-on, and installation charges, and other fees, costs and expenses relating to obtaining water, sanitary sewer and other utility services for the Lots, including, but not limited to, impact fees, mobility fees, water, sewer, solid waste, reclaimed water, schools, parks, libraries, fire combat, fire rescue and hurricane mitigation. Impact fees may increase. Prior to applying for any permit to develop a Lot, Builder hereby agrees to purchase from Seller, or at Seller's option, from SB Associates I Limited Partnership d/b/a Crown Community Development ("SB Associates"), any mobility/impact fee credits which Seller, or at Seller's option, that SB Associates has received from Pasco County. Mobility fee credits may not be used for the transit portion of the mobility fee or the mobility fee administration fee, which fees shall be paid directly to Pasco County. Seller or, at Seller's option, SB Associates shall sell such mobility/impact fee credits to Builder at Pasco County's then current mobility/impact fee rates. If mobility/impact fees increase after Builder purchases such mobility/impact fee credits from Seller or, at Seller's option, from SB Associates, Builder agrees to purchase from Seller or at Seller's option from SB Associates, additional mobility/impact fee credits in the amount of the increase. Notwithstanding anything in the foregoing to the contrary, should Seller notify Buyer that Seller, or at Seller's option, that SB Associates does not have mobility/impact fee credits from Pasco County, the Builder shall pay such mobility/impact fees directly to Pasco County and promptly provide Seller with written evidence of such payment. Builder acknowledges that Builder will have to purchase from Seller impact fees related to water, sewer and reclaimed water (at the price paid by Seller to Pasco County) and Builder will have to pay to Pasco County additional impact fees related to the same (said impact fees have increased since purchased by Seller from Pasco County). Builder shall promptly provide Seller with written evidence of such payment.

R Gray/Robinson P.A.
201 N. Franklin St.
Suite 2200
Tampa, FL 33502

PREPARED BY AND RETURN TO:

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



Sales Price: \$80,000.00
Documentary Stamp Tax: \$560.00
Parcel ID Nos. 35-25-20-0030-02400-0020
35-25-20-0030-02400-0030
35-25-20-0030-02400-0100
35-25-20-0030-02300-0220

Rcpt: 1452022 Rec: 78.00
DS: 560.00 IT: 0.00
08/02/12 S. Shultz, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
08/02/12 02:10pm 1 of 8
OR BK 8735 PG 505

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered effective as of August 1, 2012 by and between **CKB DEVELOPMENT LLC**, a Delaware limited liability company, as Grantor, whose address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544 and **THE RYLAND GROUP, INC.**, a Maryland corporation, as Grantee, whose address is 9426 Camden Field Parkway, Riverview, Florida 33578. (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 acknowledge, has granted, bargained, and sold to Grantee the real property (the "Property") situated in Pasco County, Florida, legally described on Exhibit "A" attached hereto and by this reference is incorporated herein.

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 the Property is free from all liens and encumbrances except those items listed on Exhibit "B" attached hereto and by this reference incorporated herein, but this reference shall not be deemed to reimpose the same and subject to Grantor's Right to Repurchase as set forth on Exhibit "C" attached hereto and by this reference incorporated herein.

AND Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever claiming through Grantor.

Signed, Sealed and Delivered
in the Presence of:

Cheryl A. Summerson

(Witness 1 - Signature)

Cheryl A. Summerson

(Witness 1 - Printed Name)

Paul L. Nettina

(Witness 2 - Signature)

PAUL L. NETTINA

(Witness 2 - Printed Name)

CKB DEVELOPMENT LLC,
A Delaware Limited Liability Company

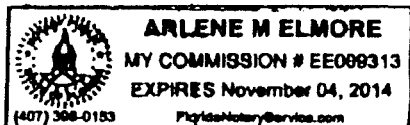
By: *Craig B. Weber*

Craig B. Weber,
As its Authorized Representative

OR BK **8735** PG **506**
2 of 9

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me on July 30, 2012, by Craig B. Weber, as the Authorized Representative of **CKB DEVELOPMENT LLC**, a Delaware limited liability company, on behalf of the company, ✓ who is personally known to me or who has provided a driver's license as identification.



Arlene M. Elmore

(Signature)
Arlene M. Elmore

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

EXHIBIT "A"

Legal Description

OR BK 8735 PG 507
3 of 8

Lots 2, 3, and 10, Block 24, and Lot 22, Block 23, WATERGRASS PARCELS C-1 and C-2, according to the map or plat thereof as recorded in Plat Book 66 at Pages 103 through 114, inclusive, Public Records of Pasco County, Florida.

Encumbrances

1. Taxes and assessments for the year 2012, and subsequent years, which are not yet due and payable.
2. Drainage Easement in favor of the State of Florida recorded in Official Records Book 55, Page 487, Public Records of Pasco County, Florida.
3. Grant of Perpetual, Non-Exclusive Easement in favor of Pasco County recorded in Official Records Book 3044, Page 1816, Public Records of Pasco County, Florida.
4. Oil, Gas and Mineral rights reserved in Deed Book 134, pages 405 and 407; transferred by Official Records Book 554, page 478; Official Records Book 4756, page 867; Official Records Book 5577, page 899 and Official Records Book 6092, page 246, Public Records of Pasco County, Florida. Note: Right of Entry onto said property by any outstanding mineral owner has been terminated in Warranty Deed recorded in Official Records Book 5577, Page 904, Public Records of Pasco County, Florida.
5. Reservation of a 50% royalty interest in and to any oil, gas or other minerals, which may be removed from the lands recited in Official Records Book 5577, page 899, without right of entry, of the public records of Pasco County, Florida.
6. Notice of Establishment of The Watergrass Community Development District recorded April 15, 2005, in Official Records Book 6324, page 1226, of the public records of Pasco County, Florida.
7. Declaration of Covenants, Conditions And Restrictions, which contains easements and provisions for a private charge or assessments, recorded in Official Records Book 6461, page 831; as affected by Amendment recorded in Official Records Book 6664, page 1069; and Supplements recorded Official Records Book 7132, page 1801, Official Records Book 7472, Page 158; Official Records Book 7510, Page 1875 and Official Records Book 8385, Page 1981, Public Records of Pasco County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).

8. Agreement To Convey Or Dedicate recorded October 17, 2005, in Official Records Book 6642, page 1972.

9. Lien of Record of Watergrass Community Development District recorded October 17, 2005, in Official Records Book 6642, page 1978, of the public records of Pasco County, Florida, as validated in Final Judgment recorded in Official Records Book 6369, Page 865, Public Records of Pasco County, Florida.

10. Declaration of Consent recorded October 17, 2005, in Official Records Book 6642, page 1982, of the public records of Pasco County, Florida.

11. Notice of Collection Agreement for Special Assessments recorded October 17, 2005, in Official Records Book 6642, Page 1987, of the Public Records of Pasco County, Florida.

12. Intentionally Deleted.

13. Provisions of the Plat of Watergrass Parcels C-1 and C-2, recorded in Plat Book 66, Page 103 through 114 inclusive of the Public Records of Pasco County, Florida.

14. Notice of Collection Agreement For Special Assessments recorded in O.R. Book 7519, Page 482, of the Public Records of Pasco County, Florida.

15. Agreement to Convey or Dedicate recorded in O.R. Book 7519, Page 1621, of the Public Records of Pasco County, Florida.

16. Lien of Record and Disclosure of Public of Watergrass Community Development District recorded in O.R. Book 7519, Page 1627, of the Public Records of Pasco County, Florida.

17. Declaration of Consent to Jurisdiction of Watergrass Community Development District and Imposition of Special Assessments recorded in O.R. Book 7519, Page 1631, of the Public Records of Pasco County, Florida.

18. Intentionally Deleted.

19. Grant of Drainage Easement in favor of Pasco County, Florida recorded in Official Records Book 8558, Page 2522, Public Records of Pasco County, Florida.

ALL RECORDING INFORMATION IS A RECORDING IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

EXHIBIT "C"Grantor's Right Of Repurchase

In accordance with the Purchase and Sale Agreement between Grantor and Grantee with respect to the sale of the following provisions of the Sales Agreement are hereby incorporated into this Deed with all references to Builder being a reference to Grantee and all references to Seller being a reference to Grantor.

BUILDER'S OBLIGATION TO IMPROVE PROPERTY. Builder covenants and agrees to begin construction of a single family unit on each Lot within 18 months of the date of this Deed and to diligently pursue construction so that each unit may be completed within 9 months after commencement. If, within 18 months after the Date of this Deed (the "Commencement Period"), construction shall not have commenced on a Lot, then at any time within 6 months after the expiration of Commencement Period (the "Repurchase Period"), Seller shall have the right, but not the obligation, to repurchase all Lots upon which construction did not commence during the Commencement Period. Seller shall exercise its right by sending Builder written notice of its intent to repurchase (the "Repurchase Notice") those Lots upon which construction did not commence during the Commencement Period (the "Repurchased Lots") for a repurchase price equal to the Purchase Price (the "Repurchase Price") within the Repurchase Period.

Builder shall convey title to the Repurchased Lots by special warranty deed (subject to only the Permitted Exceptions and those approved by Seller). Closing of the Repurchased Lots shall occur within 30 days after the date of the Repurchase Notice. At closing, Seller shall pay the Repurchase Price in immediately available funds. Real property taxes and assessments due to the Association and CDD shall be prorated as of the date of reconveyance in the manner provided in the Purchase Agreement for the Lots. If the title to any of the Repurchased Lots is subject to any lien, encumbrance or other title exception due to acts and deeds of Builder, other than those approved by Seller, Seller, in addition to all other rights and remedies which it may have at law or in equity, may pay and discharge such liens and encumbrances, and remove such unpermitted title exceptions and may deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees and costs) from the amount of the Repurchase Price due to

Builder. Builder's mortgage shall include provision for the release of vacant Lots repurchased by Seller.

The failure of Seller to send the Repurchase Notice within the Repurchase Period shall automatically terminate Seller's right of repurchase as to Lots upon which construction did not commence during the Commencement Period. The right to repurchase shall terminate with respect to each Lot upon commencement of construction on that Lot. Thereafter, Seller shall, upon receipt of written request from the owner of the Property, execute a release of the right to repurchase in recordable form.

The terms "commencement of construction" and "construction shall have commenced" shall mean that Builder has completed the installation of the foundation for a single family unit on the Lot. Builder shall undertake no further activities of any kind upon any Lot, which is the subject of a Repurchase Notice other than such work that is required to keep the Lot in a neat and orderly condition, free from trash, weeds and debris.

The Seller's deed shall provide that this right to repurchase is subordinate to any first priority construction mortgage to secure a bona fide construction loan on the Lot.

SELLER'S RIGHT OF FIRST REFUSAL. Builder and Seller agree that, so long as construction has not commenced on any Lot, Builder may not sell such Lot to any third party without giving Seller the right of first refusal to repurchase the Lot for the Purchase Price for such Lot upon the terms and conditions set forth below unless, at the time of such sale, (i) Builder has a binding contract with a third party purchaser to construct a single family dwelling unit on the Lot; and (ii) such contract provides that the third party purchaser may not further convey the Lot to any other third party prior to commencement of construction without giving Seller a right of first refusal to repurchase the Lot for the Purchase Price for such Lot on the terms and conditions set forth below. Seller's deed shall reserve this right of first refusal and shall also provide that this right of first refusal is subordinate to any first priority construction mortgage or deed of trust securing a bona fide construction loan on the Lot.

If Builder or any authorized successor-in-title to Builder desires to convey a Lot prior to commencement of construction, the party proposing to sell shall deliver to Seller notice of the proposed sale plus a copy of the contract entered into between Builder and a third party purchaser in accordance with the notice provisions of the Purchase and Sale Agreement and Seller shall have 30 days after receipt of such notice to elect whether to exercise its right of first refusal and to repurchase such portion of the Property.

If Seller elects to exercise its right of first refusal and to repurchase, it shall do so by delivering written notice of such election to the party proposing the sale. The party proposing the sale shall convey the Lot to Seller by special warranty deed (subject to the same exceptions to title set forth in the deed of conveyance to Builder other than exceptions for acts and deeds of Builder and any successors-in-title which are not permitted exceptions) within 30 days after the date of receipt of Seller's notice (the exact date, time, and location of closing of the repurchase to be selected by Seller) for the Purchase Price for the Lot. Such Purchase Price shall be paid in immediately available funds available in Pasco County, Florida. If the title proposed to be conveyed is subject to any lien, encumbrance or other exception which is not permitted in this section, Seller, in addition to all other rights and remedies which it may have at law or in equity, may remove any such lien, or encumbrance and remove such exceptions and deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees) from the amount of the purchase price otherwise payable at Closing. Real property taxes and assessments shall be prorated as provided in this Agreement with respect to the original conveyance of the Lot to Builder.

Seller's right of first refusal to repurchase each Lot shall automatically terminate upon commencement of construction of a single family unit on each Lot. After commencement of construction, Seller shall, upon receipt of a written request from Builder or an authorized successor-in-title to the Lot, execute a release of such right of first refusal to repurchase in recordable form. For purposes of this Section, the term "commencement of construction" shall have the same meaning as set forth above.

SUBDIVISION IMPROVEMENTS AND COSTS. Builder shall be responsible for all fees and charges arising from its construction on and development of the Lots, including but not limited to all permit fees, impact fees, mobility fees, reclaimed water, refuse, tap-on, and installation charges, and other fees, costs and expenses relating to obtaining water, sanitary sewer and other utility services for the Lots, including, but not limited to, impact fees, mobility fees, water, sewer, solid waste, reclaimed water, schools, parks, libraries, fire combat, fire rescue and hurricane mitigation. Impact fees may increase. Prior to applying for any permit to develop a Lot, Builder hereby agrees to purchase from Seller, or at Seller's option, from SB Associates I Limited Partnership d/b/a Crown Community Development ("SB Associates"), any mobility/impact fee credits which Seller, or at Seller's option, that SB Associates has received from Pasco County. Mobility fee credits may not be used for the transit portion of the mobility fee or the mobility fee administration fee, which fees shall be paid directly to Pasco County. Seller or, at Seller's option, SB Associates shall sell such mobility/impact fee credits to Builder at Pasco County's then current mobility/impact fee rates. If mobility/impact fees increase after Builder purchases such mobility/impact fee credits from Seller or, at Seller's option, from SB Associates, Builder agrees to purchase from Seller or at Seller's option from SB Associates, additional mobility/impact fee credits in the amount of the increase. Notwithstanding anything in the foregoing to the contrary, should Seller notify Buyer that Seller, or at Seller's option, that SB Associates does not have mobility/impact fee credits from Pasco County, the Builder shall pay such mobility/impact fees directly to Pasco County and promptly provide Seller with written evidence of such payment. Builder acknowledges that Builder will have to purchase from Seller impact fees related to water, sewer and reclaimed water (at the price paid by Seller to Pasco County) and Builder will have to pay to Pasco County additional impact fees related to the same (said impact fees have increased since purchased by Seller from Pasco County). Builder shall promptly provide Seller with written evidence of such payment.



2012175014

PREPARED BY AND RETURN TO:

R

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

Rcpt: 1468259 Rec: 78.00
DS: 140.00 IT: 0.00
10/15/12 C. Farrington, Dpty Cleri

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
10/15/12 03:45pm 1 of 9
OR BK **8769** PG **2384**

Sales Price: \$20,000.00
Documentary Stamp Tax: \$140.00
Parcel ID No. 35-25-20-0030-02400-0090

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered effective as of October 12, 2012 by and between **CKB DEVELOPMENT LLC**, a Delaware limited liability company, as Grantor, whose address is 2940 Sports Core Circle, Wesley Chapel, Florida 33544 and **THE RYLAND GROUP, INC.**, a Maryland corporation, as Grantee, whose address is 9426 Camden Field Parkway, Riverview, Florida 33578. (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 acknowledge, has granted, bargained, and sold to Grantee the real property (the "Property") situated in Pasco County, Florida, legally described on Exhibit "A" attached hereto and by this reference is incorporated herein.

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 the Property is free from all liens and encumbrances except those items listed on Exhibit "B" attached hereto and by this reference incorporated herein, but this reference shall not be deemed to reimpose the same and subject to Grantor's Right to Repurchase as set forth on Exhibit "C" attached hereto and by this reference incorporated herein.

AND Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever claiming through Grantor.

Signed, Sealed and Delivered
in the Presence of:

Cheryl A. Summerson
(Witness 1 - Signature)

Cheryl A. Summerson
(Witness 1 - Printed Name)

Paul L. Nettina
(Witness 2 - Signature)

PAUL L. NETTINA
(Witness 2 - Printed Name)

CKB DEVELOPMENT LLC,
A Delaware Limited Liability Company

By: *Craig B. Weber*
Craig B. Weber,
As its Authorized Representative

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me on Oct 10,
2012, by Craig B. Weber, as the Authorized Representative of **CKB DEVELOPMENT
LLC**, a Delaware limited liability company, on behalf of the company, who
is personally known to me or who has provided a driver's license as
identification.



Arlene M. Elmore
(Signature)

Arlene M. Elmore
(Type or Print Name)
My Commission Expires: _____
My Commission Number is: _____

EXHIBIT "A"

Legal Description

Lot 9, Block 24, WATERGRASS PARCELS C-1 and C-2, according to the map or plat thereof as recorded in Plat Book 66 at Pages 103 through 114, inclusive, Public Records of Pasco County, Florida.

EXHIBIT "B"

Encumbrances

1. Taxes and assessments for the year 2012, and subsequent years, which are not yet due and payable.
2. Drainage Easement in favor of the State of Florida recorded in Official Records Book 55, Page 487, Public Records of Pasco County, Florida.
3. Grant of Perpetual, Non-Exclusive Easement in favor of Pasco County recorded in Official Records Book 3044, Page 1816, Public Records of Pasco County, Florida.
4. Oil, Gas and Mineral rights reserved in Deed Book 134, pages 405 and 407; transferred by Official Records Book 554, page 478; Official Records Book 4756, page 867; Official Records Book 5577, page 899 and Official Records Book 6092, page 246, Public Records of Pasco County, Florida. Note: Right of Entry onto said property by any outstanding mineral owner has been terminated in Warranty Deed recorded in Official Records Book 5577, Page 904, Public Records of Pasco County, Florida.
5. Reservation of a 50% royalty interest in and to any oil, gas or other minerals, which may be removed from the lands recited in Official Records Book 5577, page 899, without right of entry, of the public records of Pasco County, Florida.
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7. Declaration of Covenants, Conditions And Restrictions, which contains easements and provisions for a private charge or assessments, recorded in Official Records Book 6461, page 831; as affected by Amendment recorded in Official Records Book 6664, page 1069; and Supplements recorded Official Records Book 7132, page 1801, Official Records Book 7472, Page 158; Official Records Book 7510, Page 1875 and Official Records Book 8385, Page 1981, Public Records of Pasco County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).

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11. Notice of Collection Agreement for Special Assessments recorded October 17, 2005, in Official Records Book 6642, Page 1987, of the Public Records of Pasco County, Florida.

12. Intentionally Deleted.

13. Provisions of the Plat of Watergrass Parcels C-1 and C-2, recorded in Plat Book 66, Page 103 through 114 inclusive of the Public Records of Pasco County, Florida.

14. Notice of Collection Agreement For Special Assessments recorded in O.R. Book 7519, Page 482, of the Public Records of Pasco County, Florida.

15. Agreement to Convey or Dedicate recorded in O.R. Book 7519, Page 1621, of the Public Records of Pasco County, Florida.

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17. Declaration of Consent to Jurisdiction of Watergrass Community Development District and Imposition of Special Assessments recorded in O.R. Book 7519, Page 1631, of the Public Records of Pasco County, Florida.

18. Intentionally Deleted.

19. Grant of Drainage Easement in favor of Pasco County, Florida recorded in Official Records Book 8558, Page 2522, Public Records of Pasco County, Florida.

ALL RECORDING INFORMATION IS A RECORDING IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

EXHIBIT "C"

Grantor's Right Of Repurchase

In accordance with the Purchase and Sale Agreement between Grantor and Grantee with respect to the sale of the following provisions of the Sales Agreement are hereby incorporated into this Deed with all references to Builder being a reference to Grantee and all references to Seller being a reference to Grantor.

BUILDER'S OBLIGATION TO IMPROVE PROPERTY. Builder covenants and agrees to begin construction of a single family unit on each Lot within 18 months of the date of this Deed and to diligently pursue construction so that each unit may be completed within 9 months after commencement. If, within 18 months after the Date of this Deed (the "Commencement Period"), construction shall not have commenced on a Lot, then at any time within 6 months after the expiration of Commencement Period (the "Repurchase Period"), Seller shall have the right, but not the obligation, to repurchase all Lots upon which construction did not commence during the Commencement Period. Seller shall exercise its right by sending Builder written notice of its intent to repurchase (the "Repurchase Notice") those Lots upon which construction did not commence during the Commencement Period (the "Repurchased Lots") for a repurchase price equal to the Purchase Price (the "Repurchase Price") within the Repurchase Period.

Builder shall convey title to the Repurchased Lots by special warranty deed (subject to only the Permitted Exceptions and those approved by Seller). Closing of the Repurchased Lots shall occur within 30 days after the date of the Repurchase Notice. At closing, Seller shall pay the Repurchase Price in immediately available funds. Real property taxes and assessments due to the Association and CDD shall be prorated as of the date of reconveyance in the manner provided in the Purchase Agreement for the Lots. If the title to any of the Repurchased Lots is subject to any lien, encumbrance or other title exception due to acts and deeds of Builder, other than those approved by Seller, Seller, in addition to all other rights and remedies which it may have at law or in equity, may pay and discharge such liens and encumbrances, and remove such unpermitted title exceptions and may deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees and costs) from the amount of the Repurchase Price due to

Builder. Builder's mortgage shall include provision for the release of vacant Lots repurchased by Seller.

The failure of Seller to send the Repurchase Notice within the Repurchase Period shall automatically terminate Seller's right of repurchase as to Lots upon which construction did not commence during the Commencement Period. The right to repurchase shall terminate with respect to each Lot upon commencement of construction on that Lot. Thereafter, Seller shall, upon receipt of written request from the owner of the Property, execute a release of the right to repurchase in recordable form.

The terms "commencement of construction" and "construction shall have commenced" shall mean that Builder has completed the installation of the foundation for a single family unit on the Lot. Builder shall undertake no further activities of any kind upon any Lot, which is the subject of a Repurchase Notice other than such work that is required to keep the Lot in a neat and orderly condition, free from trash, weeds and debris.

The Seller's deed shall provide that this right to repurchase is subordinate to any first priority construction mortgage to secure a bona fide construction loan on the Lot.

SELLER'S RIGHT OF FIRST REFUSAL. Builder and Seller agree that, so long as construction has not commenced on any Lot, Builder may not sell such Lot to any third party without giving Seller the right of first refusal to repurchase the Lot for the Purchase Price for such Lot upon the terms and conditions set forth below unless, at the time of such sale, (i) Builder has a binding contract with a third party purchaser to construct a single family dwelling unit on the Lot; and (ii) such contract provides that the third party purchaser may not further convey the Lot to any other third party prior to commencement of construction without giving Seller a right of first refusal to repurchase the Lot for the Purchase Price for such Lot on the terms and conditions set forth below. Seller's deed shall reserve this right of first refusal and shall also provide that this right of first refusal is subordinate to any first priority construction mortgage or deed of trust securing a bona fide construction loan on the Lot.

If Builder or any authorized successor-in-title to Builder desires to convey a Lot prior to commencement of construction, the party proposing to sell shall deliver to Seller notice of the proposed sale plus a copy of the contract entered into between Builder and a third party purchaser in accordance with the notice provisions of the Purchase and Sale Agreement and Seller shall have 30 days after receipt of such notice to elect whether to exercise its right of first refusal and to repurchase such portion of the Property.

If Seller elects to exercise its right of first refusal and to repurchase, it shall do so by delivering written notice of such election to the party proposing the sale. The party proposing the sale shall convey the Lot to Seller by special warranty deed (subject to the same exceptions to title set forth in the deed of conveyance to Builder other than exceptions for acts and deeds of Builder and any successors-in-title which are not permitted exceptions) within 30 days after the date of receipt of Seller's notice (the exact date, time, and location of closing of the repurchase to be selected by Seller) for the Purchase Price for the Lot. Such Purchase Price shall be paid in immediately available funds available in Pasco County, Florida. If the title proposed to be conveyed is subject to any lien, encumbrance or other exception which is not permitted in this section, Seller, in addition to all other rights and remedies which it may have at law or in equity, may remove any such lien, or encumbrance and remove such exceptions and deduct all costs and expenses incurred by Seller (including, but not limited to, attorney's fees) from the amount of the purchase price otherwise payable at Closing. Real property taxes and assessments shall be prorated as provided in this Agreement with respect to the original conveyance of the Lot to Builder.

Seller's right of first refusal to repurchase each Lot shall automatically terminate upon commencement of construction of a single family unit on each Lot. After commencement of construction, Seller shall, upon receipt of a written request from Builder or an authorized successor-in-title to the Lot, execute a release of such right of first refusal to repurchase in recordable form. For purposes of this Section, the term "commencement of construction" shall have the same meaning as set forth above.

SUBDIVISION IMPROVEMENTS AND COSTS. Builder shall be responsible for all fees and charges arising from its construction on and development of the Lots, including but not limited to all permit fees, impact fees, mobility fees, reclaimed water, refuse, tap-on, and installation charges, and other fees, costs and expenses relating to obtaining water, sanitary sewer and other utility services for the Lots, including, but not limited to, impact fees, mobility fees, water, sewer, solid waste, reclaimed water, schools, parks, libraries, fire combat, fire rescue and hurricane mitigation. Impact fees may increase. Prior to applying for any permit to develop a Lot, Builder hereby agrees to purchase from Seller, or at Seller's option, from SB Associates I Limited Partnership d/b/a Crown Community Development ("SB Associates"), any mobility/impact fee credits which Seller, or at Seller's option, that SB Associates has received from Pasco County. Mobility fee credits may not be used for the transit portion of the mobility fee or the mobility fee administration fee, which fees shall be paid directly to Pasco County. Seller or, at Seller's option, SB Associates shall sell such mobility/impact fee credits to Builder at Pasco County's then current mobility/impact fee rates. If mobility/impact fees increase after Builder purchases such mobility/impact fee credits from Seller or, at Seller's option, from SB Associates, Builder agrees to purchase from Seller or at Seller's option from SB Associates, additional mobility/impact fee credits in the amount of the increase. Notwithstanding anything in the foregoing to the contrary, should Seller notify Buyer that Seller, or at Seller's option, that SB Associates does not have mobility/impact fee credits from Pasco County, the Builder shall pay such mobility/impact fees directly to Pasco County and promptly provide Seller with written evidence of such payment. Builder acknowledges that Builder will have to purchase from Seller impact fees related to water, sewer and reclaimed water (at the price paid by Seller to Pasco County) and Builder will have to pay to Pasco County additional impact fees related to the same (said impact fees have increased since purchased by Seller from Pasco County). Builder shall promptly provide Seller with written evidence of such payment.

Exhibit E-3

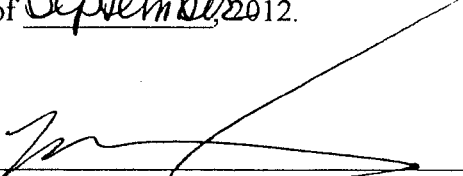
CDD I

**CONSENT OF LANDOWNER
TO PETITION TO CONTRACT THE BOUNDARIES OF THE
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**

The undersigned, Michael A. Lopez, individually, an owner of Lot 14, Block 22, Watergrass Parcels C-1 & C-2 being part of the property described in the Petition to Contract Watergrass Community Development District submitted herewith to Pasco County, Florida, hereby consents to the contraction of Watergrass Community Development District.

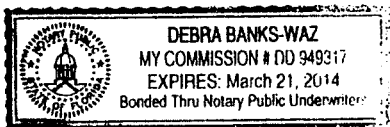
The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is contracted or three years from the date hereof whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest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

Respectfully submitted this 15th day of September, 2012.


Name: Michael A. Lopez
Address: 32764 Windelstraw Drive
Wesley Chapel, FL 33545

STATE OF FLORIDA
COUNTY OF Pasco

Sworn to and subscribed before me this 15th day of September 2012 by Michael A. Lopez, who are personally known to me or who produced DR. Feenue as identification.




Notary Public

Exhibit "A"

2012087016

Sales Price \$211,312.00
Deed Stamps \$1,479.80

Recpt: 1436886 Rec: 10.50
DS:1479.80 IT: 0.00
03/22/12 eRecording

This instrument prepared by and return to:
Susie Wargo
RYLAND TITLE COMPANY
9426 Camden Field Parkway
Riverview, Florida 33578

PALLA S O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
03/22/12 01:10 PM 1 of 2
OR BK 8701 PG 3023

SPECIAL WARRANTY DEED (from Corporation)

RTC File # 12001028-220

SPECIAL WARRANTY DEED

This Indenture, made this 05/18/2012, between THE RYLAND GROUP, INC., whose post office address is 9426 CAMDEN FIELD PARKWAY, RIVERVIEW, FL 33578, and lawfully authorized to transact business in the state of FLORIDA, Grantor*, and MICHAEL E. LOPEZ, A MARRIED MAN, whose post office address is 32764 WINDELSTRAW DR, WESLEY CHAPEL, FL 33545, Grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) Dollars, and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, and grantee's heirs and assigns forever, the following described land, situated in Pasco County, Florida, to-wit:

Lot 14, Block 22, of WATERGRASS PARCELS C-1 & C-2, according to the plat thereof, as recorded in Plat Book 66, Page(s) 103 through 114, inclusive, of the public records of Pasco County, Florida.

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

TO HAVE and to hold, the same in fee simple forever.

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

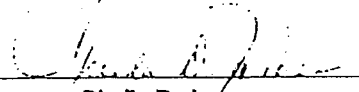
Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

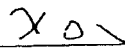
*"Grantor and "Grantee" are used for singular or plural, as context requires.

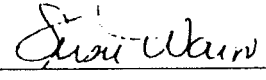
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed Sealed and Delivered in our presence.

The Ryland Group, Inc., a Maryland Corporation.
Corporate Seal


Witness: Sheila D. James

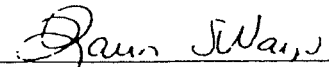

Kevin Huff, Assistant Vice President
9426 Camden Field Parkway
Riverview, FL 33578


Witness: SUSIE WARGO

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this May 18, 2012 by KEVIN HUFF, ASSISTANT VICE PRESIDENT of THE RYLAND GROUP, INC., on behalf of the corporation, who is personally known to me and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid.


NOTARY PUBLIC
MY COMMISSION EXPIRES:

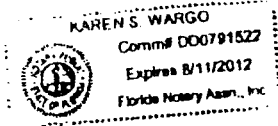


Exhibit E-4

CDD I

CONSENT OF LANDOWNER
TO PETITION TO CONTRACT THE BOUNDARIES OF THE
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

The undersigned, Angela Clark individually, an owner/contract purchaser of Lot 5, Block 24, Watergrass Parcels C-1 & C-2 being part of the property described in the Petition to Contract Watergrass Community Development District submitted herewith to Pasco County, Florida, hereby consents to the contraction (removal) of Watergrass Community Development District.

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

Respectfully submitted this October ²⁵ 15, 2012 AC

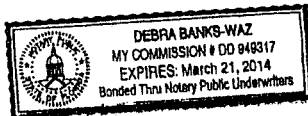
Angela Clarke
Name: Angela CLARKE
Address: 32745 Windelstrom Dr.
Wesley Chapel, FL 33545

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF PASCO

Sworn to and subscribed before me this October ²⁵ 15, 2012 by
Angela Clarke, who are personally known to me or
who produced D. Beene as identification.

[Signature]
Notary Public



**CONSENT OF LANDOWNER
TO PETITION TO CONTRACT THE BOUNDARIES OF THE
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**

The undersigned, **Angela Clarke** and , individually, an owner/contract purchaser of Lot **2405**, Watergrass Phase **2** being part of the property described in the Petition to Contract Watergrass Community Development District submitted herewith to Pasco County, Florida, hereby consents to the contraction (removal) of Watergrass Community Development District.

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

The undersigned, further agrees that at Closing on the Property, Buyer will execute and deliver to Seller the Consent and Joinder, which may be recorded in the Public Records of Pasco County, and the same shall be a Permitted Exception to Buyer's title.

Respectfully submitted this 18th day of September 2012

Angela Clarke
Name: Angela Clarke
Address: 32745 Windelstraw
Drive

Name: _____
Address: _____

2012184536

Sales Price \$183,392.00
Deed Stamps \$1,283.80

Rcpt: 1471841 Rec: 18.50
DS:1283.80 IT: 0.00
10/29/12 eRecording

This instrument prepared by and return to:
Susie Wargo
RYLAND TITLE COMPANY
9426 Camden Field Parkway
Riverview, Florida 33578

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
10/29/12 02:00 PM 1 of 2
OR BK **8776** PG **2650**

SPECIAL WARRANTY DEED (from Corporation)

RTC File # 12000838-220

SPECIAL WARRANTY DEED

This Indenture, made this 10/25/2012, between THE RYLAND GROUP, INC., whose post office address is 9426 CAMDEN FIELD PARKWAY, RIVERVIEW, FL 33578, and lawfully authorized to transact business in the state of FLORIDA, Grantor*, and ANGELA CLARKE, whose post office address is 32745 WINDELSTRAW DRIVE, WESLEY CHAPEL, FL 33545, Grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) Dollars, and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, and grantee's heirs and assigns forever, the following described land, situated in Pasco County, Florida, to-wit:

Lot 5 Block 24, of WATERGRASS PARCELS C-1 & C-2, as per map or plat thereof recorded in Plat Book 66, Page(s) 103 through 114, inclusive, of the public records of Pasco County, Florida.

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

TO HAVE and to hold, the same in fee simple forever.

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

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

*"Grantor and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed Sealed and Delivered in our presence.

The Ryland Group, Inc., a Maryland Corporation,
Corporate Seal

Sheila D. James
Witness: Sheila D. James

Xo
Kevin Huff, Assistant Vice President
9426 Camden Field Parkway
Riverview, FL 33578

Susie Wargo
Witness: SUSIE WARGO

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this October 16^{25Kw}, 2012 by KEVIN HUFF, ASSISTANT VICE PRESIDENT of THE RYLAND GROUP, INC., on behalf of the corporation, who is personally known to me and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid.

Karen S. Wargo
NOTARY PUBLIC
MY COMMISSION EXPIRES:



KAREN S. WARGO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE218298
Expires 8/11/2016

Exhibit E-5

CDD I

CONSENT OF LANDOWNER
TO PETITION TO CONTRACT THE BOUNDARIES OF THE
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

The undersigned, Kathy Stokrp and Michael Stokrp, individually, an owner/contract purchaser of Lot 21, Block 23, Watergrass Parcels C-1 & C-2 being part of the property described in the Petition to Contract Watergrass Community Development District submitted herewith to Pasco County, Florida, hereby consents to the contraction (removal) of Watergrass Community Development District.

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

Respectfully submitted this October 15, 2012

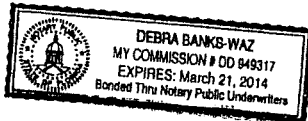
Kathy Stokrp
Name: Kathy Stokrp
Address: 7735 Windchore Way
Wesley Chapel, FL 33545

Michael Stokrp
Name: Michael Stokrp
Address: 7735 Windchore Way
Wesley Chapel, FL 33545

STATE OF FLORIDA
COUNTY OF Pasco

Sworn to and subscribed before me this October 15, 2012 by
Kathy Stokrp and Michael Stokrp, who are personally known to me or
who produced D) License as identification.

Debra Banks-Waz
Notary Public



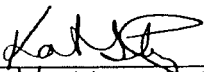
**CONSENT OF LANDOWNER
TO PETITION TO CONTRACT THE BOUNDARIES OF THE
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**

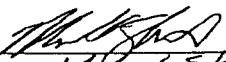
The undersigned, Kathy Stokrp and Michael Stokrp, individually, an owner/contract purchaser of Lot 2321, Watergrass Phase 2 being part of the property described in the Petition to Contract Watergrass Community Development District submitted herewith to Pasco County, Florida, hereby consents to the contraction (removal) of Watergrass Community Development District.

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

The undersigned, further agrees that at Closing on the Property, Buyer will execute and deliver to Seller the Consent and Joinder, which may be recorded in the Public Records of Pasco County, and the same shall be a Permitted Exception to Buyer's title.

Respectfully submitted this 26th day of September, 2012.


Name: Kathy Stokrp
Address: 7735 Wind Chase
Way Wesley Chapel, FL 33545


Name: Michael Stokrp
Address: 7735 Wind Chase Way
Wesley Chapel, FL 33545

2012176997

Sales Price \$208,000.00
Deed Stamps \$1,456.00

Rept: 1468562 Rec: 18.50
DS:1456.00 IT: 0.00
10/16/12 eRecording

This instrument prepared by and return to:
Susie Wargo
RYLAND TITLE COMPANY
9426 Camden Field Parkway
Riverview, Florida 33578

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
10/16/12 12:33 PM 1 of 2
OR BK 8770 PG 1317

SPECIAL WARRANTY DEED (from Corporation)

RTC File # 12003160-220

SPECIAL WARRANTY DEED

This Indenture, made this 10/15/2012, between THE RYLAND GROUP, INC., whose post office address is 9426 CAMDEN FIELD PARKWAY, RIVERVIEW, FL 33578, and lawfully authorized to transact business in the state of FLORIDA, Grantor*, and KATHY STOKRP and MICHAEL STOKRP, WIFE AND HUSBAND, whose post office address is 7735 WINDCHASE WAY, WESLEY CHAPEL, FL 33545, Grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) Dollars, and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, and grantee's heirs and assigns forever, the following described land, situated in PASCO County, Florida, to-wit:

Lot 21 Block 23, of WATERGRASS PARCELS C-1 & C-2, as per map or plat thereof recorded in Plat Book 66, Page(s) 103 through 114, inclusive, of the public records of Pasco County, Florida.

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

TO HAVE and to hold, the same in fee simple forever.

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

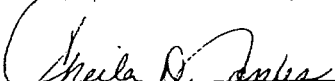
Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.


**Grantor and "Grantee" are used for singular or plural, as context requires.

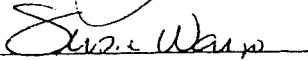
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed Sealed and Delivered in our presence.

The Ryland Group, Inc. Corporate Seal


Witness: Sheila D. James

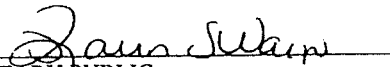

Kevin Huff, Assistant Vice President
9426 Camden Field Parkway
Riverview, FL 33578


Witness: SUSIE WARGO

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this October 15, 2012 by KEVIN HUFF, ASSISTANT VICE PRESIDENT of THE RYLAND GROUP, INC., on behalf of the corporation, who is personally known to me and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid.


NOTARY PUBLIC
MY COMMISSION EXPIRES:



KAREN S. WARGO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE218298
Expires 8/11/2016

Exhibit F

CDD 1

STATEMENT OF ESTIMATED REGULATORY COSTS
FOR
THE PETITION TO CONTRACT THE WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:

RIZZETTA & COMPANY, INC.

3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
(813) 933-5571

August 24, 2012

RIZZETTA & COMPANY
INCORPORATED

**WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Pasco County, Florida, to contract the boundaries of the Watergrass Community Development District ("District" or "Petitioner") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires, as part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The contraction of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and rules apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Local Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, rules, or regulations of the applicable local general-purpose government.

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In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

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

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the contraction of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The 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 must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by Pasco County (the "County") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

2. WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

The District currently encompasses approximately 1012 acres. The proposed District will encompass approximately 241.193 acres.

The District, or "Project" is a mixed-use community including single-family residential, and multi-family residential. The lands within the proposed contraction District are located exclusively within the boundaries of the County.

The District is seeking authority, as outlined in Section 190.012, F.S., to contract the boundaries of the District, which was established in order to finance, fund, plan,

establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: water management and control, water supply, sewer, wastewater management, bridges or culverts, District roads and street lights, transportation facilities, conservation areas, parks and recreational facilities, security, or any other project, with or without the boundaries of the District, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity.

On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2011), in pertinent part, defines the elements a Statement of Estimated Regulatory Costs must contain as follows:

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

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

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

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

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

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(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.

The estimated regulatory impact of contracting the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.

1. **AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE 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;

Practically, the District, as a "special purpose" entity, does not have the

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legal authority or operational ability to adversely impact economic growth, job creation, or investment. However, it is expected that any economic impact would be positive or neutral in nature, particularly in the short term. There likely will be no significant impact on economic growth, private sector job creation or employment, or private sector investment as a direct result of the contraction of the District. Much of the development work in the affected area has already been completed. However, contraction of the District is expected to allow the Project to continue successful operations, which would presumably have some positive impact on economic growth.

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;

Any impact on overall business competitiveness and/or innovation resulting from District contraction will presumably be positive or neutral in nature. As stated above, much of the development work in the affected area has already been completed, though as noted above, contraction of the District is expected to allow the Project to continue successful operations, which would presumably have some positive impact. See generally Section 5 below.

C. OR 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.

A dramatic increase in overall regulatory or transaction costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the contraction of the District, although these will be recouped.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating

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

See generally Section 3 and 4 below.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:

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

- a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the contraction 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 3(a)(2) 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.

b. Pasco County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the contraction and on-going administration of the CDD other than any one-time administrative costs outlined in Section 3(a)(1) below. Once the District is contracted, 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.

c. Current Property Owners

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

d. Future Property Owners

The future property owners are those who will own property in 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.

3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. Pasco County (The "Agency")

Because the CDD encompasses less than 1,000 acres, this petition is being submitted to the 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 District's payment of a one-time filing fee.

Once the District has been contracted, the County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been contracted, 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 District 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 contracted.

3. The District

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

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the 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 District obligation could become a state or county obligation thereby negatively effecting 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, contracting the Watergrass Community Development District will not create any significant economic costs for the State of Florida or for the County.

4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:

The traditional transactional costs are typically associated with the financing for public infrastructure within the District. As noted above, however, much of the development in the affected area has already been accomplished.

In order 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 development. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. **AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:**

Contracting the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a community development district 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 District.

Contraction of the District should have a positive impact on the small businesses of the local economy, in the sense that 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.

The County is not defined as a small county for purposes of this requirement.

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

6. **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. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other Community Development Districts in various stages of existence.

7. **A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:**

Not applicable.

Exhibit G

CDD I

Services and Facilities Currently Provided by Watergrass Community Development District

- Community Center.
- Neighborhood Parks.
- Watergrass Parkway (already dedicated to Pasco County).
- Overpass Road (already dedicated to Pasco County).
- Water, Sewer and Reclaimed Water (already dedicated to Pasco County).
- Drainage facilities for major roads.
- All subdivision streets located within the Plat of Watergrass Parcels C-1 & C-2, as recorded in Plat Book 66, Page 103, in the Public Records of Pasco County, Florida, together with all easements and other tracts described therein that have been dedicated to the Watergrass Community Development District.
- Landscaping along Overpass Road and Watergrass Parkway currently maintained by the current the Watergrass Community Development District (now to be maintained by Watergrass Community Development District II).

WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 666 PAGE 103

LEGAL DESCRIPTION

A subdivision of land lying in Sections 35 and 36, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 35, run thence along the East boundary of the Northwest 1/4 of said Section 35, the following two (2) courses: (1) S00°21'00"W, 1336.96 feet to the Southeast corner of the North 1/4 of said Section 35; said point also being the POINT OF BEGINNING; (2) continue S00°21'00"W, 1316.03 feet to the Southeast corner of said Northwest 1/4 of Section 35, also being the Southwest corner of the Northwest 1/4 of the aforesaid Section 36; thence along the South boundary of said Northwest 1/4 of Section 36, S00°00'00"W, 90.30 feet; thence S00°00'34"W, 186.00 feet to a point on a curve; thence Southwesterly, 39.74 feet along the arc of a curve to the left having a radius of 28.00 feet and a central angle of 81°04'36" (chord bearing S44°19'17"W, 36.00 feet); thence S44°19'17"W, 142.00 feet to a point on a curve; thence Southwesterly, 7.93 feet along the arc of a curve to the right having a radius of 1871.00 feet and a central angle of 00°17'21" (chord bearing N00°28'20"W, 7.93 feet) to a point of reverse curvature; thence Northwesterly, 37.95 feet along the arc of a curve to the left having a radius of 88.00 feet and a central angle of 88°08'15" (chord bearing S43°18'02"W, 34.18 feet) to a point of reverse curvature; thence Southwesterly, 476.90 feet along the arc of a curve to the right having a radius of 3063.00 feet and a central angle of 17°54'52" (chord bearing N00°36'02"W, 576.90 feet) to a point of reverse curvature; thence Southwesterly, 822.12 feet along the arc of a curve to the left having a radius of 2917.00 feet and a central angle of 10°18'10" (chord bearing N77°28'20"W, 821.43 feet) to a point of tangency; thence S44°19'17"W, 1037.67 feet; thence N00°28'20"W, 10.90 feet; thence S44°19'17"W, 30.46 feet to a point of tangency; thence Southwesterly, 604.02 feet along the arc of a curve to the left having a radius of 1276.80 feet and a central angle of 27°08'48" (chord bearing N41°18'02"W, 599.00 feet) to a point of reverse curvature; thence Southwesterly, 406.34 feet along the arc of a curve to the right having a radius of 1066.00 feet and a central angle of 27°08'48" (chord bearing S41°18'02"W, 606.81 feet) to a point on the Easterly boundary of WATERGRASS PARCEL "B-1"; "B-2", "B-3" AND "B-4", according to the plat thereon as recorded in Plat Book 61, Pages 94 through 118, hereinafter, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", N00°28'20"W, 128.00 feet to a point on a curve; thence Easterly, 536.74 feet along the arc of said curve to the left having a radius of 1336.00 feet and a central angle of 27°18'17" (chord bearing N01°44'47"W, 630.73 feet) to a point of reverse curvature; thence Southwesterly, 665.77 feet along the arc of a curve to the right having a radius of 1817.80 feet and a central angle of 20°11'41" (chord bearing N01°17'41"W, 647.78 feet); thence N00°28'20"W, 41.80 feet; thence S44°19'17"W, 443.50 feet; thence N00°28'20"W, 73.00 feet; thence N00°00'00"W, 130.00 feet; thence S44°19'17"W, 180.00 feet; thence S44°19'17"W, 480.00 feet to a point on the South boundary of the aforesaid North 1/4 of Section 35; thence along the South boundary of the North 1/4 of Section 35, S00°00'00"W, 2221.99 feet to the POINT OF BEGINNING.

Containing 79.854 acres, more or less.

DISCLAIMER

1. CDS Development LLC, a Delaware Limited Liability Company (the "Owner") and Watergrass Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes (the "District"), hereby state and declare that they are the fee simple owners of all lands referred to as "WATERGRASS PARCELS C-1 AND C-2", as described in the legal description which is a part of this plat.
2. All streets and easements for "Drainage Basins" and "Watergrass Parcels", as shown herein, are hereby dedicated by the "Owner" and the "District" to the perpetual use of the public and Pasco County, Florida (the "County"), for any and all purposes (including) hereto. The private streets within "TRACT A-B" as shown herein, are not included in their dedication to the public.
3. Legal title to "TRACT A-B", "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "B-7" and "B-8", as shown and depicted herein, are hereby granted, conveyed and dedicated by the "Owner" to the "District", as evidenced by its execution of this plat. The District accepts this dedication and agrees to maintain the foregoing roads, easements, and other tracts for the use and benefit of the property owners within the Watergrass Community Development District.
4. The "Owner" and the "District" further do:
 - a) grant, convey and dedicate to Pasco County, Florida (the "County") a perpetual easement over and across "TRACT A-B" which is shown and depicted herein for any and all governmental purposes including (without limitation) fire and police protection, and emergency medical services;
 - b) grant, convey and dedicate to the perpetual use of the public and the "County" all utility improvements and facilities, including but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other utility pipes and other appurtenant facilities lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat which shall form a part of the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the "County";
 - c) grant, convey and dedicate a non-exclusive easement for street lights, telephone, electric, cable television, and other public utilities affected by the "District" over and across those portions of the plat shown on utility easements, the use and benefit of which shall extend and inure to the use of all local, state, and federal governments, including all agencies and departments thereof, and shall also extend to those to all duly bonded public and private utility companies;
 - d) grant, convey and dedicate to the "District", its successors, assigns or legal representatives a perpetual easement over the areas all lands shown herein as Well and Leveeage Easements for the purpose of constructing, maintaining, repairing, replacing and operating the foregoing roads, easements, and other tracts for the use and benefit of the property owners shall not be construed to impose any affirmative obligations or duties upon the "District";
 - e) reserve unto the "District", its successors, assigns, or legal representatives the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily retracted, voided, or interrupted in the event consistent with a 177.006(1).

DISCLAIMER (CONTINUED)

5. The "District" shall construct, operate, and maintain the drainage facilities and related improvements shown herein and the street rights-of-way shown on "TRACT A-B" and depicted herein.
6. Notwithstanding the foregoing, the "County" shall have the right of all time to enter upon the foregoing drainage easements, the road rights-of-way hereby conveyed and dedicated to the "District" and all other easements as are depicted herein to maintain the improvements thereon, provided, however, that the foregoing shall not be construed to impose any affirmative obligations or duties upon the "County".
7. The "Owner" further does hereby grant, convey, reserve and dedicate to the "County" a Non-Exclusive Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes hereon, through and under all drainage easements or easements shown property on this plat, to the extent the "District" fails to properly maintain any drainage easements/facilities preventing the free flow of water, the "County" shall have the reasonable right, but not the obligation, to enter and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
8. The "Owner" further does hereby reserve unto itself, its respective heirs, successors, assigns or legal representatives a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots on this plat. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunication and both telecommunication services to the extent consistent with a 177.006(1).

OWNER

CDS DEVELOPMENT LLC, a Delaware Limited Liability Company

BY: CURLY ROAD ASSOCIATES LLC, an Illinois Limited Liability Company, as its Manager

BY: HENRY CHOW AND COMPANY, a Delaware Corporation, as its Manager

BY: Paul L. Nettina

PAUL L. NETTINA

as its Authorized Representative

PAUL L. NETTINA

PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA

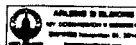
COUNTY OF PASCO

The foregoing was acknowledged before me on this 21st day of MAY, 2011 by Paul L. Nettina, as Authorized Agent of CURLY ROAD ASSOCIATES LLC, an Illinois Limited Liability Company, on behalf of the Company, as Manager of CDS DEVELOPMENT LLC, a Delaware Limited Liability Company, as identified in the legal description which is a part of this plat.

Paul L. Nettina

Notary Public

Notary Stamp:



DISTRICT

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

BY: Paul L. Nettina

PAUL L. NETTINA

as its Authorized Representative

PAUL L. NETTINA

PRINTED NAME

ACKNOWLEDGMENT OF COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA

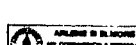
COUNTY OF PASCO

The foregoing was acknowledged before me on this 21st day of MAY, 2011 by Paul L. Nettina, as Chairman of WATERGRASS COMMUNITY DEVELOPMENT DISTRICT, as identified in the legal description which is a part of this plat.

Paul L. Nettina

Notary Public

Notary Stamp:



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
2100 N. W. 13th Street, Suite 100, Ft. Lauderdale, FL 33309
Phone: (954) 561-1111 Fax: (954) 561-1112
M. H. of Authorization: LB 8707
State of Florida
UP 011-2011-0008 (435)

SHEET 1 OF 12

WATERGRASS PARCELS C-1 & C-2

WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 66 PAGE 104

CONSERVATION EASEMENT NOTE

WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE ARMY CORPS OF ENGINEERS (ACEP) PERMIT.

NOTES:

1. THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "WATERGRASS PARCELS C-1 & C-2" ARE SUBJECT TO THE COMMUNITY DECLARATION FOR WATERGRASS, AS RECORDED IN OFFICIAL RECORDS BOOK 6461, PAGE 821, AS AMENDED BY OFFICIAL RECORDS BOOK 6464, PAGE 1056 AND OFFICIAL RECORDS BOOK 7472, PAGE 150. ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
2. GRID BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, BEING S00°21'59"E, AS SHOWN ON THE MAP OF PLAT, AND IN ACCORDANCE WITH THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK BEARING SYSTEM.
3. ALL SIDE LOT LINES (ML) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE. ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (MR).
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (HAD 1983-2007 ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1994 OF LATEST EDITION.
6. ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LANDWARD EXTENT OF EITHER ARMY CORPS OF ENGINEERS OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTIONAL LINES.
7. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
8. ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
9. THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
10. PERMANENT CONTROL POINTS ARE FOUND NAIL AND DISK STAMPED "PCP HEIGHT & BEARING LB 146" UNLESS OTHERWISE STATED. PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. ARE SET NAIL WITH DISK STAMPED "PCP LB 8707". LOT AND TRACT CORNERS ARE FOUND 3/4" OPEN PIPE WITH CAP STAMPED "LB 146" (1" IN SOFT SURFACES) AND FOUND NAIL WITH DISK STAMPED "LB 146" (1" IN HARD SURFACES) UNLESS OTHERWISE STATED. LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. ARE SET 3/8" IRON ROD WITH CAP STAMPED "TDC LB 8707" (1" IN SOFT SURFACES) OR A SET NAIL WITH DISK STAMPED "TDC LB 8707" (1" IN HARD SURFACES). MONUMENTS ARE FOUND OR SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WHERE CORNERS COULD NOT BE SET. WITNESS CORNERS ARE FOUND OR SET AS NOTED.

COMMUNITY DEVELOPMENT DISTRICT

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

Paul L. Nettles
PAUL L. NETTLES
CHAIRMAN

Alison Gilmore
WITNESS
ALISON GILMORE
PRINTED NAME

Robert C. Wright
WITNESS
ROBERT C. WRIGHT
PRINTED NAME

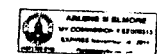
ACKNOWLEDGMENT OF COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA,
COUNTY OF PASCO

The foregoing was acknowledged before me on this 23rd day of May, 2011, by Paul L. Nettles, as Chairman of WATERGRASS COMMUNITY DEVELOPMENT DISTRICT, as shown in the District No. 18 Personality Index 14 no. 0000 produced in identification and who did take an oath before me.

Notary Public
Robert C. Wright

Notary Stamp:



CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, Allison B. Davis, Attorney at Law, of Abraham Bortolotto, as an Authorized Signatory, do hereby certify that the record title to the land as described and shown on this plat is, in the name of the person, association, or entity assuming the obligation as shown on the plat in the event the plat does not contain a declaration, I hereby certify that the developer of the plat as described has record title to the land. Additionally, I certify that there are no liens and/or encumbrances of record against said property except Lien of Record of Watergrass Community Development District recorded in Official Records Book 6462, Page 1978 and Lien of Record of Watergrass Community Development District recorded in Official Records Book 7419, Page 1927, both of the Public Records of Pasco County, Florida and that the taxes for the year 2010 have been paid.

This is the day of MAY, 2011, at NO. 2011

Abraham Bortolotto
Allison B. Davis
BY: Allison B. Davis
Attorney at Law
As an Authorized Signatory

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.001(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMANCE TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 23rd DAY OF MAY, 2011.

Robert C. Wright
SIGNATURE

PRINTED NAME: ROBERT C. WRIGHT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 14963

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF MAY, 2011, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Robert C. Wright
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 23 DAY OF MAY, 2011, IN PLAT BOOK 66, PAGES 104 THROUGH 105.

Robert C. Wright
PAULA S. O'NEIL, PH.D., PASCO COUNTY CLERK AND COMPTROLLER

SURVEYOR AND MAPPER'S CERTIFICATE

I KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 23rd DAY OF MAY, 2011.

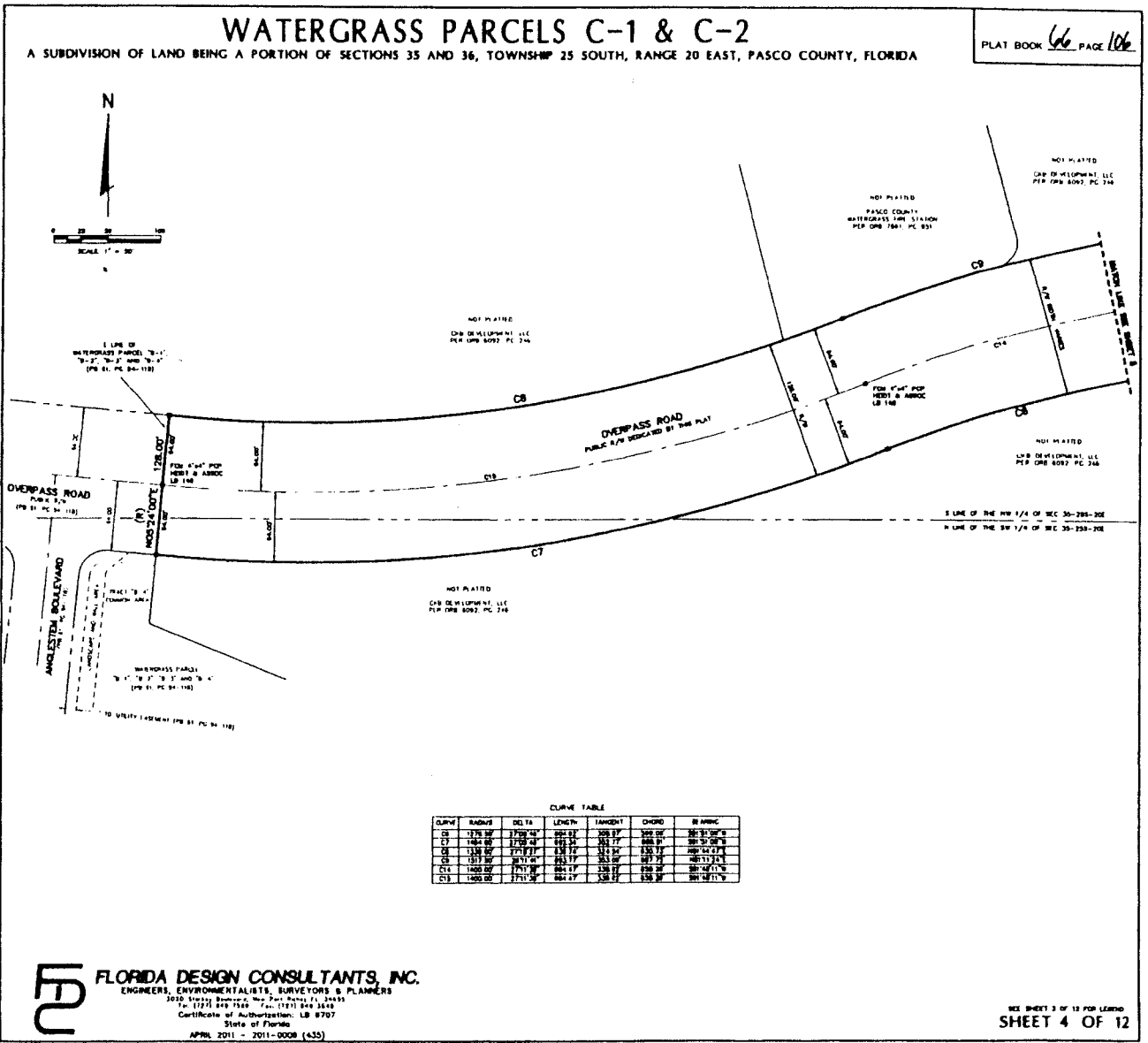
Robert C. Wright
ROBERT C. WRIGHT, JR.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LB 4963
STATE OF FLORIDA
FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 8707
3030 STARKEY BOULEVARD
NEW PORT RICHEY, FLORIDA



WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 66, PAGE 106



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W
C2	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W
C3	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W
C4	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W
C5	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W
C6	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W
C7	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W
C8	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W
C9	1276.80'	172° 48'	892.12'	305.87'	305.87'	S 89° 24' 00" W

FD FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 2030 West 20th Avenue, Suite 200, Fort Lauderdale, FL 33455
 Tel: 754-349-1550 Fax: 754-349-3449
 Certificate of Authorization: LB 8707
 State of Florida
 APRIL 2011 - 2011-0008 (635)

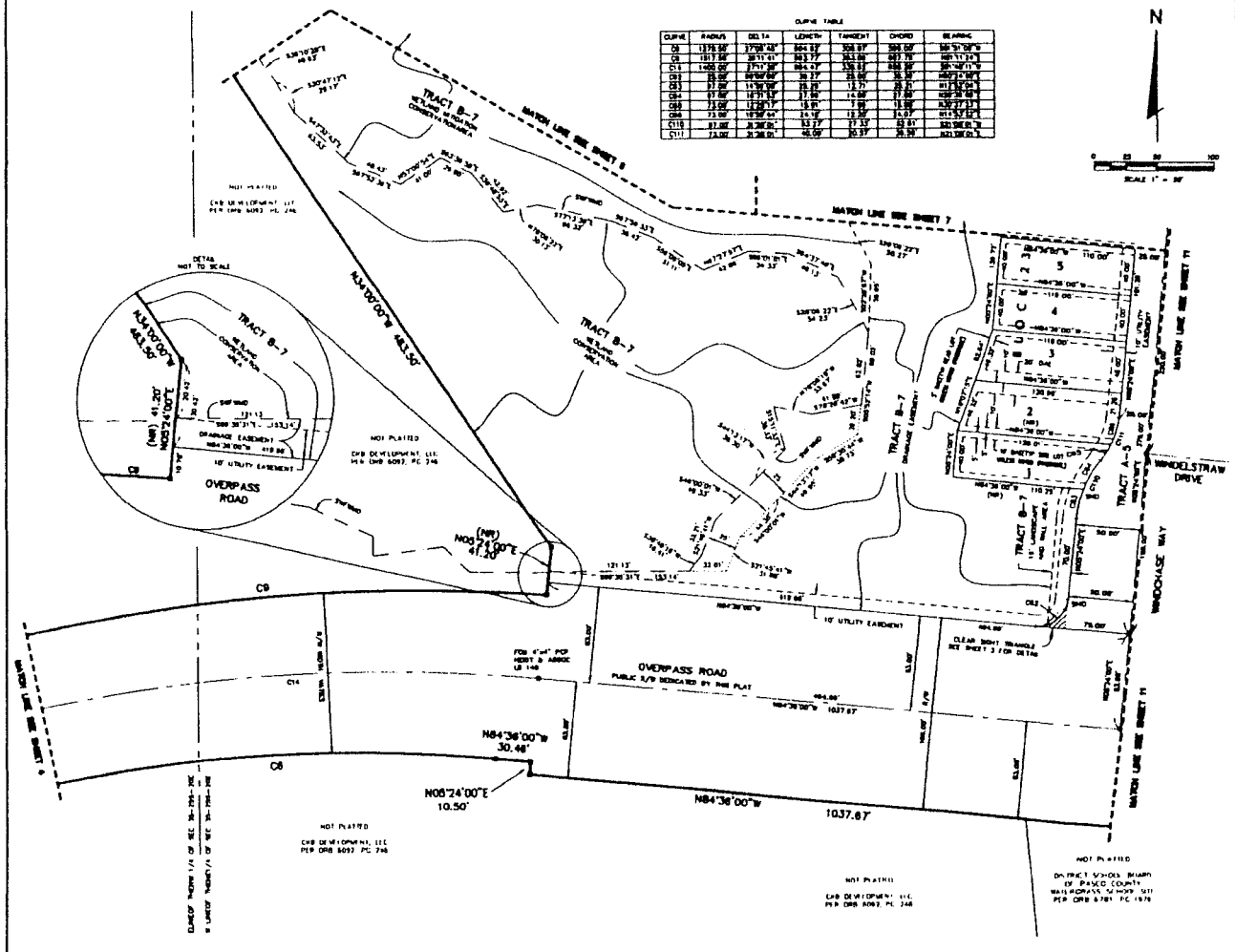
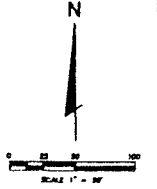
SEE SHEET 3 OF 12 FOR LEGEND
SHEET 4 OF 12

WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 66 PAGE 107

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	1375.00	37°08'42"	804.87	308.87	308.87	S89°51'09"W
C2	1813.00	38°11'31"	863.77	333.88	333.88	S88°11'21"W
C3	1500.00	37°17'30"	843.77	328.88	328.88	S89°27'17"W
C4	18.00	89°59'59"	36.77	18.00	18.00	S89°59'59"W
C5	17.00	11°30'00"	35.77	12.27	12.27	S11°30'00"W
C6	17.00	16°31'14"	37.80	14.00	14.00	S16°31'14"W
C7	22.00	12°00'00"	44.00	18.00	18.00	S12°00'00"W
C8	23.00	18°30'00"	45.00	19.00	19.00	S18°30'00"W
C11	87.00	34°38'50"	153.77	57.57	57.57	S34°38'50"W
C12	74.00	31°38'50"	130.00	50.57	50.57	S31°38'50"W



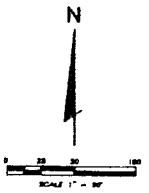
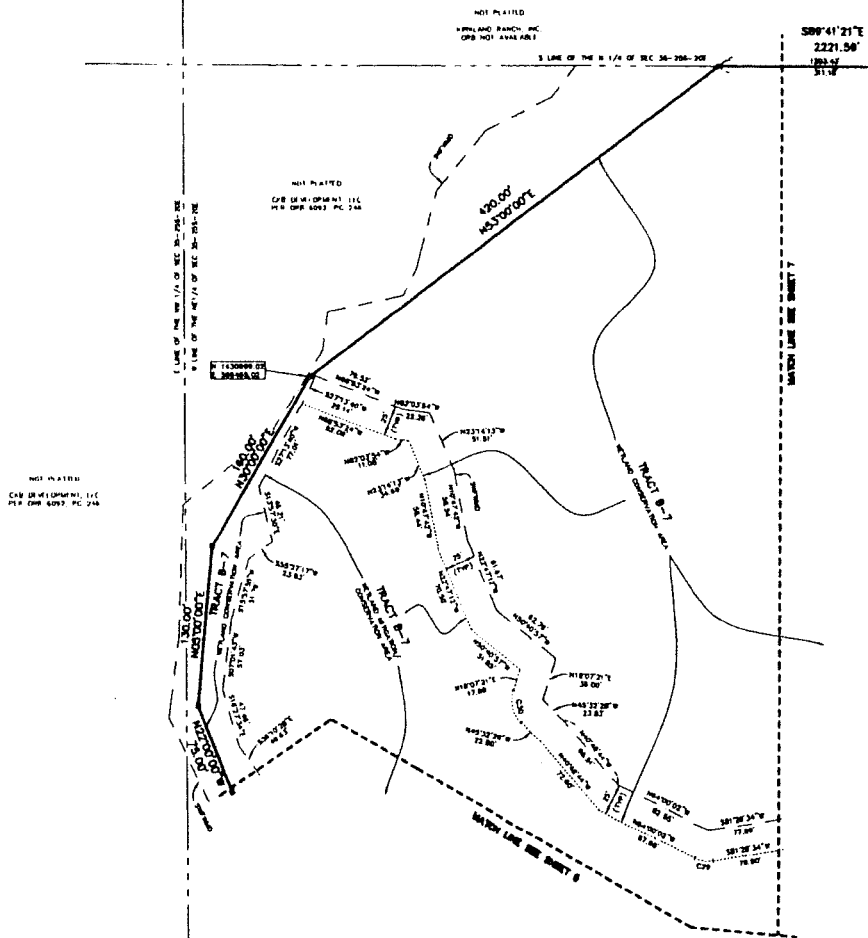
FD **FLORIDA DESIGN CONSULTANTS, INC.**
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 2430 Bruce Bessard, NW, Fort Myers, FL 34953
 Tel: (813) 699-7588 Fax: (813) 699-7488
 Certificate of Authorization: LB 6707
 State of Florida
 APRIL 2011 - 2011-0008 (435)

SEE SHEET 3 OF 12 FOR LEGEND
SHEET 5 OF 12

WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	15.00	31°51'14"	15.88	7.77	11.84	S87°54'49"
2	15.00	43°38'40"	17.78	13.33	20.37	N73°42'32"W

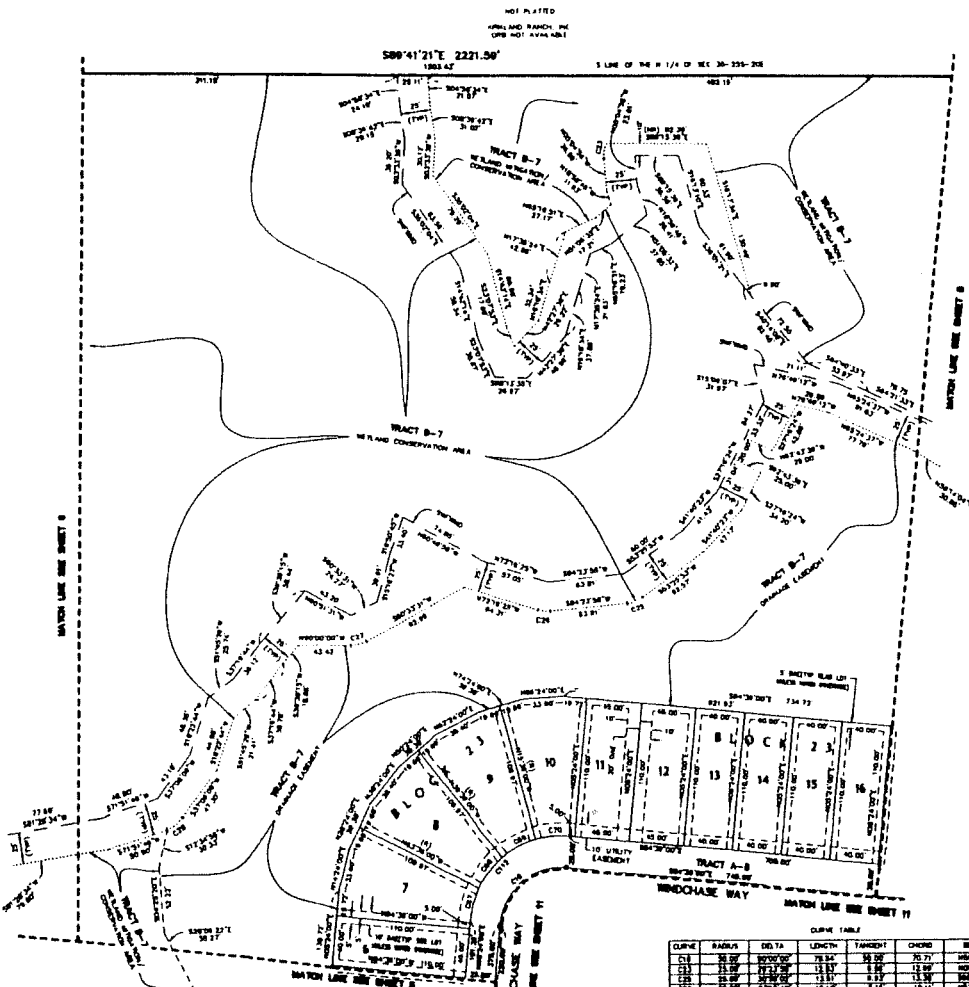
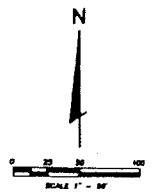
FD **FLORIDA DESIGN CONSULTANTS, INC.**
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 3030 Shady Boulevard, Fort Lauderdale, FL 33309
 Tel: (954) 349-1188 Fax: (954) 349-3444
 Certificate of Authorization: LB 8707
 State of Florida
 APRIL 2011 - 2011-0008 (432)

SEE SHEET 5 OF 12 FOR LEGEND
SHEET 6 OF 12

WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **66** PAGE **109**



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C11	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C12	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C13	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C14	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C15	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C16	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C17	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C18	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C19	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C20	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C21	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C22	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C23	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C24	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C25	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C26	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C27	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C28	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C29	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C30	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C31	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C32	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C33	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C34	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C35	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C36	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C37	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C38	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C39	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C40	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C41	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C42	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C43	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C44	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C45	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C46	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C47	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C48	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C49	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C50	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C51	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C52	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C53	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C54	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C55	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C56	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C57	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C58	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C59	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C60	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C61	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C62	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C63	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C64	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C65	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C66	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C67	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C68	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C69	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C70	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C71	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C72	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C73	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C74	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C75	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C76	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C77	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C78	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C79	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C80	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C81	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C82	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C83	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C84	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C85	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C86	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C87	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C88	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C89	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C90	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C91	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C92	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C93	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C94	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C95	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C96	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C97	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C98	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C99	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>
C100	75.00	80°00'00"	75.00	48.99	48.99	S89°41'21\"/>

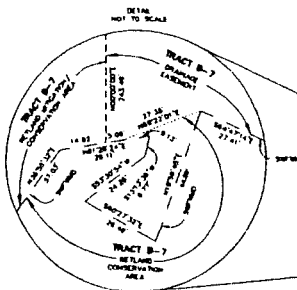
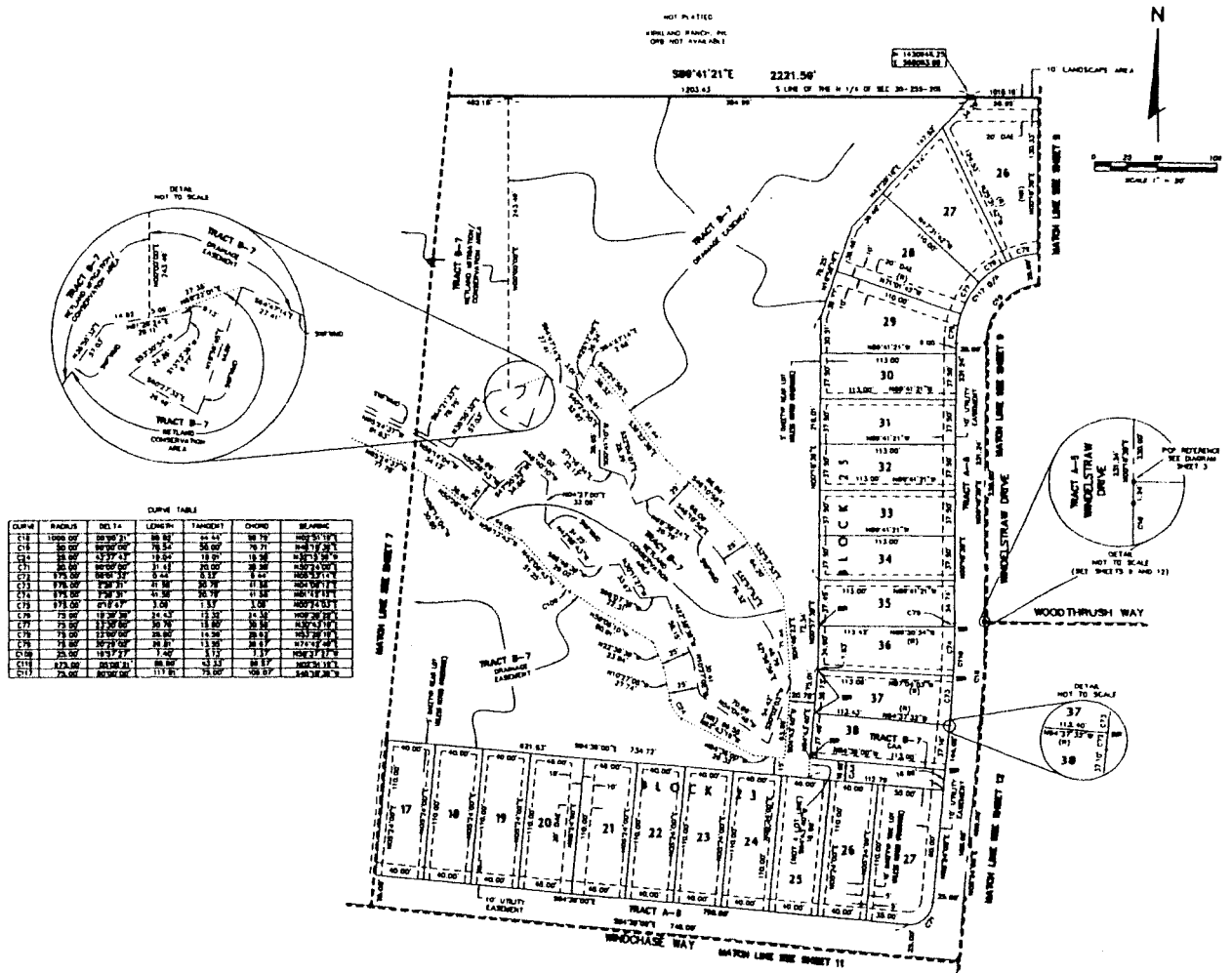
FD
FLORIDA DESIGN CONSULTANTS, INC.
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 1010 South Shoreside 2, New Port Richey, FL 34655
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 State of Florida
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SEE SHEET 5 OF 12 FOR LEGEND
SHEET 7 OF 12

WATERGRASS PARCELS C-1 & C-2

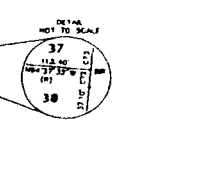
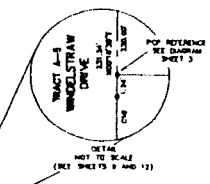
A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C18	1090.00'	88.90°	88.90'	44.45'	88.90'	N89°50'15"W
C16	80.00'	89.99°	78.54'	39.27'	70.71'	N89°50'15"W
C24	35.00'	87.77°	18.50'	18.50'	18.50'	N87°33'15"W
C11	80.00'	89.99°	31.18'	15.59'	30.28'	N89°50'15"W
C12	875.00'	89.99°	8.54'	4.27'	8.54'	N89°50'15"W
C13	875.00'	89.99°	41.38'	20.69'	41.38'	N89°50'15"W
C14	875.00'	89.99°	41.38'	20.69'	41.38'	N89°50'15"W
C15	875.00'	89.99°	3.08'	1.54'	3.08'	N89°50'15"W
C16	75.00'	18.20°	14.43'	7.22'	14.43'	N00°28'20"E
C17	75.00'	18.20°	30.76'	14.43'	30.76'	N00°28'20"E
C18	75.00'	18.20°	28.00'	13.80'	28.00'	N00°28'20"E
C19	75.00'	18.20°	30.76'	14.43'	30.76'	N00°28'20"E
C20	25.00'	18.20°	4.50'	2.25'	4.50'	N00°28'20"E
C21	125.00'	18.20°	40.86'	20.43'	40.86'	N00°28'20"E
C22	75.00'	18.20°	111.81'	55.91'	111.81'	N00°28'20"E



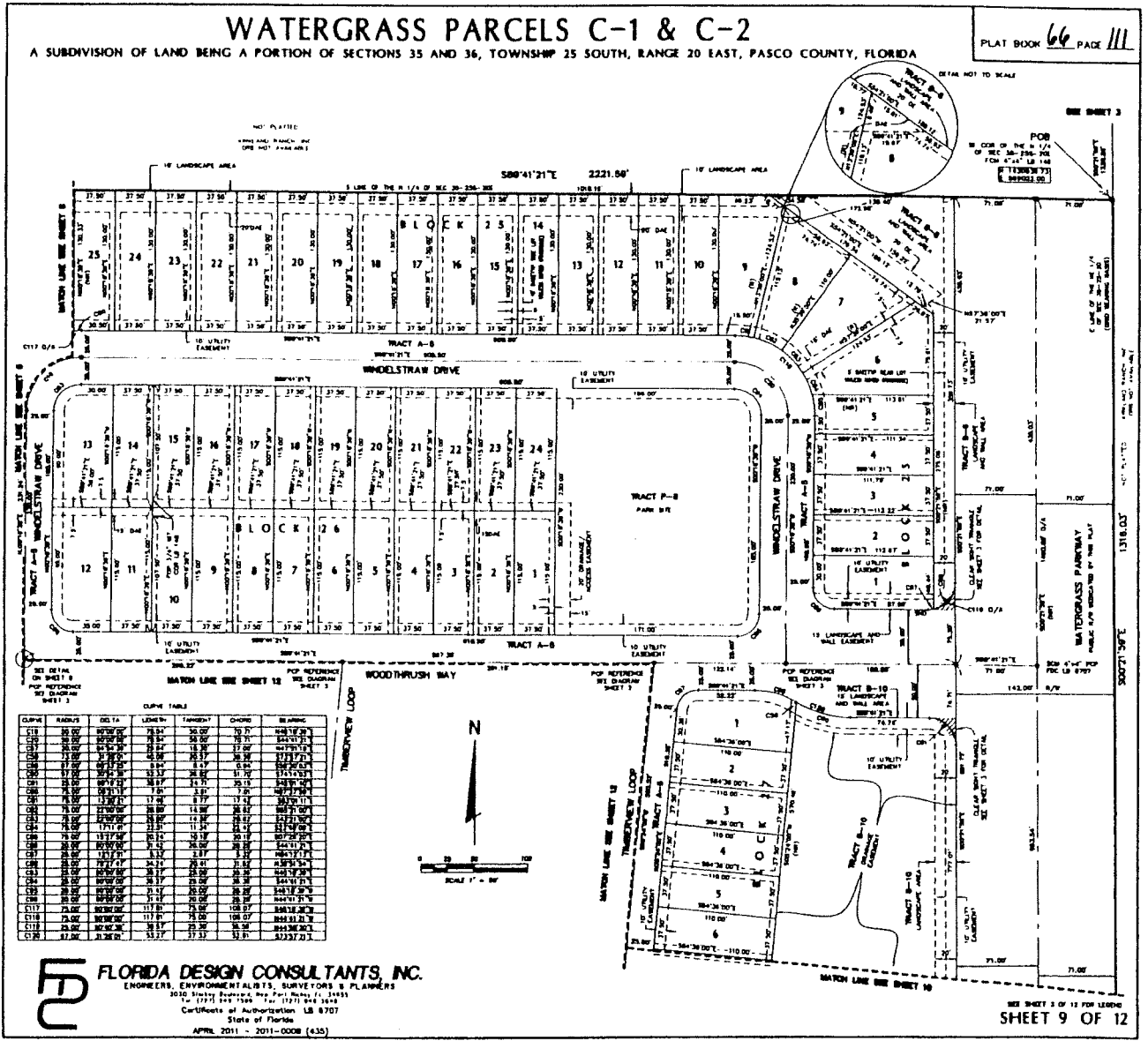
FD FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
2010 Bay Street, Suite 200, Panama City, FL 32401
Tel: (904) 899-7888 Fax: (904) 899-7888
Certificate of Authorization: LB 8707
State of Florida
APRIL 2011 - 2011-0008 (435)

SEE SHEET 3 OF 12 FOR LEGEND
SHEET 8 OF 12

WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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CURVE TABLE

CLIP	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C10	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C09	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C08	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C07	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C06	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C05	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C04	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C03	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C02	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C01	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C00	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C99	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C98	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C97	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C96	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C95	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C94	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C93	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C92	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C91	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C90	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C89	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C88	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C87	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C86	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C85	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C84	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C83	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C82	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C81	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C80	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C79	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C78	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C77	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C76	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C75	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C74	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C73	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C72	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C71	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C70	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C69	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C68	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C67	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C66	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C65	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C64	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C63	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C62	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C61	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C60	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C59	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C58	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C57	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C56	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C55	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C54	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C53	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C52	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C51	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C50	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C49	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C48	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C47	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C46	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C45	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C44	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C43	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C42	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C41	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C40	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C39	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C38	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C37	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C36	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C35	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C34	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C33	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C32	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C31	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C30	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C29	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C28	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C27	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C26	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C25	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C24	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C23	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C22	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C21	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C20	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C19	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C18	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C17	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C16	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C15	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C14	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C13	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C12	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C11	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C10	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C09	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C08	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C07	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C06	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C05	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C04	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C03	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C02	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C01	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'
C00	20.00	89.70°	78.87	30.00	70.71	S48.75°E 20.00'

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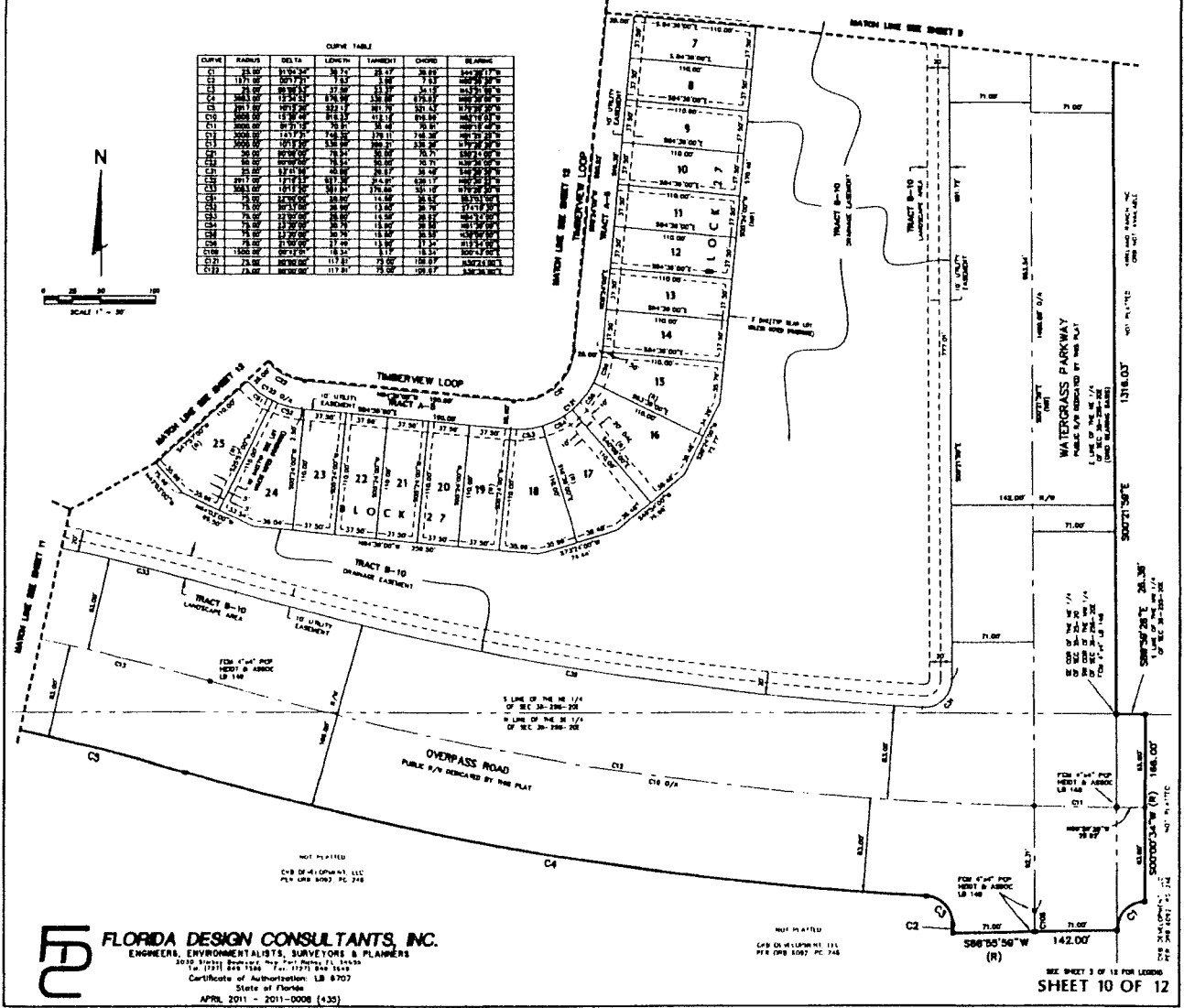
SHEET 9 OF 12 FOR LOT 12
 WATERGRASS PARCELS C-1 & C-2

WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **66** PAGE **112**

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C2	1171.00	207.73	71.53	3.98	3.83	S89°28'17"W
C3	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C4	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C5	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C6	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C7	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C8	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C9	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C10	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C11	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C12	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C13	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C14	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C15	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C16	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C17	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C18	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C19	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C20	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C21	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C22	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C23	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C24	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C25	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C26	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C27	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C28	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C29	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C30	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C31	25.00	31.90	38.73	25.27	28.27	S89°28'17"W
C32	25.00	31.90	38.73	25.27	28.27	S89°28'17"W



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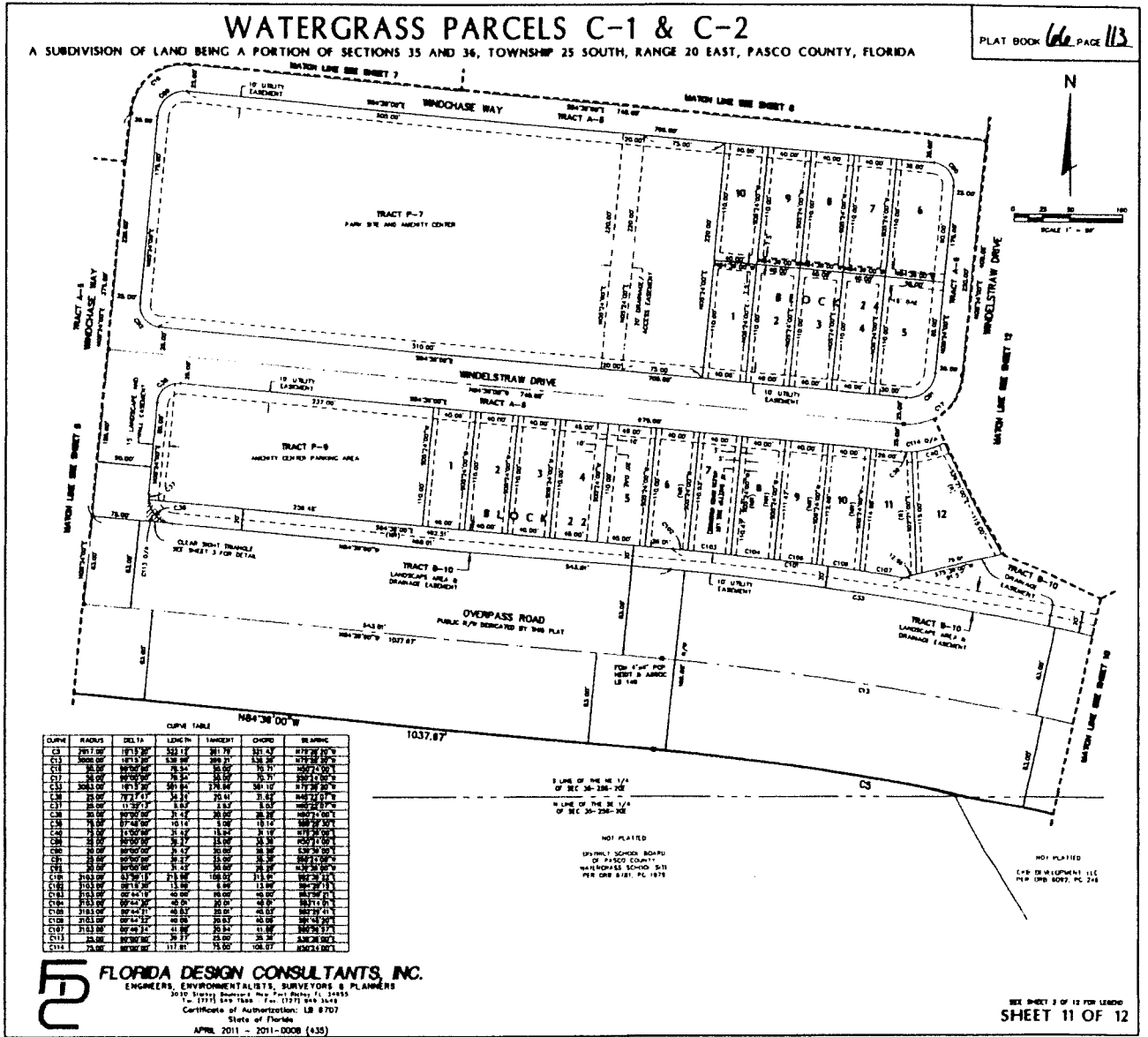
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 CFB OR WELLSPLANNING, LLC
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SEE SHEET 3 OF 12 FOR LEGEND
SHEET 10 OF 12
 WATERGRASS PARCELS C-1 & C-2

WATERGRASS PARCELS C-1 & C-2

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK *666* PAGE *113*



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C13	1851.00'	181.13°	552.11'	381.70'	321.12'	S79°50'30"W
C14	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C15	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C16	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C17	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C18	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C19	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C20	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C21	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C22	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C23	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C24	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C25	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C26	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C27	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C28	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C29	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C30	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C31	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C32	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C33	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C34	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C35	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C36	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C37	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C38	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C39	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C40	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C41	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C42	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C43	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C44	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C45	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C46	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C47	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C48	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C49	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C50	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C51	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C52	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C53	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C54	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C55	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C56	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C57	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C58	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C59	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C60	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C61	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C62	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C63	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C64	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C65	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C66	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C67	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C68	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C69	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C70	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C71	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C72	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C73	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C74	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C75	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C76	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C77	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C78	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C79	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C80	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C81	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C82	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C83	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C84	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C85	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C86	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C87	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C88	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C89	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C90	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C91	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C92	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C93	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C94	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C95	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C96	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C97	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C98	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C99	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W
C100	3000.00'	181.13°	938.89'	669.71'	628.29'	S79°50'30"W

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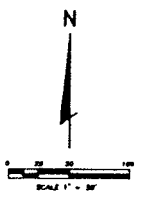
SEE SHEET 2 OF 12 FOR LEGEND
SHEET 11 OF 12

WATERGRASS PARCELS C-1 & C-2

WATERGRASS PARCELS C-1 & C-2

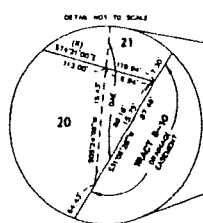
A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK *66* PAGE *114*



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C17	36.00'	90°00'00"	76.32'	36.00'	76.32'	S50°51'00"W
C18	1000.00'	90°00'00"	62.83'	44.44'	66.74'	S82°31'00"W
C19	50.00'	90°00'00"	66.52'	30.00'	70.71'	S27°13'00"W
C21	50.00'	90°00'00"	76.32'	36.00'	76.32'	S27°13'00"W
C22	75.00'	90°00'00"	9.12'	15.84'	17.19'	S27°13'00"W
C23	75.00'	90°00'00"	11.52'	19.97'	21.87'	S27°13'00"W
C24	1000.00'	90°00'00"	11.84'	8.17'	13.64'	S82°31'00"W
C25	1000.00'	90°00'00"	11.84'	8.17'	13.64'	S82°31'00"W
C26	36.00'	90°00'00"	36.00'	18.00'	36.00'	S27°13'00"W
C27	36.00'	90°00'00"	36.00'	18.00'	36.00'	S27°13'00"W
C28	75.00'	90°00'00"	1.00'	0.77'	1.00'	S82°31'00"W
C29	75.00'	90°00'00"	20.11'	15.38'	25.71'	S27°13'00"W
C30	75.00'	90°00'00"	30.50'	23.08'	38.28'	S27°13'00"W
C31	75.00'	90°00'00"	37.50'	28.50'	47.24'	S27°13'00"W
C32	75.00'	90°00'00"	44.50'	33.92'	56.20'	S27°13'00"W
C33	75.00'	90°00'00"	51.50'	39.34'	65.16'	S27°13'00"W
C34	75.00'	90°00'00"	58.50'	44.76'	74.12'	S27°13'00"W
C35	75.00'	90°00'00"	65.50'	50.18'	83.08'	S27°13'00"W
C36	75.00'	90°00'00"	72.50'	55.60'	92.04'	S27°13'00"W
C37	75.00'	90°00'00"	79.50'	61.02'	101.00'	S27°13'00"W
C38	75.00'	90°00'00"	86.50'	66.44'	110.00'	S27°13'00"W
C39	75.00'	90°00'00"	93.50'	71.86'	119.00'	S27°13'00"W
C40	75.00'	90°00'00"	100.50'	77.28'	128.00'	S27°13'00"W
C41	75.00'	90°00'00"	107.50'	82.70'	137.00'	S27°13'00"W
C42	75.00'	90°00'00"	114.50'	88.12'	146.00'	S27°13'00"W
C43	75.00'	90°00'00"	121.50'	93.54'	155.00'	S27°13'00"W
C44	75.00'	90°00'00"	128.50'	98.96'	164.00'	S27°13'00"W
C45	75.00'	90°00'00"	135.50'	104.38'	173.00'	S27°13'00"W
C46	75.00'	90°00'00"	142.50'	109.80'	182.00'	S27°13'00"W
C47	75.00'	90°00'00"	149.50'	115.22'	191.00'	S27°13'00"W
C48	75.00'	90°00'00"	156.50'	120.64'	200.00'	S27°13'00"W
C49	75.00'	90°00'00"	163.50'	126.06'	209.00'	S27°13'00"W
C50	75.00'	90°00'00"	170.50'	131.48'	218.00'	S27°13'00"W
C51	75.00'	90°00'00"	177.50'	136.90'	227.00'	S27°13'00"W
C52	75.00'	90°00'00"	184.50'	142.32'	236.00'	S27°13'00"W
C53	75.00'	90°00'00"	191.50'	147.74'	245.00'	S27°13'00"W
C54	75.00'	90°00'00"	198.50'	153.16'	254.00'	S27°13'00"W
C55	75.00'	90°00'00"	205.50'	158.58'	263.00'	S27°13'00"W
C56	75.00'	90°00'00"	212.50'	164.00'	272.00'	S27°13'00"W
C57	75.00'	90°00'00"	219.50'	169.42'	281.00'	S27°13'00"W
C58	75.00'	90°00'00"	226.50'	174.84'	290.00'	S27°13'00"W
C59	75.00'	90°00'00"	233.50'	180.26'	299.00'	S27°13'00"W
C60	75.00'	90°00'00"	240.50'	185.68'	308.00'	S27°13'00"W
C61	75.00'	90°00'00"	247.50'	191.10'	317.00'	S27°13'00"W
C62	75.00'	90°00'00"	254.50'	196.52'	326.00'	S27°13'00"W
C63	75.00'	90°00'00"	261.50'	201.94'	335.00'	S27°13'00"W
C64	75.00'	90°00'00"	268.50'	207.36'	344.00'	S27°13'00"W
C65	75.00'	90°00'00"	275.50'	212.78'	353.00'	S27°13'00"W
C66	75.00'	90°00'00"	282.50'	218.20'	362.00'	S27°13'00"W
C67	75.00'	90°00'00"	289.50'	223.62'	371.00'	S27°13'00"W
C68	75.00'	90°00'00"	296.50'	229.04'	380.00'	S27°13'00"W
C69	75.00'	90°00'00"	303.50'	234.46'	389.00'	S27°13'00"W
C70	75.00'	90°00'00"	310.50'	239.88'	398.00'	S27°13'00"W
C71	75.00'	90°00'00"	317.50'	245.30'	407.00'	S27°13'00"W
C72	75.00'	90°00'00"	324.50'	250.72'	416.00'	S27°13'00"W
C73	75.00'	90°00'00"	331.50'	256.14'	425.00'	S27°13'00"W
C74	75.00'	90°00'00"	338.50'	261.56'	434.00'	S27°13'00"W
C75	75.00'	90°00'00"	345.50'	266.98'	443.00'	S27°13'00"W
C76	75.00'	90°00'00"	352.50'	272.40'	452.00'	S27°13'00"W
C77	75.00'	90°00'00"	359.50'	277.82'	461.00'	S27°13'00"W
C78	75.00'	90°00'00"	366.50'	283.24'	470.00'	S27°13'00"W
C79	75.00'	90°00'00"	373.50'	288.66'	479.00'	S27°13'00"W
C80	75.00'	90°00'00"	380.50'	294.08'	488.00'	S27°13'00"W
C81	75.00'	90°00'00"	387.50'	299.50'	497.00'	S27°13'00"W
C82	75.00'	90°00'00"	394.50'	304.92'	506.00'	S27°13'00"W
C83	75.00'	90°00'00"	401.50'	310.34'	515.00'	S27°13'00"W
C84	75.00'	90°00'00"	408.50'	315.76'	524.00'	S27°13'00"W
C85	75.00'	90°00'00"	415.50'	321.18'	533.00'	S27°13'00"W
C86	75.00'	90°00'00"	422.50'	326.60'	542.00'	S27°13'00"W
C87	75.00'	90°00'00"	429.50'	332.02'	551.00'	S27°13'00"W
C88	75.00'	90°00'00"	436.50'	337.44'	560.00'	S27°13'00"W
C89	75.00'	90°00'00"	443.50'	342.86'	569.00'	S27°13'00"W
C90	75.00'	90°00'00"	450.50'	348.28'	578.00'	S27°13'00"W
C91	75.00'	90°00'00"	457.50'	353.70'	587.00'	S27°13'00"W
C92	75.00'	90°00'00"	464.50'	359.12'	596.00'	S27°13'00"W
C93	75.00'	90°00'00"	471.50'	364.54'	605.00'	S27°13'00"W
C94	75.00'	90°00'00"	478.50'	369.96'	614.00'	S27°13'00"W
C95	75.00'	90°00'00"	485.50'	375.38'	623.00'	S27°13'00"W
C96	75.00'	90°00'00"	492.50'	380.80'	632.00'	S27°13'00"W
C97	75.00'	90°00'00"	499.50'	386.22'	641.00'	S27°13'00"W
C98	75.00'	90°00'00"	506.50'	391.64'	650.00'	S27°13'00"W
C99	75.00'	90°00'00"	513.50'	397.06'	659.00'	S27°13'00"W
C100	75.00'	90°00'00"	520.50'	402.48'	668.00'	S27°13'00"W
C101	75.00'	90°00'00"	527.50'	407.90'	677.00'	S27°13'00"W
C102	75.00'	90°00'00"	534.50'	413.32'	686.00'	S27°13'00"W
C103	75.00'	90°00'00"	541.50'	418.74'	695.00'	S27°13'00"W
C104	75.00'	90°00'00"	548.50'	424.16'	704.00'	S27°13'00"W
C105	75.00'	90°00'00"	555.50'	429.58'	713.00'	S27°13'00"W
C106	75.00'	90°00'00"	562.50'	435.00'	722.00'	S27°13'00"W
C107	75.00'	90°00'00"	569.50'	440.42'	731.00'	S27°13'00"W
C108	75.00'	90°00'00"	576.50'	445.84'	740.00'	S27°13'00"W
C109	75.00'	90°00'00"	583.50'	451.26'	749.00'	S27°13'00"W
C110	75.00'	90°00'00"	590.50'	456.68'	758.00'	S27°13'00"W
C111	75.00'	90°00'00"	597.50'	462.10'	767.00'	S27°13'00"W
C112	75.00'	90°00'00"	604.50'	467.52'	776.00'	S27°13'00"W
C113	75.00'	90°00'00"	611.50'	472.94'	785.00'	S27°13'00"W
C114	75.00'	90°00'00"	618.50'	478.36'	794.00'	S27°13'00"W
C115	75.00'	90°00'00"	625.50'	483.78'	803.00'	S27°13'00"W
C116	75.00'	90°00'00"	632.50'	489.20'	812.00'	S27°13'00"W
C117	75.00'	90°00'00"	639.50'	494.62'	821.00'	S27°13'00"W
C118	75.00'	90°00'00"	646.50'	500.04'	830.00'	S27°13'00"W
C119	75.00'	90°00'00"	653.50'	505.46'	839.00'	S27°13'00"W
C120	75.00'	90°00'00"	660.50'	510.88'	848.00'	S27°13'00"W
C121	75.00'	90°00'00"	667.50'	516.30'	857.00'	S27°13'00"W
C122	75.00'	90°00'00"	674.50'	521.72'	866.00'	S27°13'00"W
C123	75.00'	90°00'00"	681.50'	527.14'	875.00'	S27°13'00"W
C124	75.00'	90°00'00"	688.50'	532.56'	884.00'	S27°13'00"W
C125	75.00'	90°00'00"	695.50'	537.98'	893.00'	S27°13'00"W
C126	75.00'	90°00'00"	702.50'	543.40'	902.00'	S27°13'00"W
C127	75.00'	90°00'00"	709.50'	548.82'	911.00'	S27°13'00"W
C128	75.00'	90°00'00"	716.50'	554.24'	920.00'	S27°13'00"W
C129	75.00'	90°00'00"	723.50'	559.66'	929.00'	S27°13'00"W
C130	75.00'	90°00'00"	730.50'	565.08'	938.00'	S27°13'00"W
C131	75.00'	90°00'00"	737.50'	570.50'	947.00'	S27°13'00"W
C132	75.00'	90°00'00"	744.50'	575.92'	956.00'	S27°13'00"W

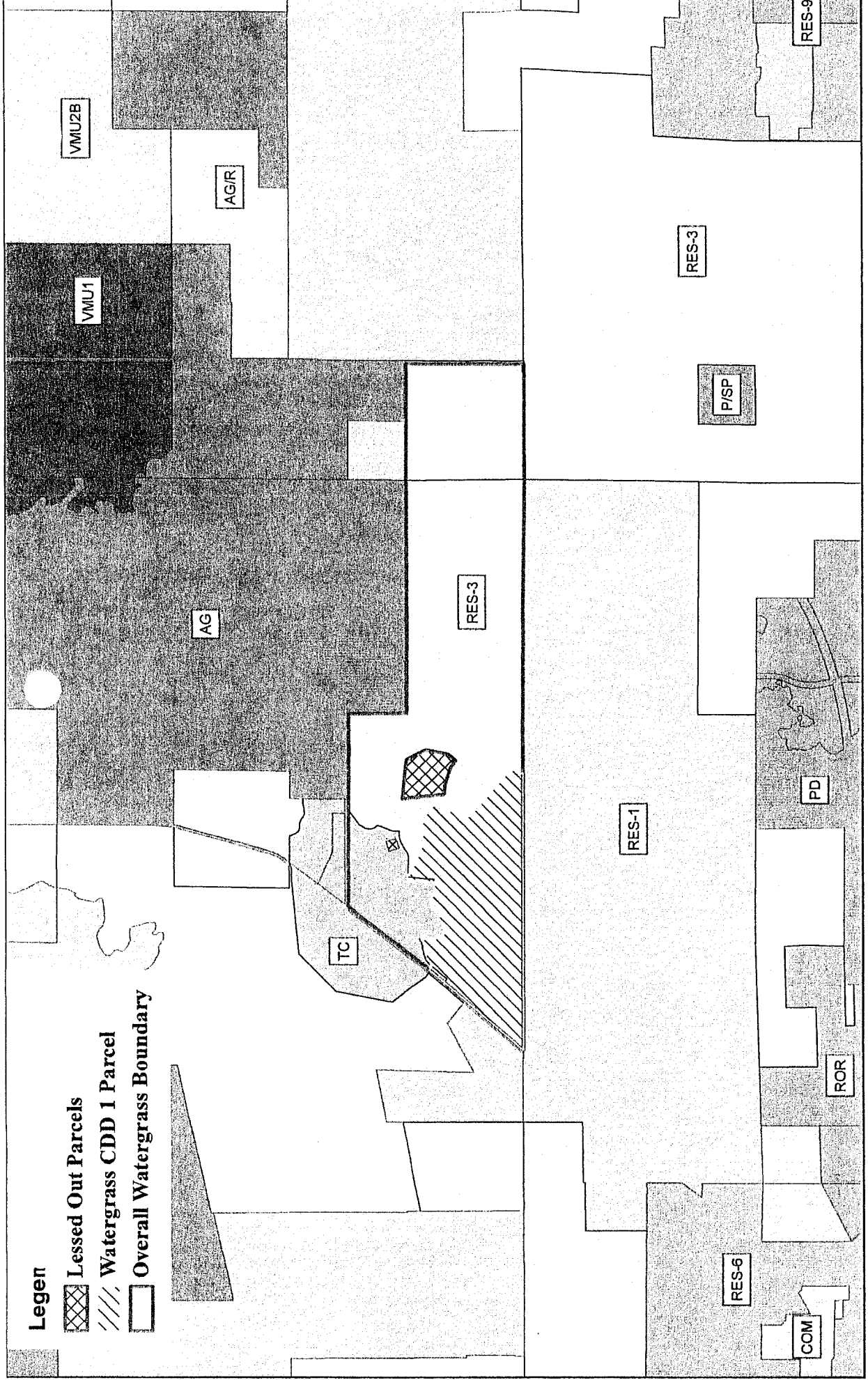


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 State of Florida
 APRIL 2011 - 2011-0008 (435)

SEE SHEET 3 OF 10 FOR LEGEND
SHEET 12 OF 12

WATERGRASS PARCELS C-1 & C-2

Exhibit H



PREPARED FOR
CKB DEVELOPMENT, LLC
 WESLEY CHAPEL, FLORIDA

PREPARED BY

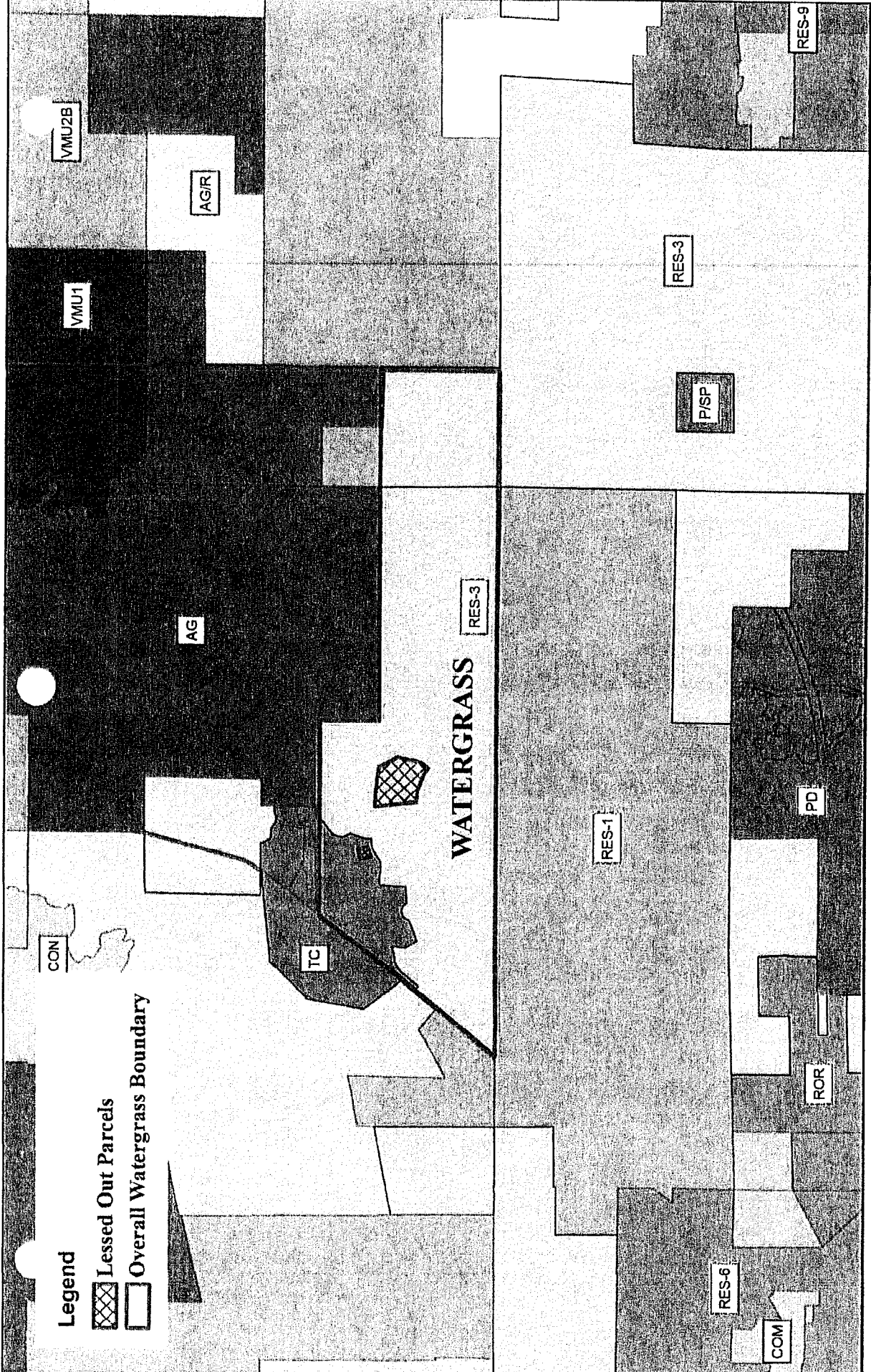
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WATERGRASS CDD
 CDD1 PARCEL

SOURCES
 Pasco County Comprehensive Plan Land Use Element
 Future Land Use

0 1,000 2,000 4,000 6,000 Feet
 1 inch = 3,000 feet

GIS DATA This drawing is comprised of data obtained from a variety of sources. It is for informational purposes only and is not to be considered comprehensive for site-specific data.



<p>PREPARED FOR CKB DEVELOPMENT, LLC WESLEY CHAPEL, FLORIDA</p> <p>PREPARED BY  FLORIDA DESIGN CONSULTANTS, INC. OVERSEER, INVESTMENT/PROJECT SUPERVISORS & PLANNERS</p> <p>0 1,000 2,000 4,000 6,000 Feet</p> <p>1 inch = 3,000 feet</p> <p>©2009 Florida Design Consultants, Inc.</p>	<p>PREPARED FOR CKB DEVELOPMENT, LLC WESLEY CHAPEL, FLORIDA</p>	<p>WATERGRASS CDD FUTURE LAND USE EXHIBIT</p> <p>SOURCES Pasco County Comprehensive Plan Land Use Element Future Land Use</p>
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