

ORDINANCE NO. 2022-20

AN ORDINANCE OF THE CITY OF MINNEOLA, FLORIDA, ESTABLISHING THE SUGARLOAF COMMUNITY DEVELOPMENT DISTRICT LOCATED IN THE CITY OF MINNEOLA AND CONTAINING APPROXIMATELY 300.907 ACRES; PROVIDING FOR THE AUTHORITY OF THE ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE SUGARLOAF COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR FUTURE EXPANSION WITH SUFFICIENTLY CONTIGUOUS LANDS; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Richland Developers – Florida, Inc. a Florida corporation, has petitioned the City of Minneola, Florida ("City"), to establish the SUGARLOAF COMMUNITY DEVELOPMENT DISTRICT ("District"); and

WHEREAS, the City Council of the City of Minneola ("City Council"), after proper published notice, has conducted a public hearing on the Petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e), Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The Petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the Petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the City's current Comprehensive Plan, or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The proposed District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.
5. The community development services and facilities of the proposed District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. The area that will be served by the proposed District is amenable to separate special-district government.

WHEREAS, it is the policy of this State, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, Florida Statutes, and that the district so established does not have any zoning or permitting powers governing development; and

WHEREAS, Section 190.004(3), Florida Statutes, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances 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 Land Development Regulation Act, Chapter 163, Part II, Florida Statutes. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA:

Section One: Findings

The foregoing recitals and findings are true and correct and are hereby incorporated as if fully set forth herein.

Section Two: Authority for Ordinance

This Ordinance is adopted pursuant to Section 190.005(2)(c), Florida Statutes, and other applicable provisions of law governing municipal ordinances.

Section Three: Establishment of the Sugarloaf Community Development District

The Sugarloaf Community Development District is hereby established entirely within the municipal limits of the City of Minneola, Florida, within the boundaries of the real property encompassing approximately 300.907 acres as described in Exhibit "A" attached hereto and incorporated by reference herein. Pursuant to Section 190.046(1)(h), Florida Statutes, within ten (10) years of the effective date of this Ordinance, the District, or another petitioner, may petition the City for an amendment to expand the boundaries of the District to include any or all of the sufficiently contiguous lands identified in Exhibit "B" attached hereto.

Section Four: Designation of Initial Board Members

The following five (5) persons are herewith designated to be the initial members of the Board of Supervisors for the District:

1. Matt Cuarta
2. Matthew Bray
3. Dawn M. Lemons
4. Suzanne Lupia
5. Matthew Young

Section Five: District Name

The community development district herein established shall henceforth be known as the "Sugarloaf Community Development District."

Section Six: Statutory Provisions Governing the District

The Sugarloaf Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes, and all other applicable general and local laws. The approval of this District in no way limits the City of Minneola in the exercise of its powers or authority as provided in F.S. Ch. 165, and any other applicable Florida Statutes upon the lands within the District, as described in attached Exhibit "A." Further, the establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Any Planned Unit Development requirements and all state and local development regulations shall apply.

Section Seven: Consent to Special Powers

Upon the effective date of this Ordinance, the Sugarloaf Community Development District will be duly and legally authorized to exist and exercise all of its powers as set forth in Sections 190.012(1) and 190.012(2)(a), Florida Statutes, and as otherwise provided by law.

Section Eight: Obligations of District

No bond, debt, or other obligation of the District, nor any default thereon, shall constitute a debt, obligation, or burden of the City.

Section Nine: Notice to Subsequent Purchasers

All contracts for the sale of property within the District must comply with the disclosure requirements set forth in Section 190.048, Florida Statutes. The District shall also comply with the public financing disclosure requirements set forth in Section 190.009, Florida Statutes.

Section Ten: Notice of Establishment of District

Within thirty (30) days after the effective date of this Ordinance, the District shall cause to be recorded among the Official Records of Lake County a "Notice of Establishment of the Sugarloaf Community Development District" in accordance with the requirements of Section 190.0485, Florida Statutes. In addition, within thirty (30) days of the adoption of this Ordinance, the District shall cause the documents specified in Section 189.016(1), Florida Statutes, to be forwarded to the Florida Department of Economic Opportunity.

Section Eleven: Conflict and Severability

In the event this Ordinance conflicts with any other ordinance of the City of Minneola or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

Section Twelve: Inclusion in Code of Laws and Ordinances

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of the City of Minneola, Florida. The sections of the Ordinance may be renumbered

or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Section Thirteen: Effective Date

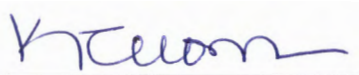
This Ordinance shall become effective immediately upon its passage by the City Council and the signature of the Mayor.

PASSED AND ORDAINED this 20 day of September, 2022, by the City Council of the City of Minneola.



Paul Kelley, Mayor

ATTEST:



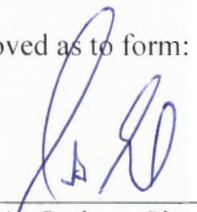
Kristine Thompson, City Clerk



Passed First Reading: 9/16/22

Passed Second Reading: 9/20/22

Approved as to form:



Scott A. Gerken, City Attorney

EXHIBIT A

SUGARLOAF CDD

POD 7

PARCEL 6—1

A Portion of The West 1/2 Of Section 29, Township 21 South, Range 26 East, Lake County, Florida, Being More Particularly Described as Follows:

Commence At The Northeast Corner Of The Northwest 1/4 Of Said Section 29; Thence South 01°08'01" West Along The East Line Of The West 1/2 Of Said Section 29, A Distance Of 25.00 Feet To The Point Of Beginning; Thence Continue South 01°08'01" West Along Said East Line, A Distance Of 2,932.40 Feet; Thence North 89°05'44" West Along The North Line Of The South 990.00 Feet Of The Northeast 1/4 Of The Southwest 1/4 Of Said Section 29, A Distance Of 1,331.28 Feet; Thence North 00°49'36" East Along The West Line Of The Northeast 1/4 Of The Southwest 1/4 Of Said Section 29, A Distance Of 323.28 Feet; Thence South 88°57'35" East Along The North Line Of The Northeast 1/4 Of The Southwest 1/4 Of Said Section 29, A Distance Of 97.48 Feet; Thence Departing From Said North Line, Run North 01°08'01" East, A Distance Of 2,607.00 Feet To A Point On The South Right-Of-Way Line Of That Certain 25 Foot Right-Of-Way As Described In Official Records Book 518, Page 770, Of The Public Records Of Lake County, Florida; Thence South 89°12'16" East Along Said South Right-Of-Way Line, A Distance Of 1,235.55 Feet To The Point Of Beginning.

A portion of the Northwest 1/4 of Section 29, Township 21 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 29; thence South 01°08'01" West along the East line of the Northwest 1/4 of said Section 29, a distance of 25.00 feet to a point lying on the South right-of-way line of that certain right-of-way as described in Official Records Book 518, Page 770, of the Public Records of Lake County, Florida; thence North 89°12'16" West along said South right-of-way line, a distance of 1,235.55 feet; thence departing from said South right-of-way line, run South 01°08'01" West, a distance of 693.65 feet; thence North 88°51'59" West, a distance of 124.28 feet to the POINT OF BEGINNING; thence South 11°17'44" East, a distance of 84.03 feet; thence South 08°38'28" East, a distance of 92.49 feet; thence South 03°27'35" East, a distance of 83.51 feet; thence South 07°16'56" West, a distance of 161.23 feet; thence South 08°31'22" West, a distance of 247.38 feet; thence South 03°32'56" East, a distance of 11.24 feet; thence South 03°11'09" West, a distance of 38.32 feet; thence South 02°16'42" West, a distance of 53.69 feet; thence South 02°25'16" West, a distance of 97.54 feet; thence South 05°02'59" West, a distance of 3.33 feet; thence South 04°10'16" West, a distance of 46.95 feet; thence South 02°57'55" West, a distance of 44.57 feet; thence South 02°16'20" West, a distance of 45.54 feet; thence South 04°07'22" West, a distance of 22.75 feet; thence South 02°30'54" West, a distance of 102.31 feet; thence South 03°55'48" West, a distance of 128.09 feet; thence South 10°35'02" West, a distance of 45.04 feet to a point of curvature of a curve concave to the Northwest; thence Southwesterly along said curve having a radius of 40.00 feet, a central angle of 99°23'38" for an arc distance of 69.39 feet to a point of tangency; thence North 70°01'20" West, a distance of 325.06 feet; thence North 56°19'37" West, a distance of 52.85 feet; thence North 57°09'05" West, a distance of 97.16

feet; thence North 52°40'57" West, a distance of 20.02 feet to a point of curvature of a curve concave to the East; thence Northerly along said curve having a radius of 100.00 feet, a central angle of 80°30'30" for an arc distance of 140.51 feet to a point of tangency; thence North 27°49'34" East, a distance of 61.80 feet; thence North 20°23'23" East, a distance of 80.38 feet to a point of curvature of a curve concave to the West; thence Northerly along said curve having a radius of 50.00 feet, a central angle of 16°54'37" for an arc distance of 14.76 feet to a point of tangency; thence North 03°28'47" East, a distance of 32.76 feet to a point of curvature of a curve concave to the West; thence Northerly along said curve having a radius of 50.00 feet, a central angle of 40°57'08" for an arc distance of 35.74 feet to a point of tangency; thence North 37°28'22" West, a distance of 46.05 feet; thence North 40°44'15" West, a distance of 44.26 feet to a point of curvature of a curve concave to the Northeast; thence Northwesterly along said curve having a radius of 200.00 feet, a central angle of 30°17'33" for an arc distance of 105.74 feet to a point of tangency; thence North 10°26'42" West, a distance of 22.20 feet; thence North 09°05'40" West, a distance of 31.86 feet to a point of curvature of a curve concave to the East; thence Northerly along said curve having a radius of 200.00 feet, a central angle of 01°49'17" for an arc distance of 6.36 feet to a point of tangency; thence North 07°16'23" West, a distance of 40.34 feet; thence North 03°26'23" West, a distance of 30.17 feet to a point of curvature of a curve concave to the East; thence Northerly along said curve having a radius of 60.00 feet, a central angle of 32°11'10" for an arc distance of 33.71 feet to a point of tangency; thence North 28°44'47" East, a distance of 38.37 feet; thence North 25°26'27" East, a distance of 21.95 feet to a point of curvature of a curve concave to the Southeast; thence Northeasterly along said curve having a radius of 60.00 feet, a central angle of 53°28'31" for an arc distance of 56.00 feet to a point of tangency; thence North 78°54'58" East, a distance of 3.76 feet; thence North 79°33'36" East, a distance of 49.54 feet; thence North 78°47'16" East, a distance of 9.76 feet to a point of curvature of a curve concave to the Northwest; thence Northeasterly along said curve having a radius of 25.00 feet, a central angle of 88°53'49" for an arc distance of 38.79 feet to a point of tangency; thence North 10°06'33" West, a distance of 14.32 feet; thence North 15°23'49" West, a distance of 16.28 feet to a point of curvature of a curve concave to the West; thence Northerly along said curve having a radius of 200.00 feet, a central angle of 13°27'12" for an arc distance of 46.96 feet to a point of tangency; thence North 28°51'02" West, a distance of 21.72 feet to a point of curvature of a curve concave to the East; thence Northerly along said curve having a radius of 200.00 feet, a central angle of 13°48'37" for an arc distance of 48.21 feet to a point of tangency; thence North 15°02'25" West, a distance of 39.64 feet to a point of curvature of a curve concave to the Southwest; thence Northwesterly along said curve having a radius of 200.00 feet, a central angle of 16°37'49" for an arc distance of 58.05 feet to a point of tangency; thence North 31°40'13" West, a distance of 67.60 feet to a point of curvature of a curve concave to the Southwest; thence Northwesterly along said curve having a radius of 200.00 feet, a central angle of 08°02'57" for an arc distance of 28.10 feet to a point of tangency; thence North 39°43'11" West, a distance of 6.23 feet to a point of curvature of a curve concave to the Southeast; thence Northeasterly along said curve having a radius of 75.00 feet, a central angle of 143°31'34" for an arc distance of 187.88 feet to a point of tangency; thence South 76°11'37" East, a distance of 40.38 feet to a point of curvature of a curve concave to the South; thence Easterly along said curve having a radius of 200.00 feet, a central angle of 15°46'53" for an arc distance of 55.09 feet to a point of tangency; thence South 60°24'43" East, a distance of 21.25 feet to a point of curvature of a curve concave to the Southwest; thence Southeasterly along said curve having a radius of 200.00 feet, a central angle of 15°40'47" for an arc distance of 54.73 feet to a point of tangency; thence South 44°43'57" East, a distance of 7.91 feet; thence South 60°59'37" East, a distance of 32.37 feet to a point of curvature of a curve concave to the North; thence Easterly along said curve having a radius of

75.00 feet, a central angle of 18°37'28" for an arc distance of 24.38 feet to a point of tangency; thence South 79°37'05" East, a distance of 65.23 feet; thence South 87°52'13" East, a distance of 38.34 feet to a point of curvature of a curve concave to the North; thence Easterly along said curve having a radius of 75.00 feet, a central angle of 23°55'04" for an arc distance of 31.31 feet to a point of tangency; thence North 68°12'43" East, a distance of 99.56 feet to a point of curvature of a curve concave to the South; thence Easterly along said curve having a radius of 75.00 feet, a central angle of 12°14'36" for an arc distance of 16.03 feet to a point of tangency; thence North 80°27'19" East, a distance of 56.08 feet to a point of curvature of a curve concave to the Southwest; thence Southeasterly along said curve having a radius of 50.00 feet, a central angle of 88°14'57" for an arc distance of 77.01 feet to the POINT OF BEGINNING.

CONTAINING 169.373 ACRES (7,377,907 SQUARE FEET) MORE OR LESS.

POD 8

PARCELS 6- 2 Thru 6-6

A Portion of The West 1/2 Of Section 28, Township 21 South, Range 26 East, Lake County, Florida, Being More Particularly Described As Follows:

Commence At The North 1/4 Corner Of Said Section 28; Thence South 00°54'52" West Along The East Line Of The West 1/2 Of Said Section 28, A Distance Of 25.03 Feet; Thence Departing From Said East Line, Run South 89°05'08" West, A Distance Of 25.00 Feet To The Point Of Beginning, Said Point Lying On The Westerly Right-Of-Way Line Of Sugarloaf Mountain Road As Described In Right-Of-Way Deed Recorded In Official Records Book 496, Page 530, Of The Public Records Of Lake County, Florida; Thence South 00°54'52" West Along Said Westerly Right-Of-Way Line, A Distance Of 3,918.01 Feet To The Northeast Corner Of Hunters Ridge, According To The Plat Thereof As Recorded In Plat Book 41, Pages 4 And 5, Of Said Public Records; Thence North 89°24'17" West Along The North Boundary Of Said Hunters Ridge, A Distance Of 1,529.12 Feet; Thence Departing From Said North Boundary, Run North 00°35'43" East, A Distance Of 533.40 Feet To A Point On The Arc Of A Non-Tangent Curve Concave To The Northeast, The Radius Point Of Which Bears North 38°58'17" East; Thence Northwesterly Along Said Curve Having A Radius Of 188.00 Feet, A Central Angle Of 41°28'44" For An Arc Distance Of 136.10 Feet To A Point Of Tangency; Thence North 09°32'59" West, A Distance Of 63.63 Feet To A Point Of Curvature Of A Curve Concave To The East; Thence Northerly Along Said Curve Having A Radius Of 1,176.00 Feet, A Central Angle Of 14°49'24" For An Arc Distance Of 304.25 Feet To A Point Of Tangency; Thence North 05°16'25" East, A Distance Of 28.45 Feet To A Point Of Curvature Of A Curve Concave To The West; Thence Northerly Along Said Curve Having A Radius Of 324.00 Feet, A Central Angle Of 20°58'55" For An Arc Distance Of 118.65 Feet To A Point Of Tangency; Thence North 15°42'30" West, A Distance Of 49.08 Feet To A Point On The Arc Of A Non-Tangent Curve Concave To The North, The Radius Point Of Which Bears North 14°11'55" West; Thence Westerly Along Said Curve Having A Radius Of 875.00 Feet, A Central Angle Of 15°15'05" For An Arc Distance Of 232.91 Feet To A Point Of Tangency; Thence North 88°56'50" West, A Distance Of 618.90 Feet; Thence North 00°56'16" East, Along A Line Lying 122.00 Feet East From And Parallel With, As Measured At Right Angles To The West Line Of The Southwest 1/4 Of Said Section 28, A Distance Of 99.37 Feet To A Point Of Curvature Of A Curve Concave To The East; Thence Northerly Along Said Curve Having A Radius Of 19,938.00 Feet, A Central Angle Of 00°06'55" For An Arc Distance Of 40.10

Feet To A Point Of Tangency; Thence North $01^{\circ}03'10''$ East Along A Line Lying 122.00 Feet East From And Parallel With, As Measured At Right Angles To The West Line Of The Northwest $1/4$ Of Said Section 28, A Distance Of 2,607.07 Feet To A Point On The South Right-Of-Way Line Of Sugarloaf Mountain Road As Described In Said Right-Of-Way Deed; Thence South $89^{\circ}09'36''$ East Along Said South Right-Of-Way Line, A Distance Of 2,496.00 Feet To The Point Of Beginning.

CONTAINING 200.117 ACRES (8,717,089 SQUARE FEET), MORE OR LESS.

CONTAINING OVERALL 300.907 ACRES, MORE OR LESS.

EXHIBIT B

Future Expansion Parcel Area A:

PARCEL 1

All of that certain real property lying in Sections 16, 17, and 21 of Township 21 South, Range 26 East, Lake County, Florida, which is bounded on the South and West by State Road No. 256, and on the North and East by Tavares and Gulf Railway; and that portion of the North line of the South west Quarter of the Northeast Quarter of said Section 17, between the said State Road No. 256 and the Tavares and Gulf Railway and bounded on the East by the East line of the Southwest Quarter of the Northeast Quarter of said Section 21, LESS the following described property:

That part of the North 165 feet of the South Half of the Northeast Quarter of Section 17, Township 21 South Range 26 East, lying West of Tavares and Gulf Railway as now located, and East of Public Highway, State Road No 256, as now located.

AND

The North 100 feet of the East 378—1/2 feet lying South of the Tavares and Gulf Railway as now located in the Southwest Quarter of the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida.

AND

That part of the South Half of the Southwest Quarter of Section 16, Township 21 South, Range 26 East, lying West of the Tavares and Gulf Railway right of way.

AND

That part of the South Half of Section 17, Township 21 South, Range 26 East, Lake County, Florida, lying East of State Road No. 455.

AND

That part of the Northeast Quarter of Section 20, Township 21 South, Range 26 East, Lake County, Florida, lying East of State Road No. 455.

AND

The Northwest Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT that part lying North and East of the Tavares and Gulf Railway right of way, and LESS AND EXCEPT that part lying South of State Road No.455.

AND

That part of the West Half of the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida, lying South of the Tavares and Gulf Railway right of way, and North of State Road No. 455, LESS AND EXCEPT the North 100 feet of the East 378—1/2 feet lying South of the Tavares and

Gulf Railway as now located in the South west Quarter of the North east Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida.

PARCEL 2

Commence at the Southeast corner of Section 20, Township 21 South, Range 26 East, Lake County, Florida; Thence run North 00 degrees 37'34" East 25.00 feet along the West line of the Southwest 1/4 of said Section 21 to the Northerly right— of— way line of Sugarloaf Mountain Road, a varying right— of— way, and the Point of Beginning; Thence run North 89 degrees 00'47" West 1322.04 feet along said Northerly right— of— way line to the West line of the East 1/2 of the Southeast 1/4 of said Section 20; Thence run North 00 degrees 41'34" East 2661.05 feet along the West line of the East 1/2 of the Southeast 1/4 of said Section 20; Thence run North 00 degrees 57'48" East 1327.94 feet along the West line of the East 1/2 of the North east 1/4 of said Section 20 to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 20; Thence run South 89 degrees 07'41" East 1323.68 feet along the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 20 to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 21 South, Range 26 East, Lake County, Florida; Thence run South 89 degrees 07'57" East 120.00 feet to a point on the arc of a curve and the center of pavement of State Road No. 455; Thence run Southeasterly 413.44 feet along the center of said pavement and the arc of said curve, concave Northeasterly having a delta of 23 degrees 02'04", a radius of 1028.38 feet and a chord bearing of South 61 degrees 44'44" East; Thence run South 73 degrees 15'46" East 3365.23 feet along said center of pavement to the point of curvature of a curve; Thence run Southeasterly 524.40 feet along said center of pavement and the arc of a curve, concave Southwesterly, having a delta of 35 degrees 13'41", a radius of 852.89 feet, and a chord bearing of South 55 degrees 38'55" East; Thence run South 88 degrees 10'27" East 907.19 feet along the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 21; Thence run South 00 degrees 19'09" West 250.09 feet along the West line of the East 200 feet of the North 250 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 of said Section 21; Thence run South 88 degrees 10'27" East 200.07 feet along the South line of said East 200 feet of the North 250 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 21; Thence run South 00 degrees 19'09" West 405.88 feet along the East line of the Southeast 1/4 of said Section 21; Thence run North 88 degrees 21'43" West 221.87 feet along the South line of the North 1/2 of the North of the Southeast 1/4 of said Section 21 to the center of pavement of State Road No. 455; Thence run South 73 degrees 13'16" East 231.29 feet along said centerline to the East line of the Southeast 1/4 of said Section 21; Thence run South 00 degrees 19'09" West 1195.54 feet along said line; Thence run South 78 degrees 28'09" West 222.00 feet; Thence run South 36 degrees 58'09" West 336.00 feet; Thence run North 89 degrees 58'51" West 453.30 feet; Thence run North 75 degrees 39'07" West 459.94 feet; Thence run South 00 degrees 35'23" West 488.39 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 21 to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 21; Thence run North 88 degrees 55'13" West 1319.77 feet along the South line of said Section 21 to the Easterly right— of— way line of said Sugarloaf Mountain Road; Thence run North 00 degrees 51'25" East 35.00 feet along said right—of— way line; Thence run North 88 degrees 55'13" West 2640.60 feet along the Northernly right — of— way line of said Sugarloaf Mountain Road; Thence run South 00 degrees 37'34" West 10.00 feet along said right— of— way line to the Point of Beginning.

PARCEL 3

That part of the South Half of the Southwest Quarter of Section 16, Township 21 South, Range 26 East, Lake County, Florida, lying West of the Tavares and Gulf Railway right of way.

AND

That part of the South Half of Section 17, Township 21 South, Range 26 East, Lake County, Florida, lying East of State Road No.455, LESS AND EXCEPT the following described property for road right of way:

A fifty (50) foot wide right of way, twenty— five (25) feet at right angles on each side of the following described centerline in the North Half (N1/2) of the Southeast Quarter (SE 1/4), Section 17, Township 21 South, Range 26 East, East of the right of way of State Road No. 455: Commence at a point 1653.33 feet South 89 degrees 33 minutes 34 seconds West of and 52.13 feet South of the East Quarter corner of Section 17, Township 21 South, Range 26 East (Station 0+ 00); thence run North 89 degrees 33 minutes 35 seconds East 1 021.00 feet; thence run North 47 degrees 36 minutes 35 seconds East 77.79 feet to the North line of the Southeast Quarter (SE 1/4) of said Section 17 (Station 10 + 98.79). That part of the Northeast Quarter of Section 20, Township 21 South, Range 26 East, Lake County, Florida, lying East of State Road No. 455.

AND

The Northwest Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT that part lying North and East of the Tavares and Gulf Railway right of way, and LESS AND EXCEPT that part lying South of State Road No. 455.

AND

That part of the West Half of the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida, lying South of the Tavares and Gulf Railway right of way, and North of State Road No. 455,

LESS AND EXCEPT the North 100 feet of the East 378—1/2 feet lying South of the Tavares and Gulf Railway as now located in the Southwest Quarter of the Northeast Quarter of Section 21, Township 21 South, Range 26 East, Lake County, Florida.

PARCEL 5

5—1

The Southeast Quarter of the Southeast Quarter of Section 17, Township 21 South, Range 26 East (LESS the North 50 feet of the Southeast Quarter of the Southeast Quarter of Section 17, Township 21 South, Range 26 East, Lake County, Florida, lying West of right of way of State Road No. 455; together with the Northeast Quarter of the Northeast Quarter and the South Three Quarters of the Northwest Quarter of the Northeast Quarter of Section 20, Township 21 South, Range 26 East, Lake County, Florida, all lying West of State Road No. 455, together with the following described parcel:

5—2

Begin at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 20, Township 21 South, Range 26 East; thence North 01 degrees 10 minutes 16 seconds East 120 feet, more or less, along the East line of Section 20 to the center of a paved road known to be State Road No.455; thence run Southeasterly along the center of said road to the point of intersection with a line bearing South 89

degrees 7 minutes 57 seconds East from the POINT OF BEGINNING; thence run North 89 degrees 7 minutes 57 seconds West 120 feet, more or less, along said line to the POINT OF BEGINNING. LESS road right of way for State Road No.455, Lake County, Florida.

Parcel 8

The SW 1/4 of the SE 1/4 of Section 17, Township 21 South, Range 26 East, Lake County, Florida.

Parcel 9

The South 145 feet of the North 1/4 of the NW 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 26 East, Lake County, Florida, subject to 20 feet off the Westside for such width as maybe required by the County of Lake.

Parcel 10

The North 1/4 of the N W 1 /4 of the NE 1 /4, (Less the South 145 feet), Section 20, Township 21 South, Range 26 East, Lake County, Florida.

TOTAL ACREAGE 1,004.549 ACRES, MORE OR LESS.

Future Expansion Parcel Area B:

PARCEL 6

POD 8 – Future Expansion

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 21 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

BEGINNING at the Northwest corner of HUNTERS RIDGE, according to the plat thereof as recorded in Plat Book 41, Pages 4 and 5, of the Public Records of Lake County, Florida, said point also being the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section 28; thence North 00°56'16" East along the West line of the Southwest 1/4 of said Section 28, a distance of 167.89 feet to a point on the arc of a non-tangent curve concave to the East, the radius point of which bears South 77°32'41" East; thence Northerly along said curve having a radius of 1,495.00 feet, a central angle of 07°15'46" for an arc distance of 189.51 feet to a point of tangency; thence North 19°43'06" East, a distance of 216.46 feet to a point of curvature of a curve concave to the West; thence Northerly along said curve having a radius of 605.00 feet, a central angle of 26°51'11" for an arc distance of 283.55 feet to a point of tangency; thence North 07°08'06" West, a distance of 132.52 feet to a point of curvature of a curve concave to the East; thence Northerly along said curve having a radius of 483.00 feet, a central angle of 08°04'21" for an arc distance of 68.05 feet to a point of tangency; thence North 00°56'16" East along a line lying 122.00 feet East from and parallel with, as measured at right angles to the West line of the Southwest 1/4 of said Section 28, a distance of 148.52 feet; thence South 88°56'50" East, a distance of 618.90 feet to a point of curvature of a curve concave to the North; thence Easterly along said curve having a radius of 875.00 feet, a central angle of 15°15'05" for an arc distance of 232.91 feet; thence South 15°42'30" East along a non-tangent line, a distance of 49.08 feet to a point of curvature of a curve concave to the West; thence Southerly along said curve having a radius of 324.00 feet, a central angle of 20°58'55" for an arc distance of 118.65 feet to a point of tangency;

thence South 05°16'25" West, a distance of 28.45 feet to a point of curvature of a curve concave to the East; thence Southerly along said curve having a radius of 1,176.00 feet, a central angle of 14°49'24" for an arc distance of 304.25 feet to a point of tangency; thence South 09°32'59" East, a distance of 63.63 feet to a point of curvature of a curve concave to the Northeast; thence Southeasterly along said curve having a radius of 188.00 feet, a central angle of 41°28'44" for an arc distance of 136.10 feet; thence South 00°35'43" West along a non-tangent line, a distance of 533.40 feet; thence North 89°24'17" West along the Northerly boundary of said HUNTERS RIDGE, a distance of 1,095.79 feet to the POINT OF BEGINNING.

Subject to existing easements, rights-of-way, covenants, reservations, and restrictions of record, if any.

TOTAL ACREAGE: 25.961 ACRES, MORE OR LESS

OVERALL PARCELS 1 thru 6 and 8 thru 10; 1,030.510 acres (44,889,015.60 square feet) more or less.