

Building & Development Services
 Administrative Review Section
 Post Office Box 1000
 Bradenton, Florida 34206
 Phone: (941) 748-4501 x6828
 www.mymanatee.org

33

July 18, 2017

Ms. Darena D. Marvin, AICP
 Grimes Goebel Grimes Hawkins Gladfelter & Galvano, P.L.
 1023 Manatee Avenue West
 Bradenton, Florida 34205

Re: Conversion of 364 Multi-Family Dwelling units to 225 Single Family Detached Dwelling Units
 Project Number: AD-17-16 – Lakewood Centre PDMU-06-30(R4)
 Location: Parcels CC and EE Lakewood Centre GDP
 NW Corner of Gatewood Drive and 117th Street East
 DPID: A portion of 583202319, 579901979, 579900109, 579902209
 DTS: 20170347
 Owner: SMR North 70, LLC and SMR Northwest Land, LLC

Dear Ms. Marvin:

In response to your July 12, 2017 request for an Administrative Determination for the above referenced project to convert 364 multi-family dwelling units to 225 single family detached dwelling units, the following has been determined.

Based on staff's review of Land Development Code, Sections 324.2.A., 324.2.B., 324.2.C., 324.3.A – C and of your specific response to these Sections, your request to convert 364 multi-family dwelling units to 225 single family detached dwelling units is **granted**. This approval is based on the fact that the conversion does not result in a substantial modification to the previously approved General Development Plan [PDMU-06-30(R4)].

Please be advised that Land Development Code, Section 324.1 requires that a drawing be included with the request. Based on the type of request, a change to the approved residential dwelling unit type, the submittal of the Preliminary/Final Site Plan showing the single family detached development will meet the requirements of Section 324.1. Please include a copy of this Administrative Determination with any future submittals.

If you have any questions or concerns, please do not hesitate to contact Margaret Tusing at 941-748-4501, ext. 6828.

Sincerely,

Fred Goodrich
 Development Services Division Manager
 County Zoning Official

GRIMES GOEBEL
Grimes Hawkins Gladfelter & Galvano, P.L.
 Attorneys at Law Est 1922

Caleb J. Grimes
 John D. Hawkins
 Leslie Horton Gladfelter
 Bill Galvano
 Derin Parks
 Sacha Ross

Reply to: Bradenton

July 12, 2017

Manatee County Building and Development Services
 1112 Manatee Avenue West, 4th Floor
 Bradenton, FL 34205
 ATTN: Margaret Tusing

RE: PDMU-06-30(G)(R4); Lakewood Centre

Dear Mrs. Tusing:

Our office respectfully submits this letter requesting an Administrative Determination for the approval granted to PDMU-06-30(G)(R4) by the Board of County Commissioners on May 9, 2017. Please find the review fee attached to this request. The zoning approval lists 4,683 dwelling units approved for the property with a breakdown of 1,444 Single Family units and 3,239 Multi-family dwelling units. The applicant has authorized the engineering design of the property in accordance with the approved General Development Plan. However, the applicant would like an Administrative Determination on whether a conversion of 364 Multi-family dwelling units to 225 Single Family Detached units is permissible under Section 324.2.A. of the Land Development Code. If determined to be an appropriate administrative change, the General Development Plan would reflect 1,669 Single Family dwelling units and 2,875 Multi-family dwelling units. This will result in an overall reduction in the total number of dwelling units to 4,544.

In support of an Administrative Determination for making this change at time of Final Site Plan submittal, please find the criteria reviewed below:

324.2.A. Administrative Approval for a Change to an Approved General Development Plan

1. Any change in the required number of parking spaces resulting in an increase of less than ten (10) percent in the number of spaces approved;

RESPONSE: There will be a reduction in the required number of parking spaces.

2. Structural alterations not significantly affecting the basic size and form of the building(s) as shown on the approved plan. Changes in form will only be considered substantial if they occur within fifty (50) feet of the boundaries of the site (or district in the case of a PD GDP) or within fifty (50) feet of any part of any of the structures which have been constructed or sold to any owner or owners different from the applicant requesting the change;

RESPONSE: Not applicable. The change only affects residential development. The GDP contains no detail on building types.

July 12, 2017

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3. Any reduction in the amount of open space of less than five (5) percent or any non-substantial change in the location or characteristics of open space;

✓ **RESPONSE: The Zoning Ordinance specifies a minimum amount of open space which will remain unchanged.**

4. Non-substantial changes in location or type of pedestrian or vehicular accesses or circulation, which will still adhere to the Manatee County Development Standards;

✓ **RESPONSE: No changes in the location or type of pedestrian or vehicular accesses or circulation are proposed.**

5. Any increase in density or intensity for a portion of the project beyond five hundred (500) feet of the site boundaries or beyond two hundred (200) feet from any part of the site which has been constructed or sold to an owner or owners different from the applicant requesting the change. For Planned Development GDPs, it shall be one hundred (100) feet from the district boundaries and beyond fifty (50) feet from any part of the site which has been constructed or sold to an owner or owners different from the applicant requesting the change. (This does not authorize an increase in overall density or intensity);

✓ **RESPONSE: The change represents a reduction in the density of the project.**

6. An increase in structure height less than eight (8) feet, or within fifteen (15) percent of the approved height, whichever is less, provided there is no increase in number of stories;

✓ **RESPONSE: No change to the structure height is proposed.**

7. Any increase in the number of pedestrian access points;

RESPONSE: There is no change in the number of pedestrian access points.

8. Any changes in the phasing schedule which do not impact timing, amount, or completion of improvements; or the satisfaction of specific conditions;

✓ **RESPONSE: There is no change to the phasing schedule.**

9. Any change in required yard setbacks of less than ten (10) percent, except any yard change which would encroach upon or affect any utility or drainage easement. In PDs, such changes may only be approved either on the perimeter of the project or in a nonresidential project;

✓ **RESPONSE: There is no change to the required yard setbacks.**

10. Any increase in gross floor area of less than or equal to five (5) percent of the gross floor area for the project, since the adoption of this Code; and

✓ **RESPONSE: Not applicable.**

11. The addition of any of the following uses, if no specific approval is required: family care homes, permitted home occupations, bed and breakfast facilities, utility uses, and waterfront structure (residential); provided that any applicable use criteria in Chapter 5, Part IV shall be met.

✓ **RESPONSE: There is no addition of uses.**

12. A change from multi-family to single family, if it does not increase external impacts such as, but not limited to transportation, schools, parks or utilities; and is consistent in lot size, coverage and yards with other single family portions of the development. If the zoning district does not specify dimensional requirements for single family units, or no single family units were included in the original PD GDP approval, the minimum requirements of the RMF-9 district shall be met.

✓ **RESPONSE: The requested change is to convert 364 Multi-family units to 225 Single Family detached units. The units will maintain the dimensional requirements contained within the Zoning Ordinance. There is no change to transportation, schools, parks or utilities and will be consistent with the approved single family lot sizes, coverage and yards.**

2250
5.86x
2133

324.2.B. Board Approval for a Change to an Approved General Development Plan

All other changes shall require approval by the Board at a noticed public hearing, except for those noted below as requiring a new application.

RESPONSE: We do not believe that the change requires a new application or a revision of the General Development Plan to be heard by the Board of County Commissioners. Please see the review criteria addressed below.

324.2.C. Changes Requiring a New Application for a Change to an Approved General Development Plan

1. An increase in intensity of use of more than five (5) percent of the usable floor area, or an increase of more than three (3) percent of the number of dwelling units, or an increase of more than five (5) percent of the amount of outside land area devoted to sales, displays or demonstrations. In no case shall the intensity or density be increased over the maximum permitted by the zoning district or the Comprehensive Plan.

✓ **RESPONSE: There is a reduction in the number of dwelling units approved with the General Development Plan.**

2. Any change in use from the approved use, except as noted in subsection, A, above.

✓ **RESPONSE: There is no change in use from the approved use.**

3. Any increase in traffic generation by more than ten (10%) percent. >10%

> 10% 2133 trips
vs
~2250 trips

RESPONSE: There is no increase in traffic generation.

4. Any change in structure height greater than fifteen (15) feet.

✓ **RESPONSE: There is no proposed change to the structure heights.**

5. Any combination of changes which cumulatively are deemed by the Department Director to be of such significance that a new application is required.

✓ **RESPONSE: There is only one requested change to convert 364 Multi-family units to 225 Single Family Detached units. There is no change to access, overall design, or open space with this request.**

6. Any new airport runway or expansion to an existing airport runway.

✓ **RESPONSE: The project is a residential project. No runway is included.**

7. Any change of a similar nature to the foregoing.

✓ **RESPONSE: There is only one requested change to convert 364 Multi-family units to 225 Single Family Detached units.**

324.3 Review Criteria

Plan changes may only be approved if the Department Director (for changes listed under section 324.2.A) or the Board (for changes listed under section 324.2.B) determine that such changes are consistent with the requirements of this Code and the Comprehensive Plan, but only upon making a finding that such changes are:

A. In accord with all applicable regulations in effect at the time of the original plan approval;

✓ **RESPONSE: The requested change is in accord with all applicable regulations in effect at the time of the original plan approval.**

B. In accord with all applicable regulations currently in effect; and

✓ **RESPONSE: The requested change is in accord with all applicable regulations currently in effect.**

C. In accord with all the conditions and requirements specified in the amendment creating the Planned Development, in cases where the site is zoned PD.

✓ **RESPONSE: The requested change is in accord with all conditions and requirements of the amendment creating the Planned Development.**

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION**

FOR STAFF USE ONLY

Date: _____ File Number: _____

File Name: _____

This application shall be used for all land development
rezone or comprehensive plan amendment request.
Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: Lakewood Centre

TYPE OF APPROVAL DESIRED: Administrative General Development Plan Modification

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDMU-06-30(G)(R4)

A. Property Information

1 Legal Description: See attached exhibit "A"

2 D P Number(s): 583202319, 579901979, 579900109, 579902209

3 Section: 7, 8, 9, 16, 17, 18 Township: 35S Range: 19E

4 Subdivision Name (if Platted): N/A

5 Lot: _____ 6. Block _____

7 Address or Location of Property (See Address Coordinator, if physical address is needed)

Generally north of SR 70, east of Lakewood Ranch Blvd, west of White Eagle Blvd, south of Malachite Dr, north of 44th Ave E, east of Lakewood Ranch Blvd, west of White Eagle Blvd, South of SR 64

8 Present Zoning Classification: PDMU and PDMU/WP-E/ST

9 (If Rezone) Proposed Zoning Classification: _____

10 (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category _____

11 Future Land Use Category MU-C & ROR/WO-E/ST

12 Flood Zone Category: A, AE, X, X5 Map/Panel Numbers: 12081C0221E, 1201C0333E 3/7/14

13 Property Size (to the nearest tenth of acre or sq. ft): 1493 61+/-

14 Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): _____
Vacant, Platted Residential, commercial, industrial, Mixed Use

15 Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.).

a North: Commercial/Vacant c East: Vacant/Commercial/Office

b South: Residential/Commercial d West: Residential/ Vacant

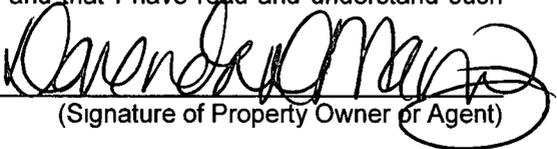
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary).
Administrative exchange of multi-family units for single family units

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.


(Signature of Property Owner or Agent)

Additional Information

CONTACT

Building & Development Services Department
1112 Manatee Avenue West, Fourth Floor 34205
P O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871
Fax Number (941) 708-6152
<http://www.mymanatee.org>

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner SMR North 70, LLC and SMR Northwest Land, LLC
Address 14400 Covenant Way, Lakewood Ranch, FL
Zip: 34202 Telephone: 941-755-6574 Fax: _____
Email Address: richard bedford@smrranch.com

2. Name of Property Owner: _____
Address: _____
Zip _____ Telephone _____ Fax: _____
Email Address: _____

3. Name of Agent Darenda D Marvin, AICP
Address 1023 Manatee Ave W, Bradenton, FL
Zip: 34205 Telephone 941-748-0151 Fax _____
Email Address dmarvin@grimesgoebel.com

4. Name of Engineer: _____
Address: _____
Zip _____ Telephone: _____ Fax: _____
Email Address: _____

5. Name of Transportation Con. _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address _____

6. Name of Landscape Architect _____
Address _____
Zip _____ Telephone: _____ Fax: _____
Email Address _____

EXHIBIT "A"

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 7, 8, 9, 16, 17 and 18 Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of said Section 7, also being the Northeast corner of the above mentioned Section 18; thence N.88°45'31"W., along the north line of said Section 18 a distance of 21.43 feet to the POINT OF BEGINNING, said point being a point on the easterly right-of-way line of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-way; the following two (2) calls are along said easterly right-of-way line; (1) thence N.02°18'37"W., a distance of 346.71 feet to the point of curvature of a curve to the right having a radius of 3,940.00 feet and a central angle of 03°48'48"; (2) thence northerly along the arc of said curve, an arc length of 262.23 feet to the point of compound curvature of a curve to the right having a radius of 50.00 feet and a central angle of 91°37'13"; thence northeasterly along the arc of said curve, an arc length of 79.95 feet to the point of tangency of said curve; thence S.86°52'35"E., a distance of 1,131.57 feet to the point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 44°37'24"; thence easterly along the arc of said curve, an arc length of 1,669.02 feet to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 34°25'49"; thence northeasterly along the arc of said curve, a distance of 1,215.67 feet to the point of tangency of said curve; thence N.82°55'49"E., a distance of 734.17 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 87°53'04"; thence southeasterly along the arc of said curve, an arc length of 76.69 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 23°41'47"; thence southerly along the arc of said curve, a distance of 1,211.79 feet to the point of reverse curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 11°22'52"; thence southeasterly along the arc of said curve, a distance of 556.19 feet to the point of tangency of said curve; thence S.68°29'59"W., a distance of 11.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.68°29'59"W., a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of 03°46'14", an arc length of 183.54 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.25°49'28"W., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 46°58'18", an arc length of 28.69 feet to the point of compound curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 07°40'51"; thence southerly along the arc of said curve, an arc length of 375.36 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 01°04'12"; thence southerly along the arc of said curve, a distance of 54.72 feet to the end of said curve; thence S.01°18'11"W., along a line non-tangent to the last described curve, a distance of 51.28 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.78°25'45"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 05°37'54", an arc length of 289.07 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.25°50'30"W., a radial distance of 35.00 feet; thence southeasterly along the arc of

said curve, through a central angle of $46^{\circ}27'42''$, an arc length of 28.38 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of $06^{\circ}44'40''$; thence southerly along the arc of said curve, a distance of 344.90 feet to the end of said curve; thence $S.12^{\circ}34'36''E.$, along a line non-tangent to the last described curve, a distance of 51.41 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.64^{\circ}34'42''E.$, a radial distance of 2,941.00 feet; thence southeasterly along the arc of said curve, through a central angle of $01^{\circ}33'58''$, an arc length of 80.39 feet to the point of tangency of said curve; thence $S.26^{\circ}59'15''E.$, a distance of 113.45 feet; thence $S.63^{\circ}00'45''W.$, a distance of 90.22 feet to the point of curvature of a curve to the right having a radius of 1943.00 feet and a central angle of $18^{\circ}07'32''$; thence along the arc in a southwesterly direction, a distance of 614.67 feet to the end of said curve; thence $S.09^{\circ}31'35''E.$, along a line non-tangent to the last described curve, a distance of 78.62 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.10^{\circ}12'41''W.$, a radial distance of 2007.00 feet; thence along the arc in a northeasterly direction, passing through a central angle of $11^{\circ}39'48''$, an arc length of 408.55 feet to the end of said curve; thence $N.79^{\circ}51'15''E.$, along a line non-tangent to the last described curve, a distance of 51.06 feet to the point of curvature of a curve to the left, of which the radius point lies $N.23^{\circ}17'40''W.$, a radial distance of 3,012.26 feet; thence along the arc in a northeasterly direction, passing through a central angle of $04^{\circ}10'01''$, an arc length of 219.07 feet to the end of said curve; thence $S.31^{\circ}07'37''E.$, along a line non-tangent to the last described curve, a distance of 152.40 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $S.26^{\circ}59'16''E.$, a radial distance of 50.00 feet; thence easterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 78.54 feet to the point of tangency of said curve; thence $S.26^{\circ}59'15''E.$, a distance of 769.47 feet to the point of curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of $27^{\circ}15'57''$; thence southerly along the arc of said curve, an arc length of 1,332.47 feet to the point of tangency of said curve; thence $S.00^{\circ}16'42''W.$, a distance of 641.12 feet; thence $N.89^{\circ}43'18''W.$, a distance of 670.00 feet; thence $S.00^{\circ}16'42''W.$, a distance of 990.00 feet to the north right-of-way line of State Road 70, a 200-foot wide Public Right-of-way; the following two (2) calls are along said northerly right-of-way line; (1) thence $N.89^{\circ}43'18''W.$, a distance of 527.20 feet; (2) thence $N.88^{\circ}46'44''W.$, a distance of 3,950.87 feet to the east right-of-way line of said Lakewood Ranch Boulevard; thence $N.01^{\circ}13'16''E.$, along said east right-of-way line, a distance of 100.01 feet; thence $S.88^{\circ}46'44''E.$, a distance of 210.34 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of $108^{\circ}00'50''$; thence northeasterly along the arc of said curve, an arc length of 94.26 feet to the point of tangency of said curve; thence $N.16^{\circ}47'34''W.$, a distance of 69.44 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of $18^{\circ}19'57''$; thence northerly along the arc of said curve, an arc length of 95.99 feet to the point of tangency of said curve; thence $N.01^{\circ}32'24''E.$, a distance of 131.00 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of $89^{\circ}19'08''$; thence northwesterly along the arc of said curve, an arc length of 46.77 feet to the point of tangency of said curve; thence $N.87^{\circ}46'44''W.$, a distance of 193.00 feet to the east right-of-way line of said Lakewood Ranch Boulevard; the following three (3) calls are along said east right-

of-way line; (1) thence N.01°13'16"E., a distance of 71.50 feet to the point of curvature of a curve to the left having a radius of 1,810.00 feet and a central angle of 47°18'07"; (2) thence northerly along the arc of said curve, an arc length of 1,494.29 feet to the point of tangency of said curve; (3) thence N.46°04'51"W., a distance of 88.50 feet; thence N.43°55'10"E., a distance of 93.66 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of 124°16'00"; thence northerly along the arc of said curve, an arc length of 43.38 feet to the point of reverse curvature of a curve to the right having a radius of 71.00 feet and a central angle of 44°08'56"; thence northwesterly along the arc of said curve, a distance of 54.71 feet to the point of tangency of said curve; thence N.36°11'54"W., a distance of 225.82 feet; thence N.48°58'07"W., a distance of 84.68 feet; thence N.69°43'32"W., a distance of 99.20 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of 54°19'36"; thence westerly along the arc of said curve, an arc length of 18.96 feet to the point of tangency of said curve; thence S.55°56'52"W., a distance of 32.09 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.55°56'52"E., a radial distance of 2,190.00 feet, said point also being a point on the east right-of-way line of said Lakewood Ranch Boulevard; the following two (2) calls are along said east right-of-way line; (1) thence northerly along the arc of said curve, through a central angle of 31°44'31", an arc length of 1,213.27 feet to the point of tangency of said curve; (2) thence N.02°18'37"W., a distance of 1,728.76 feet to the POINT OF BEGINNING.

Said tract contains 33,590,466 square feet or 771.1310 acres, more or less.

LESS:

Pond Number 3, described in Official Record Book 1540, Page 7918 of the Public Records of Manatee County, Florida;

LESS:

Parcel 100A, described in Official Record Book 1915, Page 5768 of the Public Records of Manatee County, Florida;

LESS:

Premises described in Warranty Deed to DVA Arena, LLC, recorded in Official Record Book 1943, Page 4075 of the Public Records of Manatee County, Florida;

LESS: Ingress-Egress Easement No. 1

A Tract of land lying in Section 9, 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Section 17; thence S.89°34'35"E along the North line of said Section 17 a distance of 3985.93 feet; thence S.00°25'25"W a

distance of 487.63 feet to the POINT OF BEGINNING; said point being the point of curvature of a curve to the right, of which the radius point lies S.69°39'59"E., a radial distance of 325.00 feet; thence northeasterly along the arc of said curve, through a central angle of 33°08'49", an arc length of 188.02 feet to the point of tangency of said curve; thence N.53°28'49"E., a distance of 370.60 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 30°41'48"; thence easterly along the arc of said curve, an arc length of 174.12 feet to the point of tangency of said curve; thence N.84°10'37"E., a distance of 374.39 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 24°43'08"; thence easterly along the arc of said curve, an arc length of 140.21 feet to the point of reverse curvature of a curve to the left having a radius of 275.00 feet and a central angle of 37°11'49"; thence easterly along the arc of said curve, a distance of 178.53 feet to the point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of 91°38'36"; thence northeasterly along the arc of said curve, an arc length of 55.98 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.70°03'20"W., a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of 02°12'54", an arc length of 107.82 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.25°49'28"W., a radial distance of 35.00 feet; thence westerly along the arc of said curve, through a central angle of 44°31'14", an arc length of 27.20 feet to the point of tangency of said curve; thence S.71°18'14"W., a distance of 9.06 feet to the point of curvature of a curve to the right having a radius of 337.00 feet and a central angle of 37°35'30"; thence westerly along the arc of said curve, an arc length of 221.11 feet to the point of reverse curvature of a curve to the left having a radius of 263.00 feet and a central angle of 01°53'10"; thence westerly along the arc of said curve, a distance of 8.66 feet to the point of tangency of said curve; thence N.72°59'26"W., a distance of 56.37 feet to the point of curvature of a curve to the left having a radius of 137.00 feet and a central angle of 22°49'57"; thence westerly along the arc of said curve, an arc length of 54.60 feet to the point of tangency of said curve; thence S.84°10'37"W., a distance of 371.34 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 30°41'48"; thence westerly along the arc of said curve, an arc length of 147.33 feet to the point of tangency of said curve; thence S.53°28'49"W., a distance of 370.60 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 34°54'45"; thence southwesterly along the arc of said curve, an arc length of 167.57 feet to the end of said curve; thence N.60°04'23"W., a distance of 50.84 feet to the POINT OF BEGINNING.

Said tract contains 76,341 square feet or 1.7526 acres, more or less.

LESS: Ingress-Egress Easement No. 2

A Tract of land lying in Sections 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Sections 16 and 17; thence S.89°34'35"E along the North line of said Section 17 a distance of 4291.01 feet; thence S.00°25'25"W

a distance of 654.77 feet to the POINT OF BEGINNING; thence S.60°04'23"E., a distance of 25.14 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.46°57'50"E., a radial distance of 325.00 feet; thence easterly along the arc of said curve, through a central angle of 113°10'48", an arc length of 641.99 feet to the point of reverse curvature of a curve to the left having a radius of 255.00 feet and a central angle of 85°25'10"; thence southeasterly along the arc of said curve, a distance of 380.17 feet to the point of tangency of said curve; thence N.70°47'48"E., a distance of 283.99 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 85°57'17"; thence northeasterly along the arc of said curve, an arc length of 52.51 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.74°50'32"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 02°02'41", an arc length of 104.95 feet to the end of said curve; thence N.72°51'02"W., along a line non-tangent to the last described curve, a distance of 10.58 feet; thence S.70°47'48"W., a distance of 226.06 feet to the point of curvature of a curve to the right having a radius of 167.00 feet and a central angle of 08°40'50"; thence westerly along the arc of said curve, an arc length of 25.30 feet to the point of tangency of said curve; thence S.79°28'38"W., a distance of 62.92 feet to the point of curvature of a curve to the left having a radius of 133.00 feet and a central angle of 04°57'32"; thence westerly along the arc of said curve, an arc length of 11.51 feet to the point of reverse curvature of a curve to the right having a radius of 309.00 feet and a central angle of 81°41'53"; thence northwesterly along the arc of said curve, a distance of 440.60 feet to the point of reverse curvature of a curve to the left having a radius of 271.00 feet and a central angle of 49°45'11"; thence northwesterly along the arc of said curve, a distance of 235.32 feet to the point of tangency of said curve; thence N.78°27'38"W., a distance of 46.52 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.06°36'57"W., a radial distance of 271.00 feet; thence westerly along the arc of said curve, through a central angle of 21°41'20", an arc length of 102.59 feet to the end of said curve; thence S.66°23'37"W., along a line non-tangent to the last described curve, a distance of 80.42 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.32°08'23"E., a radial distance of 271.00 feet; thence southwesterly along the arc of said curve, through a central angle of 10°26'33", an arc length of 49.39 feet to the end of said curve; thence S.39°34'23"E., along a line non-tangent to the last described curve, a distance of 35.74 feet; thence N.60°04'23"W., a distance of 116.67 feet; thence N.29°55'37"E., a distance of 4.78 feet to the POINT OF BEGINNING.

Said tract contains 75,680 square feet or 1.7374 acres, more or less.

<u>Total Described Area</u>	= 771.1310 Acres +/-
Less: Ponds No. 3	= 5.15 Acres +/-
Less: Parcel 100A	= 4.512 Acres +/-
Less DVA Arena, LLC	= 60.5327 Acres +/-
Less: Ingress-Egress Easement No. 1	= 1.7526 Acres +/-
<u>Less Ingress-Egress Easement No. 2</u>	<u>= 1.7374 Acres +/-</u>
Net Area	= 697.4463 Acres +/-

Together with:

TRACT "A" - DESCRIPTION (as prepared by the certifying Surveyor and Mapper):
A tract of land lying in Sections 4, 5, 6, 7 and 8, Township 35 South, Range 19 East, as well as Section 32 and 33, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Commence at the southeast corner of the above mentioned Section 5; thence N.00°14'47"E., along the east line of the southeast 1/4 of the southeast 1/4 of said Section 5, a distance of 1,327.41 feet to the northeast corner of said southeast 1/4 of the southeast 1/4 of Section 5 for the POINT OF BEGINNING; thence S.89°06'39"E., a distance of 12.50 feet; thence S.00°14'47"W., a distance of 601.57 feet; thence S.89°44'59"E., a distance of 12.50 feet; thence S.00°14'47"W., a distance of 664.02 feet; thence N.88°45'43"W., a distance of 175.03 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 90°37'36"; thence southwesterly along the arc of said curve, a distance of 79.09 feet, said curve having a chord bearing and distance of S.45°33'33"W., 71.10 feet to the point of tangency of said curve, said point being a point on the northerly right-of-way line of 44th Avenue East, recorded in Official Record Book 2254, Page 4605 of the Public Records of Manatee County, Florida; thence N.89°07'21"W., along said northerly right-of-way line, a distance of 134.84 feet to the point of curvature of a curve to the left, having a radius of 2,952.50 feet and a central angle of 04°44'43"; thence continue along said northerly right-of-way line, westerly along the arc of said curve, a distance of 244.53 feet, said curve having a chord bearing and distance of S.88°30'17"W., 244.46 feet to the southeast corner of the Lift Station Site, recorded in Official Record Book 2254, Page 4605 of said Public Records; the following three (3) calls are along the boundary of said Lift Station Site; (1) thence N.06°30'49"W., a distance of 216.21 feet; (2) thence S.83°29'26"W., a distance of 267.67 feet; (3) thence S.06°30'49"E., a distance of 216.01 feet to a point on the aforementioned northerly right-of-way line of 44th Avenue East, said point be the point on a curvature of a non-tangent curve to the left, having a radius of 2952.50 feet and a central angle of 01°33'18"; thence southwesterly along the arc of said curve and the northerly right-of-way line of 44th Avenue East, a distance of 80.13 feet, said curve having a chord bearing and distance of S.80°09'31"W, 80.12 feet to the southeast corner of premises described in Official Record Book 2120, Page 5551 of said Public Records; the following eight (8) calls are along the boundary of said premises described in Official Record Book 2120, Page 5551; (1) thence N.06°30'49"W., a distance of 359.22 feet; (2) thence N.73°58'08"E., a distance of 50.00 feet; (3) thence N.18°19'08"W., a distance of 349.30 feet; (4) thence N.00°15'03"E., a distance of 600.00 feet; (5) thence N.89°44'57"W., a distance of 1,003.64 feet; (6) thence S.69°26'29"W., a distance of 748.93 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,345.00 feet and a central angle of 05°26'29"; (7) thence southerly along the arc of said curve, a distance of 222.71 feet, said curve having a chord bearing and distance of S.21°06'59"E., 222.63 feet, to the point of tangency of said curve; (8) thence S.23°50'14"E., a distance of 1,355.79 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central

angle of 89°28'58", said point being a point on the northerly line of premises described in Official Record Book 2242, Page 3289 of said Public Records; thence easterly along the arc of said curve and along said northerly line, a distance of 78.09 feet to the northerly line of 44th Avenue East as described in Official Record Book 2254, Page 4605 of said Public Records, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,779.00 feet and a central angle of 04°09'56"; the following eight (8) calls are along said northerly line of 44th Avenue East; (1) thence westerly along the arc of said curve, a distance of 202.04 feet, said curve having a chord bearing and distance of S.68°45'46"W., 202.00 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 39°03'55"; (2) thence southwesterly along the arc of said curve, a distance of 34.09 feet, said curve having a chord bearing and distance of S.51°57'45"W., 33.43 feet, to the point of compound curvature of a curve to the right having a radius of 2,790.00 feet and a central angle of 31°01'58"; (3) thence westerly along the arc of said curve, a distance of 1,511.14 feet to the point of reverse curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of 13°12'59"; (4) thence westerly along the arc of said curve, a distance of 678.17 feet to the end of said curve; (5) thence N.00°41'18"W., along a line radial with the previously described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,952.50 feet and a central angle of 14°53'05"; (6) thence westerly along the arc of said curve, a distance of 767.02 feet, said curve having a chord bearing and distance of S.81°52'10"W., 764.87 feet, to the point of tangency of said curve; (7) thence S.74°25'37"W., a distance of 92.58 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 82°23'45"; (8) thence northwesterly along the arc of said curve, a distance of 71.90 feet, said curve having a chord bearing and distance of N.64°22'30"W., 65.86 feet, to a point on the easterly right-of-way line of Lakewood Ranch Boulevard, as recorded in Official Record Book 1429, Page 3703, of said Public Records, said point being the point of compound curvature of a curve to the right having a radius of 1,440.00 feet and a central angle of 40°25'52"; the following three (3) calls are along said easterly right-of-way line of Lakewood Ranch Boulevard; (1) thence northerly along the arc of said curve, a distance of 1,016.14 feet to the point of tangency of said curve; (2) thence N.17°15'14"E., a distance of 1,423.28 feet to the point of curvature of a curve to the left, having a radius of 2,060.00 feet and a central angle of 11°47'45"; (3) thence northerly along the arc of said curve, a distance of 424.10 feet to the end of said curve, said point being a point on the southerly line of Lakewood Ranch Commerce Park, as described in Manatee County Ordinance PDMU-06-80(G)(R); the following twelve (12) calls are along the southerly and easterly lines of said Lakewood Ranch Commerce Park; (1) thence N.61°02'42"E., along a line non-tangent with the previously described curve, a distance of 2,088.67 feet; (2) thence N.14°17'16"W., a distance of 840.19 feet; (3) thence N.20°19'58"W., a distance of 1,184.94 feet; (4) thence N.16°21'47"W., a distance of 320.17 feet to a point on the north line of said Section 5; (5) thence continue N.16°21'47"W., a distance of 679.83 feet; (6) thence N.28°41'33"W., a distance of 600.00 feet; (7) thence N.10°04'31"W., a distance of 274.45 feet; (8) thence N.20°42'52"W., a distance of 1,101.03 feet; (9) thence N.27°29'58"E., a distance of 330.00 feet; (10) thence N.00°36'37"E., a distance of 272.82 feet; (11) thence N.70°02'17"E., a distance of 77.35 feet; (12) thence

S.89°23'24"E., a distance of 247.79 feet to a point on the westerly line of premises described in Official Record Book 2101, Page 1228 of said Public Records; the following eight (8) calls are along the westerly, southerly and easterly lines of said premises described in Official Record Book 2101, Page 1228; (1) thence S.01°15'44"E., a distance of 204.78 feet; (2) thence S.57°24'16"E., a distance of 266.11 feet; (3) thence S.22°14'47"E., a distance of 91.66 feet; (4) thence S.00°00'00"E., a distance of 54.55 feet; (5) thence S.89°10'48"E., a distance of 120.89 feet; (6) thence N.00°42'03"E., a distance of 484.97 feet; (7) thence N.89°23'27"W., a distance of 330.29 feet; (8) thence N.01°15'44"W., a distance of 218.18 feet to a point on the southerly right-of-way line of State Road 64; the following two (2) calls are along the southerly right-of-way line of said State Road 64; (1) thence S.87°45'55"E., a distance of 399.62 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,679.61 feet and a central angle of 06°28'34"; (2) thence easterly along the arc of said curve, a distance of 641.96 feet, said curve having a chord bearing and distance of S.84°31'39"E., 641.62 feet, to the easterly most corner of Parcel 102, as described in Official Record Book 2101, Page 1228 of said Public Records; the following five (5) calls are along the southerly line of said Parcel 102; (1) thence S.08°42'38"W., along a line non-tangent with the previously described curve, a distance of 21.02 feet; (2) thence S.78°52'20"E., a distance of 14.99 feet; (3) thence S.33°22'39"E., a distance of 40.84 feet; (4) thence S.78°22'39"E., a distance of 811.85 feet to the point of curvature of a curve to the left having a radius of 5,114.77 feet and a central angle of 05°23'26"; (5) thence easterly along the arc of said curve, a distance of 481.22 feet to the northwest corner of Eagle Trace, Phase 1, record in Plat Book 56, Page 61 of said Public Records; the following seven (7) calls are along the westerly line of said plat; (1) thence S.00°39'08"W., along a line non-tangent with the previously described curve, a distance of 633.70 feet; (2) thence N.89°34'13"W., a distance of 756.96 feet; (3) thence S.00°41'24"W., a distance of 466.91 feet; (4) thence N.89°35'35"W., a distance of 176.03 feet; (5) thence S.00°39'20"W., a distance of 299.62 feet; (6) thence S.89°36'13"E., a distance of 1,033.72 feet; (7) thence S.00°46'58"W., a distance of 819.55 feet to a point on the south line of premises described in Official Record Book 1407, Page 3313 of said Public Records; thence S.89°27'53"E., along said southerly line, a distance of 1,267.02 feet; thence S.00°58'06"W., a distance of 12.70 feet; thence S.89°27'53"E., a distance of 1,397.64 feet to a point on the east line of west 1/2 of southwest 1/4 of the above mentioned Section 33; thence S.00°30'22"W., along said east line, a distance of 711.39 feet to a point on the south line of said Section 33; thence N.89°09'43"W., along said south line, a distance of 916.33 feet to the northeast corner of said Section 5; thence S.00°15'47"W., along the east line of the northeast 1/4 of said Section 5, a distance of 2,604.52 feet to a point on the westerly extension of the southerly line of premises described in Official Record Book 2504, Page 3613 of said Public Records; thence N.89°44'25"W., along said westerly extension, a distance of 257.36 feet to the easterly right-of-way line of White Eagle Boulevard (proposed 150-foot wide), said point being a point on a curve to the left, having a radius of 2,790.00 feet and a central angle of 01°13'29"; the following three (3) calls are along said easterly right-of-way line (1) thence southerly along the arc of said curve, a distance of 59.64 feet, said curve having a chord bearing and distance of S.22°45'44"E. 59.64 feet to the point of reverse

curvature of a curve to the right having a radius of 2,940.00 feet and a central angle of $23^{\circ}37'14''$; (2) thence southerly along the arc of said curve, a distance of 1,212.05 feet, said curve having a chord bearing and distance of $S.11^{\circ}33'51''E.$ 1,203.48 feet to the point of tangency of said curve; (3) thence $S.00^{\circ}14'47''W.$ a distance of 148.24 feet to the POINT OF BEGINNING.

Said tract containing 31,348,868 square feet or 719.6710 acres, more or less.

TRACT "B" DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 33, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Commence at the southeast corner of Section 5, Township 35 South, Range 19 East in Manatee County, Florida; thence N.00°14'47"E., along the east line of the southeast 1/4 of said Section 5, a distance of 2,643.82 feet to the northeast corner of said southeast 1/4 of said Section 5; thence N.00°15'47"E., along the east line of the northeast 1/4 of said Section 5, a distance of 2657.92 feet to the northeast corner of said Section 5, said point also being a point on the southerly line of Section 33, Township 34 South, Range 19 East; thence S.89°09'43"E., along said south line of the above mentioned Section 33, a distance of 916.33 feet to the southeast corner of the southwest 1/4 of the southwest 1/4 of said Section 33; thence N.00°30'22"E., along the east line of the west 1/2 of the southwest 1/4 of said Section 33, a distance of 1,610.44 feet to a point on the northerly right-of-way line of White Eagle Boulevard (Proposed 150-foot Wide), for the POINT OF BEGINNING, said point being a point on a curve to the left, having a radius of 1030.00 feet and a central angle of 01°13'13"; thence southwesterly along the arc of said curve and the northerly right-of-way line of White Eagle Boulevard, a distance of 21.94 feet, said curve having a chord bearing and distance of S.65°35'06"W., 21.94 feet to the westerly maintained right-of-way line of Pope Road, recorded in Road Plat Book 8, Page 138, of the Public Records of Manatee County, Florida; the following two (2) calls are along said westerly line; (1) thence N.00°47'19"E., a distance of 498.89 feet; (2) thence N.00°33'54"E., a distance of 222.05 feet to the north line of a Boundary Line Agreement, recorded in Official Record Book 1407, Page 3304 of said Public Records; thence N.89°19'56"W., along said north line, a distance of 1,305.18 feet to the west line of said Boundary Line Agreement; thence N.00°42'36"E., along said west line, a distance of 595.51 feet to the south right-of-way line of State Road 64 (variable width public right-of-way); the following two (2) calls are along said south right-of-way line; (1) thence S.89°38'16"E., a distance of 1,764.54 feet to the point of curvature of a curve to the right having a radius of 2,706.79 feet and a central angle of 32°23'53"; (2) thence easterly along the arc of said curve, a distance of 1,530.56 feet to the end of said curve; thence S.35°39'02"W., along a line non-tangent with the previously described curve, a distance of 214.97 feet; thence S.54°03'45"E., a distance of 300.00 feet; thence N.35°39'02"E., a distance of 199.94 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,691.79 feet and a central angle of 09°46'00" also, being a point on said south right-of-way line of State Road 64; the following three (3) calls are along said south right-of-way line; (1) thence southeasterly along the arc of said curve, a distance of 458.84 feet, said curve having a chord bearing and distance of S.45°59'00"E., 458.29 feet, to the end of said curve; (2) thence N.48°54'00"E., along a line non-tangent with the previously described curve, a distance of 15.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 2706.79 feet and a central angle of 00°35'58"; (3) thence easterly along the arc of said curve a distance of 28.32 feet, said curve having a chord bearing and distance of S.40°48'01"E., 28.32 feet to a point on the south right-of-way line of White Eagle Boulevard (proposed variable width); the following five (5) calls are along said south right-of-way line of White

Eagle Boulevard; (1) thence S.49°29'58"W., a distance of 16.48 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 89°16'21"; (2) thence westerly along the arc of said curve, a distance of 77.91 feet, said curve having a chord bearing and distance of N.85°08'23"W., 70.26 feet, to the point of tangency of said curve; (3) thence S.50°13'27"W., a distance of 360.28 feet to the point of curvature of a non-tangent curve to the right, having a radius of 962.52 feet and a central angle of 10°53'12"; 4) thence southwesterly along the arc of said curve, a distance of 182.89 feet, said curve having a chord bearing and distance of S.57°31'41"W., 182.61 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1042.00 feet and a central angle of 11°12'32"; 5) thence southwesterly along the arc of said curve, a distance of 203.85 feet, said curve having a chord bearing and distance of S.67°56'46"W., 203.53 feet to the easterly line of Serenity Creek, recorded in Official Record Book 2434, Page 7332 of said Public Records; thence N.16°24'22"W., along said easterly line, a distance of 21.85 feet to the northerly line of said Serenity Creek, said point being the point of curvature of a non-tangent curve to the right, having a radius of 1,020.00 feet and a central angle of 17°10'41"; the following two (2) calls are along said northerly line; (1) thence westerly along the arc of said curve, a distance of 305.81 feet, said curve having a chord bearing and distance of S.82°10'59"W., 304.67 feet, to the point of tangency of said curve; (2) thence N.89°13'40"W., a distance of 863.00 feet to the easterly line of a Warranty Deed to Manatee County, recorded in Official Record Book 2485, Page 7322 of said Public Records; thence N.00°09'50"E., along said easterly line, a distance of 130.01 feet to the northerly line of said Warranty Deed to Manatee County; the following two (2) calls are along said northerly line; (1) thence N.89°13'40"W., a distance of 194.98 feet to the point of curvature of a curve to the left, having a radius of 1,020.00 feet and a central angle of 26°16'21"; (2) thence westerly along the arc of said curve, a distance of 414.30 feet, said curve having a chord bearing and distance of S.79°08'10"W., 411.46 feet, to the end of said curve; thence N.00°41'14"E., along the northerly extension of the westerly line of said Warranty Deed, a distance of 11.75 feet to a point on the above mentioned north right-of-way line of White Eagle Boulevard (Proposed 150-foot Wide), said point being a point of curvature of a non-tangent curve to the left, having a radius of 1030.00 feet and a central angle of 01°32'05"; thence southwesterly along the arc of said curve and said northerly right-of-way line, a distance of 27.59 feet, said curve having a chord bearing and distance of S.66°57'45"W., 27.59 feet to the POINT OF BEGINNING.

Said tract containing 3,330,566 square feet or 76.4593 acres, more or less.

TOTAL ACREAGE: 1493.61 +/- ACRES

**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

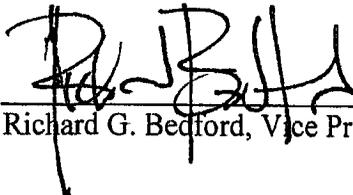
SMR NORTH 70, LLC AND SMR NORTHWEST LAND, LLC
14400 Covenant Way, Lakewood Ranch, Florida 34202
Richard G. Bedford, as the Vice President of Schroeder-Manatee Ranch, Inc.,
The Member of SMR North 70, LLC and SMR Northwest Land, LLC

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owners and record title holders (as their interests appear) of the following described property legal description, to wit: See attached.
2. That this property constitutes the property for which a request for a Revised GDP is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Grimes Goebel Grimes Hawkins Gladfelter & Galvano, P.L. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

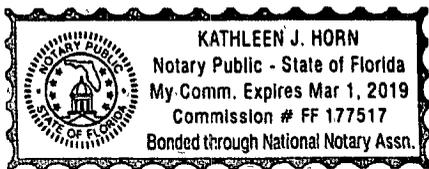
SMR NORTH 70, LLC, a Florida limited liability company

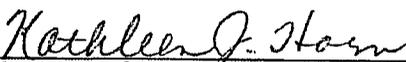
By: Schroeder-Manatee Ranch, Inc., a Delaware corporation, its member

By: 
Richard G. Bedford, Vice President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this JULY 6, 2017 by Richard G. Bedford who is the Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, the member of SMR North 70, LLC, a Florida limited liability company, on behalf of company, who is personally known to me.

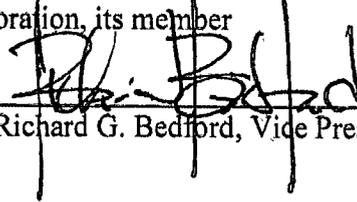



Notary Public Signature

Print Name: Kathleen J. Horn

**SMR NORTHWEST LAND, LLC, a Florida
limited liability company**

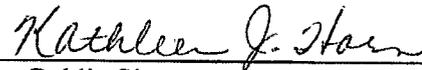
By: Schroeder-Manatee Ranch, Inc., a Delaware
corporation, its member

By: 
Richard G. Bedford, Vice President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this JULY 6, 2017 by Richard G. Bedford who is the Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, the member of SMR Northwest Land, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.




Notary Public Signature

Print Name: Kathleen J. Horn

EXHIBIT "A"

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 7, 8, 9, 16, 17 and 18 Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of said Section 7, also being the Northeast corner of the above mentioned Section 18; thence N.88°45'31"W., along the north line of said Section 18 a distance of 21.43 feet to the POINT OF BEGINNING, said point being a point on the easterly right-of-way line of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-way; the following two (2) calls are along said easterly right-of-way line; (1) thence N.02°18'37"W., a distance of 346.71 feet to the point of curvature of a curve to the right having a radius of 3,940.00 feet and a central angle of 03°48'48"; (2) thence northerly along the arc of said curve, an arc length of 262.23 feet to the point of compound curvature of a curve to the right having a radius of 50.00 feet and a central angle of 91°37'13"; thence northeasterly along the arc of said curve, an arc length of 79.95 feet to the point of tangency of said curve; thence S.86°52'35"E., a distance of 1,131.57 feet to the point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 44°37'24"; thence easterly along the arc of said curve, an arc length of 1,669.02 feet to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 34°25'49"; thence northeasterly along the arc of said curve, a distance of 1,215.67 feet to the point of tangency of said curve; thence N.82°55'49"E., a distance of 734.17 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 87°53'04"; thence southeasterly along the arc of said curve, an arc length of 76.69 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 23°41'47"; thence southerly along the arc of said curve, a distance of 1,211.79 feet to the point of reverse curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 11°22'52"; thence southeasterly along the arc of said curve, a distance of 556.19 feet to the point of tangency of said curve; thence S.68°29'59"W., a distance of 11.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.68°29'59"W., a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of 03°46'14", an arc length of 183.54 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.25°49'28"W., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 46°58'18", an arc length of 28.69 feet to the point of compound curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 07°40'51"; thence southerly along the arc of said curve, an arc length of 375.36 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 01°04'12"; thence southerly along the arc of said curve, a distance of 54.72 feet to the end of said curve; thence S 01°18'11"W., along a line non-tangent to the last described curve, a distance of 51.28 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.78°25'45"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 05°37'54", an arc length of 289.07 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.25°50'30"W., a radial distance of 35.00 feet; thence southeasterly along the arc of

said curve, through a central angle of 46°27'42", an arc length of 28.38 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 06°44'40"; thence southerly along the arc of said curve, a distance of 344.90 feet to the end of said curve; thence S.12°34'36"E., along a line non-tangent to the last described curve, a distance of 51.41 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.64°34'42"E., a radial distance of 2,941.00 feet; thence southeasterly along the arc of said curve, through a central angle of 01°33'58", an arc length of 80.39 feet to the point of tangency of said curve; thence S.26°59'15"E., a distance of 113.45 feet, thence S.63°00'45"W., a distance of 90.22 feet to the point of curvature of a curve to the right having a radius of 1943.00 feet and a central angle of 18°07'32"; thence along the arc in a southwesterly direction, a distance of 614.67 feet to the end of said curve; thence S.09°31'35"E., along a line non-tangent to the last described curve, a distance of 78.62 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.10°12'41"W., a radial distance of 2007.00 feet; thence along the arc in a northeasterly direction, passing through a central angle of 11°39'48", an arc length of 408.55 feet to the end of said curve; thence N.79°51'15"E., along a line non-tangent to the last described curve, a distance of 51.06 feet to the point of curvature of a curve to the left, of which the radius point lies N.23°17'40"W., a radial distance of 3,012.26 feet; thence along the arc in a northeasterly direction, passing through a central angle of 04°10'01", an arc length of 219.07 feet to the end of said curve; thence S.31°07'37"E., along a line non-tangent to the last described curve, a distance of 152.40 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.26°59'16"E., a radial distance of 50.00 feet; thence easterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 78.54 feet to the point of tangency of said curve; thence S.26°59'15"E., a distance of 769.47 feet to the point of curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 27°15'57"; thence southerly along the arc of said curve, an arc length of 1,332.47 feet to the point of tangency of said curve; thence S.00°16'42"W., a distance of 641.12 feet; thence N.89°43'18"W., a distance of 670.00 feet; thence S.00°16'42"W., a distance of 990.00 feet to the north right-of-way line of State Road 70, a 200-foot wide Public Right-of-way; the following two (2) calls are along said northerly right-of-way line; (1) thence N.89°43'18"W., a distance of 527.20 feet; (2) thence N.88°46'44"W., a distance of 3,950.87 feet to the east right-of-way line of said Lakewood Ranch Boulevard; thence N.01°13'16"E., along said east right-of-way line, a distance of 100.01 feet; thence S.88°46'44"E., a distance of 210.34 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 108°00'50"; thence northeasterly along the arc of said curve, an arc length of 94.26 feet to the point of tangency of said curve; thence N.16°47'34"W., a distance of 69.44 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 18°19'57"; thence northerly along the arc of said curve, an arc length of 95.99 feet to the point of tangency of said curve; thence N.01°32'24"E., a distance of 131.00 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 89°19'08"; thence northwesterly along the arc of said curve, an arc length of 46.77 feet to the point of tangency of said curve; thence N.87°46'44"W., a distance of 193.00 feet to the east right-of-way line of said Lakewood Ranch Boulevard; the following three (3) calls are along said east right-

of-way line; (1) thence N.01°13'16"E., a distance of 71.50 feet to the point of curvature of a curve to the left having a radius of 1,810.00 feet and a central angle of 47°18'07"; (2) thence northerly along the arc of said curve, an arc length of 1,494.29 feet to the point of tangency of said curve; (3) thence N.46°04'51"W., a distance of 88.50 feet; thence N.43°55'10"E., a distance of 93.86 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of 124°16'00"; thence northerly along the arc of said curve, an arc length of 43.38 feet to the point of reverse curvature of a curve to the right having a radius of 71.00 feet and a central angle of 44°08'56"; thence northwesterly along the arc of said curve, a distance of 54.71 feet to the point of tangency of said curve; thence N.36°11'54"W., a distance of 225.82 feet; thence N.48°58'07"W., a distance of 84.68 feet; thence N.69°43'32"W., a distance of 99.20 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a central angle of 54°19'36"; thence westerly along the arc of said curve, an arc length of 18.96 feet to the point of tangency of said curve; thence S.55°56'52"W., a distance of 32.09 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.55°56'52"E., a radial distance of 2,190.00 feet, said point also being a point on the east right-of-way line of said Lakewood Ranch Boulevard; the following two (2) calls are along said east right-of-way line; (1) thence northerly along the arc of said curve, through a central angle of 31°44'31", an arc length of 1,213.27 feet to the point of tangency of said curve; (2) thence N.02°18'37"W., a distance of 1,728.76 feet to the POINT OF BEGINNING.

Said tract contains 33,590,466 square feet or 771.1310 acres, more or less.

LESS:

Pond Number 3, described in Official Record Book 1540, Page 7918 of the Public Records of Manatee County, Florida;

LESS:

Parcel 100A, described in Official Record Book 1915, Page 5768 of the Public Records of Manatee County, Florida;

LESS:

Premises described in Warranty Deed to DVA Arena, LLC, recorded in Official Record Book 1943, Page 4075 of the Public Records of Manatee County, Florida;

LESS: Ingress-Egress Easement No. 1

A Tract of land lying in Section 9, 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Section 17; thence S.89°34'35"E along the North line of said Section 17 a distance of 3985.93 feet; thence S.00°25'25"W a

distance of 487.63 feet to the POINT OF BEGINNING; said point being the point of curvature of a curve to the right, of which the radius point lies S.69°39'59"E., a radial distance of 325.00 feet; thence northeasterly along the arc of said curve, through a central angle of 33°08'49", an arc length of 188.02 feet to the point of tangency of said curve; thence N.53°28'49"E., a distance of 370.60 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 30°41'48"; thence easterly along the arc of said curve, an arc length of 174.12 feet to the point of tangency of said curve; thence N.84°10'37"E., a distance of 374.39 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 24°43'08"; thence easterly along the arc of said curve, an arc length of 140.21 feet to the point of reverse curvature of a curve to the left having a radius of 275.00 feet and a central angle of 37°11'49"; thence easterly along the arc of said curve, a distance of 178.53 feet to the point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of 91°38'36"; thence northeasterly along the arc of said curve, an arc length of 55.98 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.70°03'20"W., a radial distance of 2,789.00 feet; thence southerly along the arc of said curve, through a central angle of 02°12'54", an arc length of 107.82 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.25°49'28"W., a radial distance of 35.00 feet; thence westerly along the arc of said curve, through a central angle of 44°31'14", an arc length of 27.20 feet to the point of tangency of said curve; thence S.71°18'14"W., a distance of 9.06 feet to the point of curvature of a curve to the right having a radius of 337.00 feet and a central angle of 37°35'30"; thence westerly along the arc of said curve, an arc length of 221.11 feet to the point of reverse curvature of a curve to the left having a radius of 263.00 feet and a central angle of 01°53'10"; thence westerly along the arc of said curve, a distance of 8.66 feet to the point of tangency of said curve; thence N.72°59'26"W., a distance of 56.37 feet to the point of curvature of a curve to the left having a radius of 137.00 feet and a central angle of 22°49'57"; thence westerly along the arc of said curve, an arc length of 54.60 feet to the point of tangency of said curve; thence S.84°10'37"W., a distance of 371.34 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 30°41'48"; thence westerly along the arc of said curve, an arc length of 147.33 feet to the point of tangency of said curve; thence S.53°28'49"W., a distance of 370.60 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 34°54'45"; thence southwesterly along the arc of said curve, an arc length of 167.57 feet to the end of said curve; thence N.60°04'23"W., a distance of 50.84 feet to the POINT OF BEGINNING.

Said tract contains 76,341 square feet or 1.7526 acres, more or less.

LESS. Ingress-Egress Easement No. 2

A Tract of land lying in Sections 16 and 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Sections 16 and 17, thence S.89°34'35"E along the North line of said Section 17 a distance of 4291.01 feet; thence S 00°25'25"W

a distance of 654.77 feet to the POINT OF BEGINNING; thence S.60°04'23"E., a distance of 25.14 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.46°57'50"E., a radial distance of 325.00 feet; thence easterly along the arc of said curve, through a central angle of 113°10'48", an arc length of 641.99 feet to the point of reverse curvature of a curve to the left having a radius of 255.00 feet and a central angle of 85°25'10"; thence southeasterly along the arc of said curve, a distance of 380.17 feet to the point of tangency of said curve; thence N.70°47'48"E., a distance of 283.99 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 85°57'17"; thence northeasterly along the arc of said curve, an arc length of 52.51 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.74°50'32"E., a radial distance of 2,941.00 feet; thence southerly along the arc of said curve, through a central angle of 02°02'41", an arc length of 104.95 feet to the end of said curve; thence N.72°51'02"W., along a line non-tangent to the last described curve, a distance of 10.58 feet; thence S.70°47'48"W., a distance of 226.06 feet to the point of curvature of a curve to the right having a radius of 167.00 feet and a central angle of 08°40'50"; thence westerly along the arc of said curve, an arc length of 25.30 feet to the point of tangency of said curve; thence S.79°28'38"W., a distance of 62.92 feet to the point of curvature of a curve to the left having a radius of 133.00 feet and a central angle of 04°57'32"; thence westerly along the arc of said curve, an arc length of 11.51 feet to the point of reverse curvature of a curve to the right having a radius of 309.00 feet and a central angle of 81°41'53"; thence northwesterly along the arc of said curve, a distance of 440.60 feet to the point of reverse curvature of a curve to the left having a radius of 271.00 feet and a central angle of 49°45'11"; thence northwesterly along the arc of said curve, a distance of 235.32 feet to the point of tangency of said curve; thence N.78°27'38"W., a distance of 46.52 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.06°36'57"W., a radial distance of 271.00 feet; thence westerly along the arc of said curve, through a central angle of 21°41'20", an arc length of 102.59 feet to the end of said curve; thence S.66°23'37"W., along a line non-tangent to the last described curve, a distance of 80.42 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.32°08'23"E., a radial distance of 271.00 feet; thence southwesterly along the arc of said curve, through a central angle of 10°26'33", an arc length of 49.39 feet to the end of said curve; thence S.39°34'23"E., along a line non-tangent to the last described curve, a distance of 35.74 feet; thence N.60°04'23"W., a distance of 116.67 feet; thence N.29°55'37"E., a distance of 4.78 feet to the POINT OF BEGINNING.

Said tract contains 75,680 square feet or 1.7374 acres, more or less.

<u>Total Described Area</u>	= 771.1310 Acres +/-
Less: Ponds No. 3	= 5.15 Acres +/-
Less: Parcel 100A	= 4.512 Acres +/-
Less DVA Arena, LLC	= 60.5327 Acres +/-
Less: Ingress-Egress Easement No. 1	= 1.7526 Acres +/-
<u>Less Ingress-Egress Easement No. 2</u>	<u>= 1.7374 Acres +/-</u>
Net Area	= 697.4463 Acres +/-

Together, with:

TRACT "A" - DESCRIPTION (as prepared by the certifying Surveyor and Mapper):
A tract of land lying in Sections 4, 5, 6, 7 and 8, Township 35 South, Range 19 East, as well as Section 32 and 33, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Commence at the southeast corner of the above mentioned Section 5; thence N.00°14'47"E., along the east line of the southeast 1/4 of the southeast 1/4 of said Section 5, a distance of 1,327.41 feet to the northeast corner of said southeast 1/4 of the southeast 1/4 of Section 5 for the POINT OF BEGINNING; thence S.89°06'39"E., a distance of 12.50 feet; thence S.00°14'47"W., a distance of 601.57 feet; thence S.89°44'59"E., a distance of 12.50 feet; thence S.00°14'47"W., a distance of 664.02 feet; thence N.88°45'43"W., a distance of 175.03 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 90°37'36"; thence southwesterly along the arc of said curve, a distance of 79.09 feet, said curve having a chord bearing and distance of S.45°33'33"W., 71.10 feet to the point of tangency of said curve, said point being a point on the northerly right-of-way line of 44th Avenue East, recorded in Official Record Book 2254, Page 4605 of the Public Records of Manatee County, Florida; thence N.89°07'21"W., along said northerly right-of-way line, a distance of 134.84 feet to the point of curvature of a curve to the left, having a radius of 2,952.50 feet and a central angle of 04°44'43"; thence continue along said northerly right-of-way line, westerly along the arc of said curve, a distance of 244.53 feet, said curve having a chord bearing and distance of S.88°30'17"W., 244.46 feet to the southeast corner of the Lift Station Site, recorded in Official Record Book 2254, Page 4605 of said Public Records; the following three (3) calls are along the boundary of said Lift Station Site; (1) thence N.06°30'49"W., a distance of 216.21 feet; (2) thence S.83°29'26"W., a distance of 267.67 feet; (3) thence S.06°30'49"E., a distance of 216.01 feet to a point on the aforementioned northerly right-of-way line of 44th Avenue East, said point be the point on a curvature of a non-tangent curve to the left, having a radius of 2952.50 feet and a central angle of 01°33'18"; thence southwesterly along the arc of said curve and the northerly right-of-way line of 44th Avenue East, a distance of 80.13 feet, said curve having a chord bearing and distance of S.80°09'31"W, 80.12 feet to the southeast corner of premises described in Official Record Book 2120, Page 5551 of said Public Records; the following eight (8) calls are along the boundary of said premises described in Official Record Book 2120, Page 5551; (1) thence N.06°30'49"W., a distance of 359.22 feet; (2) thence N.73°58'08"E., a distance of 50.00 feet; (3) thence N 18°19'08"W , a distance of 349 30 feet; (4) thence N 00°15'03"E., a distance of 600.00 feet; (5) thence N.89°44'57"W., a distance of 1,003.64 feet; (6) thence S.69°26'29"W , a distance of 748.93 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,345.00 feet and a central angle of 05°26'29"; (7) thence southerly along the arc of said curve, a distance of 222.71 feet, said curve having a chord bearing and distance of S.21°06'59"E., 222.63 feet, to the point of tangency of said curve; (8) thence S.23°50'14"E., a distance of 1,355.79 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central

angle of 89°28'58", said point being a point on the northerly line of premises described in Official Record Book 2242, Page 3289 of said Public Records; thence easterly along the arc of said curve and along said northerly line, a distance of 78.09 feet to the northerly line of 44th Avenue East as described in Official Record Book 2254, Page 4605 of said Public Records, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,779.00 feet and a central angle of 04°09'56"; the following eight (8) calls are along said northerly line of 44th Avenue East; (1) thence westerly along the arc of said curve, a distance of 202.04 feet, said curve having a chord bearing and distance of S.68°45'46"W., 202.00 feet, to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 39°03'55"; (2) thence southwesterly along the arc of said curve, a distance of 34.09 feet, said curve having a chord bearing and distance of S.51°57'45"W., 33.43 feet, to the point of compound curvature of a curve to the right having a radius of 2,790.00 feet and a central angle of 31°01'58"; (3) thence westerly along the arc of said curve, a distance of 1,511.14 feet to the point of reverse curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of 13°12'59"; (4) thence westerly along the arc of said curve, a distance of 678.17 feet to the end of said curve; (5) thence N.00°41'18"W., along a line radial with the previously described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,952.50 feet and a central angle of 14°53'05"; (6) thence westerly along the arc of said curve, a distance of 767.02 feet, said curve having a chord bearing and distance of S.81°52'10"W., 764.87 feet, to the point of tangency of said curve; (7) thence S.74°25'37"W., a distance of 92.58 feet to the point of curvature of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 82°23'45"; (8) thence northwesterly along the arc of said curve, a distance of 71.90 feet, said curve having a chord bearing and distance of N.64°22'30"W., 65.86 feet, to a point on the easterly right-of-way line of Lakewood Ranch Boulevard, as recorded in Official Record Book 1429, Page 3703, of said Public Records, said point being the point of compound curvature of a curve to the right having a radius of 1,440.00 feet and a central angle of 40°25'52"; the following three (3) calls are along said easterly right-of-way line of Lakewood Ranch Boulevard; (1) thence northerly along the arc of said curve, a distance of 1,016.14 feet to the point of tangency of said curve; (2) thence N 17°15'14"E., a distance of 1,423.28 feet to the point of curvature of a curve to the left, having a radius of 2,060.00 feet and a central angle of 11°47'45"; (3) thence northerly along the arc of said curve, a distance of 424.10 feet to the end of said curve, said point being a point on the southerly line of Lakewood Ranch Commerce Park, as described in Manatee County Ordinance PDMU-06-80(G)(R); the following twelve (12) calls are along the southerly and easterly lines of said Lakewood Ranch Commerce Park; (1) thence N 61°02'42"E., along a line non-tangent with the previously described curve, a distance of 2,088.67 feet; (2) thence N.14°17'16"W., a distance of 840.19 feet; (3) thence N.20°19'58"W., a distance of 1,184.94 feet; (4) thence N.16°21'47"W., a distance of 320.17 feet to a point on the north line of said Section 5; (5) thence continue N.16°21'47"W., a distance of 679.83 feet; (6) thence N.28°41'33"W., a distance of 600.00 feet; (7) thence N.10°04'31"W., a distance of 274.45 feet; (8) thence N.20°42'52"W., a distance of 1,101.03 feet; (9) thence N.27°29'58"E., a distance of 330.00 feet; (10) thence N.00°36'37"E., a distance of 272.82 feet; (11) thence N.70°02'17"E., a distance of 77.35 feet; (12) thence

S.89°23'24"E., a distance of 247.79 feet to a point on the westerly line of premises described in Official Record Book 2101, Page 1228 of said Public Records; the following eight (8) calls are along the westerly, southerly and easterly lines of said premises described in Official Record Book 2101, Page 1228; (1) thence S.01°15'44"E., a distance of 204.78 feet; (2) thence S.57°24'16"E., a distance of 266.11 feet; (3) thence S.22°14'47"E., a distance of 91.66 feet; (4) thence S.00°00'00"E., a distance of 54.55 feet; (5) thence S.89°10'48"E., a distance of 120.89 feet; (6) thence N.00°42'03"E., a distance of 484.97 feet; (7) thence N.89°23'27"W., a distance of 330.29 feet; (8) thence N.01°15'44"W., a distance of 218.18 feet to a point on the southerly right-of-way line of State Road 64; the following two (2) calls are along the southerly right-of-way line of said State Road 64; (1) thence S.87°45'55"E., a distance of 399.62 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,679.61 feet and a central angle of 06°28'34"; (2) thence easterly along the arc of said curve, a distance of 641.96 feet, said curve having a chord bearing and distance of S.84°31'39"E., 641.62 feet, to the easterly most corner of Parcel 102, as described in Official Record Book 2101, Page 1228 of said Public Records; the following five (5) calls are along the southerly line of said Parcel 102; (1) thence S.08°42'38"W., along a line non-tangent with the previously described curve, a distance of 21.02 feet; (2) thence S.78°52'20"E., a distance of 14.99 feet; (3) thence S.33°22'39"E., a distance of 40.84 feet; (4) thence S.78°22'39"E., a distance of 811.85 feet to the point of curvature of a curve to the left having a radius of 5,114.77 feet and a central angle of 05°23'26"; (5) thence easterly along the arc of said curve, a distance of 481.22 feet to the northwest corner of Eagle Trace, Phase 1, record in Plat Book 56, Page 61 of said Public Records; the following seven (7) calls are along the westerly line of said plat; (1) thence S 00°39'08"W., along a line non-tangent with the previously described curve, a distance of 633.70 feet; (2) thence N.89°34'13"W., a distance of 756.96 feet; (3) thence S.00°41'24"W., a distance of 466.91 feet; (4) thence N 89°35'35"W., a distance of 176.03 feet, (5) thence S.00°39'20"W., a distance of 299.62 feet; (6) thence S.89°36'13"E., a distance of 1,033.72 feet; (7) thence S.00°46'58"W., a distance of 819.55 feet to a point on the south line of premises described in Official Record Book 1407, Page 3313 of said Public Records; thence S 89°27'53"E., along said southerly line, a distance of 1,267.02 feet; thence S.00°58'06"W., a distance of 12.70 feet; thence S.89°27'53"E., a distance of 1,397.64 feet to a point on the east line of west 1/2 of southwest 1/4 of the above mentioned Section 33; thence S.00°30'22"W., along said east line, a distance of 711.39 feet to a point on the south line of said Section 33; thence N.89°09'43"W., along said south line, a distance of 916.33 feet to the northeast corner of said Section 5; thence S.00°15'47"W., along the east line of the northeast 1/4 of said Section 5, a distance of 2,604.52 feet to a point on the westerly extension of the southerly line of premises described in Official Record Book 2504, Page 3613 of said Public Records, thence N.89°44'25"W., along said westerly extension, a distance of 257.36 feet to the easterly right-of-way line of White Eagle Boulevard (proposed 150-foot wide), said point being a point on a curve to the left, having a radius of 2,790.00 feet and a central angle of 01°13'29"; the following three (3) calls are along said easterly right-of-way line (1) thence southerly along the arc of said curve, a distance of 59.64 feet, said curve having a chord bearing and distance of S.22°45'44"E. 59.64 feet to the point of reverse

curvature of a curve to the right having a radius of 2,940.00 feet and a central angle of $23^{\circ}37'14''$; (2) thence southerly along the arc of said curve, a distance of 1,212.05 feet, said curve having a chord bearing and distance of $S.11^{\circ}33'51''E.$ 1,203.48 feet to the point of tangency of said curve; (3) thence $S.00^{\circ}14'47''W.$ a distance of 148.24 feet to the POINT OF BEGINNING.

Said tract containing 31,348,868 square feet or 719.6710 acres, more or less.

TRACT "B" DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 33, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Commence at the southeast corner of Section 5, Township 35 South, Range 19 East in Manatee County, Florida; thence N.00°14'47"E., along the east line of the southeast 1/4 of said Section 5, a distance of 2,643.82 feet to the northeast corner of said southeast 1/4 of said Section 5; thence N.00°15'47"E., along the east line of the northeast 1/4 of said Section 5, a distance of 2657.92 feet to the northeast corner of said Section 5, said point also being a point on the southerly line of Section 33, Township 34 South, Range 19 East; thence S.89°09'43"E., along said south line of the above mentioned Section 33, a distance of 916.33 feet to the southeast corner of the southwest 1/4 of the southwest 1/4 of said Section 33; thence N.00°30'22"E., along the east line of the west 1/2 of the southwest 1/4 of said Section 33, a distance of 1,610.44 feet to a point on the northerly right-of-way line of White Eagle Boulevard (Proposed 150-foot Wide), for the POINT OF BEGINNING, said point being a point on a curve to the left, having a radius of 1030.00 feet and a central angle of 01°13'13"; thence southwesterly along the arc of said curve and the northerly right-of-way line of White Eagle Boulevard, a distance of 21.94 feet, said curve having a chord bearing and distance of S.65°35'06"W., 21.94 feet to the westerly maintained right-of-way line of Pope Road, recorded in Road Plat Book 8, Page 138, of the Public Records of Manatee County, Florida; the following two (2) calls are along said westerly line; (1) thence N.00°47'19"E., a distance of 498.89 feet, (2) thence N.00°33'54"E., a distance of 222.05 feet to the north line of a Boundary Line Agreement, recorded in Official Record Book 1407, Page 3304 of said Public Records; thence N.89°19'56"W., along said north line, a distance of 1,305.18 feet to the west line of said Boundary Line Agreement; thence N.00°42'36"E., along said west line, a distance of 595.51 feet to the south right-of-way line of State Road 64 (variable width public right-of-way); the following two (2) calls are along said south right-of-way line; (1) thence S.89°38'16"E., a distance of 1,764.54 feet to the point of curvature of a curve to the right having a radius of 2,706.79 feet and a central angle of 32°23'53"; (2) thence easterly along the arc of said curve, a distance of 1,530.56 feet to the end of said curve; thence S.35°39'02"W., along a line non-tangent with the previously described curve, a distance of 214.97 feet; thence S.54°03'45"E., a distance of 300.00 feet; thence N.35°39'02"E., a distance of 199.94 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,691.79 feet and a central angle of 09°46'00" also, being a point on said south right-of-way line of State Road 64; the following three (3) calls are along said south right-of-way line; (1) thence southeasterly along the arc of said curve, a distance of 458.84 feet, said curve having a chord bearing and distance of S.45°59'00"E., 458.29 feet, to the end of said curve, (2) thence N.48°54'00"E., along a line non-tangent with the previously described curve, a distance of 15.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 2706.79 feet and a central angle of 00°35'58"; (3) thence easterly along the arc of said curve a distance of 28.32 feet, said curve having a chord bearing and distance of S.40°48'01"E., 28.32 feet to a point on the south right-of-way line of White Eagle Boulevard (proposed variable width); the following five (5) calls are along said south right-of-way line of White

Eagle Boulevard; (1) thence S.49°29'56"W., a distance of 16.48 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 89°16'21"; (2) thence westerly along the arc of said curve, a distance of 77.91 feet, said curve having a chord bearing and distance of N.85°08'23"W., 70.26 feet, to the point of tangency of said curve; (3) thence S.50°13'27"W., a distance of 360.28 feet to the point of curvature of a non-tangent curve to the right, having a radius of 962.52 feet and a central angle of 10°53'12"; (4) thence southwesterly along the arc of said curve, a distance of 182.89 feet, said curve having a chord bearing and distance of S.57°31'41"W., 182.61 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1042.00 feet and a central angle of 11°12'32"; (5) thence southwesterly along the arc of said curve, a distance of 203.85 feet, said curve having a chord bearing and distance of S.67°56'46"W., 203.53 feet to the easterly line of Serenity Creek, recorded in Official Record Book 2434, Page 7332 of said Public Records; thence N.16°24'22"W., along said easterly line, a distance of 21.85 feet to the northerly line of said Serenity Creek, said point being the point of curvature of a non-tangent curve to the right, having a radius of 1,020.00 feet and a central angle of 17°10'41"; the following two (2) calls are along said northerly line; (1) thence westerly along the arc of said curve, a distance of 305.81 feet, said curve having a chord bearing and distance of S.82°10'59"W., 304.67 feet, to the point of tangency of said curve; (2) thence N.89°13'40"W., a distance of 863.00 feet to the easterly line of a Warranty Deed to Manatee County, recorded in Official Record Book 2485, Page 7322 of said Public Records; thence N.00°09'50"E., along said easterly line, a distance of 130.01 feet to the northerly line of said Warranty Deed to Manatee County; the following two (2) calls are along said northerly line; (1) thence N.89°13'40"W., a distance of 194.98 feet to the point of curvature of a curve to the left, having a radius of 1,020.00 feet and a central angle of 26°16'21"; (2) thence westerly along the arc of said curve, a distance of 414.30 feet, said curve having a chord bearing and distance of S.79°08'10"W., 411.46 feet, to the end of said curve; thence N.00°41'14"E., along the northerly extension of the westerly line of said Warranty Deed, a distance of 11.75 feet to a point on the above mentioned north right-of-way line of White Eagle Boulevard (Proposed 150-foot Wide), said point being a point of curvature of a non-tangent curve to the left, having a radius of 1030.00 feet and a central angle of 01°32'05"; thence southwesterly along the arc of said curve and said northerly right-of-way line, a distance of 27.59 feet, said curve having a chord bearing and distance of S.66°57'45"W., 27.59 feet to the POINT OF BEGINNING.

Said tract containing 3,330,566 square feet or 76.4593 acres, more or less.

TOTAL ACREAGE: 1493.61 +/- ACRES

LESS AND EXCEPT ALL LANDS SOLD, DEDICATED OR OTHERWISE
CONVEYED IN THE ORDINARY COURSE OF BUSINESS OR DEVELOPMENT.

MANATEE COUNTY

ITEM 1 OF 1

MISC FEES RECEIPT

RECEIPT # : 81000004375

PRINT DATE : 07/13/2017

RECEIPT DATE : 07/13/2017

PRINT TIME : 14:36:38

OPERATOR : cstrong

COPY # : 1

RECEIVED BY : CAROLYN STRONG

CASH DRAWER: 81

REC'D. FROM : GRIMES GOEBEL GRIME

Notes: DTS# 20170347 LAKEWOOD CENTRE
GRIMES GOEBEL, ATTORNEYS @ LAW

FEE ID	DESCRIPTION	PAYMENT
AD	ADMIN DETERMINATION	600.00
TOTAL		600.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK/MONEY ORDER	600.00	20834
TOTAL RECEIPT :	600.00	