

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 16-07

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

WHEREAS, CR Pasco Development Company, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Mirada Community Development District (the "District") pursuant to Chapter 190, Florida Statutes and granting certain special powers; and

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

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

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

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

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

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

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

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

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2015), and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby established the District, as depicted in Exhibit A of the Petition, and the external boundaries of which is described in Exhibit B of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended. The District is located in an area referred to as "Connected City," as established pursuant to Chapter 2015-30, Florida Statutes.

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Cannon Ranch MPUD Rezoning Petition Number 5634, as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt its own comprehensive plan, building code, or land development code. However, the Connected City comprehensive plan provisions, land development code provisions, the Connected City Stewardship District and the Financial Plan shall apply to the District.

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

d. The District shall have no authority to fund or to construct improvements outside its boundaries that are not required by MPUD Rezoning Petition Number 5634, as may be amended. The District may only fund offsite-improvements in the amount equal to or less than the costs of said improvements that are necessary due to the impacts of development within the District boundaries.

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

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

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

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

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

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

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

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

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

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

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

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

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

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

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

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

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

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

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

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

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

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

SECTION 6. DISTRICT BUDGET

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

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

SECTION 7. FUNCTIONS OF THE DISTRICT

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

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

b. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the

said property, currently within the District, as described in Exhibit B, and as the said District might be expanded or contracted.

SECTION 8. MISCELLANEOUS PROVISIONS

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

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

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

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

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

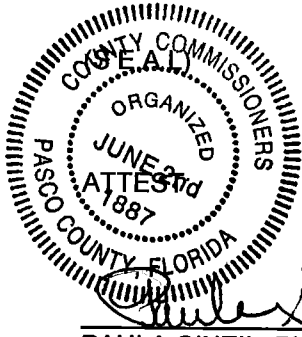
SECTION 9. SEVERABILITY

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

SECTION 10. EFFECTIVE DATE

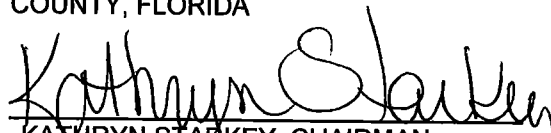
A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this ordinance and shall take effect upon filing.

ADOPTED this 26th day of April, 2016.



PAULA O'NEIL, PH.D.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF PASCO
COUNTY, FLORIDA


KATHRYN STARKEY, CHAIRMAN

APPROVED
IN SESSION

APR 26 2016

PASCO COUNTY
BCC

Petition to Establish
Mirada
Community Development District

January 15, 2016

Exhibits Revised March 28, 2016

Exhibits Further Revised April 4, 2016

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

APPLICATION FORM

I. APPLICANT: CR Pasco Development Company LLC
ADDRESS: 2502 North Rocky Pointe Drive, Suite 1050
CITY Tampa STATE Florida ZIP 33607
PHONE (813) 288-8078

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

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

II. Current Use of Property: Undeveloped
Current zoning of property : MPUD Rezoning Petition Number 5634
Current future land use designation of property: RES-3 and RES-6 and ROR
Current Number and Types of Units to be assessed
by this CDD Approximately 1,000 SFD
Name of MPUD or Development: Cannon Ranch MPUD

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

BY: _____
Signature of the Applicant/(Petitioner)

John Ryan
Type or Print Name Legibly

IV. Growth Management
Department _____
Date Stamp _____

V. OFFICIAL COMMENTS

Is this application accompanied by other applications?

If so, what are the application numbers?

Other comments:

Property Owners:

1. **CR Pasco Development Company LLC**
2502 North Rocky Point Drive, Suite 1050
Tampa, Florida 33607
Phone number: (813) 288-8078/ Fax: (813) 288-8178
 2. **CRCG One LP**
2502 North Rocky Point Drive, Suite 1050
Tampa, Florida 33607
Phone number: (813) 288-8078/ Fax: (813) 288-8178
 3. **CRCG Two LP**
2502 North Rocky Point Drive, Suite 1050
Tampa, Florida 33607
Phone number: (813) 288-8078/ Fax: (813) 288-8178
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**Petition to Establish
Mirada
Community Development District**

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

1. Petitioner is CR Pasco Development Company LLC, a Delaware limited liability company, having a mailing address is 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

2. The land area to be served by the District is a parcel of unimproved real property containing approximately 675.97 acres. All of the land in the proposed District is in the unincorporated portion of Pasco County. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit "A"**.

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

4. The written consent to the establishment of the District by the landowner, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Composite Exhibit "C-1 through C-3."** Section 190.005(1)(a)2, Florida Statutes.

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted this 15th day of January, 2016.

CR PASCO DEVELOPMENT COMPANY LLC,
A Delaware limited liability company

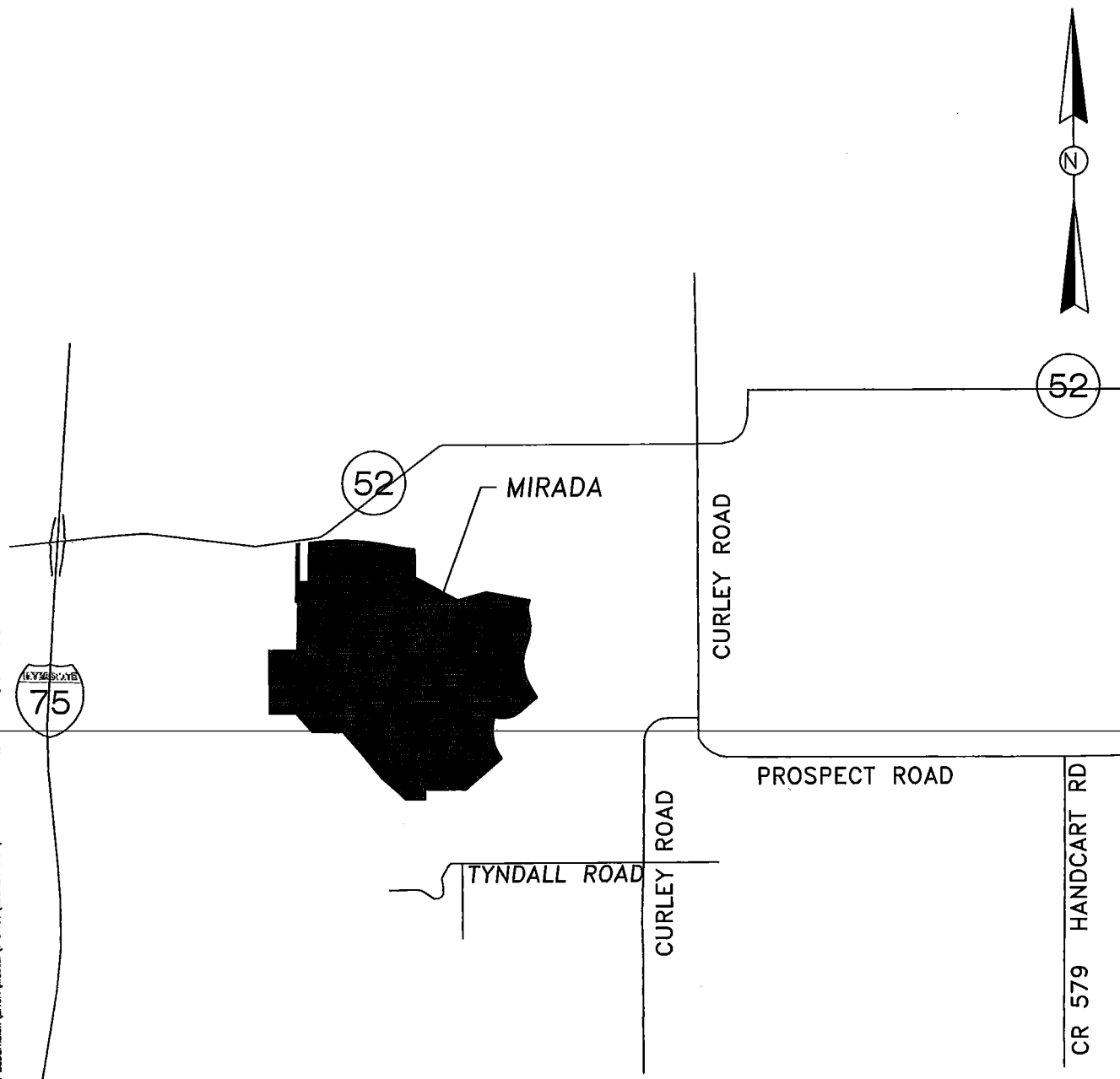
By: **CR PASCO INVESTORS LLC,**
a Delaware limited liability company
its sole member

By: **SUBSTANTIA CANNON, LLC,**
a Delaware limited liability company
its managing member

By: 
John Ryan, As Manager

COMPOSITE EXHIBIT “A”

z:\3001 To 3500\03193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENR\Master\ DWG\035 Exhibits\01-M-ESH_Bldg1.dwg (VCMAP) plott Jan 13, 2016 - 11:59am



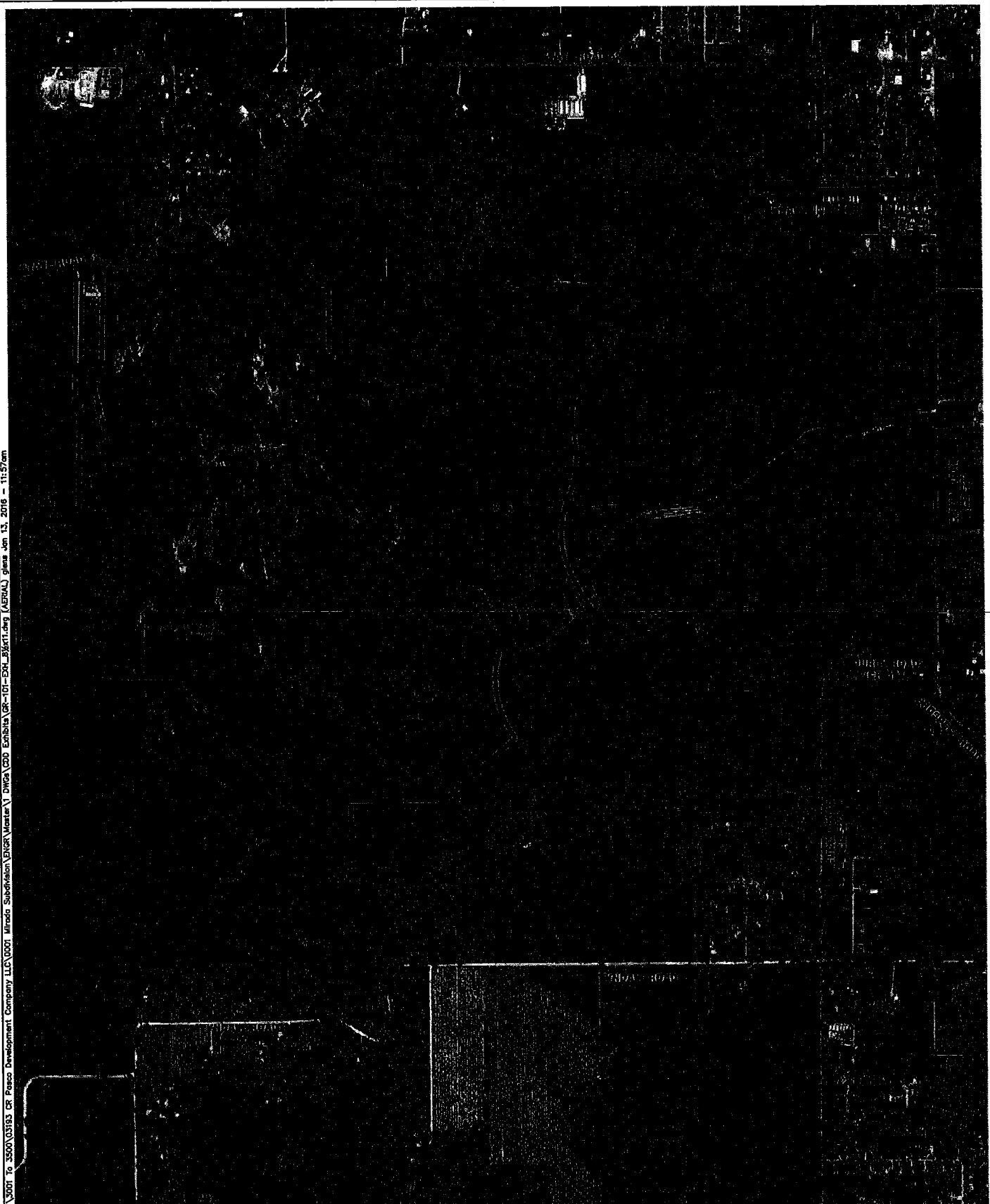
HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

MASTER VICINITY MAP MIRADA

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
10,11,14,15-25S-20E	03193.0001	SANDOVAL	01-13-2015	1

\\3001 to 3500\03183 OR Pasco Development Company LLC\0001 Mirada Subdivision\ENGR\Water\ DWG\A\000 Exhibit (08-01-ENR-03183.dwg) (ENR) gms on 13, 2016 - 11:57am



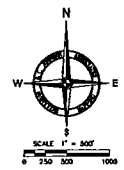
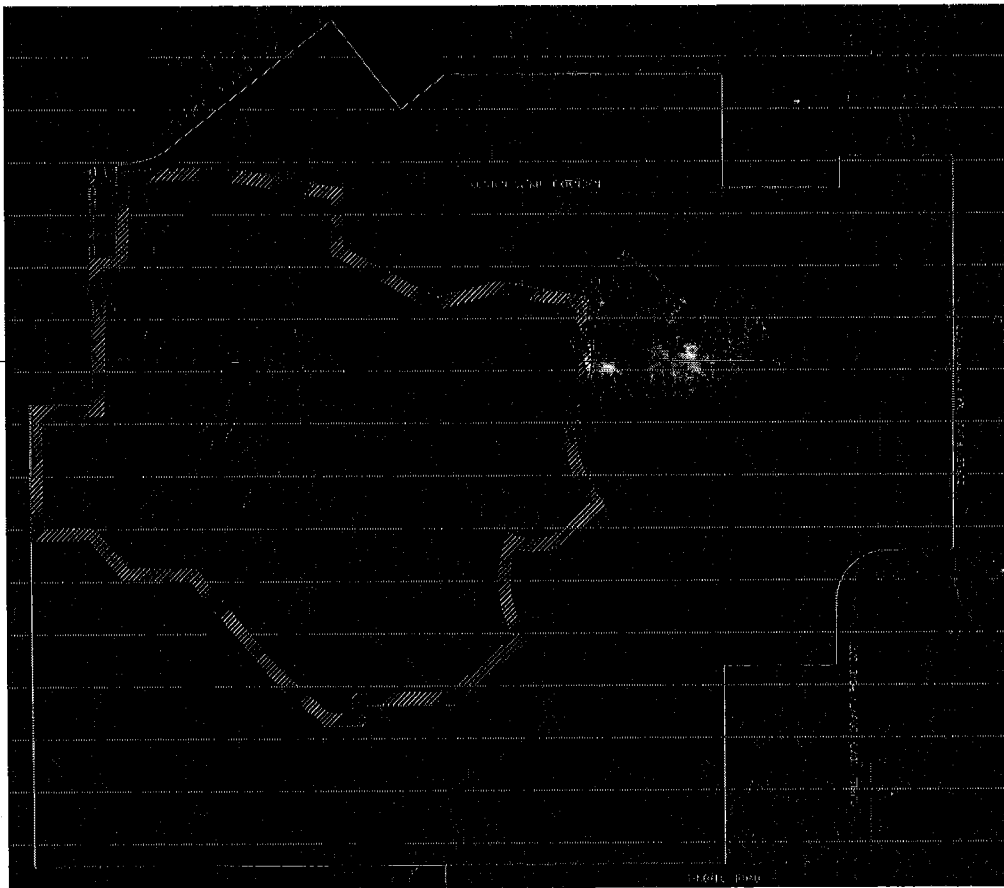
HAMILTON
ENGINEERING & SURVEYING, INC.


3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

AERIAL SITE PLAN MIRADA

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
10,11,14,15-25S-20E	03193.0001	SANDOVAL	01-13-2016	1

EXHIBIT “B”



	EXHIBIT	
	FOR	
	CR Pasco Development Company, LLC	
	Mirada Northwest CDD	
Phone: (505) 548-2788 Fax: (505) 548-2713 11811 South Curry Street San Antonio, Florida 33576	PROJECT NO.: DRAWN BY: JRM CHECKED BY:	SCALE: 1" = 500' DATE: 3/28/13 SHEET: 1 OF 1

DESCRIPTION:

A portion of Sections 9, 10, 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:
 For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.38 feet to a non-tangent curve for a POINT OF BEGINNING; thence Southwesterly 220.17 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 11°41'28", and a chord bearing and distance of S.53°56'06"W., 219.78 feet; thence S.48°04'24"W., a distance of 309.30 feet to a point of curvature; thence Westerly 730.58 feet along the arc of a curve to the right, said curve having a radius of 721.00 feet, a central angle of 58°03'25", and a chord bearing and distance of S.77°08'06"W., 899.72 feet to a non-tangent point of curvature; thence Southerly 1,097.54 feet along the arc of a curve to the left, said curve having a radius of 1,120.00 feet, a central angle of 56°08'48", and a chord bearing and distance of S.09°36'56"E., 1,054.15 feet; thence S.49°39'16"W., a distance of 1,201.42 feet; thence West, a distance of 1,046.19 feet; thence South, a distance of 241.44 feet; thence West, a distance of 488.01 feet; thence N.48°23'48"W., a distance of 801.74 feet; thence N.40°01'27"W., a distance of 1,524.08 feet; thence N.89°36'08"W., a distance of 784.31 feet; thence N.40°45'10"W., a distance of 618.56 feet; thence N.89°36'08"W., a distance of 674.28 feet; to the West boundary of the East 1/4 of said Section 16; thence along the West boundary of the East 1/4 of said Section 16, N.00°13'44"W., a distance of 1,481.87 feet to the Northwest corner of the East 1/4 of said Section 16; thence along the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°26'20"E., a distance of 110.00 feet to the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.89°57'11"E., a distance of 724.10 feet to the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'17"E., a distance of 1,222.99 feet to the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9, S.89°52'23"W., a distance of 59.21 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°18'14"E., a distance of 1,332.98 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°22'03"E., a distance of 130.89 feet to the South right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, of the public records of Pasco County, Florida; thence along said South right-of-way of the proposed Clinton Avenue Extension, N.82°19'59"E., a distance of 59.73 feet to the West boundary of the East 598.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 598.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°15'20"W., a distance of 138.44 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 598.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°10'13"W., a distance of 824.12 feet to the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.89°50'37"E., a distance of 249.98 feet to the East boundary of the West 250 feet of the East 598.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 598.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'16"E., a distance of 824.35 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 598.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°15'20"E., a distance of 171.29 feet to a non-tangent point of curvature, said point being on the aforementioned South right-of-way of the proposed Clinton Avenue Extension; thence along the South right-of-way of said proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, and Official Records Book 7241, Page 25, both of the public records of Pasco County Florida, the following three (3) courses and distances: 1) Easterly 1,891.98 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 18°20'04", and a chord bearing and distance of S.88°32'16"E., 1,883.92 feet; 2) S.79°22'14"E., 397.25 feet to a point of curvature; 3) Easterly 412.75 feet along the arc of a curve to the left, said curve having a radius of 6,087.50 feet, a central angle of 03°53'05", and a chord bearing and distance of S.81°18'46"E., 412.87 feet; thence S.00°23'52"W., a distance of 698.08 feet; thence S.61°24'58"E., a distance of 1,240.88 feet; thence N.74°38'23"E., a distance of 747.71 feet; thence S.79°18'08"E., a distance of 1,135.64 feet to a non-tangent point of curvature; thence Southerly 333.95 feet along the arc of a curve to the left, said curve having a radius of 530.00 feet, a central angle of 36°08'04", and a chord bearing and distance of S.06°57'35"W., 328.45 feet; thence S.11°05'27"E., a distance of 116.22 feet to a point of curvature; thence Southerly 705.82 feet along the arc of a curve to the right, said curve having a radius of 1,180.00 feet, a central angle of 34°16'17", and a chord bearing and distance of S.06°02'41"W., 695.34 feet to a point of reverse curvature; thence Southerly 1,075.31 feet along the arc of a curve to the left, said curve having a radius of 1,120.00 feet, a central angle of 55°00'34", and a chord bearing and distance of S.04°19'27"E., 1,034.48 feet; thence S.31°49'44"E., a distance of 348.20 feet to the POINT OF BEGINNING.
 Containing 676.97 acres, more or less.



11911 South Curley Street
 San Antonio, Florida 33576
 (352) 588-2768 FAX: (352) 588-2713

We hereby certify that the sketch and legal description shown herein are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Florida Surveying and Mapping Act, Chapter 472, Florida Statutes, and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61-17, Florida Administrative Code.

[Signature]
 State of Florida
 Board of Surveying and Mapping
 Registered Professional Surveyor No. 3553
 Exp. Date 12/31/2010
 Not valid until 12/31/2010
 Not valid after 12/31/2010

Corner monuments not set in conjunction with the preparation of this drawing.

Improvements, if any, have not been located in conjunction with the preparation of this drawing.

This sketch is for graphic illustration only, and does not represent a field survey.

Descriptions created per this sketch.

No instruments of record reflecting assessments, rights-of-way and/or easements were furnished to the undersigned except as shown. The undersigned makes no other guarantee or representation regarding information shown herein pertaining to assessments, rights-of-way, railroad lines, easements, reservations, or other matters.

Boundaries are assumed based on the East boundary of Section 15, Township 25 South, Range 20 East, Pasco County, Florida. Sold line bears S.00°21'18"E.

1/11/16 DESCRIPTION and SKETCH RR

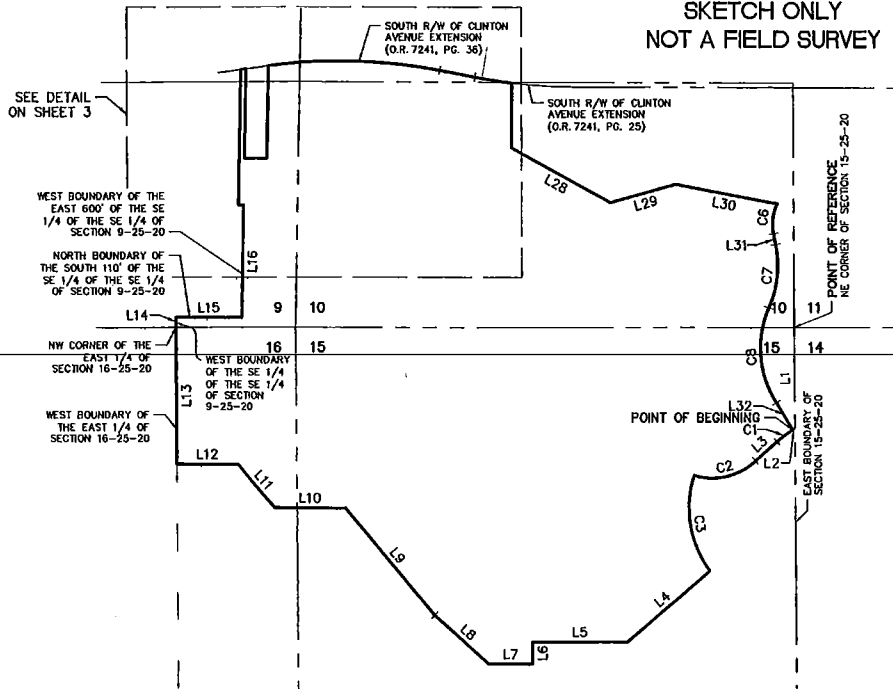
MIRADA
 CDD

PREPARED FOR
 CR Pasco Development
 Company, LLC

JOB NO. 1908-057A29.005 CHKD BY: DCJ

SHEET 1 OF 3
 SEE SHEET 3 FOR SKETCH

SKETCH ONLY
NOT A FIELD SURVEY

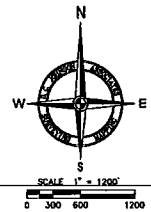


LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 00°21'18" E	1111.18'
L2	WEST	23.36'
L3	S 48°04'24" W	309.30'
L4	S 49°39'16" W	1201.42'
L5	WEST	1046.19'
L6	SOUTH	241.44'
L7	WEST	486.01'
L8	N 48°23'48" W	801.74'
L9	N 40°01'27" W	1524.08'
L10	N 89°36'08" W	784.31'
L11	N 40°45'10" W	618.56'
L12	N 89°36'08" W	674.28'
L13	N 00°13'44" W	1481.87'
L14	N 01°26'20" E	110.00'
L15	N 89°57'11" E	724.10'
L16	N 01°10'17" E	1222.99'
L28	S 61°24'58" E	1240.68'
L29	N 74°38'23" E	747.71'
L30	S 79°18'06" E	1135.64'
L31	S 11°05'27" E	118.22'
L32	S 31°49'44" E	346.20'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	11°41'28"	1079.00'	220.17'	219.78'	S 53°55'08" W
C2	58°03'25"	721.00'	730.58'	699.72'	S 77°06'06" W
C3	56°08'48"	1120.00'	1097.54'	1054.15'	S 09°36'56" E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C6	36°06'04"	530.00'	333.95'	328.45'	S 06°57'35" W
C7	34°16'17"	1180.00'	705.82'	695.34'	S 06°02'41" W
C8	55°00'34"	1120.00'	1075.31'	1034.48'	S 04°19'27" E

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
11911 South Curley Street
San Antonio, Florida 33576
(352) 588-2768 FAX: (352) 588-2713



O.R. = OFFICIAL RECORDS BOOK
P.G. = PAGE

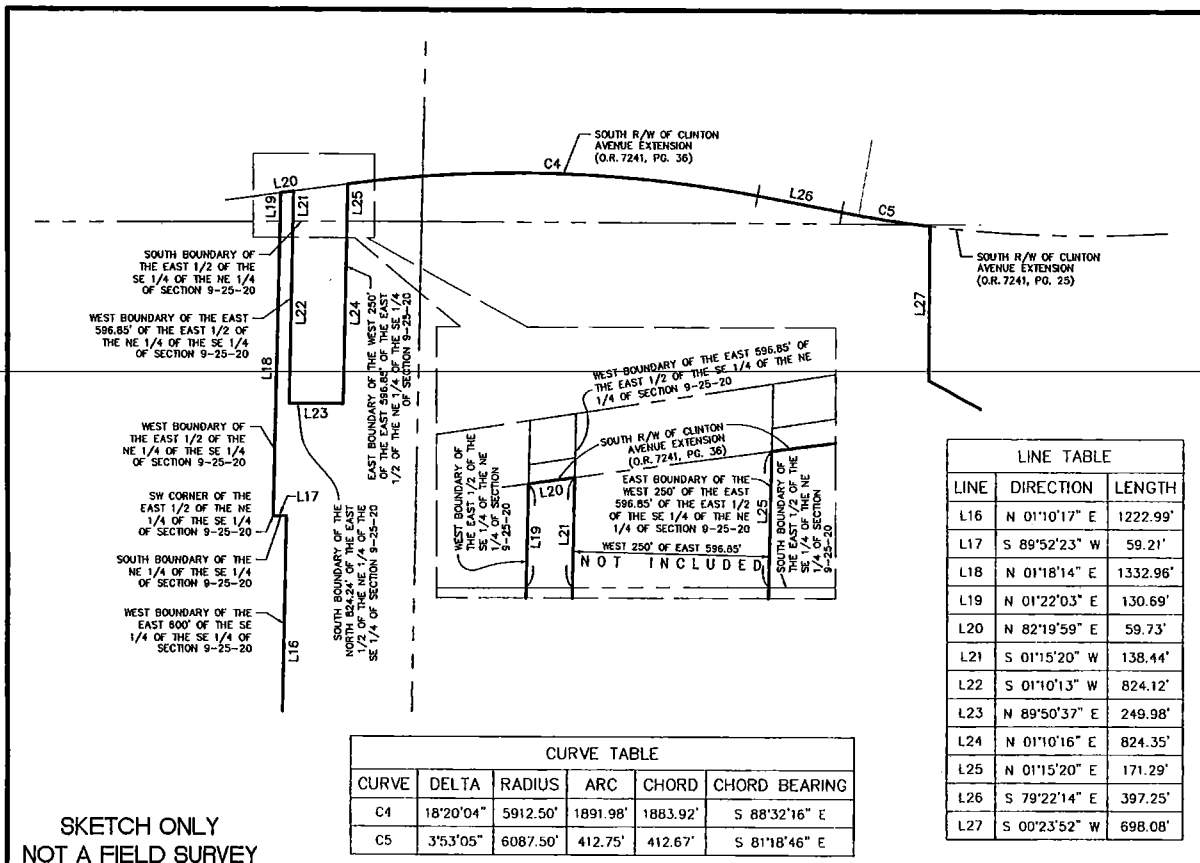
SHEET 2 OF 3
SEE SHEET 1
FOR DESCRIPTION

1/11/16 DESCRIPTION and SKETCH RR

MIRADA
CDD

PREPARED FOR
CR Pasco Development
Company, LLC

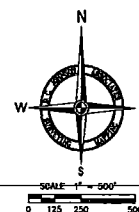
JOB NO. 1986-057A29.005 CHKD BY: DCJ



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C4	18°20'04"	5912.50'	1891.98'	1883.92'	S 88°32'16" E
C5	3°53'05"	6087.50'	412.75'	412.67'	S 81°18'46" E

LINE TABLE		
LINE	DIRECTION	LENGTH
L16	N 01°10'17" E	1222.99'
L17	S 89°52'23" W	59.21'
L18	N 01°18'14" E	1332.96'
L19	N 01°22'03" E	130.69'
L20	N 82°19'59" E	59.73'
L21	S 01°15'20" W	138.44'
L22	S 01°10'13" W	824.12'
L23	N 89°50'37" E	249.98'
L24	N 01°10'16" E	824.35'
L25	N 01°15'20" E	171.29'
L26	S 79°22'14" E	397.25'
L27	S 00°23'52" W	698.08'

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O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE

SHEET 3 OF 3
SEE SHEET 1
FOR DESCRIPTION

1/11/18 DESCRIPTION and SKETCH RR

MIRADA
CDD

PREPARED FOR
CR Pasco Development
Company, LLC

JOB NO. 1986-057A25.005 CHRD BY: DCJ

COMPOSITE EXHIBIT "C"

EXHIBIT “C-1”

**CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE
MIRADA COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that CR Pasco Development Company LLC, a Delaware limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

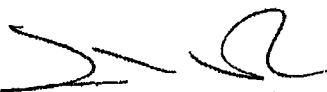
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 8th day of January, 2016.

CR PASCO DEVELOPMENT COMPANY LLC,
A Florida limited liability company

By: **CR PASCO INVESTORS LLC,**
a Delaware limited liability company
its sole member

By: **SUBSTANTIA CANNON, LLC,**
a Delaware limited liability company
its managing member

By: 

John Ryan, As Manager

Exhibit "A"



Rept: 1516902 Rec: 69.50
DS: 0.00 IT: 0.00
04/30/13 K. Kraengel, Dpty Clerk

Prepared by and return to:
Hobby & Hobby, P.A.
109 N. Brush Street Suite 250
Tampa, FL 33602
813-223-3338

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
04/30/13 04:15pm 1 of 8
OR BK 8865 PG 1339

[Space Above This Line For Recording data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)
(Cannon Ranch Parcels A & B)

This Indenture made this 30 day of April, 2013 between CANNON RANCH, LLC, a California limited liability company, NEW CITIES LAND COMPANY, INC., a California corporation, BATES PROPERTIES, INC., a California corporation, DAD PROPERTIES, LLC, a Florida limited liability company, and PROFESSIONAL LAND DEVELOPMENT, LLC, a Florida limited liability company, whose collective address is 8650 River Meadow Rd., Carmel, CA 93923, (collectively, "Grantor"), and CR PASCO DEVELOPMENT COMPANY LLC, a Delaware limited liability company whose address is 2052 N. Rocky Pointe Dr., Suite 1050, Tampa, FL 33607 ("Grantee"),

Witnesseth that said Grantor, for and in consideration of the sum of Ten AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, conveyed and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" (the "Property")

Together with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

Grantor does hereby fully warrant the title to the Property, and will defend the same against lawful claims of all persons whomsoever, subject only to the matters set forth on Exhibit "B" provided, however, reference to such matters shall not reimpose the same.

To have and to hold the Property, with the tenements, hereditaments and appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

[EXECUTION PAGES TO FOLLOW]

THE PROPERTY IS BEING CONVEYED PURSUANT TO THE ORDER CONFIRMING PLAN PROPONENTS' AMENDED JOINT PLAN OF REORGANIZATION (DOC. NOS. 368 AND 202) IN CASE NUMBERS 8:10-BK-02569-CPM AND 8:10-BK-23503-CPM, UNITED STATES BANKRUPTCY COURT, MIDDLE DISTRICT OF FLORIDA, TAMPA DIVISION, AND THIS INSTRUMENT IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO 11 U.S.C. SECTION 1146(a).


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


Signed, sealed and delivered in our presence:

CANNON RANCH, LLC,
a California limited liability company

By: NEW CITIES LAND COMPANY, INC.,
a California corporation, its Manager


Print Name: Clark P. Hobbs

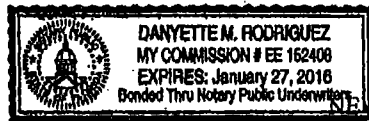
By: 
Lee E. Newell, President


Print Name: Danyette Rodriguez

State of Florida
County of Hillsborough

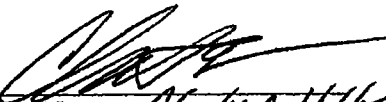
The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Lee E. Newell, as President of New Cities Land Company, Inc., a California corporation, as Manager of Cannon Ranch, LLC, a California limited liability company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

NEW CITIES LAND COMPANY, INC., a
California corporation


Print Name: Clark P. Hobbs

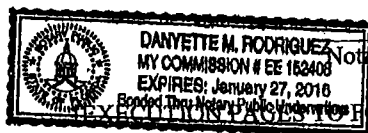
By: 
Lee E. Newell, President


Print Name: Danyette Rodriguez

State of Florida
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Lee E. Newell, as President of New Cities Land Company, Inc. a California corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

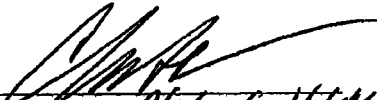
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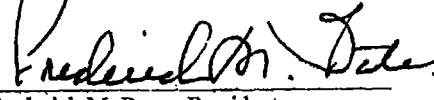


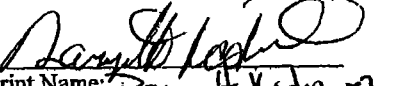

Notary Public

[EXHIBITION PAGES TO FOLLOW]

BATES PROPERTIES, INC., a
California corporation


Print Name: Charles F. Hoby

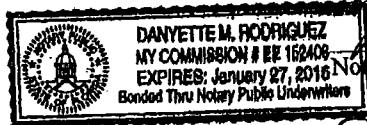
By: 
Frederick M. Bates, President

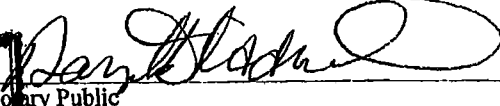

Print Name: Danyette M. Rodriguez

State of Florida
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Frederick M. Bates, as President of Bates Properties, Inc., a California corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

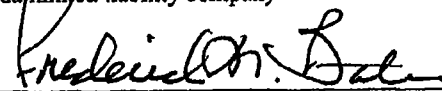
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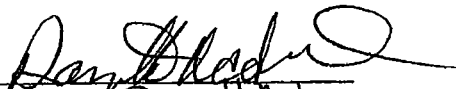



Notary Public

PROFESSIONAL LAND DEVELOPMENT, LLC,
a Florida limited liability company


Print Name: Charles F. Hoby

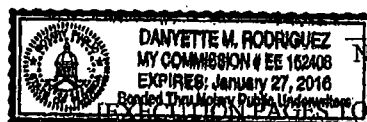
By: 
Frederick M. Bates, Authorized Signatory pursuant to Paragraph 15 of that certain Order Confirming Plan Proponents' Amended Joint Plan of Reorganization entered on November 10, 2011, by the United States Bankruptcy Court for the Middle District of Florida, Tampa Division, in the Chapter 11 Bankruptcy Case of Professional Land Development, LLC (case no. 8:10-bk-2569-CPM) and Chapter 11 Bankruptcy Case of Cannon Ranch, LLC (Case No. 8:10-bk-23503-CPM).


Print Name: Danyette M. Rodriguez

State of Florida
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Frederick M. Bates, as Authorized Signatory pursuant to Paragraph 15 of that certain Order Confirming Plan Proponents' Amended Joint Plan of Reorganization entered on November 10, 2011, by the United States Bankruptcy Court for the Middle District of Florida, Tampa Division, in the Chapter 11 Bankruptcy Case of Professional Land Development, LLC (case no. 8:10-bk-2569-CPM) and Chapter 11 Bankruptcy Case of Cannon Ranch, LLC (Case No. 8:10-bk-23503-CPM), on behalf of the company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

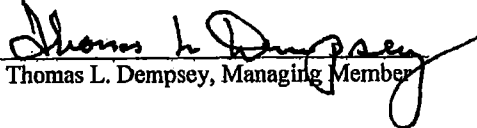


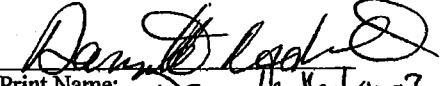

Notary Public

EXHIBITION PAGES TO FOLLOW]

DAD PROPERTIES, LLC,
a Florida limited liability company


Print Name: Charles E. Hickey

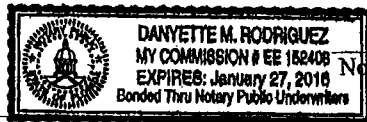
By: 
Thomas L. Dempsey, Managing Member


Print Name: Danyette Rodriguez

State of Florida
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 Thomas L. Dempsey, as Managing Member of DAD Properties, LLC, a California limited liability company, on behalf of the company. He ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A

A portion of Sections 10, 11, 14 and 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of said Section 10; thence along the East boundary of the Southeast 1/4 of said Section 10, N.00°07'52"W., a distance of 1,346.76 feet for a POINT OF BEGINNING; thence S.89°36'08"E., a distance of 4,030.65 feet to the West right-of-way of County Road 577 (Curley Street); thence along said West right-of-way of County Road 577 (Curley Street), the following seven (7) courses and distances: 1) S.00°15'59"W., 2,170.73 feet to a point of curvature; 2) Southerly 701.41 feet along the arc of a curve to the right, said curve having a radius of 1,000.00 feet, a central angle of 40°11'17", and a chord bearing and distance of S.20°21'38"W., 687.12 feet; 3) S.40°27'16"W., 167.05 feet; 4) N.89°46'21"W., 379.87 feet to a non-tangent point of curvature; 5) Southwesterly 948.88 feet along the arc of a curve to the left, said curve having a radius of 605.96 feet, a central angle of 89°43'13", and a chord bearing and distance of S.45°24'54"W., 854.86 feet; 6) S.00°33'31"W., 709.34 to a non-tangent point of curvature; 7) Southerly 48.09 feet along the arc of a curve to the left, said curve having a radius of 1,170.00 feet, a central angle of 02°21'17", and a chord bearing and distance of S.16°31'38"W., 48.08 feet to the North boundary of the South 665.00 feet of the North 3/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence along the North boundary of the South 665.00 feet of the North 3/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14, N.89°58'19"W., a distance of 1,300.69 feet to the East boundary of the West 1/2 of the Southwest 1/4 of said Section 14; thence along the East boundary of the West 1/2 of the Southwest 1/4 of said Section 14, S.00°00'23"W., a distance of 2,292.69 feet to the North right-of-way of Tyndall Road as described in Official Records Book 7241, Page 16, of the public records of Pasco County, Florida; thence along the North right-of-way of said Tyndall Road, S.89°50'56"W., a distance of 1,103.08 feet; thence N.00°03'42"E., a distance of 553.22 feet; thence N.89°36'08"W., a distance of 855.81 feet; thence N.00°23'52"E., a distance of 2,414.78 feet; thence N.89°36'08"W., a distance of 1,345.29 feet; thence N.00°23'52"E., a distance of 1,401.40 feet; thence S.89°36'08"E., a distance of 691.25 feet; thence N.00°23'52"E., a distance of 2,247.59 feet; thence S.89°36'08"E., a distance of 1,207.47 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any real property described in that certain Special Warranty Deed recorded in Official Records Book 6361, Page 830 and re-recorded in Official Records Book 6426, Page 861, both of the Public Records of Pasco County, Florida and that certain Corrective Warranty Deed recorded in Official Records Book 6914, Page 445 of the Public Records of Pasco County, Florida.

PARCEL B

A portion of Sections 9, 10, 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of said Section 10; thence along the South boundary of said Section 10, S.89°59'24"W., a distance of 1,219.93 feet for a POINT OF BEGINNING; thence S.00°23'52"W., a distance of 892.20 feet; thence N.89°36'08"W., a distance of 691.25 feet; thence S.00°23'52"W., a distance of 630.32 feet; thence N.89°36'08"W., a distance of 4,898.46 feet to the West boundary of the East 1/4 of said Section 16; thence along the West boundary of the East 1/4 of said Section 16, N.00°13'44"W., a distance of 1,481.87 feet to the Northwest corner of the East 1/4 of said Section 16; thence along the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°26'20"E., a distance of 110.00 feet to the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.89°57'11"E., a distance of 724.10 feet to the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'17"E., a distance of 1,222.99 feet to the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9, S.89°52'23"W., a distance of 59.21 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the

West boundary of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°18'14"E., a distance of 1,332.96 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°22'03"E., a distance of 130.69 feet to the South right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, of the public records of Pasco County Florida; thence along said South right-of-way of the proposed Clinton Avenue Extension, N.82°19'59"E., a distance of 59.73 feet to the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°15'20"W., a distance of 138.44 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°10'13"W., a distance of 824.12 feet to the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.89°50'37"E., a distance of 249.98 feet to the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'16"E., a distance of 824.35 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°15'20"E., a distance of 171.29 feet to a non-tangent point of curvature, said point being on the aforementioned South right-of-way of the proposed Clinton Avenue Extension; thence along the South right-of-way of said proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, and Official Records Book 7241, Page 25, both of the public records of Pasco County Florida, the following three (3) courses and distances: 1) Easterly 1,891.98 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 18°20'04", and a chord bearing and distance of S.88°32'16"E., 1,883.92 feet; 2) S.79°22'14"E., 397.25 feet to a point of curvature; 3) Easterly 412.75 feet along the arc of a curve to the left, said curve having a radius of 6,087.50 feet, a central angle of 03°53'05", and a chord bearing and distance of S.81°18'46"E., 412.67 feet; thence S.00°23'52"W., a distance of 1,284.09 feet; thence S.89°36'08"E., a distance of 1,906.75 feet; thence S.00°23'52"W., a distance of 1,355.39 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any real property described in that certain Special Warranty Deed recorded in Official Records Book 6361, Page 830 and re-recorded in Official Records Book 6426, Page 861, both of the Public Records of Pasco County, Florida and that certain Corrective Warranty Deed recorded in Official Records Book 6914, Page 445 of the Public Records of Pasco County, Florida.

PERMITTED EXCEPTIONS FOR PARCELS A & B

1. Taxes and assessments for the 2013 and all subsequent years.
2. Zoning and other governmental land use restrictions.
3. Per Boundary Survey from D.C. Johnson & Associates, Inc., Project No. 86057A26.00001 last dated April 24, 2013:
 - a. Fence along west boundary on Parcel B.
 - b. Clean out and sanitary sewer on south boundary of Clinton Avenue Extension along north boundary of Parcel B.
 - c. Underground gas marker along east boundary of Parcel B near NE corner of such parcel.
 - d. Barbed wire fence, tin shed, tin barn and 6' wide dirt trail shown in detail "E-E" and along east and south boundaries of Parcel A near C.R. 577 and Tyndall Road.
 - e. Overhead powerlines along east boundary of Parcel A near CR 577 (area near and including Detail "B" and Detail "C").
 - f. 50' right-of-way per Deed Book 33, Page 163 of the Public Records of Pasco County, Florida along eastern boundary of Parcel A.
4. Matters which an accurate survey or personal inspection of the property would disclose.
5. Notice of Adoption of Development Order for Cannon Ranch Development of Regional Impact recorded in O.R. Book 1801, Page 1842, together with Restated, Amended and Proposed Development of Regional Impact No. 163 Development Order Cannon Ranch Development Order recorded in O.R. Book 4564, Page 929, as amended in O.R. Book 4564, Page 955; O.R. Book 6027, Page 512 and O.R. Book 6035, Page 1270, together with A Resolution Amending, Consolidating, and Restating the Development Order for the Cannon Ranch Development of Regional Impact No. 163 recorded in O.R. Book 6072, Page 98 and Amended and Restated Development Agreement Between Pasco County and Cannon Ranch, LLC; New Cities Land Company, Inc.; Bates Properties, Inc.; DAD Properties, LLC; Belle Verde East Community Development District; Belle Verde Golf CDD; Belle Verde Lake CDD; and Cannon Ranch Co-Tenancy; for Cannon Ranch Development of Regional Impact No. 163 recorded in O.R. Book 7932, Page 440, Public Records of Pasco County, Florida.
6. Road rights-of-way reserved or conveyed by deed recorded in Deed Book 33, Page 163, Public Records of Pasco County, Florida, provided for information only.
7. Easements in favor of Tampa Electric Company recorded in O.R. Book 1236, Page 1967, Public Records of Pasco County, Florida.
8. Drainage Easement in favor of the State of Florida recorded in O.R. Book 54, Page 95, Public Records of Pasco County, Florida.
9. Borrow Pit Easement in favor of the State of Florida recorded in O.R. Book 54, Page 93, Public Records of Pasco County, Florida.
10. Easement in favor of Tampa Electric Company recorded in O.R. Book 5406, Page 1829, Public Records of Pasco County, Florida.
11. Easement and Memorandum of Agreement recorded in O.R. Book 6213, Page 568, Public Records of Pasco County, Florida.

12. Notices of Establishment of the Bella Verde Golf Community Development District recorded in O.R. Book 6896, Page 520; O.R. Book 6896, Page 524 and O.R. Book 6896, Page 528, Public Records of Pasco County, Florida.
13. Declarations of Consent to Jurisdiction of Bella Verde Golf Community Development District and to Imposition of Special Assessments recorded in O.R. Book 7349, Page 1009 and O.R. Book 7743, Page 349, Public Records of Pasco County, Florida.
14. Perpetual Deed of Conservation Easement recorded in O.R. Book 7895, Page 235, Public Records of Pasco County, Florida.
15. Rights of lessee pursuant to that certain Lease Agreement between Cannon Ranch, LLC, a California limited liability company New Cities Land Company, Inc., a California corporation, Bates Properties, Inc., a California corporation, DAD Properties, LLC, a Florida limited liability company and Professional Land Development, LLC, a Florida limited liability company, collectively, as lessor, and Southwest Cattle Co. Inc., a Florida corporation, n/k/a Southwest Cattle Company, a Florida limited liability company, as lessee ("Lessee"), dated December 25, 2009.

EXHIBIT “C-2”

**CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE
MIRADA COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that CR Pasco Development Company LLC, a Delaware limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

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

Executed this 8th day of January, 2016.

CRCG ONE LP,
a Delaware limited partnership

By: **CRGP INC.,**
a Delaware corporation
its General Partner

By: 
John M. Ryan, President

Exhibit "A"

Prepared by and return to:
Hobby & Hobby, P.A.
109 N. Brush Street Suite 250
Tampa, FL 33602
813-223-3338



2013075076
Rcpt: 1516902 Rec: 61.00
DS: 0.00 IT: 0.00
04/30/13 K. Kraengel, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
04/30/13 04:15pm 1 of 7
OR BK 8865 PG 1347

[Space Above This Line For Recording data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)
(Cannon Ranch Parcel C)

This Indenture made this 30 day of April, 2013 between CANNON RANCH, LLC, a California limited liability company, NEW CITIES LAND COMPANY, INC., a California corporation, BATES PROPERTIES, INC., a California corporation, DAD PROPERTIES, LLC, a Florida limited liability company, and PROFESSIONAL LAND DEVELOPMENT, LLC, a Florida limited liability company, whose collective address is 8650 River Meadow Rd., Carmel, CA 93923, (collectively, "Grantor"), and CRCG ONE LP, a Delaware limited partnership, whose address is 2052 N. Rocky Pointe Dr., Suite 1050, Tampa, FL 33607 ("Grantee"),

Witnesseth that said Grantor, for and in consideration of the sum of Ten AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, conveyed and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" (the "Property")

Together with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

Grantor does hereby fully warrant the title to the Property, and will defend the same against lawful claims of all persons whomsoever, subject only to the matters set forth on Exhibit "B," provided, however, reference to such matters shall not reimpose the same.

To have and to hold the Property, with the tenements, hereditaments and appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

[EXECUTION PAGES TO FOLLOW]

THE PROPERTY IS BEING CONVEYED PURSUANT TO THE ORDER CONFIRMING PLAN PROPONENTS' AMENDED JOINT PLAN OF REORGANIZATION (DOC. NOS. 368 AND 202) IN CASE NUMBERS 8:10-BK-02569-CPM AND 8:10-BK-23503-CPM, UNITED STATES BANKRUPTCY COURT, MIDDLE DISTRICT OF FLORIDA, TAMPA DIVISION, AND THIS INSTRUMENT IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO 11 U.S.C. SECTION 1146(a).

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

Signed, sealed and delivered in our presence:

CANNON RANCH, LLC,
a California limited liability company

By: NEW CITIES LAND COMPANY, INC.,
a California corporation, its Manager


Print Name: Clark E. Hobbie

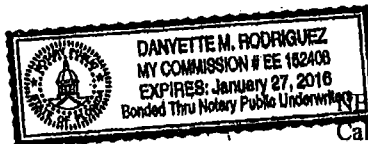

Print Name: Danyette Rodriguez

By: 
Lee E. Newell, President

State of Florida
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Lee E. Newell, as President of New Cities Land Company, Inc., a California corporation, as Manager of Cannon Ranch, LLC, a California limited liability company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

NEW CITIES LAND COMPANY, INC., a
California corporation


Print Name: Clark E. Hobbie

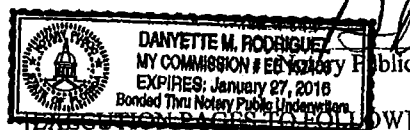

Print Name: Danyette Rodriguez

By: 
Lee E. Newell, President

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Lee E. Newell, as President of New Cities Land Company, Inc. a California corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



BATES PROPERTIES, INC., a
California corporation

[Signature]
Print Name: Charles C. Hilly

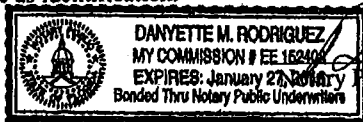
By: [Signature]
Frederick M. Bates, President

[Signature]
Print Name: Danyette M. Rodriguez

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Frederick M. Bates, as President of Bates Properties, Inc., a California corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



PROFESSIONAL LAND DEVELOPMENT, LLC,
a Florida limited liability company

[Signature]
Print Name: Charles C. Hilly

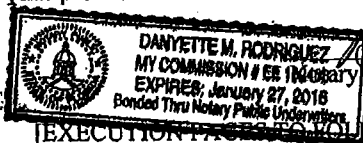
By: [Signature]
Frederick M. Bates, Authorized Signatory pursuant to Paragraph 15 of that certain Order Confirming Plan Proponents' Amended Joint Plan of Reorganization entered on November 10, 2011, by the United States Bankruptcy Court for the Middle District of Florida, Tampa Division, in the Chapter 11 Bankruptcy Case of Professional Land Development, LLC (case no. 8:10-bk-2569-CPM) and Chapter 11 Bankruptcy Case of Cannon Ranch, LLC (Case No. 8:10-bk-23503-CPM).

[Signature]
Print Name: Danyette M. Rodriguez

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Frederick M. Bates, as Authorized Signatory pursuant to Paragraph 15 of that certain Order Confirming Plan Proponents' Amended Joint Plan of Reorganization entered on November 10, 2011, by the United States Bankruptcy Court for the Middle District of Florida, Tampa Division, in the Chapter 11 Bankruptcy Case of Professional Land Development, LLC (case no. 8:10-bk-2569-CPM) and Chapter 11 Bankruptcy Case of Cannon Ranch, LLC (Case No. 8:10-bk-23503-CPM), on behalf of the company. He ☒ is personally known to me or ☒ has produced a driver's license as identification.


[Notary Seal]



[EXECUTION PAGE 2 OF 2 FOLLOW]

DAD PROPERTIES, LLC,
a Florida limited liability company


Print Name: Charles C. Hobbins

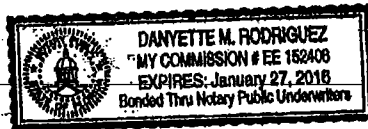
By: 
Thomas L. Dempsey, Managing Member


Print Name: Danyette Rodriguez

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 Thomas L. Dempsey, as Managing Member of DAD Properties, LLC, a California limited liability company, on behalf of the company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

EXHIBIT "A"LEGAL DESCRIPTION FOR PARCEL C

A portion of Sections 10 and 11, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of said Section 10; thence along the East boundary of the Southeast 1/4 of said Section 10, N.00°07'52"W., a distance of 1,346.76 feet for a POINT OF BEGINNING; thence N.89°36'08"W., a distance of 3,114.22 feet; thence N.00°23'52"E., a distance of 1,284.09 feet to a non-tangent point of curvature, said point being on the South right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 25, of the public records of Pasco County Florida; thence along the South right-of-way of said proposed Clinton Avenue Extension the following two (2) courses and distances: 1) Easterly 697.08 feet along the arc of a curve to the left, said curve having a radius of 6,087.50 feet, a central angle of 06°33'39", and a chord bearing and distance of S.86°32'08"E., 696.70 feet; 2) S.89°48'58"E., a distance of 6,446.30 feet to the West right-of-way of County Road 577 (Curley Street); thence along said West right-of-way of County Road 577 (Curley Street), S.00°15'59"W., a distance of 1,270.91 feet; thence N.89°36'08"W., a distance of 4,030.65 feet to the POINT OF BEGINNING.

AND

A portion of the Northwest 1/4 of Section 10, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of the Northeast 1/4 of said Section 10; thence along the East boundary of the Northeast 1/4 of said Section 10, N.00°07'53"W., a distance of 125.15 feet to the North right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 25, and Official Records Book 7241, Page 36, both of the public records of Pasco County Florida; thence along the North right-of-way of said proposed Clinton Avenue Extension the following five (5) courses and distances: 1) N.89°48'58"W., 2,405.98 feet to a point of curvature; 2) Westerly 554.28 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 05°22'17", and a chord bearing and distance of N.87°07'50"W., 554.07 feet for a POINT OF BEGINNING; 3) continue Westerly 523.64 feet along the arc of said curve, through a central angle of 05°04'28", and a chord bearing and distance of N.81°54'27"W., 523.47 feet; 4) N.79°22'14"W., 397.25 feet to a point of curvature; 5) Westerly 1,285.00 feet along the arc of a curve to the left, said curve having a radius of 6,087.50 feet, a central angle of 12°05'40", and a chord bearing and distance of N.85°25'04"W., 1,282.62 feet to a non-tangent point of curvature, said point being on the Southerly right-of-way of State Road 52 as described in Official Records Book 7241, Page 36, of the public records of Pasco County, Florida; thence along the Southerly right-of-way of said State Road 52, the following two (2) courses and distances: 1) Northeasterly 20.67 feet along the arc of a curve to the left, said curve having a radius of 868.94 feet, a central angle of 01°21'46", and a chord bearing and distance of N.52°56'41"E., 20.67 feet; 2) N.52°15'48"E., 1,608.84 feet to the Northwest corner of that certain parcel described in Official Records Book 8765, Page 1465, of the public records of Pasco County, Florida; thence along the Westerly boundary of said certain parcel, the following six (6) courses and distances: 1) S.37°44'12"E., 578.97 feet to a point of curvature; 2) Southeasterly 208.80 feet along the arc of a curve to the right, said curve having a radius of 625.00 feet, a central angle of 19°08'30", and a chord bearing and distance of S.28°09'57"E., 207.83 feet; 3) N.71°24'18"E., 214.92 feet; 4) N.88°23'39"E., 34.95 feet; 5) S.58°26'49"E., 248.41 feet; 6) S.00°27'39"W., 545.00 feet to the POINT OF BEGINNING.

AND

A portion of Sections 10 and 11, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of the Northeast 1/4 of said Section 10; thence along the East boundary of the Northeast 1/4 of said Section 10, N.00°07'53"W., a distance of 125.15 feet for a POINT OF BEGINNING, said point being on the North right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 25, of the public records of Pasco County Florida; thence along the North right-of-way of said proposed Clinton Avenue Extension the following two (2) courses and distances: 1); thence N.89°48'58"W., 2,405.98 feet to a point of curvature; 2) Westerly 28.58 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 00°16'37", and a chord bearing and distance of

N.89°40'39"W., 28.58 feet to the Southeast corner of that certain parcel described in Official Records Book 8765, Page 1465, of the public records of Pasco County, Florida; thence along the East boundary of said certain parcel, N.00°27'39"E., a distance of 782.05 feet to the Southerly most corner of the Jerome G. Schrader et al parcel as described in Official Records Book 4107, Page 921, of the public records of Pasco County, Florida; thence along the Southeast boundary of said Jerome G. Schrader et al parcel, N.52°20'35"E., a distance of 683.76 feet to the North boundary of the South 1/2 of the Northeast 1/4 of said Section 10; thence along the North boundary of the South 1/2 of the Northeast 1/4 of said Section 10, S.89°53'15"E., a distance of 1,884.18 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 10, the same being the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence along the North boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 11, S.89°50'27"E., a distance of 1,386.81 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence along the East boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 11, S.00°14'35"W., a distance of 1,204.52 feet to the aforementioned North right-of-way of the proposed Clinton Avenue Extension; thence along said North right-of-way of the proposed Clinton Avenue Extension, N.89°48'58"W., a distance of 1,378.94 feet to the POINT OF BEGINNING.

AND

A portion of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:
For a Point of Reference commence at the Southwest corner of the Northwest 1/4 of said Section 11; thence along the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 11, S.89°49'19"E., a distance of 1,378.13 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence along the South boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 11, S.89°48'58"E., a distance of 1,378.23 feet to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 11; thence along the West boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 11, N.00°38'45"E., a distance of 125.01 feet for a POINT OF BEGINNING, said point being on the North right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 25, of the public records of Pasco County Florida; thence departing said North right-of-way of the proposed Clinton Avenue Extension and continuing along the West boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 11, N.00°38'45"E., a distance of 240.14 feet to the South boundary of the North 300 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 11; thence along the South boundary of the North 300 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 11, S.89°49'34"E., a distance of 1,280.93 feet to the West right-of-way of County Road 577 (Curley Street) as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along the West right-of-way of said County Road 577 (Curley Street), S.00°15'59"W., a distance of 240.35 feet to the aforementioned North right-of-way of the proposed Clinton Avenue Extension; thence along said North right-of-way of the proposed Clinton Avenue Extension, N.89°48'58"W., a distance of 1,282.52 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any real property described in that certain Special Warranty Deed recorded in Official Records Book 6361, Page 830 and re-recorded in Official Records Book 6426, Page 861, both of the Public Records of Pasco County, Florida and that certain Corrective Warranty Deed recorded in Official Records Book 6914, Page 445 of the Public Records of Pasco County, Florida.

PERMITTED EXCEPTIONS FOR PARCEL C

1. Taxes and assessments for the 2013 and all subsequent years.
2. Zoning and other governmental land use restrictions.
3. Per Boundary Survey from D.C. Johnson & Associates, Inc., Project No. 86057A26.00001 last dated April 24, 2013:
 - a. Blow off valves, gate valves, sanitary sewer and five hydrants along north right-of-way of Clinton Avenue Extension along south boundary of Parcel C.
 - b. Driveway extending into S.R. 52 from Parcel C.
 - c. Barbed wire fence and hog wire fence along the north boundary of the SW ¼ of the NE ¼ of Section 11-25-20 and barbed wire fence along C.R. 577 affecting same parcel.
 - d. Barbed wire fence, hog wire fence, chain link fence, gate tin covered area shown in detail "A-A" along north and west boundary of SW ¼ of the NE ¼ of Section 11-25-20.
4. Notice of Adoption of Development Order for Cannon Ranch Development of Regional Impact recorded in O.R. Book 1801, Page 1842, together with Restated, Amended and Proposed Development of Regional Impact No. 163 Development Order Cannon Ranch Development Order recorded in O.R. Book 4564, Page 929, as amended in O.R. Book 4564, Page 955; O.R. Book 6027, Page 512 and O.R. Book 6035, Page 1270, together with A Resolution Amending, Consolidating, and Restating the Development Order for the Cannon Ranch Development of Regional Impact No. 163 recorded in O.R. Book 6072, Page 98 and Amended and Restated Development Agreement Between Pasco County and Cannon Ranch, LLC; New Cities Land Company, Inc.; Bates Properties, Inc.; DAD Properties, LLC; Belle Verde East Community Development District; Belle Verde Golf CDD; Belle Verde Lake CDD; and Cannon Ranch Co-Tenancy; for Cannon Ranch Development of Regional Impact No. 163 recorded in O.R. Book 7932, Page 440, Public Records of Pasco County, Florida.
5. Class I, Commercial Development Review-Cannon Ranch Temporary Sales Center Preliminary/Construction Site Plan (Project No. IPR04-161) recorded in O.R. Book 6204, Page 730, Public Records of Pasco County, Florida.
6. Easement and Memorandum of Agreement recorded in O.R. Book 6213, Page 568, Public Records of Pasco County, Florida.
7. Notices of Establishment of the Bella Verde Golf Community Development District recorded in O.R. Book 6896, Page 520; O.R. Book 6896, Page 524 and O.R. Book 6896, Page 528, Public Records of Pasco County, Florida.
8. Declarations of Consent to Jurisdiction of Bella Verde Golf Community Development District and to Imposition of Special Assessments recorded in O.R. Book 7349, Page 1009 and O.R. Book 7743, Page 349, Public Records of Pasco County, Florida.
9. Perpetual Deed of Conservation Easement recorded in O.R. Book 7895, Page 235, Public Records of Pasco County, Florida.
10. Rights of lessee pursuant to that certain Lease Agreement between Cannon Ranch, LLC, a California limited liability company New Cities Land Company, Inc., a California corporation, Bates Properties, Inc., a California corporation, DAD Properties, LLC, a Florida limited liability company and Professional Land Development, LLC, a Florida limited liability company, collectively, as lessor, and Southwest Cattle Co. Inc., a Florida corporation, n/k/a Southwest Cattle Company, a Florida limited liability company, as lessee ("Lessee"), dated December 25, 2009.

EXHIBIT “C-3”

**CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE
MIRADA COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that CR Pasco Development Company LLC, a Delaware limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

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

Executed this 8th day of January, 2016.

CRCG TWO LP,
a Delaware limited partnership

By: **CRGP INC.,**
a Delaware corporation
its General Partner

By: 
John M. Ryan, President

Exhibit "A"



Prepared by and return to:
Hobby & Hobby, P.A.
109 N. Brush Street Suite 250
Tampa, FL 33602
813-223-3338

Rept: 1516902 Rec: 52.50
DS: 0.00 IT: 0.00
04/30/13 K. Kraengel, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
04/30/13 04:15pm 1 of 6
OR BK 8865 PG 1354

[Space Above This Line For Recording data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)
(Cannon Ranch Parcel D)

This Indenture made this 30 day of April, 2013 between CANNON RANCH, LLC, a California limited liability company, NEW CITIES LAND COMPANY, INC., a California corporation, BATES PROPERTIES, INC., a California corporation, DAD PROPERTIES, LLC, a Florida limited liability company, and PROFESSIONAL LAND DEVELOPMENT, LLC, a Florida limited liability company, whose collective address is 8650 River Meadow Rd., Carmel, CA 93923, (collectively, "Grantor"), and CRCG TWO LP, a Delaware limited partnership, whose address is 2052 N. Rocky Pointe Dr., Suite 1050, Tampa, FL 33607 ("Grantee"),

Witnesseth that said Grantor, for and in consideration of the sum of Ten AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, conveyed and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" (the "Property")

Together with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

Grantor does hereby fully warrant the title to the Property, and will defend the same against lawful claims of all persons whomsoever, subject only to the matters set forth on Exhibit "B," provided, however, reference to such matters shall not reimpose the same.

To have and to hold the Property, with the tenements, hereditaments and appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

[EXECUTION PAGES TO FOLLOW]

THE PROPERTY IS BEING CONVEYED PURSUANT TO THE ORDER CONFIRMING PLAN PROPONENTS' AMENDED JOINT PLAN OF REORGANIZATION (DOC. NOS. 368 AND 202) IN CASE NUMBERS 8:10-BK-02569-CPM AND 8:10-BK-23503-CPM, UNITED STATES BANKRUPTCY COURT, MIDDLE DISTRICT OF FLORIDA, TAMPA DIVISION, AND THIS INSTRUMENT IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO 11 U.S.C. SECTION 1146(a).

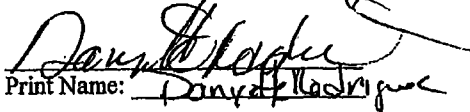
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

CANNON RANCH, LLC,
a California limited liability company

By: NEW CITIES LAND COMPANY, INC.,
a California corporation, its Manager


Print Name: Charles E. Haddy

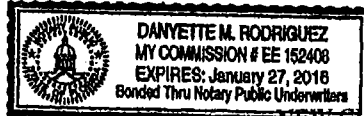

Print Name: Danyette Rodriguez

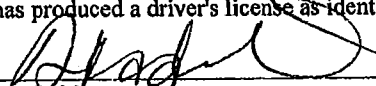
By: 
Lee E. Newell, President

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Lee E. Newell, as President of New Cities Land Company, Inc., a California corporation, as Manager of Cannon Ranch, LLC, a California limited liability company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

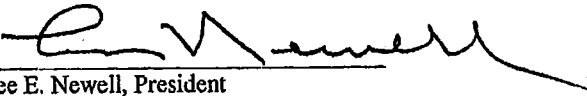



Notary Public

NEW CITIES LAND COMPANY, INC., a
California corporation


Print Name: Charles E. Haddy

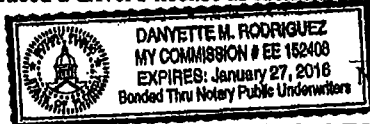

Print Name: Danyette Rodriguez

By: 
Lee E. Newell, President

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Lee E. Newell, as President of New Cities Land Company, Inc. a California corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.


[Notary Seal]





Notary Public

[EXECUTION PAGES TO FOLLOW]

BATES PROPERTIES, INC., a
California corporation


Print Name: Charles G. Hilly

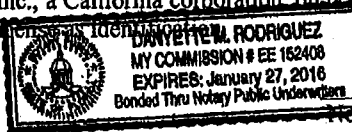
By: 
Frederick M. Bates, President

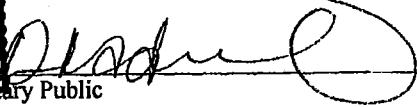

Print Name: Danyette Rodriguez

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Frederick M. Bates, as President of Bates Properties, Inc., a California corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

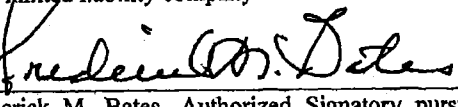
[Notary Seal]




Notary Public

PROFESSIONAL LAND DEVELOPMENT, LLC,
a Florida limited liability company


Print Name: Charles G. Hilly

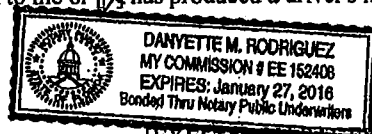
By: 
Frederick M. Bates, Authorized Signatory pursuant to Paragraph 15 of that certain Order Confirming Plan Proponents' Amended Joint Plan of Reorganization entered on November 10, 2011, by the United States Bankruptcy Court for the Middle District of Florida, Tampa Division, in the Chapter 11 Bankruptcy Case of Professional Land Development, LLC (case no. 8:10-bk-2569-CPM) and Chapter 11 Bankruptcy Case of Cannon Ranch, LLC (Case No. 8:10-bk-23503-CPM).



Print Name: Danyette Rodriguez

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Frederick M. Bates, as Authorized Signatory pursuant to Paragraph 15 of that certain Order Confirming Plan Proponents' Amended Joint Plan of Reorganization entered on November 10, 2011, by the United States Bankruptcy Court for the Middle District of Florida, Tampa Division, in the Chapter 11 Bankruptcy Case of Professional Land Development, LLC (case no. 8:10-bk-2569-CPM) and Chapter 11 Bankruptcy Case of Cannon Ranch, LLC (Case No. 8:10-bk-23503-CPM), on behalf of the company. He ☒ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



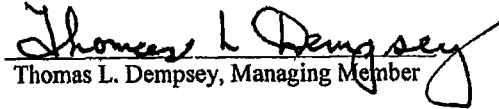

Notary Public

[EXECUTION PAGES TO FOLLOW]

DAD PROPERTIES, LLC,
a Florida limited liability company


Print Name: Charlotte C. Hobbs


Print Name: Danyette Rodriguez

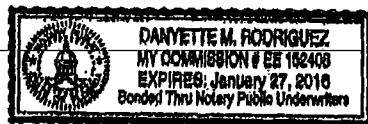
By: 
Thomas L. Dempsey, Managing Member

OR BK 8865 PG 1357
4 of 6

State of FL
County of Hillsborough

The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 Thomas L. Dempsey, as Managing Member of DAD Properties, LLC, a California limited liability company, on behalf of the company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION FOR PARCEL D

A portion of Sections 14, 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southeast corner of said Section 16; thence along the South boundary of said Section 16, S.89°57'06"W., a distance of 1,334.60 feet to the Southwest corner of the East 1/4 of said Section 16; thence along the West boundary of the East 1/4 of said Section 16, N.00°13'44"W., a distance of 3,823.50 feet; thence S.89°36'08"E., a distance of 4,898.46 feet; thence S.00°23'52"W., a distance of 771.08 feet; thence S.89°36'08"E., a distance of 1,345.29 feet; thence S.00°23'52"W., a distance of 2,414.78 feet; thence S.89°36'08"E., a distance of 855.81 feet; thence S.00°03'42"W., a distance of 553.22 feet to the North right-of-way of Tyndall Road as described in Official Records Book 7241, Page 16, of the public records of Pasco County, Florida; thence along the North right-of-way of said Tyndall Road the following two (2) courses and distances: 1), S.89°50'56"W., 2,659.41 feet; 2) S.13°38'58"W., 22.08 feet to the South boundary of said Section 15; thence along the South boundary of said Section 15, S.89°53'44"W., a distance of 3,062.19 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any real property described in that certain Special Warranty Deed recorded in Official Records Book 6361, Page 830 and re-recorded in Official Records Book 6426, Page 861, both of the Public Records of Pasco County, Florida and that certain Corrective Warranty Deed recorded in Official Records Book 6914, Page 445 of the Public Records of Pasco County, Florida.

PERMITTED EXCEPTIONS FOR PARCEL D

1. Taxes and assessments for the 2013 and all subsequent years.
2. Zoning and other governmental land use restrictions.
3. Per Boundary Survey from D.C. Johnson & Associates, Inc., Project No. 86057A26.00001 last dated April 24, 2013:
 - a. Barbed wire fence along west boundary of Parcel D.
 - b. Barbed wire fence, pond and overhead power poles and line long south boundary of Parcel D.
4. Notice of Adoption of Development Order for Cannon Ranch Development of Regional Impact recorded in O.R. Book 1801, Page 1842, together with Restated, Amended and Proposed Development of Regional Impact No. 163 Development Order Cannon Ranch Development Order recorded in O.R. Book 4564, Page 929, as amended in O.R. Book 4564, Page 955; O.R. Book 6027, Page 512 and O.R. Book 6035, Page 1270, together with A Resolution Amending, Consolidating, and Restating the Development Order for the Cannon Ranch Development of Regional Impact No. 163 recorded in O.R. Book 6072, Page 98 and Amended and Restated Development Agreement Between Pasco County and Cannon Ranch, LLC; New Cities Land Company, Inc.; Bates Properties, Inc.; DAD Properties, LLC; Belle Verde East Community Development District; Belle Verde Golf CDD; Belle Verde Lake CDD; and Cannon Ranch Co-Tenancy; for Cannon Ranch Development of Regional Impact No. 163 recorded in O.R. Book 7932, Page 440, Public Records of Pasco County, Florida.
5. Easement and Memorandum of Agreement recorded in O.R. Book 6213, Page 568, Public Records of Pasco County, Florida.
6. Notices of Establishment of the Bella Verde Golf Community Development District recorded in O.R. Book 6896, Page 520; O.R. Book 6896, Page 524 and O.R. Book 6896, Page 528, Public Records of Pasco County, Florida.
7. Declarations of Consent to Jurisdiction of Bella Verde Golf Community Development District and to Imposition of Special Assessments recorded in O.R. Book 7349, Page 1009 and O.R. Book 7743, Page 349, Public Records of Pasco County, Florida.
8. Perpetual Deed of Conservation Easement recorded in O.R. Book 7895, Page 235, Public Records of Pasco County, Florida.
9. Rights of lessee pursuant to that certain Lease Agreement between Cannon Ranch, LLC, a California limited liability company New Cities Land Company, Inc., a California corporation, Bates Properties, Inc., a California corporation, DAD Properties, LLC, a Florida limited liability company and Professional Land Development, LLC, a Florida limited liability company, collectively, as lessor, and Southwest Cattle Co. Inc., a Florida corporation, n/k/a Southwest Cattle Company, a Florida limited liability company, as lessee ("Lessee"), dated December 25, 2009.

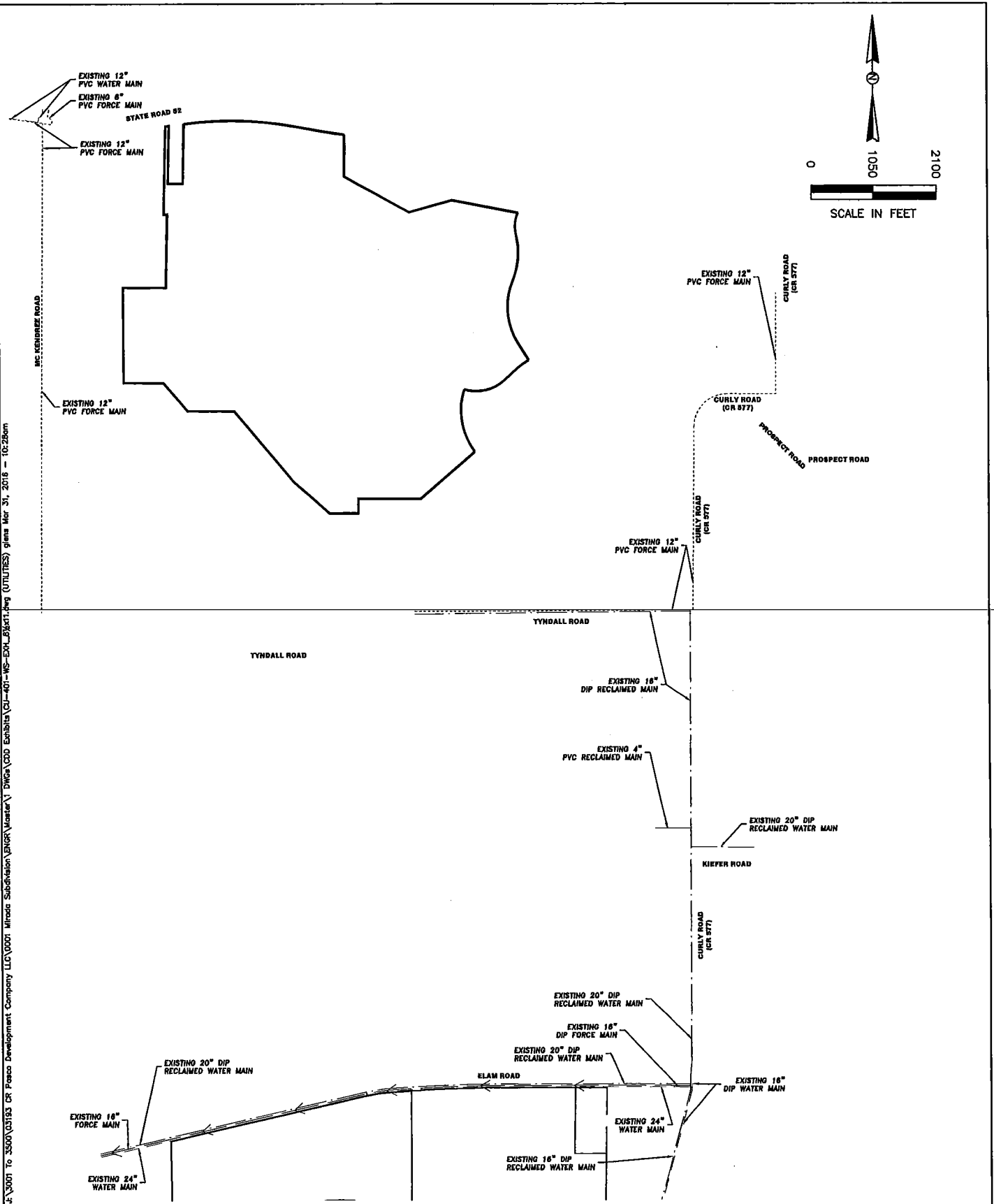
EXHIBIT “D”

Exhibit "D"

Initial Board of Supervisors Mirada Community Development District

1. Michael Lawson
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178
2. Doug Draper
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178
3. Lori Price
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178
4. Sean O'Connor
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178
5. Ted Sanders
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178

EXHIBIT “E”



x:\3001 To 3500\03183 CR Fosco Development Company LLC\0001 Mirada Subdivision\ENG\Water\ DWG\000 Exhibits\01-401-WS-EXH-8641.dwg (UTILITIES) gina Mar 31, 2016 - 10:28am



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

MAJOR UTILITY TRUNK LINES MIRADA

SEC TWP RGE 10,11,14,15-25S-20E	JOB NUMBER 03193.0001	DRAWN BY SANDOVAL	DATE 03-31-2016	SHEET 1
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EXHIBIT “F”

Mirada

Description	Phase 1 2016	Phases 2-5 2017-2020	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$1,366,10	\$2,136,700	\$3,502,800
Consultant / Management Fees	\$940,095	\$1,470,405	\$2,410,500
Earthwork - Storm Water Management	\$3,820,10	\$5,974,900	\$9,795,000
Roads	\$4,314,700	\$4,314,700	\$8,629,400
Potable Water	\$656,400	\$1,026,600	\$1,683,000
Sanitary Sewer	\$919,000	\$1,437,200	\$2,356,200
Dry Utilities Trenching	\$327,600	\$672,400	\$1,000,000
Offsite ¹	\$2,500,000	\$1,000,000	\$3,500,000
Landscaping/Irrigation/Hardscape/Recreation	\$10,000,000	\$2,000,000	\$12,000,000
Permit Fees and Impact Fees ²	\$494,000	\$4,198,000	\$4,692,000
Contingency	\$238,300	\$1,115,500	\$1,353,800
Total	\$25,576,295	\$25,346,405	\$50,922,700

¹ The total expenditure by the CDD for the off-site improvements shall be limited by the provisions of Section 190.012(1)(g) and (h), Florida Statutes, and shall not exceed the total costs of off-site improvements required due to the impact of the development within the CDD that are required pursuant to the Pasco County MPUD Rezoning Petition No. 5634, as may be amended or modified by any subsequent rezoning.

² The CDD may not expend funds for the payment of impact fees from the CDD to Pasco County unless the CDD enters into an Utilities Services Agreement with Pasco County and said expenditure for impact fees shall be equal to the required fees.

MIRADA COMMUNITY DEVELOPMENT DISTRICT

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation and Maintenance
Earthwork	CDD	--	--
Subdivision Roadways and Alleys ²	CDD	CDD	CDD
Collector and Arterial Roadways ³	CDD	County	County
Offsite Road & Utilities ¹	CDD	County	County
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Drainage Storm	CDD	CDD	CDD
Security/Landscaping/Hardscape	CDD	CDD	CDD
Recreational Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	--	--

¹Pasco County Utilities will only maintain lines in public rights-a-way or County owned easements. The County shall not own or maintain on-site utilities within the boundaries of the CDD.

²Roadways, entrances or similar improvements that are not constructed to county standards including use of materials, such as wood, will be owned and maintained by the CDD or other community associations with a recorded public easement over such portion.

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

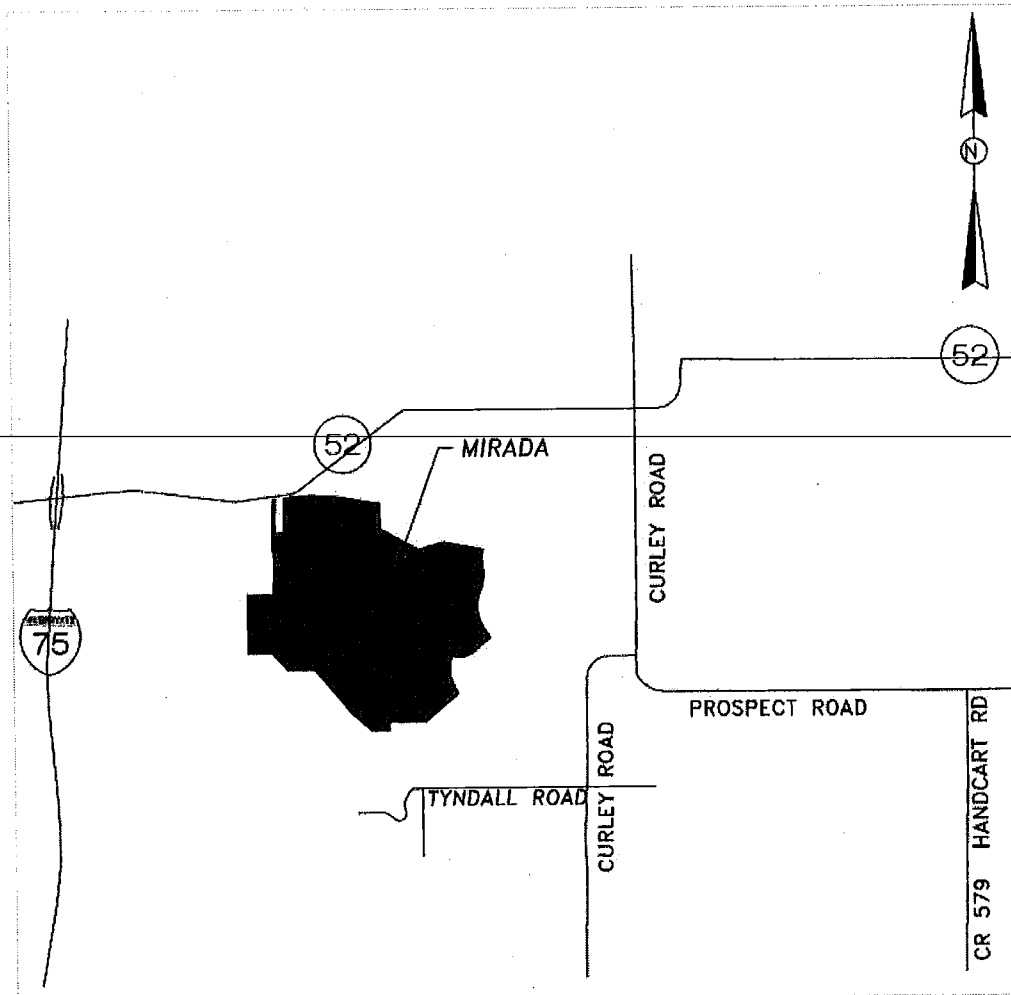
³Collector and Arterial roadways will be maintained by County.

* The CDD or other community associations will be responsible for maintenance of sidewalks, multipurpose paths and trails and drainage facilities within the County right-of-way and non County right-of-way pursuant to Pasco County requirements within the boundaries of the CDD.

EXHIBIT “G”

Statement of Estimated Regulatory Costs For Establishment of the

Mirada Community Development District



April 4, 2016

Prepared by
DPFG, Inc.
1060 Maitland Center Commons Blvd. | Suite 340
Maitland, FL 32751
www.dpfg.com

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A. EXECUTIVE SUMMARY

The Petitioner, **CR Pasco Development Company, LLC**, seeks to establish a community development district to be known as Mirada Community Development District (the "District"). This Statement of Estimated Regulatory Costs (the "SERC") is a component of the petition filed with the Pasco County Board of County Commissioners (the "County"), to establish the District in accordance with Chapter 190.005, Florida Statutes, and designating the land area for which the District would manage and finance the delivery of basic services.

With respect to this establishment, this document determines that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the establishment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

The establishment of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to establish the boundaries of the District in accordance with Chapter 190.005, Florida Statutes, and to provide for the best alternative to deliver community development services and facilities to the proposed community.

Specifically, Section 190.005(1)(a)8, Florida Statutes requires, as part of the petition, a SERC being prepared pursuant to Section 120.541 Florida Statutes. A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders as such powers remain with the local general-purpose government. According to Section 190.004(3), Florida Statutes, *"The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government."*

In addition, the parameters for the review and evaluation of CDD petitions are set forth in Section 190.002(2)(d), Florida Statutes, as follows: *"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."* The purpose of Chapter 190, Florida Statutes, is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans, which require adequate public facilities and services as a pre-condition for future development.¹ Therefore, the scope of this SERC is limited to an evaluation of only those factors that are *material to managing and financing the service-delivery function of the district* as outlined in Section 120.541(2), Florida Statutes related to the establishment of the District.

The District is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public facilities and delivery of public services. A District must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the County as a result of this development will be incurred whether the infrastructure is financed through a District or any other alternative funding method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. Annual operations, maintenance, and administrative costs will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

C. PROPOSED MIRADA COMMUNITY DEVELOPMENT DISTRICT

The District would encompass approximately 675.97 acres of land located in the Southeast Pasco County area east of Interstate 75 and south of SR-52. The proposed development within the District contemplates the construction of approximately 1,000 single family residential units. Refer to **Exhibit A** for the future land use for the development.

The Petitioner is seeking authority, pursuant to Section 190.012, Florida Statutes, to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that may include, but are not limited to, water management and control, water supply, sewer, wastewater management, District roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, security, waste collection and disposal, or any other project, with or without the boundaries of the District, as required by the County or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of public infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. Refer to **Exhibit B** for an overview of proposed public facilities and services related to the development of land within the District.

¹ Refer to Section 163.3177(10)(h), Florida Statutes (the "Concurrency Requirement") for details.

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule²;
- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;
- (f) Any additional information that the agency determines may be useful.

² As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

The following paragraphs summarize the estimated regulatory impacts of the establishment of the District by each of the above listed statutory elements.

(1) Impact on economic growth, job creation, business competitiveness, and regulatory costs

The establishment of the District is not likely to have an adverse impact on the items described in D (a) 1., D (a) 2., and D (a) 3. above.

Economic Growth

Since the property is currently vacant and in raw land condition, favorable changes in public costs and revenues associated with the development will likely take place. **Exhibit A** presents a conceptual master plan for the development. The establishment of the District will likely have no adverse impact in excess of \$1 million. On the contrary, the District will likely induce economic growth over the next 5 years and rising costs of providing public infrastructure and services to the development will be matched by an essentially comparable increase in revenues – the relative relationship of costs and revenues will change little over time. The District is proposed to be structured on a “pay for itself” basis and has positive direct impact on economic growth.

In addition, the district provides a financing mechanism to (i) fund public infrastructure at a low cost of capital, and (ii) on a timely, “pay for itself” type basis. The District is being used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property, which is paid off over time through a special assessment. The assessment is used to pay debt service on bonds or annual infrastructure maintenance and district operating expenditure, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital as otherwise is available to fund public infrastructure, and supports community development.

Although new development results in increased land value, a larger tax base, and more tax revenue for the community at large, it also creates immediate demand for new streets, water and sewer capacity, and other infrastructure. Consequently, a cash-flow mismatch exists between the upfront costs of public facilities and generation of tax revenue to pay for same. To fill this gap, the District is established to fund infrastructure directly, and developers can fund the public-use components of new neighborhoods before improvements are conveyed to the general purpose government or municipality. The result is that new growth can “pay for itself” instead of burdening an entire community with its costs.

Job Creation

Compared to the property’s existing land use, establishment of the District and subsequent residential development would spur private job creation. In general, changes in the pace of home-building can have major ramifications for many other local industries. Residential housing contributes in two basic ways: through private/public residential investment and consumption spending on housing services. A jump in residential construction drives up demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers such as bricklayers, carpenters, and electricians soars as well. By one estimate, some

1,500 fulltime jobs are created for every 500 single-family homes under construction. In 2014, the National Association of Home Builders (NAHB) estimated that building an average single family home creates 2.97 jobs and approximately \$26,000 in state and local taxes (including permit, hook-up, impact, and other fees, sales taxes, other business taxes & license fees).³

Competitiveness

The establishment of the District is not likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building increases the property tax base which generates revenue that supports local schools and community infrastructure, which leads to the creation of a more competitive County.

Transactional Costs⁴

It is not likely that transactional costs in excess of \$1 million in the aggregate within 5 years after the establishment of the District occur. Any transaction costs are covered with one-time fees as described above.

(2) General description of the types of individuals affected.

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the establishment of the District are:

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (c) below.
- b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the establishment, other than any one-time administrative costs outlined in Section (c) below.
- c) CURRENT PROPERTY OWNERS - The current property owners of the lands subject to the establishment will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit. Establishment requires consent from the owners of land subject to the District. The Petitioner anticipates providing full landowner consent to be included as an exhibit to the petition to establish the district.

³ NAHB (2014) "The Impact of Homebuilding and Remodeling on the U.S. Economy", Special Studies, May 1, 2014. Retrieved from <http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=227858>

⁴ As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

- d) **FUTURE PROPERTY OWNERS** – The District is a form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements. For the imposition of special assessments to be valid, any assessments will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit from the public improvements and services provided by the District.

(3) Estimated cost to the public entities and anticipated effect on state or local revenues

- a) **THE COUNTY** - The County will not incur any quantifiable on-going costs without offsetting local revenues. The District is not transferring any maintenance or capital expenditures to the local government for any infrastructure owned and operated by the District. As previously stated, the District operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The County may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee of \$15,000 to the County.
- b) **STATE** - The State of Florida will not incur any additional administrative costs as a result of the establishment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures.

To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own administration. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

- c) **DISTRICT** - The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District that benefit from its facilities and services.
- d) **IMPACT ON STATE AND LOCAL REVENUES** - It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services.

Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. In

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

Concerns that a District obligation could become a state, city or county obligation thereby negatively effecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a district will constitute a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state."* [Section 190.016(15), Florida Statutes]

In summary, the granting of an ordinance establishing the District will not create any significant economic costs for the State of Florida or for the County. It provides potential revenue generation opportunities for local general government. The District is fiscally neutral for the State and the County.

(4) Estimate of transactional costs

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the funding of public infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds, it is expected that special assessments will be levied against benefited properties within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds plus interest. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

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

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

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

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a District as compared with viable alternatives, the cost impact to landowners is relatively small. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

(5) Impact on small businesses and on small counties

The establishment of the District should not have any negative impact on small businesses, as defined by Section 288.703, Florida Statutes. Current land use plans provide for residential development. The District must operate according to Florida's Sunshine law and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District. A District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

The County has an estimated population that is greater than 75,000; therefore it is not defined as a small County according to Section 120.52(19), Florida Statutes.

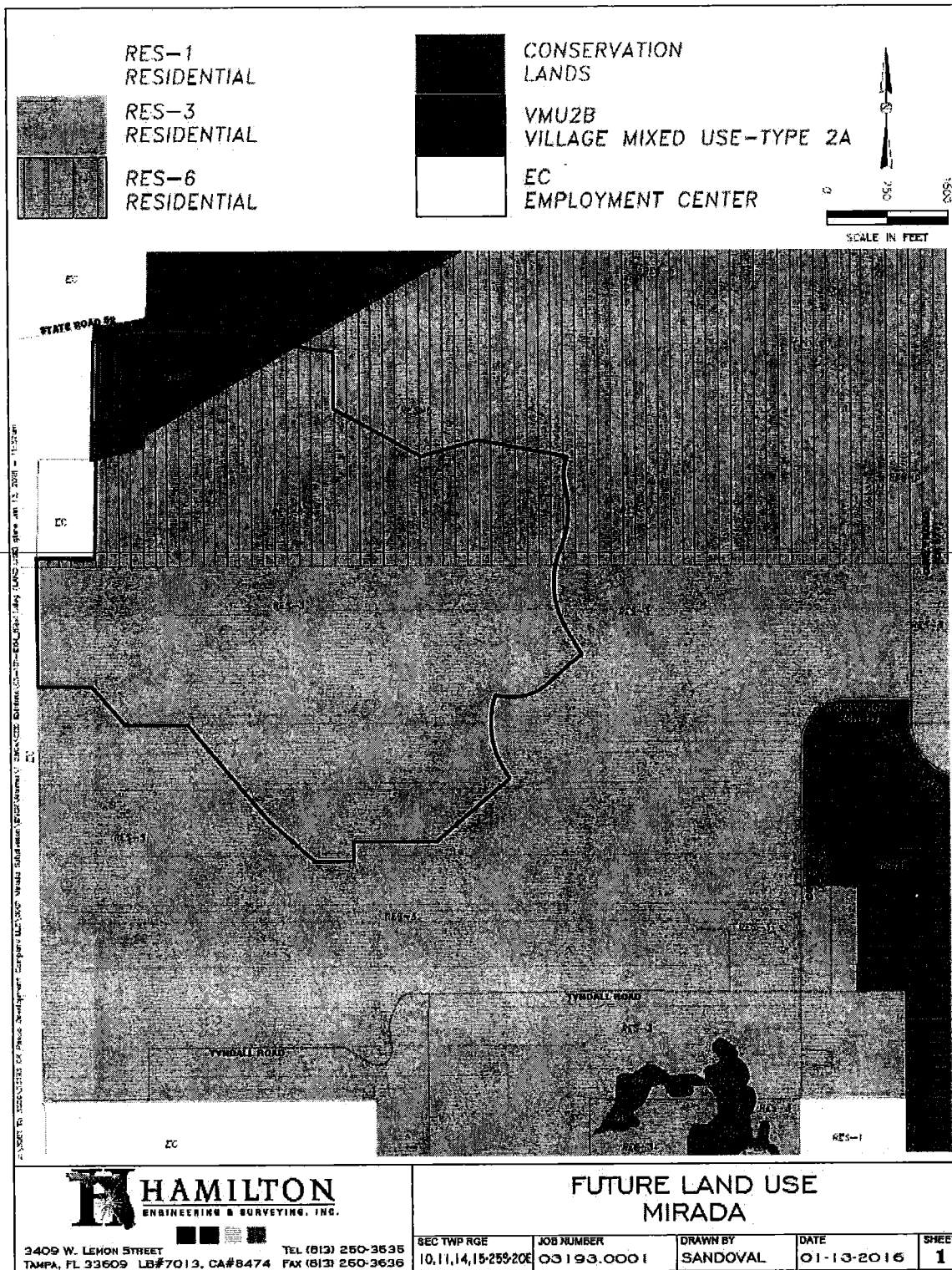
(6) Additional information

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

E. CONCLUSION

For the above stated reasons, the proposed Mirada Community Development District will be a beneficial land development in the County and it will not have any material negative impacts to the state or County. This SERC Report provides supporting justification for granting the petition to establish this Community Development District.

F. EXHIBIT A: FUTURE LAND USE



G. EXHIBIT B: PROPOSED INFRASTRUCTURE PLAN

Facility	Construction Funded By	Ownership	Operation and Maintenance
Earthwork	CDD	—	—
Subdivision Roadways and Alleys ²	CDD	CDD	CDD
Collector and Arterial Roadways ³	CDD	County	County
Offsite Road & Utilities ¹	CDD	County	County
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Drainage Storm	CDD	CDD	CDD
Security/Landscaping/Hardscape	CDD	CDD	CDD
Recreational Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	—	—

¹Pasco County Utilities will only maintain lines in public rights-of-way or County owned easements. The County shall not own or maintain on-site utilities within the boundaries of the CDD.

²Roadways, entrances or similar improvements that are not constructed to county standards including use of materials, such as wood, will be owned and maintained by the CDD or other community associations with a recorded public easement over such portion.

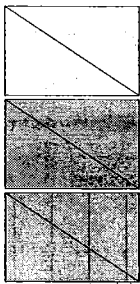
²Subdivision roadways and Alleys will be maintained by the CDD or other community associations.

³Collector and Arterial roadways will be maintained by County.

* The CDD or other community associations will be responsible for maintenance of sidewalks, multipurpose paths and trails and drainage facilities within the County right-of-way and non County right-of-way pursuant to Pasco County requirements within the boundaries of the CDD.

Source: The Petitioner

EXHIBIT “H”



RES-1
RESIDENTIAL

RES-3
RESIDENTIAL

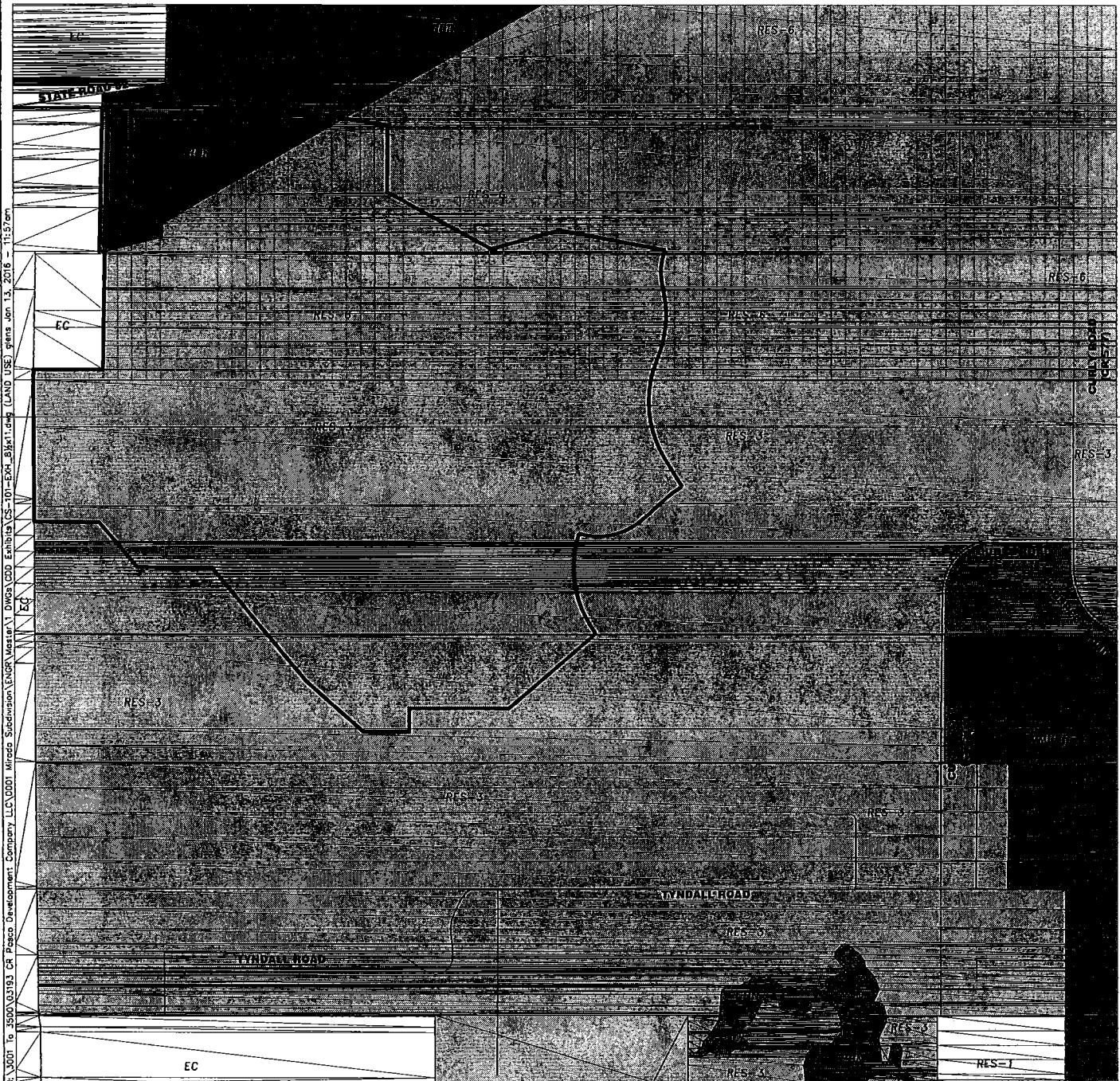
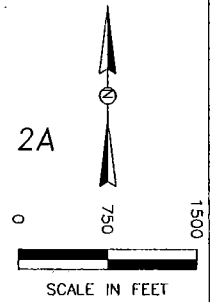
RES-6
RESIDENTIAL



CONSERVATION
LANDS

VMU2B
VILLAGE MIXED USE-TYPE 2A

EC
EMPLOYMENT CENTER



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

FUTURE LAND USE MIRADA

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
10,11,14,15-25S-20E	03193.0001	SANDOVAL	01-13-2016	1



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

April 27, 2016

Ms. Paula S. O'Neil
Clerk and Comptroller
The East Pasco Governmental Center
Pasco County
14236 6th Street, Suite 201
Dade City, Florida 33523

Attention: Ms. Marie Miller, Records Clerk

Dear Ms. O'Neil:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 16-07, which was filed in this office on April 27, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb