



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 9, 2021

Ms. Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller
The East Pasco Governmental Center
14236 6th Street, Suite 201
Dade City, Florida 33523

Attention: Jessica Basak

Dear Ms. Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 21-38, which was filed in this office on December 9, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 21-38

AN ORDINANCE AMENDING PASCO COUNTY ORDINANCE NO. 16-07, AS AMENDED, CONTRACTING THE BOUNDARIES OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mirada Community Development District, through its Board of Supervisors, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to amend Ordinance No. 16-07, adopted on April 26, 2016, as amended by Ordinance No. 18-32, adopted on August 7, 2018, to adopt an ordinance contracting the boundaries of the Mirada Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

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

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

WHEREAS, the County has considered and finds that the area of land within the contracted boundaries of 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 contracted 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 contracted 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, the County, on December 7, 2021, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this Ordinance contracting the boundaries of the District.

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

SECTION 1. AUTHORITY

Pasco County Ordinance No. 16-07, as amended by Ordinance No. 18-32, is hereby amended pursuant to Chapters 125 and 190, Florida Statutes, and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AMENDMENT OF THE BOUNDARIES OF THE DISTRICT

- a. The Petition is attached hereto in its entirety as Exhibit A and incorporated herein.
- b. The area within Exhibit C of the Petition is hereby removed from the District. The amended boundaries of the District shall be those depicted in Exhibit D of the Petition.
- c. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers or terms of Ordinance Nos. 16-07 and 18-32.

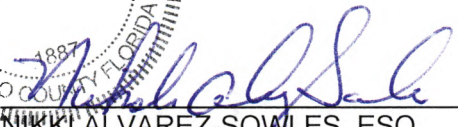
SECTION 4. SEVERABILITY

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.

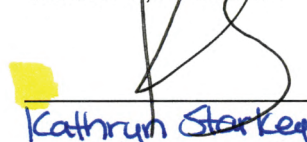
SECTION 5. EFFECTIVE DATE

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

ADOPTED this 7th day of December, 2021

(SEAL)
COUNTY COMMISSIONERS
ORGANIZED
ATTEST:
JUNE 2nd
1887
PASCO COUNTY FLORIDA

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF PASCO
COUNTY, FLORIDA


Kathryn Starkey, CHAIR

APPROVED
IN SESSION

DEC 07 2021

PASCO COUNTY
BCC

Petition to Contract the Boundaries of the Mirada Community Development District

**August 3, 2021
Revised November 15, 2021**

**Submitted by:
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400
Vanessa Steinerts, Esq.
vsteinerts@srvlegal.com
Lynn A. Butler, Paralegal
lbutler@srvlegal.com**

**Pasco County Checklist of Submittal Requirements for a
Petition to Contract the Boundaries of the
Mirada Community Development District**

Applicant's Initials	Technician's Initials	
<u>LAB</u>	_____	1) Location Map and Aerial Map
<u>LAB</u>	_____	2) Resolution authorizing boundary amendment
<u>LAB</u>	_____	3) Metes and Bounds Description of Contraction Parcel
<u>LAB</u>	_____	4) Map Matching Metes and Bounds Description of Contraction Parcel
<u>LAB</u>	_____	5) Metes and Bounds Description of Overall Boundaries after contraction
<u>LAB</u>	_____	6) Map Matching Metes and Bounds Description after contraction
<u>LAB</u>	_____	7) Recorded Deed(s) with Folio Number
<u>LAB</u>	_____	8) Written Consent of Owner
<u>LAB</u>	_____	9) List of Current Board of Supervisors of CDD with names, addresses, and phone numbers for each
<u>LAB</u>	_____	10) Statement of Estimated Regulatory Costs
<u>LAB</u>	_____	11) Existing Utilities Map
<u>LAB</u>	_____	12) Future Land Use Map
<u>LAB</u>	_____	13) Filing Fee
<u>LAB</u>	_____	14) Completed Checklist of Submittal Requirements

Application

**Pasco County Official Planning & Development Application Form
For A Community Development District**

APPLICATION FORM

I. APPLICANT: Mirada Community Development District
ADDRESS: 250 International Parkway, Suite 280
CITY Lake Mary STATE FL ZIP 32746
PHONE (321) 263-0132

PROPERTY OWNER(S): CR Pasco Development Company, LLC
ADDRESS: 2502 N. Rocky Point Drive, Suite 1050
CITY Tampa STATE FL ZIP 33607
PHONE (813) 288-8078 FAX: _____
Folio Numbers: 10-25-20-0000-0030-00C0; 15-25-20-0000-00100-00C0; 15-25-20-0000-00100-0016; 15-25-20-0000-00100-0050; and 10-25-20-0000-00300-0060

PROPERTY OWNER(S): Mirada Club, LLC
ADDRESS: 2502 N. Rocky Point Drive, Suite 1050
CITY Tampa STATE FL ZIP 33607
PHONE (813) 288-8078 FAX: _____
Folio Number: 10-25-20-0000-00300-00C0

REPRESENTATIVE: John M. Vericker / Vanessa T. Steinerts
Straley Robin Vericker

(Contact Person):
ADDRESS: 1510 W Cleveland Street
CITY Tampa STATE FL ZIP 33606
PHONE (813) 223-9400 FAX (813) 223-5043

II. Current Use of Property: _____
Current zoning of property : CC-MPUD Rezoning Petition Number 7261
Current future land use designation of property: _____
Current Number and Types of Units to be assessed
by this CDD Approximately 1,400 SFD
Name of MPUD or Development: Mirada CC-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)

Michael Lawson, Chair of the Board of Supervisors for the Mirada

Community Development District

Type or Print Name & Title 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:

Petition

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

Petitioner, Mirada Community Development District (the "District"), petitions the Board of County Commissioners of Pasco County, Florida, ("Pasco County") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 16-07 adopted by the Board of County Commissioners of Pasco County, Florida on April 26, 2016, as amended by Ordinance No. 18-32 adopted by the Board of County Commissioners of Pasco County, Florida on August 7, 2018, (collectively, the "Ordinance"), for purposes of contracting the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

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

1. Petitioner is Mirada Community Development District.
2. Resolution Number 2021-04 authorizing the boundary amendment of the District and the submittal of a petition to amend the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit A**.
3. The current land area contained in the District consists of approximately 879.718 acres and is located entirely within the unincorporated portion of Pasco County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit B**.
4. The District is petitioning to contract its boundaries by removing approximately 36.02 acres from the District, as described in **Exhibit C** (the "**Contraction Parcels**"). After the boundary has been contracted, the District will be approximately 843.698 acres.
5. A metes and bounds legal description of the proposed amended boundaries of the District is attached as **Exhibit D**. Sections 190.005(1)(a)1; 190.046(1)(a), Florida Statutes.
6. The written consent to the contraction of the boundaries of the District by the landowners of 100% of the real property to be removed from the District, are attached as **Composite Exhibit E-1 through E-2**. Section 190.005(1)(a)2, Florida Statutes.

7. There are four persons who presently serve as members of the Board of Supervisors of the District and one vacant seat, as identified in **Exhibit F** attached hereto. All of the Supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

8. The major trunk water mains, sewer interceptors and outfalls in existence to serve the amended boundaries of the District are shown on **Exhibit G** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

9. There are no services and facilities currently being provided by the District to the Contraction Parcels based upon available data, Section 190.046(1)(a), Florida Statutes. Any services and facilities being provided to the Contraction Parcels have been and continue to be provided by the Developer.

10. The statement of estimated regulatory costs of the granting of this petition and the contraction to the boundaries of the District pursuant thereto is attached as **Exhibit H**. Sections 190.005(1)(a)8; 190.046(1)(a), Florida Statutes.

11. The future general distribution, location, and extent of public and private uses of land proposed for the area within the contracted boundaries of the District are incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Pasco County Future Land Use Element is attached as **Exhibit I**. Sections 190.005(1)(a)7; 190.046(1)(a), Florida Statutes.

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

(a) The amendment to the District boundaries and all land uses and services planned within the 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.

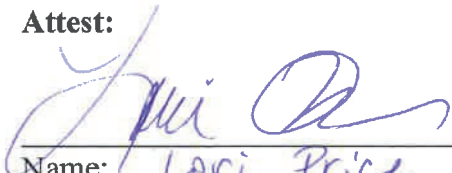
(b) The area of land within the amended District boundaries is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities for the amended District. The amendment to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits 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 amended District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

Respectfully submitted on the 2 day of August, 2021.

Attest:


Name: Lori Price
Title: Asst. Secretary

**Mirada Community
Development District**


Michael S. Lawson
Chair of the Board of Supervisors

Exhibit A
Resolution No. 2021-04

RESOLUTION NO. 2021-04

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

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

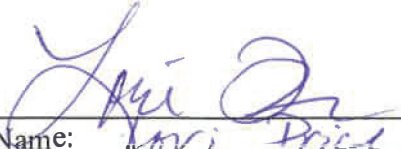
WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Mirada Community Development District (the "**Petition**") for the area described in **Exhibit "A"** attached hereto.

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Pasco County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Pasco County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE ^{4th} 2ND DAY OF MARCH, 2021.

Attest:


Name: Jori Price
Secretary/Assistant Secretary

**Mirada Community
Development District**


Michael Lawson
Chair of the Board of Supervisors

Exhibit A

Mirada CDD Contraction Parcel

A PARCEL OF LAND LYING IN SECTION'S 10 AND 15, TOWNSHIP 25 SOUTH, RANGE 20, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHEASTERN CORNER OF MIRADA ACTIVE ADULT PHASES 1A, 1C & 1D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY FOR MIRADA BOULEVARD ALSO BEING THE EASTERLY BOUNDARY OF SAID PLAT MIRADA ACTIVE ADULT PHASES 1A, 1C & 1D, THE FOLLOWING TWO (2) COURSES; 1) S 00°00'00" E, A DISTANCE OF 122.29 FEET; 2) SOUTHERLY, 593.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1320.00 FEET AND A CENTRAL ANGLE OF 25°45'58" (CHORD BEARING S 12°52'59" E, 588.62 FEET); THENCE LEAVING SAID EASTERLY BOUNDARY, N 50°15'47" E, A DISTANCE OF 15.46 FEET TO THE POINT OF BEGINNING; THENCE N 50°15'47" E, A DISTANCE OF 400.67 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 248.17 FEET AND A CHORD WHICH BEARS N 36°07'48" W, A DISTANCE OF 203.29 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 209.45 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 173.67 FEET AND A CHORD WHICH BEARS N 30°36'23" W, A DISTANCE OF 176.86 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 185.57 FEET; THENCE N 00°00'00" W, A DISTANCE OF 80.45 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 64.00 FEET AND A CHORD WHICH BEARS N 39°39'33" W, A DISTANCE OF 70.42 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 74.57 FEET; THENCE N 90°00'00" E, A DISTANCE OF 173.10 FEET; THENCE N 62°12'44" E, A DISTANCE OF 26.51 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 109.42 FEET AND A CHORD WHICH BEARS N 13°36'21" W, A DISTANCE OF 41.63 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 41.88 FEET; THENCE N 02°38'26" W, A DISTANCE OF 26.77 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 274.44 FEET AND A CHORD WHICH BEARS N 61°51'33" E, A DISTANCE OF 495.39 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 617.85 FEET; THENCE S 53°37'17" E, A DISTANCE OF 92.70 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 189.41 FEET AND A CHORD WHICH BEARS S 20°46'49" E, A DISTANCE OF 205.53 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 217.24 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.58 FEET AND A CHORD WHICH BEARS S 30°18'30" E, A DISTANCE OF 324.36

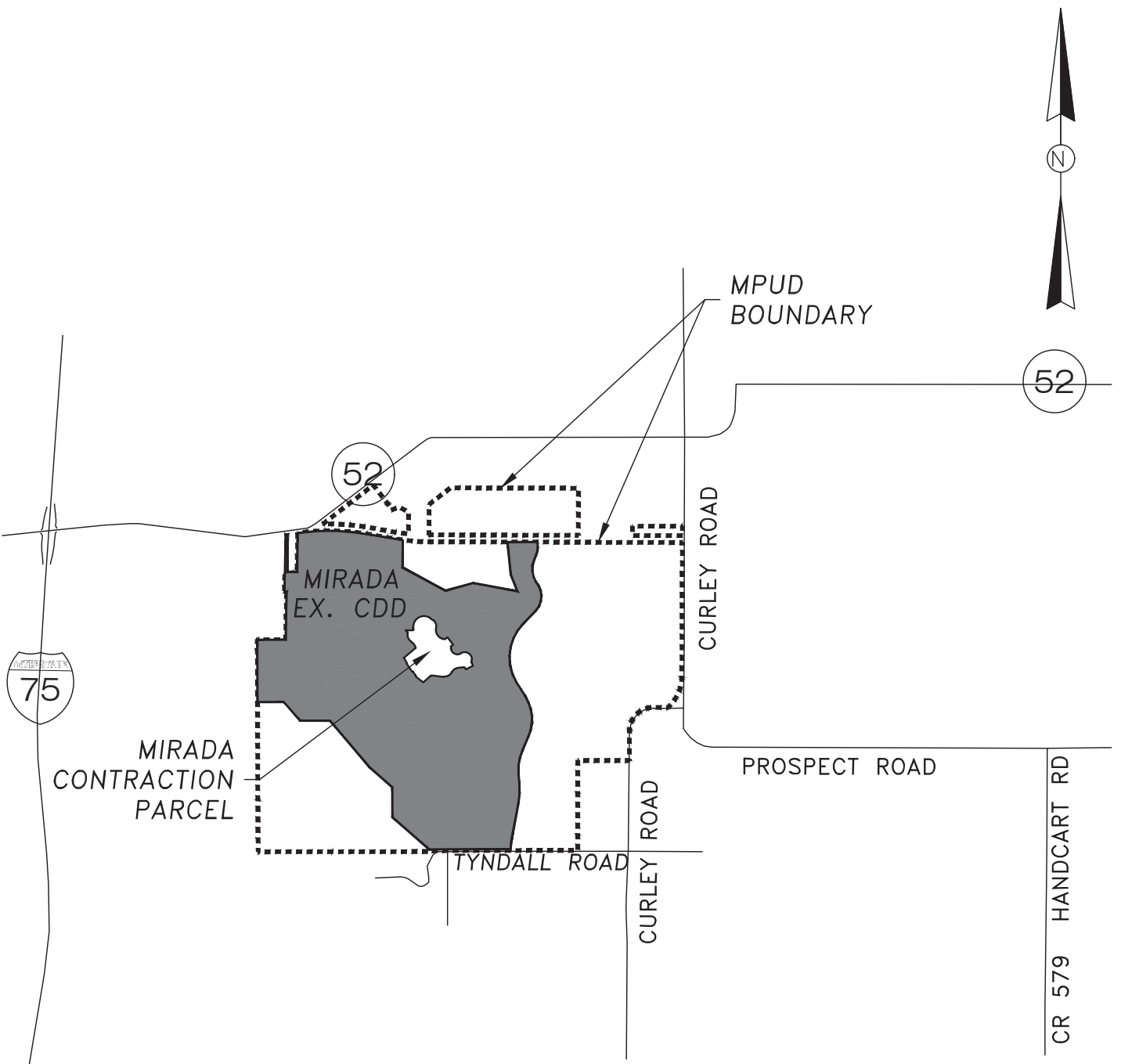
FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 355.95 FEET; THENCE S 76°16'14" E, A DISTANCE OF 66.82 FEET; THENCE N 51°20'14" E, A DISTANCE OF 73.32 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1126.00 FEET AND A CHORD WHICH BEARS S 36°47'25" E, A DISTANCE OF 236.85 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 237.29 FEET; THENCE S 51°20'14" W, A DISTANCE OF 56.70 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 104.00 FEET AND A CHORD WHICH BEARS S 00°27'38" E, A DISTANCE OF 37.62 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 37.83 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 46.00 FEET AND A CHORD WHICH BEARS S 00°11'31" E, A DISTANCE OF 16.22 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 16.30 FEET; THENCE S 09°28'50" E, A DISTANCE OF 7.22 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 165.21 FEET AND A CHORD WHICH BEARS S 64°46'29" E, A DISTANCE OF 273.93 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 322.94 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.42 FEET AND A CHORD WHICH BEARS N 76°48'33" E, A DISTANCE OF 111.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 113.36 FEET; THENCE S 76°26'57" E, A DISTANCE OF 58.54 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 184.42 FEET AND A CHORD WHICH BEARS S 34°04'55" E, A DISTANCE OF 202.15 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 213.95 FEET; THENCE S 00°50'47" E, A DISTANCE OF 51.36 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 104.00 FEET AND A CHORD WHICH BEARS S 08°11'27" W, A DISTANCE OF 32.67 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 32.81 FEET; THENCE S 31°12'29" E, A DISTANCE OF 84.50 FEET; THENCE S 61°07'37" W, A DISTANCE OF 210.85 FEET; THENCE N 31°12'29" W, A DISTANCE OF 67.98 FEET; THENCE S 83°35'53" W, A DISTANCE OF 183.29 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 187.00 FEET AND A CHORD WHICH BEARS S 53°55'42" W, A DISTANCE OF 185.13 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 193.67 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 198.00 FEET AND A CHORD WHICH BEARS S 60°45'56" W, A DISTANCE OF 235.59 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 252.32 FEET; THENCE N 82°31'03" W, A DISTANCE OF 307.45 FEET; THENCE S 48°53'02" W, A DISTANCE OF 31.40 FEET; THENCE N 40°56'01" W, A DISTANCE OF 5.03 FEET; THENCE S 48°51'10" W, A DISTANCE OF 244.64 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING

A RADIUS OF 1114.00 FEET AND A CHORD WHICH BEARS N 51°23'37" W, A DISTANCE OF 260.23 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 260.82 FEET; TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 33°22'37" E, A DISTANCE OF 10.59 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 10.67 FEET; THENCE N 36°02'11" W, A DISTANCE OF 122.13 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 61°02'12" W, A DISTANCE OF 12.96 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 13.11 FEET;
TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1105.00 FEET AND A CHORD WHICH BEARS N 35°22'32" W, A DISTANCE OF 105.66 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 105.70 FEET; THENCE N 32°38'07" W, A DISTANCE OF 151.39 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1305.00 FEET AND A CHORD WHICH BEARS N 29°07'07" W, A DISTANCE OF 160.08 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 160.18 FEET; TO THE POINT OF BEGINNING.
THE ABOVE PARCEL CONTAINING 1,569,180 SQUARE FEET, OR 36.02 ACRES, MORE OR LESS.

Composite Exhibit B

Location & Aerial Maps

J:\3001 To 3500\03193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENGR\Master\1 DWG\G\CDD Exhibit\G-101-VM-EXH_B\11.dwg (VICMAP) RyanM Jul 20, 2021 - 3:31pm



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

MASTER VICINITY MAP MIRADA CDD

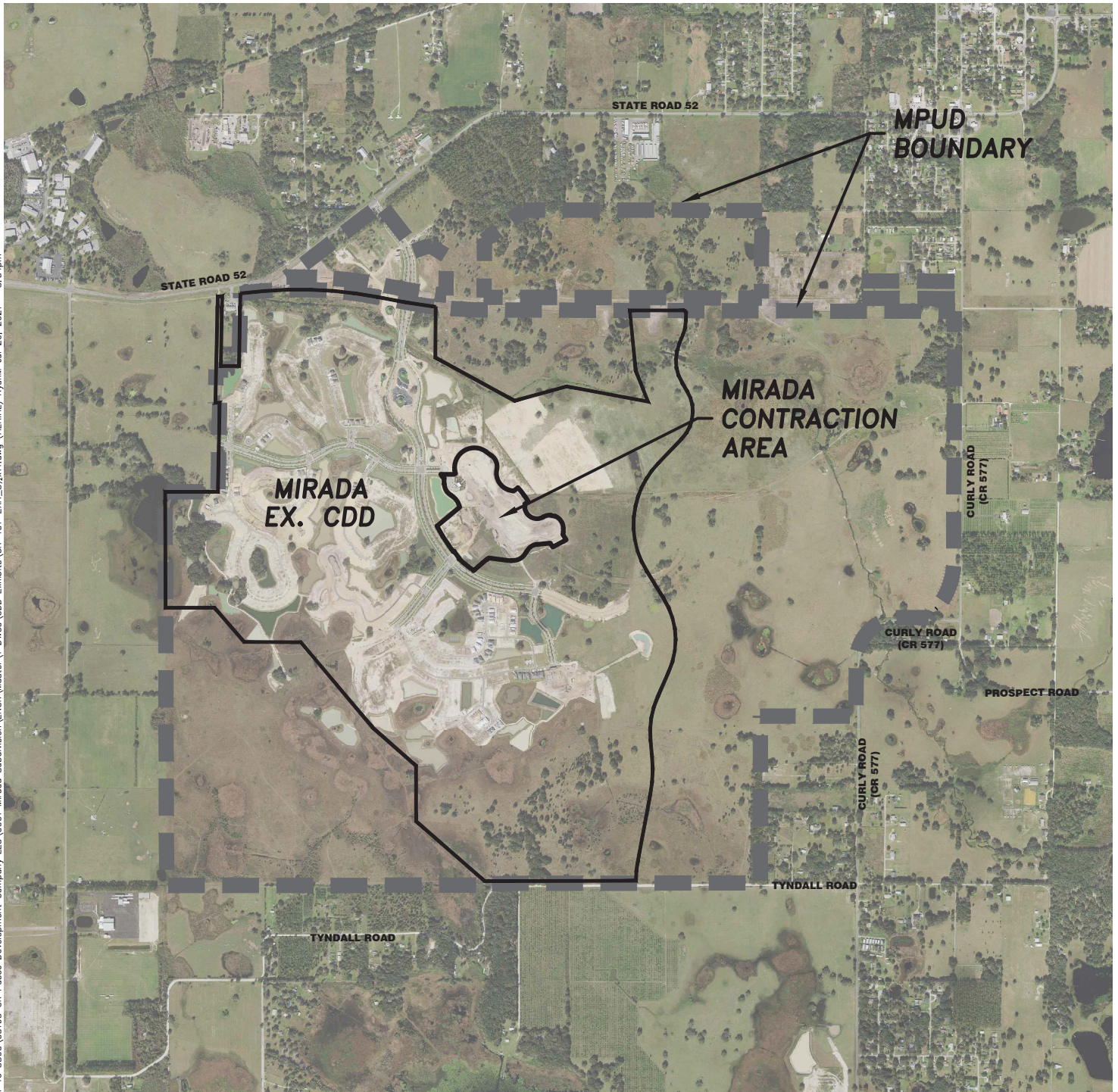
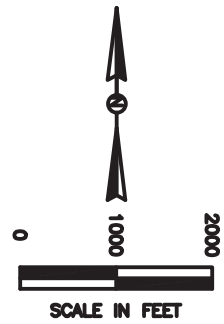
SEC TWP RGE
10,11,14,15-25S-20E

JOB NUMBER
03193.0001

DRAWN BY
C. PATE

DATE
06-21-2021

SHEET
1



J:\3001 To 3500\03193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENR\Master\DWG\CDD Exhibits\CR-101-EXH-3\Aerial.dwg (Aerial) RyanM Jul 20, 2021 - 3:34pm



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #0474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

AERIAL SITE PLAN MIRADA CDD

SEC TWP RGE
10,11,14,15-25S-20E

JOB NUMBER
03193.0001

DRAWN BY
C. PATE

DATE
06-21-2021

SHEET
1

Exhibit C
Contraction Parcel

SKETCH & DESCRIPTION – NOT A SURVEY

DESCRIPTION: MIRADA CONTRACTION PARCEL

A PARCEL OF LAND LYING IN SECTION'S 10 AND 15, TOWNSHIP 25 SOUTH RANGE 20, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE T THE MOST NORTHEASTERN CORNER OF MIRADA ACTIVE ADULT PHASES 1A, 1C & 1D, ACCORDING TO THE PLAT THEREOF, S RECORDED IN PLAT BOOK 80, PAGE 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY FOR MIRADA BOULEVARD ALSO BEING THE EASTERLY BOUNDARY OF SAID PLAT MIRADA ACTIVE ADULT PHASES 1A, 1C & 1D, THE FOLLOWING TWO (2) COURSES; 1 S 00°00'00" E, A DISTANCE OF 122.29 FEET; 2 SOUTHERLY, 593.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1320.00 FEET AND A CENTRAL ANGLE OF 25°45'58" (CHORD BEARING S 12°52'59" E, 588.62 FEET); THENCE LEAVING SAID EASTERLY BOUNDARY, N 50°15'47" E, A DISTANCE OF 15.46 FEET TO THE POINT OF BEGINNING; THENCE N 50°15'47" E, A DISTANCE OF 400.67 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 248.17 FEET AND A CHORD WHICH BEARS N 36°07'48" W, A DISTANCE OF 203.29 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 209.45 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 173.67 FEET AND A CHORD WHICH BEARS N 30°36'23" W, A DISTANCE OF 176.86 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 185.57 FEET; THENCE N 00°00'00" W, A DISTANCE OF 80.45 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 64.00 FEET AND A CHORD WHICH BEARS N 39°39'33" W, A DISTANCE OF 70.42 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 74.57 FEET; THENCE N 90°00'00" E DISTANCE OF 173.10 FEET; THENCE N 62°12'44" E, A DISTANCE OF 26.51 FEET; TO THE BEGINNING OF NON-TANGENTIAL CURVATURE OF CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 109.42 FEET AND A CHORD WHICH BEARS N 13°36'21" W, A DISTANCE OF 41.63 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 41.88 FEET; THENCE N 02°38'26" W, A DISTANCE OF 26.77 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 274.44 FEET AND A CHORD WHICH BEARS N 61°51'33" E, A DISTANCE OF 495.39 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 617.85 FEET; THENCE S 53°37'17" E A DISTANCE OF 92.70 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 189.41 FEET AND A CHORD WHICH BEARS S 20°46'49" E A DISTANCE OF 205.53 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 217.24 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.58 FEET AND A CHORD WHICH BEARS S 30°18'30" E A DISTANCE OF 324.36 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 355.95 FEET; THENCE S 76°16'14" E, A DISTANCE OF 66.82 FEET; THENCE N 51°20'14" E A DISTANCE OF 73.32 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1126.00 FEET AND A CHORD WHICH BEARS S 36°47'25" E DISTANCE OF 236.85 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT DISTANCE OF 237.29 FEET; THENCE S 51°20'14" W DISTANCE OF 56.70 FEET; TO THE BEGINNING OF NON TANGENTI L CURVATURE OF CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 104.00 FEET AND A CHORD WHICH BEARS S 00°27'38" E A DISTANCE OF 37.62 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 37.83 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 46.00 FEET AND A CHORD WHICH BEARS S 00°11'31" E, A DISTANCE OF 16.22 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 16.30 FEET; THENCE S 09°28'50" E, DISTANCE OF 7.22 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 165.21 FEET AND A CHORD WHICH BEARS S 64°46'29" E, A DISTANCE OF 273.93 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 322.94 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.42 FEET AND A CHORD WHICH BEARS N 76°48'33" E, A DISTANCE OF 111.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 113.36 FEET; THENCE S 76°26'57" E, A DISTANCE OF 58.54 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 184.42 FEET AND A CHORD WHICH BEARS S 34°04'55" E, A DISTANCE OF 202.15 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 213.95 FEET; THENCE S 00°50'47" E, A DISTANCE OF 51.36 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 104.00 FEET AND A CHORD WHICH BEARS S 08°11'27" W, A DISTANCE OF 32.67 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 32.81 FEET; THENCE S 31°12'29" E, A DISTANCE OF 84.50 FEET; THENCE S 61°07'37" W, A DISTANCE OF 210.85 FEET; THENCE N 31°12'29" W, A DISTANCE OF 67.98 FEET; THENCE S 83°35'53" W, DISTANCE OF 183.29 FEET; TO THE POINT OF CURVATURE OF CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 187.00 FEET AND A CHORD WHICH BEARS S 53°55'42" W, A DISTANCE OF 185.13 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 193.67 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 198.00 FEET AND A CHORD WHICH BEARS S 60°45'56" W A DISTANCE OF 235.59 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 252.32 FEET; THENCE N 82°31'03" W, A DISTANCE OF 307.45 FEET; THENCE S 48°53'02" W, A DISTANCE OF 31.40 FEET; THENCE N 40°56'01" W, A DISTANCE OF 5.03 FEET; THENCE S 48°51'10" W, A DISTANCE OF 244.64 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1114.00 FEET AND A CHORD WHICH BEARS N 51°23'37" W, A DISTANCE OF 260.23 FEET, THENCE ALONG THE RC OF SAID CURVE TO THE RIGHT A DISTANCE OF 260.82 FEET; TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 33°22'37" E, A DISTANCE OF 10.59 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 10.67 FEET; THENCE N 36°02'11" W, A DISTANCE OF 122.13 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 61°02'12" W, A DISTANCE OF 12.96 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 13.11 FEET; TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1105.00 FEET AND A CHORD WHICH BEARS N 35°22'32" W, A DISTANCE OF 105.66 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT DISTANCE OF 105.70 FEET; THENCE N 32°38'07" W, A DISTANCE OF 151.39 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1305.00 FEET AND A CHORD WHICH BEARS N 29°07'07" W A DISTANCE OF 160.08 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 160.18 FEET; TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 1,569,180 SQUARE FEET, OR 36.02 ACRES, MORE OR LESS.

Aaron J. Murphy, M
FLORIDA LICENSE NO. PSM#6768
CERTIFICATE OF AUTHORIZATION LB #7013

Signature Date

Not valid without the signature and the original raised seal of a Florida Licensed
urveyor and Mapper

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HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W.
Tampa, FL 33609

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Tel (813) 250-3535
Fax (813) 250-3636

MIRADA CONTRACTION PARCEL

EC TWP RGE
10&15-25-20

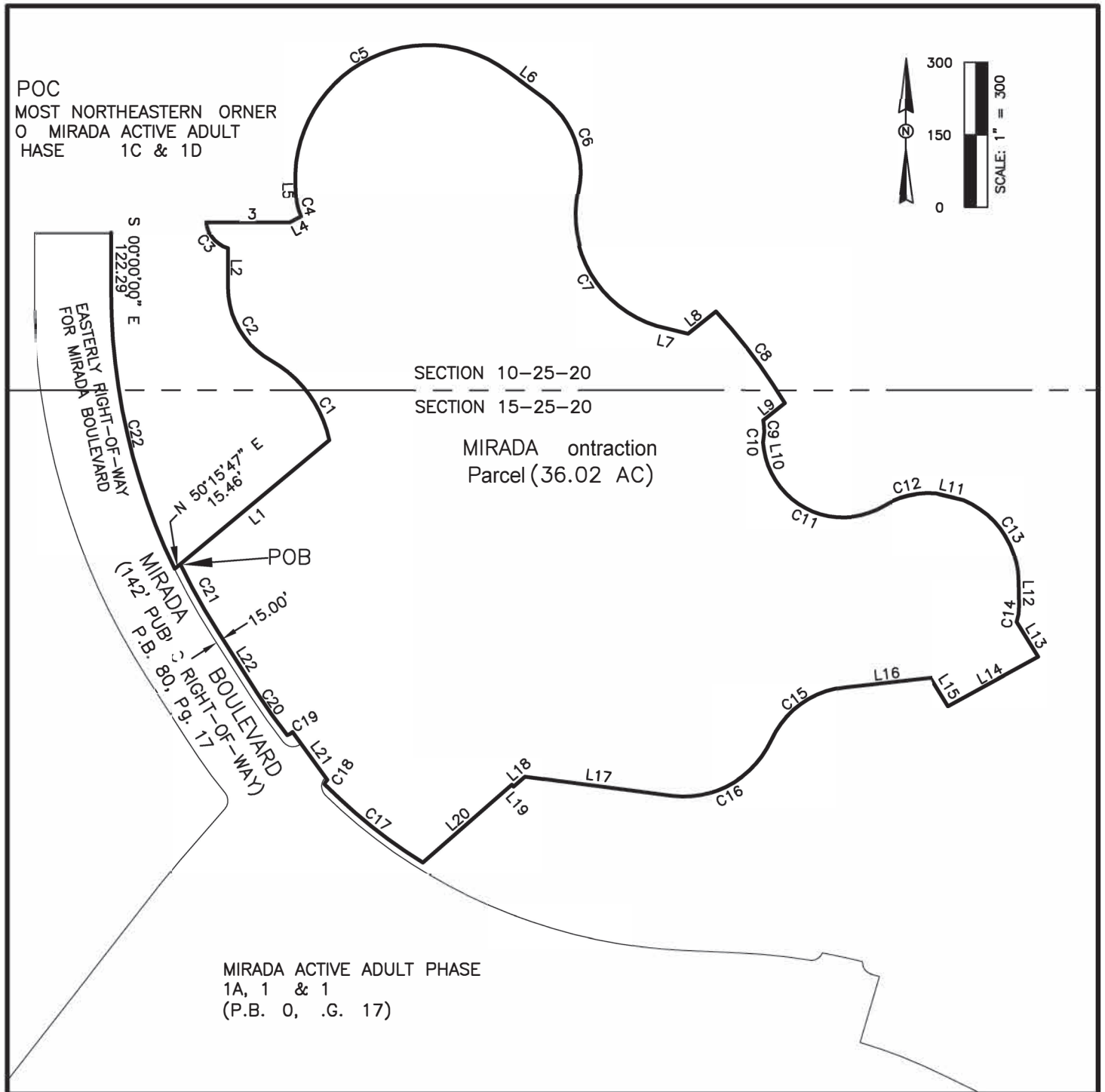
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HAMILTON
ENGINEERING & SURVEYING, INC.

3409 . LEMON STREET
pa, FL 33609

LB#7013

Tel (813) 250-3535
x (813) 250-3636

MIRADA CONTRACTION PARCEL

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JOB NUMBER
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07-14-2021

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SKETCH & DESCRIPTION – NOT A SURVEY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	248.17'	209.45'	203.29'	N 36°07' 8" W	48°21'20"
C2	173.67'	185.57'	176.86'	N 30°36'23" W	1°13'15"
C3	.00'	74.57'	70.42'	N 39°39'33" W	°45'35"
C4	109.42'	1.88'	1.63'	N 13°36'21" W	21°55'51"
C5	274.44'	17.85'	95.39'	N 1°51'33" E	128°59'16"
C6	189.41'	217.24'	205.53'	S 20°46'49" E	°2'51"
C7	240.58'	355.95'	324.36'	S 30°18'30" E	84°46'11"
C8	1126.00'	237.29'	236.85'	S 36°47'25" E	12°04'28"
C9	104.00'	37.83'	37.62'	S 00°27'38" E	20°50'26"
C10	.00'	16.30'	16.22'	S 00°11'31" E	20°18'12"
C11	165.21'	322.94'	273.93'	S °46'29" E	112°00'06"
C12	184.42'	113.36'	111.58'	N 76°48'33" E	35°13'11"
C13	184.42'	213.95'	202.15'	S 34°04'55" E	°28'16"
C14	104.00'	32.81'	32.67'	S 08°11'27" W	18°04'27"
C15	187.00'	193.67'	185.13'	S 3°55' 42" W	9°20'23"
C16	198.00'	252.32'	235.59'	S 0° '56" W	73°00'52"
C17	1114.00'	260.82'	260.23'	N 1°23'37" W	13°24'53"
C18	25.00'	10.67'	10.59'	N 33°22'37" E	24°27'51"
C19	25.00'	13.11'	12.96'	S 61°02'12" W	30°02'33"
C20	1105.00'	105.70'	105.66'	N 35°22'32" W	°28'50"
C21	1305.00'	160.18'	160.08'	N 29°07'07" W	7°01'58"
C22	1320.00'	93.61'	88.62'	N 12° 2'59" W	25° '58"

LINE	BEARING	DISTANCE
L1	N 50°15'47" E	00.67'
L2	N 00°00'00" W	80.45'
L3	N 90°00'00" E	173.10'
L4	N 62°12'44" E	26.51'
L5	N 02°38'26" W	26.77'
L6	S 3°37'17" E	92.70'
L7	S 76°16'14" E	.82'
L8	N 51°20'14" E	73.32'
L9	S 1°20'14" W	.70'
L10	S 09°28'50" E	7.22'
L11	S 76°26'57" E	8.54'
L12	S 00°50'47" E	1.36'
L13	S 31°12'29" E	84.50'
L14	S 1°07'37" W	210.85'
L15	N 31°12'29" W	7.98'
L16	S 83°35'53" W	183.29'
L17	N 82°31'03" W	307.45'
L18	S 8°53'02" W	31.40'
L19	N 0° '01" W	.03'
L20	S 8°51'10" W	244.64'
L21	N 3°02'11" W	122.13'
L22	N 32°38'07" W	151.39'

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3409 W. LEMON STREET
Tampa, FL 3

LB#7013

Tel (813) 250-3535
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MIRADA CONTRACTION PARCEL

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SCALE
AS SHOWN

DATE
07-14-2021

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Exhibit D
Overall Legal Description

SKETCH & DESCRIPTION – NOT A SURVEY

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 23.36 feet to a non-tangent curve; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet for a POINT OF BEGINNING; thence S.31°49'44"E., a distance of 227.85 feet to a point of curvature; thence Southerly 1,062.28 feet along the arc of a curve to the right, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of S.03°54'35"E., 1,020.74 feet; thence S.24°00'35"W., a distance of 366.49 feet to a point of curvature; thence Southerly 613.62 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of S.09°28'54"W., 607.06 feet; thence S.05°02'47"E., a distance of 232.40 feet to a point of curvature; thence Southerly 528.63 feet along the arc of a curve to the right, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of S.02°45'35"W., 526.99 feet; thence S.10°33'58"W., a distance of 949.94 feet to a point of curvature; thence Southerly 223.14 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of S.05°16'59"W., 222.82 feet; thence South, a distance of 23.23 feet; thence S.89°50'56"W., a distance of 2,083.79 feet; thence N.48°46'43"W., a distance of 1,253.71 feet; thence North, a distance of 759.32 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 1,332.96 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 Northeast 1/4 of the Southeast 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 698.08 feet; thence S.61°24'58"E., a distance of 1,240.68 feet; thence N.74°38'23"E., a distance of 747.71 feet; thence S.79°18'06"E., a distance of 1,135.64 feet; thence N.21°29'27"W., a distance of 463.27 feet; thence N.05°31'52"W., a distance of 828.76 feet to the South right-of-way line of Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along said South right-of-way line, S.89°48'58"E., a distance of 747.49 feet to a point of curvature; thence leaving said South right-of-way line, Southeasterly 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of S.44°48'59"E., 35.36 feet; thence S.00°11'00"W., a distance of 112.47 feet to a point of curvature; thence Southerly 200.86 feet along the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of S.11°41'31"W., 199.51 feet; thence S.23°12'01"W., a distance of 123.12 feet to a point of curvature; thence Southerly 572.18 feet along the arc of a curve to the left, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of S.03°50'55"E., 551.16 feet; thence S.30°53'52"E., a distance of 133.91 feet to a point of curvature; thence Southerly 703.80 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of S.06°26'24"W., 655.03 feet; thence S.43°46'40"W., a distance of 475.68 feet to a point of curvature; thence Southerly 1,596.70 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 75°36'24", and a chord bearing and distance of S.05°58'28"W., 1,483.35 feet; thence S.31°49'44"E., a distance of 212.73 feet to the POINT OF BEGINNING.

CONTINUED ON SHEET 2

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HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET Tel (813) 250-3535
Tampa, FL 33609 LB#7013 Fax (813) 250-3636

MIRADA CDD

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
9,10,15&16-25-20	03193.0001	AS SHOWN	07-14-2021	1/7

SKETCH & DESCRIPTION – NOT A SURVEY

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION'S 10 AND 15, TOWNSHIP 25 SOUTH, RANGE 20, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHEASTERN CORNER OF MIRADA ACTIVE ADULT PHASES 1A, 1C & 1D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY FOR MIRADA BOULEVARD ALSO BEING THE EASTERLY BOUNDARY OF SAID PLAT MIRADA ACTIVE ADULT PHASES 1A, 1C & 1D, THE FOLLOWING TWO (2) COURSES; 1) S 00°00'00" E, A DISTANCE OF 122.29 FEET; 2) SOUTHERLY, 593.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1320.00 FEET AND A CENTRAL ANGLE OF 25°45'58" (CHORD BEARING S 12°52'59" E, 588.62 FEET); THENCE LEAVING SAID EASTERLY BOUNDARY, N 50°15'47" E, A DISTANCE OF 15.46 FEET TO THE POINT OF BEGINNING; THENCE N 50°15'47" E, A DISTANCE OF 400.67 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 248.17 FEET AND A CHORD WHICH BEARS N 36°07'48" W, A DISTANCE OF 203.29 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 209.45 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 173.67 FEET AND A CHORD WHICH BEARS N 30°36'23" W, A DISTANCE OF 176.86 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 185.57 FEET; THENCE N 00°00'00" W, A DISTANCE OF 80.45 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 64.00 FEET AND A CHORD WHICH BEARS N 39°39'33" W, A DISTANCE OF 70.42 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 74.57 FEET; THENCE N 90°00'00" E, A DISTANCE OF 173.10 FEET; THENCE N 62°12'44" E, A DISTANCE OF 26.51 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 109.42 FEET AND A CHORD WHICH BEARS N 13°36'21" W, A DISTANCE OF 41.63 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 41.88 FEET; THENCE N 02°38'26" W, A DISTANCE OF 26.77 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 274.44 FEET AND A CHORD WHICH BEARS N 61°51'33" E, A DISTANCE OF 495.39 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 617.85 FEET; THENCE S 53°37'17" E, A DISTANCE OF 92.70 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 189.41 FEET AND A CHORD WHICH BEARS S 20°46'49" E, A DISTANCE OF 205.53 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 217.24 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.58 FEET AND A CHORD WHICH BEARS S 30°18'30" E, A DISTANCE OF 324.36 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 355.95 FEET; THENCE S 76°16'14" E, A DISTANCE OF 66.82 FEET; THENCE N 51°20'14" E, A DISTANCE OF 73.32 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1126.00 FEET AND A CHORD WHICH BEARS S 36°47'25" E, A DISTANCE OF 236.85 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 237.29 FEET; THENCE S 51°20'14" W, A DISTANCE OF 56.70 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 104.00 FEET AND A CHORD WHICH BEARS S 00°27'38" E, A DISTANCE OF 37.62 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 37.83 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 46.00 FEET AND A CHORD WHICH BEARS S 00°11'31" E, A DISTANCE OF 16.22 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 16.30 FEET; THENCE S 09°28'50" E, A DISTANCE OF 7.22 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 165.21 FEET AND A CHORD WHICH BEARS S 64°46'29" E, A DISTANCE OF 273.93 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 322.94 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.42 FEET AND A CHORD WHICH BEARS N 76°48'33" E, A DISTANCE OF 111.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 113.36 FEET; THENCE S 76°26'57" E, A DISTANCE OF 58.54 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 184.42 FEET AND A CHORD WHICH BEARS S 34°04'55" E, A DISTANCE OF 202.15 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 213.95 FEET; THENCE S 00°50'47" E, A DISTANCE OF 51.36 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 104.00 FEET AND A CHORD WHICH BEARS S 08°11'27" W, A DISTANCE OF 32.67 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 32.81 FEET; THENCE S 31°12'29" E, A DISTANCE OF 84.50 FEET; THENCE S 61°07'37" W, A DISTANCE OF 210.85 FEET; THENCE N 31°12'29" W, A DISTANCE OF 67.98 FEET; THENCE S 83°35'53" W, A DISTANCE OF 183.29 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 187.00 FEET AND A CHORD WHICH BEARS S 53°55'42" W, A DISTANCE OF 185.13 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 193.67 FEET; TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 198.00 FEET AND A CHORD WHICH BEARS S 60°45'56" W, A DISTANCE OF 235.59 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 252.32 FEET; THENCE N 82°31'03" W, A DISTANCE OF 307.45 FEET; THENCE S 48°53'02" W, A DISTANCE OF 31.40 FEET; THENCE N 40°56'01" W, A DISTANCE OF 5.03 FEET; THENCE S 48°51'10" W, A DISTANCE OF 244.64 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1114.00 FEET AND A CHORD WHICH BEARS N 51°23'37" W, A DISTANCE OF 260.23 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 260.82 FEET; TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 33°22'37" E, A DISTANCE OF 10.59 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 10.67 FEET; THENCE N 36°02'11" W, A DISTANCE OF 122.13 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 61°02'12" W, A DISTANCE OF 12.96 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 13.11 FEET; TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1105.00 FEET AND A CHORD WHICH BEARS N 35°22'32" W, A DISTANCE OF 105.66 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 105.70 FEET; THENCE N 32°38'07" W, A DISTANCE OF 151.39 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1305.00 FEET AND A CHORD WHICH BEARS N 29°07'07" W, A DISTANCE OF 160.08 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 160.18 FEET; TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 36,751,332 SQUARE FEET, OR 843.69 ACRES, MORE OR LESS.

Aaron J. Murphy, PSM Signature Date

FLORIDA LICENSE NO. PSM#6768

CERTIFICATE OF AUTHORIZATION LB #7013

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

not valid without all sheets

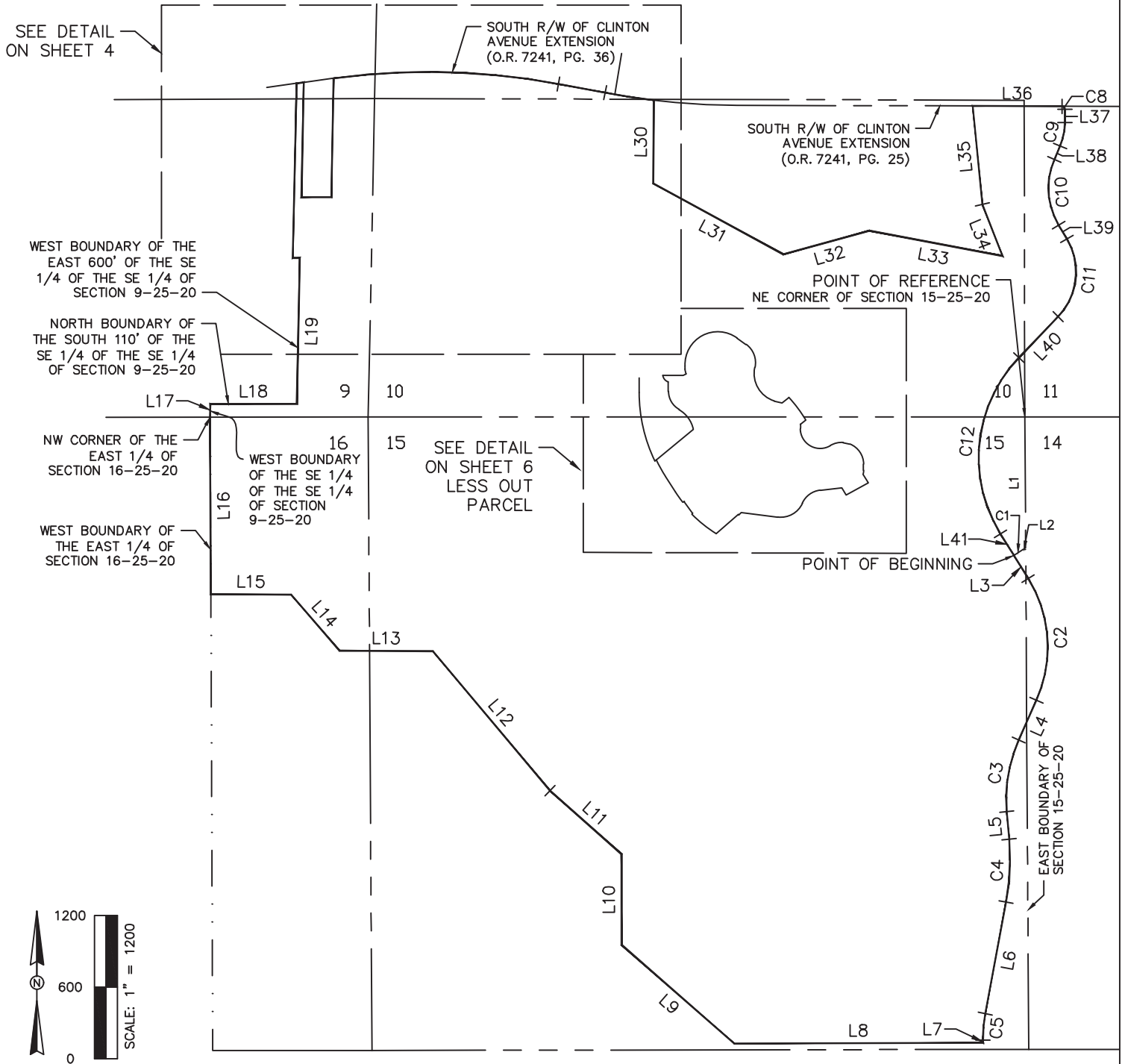


3409 W. LEMON STREET
Tampa, FL 33609 LB#7013
Tel (813) 250-3535
Fax (813) 250-3636

MIRADA CDD

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
9,10,15&16-25-20	03193.0001	AS SHOWN	07-14-2021	2/7

SKETCH & DESCRIPTION – NOT A SURVEY



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

TYNDALL ROAD

SEE SHEET 5 FOR LINE AND CURVE TABLES

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LB#7013

Tel (813) 250-3535
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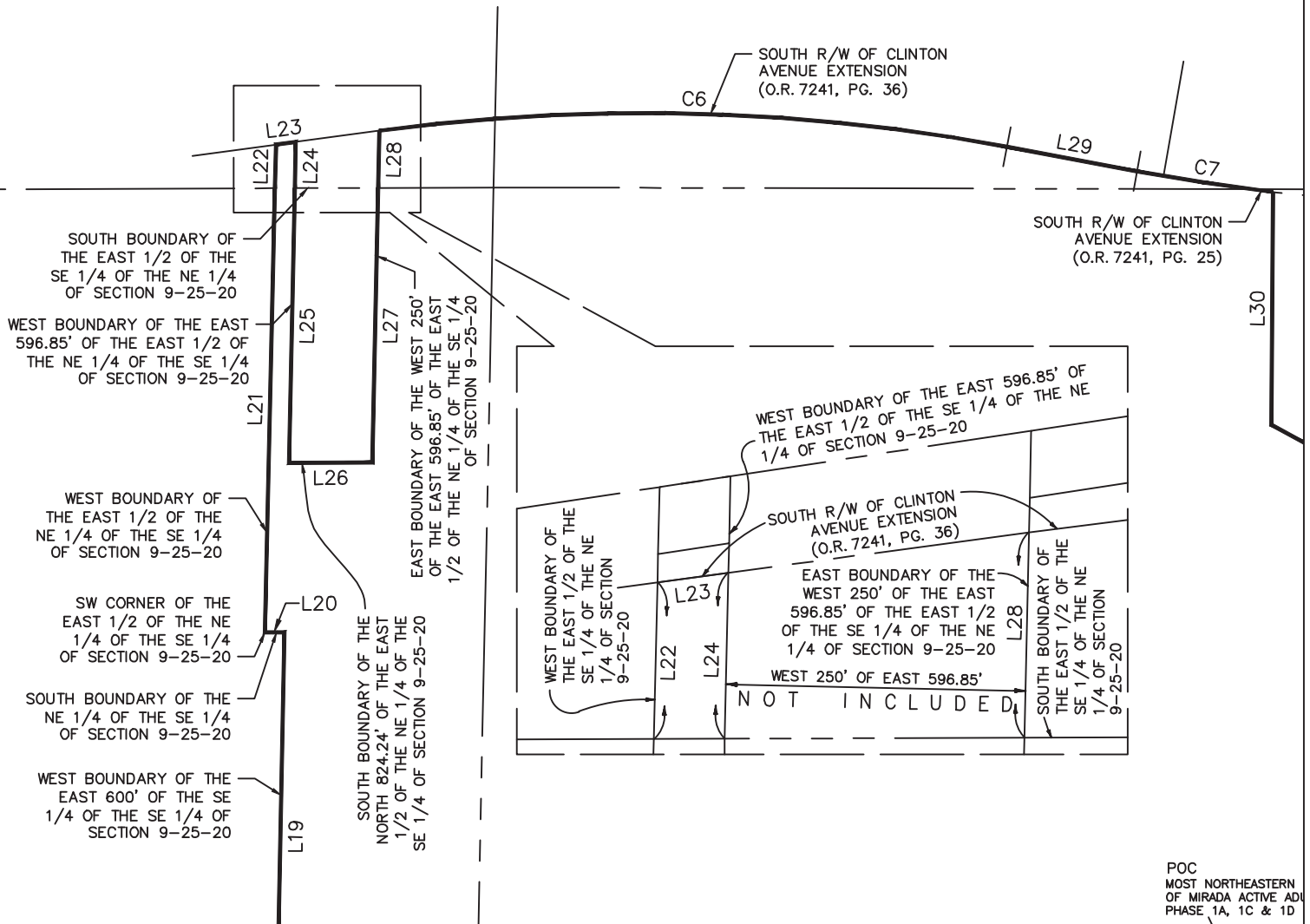
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DATE
07-14-2021

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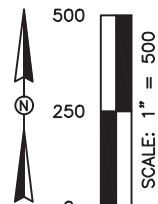
SKETCH & DESCRIPTION – NOT A SURVEY



SEE SHEET 5 FOR LINE AND CURVE TABLES

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C6	18°20'04"	5912.50'	1891.98'	1883.92'	S 88°32'16" E
C7	3°53'05"	6087.50'	412.75'	412.67'	S 81°18'46" E



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Fax (813) 250-3636

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SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
9,10,15&16-25-20	03193.0001	AS SHOWN	07-14-2021	4/7

SKETCH & DESCRIPTION – NOT A SURVEY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 00°21'18" E	1111.18'
L2	WEST	23.36'
L3	S 31°49'44" E	227.85'
L4	S 24°00'35" W	366.49'
L5	S 05°02'47" E	232.40'
L6	S 10°33'58" W	949.94'
L7	SOUTH	23.23'
L8	S 89°50'56" W	2083.79'
L9	N 48°46'43" W	1253.71'
L10	NORTH	759.32'
L11	N 48°23'48" W	801.74'
L12	N 40°01'27" W	1524.08'
L13	N 89°36'08" W	784.31'
L14	N 40°45'10" W	618.56'

LINE TABLE		
LINE	DIRECTION	LENGTH
L15	N 89°36'08" W	674.28'
L16	N 00°13'44" W	1481.87'
L17	N 01°26'20" E	110.00'
L18	N 89°57'11" E	724.10'
L19	N 01°10'17" E	1222.99'
L20	S 89°52'23" W	59.21'
L21	N 01°18'14" E	1332.96'
L22	N 01°22'03" E	130.69'
L23	N 82°19'59" E	59.73'
L24	S 01°15'20" W	138.44'
L25	S 01°10'13" W	824.12'
L26	N 89°50'37" E	249.98'
L27	N 01°10'16" E	824.35'
L28	N 01°15'20" E	171.29'

LINE TABLE		
LINE	DIRECTION	LENGTH
L29	S 79°22'14" E	397.25'
L30	S 00°23'52" W	698.08'
L31	S 61°24'58" E	1240.68'
L32	N 74°38'23" E	747.71'
L33	S 79°18'06" E	1135.64'
L34	N 21°29'27" W	463.27'
L35	N 05°31'52" W	828.76'
L36	S 89°48'58" E	747.49'
L37	S 00°11'00" W	112.47'
L38	S 23°12'01" W	123.12'
L39	S 30°53'52" E	133.91'
L40	S 43°46'40" W	475.68'
L41	S 31°49'44" E	212.73'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	4°46'51"	1079.00'	90.03'	90.01'	S 57°22'26" W
C2	55°50'19"	1090.00'	1062.28'	1020.74'	S 03°54'35" E
C3	29°03'22"	1210.00'	613.62'	607.06'	S 09°28'54" W
C4	15°36'45"	1940.00'	528.63'	526.99'	S 02°45'35" W
C5	10°33'58"	1210.00'	223.14'	222.82'	S 05°16'59" W
C6	18°20'04"	5912.50'	1891.98'	1883.92'	S 88°32'16" E
C7	3°53'05"	6087.50'	412.75'	412.67'	S 81°18'46" E
C8	89°59'58"	25.00'	39.27'	35.36'	S 44°48'59" E
C9	23°01'01"	500.00'	200.86'	199.51'	S 11°41'31" W
C10	54°05'53"	606.00'	572.18'	551.16'	S 03°50'55" E
C11	74°40'32"	540.00'	703.80'	655.03'	S 06°26'24" W
C12	75°36'24"	1210.00'	1596.70'	1483.35'	S 05°58'28" W

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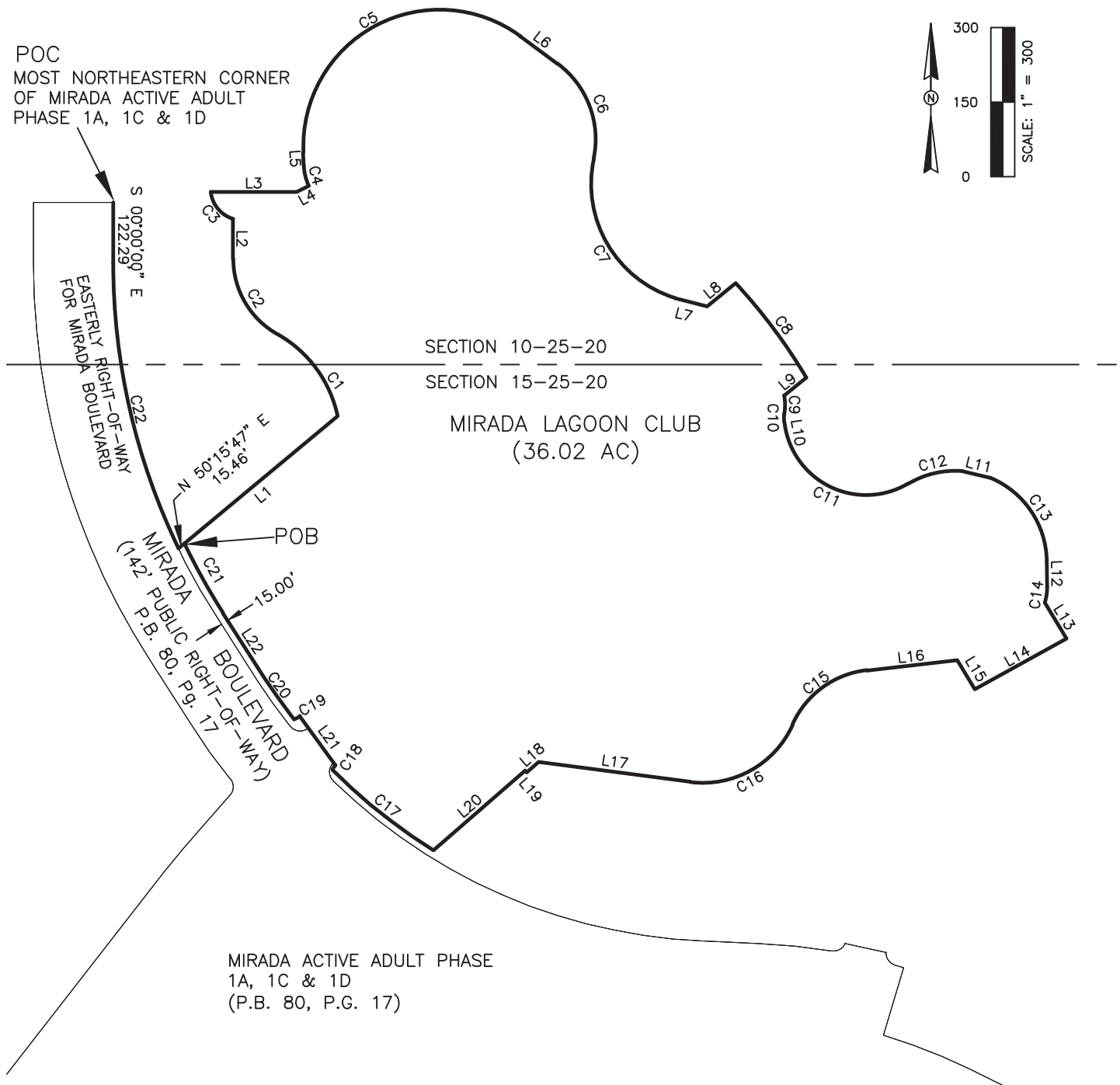
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LESS OUT PARCEL



SEE SHEET 7 FOR LINE AND CURVE TABLES

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ENGINEERING & SURVEYING, INC.

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Fax (813) 250-3636

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	248.17'	209.45'	203.29'	N 36°07'48" W	48°21'20"
C2	173.67'	185.57'	176.86'	N 30°36'23" W	61°13'15"
C3	64.00'	74.57'	70.42'	N 39°39'33" W	66°45'35"
C4	109.42'	41.88'	41.63'	N 13°36'21" W	21°55'51"
C5	274.44'	617.85'	495.39'	N 61°51'33" E	128°59'16"
C6	189.41'	217.24'	205.53'	S 20°46'49" E	65°42'51"
C7	240.58'	355.95'	324.36'	S 30°18'30" E	84°46'11"
C8	1126.00'	237.29'	236.85'	S 36°47'25" E	12°04'28"
C9	104.00'	37.83'	37.62'	S 00°27'38" E	20°50'26"
C10	46.00'	16.30'	16.22'	S 00°11'31" E	20°18'12"
C11	165.21'	322.94'	273.93'	S 64°46'29" E	112°00'06"
C12	184.42'	113.36'	111.58'	N 76°48'33" E	35°13'11"
C13	184.42'	213.95'	202.15'	S 34°04'55" E	66°28'16"
C14	104.00'	32.81'	32.67'	S 08°11'27" W	18°04'27"
C15	187.00'	193.67'	185.13'	S 53°55'42" W	59°20'23"
C16	198.00'	252.32'	235.59'	S 60°45'56" W	73°00'52"
C17	1114.00'	260.82'	260.23'	N 51°23'37" W	13°24'53"
C18	25.00'	10.67'	10.59'	N 33°22'37" E	24°27'51"
C19	25.00'	13.11'	12.96'	S 61°02'12" W	30°02'33"
C20	1105.00'	105.70'	105.66'	N 35°22'32" W	5°28'50"
C21	1305.00'	160.18'	160.08'	N 29°07'07" W	7°01'58"
C22	1320.00'	593.61'	588.62'	N 12°52'59" W	25°45'58"

LINE	BEARING	DISTANCE
L1	N 50°15'47" E	400.67'
L2	N 00°00'00" W	80.45'
L3	N 90°00'00" E	173.10'
L4	N 62°12'44" E	26.51'
L5	N 02°38'26" W	26.77'
L6	S 53°37'17" E	92.70'
L7	S 76°16'14" E	66.82'
L8	N 51°20'14" E	73.32'
L9	S 51°20'14" W	56.70'
L10	S 09°28'50" E	7.22'
L11	S 76°26'57" E	58.54'
L12	S 00°50'47" E	51.36'
L13	S 31°12'29" E	84.50'
L14	S 61°07'37" W	210.85'
L15	N 31°12'29" W	67.98'
L16	S 83°35'53" W	183.29'
L17	N 82°31'03" W	307.45'
L18	S 48°53'02" W	31.40'
L19	N 40°56'01" W	5.03'
L20	S 48°51'10" W	244.64'
L21	N 36°02'11" W	122.13'
L22	N 32°38'07" W	151.39'

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Composite Exhibit E-1 through E-2

Exhibit E-1
Consent and Joinder of Landowner
Mirada Club, LLC

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT 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 the Mirada Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to be removed from the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be affected by the boundary amendment of the District.

The undersigned hereby consents to the boundary amendment of the District which will remove the Property from the lands of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. 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 District, a consent to the boundary amendment of the 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 2 day of August, 2021.

MIRADA CLUB, LLC,
a Delaware limited liability company

By: 

Name: John Ryan

Title: Manager

Folio Number: 10-25-20-0000-00300-00C0

Exhibit A

**This Instrument Was Prepared
By And Should Be Returned To:**

Lee E. Nelson, Esq.
Shutts & Bowen LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, Florida 33607

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), executed as of this 8 day of April, 2019, by **CR PASCO DEVELOPMENT COMPANY LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607 to **MIRADA CLUB, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, the real property situate, lying, and being in Pasco County, Florida, and legally described in **Exhibit "A"** attached to this Deed (the "**Property**").

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

TO HAVE AND TO HOLD the same in fee simple forever.

And, subject to matters of record, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and, notwithstanding anything hereto to the contrary, that the Property is being conveyed to and accepted by Grantee subject to applicable zoning ordinances, taxes and assessments for the current and subsequent years, and all matters of record, but this reference is not intended to reimpose the same.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

CR PASCO DEVELOPMENT COMPANY LLC,
a Delaware limited liability company

By: _____

John M. Ryan, Manager

Signature of Witness 1

Print name of Witness 1

Signature of Witness 2

Print name of Witness 2

STATE OF FLORIDA)

) ss.:

COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 8 day of April, 2019, by John M. Ryan, Manager of **CR PASCO DEVELOPMENT COMPANY LLC**, a Delaware limited liability company, on behalf of the company, who (☒) is personally known to me or (☐) produced _____ as identification.

[Affix Notary Seal]

Notary Public

(Print or type name)

Commission No.: _____

My Commission Expires: 6/30/21

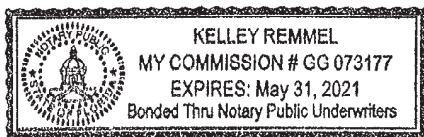


EXHIBIT "A"**Legal Description**

DESCRIPTION: A parcel of land lying in Sections 10 & 15, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 10, run thence along the South boundary of the Southeast 1/4 of said Section 10, S.89°59'29"W., a distance of 1967.18 feet to the POINT OF BEGINNING; thence Southerly, 184.99 feet along the arc of a curve to the right having a radius of 285.33 feet and a central angle of 37°08'47" (chord bearing S.18°28'47"E., 181.77 feet); thence Easterly, 371.91 feet along the arc of a reverse curve to the left having a radius of 159.67 feet and a central angle of 133°27'33" (chord bearing S.66°38'10"E., 293.36 feet); thence Southerly, 654.31 feet along the arc of a reverse curve to the right having a radius of 150.33 feet and a central angle of 249°22'28" (chord bearing S.08°40'43"E., 247.23 feet); thence Westerly, 141.12 feet along the arc of a reverse curve to the left having a radius of 234.67 feet and a central angle of 34°27'22" (chord bearing N.81°13'10"W., 139.01 feet); thence S.13°36'57"E., a distance of 115.39 feet; thence Southwesterly, 242.11 feet along the arc of a non-tangent curve to the left having a radius of 187.00 feet and a central angle of 74°10'57" (chord bearing S.45°57'22"W., 225.55 feet); thence S.08°51'53"W., a distance of 92.43 feet; thence Westerly, 31.74 feet along the arc of a non-tangent curve to the left having a radius of 1515.04 feet and a central angle of 01°12'02" (chord bearing N.86°55'25"W., 31.74 feet); thence N.87°31'26"W., a distance of 112.26 feet; thence Westerly, 444.55 feet along the arc of a tangent curve to the right having a radius of 834.96 feet and a central angle of 30°30'20" (chord bearing N.72°16'16"W., 439.32 feet); thence N.32°58'54"E., a distance of 6.69 feet; thence N.46°36'14"W., a distance of 190.55 feet; thence S.48°51'54"W., a distance of 111.25 feet; thence Southerly, 23.62 feet along the arc of a tangent curve to the left having a radius of 23.00 feet and a central angle of 58°50'05" (chord bearing S.19°26'50"W., 22.59 feet); thence Northwesterly, 108.16 feet along the arc of a non-tangent curve to the right having a radius of 946.96 feet and a central angle of 06°32'39" (chord bearing N.40°46'28"W., 108.10 feet); thence N.48°51'54"E., a distance of 41.57 feet; thence N.41°08'06"W., a distance of 4.99 feet; thence Westerly, 90.42 feet along the arc of a non-tangent curve to the right having a radius of 57.67 feet and a central angle of 89°50'00" (chord bearing N.77°33'06"W., 81.44 feet); thence N.32°38'07"W., a distance of 162.99 feet; thence Northwesterly, 134.18 feet along the arc of a tangent curve to the right having a radius of 1160.67 feet and a central angle of 06°37'25" (chord bearing N.29°19'24"W., 134.10 feet); thence Northerly, 85.72 feet along the arc of a compound curve to the right having a radius of 57.67 feet and a central angle of 85°09'54" (chord bearing N.16°34'15"E., 78.04 feet); thence Northeasterly, 26.74 feet along the arc of a reverse curve to the left having a radius of 114.40 feet and a central angle of 13°23'25" (chord bearing N.52°27'30"E., 26.67 feet); thence N.48°51'54"E., a distance of 114.68 feet; thence Northeasterly, 56.52 feet along the arc of a tangent curve to the right having a radius of 506.01 feet and a central angle of 06°24'01" (chord bearing N.52°03'54"E., 56.49 feet); thence Northwesterly, 160.26 feet along the arc of a non-tangent curve to the left having a radius of 249.86 feet and a central angle of 36°44'59" (chord bearing N.30°08'46"W., 157.53 feet); thence N.52°31'08"W., a distance of 15.13 feet; thence Northwesterly, 34.36 feet along the arc of a tangent curve to the left having a radius of 226.33 feet and a central angle of 08°41'53" (chord bearing N.56°52'04"W., 34.33 feet); thence

Northwesterly, 185.57 feet along the arc of a reverse curve to the right having a radius of 173.67 feet and a central angle of $61^{\circ}13'15''$ (chord bearing $N.30^{\circ}36'23''W.$, 176.86 feet); thence $N.00^{\circ}00'00''W.$, a distance of 80.45 feet; thence Northwesterly, 78.58 feet along the arc of a non-tangent curve to the right having a radius of 64.00 feet and a central angle of $70^{\circ}20'50''$ (chord bearing $N.37^{\circ}51'56''W.$, 73.74 feet); thence $N.90^{\circ}00'00''E.$, a distance of 38.93 feet; thence $N.00^{\circ}00'00''E.$, a distance of 164.23 feet; thence $S.90^{\circ}00'00''E.$, a distance of 193.05 feet; thence Easterly, 478.19 feet along the arc of a non-tangent curve to the right having a radius of 240.33 feet and a central angle of $114^{\circ}00'03''$ (chord bearing $N.75^{\circ}26'29''E.$, 403.12 feet); thence Southeasterly, 49.13 feet along the arc of a reverse curve to the left having a radius of 219.67 feet and a central angle of $12^{\circ}48'48''$ (chord bearing $S.53^{\circ}57'54''E.$, 49.02 feet); thence Southeasterly, 196.41 feet along the arc of a reverse curve to the right having a radius of 155.33 feet and a central angle of $72^{\circ}26'53''$ (chord bearing $S.24^{\circ}08'51''E.$, 183.59 feet); thence Southeasterly, 406.72 feet along the arc of a reverse curve to the left having a radius of 274.67 feet and a central angle of $84^{\circ}50'31''$ (chord bearing $S.30^{\circ}20'40''E.$, 370.56 feet); thence Southeasterly, 177.85 feet along the arc of a reverse curve to the right having a radius of 285.33 feet and a central angle of $35^{\circ}42'45''$ (chord bearing $S.54^{\circ}54'33''E.$, 174.98 feet) to the POINT OF BEGINNING.

TPADOCS 22489779 1 28053.0085

Exhibit E-2
Consent and Joinder of Landowner
CR Pasco Development Company, LLC

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT 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 the Mirada Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to have a portion of its lands removed from the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be affected by the boundary amendment of the District.

The undersigned hereby consents to the boundary amendment of the District which will remove a portion of its the Property from the lands of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. 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 District, a consent to the boundary amendment of the 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 2 day of August, 2021.

CR PASCO DEVELOPMENT COMPANY LLC,
a Delaware limited liability company

By: 

John Ryan, Manager

***Folio Numbers: 15-25-20-0000-00100-00C0; 15-25-20-0000-00100-0016;
15-25-20-0000-00100-0050; and 10-25-20-0000-00300-0060***



Rcpt: 1516902 Rec: 52.50
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 6
OR BK 8865 PG 1480

[Space Above This Line For Recording data]

Quit Claim Deed

(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, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Pasco, State of Florida, to-wit:

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

Together with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

[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.

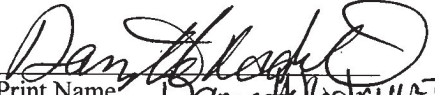
Signed, sealed and delivered in our presence:

CANNON RANCH, LLC,
a California limited liability company

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

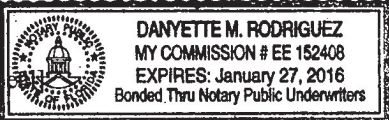

Print Name: Claude E. Holly


By: 
Lee E. Newell, President


Print Name: Danyette M. Rodriguez

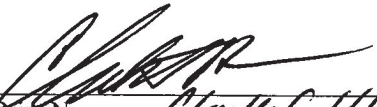
State of FL
County of Hillsborough

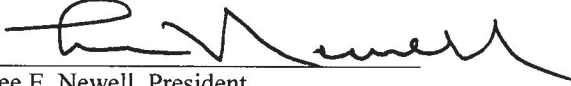
The foregoing instrument was sworn to and subscribed before me this 25 day of April, 2013 by Lee E. Newell, as President of New Cities Land Company, Inc., a California corporation, as Manager of Cannon Ranch, LLC, a California limited liability company. He ☐ is personally known to me or ☒ has produced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

[Notary ]
DANYETTE M. RODRIGUEZ
MY COMMISSION # EE 152408
EXPIRES: January 27, 2016
Bonded Thru Notary Public Underwriters


Notary Public

NEW CITIES LAND COMPANY, INC., a
California corporation

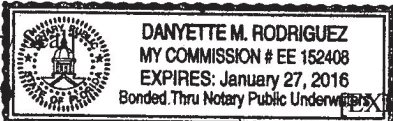

Print Name: Claude E. Holly

By: 
Lee E. Newell, President


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 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 ]
DANYETTE M. RODRIGUEZ
MY COMMISSION # EE 152408
EXPIRES: January 27, 2016
Bonded Thru Notary Public Underwriters


Notary Public

[EX] CUTION PAGES TO FOLLOW]

BATES PROPERTIES, INC., a
California corporation

[Signature]
Print Name: Clarke G. Hobbs

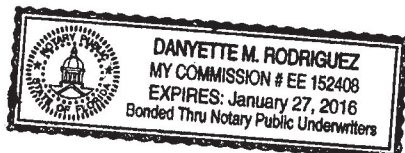
By: [Signature]
Frederick M. Bates, President

[Signature]
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]



[Signature]
Notary Public

PROFESSIONAL LAND DEVELOPMENT, LLC,
a Florida limited liability company

[Signature]
Print Name: Clarke G. Hobbs

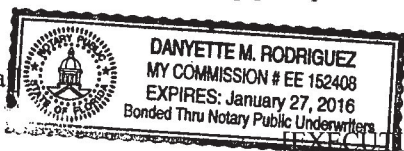
By: [Signature]
Frederick M. Bates, Authorized Signatory pursuant to Paragraph 15 of that certain Order Confirming Plan Proponents' Amended Joint Plan of Reorganization entered on November 10, 2011, by the United States Bankruptcy Court for the Middle District of Florida, Tampa Division, in the Chapter 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 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]

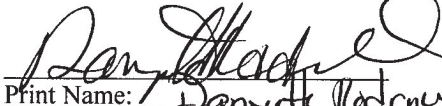


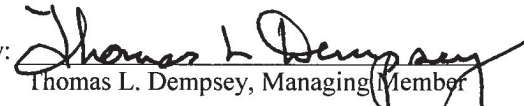
[Signature]
Notary Public

EXECUTION PAGES TO FOLLOW

DAD PROPERTIES, LLC,
a Florida limited liability company


Print Name: Clarke G. Hobby


Print Name: Danyette M. Rodriguez

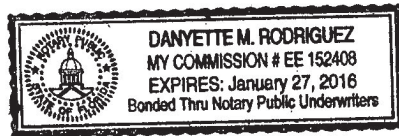
By: 
Thomas L. Dempsey, Managing Member

OR BK 8865 PG 1483
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

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.

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 Northeast 1/4 of the Southeast 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.

TOGETHER WITH:

Any portion of the real property described in that certain Special Warranty Deed recorded at Official Records Book 5853, Page 1455 of the Public Records of Pasco County, Florida lying within the hereinabove described Parcel A or Parcel B.



2013093845

Rspt: 1524060 Rec: 95.00

DS: 0.70 IT: 0.00

05/29/13 eRecording

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER

05/29/13 09:37 AM 1 of 11

OR BK **8879** PG **2041**

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

[Space Above This Line For Recording data]

Quit Claim Deed

This Indenture made this 13 day of May, 2013 by **BELLA VERDE GOLF COMMUNITY DEVELOPMENT DISTRICT**, formerly known as Cannon Ranch Golf Community Development District, a special purpose unit of local government organized pursuant to Chapter 190, Florida Statutes ("**Grantor**"), whose address is c/o 1510 W. Cleveland Street, Tampa, Florida 33606, in favor of **CR PASCO DEVELOPMENT COMPANY LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 2052 N. Rocky Pointe Drive, Suite 1050, Tampa, Florida 33607.

Witneseth 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, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Pasco, State of Florida, to-wit:

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

Together with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

[EXECUTION PAGES TO FOLLOW]

THE PROPERTY IS BEING CONVEYED IN ACCORDANCE WITH THE CONSENT TO RESOLUTION ATTACHED HERETO AS EXHIBIT "B" IN ORDER TO, AMONG OTHER THINGS, COMPLETE THE TRANSACTION AND RECEIVE ALL BENEFITS OF 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 the presence of:

[Signature]
Signature of Witness 1
Adam Woodruff
Print name of Witness 1

**BELLA VERDE GOLF COMMUNITY
DEVELOPMENT DISTRICT**, formerly known as
Cannon Ranch Golf Community Development
District, a special purpose unit of local government
organized pursuant to Chapter 190, Florida Statutes

[Signature]
Signature of Witness 2
Lee E. Nelson
Print name of Witness 2

By: [Signature]
Print Name: Michael S. Lawson
Title: Chairman of the Board of Supervisors

STATE OF FLORIDA)
COUNTY OF Hillsborough) ss.:

The foregoing instrument was acknowledged before me this 23 day of May, 2013, by Michael S. Lawson, as Chairman of the ^{Board of Supervisors} BELLA VERDE GOLF COMMUNITY DEVELOPMENT DISTRICT, formerly known as Cannon Ranch Golf Community Development District, a special purpose unit of local government organized pursuant to Chapter 190, Florida Statutes, who is () personally known to me or (X) who produced driver's license as identification.

[Affix Notary Seal]

[Signature]
Notary Public
Kristine Erwin
(Print or type name)
Commission No.: _____
My Commission Expires: _____



EXHIBIT "A"

Any portion of the real property described in that certain Special Warranty Deed recorded at Official Records Book 5853, Page 1455 of the Public Records of Pasco County, Florida lying within Parcel A and Parcel B respectively, as described below.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY:

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.

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 Northeast 1/4 of the Southeast 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.

Exhibit B

CONSENT TO RESOLUTION

The undersigned constitute the "Purchaser" that is described in that certain Resolution Number 2013-06 (the "**Resolution**") of the Bella Verde Golf Community Development District (the "**District**"). A copy of the Resolution is attached hereto as **Exhibit "A"** and capitalized terms not defined herein are as defined in the Resolution. In accordance with Section 8 of the Resolution, Purchaser agrees to pay for any title insurance, any recording fees and any Florida documentary stamp taxes that may be due in connection with the conveyances of the Common Area Tracts to Purchaser and Purchaser consents to the Resolution. CRCG One, CRCG Two and CRP shall allocate such costs amongst them on a proportionate basis based upon the gross acreage of those portions of the Common Area Tracts deeded to such entities. The Resolution mentions, among other things, certain substantial considerations and benefits to the District as a result of Purchaser's closing the Sale under the Plan. Without limiting Purchaser's above agreement and consent, Purchaser notes for the record as an additional such benefit and consideration, i.e., as part of the Sale, Purchaser shall make certain direct payments to the District that the District will use to pay certain unsecured creditors of the District. Intending to be legally bound, CRCG One, CRCG Two and CRP hereby execute this instrument effective as of April 30, 2013 and direct that it be delivered to the District.

CRCG ONE LP,
a Delaware limited partnership

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

By: 
John Ryan, President

CRCG TWO LP,
a Delaware limited partnership

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

By: 
John Ryan, President

**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, Manager

Exhibit A**RESOLUTION NO. 2013-06**

A RESOLUTION: APPROVING AN ORDER CONFIRMING PLAN PROPONENTS AMENDED JOINT PLAN OF REORGANIZATION ENTERED INTO BY THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF FLORIDA, TAMPA DIVISION; AUTHORIZING THE BELLA VERDE GOLF COMMUNITY DEVELOPMENT DISTRICT TO TERMINATE THE CAPITAL IMPROVEMENT PLAN DESCRIBED IN THAT CERTAIN ENGINEER'S REPORT, AS REVISED, VALIDATED AND MODIFIED DATED AND FOREGO ANY FURTHER WORK IN FURTHERANCE THEROF; IN FURTHERANCE OF THE ORDER CONFIRMING PLAN PROPONENTS AMENDED JOINT PLAN OF REORGANIZATION AND AS PART OF THE SATISFACTION OF SECURED AND OTHER CLAIMS THEREUNDER, AUTHORIZING THE BELLA VERDE GOLF COMMUNITY DEVELOPMENT DISTRICT TO CONVEY ALL COMMON AREA TRACTS AND OTHER LAND TO CRCG ONE LP, CRCG TWO LP, AND CR PASCO DEVELOPMENT COMPANY LLC, AS THE PURCHASERS UNDER THE PURCHASE AND SALE AGREEMENT APPROVED UNDER THE ORDER CONFIRMING PLAN PROPONENTS AMENDED JOINT PLAN OF REORGANIZATION; AND AUTHORIZING THE CHAIRMAN OR VICE-CHAIRMAN OF THE BOARD OF SUPERVISORS TO EXECUTE AND DELIVER A SPECIAL WARRANTY DEED AND OTHER CLOSING DOCUMENTS NECESSARY FOR THE CONVEYANCE OF ALL SUCH COMMON AREA TRACTS TO CRCG ONE LP, CRCG TWO LP, AND CR PASCO DEVELOPMENT COMPANY LLC, AS THE PURCHASERS UNDER THE PURCHASE AND SALE AGREEMENT APPROVED UNDER THE ORDER CONFIRMING PLAN PROPONENTS AMENDED JOINT PLAN OF REORGANIZATION.

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

WHEREAS, the District was established by ordinance adopted by the Board of County Commissioners in and for Pasco County, Florida, pursuant to the Act; and

WHEREAS, the District previously indicated its intention to construct certain public infrastructure improvements as described in the Report of the Consulting Engineers prepared by WilsonMiller dated October 11, 2004, as revised on February 21, 2005, validated on February 23, 2005, and as modified February 7, 2006 (the "**Engineer's Report**"), and to finance the

capital improvement plan described in the Engineer's Report (the "**Capital Improvement Plan**") through the issuance of one or more series of bond anticipation notes or bonds which were to be repaid by special assessments levied on the benefited property within the District, including the Acquired Property (as below defined); and

WHEREAS, to fund a portion of the cost of the Capital Improvement Plan, the District previously issued its Bella Verde Golf Community Development District Bond Anticipation Notes, Series 2006 (the "**Series 2006 Note**"). The Series 2006 Note matured on December 17, 2007. Upon the maturity of the Series 2006 Note, a new Bond Anticipation Note, Series 2007 (the "**Series 2007 Note**") was issued to refinance the Series 2006 Note. The Series 2007 Note matured on December 18, 2008. The Series 2007 Note was not extended when it matured on December 18, 2008. Currently, the District is default in its payments to the holders of the Series 2007 Note and the holders of the Series 2007 Note have made certain claims against the District; and

WHEREAS, with a portion of the proceeds generated from the issuance of the Series 2006 Note, the District purchased the tracts described in **Exhibit "A"** (the "**Common Area Tracts**") in order to construct the Capital Improvement Plan in the Common Area Tracts. Due to the downturn in the real estate market, the District was unable to finance and construct the Capital Improvement Plan that it had planned to construct in, among other things, the Common Area Tracts; and

WHEREAS, on or before April 30, 2013, **CRCG One LP**, a Delaware limited partnership ("**CRCG One**"), **CRCG Two LP**, a Delaware limited partnership ("**CRCG Two**"), and **CR Pasco Development Company LLC** Delaware limited liability company ("**CRP**" and collectively with **CRCG One** and **CRCG Two**, the "**Purchaser**") will acquire the lands within the District described in **Exhibit "B"** attached hereto (the "**Acquired Property**") pursuant to and as authorized by: (i) that certain Amended Joint Plan of Reorganization for Professional Land Development, LLC and Cannon Ranch, LLC, as amended and modified from time to time (the "**Plan**"), which Plan was confirmed by the Bankruptcy Court pursuant to that certain Order Confirming Plan Proponents' Amended Joint Plan of Reorganization entered by the Bankruptcy Court on November 10, 2011, as amended by that Order Granting Motion for Order Modifying Dates in Confirmation Order entered by the Bankruptcy Court (PLD Doc. No. 3681; CR Doc. No. 202, as modified and amended from time to time) (the "**Confirmation Order**"), which Confirmation Order is incorporated herein by reference; and (ii) the **Pasadera LOI** and **Final Purchase Agreement** (as each are defined in the Confirmation Order, and all other capitalized terms not herein defined are as defined in the Confirmation Order); and

WHEREAS, the Confirmation Order provides, among other things, that: (i) the Plan, including the Modifications, is binding upon, among others, all Creditors, including without limitation, the District, the holders of the Series 2007 Note and all other parties in interest; (ii) the Acquired Property be sold free and clear of all Encumbrances, including without limitation, the CDD Claims; (iii) the Sale provides for direct payment of the Claims of, among others, the holders of the Series 2007 Note, without the need to remit payment through the CDDs, including the District; (iv) payments by the Purchaser at the Sale closing are in full and complete satisfaction of, among other things, all Claims against the Districts; and (v) the holders of the

Series 2007 Note, among other parties, dismiss with prejudice all litigation and/or issue satisfactions of all judgments against the District, among others; and

WHEREAS, the matters recited in the immediately preceding paragraph provide the District with direct and substantial benefits and Purchaser would not have consummated such matters, including satisfaction of the Claims against the District, without the conveyance of the Common Area Tracts to Purchaser; and

WHEREAS, the Capital Improvement Plan and Common Area Tracts no longer serve a viable public purpose as a result of, among other factors: (i) changed economic and development circumstances occurring since the District acquired the Common Area Tracts to construct the Capital Improvement Plan; (ii) the District's inability to develop the Common Area Tracts and render assessments on the Acquired Property; and (iii) the fact that Purchaser informed the District that it will not proceed under the Capital Improvement Plan as it concerns the Acquired Property and the Common Area Tracts, and that Purchaser will create another development plan for the lands within the District; and

WHEREAS, the Common Area Tracts are assessed no monetary value by the Pasco County Property Appraiser; and

WHEREAS, in furtherance of the Plan, as approved by the Confirmation Order, and for the purposes and considerations herein set forth, the District desires to convey the Common Area Tracts to the Purchaser so it may realize the full benefits of the Plan, Sale and Confirmation Order and so that it may develop all of the lands within the District in accordance with a new development plan, which new development plan may in Purchaser's discretion include a new capital improvement plan and another conveyance of land to the District; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT (THE "BOARD") THAT:

1. The above recitals are true, correct, ratified and approved and are incorporated herein by reference as if fully set forth herein.
2. The District ratifies and confirms the Plan, including the Modifications, and the Confirmation Order, including, but not limited to, direct payment of the Claims of the holders of the Series 2007 Note, without the need to remit payment through the District
3. Subject to the closing of the Sale, including but not limited to, satisfaction of the Claims against the District, the Capital Improvement Plan shall be deemed terminated and of no further force and effect.
4. The District does not have resources to develop the Common Area Tracts and the Common Area Tracts cannot be developed without the Acquired Property; thus, the Common Area Tracts are not needed by the District.
5. The District will receive substantial benefits and others considerations due to

Purchaser's closing of the Sale as herein set forth, which serve the public purpose and benefit the District; thus, it is in the best interest of the public and the District for the Common Area Tracts to be conveyed to Purchaser as part of or promptly after the Sale.

6. The Acquired Property will be conveyed to CRCG One, CRCG Two and CRP by separate deeds and legal descriptions; therefore the parties intent that the Common Area Tracts be conveyed to CRCG One, CRCG Two and CRP to the extent of those portions of the Common Area Tracts that fall within the portions of the Acquired Property owned by CRCG One, CRCG Two and CRP.

7. The Board hereby authorizes and directs the Chairperson or the Vice Chairperson of the Board of Supervisors of the District to execute and deliver special warranty deeds conveying the Common Area Tracts to CRCG One, CRCG Two and CRP or to such other entity as directed by the Purchaser, together with a closing statement and such other instruments as may be reasonably necessary to consummate the closing pursuant to and consistent with this Resolution and the Plan, but only as part of or promptly after the Sale, including payment of the Claims applicable to the District in accordance with the Plan and Confirmation Order.


8. The Board hereby further authorizes and directs the Chairperson or the Vice Chairperson of the Board of Supervisors of the District to require that, as a condition to such conveyances of the Common Area Tracts: (i) Purchaser pay for any title insurance, any recording fees and any Florida documentary stamp taxes that may be due in connection with the conveyances of the Common Area Tracts hereunder; and (ii) Purchaser consent to this Resolution.

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

PASSED AND ADOPTED ON THE 26TH DAY OF APRIL, 2013.

Attest:

**Bella Verde Golf
Community Development District**


Name: PETER A. ALTMAN
~~Secretary~~/Assistant Secretary

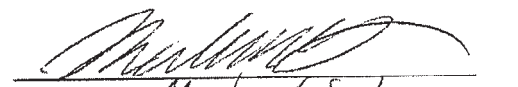

Name: Michael S. Lawson
Chairperson of the Board of Supervisors

Exhibit F
Current Members of the
Board of Supervisors

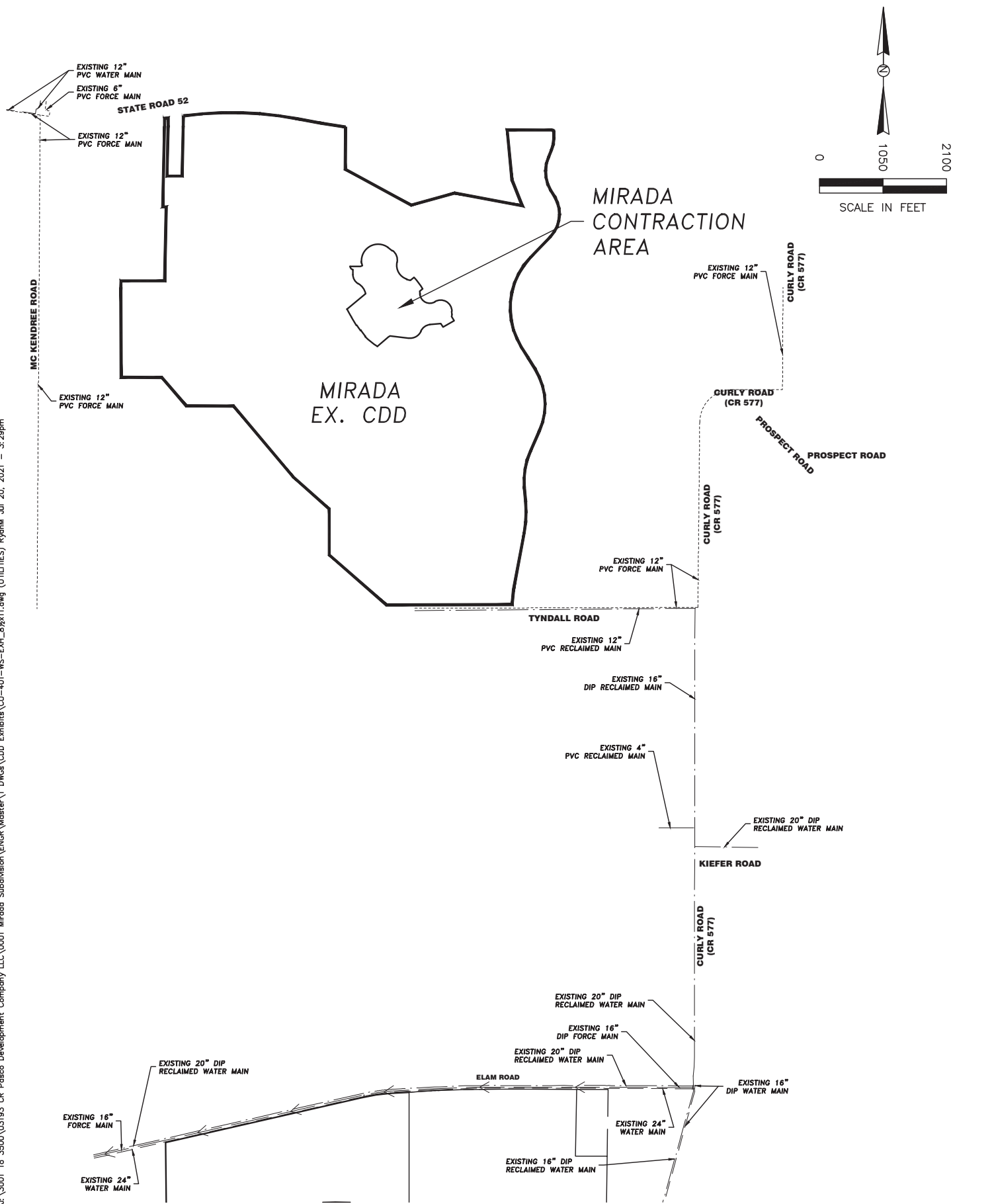
**Mirada Community Development District
Current Board of Supervisors**

Seat 1	Michael Lawson 2502 N. Rocky Point Drive, Suite 1050 Tampa, FL 33607	Chair
Seat 2	Doug Draper 2502 N. Rocky Point Drive, Suite 1050 Tampa, FL 33607	Vice Chair
Seat 3	Lori Price 2502 N. Rocky Point Drive, Suite 1050 Tampa, FL 33607	Assistant Secretary
Seat 4	Christie Ray 2502 N. Rocky Point Drive, Suite 1050 Tampa, FL 33607	Assistant Secretary
Seat 5	Vacant	

Exhibit G

Existing Utilities

J:\3001 To 3500\0193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENGR\Master\1 DWG\EXHIBIT\8\11.dwg (UTILITIES) RyanM Jul 20, 2021 - 3:29pm



HAMILTON
ENGINEERING & SURVEYING, LLC

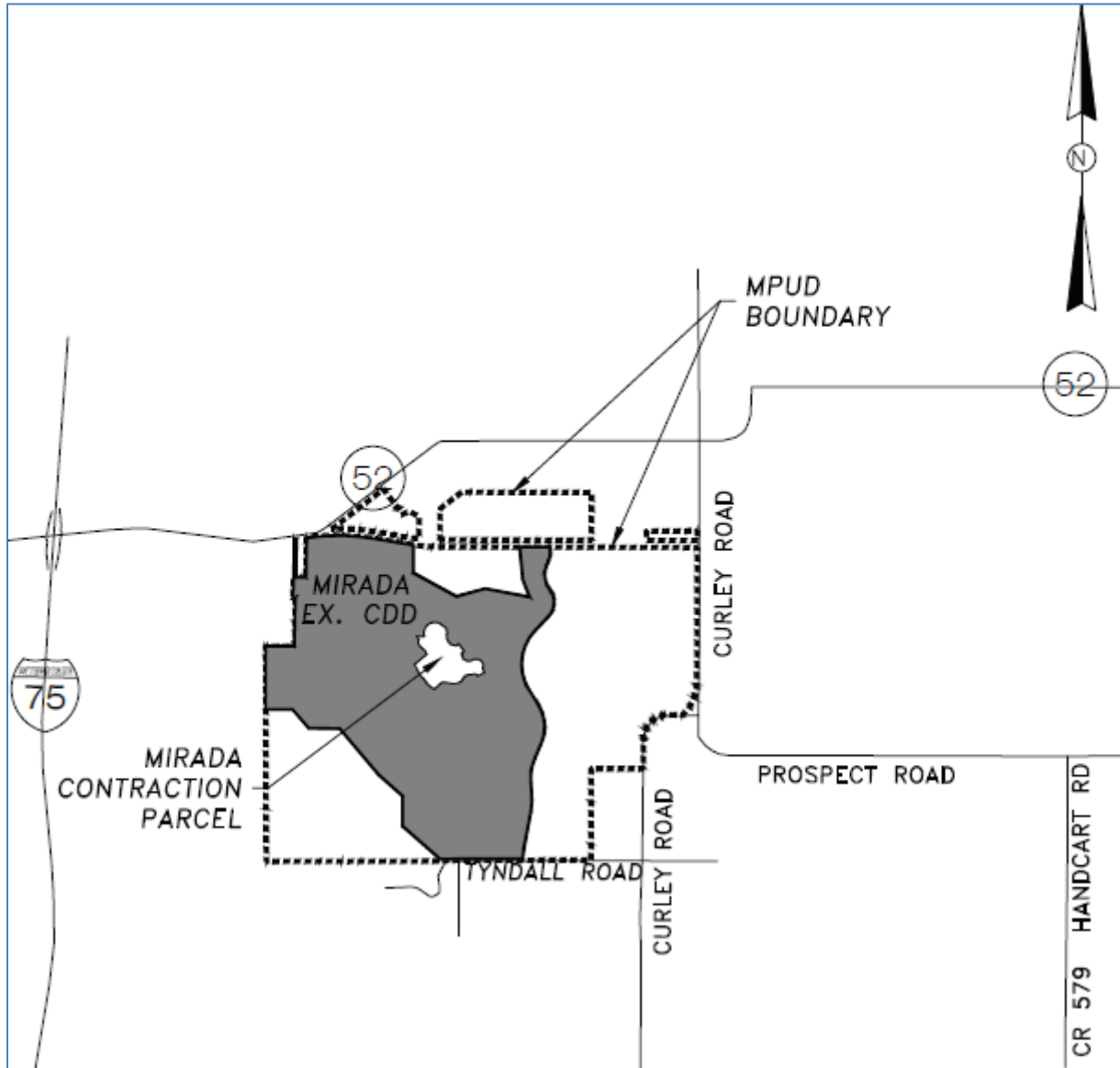
3409 W LEMON ST | LB #7013 CA #8474 | 775 WARNER LANE
TAMPA, FL 33609 | www.HamiltonEngineering.US | ORLANDO, FL 32803
TEL: 813.250.3535 | TEL: 407.362.5929

MAJOR UTILITY TRUNK LINES MIRADA CDD

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
10,11,14,15-25S-20E	03193.0001	C. PATE	06-21-2021	1

Exhibit H
Statement of Estimated Regulatory Costs

**Statement of Estimated Regulatory Costs
To
Contract the Boundaries of the
Mirada Community Development District**



July 26, 2021

Prepared by
District Manager
DPFG Management and Consulting, LLC
250 International Parkway, Suite 280 - Lake Mary, FL 32746

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A. EXECUTIVE SUMMARY

The Mirada Community Development District (“**District**”) seeks to contract its boundaries by approximately 36.02 acres of land (“**Contracted Land**”). The Contracted Land is privately owned and is not necessary or beneficial to the District’s operation and maintenance service program; it has not received any benefit from the District’s services. It is not anticipated that the Contracted Land will be conveyed to a public agency, and no costs are being transferred from one public agency to another.

This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition (the “**Petition**”) filed with the Pasco County Board of County Commissioners, Florida (the “**County**”), to contract the boundaries of the District in accordance with Chapter 190.046, Florida Statutes.

With respect to the contraction, this document confirms 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 contraction. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the petitioner.

Contracting the boundaries of the District will not create significant economic costs for the State of Florida or for the County. The proposed contraction of the District is anticipated to have positive impact on future private development and County revenues.

B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the Petition filed with the County, to contract the boundaries of the District in accordance with Chapter 190, Florida Statutes.

Specifically, the District petitioned the Pasco County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. -16-07 adopted by the Pasco County Board of County Commissioners, Florida, establishing the District on April 26, 2016, as amended by Ordinance No. 18-32 adopted by the Pasco County Board of County Commissioners, Florida amending the boundaries of the District on August 7, 2018 (collectively, the “**Ordinance**”), to contract the boundaries of the District and the area over which the District is authorized to manage and finance the delivery of basic community infrastructure services. Section 190.046, Florida Statutes, authorizes the District to file this Petition to contract its boundaries.

C. MIRADA COMMUNITY DEVELOPMENT DISTRICT

The District was created pursuant Chapter 190, Florida Statutes, and Ordinance No. 16-07, as amended by Ordinance No. 18-32, enacted by the Board of County Commissioners of Pasco County, and authorized to manage and finance the delivery of basic community infrastructure services. The District seeks to contract its boundaries by approximately 36.02 acres of land. Currently, the District does not provide services to the Contracted Land. The area is not necessary for operation of the District’s operation and maintenance service system.

D. STATUTORY ELEMENTS:

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

- 1) An economic analysis showing whether the rule directly or indirectly:
 - a) Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b) Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c) Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- 2) 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;
- 3) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- 4) 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 rule¹;
- 5) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. 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;
- 6) Any additional information that the agency determines may be useful.

The estimated regulatory impacts of the contraction of the boundaries of the District are summarized below.

¹ 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.

Economic Analysis

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

The District together with 100% of the landowners of the Contracted Property have agreed to contract the District's boundary. The key question for an economic analysis on the contraction of the District boundaries is whether the Contracted Land is necessary to and/or benefits from the operation of the District's programs and services. The Contracted Land has been privately maintained since the District was originally established more than 3 years ago, and is likely exempt from special assessments, because the use of the Contracted Land constitutes a "common element" consistent with the provisions of Section 193.0235 Florida Statutes. The District's existing capital improvements plan confers little or no useful benefit to the Contracted Land. Consideration of the assessment of benefits and its impact on value is, therefore, irrelevant in this context. The Contracted Land should be removed from the District.

The contraction of the boundaries of the District is not likely to have an adverse impact on the items described in 1(a), 1(b), and 1(c) above.

Types of Individuals Affected

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

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the contraction ordinance 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 contraction of the District boundaries 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 3(b) 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 contraction, other than any one-time administrative costs outlined in Section 3(a) below.
- c) CURRENT PROPERTY OWNERS-EXISTING DISTRICT - The current property owners of the lands within the boundaries of the Existing District will not be affected by the contraction, and no benefits are being removed.
- d) CURRENT PROPERTY OWNERS-CONTRACTED LAND - The current property owners of the lands subject to the contraction will not be adversely affected.

Estimated Public Costs, Effect on Public Revenue and Other

3) 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.

- a) COUNTY - The County will not incur any quantifiable on-going costs. The District is not transferring any maintenance expenditures as it never provided any services to the Contracted Land. The County may, however, choose to review certain documents related to the contraction. To offset these one-time administrative costs, the petitioner will submit a filing fee to the County.
- b) STATE - Since the District is already in existence for more than 6 years, the State of Florida will not incur any additional administrative costs as a result of the contraction 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. This amount has been paid by the District and will not change if the District boundaries are contracted. 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 management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.
- c) DISTRICT - The District will not incur any costs associated with the contraction. Further, it has never provided any significant maintenance services to the Contracted Land.
- d) IMPACT ON STATE AND LOCAL REVENUES - It is anticipated that approval of this Petition will not have any negative effect on state and local revenues.

In summary, contracting the boundaries of the District will not create any significant economic costs for the State of Florida or for the County.

- 4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule.**

There are no transactional costs related with the contraction of the boundaries.

- 5) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. 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.**

Amending the boundaries of the District should not have any negative impact on small businesses, small counties and small cities.

- 6) Any additional information that the agency determines may be useful.**

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

Exhibit I
Future Land Use Map

RES-1
RESIDENTIAL

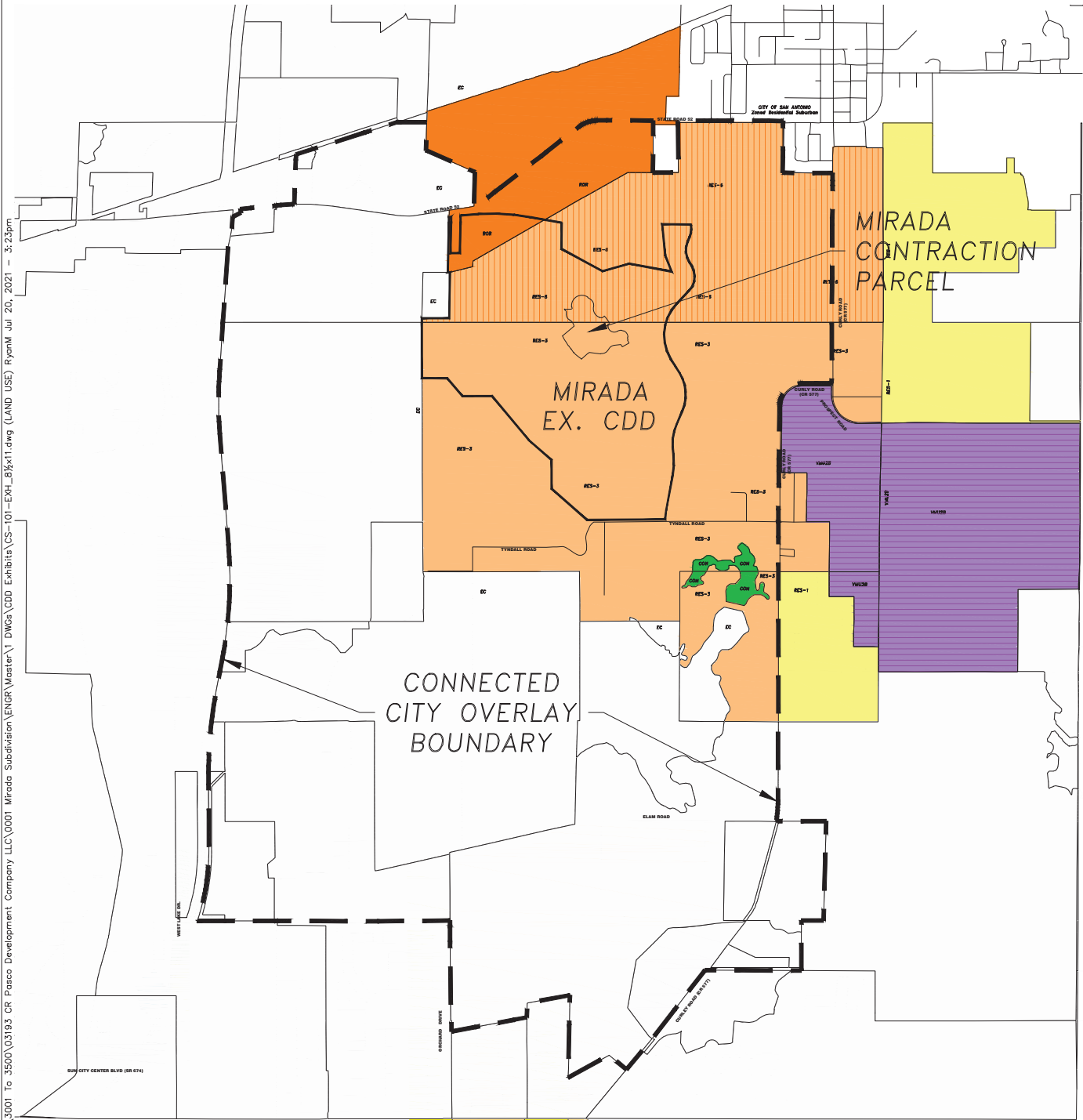
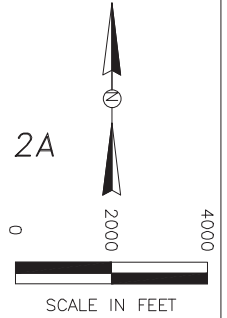
RES-3
RESIDENTIAL

RES-6
RESIDENTIAL

CONSERVATION
LANDS

VMU2B
VILLAGE MIXED USE-TYPE 2A

EC
EMPLOYMENT CENTER



J:_3001 To 3500\03193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENGR\Master\1 DWG\01 CDD Exhibits\CS-101-EXH_812x11.dwg (LAND USE) RyanM Jul 20, 2021 - 3:23pm



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

FUTURE LAND USE MIRADA CDD

SEC TWP RGE
10,11,14,15-25S-20E

JOB NUMBER
03193.0001

DRAWN BY
C. PATE

DATE
06-21-2021

SHEET
1

POC
MOST NORTHEASTERN ORNER
O MIRADA ACTIVE ADULT
HASE 1C & 1D

S 00°00'00" E
122.29'

EASTERLY RIGHT-OF-WAY
FOR MIRADA BOULEVARD

N 50°15'47" E
15.46'

MIRADA PUB. C. RIGHT-OF-WAY
BOULEVARD
P.B. 80, P.G. 17

POB

SECTION 10-25-20
SECTION 15-25-20

MIRADA ontraction
Parcel (36.02 AC)

MIRADA ACTIVE ADULT PHASE
1A, 1 & 1
(P.B. 0, .G. 17)

Scale: 1" = 300'

North Arrow

Boundary Labels: L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22.

HAMILTON
ENGINEERING & SURVEYING, INC.

Tel (813) 250-3535
x (813) 250-3636

HEET
2/3