

PETITION TO ESTABLISH **GRENELEFE COMMUNITY** **DEVELOPMENT DISTRICT**

Submitted by:

Jere Earlywine
Florida Bar No. 0155527
jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Grenelefe Resort Development, LLC ("Petitioner"), hereby petitions the Board of County Commissioners of Polk County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. **Location and Size.** The proposed District is located entirely within Polk County, Florida. **Exhibit 1** depicts the general location of the project. The site is generally located south of Marion Road and southwest of W. Lake Marion Road. The sketch and metes and bounds descriptions of the external boundary of the proposed District are set forth in **Exhibit 2**.

2. **Excluded Parcels.** There are no excluded parcels.

3. **Landowner Consents.** Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. **Initial Board Members.** The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

- Frederick Scott House. 3425 Turnberry Drive, Lakeland, FL 33803
- Victoria E. Ramirez. 3425 Turnberry Drive, Lakeland, FL 33803
- Matthew Morrison, 5121 S. Lakeland Drive Ste #2, Lakeland, FL 33813
- Juan Alzate, 248 W. Riverbend Dr Sunrise, FL 33326
- Raymond Royce Tucker Jr., 3330 Turnberry Drive, Lakeland, FL 33803

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. **Name.** The proposed name of the District is the Grenelefe Community Development District.

6. **Major Water and Wastewater Facilities.** **Exhibit 4** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. **District Facilities and Services.** **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed over an estimated 4 year period

from 2025 to 2029. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is RL-1, PRESV, RHX, DRIX, TCCX, RMX and RL-1X. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**.

The CDD is not incompatible with the existing State or local comprehensive plan. The existing entitlements for the Grenelefe UEA allows for (1) 1,753 Residential Units, (2) 120 Multi-Family, (3) 300 Hotel Rooms, (4) 100,000 square feet of Convention Center, and (5) 60,000 square feet of Commercial/Retail. The Grenelefe UEA is currently going through a Level 4 Comprehensive Plan Amendment, which may allow for a different number of units. In either case, the CDD will be developing public infrastructure to support the entitled units, and, accordingly, the CDD is not incompatible with these uses.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs (“**SERC**”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner, as part of its landowner consent, has designated Jere Earlywine as their authorized agent. See **Exhibit 3**. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 0155527
jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

11. This petition to establish the Grenelefe Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the applicable local comprehensive plan.

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

c. The establishment of the proposed District will prevent the general body of taxpayers in the county from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Board of County Commissioners for Polk County, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 13th day of August, 2024.

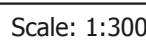
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EXHIBIT 1

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POLK COUNTY, FLORIDA

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811
Know what's **below.**
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LOCATION MAP

GRENELEFE
POLK COUNTY, FL



TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

5137 S LAKELAND DR, SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

SHEET
1

This item has been digitally signed and sealed by Daniel P. Kovacs on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EXHIBIT 2

PARCEL 1

A PARCEL OF LAND LYING IN SECTIONS 6 AND 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°06'50"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 40.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N89°38'51"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 482.06 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 89°58'15"; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.11 FEET (CHORD BEARING = S45°27'16"E, CHORD = 42.42 FEET); THENCE RUN S00°15'56"E, A DISTANCE OF 541.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 20°29'26"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 343.32 FEET (CHORD BEARING = S09°57'52"W, CHORD = 341.50 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 960.00 FEET, AND A CENTRAL ANGLE OF 17°57'30"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 300.90 FEET (CHORD BEARING = S29°11'20"W, CHORD = 299.69 FEET); THENCE RUN S38°10'05"W, A DISTANCE OF 199.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,039.81 FEET AND A CENTRAL ANGLE OF 38°17'21"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 694.87 FEET (CHORD BEARING = S19°01'25"W, CHORD = 682.02 FEET); THENCE RUN S00°06'50"E, A DISTANCE OF 630.90 FEET; THENCE RUN S00°41'08"E, A DISTANCE OF 426.29 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN S61°31'27"W, A DISTANCE OF 315.25 FEET; THENCE RUN N28°43'39"W, A DISTANCE OF 255.97 FEET; THENCE RUN N28°32'13"W, A DISTANCE OF 99.34 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 181.91 FEET AND A CENTRAL ANGLE OF 25°19'34"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.41 FEET (CHORD BEARING = N16°06'09"W, CHORD = 79.76 FEET); THENCE RUN N03°28'54"W, A DISTANCE OF 111.48 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 376.15 FEET AND A CENTRAL ANGLE OF 09°56'48"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.30 FEET (CHORD BEARING = N08°17'52"W, CHORD = 65.22 FEET); THENCE RUN N13°06'59"W, A DISTANCE OF 82.54 FEET; THENCE RUN S87°25'43"W, A DISTANCE OF 36.85 FEET; THENCE RUN N10°21'22"W, A DISTANCE OF 138.04 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 186.33 FEET AND A CENTRAL ANGLE OF 19°17'54"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.76 FEET (CHORD BEARING = N00°40'17"W, CHORD = 62.46 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 186.33 FEET AND A CENTRAL ANGLE OF

18°08'05"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.98 FEET (CHORD BEARING = N19°03'28"E, CHORD = 58.73 FEET); THENCE RUN N27°21'33"E, A DISTANCE OF 68.03 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 258.07 FEET AND A CENTRAL ANGLE OF 12°07'45"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.63 FEET (CHORD BEARING = N21°32'41"E, CHORD = 54.53 FEET); THENCE RUN N14°54'38"E, A DISTANCE OF 49.11 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 89.39 FEET AND A CENTRAL ANGLE OF 37°42'17"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.83 FEET (CHORD BEARING = N34°03'26"E, CHORD = 57.77 FEET); THENCE RUN N51°51'11"E, A DISTANCE OF 64.24 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 356.17 FEET AND A CENTRAL ANGLE OF 13°50'05"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.00 FEET (CHORD BEARING = N60°31'13"E, CHORD = 85.79 FEET); THENCE RUN N66°44'36"E, A DISTANCE OF 135.88 FEET; THENCE RUN N26°19'51"E, A DISTANCE OF 91.25 FEET; THENCE RUN N80°27'56"W, A DISTANCE OF 291.40 FEET; THENCE RUN N55°35'59"W, A DISTANCE OF 254.45 FEET; THENCE RUN S34°21'23"W, A DISTANCE OF 254.86 FEET; THENCE RUN S03°42'38"W, A DISTANCE OF 280.04 FEET; THENCE RUN S43°59'23"W, A DISTANCE OF 135.64 FEET; THENCE RUN S04°05'01"E, A DISTANCE OF 100.06 FEET; THENCE RUN S27°22'25"E, A DISTANCE OF 229.57 FEET; THENCE RUN S07°21'38"W, A DISTANCE OF 177.59 FEET; THENCE RUN S15°41'52"E, A DISTANCE OF 273.55 FEET; THENCE RUN S13°25'14"E, A DISTANCE OF 461.31 FEET; THENCE RUN S06°13'17"E, A DISTANCE OF 409.68 FEET; THENCE RUN S37°23'34"W, A DISTANCE OF 178.39 FEET; THENCE RUN S17°01'39"W, A DISTANCE OF 123.27 FEET; THENCE RUN S25°46'06"E, A DISTANCE OF 173.77 FEET; THENCE RUN S54°02'36"E, A DISTANCE OF 150.62 FEET; THENCE RUN S56°53'41"E, A DISTANCE OF 122.01 FEET; THENCE RUN S21°34'12"E, A DISTANCE OF 134.21 FEET; THENCE RUN S42°55'19"E, A DISTANCE OF 134; THENCE RUN S58°03'48"W, A DISTANCE OF 314.00 FEET; THENCE RUN S81°37'12"W, A DISTANCE OF 87.04 FEET; THENCE RUN N86°20'53"W, A DISTANCE OF 282.37 FEET; THENCE RUN N69°57'59"W, A DISTANCE OF 109.25 FEET; THENCE RUN N66°52'55"W, A DISTANCE OF 335.20 FEET; THENCE RUN N67°59'05"W, A DISTANCE OF 133.32 FEET; THENCE RUN N73°26'59"W, A DISTANCE OF 137.62 FEET; THENCE RUN N79°20'52"W, A DISTANCE OF 136.95 FEET; THENCE RUN N88°19'36"W, A DISTANCE OF 137.67 FEET; THENCE RUN N89°24'49"W, A DISTANCE OF 485.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 28°19'53"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 160.71 FEET (CHORD BEARING = N14°13'58"E, CHORD = 159.07 FEET); THENCE RUN N86°04'53"E, A DISTANCE OF 252.43 FEET; THENCE RUN N73°05'20"E, A DISTANCE OF 261.79 FEET; THENCE RUN N54°24'41"E, A DISTANCE OF 260.96 FEET; THENCE RUN N40°22'25"E, A DISTANCE OF 124.48 FEET; THENCE RUN N55°03'19"E, A DISTANCE OF 71.84 FEET; THENCE RUN N61°40'19"E, A DISTANCE OF 38.36 FEET; THENCE RUN N60°28'43"E, A DISTANCE OF 95.07 FEET; THENCE RUN N70°51'20"E, A DISTANCE OF 94.45 FEET; THENCE RUN N80°06'38"E, A DISTANCE OF 94.70 FEET; THENCE RUN N84°49'15"E, A DISTANCE OF 115.26 FEET; THENCE RUN N74°14'16"E, A DISTANCE OF 213.02 FEET; THENCE RUN N15°17'40"E, A DISTANCE OF 140.06 FEET; THENCE RUN N22°41'06"W, A DISTANCE OF 188.27 FEET; THENCE RUN S84°43'17"W, A DISTANCE OF 318.91 FEET; THENCE RUN

S74°52'50"W, A DISTANCE OF 523.00 FEET; THENCE RUN S44°37'57"W, A DISTANCE OF 390.10 FEET; THENCE RUN S77°24'43"W, A DISTANCE OF 235.10 FEET; THENCE RUN S14°14'19"W, A DISTANCE OF 249.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 33°57'35"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.27 FEET (CHORD BEARING = S34°02'00"W, CHORD = 219.03 FEET); THENCE RUN N71°10'00"W, A DISTANCE OF 36.07 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 192.22 FEET AND A CENTRAL ANGLE OF 31°11'00"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 104.62 FEET (CHORD BEARING = N55°57'19"W, CHORD = 103.33 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 66.12 FEET AND A CENTRAL ANGLE OF 39°56'32"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.09 FEET (CHORD BEARING = N20°15'52"W, CHORD = 45.17 FEET); THENCE RUN N00°18'59"W, A DISTANCE OF 251.38 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 185.51 FEET AND A CENTRAL ANGLE OF 32°27'17"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.08 FEET (CHORD BEARING = N15°53'20"E, CHORD = 103.68 FEET); THENCE RUN N32°09'43"E, A DISTANCE OF 69.78 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 238.86 FEET AND A CENTRAL ANGLE OF 34°19'58"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.13 FEET (CHORD BEARING = N15°07'04"E, CHORD = 141.00 FEET); THENCE RUN N02°21'55"W, A DISTANCE OF 62.54 FEET; THENCE RUN S73°27'06"E, A DISTANCE OF 110.91 FEET; THENCE RUN N31°27'35"E, A DISTANCE OF 209.76 FEET; THENCE RUN N86°40'34"E, A DISTANCE OF 55.00 FEET; THENCE RUN N87°07'57"E, A DISTANCE OF 131.68 FEET; THENCE RUN N18°16'21"E, A DISTANCE OF 67.35 FEET; THENCE RUN N17°22'35"W, A DISTANCE OF 67.08 FEET; THENCE RUN N88°59'38"E, A DISTANCE OF 14.92 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 238.95 FEET AND A CENTRAL ANGLE OF 26°18'42"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.73 FEET (CHORD BEARING = N85°42'10"E, CHORD = 108.77 FEET); THENCE RUN N72°36'58"E, A DISTANCE OF 25.33 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 456.04 FEET AND A CENTRAL ANGLE OF 11°00'01"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.56 FEET (CHORD BEARING = N78°06'00"E, CHORD = 87.42 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 297.89 FEET AND A CENTRAL ANGLE OF 18°43'48"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.38 FEET (CHORD BEARING = N74°04'55"E, CHORD = 96.95 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 185.47 FEET AND A CENTRAL ANGLE OF 21°11'22"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.59 FEET (CHORD BEARING = N54°55'31"E, CHORD = 68.20 FEET); THENCE RUN S34°38'21"E, A DISTANCE OF 25.66 FEET; THENCE RUN S84°56'51"E, A DISTANCE OF 259.92 FEET; THENCE RUN N78°18'27"E, A DISTANCE OF 200.23 FEET; THENCE RUN N15°21'52"E, A DISTANCE OF 99.89 FEET; THENCE RUN N11°15'04"W, A DISTANCE OF 413.07 FEET; THENCE RUN N47°49'54"W, A DISTANCE OF 66.04 FEET; THENCE RUN S42°29'00"W, A DISTANCE OF 136.30 FEET; THENCE RUN N20°08'45"W, A DISTANCE OF 175.53 FEET; THENCE RUN S30°05'46"W, A DISTANCE OF 200.51 FEET;

THENCE RUN S44°09'58"W, A DISTANCE OF 229.94 FEET; THENCE RUN S38°31'15"W, A DISTANCE OF 111.72 FEET; THENCE RUN S46°14'01"E, A DISTANCE OF 154.36 FEET; THENCE RUN S38°18'09"W, A DISTANCE OF 38.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 135.47 FEET AND A CENTRAL ANGLE OF 26°31'49"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.73 FEET (CHORD BEARING = S51°34'03"W, CHORD = 62.17 FEET) TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 247.89 FEET AND A CENTRAL ANGLE OF 18°43'42"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 81.03 FEET, (CHORD BEARING= S74°11'49"W, CHORD =80.67 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 506.04 FEET AND A CENTRAL ANGLE OF 10°50'05"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.69 FEET (CHORD BEARING = S79°17'12"W, CHORD = 95.55 FEET); THENCE RUN S72°33'41"W, A DISTANCE OF 25.39 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 188.95 FEET AND A CENTRAL ANGLE OF 26°30'56"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.44 FEET (CHORD BEARING = S84°29'01"W, CHORD = 86.66 FEET); THENCE RUN N80°49'04"W, A DISTANCE OF 24.63 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 521.07 FEET AND A CENTRAL ANGLE OF 10°42'56"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.45 FEET (CHORD BEARING = N76°08'53"W, CHORD = 97.31 FEET); THENCE RUN N71°14'25"W, A DISTANCE OF 16.75 FEET; THENCE RUN N48°22'16"E, A DISTANCE OF 159.45 FEET; THENCE RUN N39°26'01"W, A DISTANCE OF 137.24 FEET; THENCE RUN N48°47'13"W, A DISTANCE OF 125.68 FEET; THENCE RUN N34°51'33"W, A DISTANCE OF 32.88 FEET; THENCE RUN N43°13'43"W, A DISTANCE OF 133.76 FEET; THENCE RUN N38°34'40"E, A DISTANCE OF 30.07 FEET; THENCE RUN N38°49'46"W, A DISTANCE OF 162.26 FEET; THENCE RUN S71°29'27"W, A DISTANCE OF 126.72 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 218.00 FEET AND A CENTRAL ANGLE OF 15°30'50"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.03 FEET (CHORD BEARING = N02°58'41"E, CHORD = 58.85 FEET); THENCE RUN N10°44'06"E, A DISTANCE OF 97.73 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 442.16 FEET AND A CENTRAL ANGLE OF 10°01'41"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.39 FEET (CHORD BEARING = N07°20'00"E, CHORD = 77.29 FEET); THENCE RUN N87°40'03"E, A DISTANCE OF 44.83 FEET; THENCE RUN N21°12'38"E, A DISTANCE OF 140.11 FEET; THENCE RUN N38°32'24"E, A DISTANCE OF 80.46 FEET; THENCE RUN N33°48'51"E, A DISTANCE OF 79.41 FEET; THENCE RUN N54°34'05"E, A DISTANCE OF 195.26 FEET; THENCE RUN N21°27'58"E, A DISTANCE OF 104.64 FEET; THENCE RUN N00°08'58"W, A DISTANCE OF 70.16 FEET; THENCE RUN N00°32'34"W, A DISTANCE OF 125.01 FEET; THENCE RUN N35°12'44"W, A DISTANCE OF 479.67 FEET; THENCE RUN N04°47'51"E, A DISTANCE OF 185.22 FEET; THENCE RUN S78°19'02"E, A DISTANCE OF 54.91 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 247.76 FEET AND A CENTRAL ANGLE OF 31°34'41"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.55 FEET (CHORD BEARING = S62°33'13"E, CHORD = 134.83 FEET); THENCE RUN S46°47'22"E, A DISTANCE OF 282.92 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 83.35 FEET AND A CENTRAL ANGLE OF 36°14'25";

THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.72 FEET (CHORD BEARING = S64°52'50"E, CHORD = 51.85 FEET); THENCE RUN S17°05'53"E, A DISTANCE OF 505.30 FEET; THENCE RUN S03°41'29"E, A DISTANCE OF 230.01 FEET; THENCE RUN S80°35'12"E, A DISTANCE OF 31.54 FEET; THENCE RUN S01°29'46"E, A DISTANCE OF 6.74 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 235°50'52"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 205.82 FEET (CHORD BEARING = S28°31'18"E, CHORD = 88.36 FEET); THENCE RUN S66°35'17"E, A DISTANCE OF 142.70 FEET; THENCE RUN N18°53'11"E, A DISTANCE OF 268.09 FEET; THENCE RUN N10°51'46"E, A DISTANCE OF 480.04 FEET; THENCE RUN N11°52'23"E, A DISTANCE OF 160.06 FEET; THENCE RUN N10°21'06"E, A DISTANCE OF 159.94 FEET; THENCE RUN N31°43'41"E, A DISTANCE OF 134.75 FEET; THENCE RUN N57°32'44"E, A DISTANCE OF 107.43 FEET; THENCE RUN N47°05'17"E, A DISTANCE OF 65.93 FEET; THENCE RUN N46°12'52"E, A DISTANCE OF 53.18 FEET; THENCE RUN N28°46'02"E, A DISTANCE OF 154.56 FEET; THENCE RUN N29°08'13"E, A DISTANCE OF 34.43 FEET; THENCE RUN N28°38'35"E, A DISTANCE OF 99.93 FEET; THENCE RUN N16°04'37"W, A DISTANCE OF 119.17 FEET; THENCE RUN N70°30'59"W, A DISTANCE OF 113.27 FEET; THENCE RUN S80°55'40"W, A DISTANCE OF 147.14 FEET; THENCE RUN N10°02'58"W, A DISTANCE OF 270.43 FEET; THENCE RUN S86°54'06"E, A DISTANCE OF 175.71 FEET; THENCE RUN N52°34'54"E, A DISTANCE OF 159.56 FEET; THENCE RUN N86°50'15"E, A DISTANCE OF 187.89 FEET; THENCE RUN N57°57'06"E, A DISTANCE OF 270.08 FEET; THENCE RUN S88°13'08"E, A DISTANCE OF 148.08 FEET; THENCE RUN S57°36'32"E, A DISTANCE OF 163.39 FEET; THENCE RUN N84°43'54"E, A DISTANCE OF 289.13 FEET; THENCE RUN S00°40'30"W, A DISTANCE OF 118.66 FEET; THENCE RUN S29°17'22"W, A DISTANCE OF 156.86 FEET; THENCE RUN S60°42'38"E, A DISTANCE OF 623.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 140.95 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°06'50"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 40.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN S89°38'51"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°38'51"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2,173.57 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°27'20"E, A DISTANCE OF 200.05 FEET; THENCE RUN S48°08'41"W, A DISTANCE OF 150.03 FEET; THENCE RUN S26°08'14"W, A DISTANCE OF 129.81 FEET; THENCE RUN S24°24'10"W, A DISTANCE OF 167.17 FEET; THENCE RUN S03°14'42"W, A DISTANCE OF 178.81 FEET; THENCE RUN S18°26'42"E, A DISTANCE OF 166.69 FEET; THENCE RUN S14°06'24"E, A DISTANCE OF 130.02 FEET; THENCE RUN S11°01'11"E, A DISTANCE OF 156.09 FEET; THENCE RUN S28°48'27"W, A DISTANCE OF 82.67 FEET; THENCE RUN S78°01'52"E, A DISTANCE OF 27.61 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 297.76 FEET AND A CENTRAL ANGLE OF 31°26'33"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 163.40 FEET (CHORD BEARING = S62°39'48"E, CHORD = 161.36 FEET); THENCE RUN S46°52'10"E, A DISTANCE OF 257.15 FEET; THENCE RUN N00°14'23"E, A DISTANCE OF 134.36 FEET; THENCE RUN N17°49'42"E, A DISTANCE OF 217.59 FEET; THENCE RUN N70°00'38"E, A DISTANCE OF 190.36 FEET; THENCE RUN N51°36'45"E, A DISTANCE OF 250.44 FEET; THENCE RUN N58°57'59"E, A DISTANCE OF 345.19 FEET; THENCE RUN N10°02'58"W, A DISTANCE OF 269.81 FEET; THENCE RUN N51°55'12"W, A DISTANCE OF 225.32 FEET; THENCE RUN N51°19'50"E, A DISTANCE OF 267.88 FEET; THENCE RUN S83°17'09"E, A DISTANCE OF 205.21 FEET; THENCE RUN S18°54'02"E, A DISTANCE OF 24.25 FEET; THENCE RUN N48°08'48"E, A DISTANCE OF 28.30 FEET; THENCE RUN N48°56'51"E, A DISTANCE OF 110.90 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 650.11 FEET AND A CENTRAL ANGLE OF 09°45'58"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.81 FEET (CHORD BEARING = N43°30'19"E, CHORD = 110.68 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 123.62 FEET AND A CENTRAL ANGLE OF 50°54'01"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.82 FEET (CHORD BEARING = N63°57'09"E, CHORD = 106.25 FEET); THENCE RUN N89°26'36"E, A DISTANCE OF 164.85 FEET; THENCE RUN S82°32'09"E, A DISTANCE OF 49.85 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 490.37 FEET AND A CENTRAL ANGLE OF 08°10'16"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.93 FEET (CHORD BEARING = S78°31'04"E, CHORD = 69.87 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.13 FEET AND A CENTRAL ANGLE OF 20°39'49"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.17 FEET (CHORD BEARING = S84°47'45"E, CHORD = 137.43 FEET) TO A POINT ON A NON

TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 125.23 FEET AND A CENTRAL ANGLE OF $45^{\circ}06'26''$; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.59 FEET (CHORD BEARING = $S72^{\circ}36'41''E$, CHORD = 96.06 FEET); THENCE RUN $S50^{\circ}01'36''E$, A DISTANCE OF 52.29 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 131.17 FEET AND A CENTRAL ANGLE OF $48^{\circ}54'24''$; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.96 FEET (CHORD BEARING = $S74^{\circ}37'01''E$, CHORD = 108.60 FEET); THENCE RUN $N81^{\circ}08'57''E$, A DISTANCE OF 120.36 FEET; THENCE RUN $N00^{\circ}40'30''E$, A DISTANCE OF 146.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.03 ACRES, MORE OR LESS.

PARCEL 3

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°06'50"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 2,639.15 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°46'22"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 425.95 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°13'38"W, A DISTANCE OF 40.65 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN S00°41'08"E, A DISTANCE OF 1,555.03 FEET; THENCE RUN S89°18'52"W, A DISTANCE OF 5.00 FEET; THENCE RUN S00°41'08"E, A DISTANCE OF 108.44 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ARROWHEAD LANE, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 16°09'26"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.49 FEET (CHORD BEARING = S80°03'13"W, CHORD = 125.07 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 267.71 FEET AND A CENTRAL ANGLE OF 20°48'48"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.25 FEET (CHORD BEARING = N26°31'19"W, CHORD = 96.71 FEET); THENCE RUN N39°40'30"W, A DISTANCE OF 25.86 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 155.16 FEET AND A CENTRAL ANGLE OF 29°12'41"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.11 FEET (CHORD BEARING = N22°19'02"W, CHORD = 78.25 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 536.28 FEET AND A CENTRAL ANGLE OF 15°40'51"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.77 FEET (CHORD BEARING = N16°17'31"W, CHORD = 146.31 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 213.64 FEET AND A CENTRAL ANGLE OF 23°56'42"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 89.28 FEET (CHORD BEARING = N12°09'01"W, CHORD = 88.64 FEET); THENCE RUN N00°10'50"W, A DISTANCE OF 336.67 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 144.48 FEET AND A CENTRAL ANGLE OF 27°54'24"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.37 FEET (CHORD BEARING = N13°44'41"E, CHORD = 69.68 FEET); THENCE RUN N27°57'09"E, A DISTANCE OF 99.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 112.93 FEET AND A CENTRAL ANGLE OF 43°28'49"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.70 FEET (CHORD BEARING = N06°17'18"E, CHORD = 83.66 FEET); THENCE RUN N15°32'36"W, A DISTANCE OF 149.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 615.66 FEET AND A CENTRAL ANGLE OF 12°33'30"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.94 FEET (CHORD BEARING = N09°14'33"W, CHORD = 134.67 FEET); THENCE RUN N02°57'31"W, A DISTANCE OF 201.04 FEET TO A POINT ON A NON-TANGENT CURVE,

CONCAVE TO THE WEST, HAVING A RADIUS OF 193.39 FEET AND A CENTRAL ANGLE OF $23^{\circ}02'46''$; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.79 FEET (CHORD BEARING = $N14^{\circ}20'36''W$, CHORD = 77.27 FEET); THENCE RUN $N61^{\circ}31'27''E$, A DISTANCE OF 315.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.86 ACRES, MORE OR LESS.

PARCEL 4

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN $S00^{\circ}06'50''E$ ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 40.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN $S89^{\circ}38'51''W$ ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5.84 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN $S00^{\circ}40'30''W$, A DISTANCE OF 463.13 FEET; THENCE RUN $S29^{\circ}17'22''W$, A DISTANCE OF 156.86 FEET; THENCE RUN $S60^{\circ}42'38''E$, A DISTANCE OF 623.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF $20^{\circ}29'26''$; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 343.32 FEET (CHORD BEARING = $N09^{\circ}57'52''E$, CHORD = 341.50 FEET); THENCE RUN $N00^{\circ}15'56''W$, A DISTANCE OF 541.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF $89^{\circ}58'15''$; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.11 FEET (CHORD BEARING = $N45^{\circ}27'16''W$, CHORD = 42.42 FEET) TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID COUNTY ROAD 544; THENCE RUN $S89^{\circ}38'51''W$ ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 482.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.50 ACRES, MORE OR LESS

PARCEL 5

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°06'50"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 2,639.15 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°46'22"E ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 1,496.23 FEET; THENCE DEPARTING SAID WEST LINE RUN S87°15'14"E, A DISTANCE OF 311.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°15'14"E, A DISTANCE OF 383.88 FEET; THENCE RUN N10°50'42"E, A DISTANCE OF 259.84 FEET; THENCE RUN N15°24'37"E, A DISTANCE OF 269.96 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 211.40 FEET AND A CENTRAL ANGLE OF 46°27'38"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.42 FEET (CHORD BEARING = N38°34'56"E, CHORD = 166.76 FEET) TO A POINT OF COMPOUND CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 4,171.92 FEET AND A CENTRAL ANGLE OF 01°39'30"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 120.74 FEET, (CHORD BEARING= N62°38'30"E, CHORD =120.74 FEET); THENCE RUN N63°24'40"E, A DISTANCE OF 90.66 FEET; THENCE RUN N35°05'05"W, A DISTANCE OF 53.44 FEET; THENCE RUN S20°33'33"W, A DISTANCE OF 11.74 FEET; THENCE RUN N42°06'56"W, A DISTANCE OF 29.45 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 175.65 FEET AND A CENTRAL ANGLE OF 27°15'34"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 83.57 FEET (CHORD BEARING = N55°45'16"W, CHORD = 82.78 FEET); THENCE RUN N69°21'19"W, A DISTANCE OF 35.96 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 159.21 FEET AND A CENTRAL ANGLE OF 21°23'33"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.44 FEET (CHORD BEARING = N80°03'28"W, CHORD = 59.10 FEET); THENCE RUN S89°16'08"W, A DISTANCE OF 39.11 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 78.43 FEET AND A CENTRAL ANGLE OF 53°53'14"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.76 FEET (CHORD BEARING = N63°47'52"W, CHORD = 71.08 FEET); THENCE RUN N36°47'17"W, A DISTANCE OF 147.94 FEET; THENCE RUN S48°25'24"W, A DISTANCE OF 286.66 FEET; THENCE RUN S42°44'15"W, A DISTANCE OF 250.34 FEET; THENCE RUN S04°50'03"E, A DISTANCE OF 531.37 FEET; THENCE RUN S28°24'45"W, A DISTANCE OF 106.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.86 ACRES, MORE OR LESS.

PARCEL 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 713.47 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°00'00"E, A DISTANCE OF 296.63 FEET; THENCE RUN S16°25'04"E, A DISTANCE OF 329.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S16°25'04"E, A DISTANCE OF 388.00 FEET; THENCE RUN S68°49'14"W, A DISTANCE OF 179.95 FEET; THENCE RUN N60°05'09"W, A DISTANCE OF 233.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,040.00 FEET AND A CENTRAL ANGLE OF 17°56'30"; THENCE RUN NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 325.67 FEET (CHORD BEARING = N08°41'29"E, CHORD = 324.34 FEET); THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN N90°00'00"E, A DISTANCE OF 211.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.61 ACRES, MORE OR LESS.

PARCEL 7

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 713.47 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°00'00"E, A DISTANCE OF 40.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E, A DISTANCE OF 256.46 FEET; THENCE RUN S16°25'04"E, A DISTANCE OF 329.59 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 211.74 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 546; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID EAST RIGHT OF WAY LINE: RUN N00°15'56"W, A DISTANCE OF 541.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°01'45"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.14 FEET (CHORD BEARING = N44°32'44"E, CHORD = 42.44 FEET) TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544; THENCE RUN N89°38'50"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 91.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.91 ACRES, MORE OR LESS.

PARCEL 8

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 2,485.18 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°20'51"E, A DISTANCE OF 877.89 FEET TO THE POINT OF BEGINNING; THENCE RUN S45°35'50"W, A DISTANCE OF 765.56 FEET; THENCE RUN S25°06'20"E, A DISTANCE OF 220.32 FEET; THENCE RUN S66°01'46"E, A DISTANCE OF 313.57 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 103.80 FEET AND A CENTRAL ANGLE OF 60°11'56"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.06 FEET (CHORD BEARING = S40°21'35"E, CHORD = 104.11 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 116.71 FEET AND A CENTRAL ANGLE OF 112°17'25"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.73 FEET (CHORD BEARING = S45°34'06"W, CHORD = 193.84 FEET); THENCE RUN N78°15'34"W, A DISTANCE OF 876.35 FEET; THENCE RUN N88°46'15"W, A DISTANCE OF 265.84 FEET; THENCE RUN N88°59'12"W, A DISTANCE OF 46.50 FEET; THENCE RUN N88°45'43"W, A DISTANCE OF 120.39 FEET; THENCE RUN N46°38'54"W, A DISTANCE OF 15.62 FEET; THENCE RUN S88°13'23"E, A DISTANCE OF 2.25 FEET; THENCE RUN N06°18'13"W, A DISTANCE OF 371.40 FEET; THENCE RUN N83°13'23"E, A DISTANCE OF 419.61 FEET; THENCE RUN N77°42'27"E, A DISTANCE OF 532.80 FEET; THENCE RUN N52°49'36"E, A DISTANCE OF 568.13 FEET; THENCE RUN N88°45'03"E, A DISTANCE OF 188.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.62 ACRES, MORE OR LESS.

PARCEL 9

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 713.47 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°00'00"E, A DISTANCE OF 40.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E, A DISTANCE OF 256.46 FEET; THENCE RUN N86°47'50"E, A DISTANCE OF 695.36 FEET; THENCE RUN S69°12'35"E, A DISTANCE OF 146.08 FEET; THENCE RUN N79°32'38"E, A DISTANCE OF 129.54 FEET; THENCE RUN N61°11'05"E, A DISTANCE OF 158.06 FEET; THENCE RUN S68°37'38"E, A DISTANCE OF 127.28 FEET; THENCE RUN S00°17'33"W, A DISTANCE OF 52.38 FEET; THENCE RUN N89°39'56"E, A DISTANCE OF 554.49 FEET; THENCE RUN N22°31'45"E, A DISTANCE OF 47.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53°58'05"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.55 FEET (CHORD BEARING = N04°27'17"W, CHORD = 22.69 FEET) TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 18°55'02"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 19.81 FEET, (CHORD BEARING = N21°58'49"W, CHORD = 19.72 FEET) TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 61°29'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 26.83 FEET, (CHORD BEARING = N43°16'13"W, CHORD = 25.56 FEET); THENCE RUN N19°20'30"E, A DISTANCE OF 40.06 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°43'49"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.30 FEET (CHORD BEARING = N70°36'51"E, CHORD = 29.29 FEET); THENCE RUN N34°44'57"E, A DISTANCE OF 153.60 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544; THENCE RUN S89°38'50"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,889.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.35 ACRES, MORE OR LESS.

PARCEL 10

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF UNPLATTED LANDS LYING IN SAID SECTIONS 5, 6, 7, AND 8, TOGETHER WITH A PORTION OF GRENELEFE ESTATES PHASE "D," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 20-21, TOGETHER WITH A PORTION OF GRENELEFE CLUB ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 27-28, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet to the POINT OF BEGINNING; thence run S72°31'31"E, a distance of 169.96 feet; thence run S26°07'58"E, a distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point on THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING ON a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of 07°27'14"; thence run THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing = N03°38'28"W, Chord = 79.69 feet); thence run N00°04'03"E, a distance of 2,068.42 feet; thence run N89°50'07"E, a distance of 5.02 feet; thence run N00°04'56"E, a distance of 2,611.15 feet; thence RUN N00°06'45"W, a distance of 896.68 feet; thence run N02°58'31"W, a distance of 400.42 feet; thence run N00°06'46"W, a distance of 1,281.68 feet TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544; thence run S89°39'08"W ALONG SAID SOUTH RIGHT OF WAY LINE, a distance of 980.72 feet; thence DEPARTING SAID SOUTH RIGHT OF WAY LINE run S34°44'57"W, a distance of 153.61 feet to the Point of Curvature of a curve concave to the North, having a Radius of 25.00 feet and a Central Angle of 71°43'49"; thence run Westerly along the Arc of said curve, a distance of 31.30 feet (Chord Bearing = S70°36'51"W, Chord = 29.29 feet); thence run S19°20'30"W, a distance of 40.06 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 61°29'51"; thence run Southeasterly along the arc of said curve, a distance of 26.83 feet (Chord Bearing = S43°16'13"E, Chord = 25.56 feet) to a point of reverse curve concave to the East having a Radius of 60.00 feet and a Central Angle of 18°55'02"; thence Southerly along the arc, a distance of 19.81 feet, (Chord Bearing = S21°58'49"E, Chord = 19.72 feet) to a point of reverse curve concave to the West having a Radius of 25.00 feet and a Central Angle of 53°58'05"; thence Southerly along the arc, a distance of 23.55 feet, (Chord Bearing = S04°27'17"E, Chord = 22.69 feet); thence run S22°31'45"W, a distance of 47.28 feet; thence run S89°39'56"W, a distance of 554.49 feet; thence run S00°17'33"W, a distance of 29.75 feet; thence run S19°53'57"W, a distance of 105.77 feet; thence run S63°35'14"W, a distance of 974.37 feet; thence run S00°38'03"E, a distance of 72.39 feet; thence run N70°56'18"E, a distance of 588.02 feet; thence run N74°54'02"E, a distance of 823.39 feet; thence run S11°42'22"W, a distance of 341.13 feet; thence run N88°45'03"E, a distance of 188.56 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 223.37 feet and a Central Angle of 40°51'43"; thence run Southeasterly along the arc of said curve, a distance of 159.30 feet (Chord Bearing = S22°35'21"E, Chord = 155.95 feet); thence run S02°05'52"E, a distance of 55.18 feet to a point

on a non-tangent curve, concave to the West, having a Radius of 3,796.31 feet and a Central Angle of 05°35'57"; thence run Southerly along the arc of said curve, a distance of 370.99 feet (Chord Bearing = S00°36'39"W, Chord = 370.84 feet) to a point on a non-tangent curve, concave to the East, having a Radius of 88.00 feet and a Central Angle of 31°39'35"; thence run Southerly along the arc of said curve, a distance of 48.63 feet (Chord Bearing = S12°33'54"E, Chord = 48.01 feet); thence run S28°16'11"E, a distance of 136.71 feet to a point on a non-tangent curve, concave to the West, having a Radius of 104.60 feet and a Central Angle of 43°39'48"; thence run Southerly along the arc of said curve, a distance of 79.71 feet (Chord Bearing = S06°22'49"E, Chord = 77.80 feet); thence run S15°24'47"W, a distance of 214.94 feet; thence run S18°27'47"W, a distance of 94.34 feet; thence run S30°58'39"W, a distance of 134.17 feet to a point on a non-tangent curve, concave to the East, having a Radius of 101.18 feet and a Central Angle of 52°36'28"; thence run Southerly along the arc of said curve, a distance of 92.90 feet (Chord Bearing = S04°39'57"W, Chord = 89.67 feet); thence run S21°32'54"E, a distance of 160.16 feet to a point on a non-tangent curve, concave to the West, having a Radius of 372.90 feet and a Central Angle of 30°42'49"; thence run Southerly along the arc of said curve, a distance of 199.89 feet (Chord Bearing = S06°15'14"E, Chord = 197.51 feet); thence run N44°51'40"W, a distance of 135.66 feet; thence run S71°10'49"W, a distance of 447.40 feet; thence run S79°18'01"W, a distance of 315.43 feet; thence run S54°56'32"W, a distance of 610.71 feet; thence run N10°06'22"W, a distance of 569.61 feet; thence run N06°32'14"W, a distance of 584.65 feet; thence run N46°38'54"W, a distance of 141.91 feet; thence run N88°13'23"W, a distance of 274.41 feet; thence run N17°43'50"W, a distance of 615.98 feet; thence run N60°12'20"W, a distance of 35.41 feet to a point on THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT LYING ON a non-tangent curve, concave to the Northwest, having a Radius of 1,040.00 feet and a Central Angle of 08°25'49"; thence run THE FOLLOWING FIVE (5) COURSES ALONG SAID EAST RIGHT OF WAY LINE: RUN Southwesterly along the arc of said curve, a distance of 153.02 feet (Chord Bearing = S33°57'11"W, Chord = 152.88 feet); thence run S38°10'05"W, a distance of 199.57 feet to the Point of Curvature of a curve concave to the East, having a Radius of 959.81 feet and a Central Angle of 38°17'23"; thence run Southerly along the Arc of said curve, a distance of 641.42 feet (Chord Bearing = S19°01'23"W, Chord = 629.55 feet); thence run S00°06'51"E, a distance of 630.68 feet; thence run S00°41'08"E, a distance of 2,539.46 feet; thence DEPARTING SAID EAST RIGHT OF WAY LINE N89°05'41"E, a distance of 40.14 feet; thence run S54°55'57"E, a distance of 95.14 feet; thence run S24°27'13"E, a distance of 106.17 feet; thence run S22°47'53"E, a distance of 132.40 feet; thence run S32°27'28"E, a distance of 19.89 feet; thence run S80°16'51"E, a distance of 76.10 feet; thence run N86°59'06"E, a distance of 479.93 feet; thence run S86°40'28"E, a distance of 350.13 feet; thence run S85°36'28"E, a distance of 456.79 feet to a point on a non-tangent curve, concave to the North, having a Radius of 303.88 feet and a Central Angle of 11°22'50"; thence run Easterly along the arc of said curve, a distance of 60.36 feet (Chord Bearing = N88°50'34"E, Chord = 60.26 feet) to a point on a non-tangent curve, concave to the South, having a Radius of 290.45 feet and a Central Angle of 18°03'10"; thence run Easterly along the arc of said curve, a distance of 91.51 feet (Chord Bearing = S87°52'37"E, Chord = 91.14 feet); thence run N65°49'00"E, a distance of 217.69 feet; thence run N87°02'24"E, a distance of 824.31 feet; thence run N01°25'13"E, a distance of 121.24 feet; thence run N89°50'10"E, a distance of 542.04 feet; thence run S00°00'27"W, a distance of 686.09 feet; thence run S00°02'43"E, a distance of 738.59 feet; thence run S17°22'30"W, a distance of 337.27 feet; thence run S64°32'36"W, a distance of 302.66 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 190.20 feet and a

Central Angle of $39^{\circ}03'09''$; thence run Southwesterly along the arc of said curve, a distance of 129.64 feet (Chord Bearing = $S50^{\circ}30'26''W$, Chord = 127.14 feet); thence run $S71^{\circ}00'00''W$, a distance of 64.12 feet; thence run $N31^{\circ}33'08''W$, a distance of 224.75 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 140.10 feet and a Central Angle of $69^{\circ}52'32''$; thence run Northeasterly along the arc of said curve, a distance of 170.86 feet (Chord Bearing = $N31^{\circ}24'01''E$, Chord = 160.47 feet); thence run $N03^{\circ}35'29''W$, a distance of 777.22 feet; thence run $N45^{\circ}05'46''W$, a distance of 67.92 feet; thence run $S51^{\circ}30'56''W$, a distance of 86.78 feet; thence run $S37^{\circ}14'10''E$, a distance of 15.89 feet; thence run $S56^{\circ}41'37''W$, a distance of 151.89 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 160.87 feet and a Central Angle of $23^{\circ}54'37''$; thence run Southwesterly along the arc of said curve, a distance of 67.13 feet (Chord Bearing = $S38^{\circ}53'34''W$, Chord = 66.65 feet); thence run $S88^{\circ}36'26''E$, a distance of 134.79 feet; thence run $S01^{\circ}26'18''W$, a distance of 260.01 feet; thence run $N89^{\circ}19'22''W$, a distance of 150.01 feet; thence run $S01^{\circ}26'18''W$, a distance of 20.00 feet; thence run $S89^{\circ}19'22''E$, a distance of 150.01 feet; thence run $S01^{\circ}25'23''W$, a distance of 219.89 feet; thence run $S24^{\circ}49'54''W$, a distance of 163.56 feet; thence run $S67^{\circ}57'02''W$, a distance of 270.09 feet; thence run $N22^{\circ}02'58''W$, a distance of 239.94 feet; thence run $N50^{\circ}07'15''E$, a distance of 91.40 feet; thence run $N41^{\circ}44'56''W$, a distance of 5.00 feet; thence run $N50^{\circ}04'36''E$, a distance of 37.27 feet; thence run $N01^{\circ}31'10''E$, a distance of 218.98 feet; thence run $N81^{\circ}24'52''W$, a distance of 166.39 feet; thence run $S04^{\circ}55'35''W$, a distance of 529.67 feet; thence run $S85^{\circ}04'25''E$, a distance of 30.00 feet; thence run $S04^{\circ}55'35''W$, a distance of 250.00 feet; thence run $N85^{\circ}04'25''W$, a distance of 338.00 feet; thence run $S04^{\circ}55'35''W$, a distance of 10.00 feet; thence run $N85^{\circ}04'25''W$, a distance of 10.00 feet; thence run $N04^{\circ}55'35''E$, a distance of 15.00 feet; thence run $S85^{\circ}23'16''E$, a distance of 2.94 feet; thence run $N04^{\circ}54'10''E$, a distance of 320.13 feet; thence run $S85^{\circ}29'02''E$, a distance of 40.01 feet; thence run $N05^{\circ}44'15''E$, a distance of 9.75 feet; thence run $N85^{\circ}11'37''W$, a distance of 39.83 feet; thence run $N04^{\circ}55'11''E$, a distance of 789.83 feet; thence run $S85^{\circ}10'08''E$, a distance of 200.27 feet; thence run $S04^{\circ}59'02''W$, a distance of 90.17 feet; thence run $S85^{\circ}05'09''E$, a distance of 403.50 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 210.87 feet and a Central Angle of $21^{\circ}41'14''$; thence run Northeasterly along the arc of said curve, a distance of 79.82 feet (Chord Bearing = $N39^{\circ}38'58''E$, Chord = 79.34 feet); thence run $N56^{\circ}05'39''E$, a distance of 73.57 feet; thence run $N33^{\circ}42'32''W$, a distance of 82.77 feet; thence run $N82^{\circ}39'18''W$, a distance of 29.33 feet; thence run $N63^{\circ}40'09''W$, a distance of 168.50 feet; thence run $N61^{\circ}23'42''W$, a distance of 331.48 feet; thence run $N61^{\circ}52'01''W$, a distance of 324.88 feet; thence run $N83^{\circ}13'31''W$, a distance of 173.18 feet; thence run $S87^{\circ}03'08''W$, a distance of 281.34 feet; thence run $S66^{\circ}13'31''W$, a distance of 250.18 feet; thence run $S65^{\circ}29'40''W$, a distance of 248.85 feet; thence run $S61^{\circ}41'46''W$, a distance of 64.29 feet; thence run $S08^{\circ}56'57''E$, a distance of 83.22 feet; thence run $N72^{\circ}22'02''E$, a distance of 170.10 feet; thence run $S00^{\circ}08'49''E$, a distance of 190.80 feet; thence run $S24^{\circ}38'26''E$, a distance of 222.27 feet; thence run $S53^{\circ}19'37''W$, a distance of 281.00 feet; thence run $S78^{\circ}46'11''W$, a distance of 255.76 feet; thence run $N45^{\circ}47'37''W$, a distance of 112.88 feet; thence run $N59^{\circ}31'39''W$, a distance of 101.57 feet; thence run $N00^{\circ}49'52''W$, a distance of 377.58 feet; thence run $N07^{\circ}31'16''W$, a distance of 358.89 feet; thence run $N02^{\circ}42'00''E$, a distance of 56.83 feet to a point on a non-tangent curve, concave to the Northeast, having a Radius of 165.00 feet and a Central Angle of $22^{\circ}04'54''$; thence run Northwesterly along the arc of said curve, a distance of 63.59 feet (Chord Bearing = $N42^{\circ}03'25''W$, Chord = 63.20 feet); thence run $N31^{\circ}54'56''W$, a distance of 146.49 feet; thence run $N22^{\circ}24'34''W$, a distance of 135.95 feet; thence run $N24^{\circ}47'07''W$, a distance of 91.51 feet;

thence run N54°43'34"W, a distance of 64.37 feet; thence run S89°34'31"W, a distance of 24.46 feet TO A POINT ON AFORESAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 546; thence run THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE: RUN S00°41'08"E, a distance of 1,533.49 feet to a point on a non-tangent curve, concave to the West, having a Radius of 1,185.92 feet and a Central Angle of 14°43'38"; thence run Southerly along the arc of said curve, a distance of 304.83 feet (Chord Bearing = S06°40'53"W, Chord = 303.99 feet); thence run S00°35'24"E, a distance of 18.80 feet to the POINT OF BEGINNING.

LESS OUT 5

A PARCEL OF LAND LYING IN SECTIONS 5, 6, AND 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF UNPLATTED LANDS LYING IN SAID SECTION 7, TOGETHER WITH GRENELEFE ABBEY COURT, UNIT 1, PHASE 1, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 5-7, TOGETHER WITH GRENELEFE ABBEY COURT, UNIT 1, PHASE 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 12-14, TOGETHER WITH GRENELEFE CAMELOT, UNIT 4, PHASE 1, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 4, PAGES 24-28, TOGETHER WITH GRENELEFE CAMELOT, UNIT 4, PHASE 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 4, PAGES 33-38, TOGETHER WITH GRENELEFE CAMELOT, UNIT 4, PHASES 3-5, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 4, PAGES 42-47, AS AMENDED IN CONDOMINIUM BOOK 4, PAGES 50-52, TOGETHER WITH GRENELEFE CAMELOT, UNIT 5, PHASE 1, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 41-43, TOGETHER WITH GRENELEFE CAMELOT, UNIT 5, PHASE 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 48-51, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet; thence DEPARTING SAID WEST LINE run S72°31'31"E, a distance of 169.96 feet; thence run S26°07'58"E, a distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point ON THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING on a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of 07°27'14"; thence run THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing = N03°38'28"W, Chord = 79.69 feet); thence run N00°04'03"E, a distance of 2,068.42 feet; thence run N89°50'07"E, a distance of 5.02 feet; thence run N00°04'56"E, a distance of 2,144.69 feet; thence DEPARTING SAID WEST RIGHT OF WAY LINE run N89°55'04"W, a distance of 1,185.22 feet to the POINT OF BEGINNING; thence run N27°45'26"E, a distance of 360.91 feet; thence run N14°38'20"E, a distance of 214.31 feet; thence run N76°23'57"W, a distance of 109.10 feet; thence run S59°55'36"W, a distance of

194.59 feet; thence run S75°04'48"W, a distance of 494.08 feet; thence run S67°15'28"W, a distance of 475.53 feet; thence run S60°05'15"W, a distance of 289.33 feet; thence run N17°05'45"W, a distance of 77.67 feet; thence run N76°22'12"W, a distance of 126.48 feet; thence run N20°05'53"W, a distance of 365.70 feet; thence run N01°38'35"W, a distance of 476.29 feet; thence run N12°03'08"W, a distance of 201.10 feet; thence run N70°52'52"W, a distance of 273.37 feet; thence run N63°21'58"W, a distance of 377.04 feet; thence run S17°41'01"W, a distance of 113.21 feet; thence run S37°10'58"E, a distance of 93.70 feet; thence run S16°39'37"E, a distance of 338.85 feet; thence run S01°55'25"W, a distance of 332.81 feet; thence run S32°27'49"W, a distance of 331.28 feet; thence run S15°36'15"W, a distance of 181.74 feet; thence run S86°38'01"E, a distance of 60.17 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 89.84 feet and a Central Angle of 82°00'09"; thence run Southeasterly along the arc of said curve, a distance of 128.58 feet (Chord Bearing = S45°41'33"E, Chord = 117.88 feet); thence run S04°50'03"E, a distance of 947.14 feet; thence run S28°24'45"W, a distance of 338.12 feet; thence run S07°20'26"W, a distance of 375.40 feet; thence run S25°44'44"W, a distance of 52.60 feet; thence run S47°20'16"E, a distance of 233.78 feet; thence run S75°37'50"E, a distance of 767.75 feet; thence run N08°07'58"E, a distance of 138.69 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 142.83 feet and a Central Angle of 84°58'23"; thence run Northeasterly along the arc of said curve, a distance of 211.83 feet (Chord Bearing = N50°36'02"E, Chord = 192.94 feet) to a point on a non-tangent curve, concave to the West, having a Radius of 33.70 feet and a Central Angle of 142°32'46"; thence run Northerly along the arc of said curve, a distance of 83.84 feet (Chord Bearing = N21°56'48"E, Chord = 63.83 feet); thence run N43°25'18"W, a distance of 351.20 feet; thence run N10°40'08"E, a distance of 429.43 feet; thence run N02°52'16"E, a distance of 397.74 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 65.00 feet and a Central Angle of 128°39'12"; thence run Northeasterly along the arc of said curve, a distance of 145.95 feet (Chord Bearing = N67°09'18"E, Chord = 117.17 feet); thence run S84°05'07"E, a distance of 91.33 feet; thence run N62°48'18"E, a distance of 67.13 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 110.00 feet and a Central Angle of 156°38'02"; thence run Northeasterly along the arc of said curve, a distance of 300.72 feet (Chord Bearing = N56°39'06"E, Chord = 215.44 feet); thence run S37°19'20"E, a distance of 397.29 feet; thence run S77°32'47"E, a distance of 496.75 feet; thence run N40°34'46"E, a distance of 74.88 feet to a point on a non-tangent curve, concave to the Northeast, having a Radius of 172.05 feet and a Central Angle of 41°23'55"; thence run Northwesterly along the arc of said curve, a distance of 124.31 feet (Chord Bearing = N32°52'25"W, Chord = 121.63 feet); thence run N12°26'57"E, a distance of 714.02 feet to the POINT OF BEGINNING.

LESS OUT 6

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet; thence DEPARTING SAID WEST LINE run S72°31'31"E, a distance of 169.96 feet; thence run S26°07'58"E, a

distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point ON THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING on a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of 07°27'14"; thence run THE FOLLOWING SIX (6) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing = N03°38'28"W, Chord = 79.69 feet); thence run N00°04'03"E, a distance of 2,068.42 feet; thence run N89°50'07"E, a distance of 5.02 feet; thence run N00°04'56"E, a distance of 2,636.15 feet; thence RUN N00°06'45"W, a distance of 921.68 feet; thence run N02°58'31"W, a distance of 201.89 feet; thence DEPARTING SAID WEST RIGHT OF WAY LINE run S87°01'29"W, a distance of 645.40 feet to the POINT OF BEGINNING; thence run N24°05'05"W, a distance of 115.00 feet; thence run S64°01'28"W, a distance of 271.24 feet; thence run S24°05'24"E, a distance of 130.24 feet; thence run N65°54'36"E, a distance of 46.46 feet; thence run N38°56'30"E, a distance of 39.54 feet; thence run N64°01'28"E, a distance of 189.49 feet to the POINT OF BEGINNING.

LESS OUT 7

A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING ALL OF GRENELEFE TENNIS VILLAGE CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 1-2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet; thence DEPARTING SAID WEST LINE run S72°31'31"E, a distance of 169.96 feet; thence run S26°07'58"E, a distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point ON THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING on a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of 07°27'14"; thence run THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing = N03°38'28"W, Chord = 79.69 feet); thence run N00°04'03"E, a distance of 2,068.42 feet; thence run N89°50'07"E, a distance of 5.02 feet; thence run N00°04'56"E, a distance of 2,636.15 feet; thence RUN N00°06'45"W, a distance of 921.68 feet; thence run N02°58'31"W, a distance of 400.42 feet; thence run N00°06'46"W, a distance of 126.59 feet; thence DEPARTING SAID WEST RIGHT OF WAY LINE run S89°53'14"W, a distance of 331.15 feet to the POINT OF BEGINNING; thence run N04°54'22"W, a distance of 254.73 feet; thence run S68°33'34"W, a distance of 283.63 feet; thence run S24°21'56"W, a distance of 87.06 feet; thence run S81°46'56"W, a distance of 222.69 feet; thence run S76°23'39"W, a distance of 110.68 feet to a point on a non-tangent curve, concave to the West, having a Radius of 3,846.31 feet and a Central Angle of 04°06'05"; thence run Southerly along the arc of said curve, a distance of 275.33 feet (Chord Bearing = S01°18'53"W, Chord = 275.27 feet) to a point on a non-tangent curve, concave to the East, having a Radius of 37.99 feet and a Central Angle of 31°52'10"; thence run Southerly along the arc of said curve, a distance of 21.13 feet (Chord

Bearing = S11°14'16"E, Chord = 20.86 feet); thence run S28°12'51"E, a distance of 31.28 feet to a point on a non-tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 87°42'34"; thence run Easterly along the arc of said curve, a distance of 38.27 feet (Chord Bearing = S72°08'42"E, Chord = 34.64 feet); thence run N64°01'35"E, a distance of 478.76 feet; thence run N63°33'47"E, a distance of 159.84 feet; thence run N50°31'49"E, a distance of 27.35 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 26.60 feet and a Central Angle of 55°03'39"; thence run Northeasterly along the arc of said curve, a distance of 25.56 feet (Chord Bearing = N22°47'09"E, Chord = 24.59 feet) to the POINT OF BEGINNING.

LESS OUT 8

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING GRENELEFE ABBEY COURT, UNIT 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 6, PAGES 4-6, TOGETHER WITH A PORTION OF GRENELEFE ESTATES, PHASE "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 20-21, TOGETHER WITH ASPENWOOD AT GRENELEFE PHASE 1, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 9, PAGES 5-8, TOGETHER WITH ASPENWOOD AT GRENELEFE PHASE 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 9, PAGES 20-25, TOGETHER WITH ASPENWOOD AT GRENELEFE PHASE 3, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 9, PAGE 32, TOGETHER WITH ASPENWOOD AT GRENELEFE PHASE 5, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 10, PAGE 10, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet; thence DEPARTING SAID WEST LINE run S72°31'31"E, a distance of 169.96 feet; thence run S26°07'58"E, a distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point ON THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING on a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of 07°27'14"; thence run THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing = N03°38'28"W, Chord = 79.69 feet); thence run N00°04'03"E, a distance of 2,068.42 feet; thence run N89°50'07"E, a distance of 5.02 feet; thence run N00°04'56"E, a distance of 473.95 feet; thence DEPARTING SAID WEST RIGHT OF WAY LINE run N89°55'04"W, a distance of 702.87 feet to the POINT OF BEGINNING; thence run N22°24'37"W, a distance of 395.92 feet to a point on a non-tangent curve, concave to the East, having a Radius of 144.88 feet and a Central Angle of 53°36'18"; thence run Northerly along the arc of said curve, a distance of 135.55 feet (Chord Bearing = N04°21'33"E, Chord = 130.66 feet); thence run N31°10'36"E, a distance of 194.57 feet; thence run N23°58'01"W, a distance of 144.53 feet to a point on a non-tangent curve, concave to the Northeast, having a Radius of

108.61 feet and a Central Angle of $114^{\circ}49'41''$; thence run Northwesterly along the arc of said curve, a distance of 217.67 feet (Chord Bearing = $N67^{\circ}28'59''W$, Chord = 183.03 feet); thence run $N10^{\circ}08'35''W$, a distance of 238.56 feet; thence run $S84^{\circ}13'10''W$, a distance of 69.30 feet; thence run $S07^{\circ}49'15''W$, a distance of 139.34 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 112.30 feet and a Central Angle of $82^{\circ}37'04''$; thence run Southwesterly along the arc of said curve, a distance of 161.93 feet (Chord Bearing = $S49^{\circ}08'57''W$, Chord = 148.26 feet); thence run $S05^{\circ}36'54''E$, a distance of 68.47 feet; thence run $S66^{\circ}18'22''E$, a distance of 168.29 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 67.74 feet and a Central Angle of $80^{\circ}19'48''$; thence run Southeasterly along the arc of said curve, a distance of 94.97 feet (Chord Bearing = $S26^{\circ}05'58''E$, Chord = 87.38 feet); thence run $S13^{\circ}50'37''W$, a distance of 9.09 feet; thence run $N30^{\circ}35'18''W$, a distance of 19.95 feet; thence run $N89^{\circ}59'45''W$, a distance of 597.19 feet; thence run $N79^{\circ}17'55''W$, a distance of 242.06 feet; thence run $N40^{\circ}45'19''W$, a distance of 524.94 feet; thence run $S68^{\circ}38'36''W$, a distance of 122.28 feet; thence run $S23^{\circ}25'47''E$, a distance of 145.31 feet; thence run $S10^{\circ}29'24''E$, a distance of 218.48 feet; thence run $S45^{\circ}48'37''E$, a distance of 78.63 feet; thence run $S44^{\circ}11'23''W$, a distance of 28.74 feet; thence run $S18^{\circ}24'55''W$, a distance of 12.42 feet; thence run $N78^{\circ}56'25''W$, a distance of 170.01 feet; thence run $S01^{\circ}55'53''W$, a distance of 255.11 feet; thence run $S37^{\circ}19'41''E$, a distance of 150.09 feet; thence run $S65^{\circ}58'02''E$, a distance of 389.76 feet; thence run $S38^{\circ}15'52''E$, a distance of 297.09 feet; thence run $S05^{\circ}06'38''E$, a distance of 64.96 feet; thence run $S42^{\circ}11'26''W$, a distance of 139.89 feet; thence run $S03^{\circ}29'03''W$, a distance of 140.00 feet; thence run $S75^{\circ}22'41''E$, a distance of 183.83 feet; thence run $N87^{\circ}28'35''E$, a distance of 121.64 feet; thence run $N75^{\circ}33'48''E$, a distance of 83.39 feet; thence run $N14^{\circ}31'38''W$, a distance of 115.23 feet; thence run $N43^{\circ}46'20''W$, a distance of 67.01 feet; thence run $N69^{\circ}35'05''E$, a distance of 45.31 feet to a point on a non-tangent curve, concave to the East, having a Radius of 117.91 feet and a Central Angle of $19^{\circ}57'22''$; thence run Northerly along the arc of said curve, a distance of 41.07 feet (Chord Bearing = $N11^{\circ}01'26''W$, Chord = 40.86 feet); thence run $N01^{\circ}06'14''W$, a distance of 82.00 feet; thence run $N88^{\circ}53'46''E$, a distance of 51.80 feet; thence run $N75^{\circ}17'42''E$, a distance of 94.95 feet; thence run $S61^{\circ}55'56''E$, a distance of 29.96 feet to a point on a non-tangent curve, concave to the Northeast, having a Radius of 185.04 feet and a Central Angle of $56^{\circ}24'33''$; thence run Southeasterly along the arc of said curve, a distance of 182.18 feet (Chord Bearing = $S33^{\circ}05'24''E$, Chord = 174.91 feet); thence run $N30^{\circ}31'44''E$, a distance of 144.86 feet to a point on a non-tangent curve, concave to the East, having a Radius of 116.60 feet and a Central Angle of $53^{\circ}36'18''$; thence run Northerly along the arc of said curve, a distance of 109.09 feet (Chord Bearing = $N00^{\circ}21'31''W$, Chord = 105.15 feet) to a point on a non-tangent curve, concave to the South, having a Radius of 122.86 feet and a Central Angle of $87^{\circ}36'43''$; thence run Easterly along the arc of said curve, a distance of 187.87 feet (Chord Bearing = $N69^{\circ}59'19''E$, Chord = 170.09 feet); thence run $S66^{\circ}18'45''E$, a distance of 219.29 feet; thence run $N46^{\circ}15'53''E$, a distance of 123.07 feet to the POINT OF BEGINNING.

CONTAINING 295.95 ACRES, MORE OR LESS.

PARCEL 11

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S89°53'45"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 1,319.93 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°03'25"E, A DISTANCE OF 494.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°03'25"E, A DISTANCE OF 2,148.34 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 8; THENCE RUN S89°51'42"W ALONG SAID NORTH LINE, A DISTANCE OF 279.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID EAST LINE: RUN S00°04'03"W, A DISTANCE OF 2,068.59 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 532.96 FEET AND A CENTRAL ANGLE OF 08°27'56"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.75 FEET (CHORD BEARING = S04°09'52"E, CHORD = 78.68 FEET); THENCE RUN S89°52'19"E, A DISTANCE OF 273.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.78 ACRES, MORE OR LESS.

A PARCEL OF LAND LYING IN SECTIONS 6 AND 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE RUN N00°06'44"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 43.33 FEET; THENCE DEPARTING SAID EAST LINE RUN N76°23'57"W, A DISTANCE OF 54.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N76°23'57"W, A DISTANCE OF 50.00 FEET; THENCE RUN S14°00'40"W, A DISTANCE OF 135.75 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 394.80 FEET AND A CENTRAL ANGLE OF 34°24'43"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.12 FEET (CHORD BEARING = S31°42'35"W, CHORD = 233.57 FEET); THENCE RUN S48°54'58"W, A DISTANCE OF 97.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 220.09 FEET AND A CENTRAL ANGLE OF 25°17'45"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.17 FEET (CHORD BEARING = S61°33'51"W, CHORD = 96.38 FEET); THENCE RUN S74°12'45"W, A DISTANCE OF 85.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 572.65 FEET AND A CENTRAL ANGLE OF 12°30'18"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 124.98 FEET (CHORD BEARING = S67°57'36"W, CHORD = 124.74 FEET); THENCE RUN S61°42'28"W, A DISTANCE OF 196.46 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 148.19 FEET AND A CENTRAL ANGLE OF 19°39'17"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.83 FEET (CHORD BEARING = S71°32'07"W, CHORD = 50.59 FEET); THENCE RUN S81°21'15"W, A DISTANCE OF 27.15 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 296.08 FEET AND A CENTRAL ANGLE OF 20°54'03"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.01 FEET (CHORD BEARING = S70°54'44"W, CHORD = 107.41 FEET); THENCE RUN S60°27'41"W, A DISTANCE OF 226.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 296.63 FEET AND A CENTRAL ANGLE OF 21°49'20"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 112.98 FEET (CHORD BEARING = S71°22'20"W, CHORD = 112.30 FEET); THENCE RUN S82°16'59"W, A DISTANCE OF 105.38 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 294.60 FEET AND A CENTRAL ANGLE OF 16°52'40"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.78 FEET (CHORD BEARING = S73°50'38"W, CHORD = 86.47 FEET); THENCE RUN S65°27'17"W, A DISTANCE OF 60.68 FEET; THENCE RUN S35°05'05"E, A DISTANCE OF 50.86 FEET; THENCE RUN N65°27'17"E, A DISTANCE OF 51.42 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 244.60 FEET AND A CENTRAL ANGLE OF 16°52'40"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.05 FEET (CHORD BEARING = N73°50'38"E, CHORD = 71.79 FEET); THENCE RUN N82°16'59"E, A DISTANCE OF 105.38 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 346.63 FEET AND A CENTRAL ANGLE OF 21°49'20"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 132.02 FEET (CHORD BEARING = N71°22'20"E, CHORD = 131.22 FEET); THENCE RUN N60°27'41"E, A DISTANCE

OF 226.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 246.08 FEET AND A CENTRAL ANGLE OF 20°54'03"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 89.77 FEET (CHORD BEARING = N70°54'44"E, CHORD = 89.27 FEET); THENCE RUN N81°21'46"E, A DISTANCE OF 7.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 357.81 FEET AND A CENTRAL ANGLE OF 14°53'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 92.95 FEET (CHORD BEARING = N88°48'16"E, CHORD = 92.68 FEET); THENCE RUN S83°45'15"E, A DISTANCE OF 91.20 FEET; THENCE RUN N75°13'41"E, A DISTANCE OF 120.61 FEET; THENCE RUN N54°12'37"E, A DISTANCE OF 116.35 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 423.02 FEET AND A CENTRAL ANGLE OF 12°54'03"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.25 FEET (CHORD BEARING = N47°45'36"E, CHORD = 95.05 FEET); THENCE RUN N41°18'34"E, A DISTANCE OF 13.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 802.35 FEET AND A CENTRAL ANGLE OF 07°36'24"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.52 FEET (CHORD BEARING = N45°06'46"E, CHORD = 106.44 FEET); THENCE RUN N48°54'58"E, A DISTANCE OF 97.34 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 444.80 FEET AND A CENTRAL ANGLE OF 34°26'26"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 267.37 FEET (CHORD BEARING = N31°41'44"E, CHORD = 263.36 FEET); THENCE RUN N14°00'40"E, A DISTANCE OF 136.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.77 ACRES, MORE OR LESS.

EXHIBIT 3

**Consent and Authorization of Landowner
to the Establishment of a Community Development District
[Proposed Grenelefe Community Development District]**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property"). As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District. The undersigned acknowledges that Jere Earlywine of Kutak Rock LLP is hereby authorized to file and prosecute the petition to establish the Community Development District.

This consent shall further serve as a designation of Jere Earlywine of Kutak Rock LLP, to act as agent for Petitioner, Grenelefe Resort Development, LLC, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Polk County, Florida, to Establish the Grenelefe Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*.

This consent may be revoked by the undersigned by email to jere.earlywine@kutakrock.com delivered at least 48 hours prior to the adoption of an ordinance establishing the Community Development District. 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.

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Grenelefe Community Development District]

Executed this 12 day of August, 2024.

Witnessed:

**GRENELEFE RESORT DEVELOPMENT, LLC
LANDOWNER**



Print Name: Matthew T. Morrison
Address: 5121 S Lakeland Dr Ste 2
Lakeland FL 33813



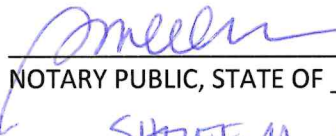
BY: Frederick Scott House
ITS: Member-Manager



Print Name: Sarah Meeker
Address: 5121 S Lakeland Dr Ste 2
Lakeland FL 33813

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of Aug., 2024, by Frederick Scott House, as an authorized signatory for Grenelefe Resort Development, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Name: SHELEE M. MEEKER

(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

Exhibit A: Legal Description



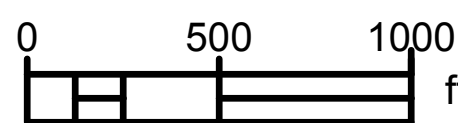
Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Grenelefe Community Development District]

Exhibit A:
Legal Description

SEE LEGAL DESCRIPTION IN EXHIBIT 2 OF PETITION
(NOT REPEATED HERE DUE TO LENGTH)

EXHIBIT 4

Scale: 1:500



 INCLUDED

NOTE: DEVELOPER/PRIVATE OWNED UTILITIES

TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

5137 S LAKELAND DR, SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

WATER MAP

**GRENELEFE CDD
POLK COUNTY, FL**

SHEET TITLE

[illegible]

This item has been digitally signed and sealed by Daniel P. Kovacs on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EXHIBIT 5

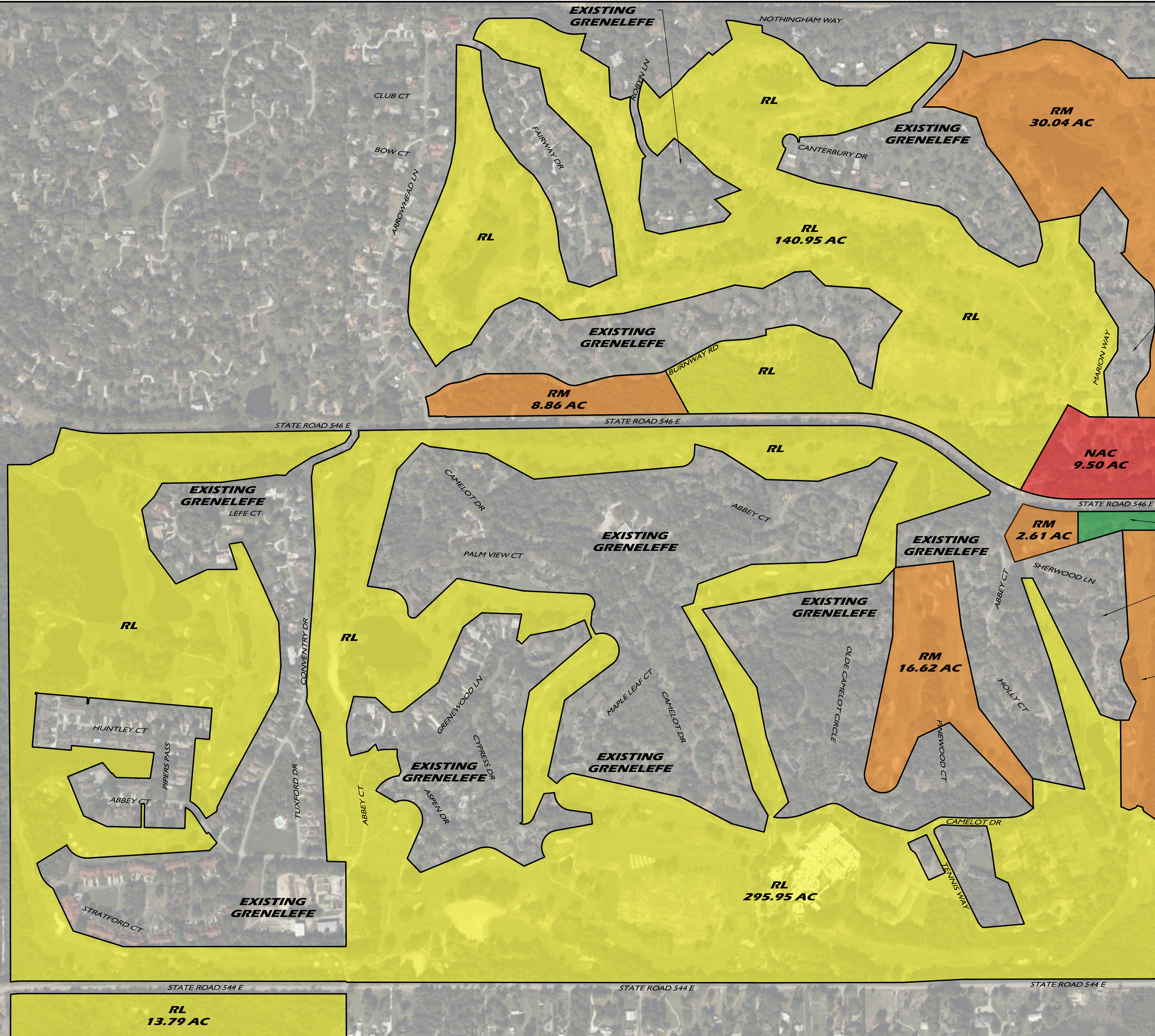
ESTIMATED COSTS OF DISTRICT CAPITAL IMPROVEMENT PLAN

<u>Facility Description</u>	<u>Cost Estimate</u>	<u>O&M Entity</u>
Public Earthwork	\$5,000,000.00	CDD
Roadways	\$8,400,000.00	CDD
Stormwater Management	\$5,200,000.00	CDD
Hardscape/Landscape/Irrigation	\$4,300,000.00	CDD
Streetlight/Electrical	\$2,100,000.00	CDD
Amenities	\$5,300,000.00	CDD
Off-Site Improvements	\$2,950,000.00	County
Professional Services	\$2,000,000.00	CDD
Contingency (10%)	\$3,525,000.00	As above
<i>TOTAL</i>	\$38,775,000.00	

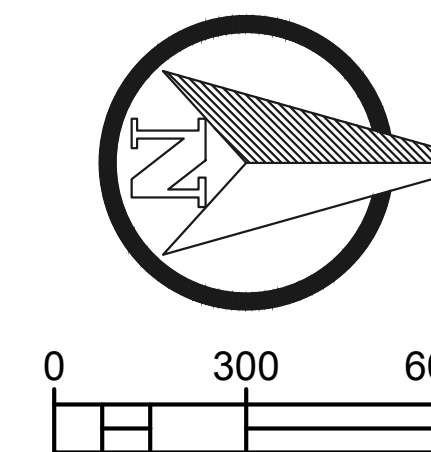
***NOTE:** All cost estimates are subject to change. Further, the Developer reserves the right to privately finance any of the above improvements and transfer them to an HOA for ownership and operation upon completion.

****NOTE:** Water and wastewater utilities are estimated to cost approximately \$20 million and will be privately owned and maintained. As such, these utilities are not included in the District's capital improvement plan.

EXHIBIT 6



APPROVAL STAMP



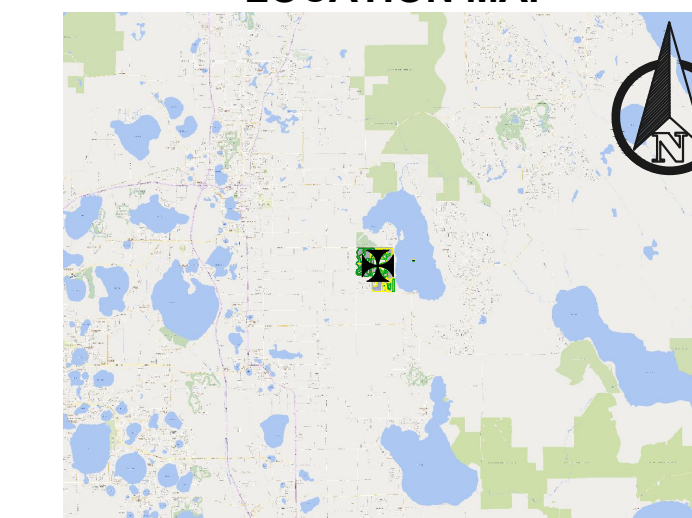
LEGEND

-  *RL - RESIDENTIAL LOW*
-  *RM - RESIDENTIAL MEDIUM*
-  *NAC - NEIGHBORHOOD
ACTIVITY CENTER*
-  *OC - OFFICE CENTER*

LAND USE SUMMARY:

RL	TOTAL ACRAGE	450.52 AC
	MAX 4 DU/AC	
	SETBACKS:	
	FRONT	15'
	SIDE	7'
	REAR	10'
RM	TOTAL ACRAGE	68.48 AC
	MAX 7 DU/AC	
	SETBACKS	
	FRONT	15'
	SIDE	7'
	REAR	10'
NAC	TOTAL ACRAGE	9.50 AC
OC	TOTAL ACRAGE	1.91 AC

LOCATION MAP



CALL 48 HOURS
BEFORE YOU DIE!
IT'S THE LAW!
DIAL 811



DESIGNED BY:	LUCAS TALHARO
DRAWN BY:	LUCAS TALHARO
CHECKED BY:	DANIEL KOVACS
SITE PLAN COORDINAT	

[illegible]

NOT CONSIDERED FINAL UNTIL ALL AGENCY PERMITS ARE RELEASED APPROVED FOR CONSTRUCTION NOT VALID WITHOUT SEAL

***SUBDISTRICT
LAND USE MAP***

CONSTRUCTION DOCUMENTS
GRENELEFE
POLK COUNTY, FLORIDA



I-TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION

5137 S. LAKELAND DR., SUITE 3
LAKELAND, FL 33851
FIRM REGISTRATION NUMBER - 34343

SHEET
1

EXHIBIT 7

GRENELEFE COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

August 2024



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Grenelefe Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will be located within Polk County, Florida (the "County"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

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

1.2 Overview of the Grenelefe Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development. The table shown under Section 5.0 details the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

The CDD is not incompatible with the existing State or local comprehensive plan. The existing entitlements for the Grenelefe UEA allows for (1) 1,753 Residential Units, (2) 120 Multi-Family, (3) 300 Hotel Rooms, (4) 100,000 square feet of Convention Center, and (5) 60,000 square feet of Commercial/Retail. The Grenelefe UEA is currently going through a Level 4 Comprehensive Plan Amendment, which may allow for a different number of units. In either case, the CDD will be developing public infrastructure to support the entitled units, and, accordingly, the CDD is not incompatible with these uses.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Grenelefe.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Polk County, according to Census 2020, has a population of 725,046; therefore, it is not defined as a small county for the purposes of this requirement.)
- (f) Any additional information that the agency determines may be useful.
- (g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

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

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 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 ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the lands within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of the

anticipated residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 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 ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale,

as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

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

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

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Polk County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

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

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

4.0 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 ordinance, and any anticipated effect on state or local revenues.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of Polk County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Polk County, Florida

The proposed land for the District is located within Polk County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review

of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for governmental entities.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the County. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The table below provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

The table below also illustrates the estimated costs of construction of the capital facilities. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However,

purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

ESTIMATED COSTS OF DISTRICT CAPITAL IMPROVEMENT PLAN

<u>Facility Description</u>	<u>Cost Estimate</u>	<u>O&M Entity</u>
Public Earthwork	\$5,000,000.00	CDD
Roadways	\$8,400,000.00	CDD
Stormwater Management	\$5,200,000.00	CDD
Hardscape/Landscape/Irrigation	\$4,300,000.00	CDD
Streetlight/Electrical	\$2,100,000.00	CDD
Amenities	\$5,300,000.00	CDD
Off-Site Improvements	\$2,950,000.00	County
Professional Services	\$2,000,000.00	CDD
Contingency (10%)	\$3,525,000.00	As above
TOTAL	\$38,775,000.00	

***NOTE:** All cost estimates are subject to change. Further, the Developer reserves the right to privately finance any of the above improvements and transfer them to an HOA for ownership and operation upon completion.

****NOTE:** Water and wastewater utilities are estimated to cost approximately \$20 million and will be privately owned and maintained. As such, these utilities are not included in the District's capital improvement plan.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal

benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Polk County has a population of 725,046 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Grenelefe development will not produce any marginal effects that would be different from those that would have occurred if the Grenelefe development was developed without a community development district established by the County.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Grenelefe Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in the table in Section 5.0 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Grenelefe development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Grenelefe development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the Grenelefe development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Grenelefe Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing