



NOTICE
A SPECIAL MEETING OF THE CITY COUNCIL OF
THE CITY OF NEW PORT RICHEY

WILL BE HELD ON

Thursday, February 27, 2025 AT 7:00 PM
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE THE CITY CLERK TO TRANSCRIBE VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (ES.286.0105)

TO THE MEMBERS OF THE CITY COUNCIL OF NEW PORT RICHEY, FLORIDA

TO THE CITY MANAGER, TO THE CITY CLERK, TO THE DEPARTMENT HEADS, TO THE CITY ATTORNEY, TO THE CITY ENGINEER OF SAID CITY

Notice is hereby given that I, Alfred C. Davis, Mayor-Councilmember of New Port Richey, Florida, do hereby call a SPECIAL MEETING of the City Council of New Port Richey, Florida at 7:00 PM on Thursday, February 27, 2025, at City Hall, 5919 Main Street, New Port Richey, Florida.

ORDER OF
BUSINESS

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Moment of Silence
4. Business Items
 - a. Resolution No. 2025-12: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments to Collect Solid Waste Delinquencies - Page 3
 - b. Resolution No. 2025-13: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments - Solid Waste Collection Fees - Page 55
 - c. Interlocal Agreement between the City of New Port Richey and the Pasco County Property Appraiser RE: Solid Waste - Page 107
 - d. Interlocal Agreement between the City of New Port Richey and the Pasco County Tax Collector RE: Solid Waste - Page 112
5. Communications

6. Adjournment



Alfred C. Davis, Mayor-Council Member

Agendas may be viewed on the City's website: www.citynpr.org This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, all persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk, 727-853-1021, not later than four days prior to said proceeding.



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council

FROM: Crystal M. Dunn, Finance Director

DATE: 2/27/2025

RE: Resolution No. 2025-12: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments to Collect Solid Waste Delinquencies - Page 3

REQUEST:

The request is to conduct a public hearing and approve a resolution authorizing the use of the uniform method of collection relating to efforts to collect delinquencies on solid waste accounts.

DISCUSSION:

In that regard, the Florida Statutes provide cities with the authority to impose a non-ad valorem assessment for fees which are not based upon millage and which can become a lien against a homestead.

In respect to the delinquencies for payment of solid waste collection services it is believed that the uniform collection method will be a more effective means by which to enforce payment rather than the more traditional method of the lien foreclosure methodology and therefore it is recommended to you for your consideration.

In order to go forward with the use of the uniform method of collection the City Council is being asked to support a resolution which affirms the city’s intent to collect solid waste delinquencies using this method.

Incidentally, if this item is approved by the City Council collection attempts will continue until the final assessment roll is certified with the property appraiser at which time placement of the outstanding solid waste collection fees will be placed on the tax bills.

The collection period associated with the requested action includes all unpaid solid waste collections fees billed from March 2024 through August 31, 2025. As of February 13, 2025, the total balance outstanding is \$189,789.09.

RECOMMENDATION:

The recommendation is to approve the resolution which authorizes the Property Appraiser to place delinquent solid waste accounts on the tax roll and additionally authorizes the Tax Collector to collect the fees in conjunction with the collection of property taxes and non-ad valorem assessments levied against subject properties within the city.

BUDGET/FISCAL IMPACT:

The action requested will result in a source of revenue to the city.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Resolution No. 2025-12: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments to Collect Solid Waste Delinquencies	Resolution Letter

RESOLUTION NO. 2025-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR THE CITY'S INTENT TO USE THE UNIFORM METHOD OF NON-AD VALOREM ASSESSMENTS TO COLLECT A SOLID WASTE COLLECTION SERVICE FEE AGAINST ALL REAL PROPERTY WITHIN THE CITY HAVING DELINQUENT RESIDENTIAL CURBSIDE SOLID WASTE COLLECTION ACCOUNTS WITH THE CITY, PURSUANT TO SECTION 197.3632 FLORIDA STATUTES FOR 2025 AND EACH YEAR THEREAFTER UNTIL DISCONTINUED, AS PROVIDED HEREIN.

WHEREAS, the City Council of the City of New Port Richey, Florida has provided a franchise for a single solid waste collector within the city for collection of solid waste within the city;

WHEREAS, the City Council has adopted Ordinance 2023-2282 amending the Code of Ordinances to provide for a single solid waste collector franchise within the city and imposing upon each property within the city a solid waste collection service fee;

WHEREAS, the City has provided invoices to property owners throughout the City for residential curbside solid waste collection services;

WHEREAS, many of the accounts for such solid waste collection services in the City have been unpaid and delinquent;

WHEREAS, numerous notices have been provided to delinquent account holders advising of the delinquency and the need for collection of unpaid accounts through the non-ad valorem assessment method of collection;

WHEREAS, the City Council intends to use the uniform method of collecting non-ad valorem assessments pursuant to Section 197.3632 Florida Statutes to collect the delinquent solid waste collection service fees;

WHEREAS, notice of this resolution has been published in accordance with Section 197.3632 (3)(a) Florida Statutes as provided by law.

WHEREAS, the City Council hereby finds that this Resolution is in the best interests of the health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of New Port Richey, Florida, that:

1. The City of New Port Richey, Florida intends to use the uniform ad valorem method of collecting non-ad valorem assessments pursuant to Section 197.3632 Florida Statutes to

collect delinquent solid waste collection service fees against all real property within the city.

2. The levy of the non-ad valorem assessment is necessary to fund the operations of a solid waste collection franchise for solid waste collection throughout the city, together with administrative fees and appropriate fees imposed by the tax collector or property appraiser.
3. The legal description of the boundaries of the real property subject to the levy is attached hereto as Exhibit "A" and incorporated herein.
4. The levy of the non-ad valorem assessment provided hereby shall be for 2025 and each year thereafter until discontinued for a year.

DONE AND RESOLVED on the 27th day of February, 2025.

ATTEST:

Judy Meyers, MMC
City Clerk

Alfred C. Davis, Mayor

Approved as to form:

Timothy P. Driscoll, City Attorney

LEGAL DESCRIPTION:

BEGIN AT THE SE CORNER, SECTION 31, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 31, N00°19'40"W, FOR 327.76 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE, JERIVERNE PLAZA, RECORDED IN PLAT BOOK 6, PAGE 56, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, S89°58'41"W, FOR 326.97 FEET TO THE EAST LINE, GRAND VIEW PARK SUBDIVISION SECTION ONE, RECORDED IN PLAT BOOK 4, PAGE 77, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°21'42"W, FOR 257.51 FEET TO THE SOUTH LINE, LOT 41, SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID SOUTH LINE, S89°39'23"W, FOR 125.03 FEET TO THE EAST RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°23'14"W, FOR 60.13 FEET TO THE NORTH LINE AFORESAID LOT 41, GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, N89°42'49"E, FOR 125.03 FEET TO THE EAST LINE, SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID EAST LINE GRAND VIEW PARK SUBDIVISION SECTION ONE, N00°21'27"W, FOR 180.25 FEET TO THE SOUTH LINE, LOT 45 SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID SOUTH LINE, LOT 45, S89°39'23"W, FOR 125.06 FEET TO THE EAST RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°22'48"W, FOR 240.26 FEET TO THE NORTH LINE, LOT 48, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, N89°35'57"E, FOR 125.07 FEET TO THE EAST LINE, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID EAST LINE, N00°21'55"W, FOR 220.63 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, S43°26'14"W, FOR 160.44 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY, S75°48'20"W, FOR 93.29 FEET TO THE SOUTH RIGHT-OF-WAY, GRANDVIEW AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N83°04'22"W, FOR 363.78 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, N72°21'07"W, FOR 79.16 FEET TO THE SOUTH RIGHT-OF-WAY, GRANDVIEW AVENUE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S65°16'22"W, HAVING A RADIUS OF 125.06 FEET, A CENTRAL ANGLE OF 65°22'17", AN ARC LENGTH OF 142.69 FEET, AND A CHORD BEARING N57°24'46"W FOR 135.08 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°52'35"W, FOR 231.53 FEET TO AN EAST LINE, OYSTER BAYOU RECORDED IN PLAT BOOK 26, PAGE 43, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°28'31"E, FOR 275.01 FEET TO THE SOUTH LINE, SAID OYSTER BAYOU; THENCE ALONG SAID SOUTH LINE, N89°28'30"W, FOR 327.45 FEET TO THE WEST LINE, SAID OYSTER BAYOU; THENCE ALONG SAID WEST LINE, N00°31'52"W, FOR 954.04 FEET TO THE NORTH LINE, SAID OYSTER BAYOU; THENCE ALONG SAID NORTH LINE, S89°54'53"E, FOR 756.13 FEET TO AN EAST LINE, SAID OYSTER BAYOU; THENCE ALONG SAID EAST LINE, S00°27'20"E, FOR 656.27 FEET TO THE NORTH LINE, LOT 56, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, EAST, FOR 58.19 FEET TO THE EAST LINE, SAID LOT 56; THENCE ALONG SAID EAST LINE, S06°46'57"W, FOR 77.79 FEET TO THE NORTH RIGHT-OF-WAY, GRANDVIEW AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S83°04'07"E, FOR 320.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, EASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N07°09'21"E, HAVING A RADIUS OF 59.46 FEET, A CENTRAL ANGLE OF 53°43'53", AN ARC LENGTH OF 55.76 FEET, AND A CHORD BEARING N70°17'25"E FOR 53.74 FEET, TO THE POINT OF TANGENT AND THE NORTHWESTERLY RIGHT-OF-WAY MORNINGSTAR DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, N43°27'01"E, FOR 134.82 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY, N36°35'07"E, FOR 27.37 FEET; THENCE

N84°58'33"E, FOR 28.76 FEET TO THE NORTH RIGHT-OF-WAY, AVERY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, EAST, FOR 54.56 FEET; THENCE CONTINUE, S00°21'29"E, FOR 10.00 FEET; THENCE CONTINUE, S89°58'20"E, FOR 258.00 FEET TO THE WEST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°19'00"W, FOR 130.00 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 604, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°55'42"W, FOR 100.00 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°18'23"W, FOR 70.13 FEET TO THE SOUTH LINE, JANCZLIK SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 129, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°55'58"W, FOR 212.72 FEET; THENCE CONTINUE, S00°14'12"E, FOR 15.13 FEET; THENCE CONTINUE, WEST, FOR 51.41 FEET TO THE WEST LINE, AFORESAID JANCZLIK SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°23'20"W, FOR 455.76 FEET TO THE NORTH LINE, SAID JANCZLIK SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°54'20"E, FOR 379.59 FEET TO THE NORTH LINE, JASMIN ACRES, RECORDED IN PLAT BOOK 4, PAGE 112, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°48'40"E, FOR 985.13 FEET TO THE WEST LINE, D.H. CRYMBLE'S SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'41"W, FOR 100.50 FEET TO THE NORTH LINE, SOUTHERLY 100 FEET, BLOCK A, SAID D.H. CRYMBLE'S SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°34'13"E, FOR 100.00 FEET TO THE WEST LINE, LOTS 9 & 8, RESPECTIVELY, SAID D.H. CRYMBLE'S SUBDIVISION THENCE ALONG SAID WEST LINE, N00°11'28"W, FOR 121.75 FEET TO THE NORTH LINE, SAID LOT 8; THENCE ALONG SAID NORTH LINE, EAST, FOR 158.69 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID WEST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S84°33'30"E, HAVING A RADIUS OF 2,928.54 FEET, A CENTRAL ANGLE OF 06°25'58", AN ARC LENGTH OF 328.79 FEET, AND A CHORD BEARING N08°39'29"E FOR 328.62 FEET, TO THE POINT OF TANGENT AND THE EAST LINE, LOTS 2 & 1, RESPECTIVELY, AFORESAID D.H. CRYMBLE'S SUBDIVISION; THENCE ALONG SAID EAST LINE, N00°14'42"W, FOR 95.00 FEET; THENCE LEAVING SAID LINE, N09°38'11"W, FOR 30.43 FEET TO THE WEST RIGHT-OF-WAY, PIER ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°00'10"W, FOR 1303.38 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE, NEW PORT RICHEY ESTATES RECORDED IN PLAT BOOK 3, PAGE 79, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EXTENSION AND NORTH LINE, S89°33'52"E, FOR 624.67 FEET TO THE PORT RICHEY CITY LIMITS; THENCE ALONG SAID PORT RICHEY CITY LIMITS, S52°57'41"E, FOR 199.43 FEET; THENCE CONTINUE, S49°57'28"E, FOR 122.99 FEET; THENCE CONTINUE, S60°11'19"E, FOR 186.82 FEET; THENCE CONTINUE, S56°03'25"E, FOR 270.88 FEET; THENCE CONTINUE, S66°27'29"E, FOR 292.30 FEET; THENCE CONTINUE, S59°59'22"E, FOR 177.19 FEET; THENCE CONTINUE, S16°09'45"E, FOR 155.26 FEET; THENCE CONTINUE, S18°40'23"W, FOR 168.76 FEET; THENCE CONTINUE, S58°19'29"W, FOR 152.35 FEET; THENCE CONTINUE, S78°49'22"W, FOR 222.47 FEET; THENCE CONTINUE, S88°11'18"W, FOR 138.38 FEET; THENCE CONTINUE, S62°16'00"W, FOR 139.14 FEET; THENCE CONTINUE, S25°00'07"W, FOR 35.86 FEET TO THE NORTHWESTERLY EXTENSION, THE SOUTH LINE, LOT 3, SUNSET POINT ADDITION NO. 2, RECORDED IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S49°35'50"E, FOR 203.71 FEET TO THE NORTH LINE, SOUTH 1/2, SECTION 32, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID NORTH LINE, N89°43'42"E, FOR 719.69 FEET; THENCE CONTINUE, N89°48'13"E, FOR 766.04 FEET TO THE NORTHERLY EXTENSION, THE EAST RIGHT-OF-WAY, WASHINGTON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°07'30"E, FOR 544.00 FEET TO THE NORTH LINE, LOT 25, BLOCK 2, NEWPORT VILLA CORPORATION'S REVISED PLAT OF ORANGE GROVE PARK, RECORDED IN PLAT BOOK 2, PAGE 50, PUBLIC RECORDS, PASCO COUNTY, FLORIDA;

THENCE ALONG SAID NORTH LINE, S87°59'24"E, FOR 142.56 FEET TO THE EAST LINE, SAID LOT 25; THENCE ALONG SAID EAST LINE, S00°20'38"E, FOR 62.50 FEET TO THE CENTERLINE OF AN ALLEY VACATED IN OFFICIAL RECORDS BOOK 1845, PAGE 1826, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE, S88°59'49"W, FOR 142.80 FEET TO THE EAST RIGHT-OF-WAY, WASHINGTON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°05'54"E, FOR 711.00 FEET TO THE NORTH RIGHT-OF-WAY, CASSON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WEST, FOR 25.00 FEET TO THE FEET TO THE WEST LINE, VENSETTA PARK, RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°06'23"E, FOR 538.88 FEET; THENCE CONTINUE, S00°06'51"E, FOR 31.38; THENCE CONTINUE, S00°06'23"E, FOR 739.75 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°53'51"E, FOR 1,325.88 FEET TO THE EAST LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE N68°01'01"E, FOR 26.38 FEET TO THE INTERSECTION, THE EAST RIGHT-OF-WAY, MADISON AVENUE AND THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°32'46"E, FOR 441.89 FEET TO THE EAST RIGHT-OF-WAY, MARMOSET STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°05'40"W, FOR 284.38 FEET TO THE SOUTH RIGHT-OF-WAY, ANTRIM STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°28'29"E, FOR 381.83 FEET TO THE WEST RIGHT-OF-WAY, PILCHARD STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°06'03"E, FOR 283.88 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°36'35"E, FOR 110.10 FEET TO THE WEST LINE, LOT 18, BLOCK A, SASS SUBDIVISION, PLAT BOOK 2, PAGE 71, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°05'24"W, FOR 139.38 FEET TO THE NORTH LINE, LOTS 18 & 19 RESPECTIVELY, BLOCK A, SAID SASS SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°47'06"E, FOR 99.97 FEET TO THE EAST LINE LOT 19, BLOCK A, SAID SASS SUBDIVISION; THENCE ALONG SAID EAST LINE, S00°08'27"E, FOR 139.88 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°35'47"E, FOR 53.25 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4791, PAGE 477, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°03'50"W, FOR 196.25 FEET TO THE SOUTH RIGHT-OF-WAY, VIOLA LANE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°38'30"E, FOR 59.97 FEET TO THE EAST LINE, LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4791, PAGE 477; THENCE ALONG SAID EAST LINE, S00°04'23"E, FOR 196.38 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°34'50"E, FOR 119.53 FEET TO THE WEST RIGHT-OF-WAY, VAN BUREN STREET; THENCE S89°38'31"E, FOR 40.00 FEET TO THE EAST RIGHT-OF-WAY, VAN BUREN STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE, S89°32'32"E, FOR 312.95 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°35'26"E, FOR 349.76 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6414, PAGE 1072, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°02'38"W, FOR 204.38 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°42'49"E, FOR 200.00 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°00'30"E, FOR 215.13 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°35'43"E, FOR 123.88 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°34'12"E, FOR 99.94 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°33'25"E, FOR 177.79 FEET; THENCE CONTINUE, N35°29'15"E, FOR 20.72 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°01'41"E, FOR 448.13 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5286, PAGE 1534, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°27'49"W, FOR 413.96 FEET TO THE EAST LINE, WOODLAND HILLS AS

RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°00'52"W, FOR 495.50 FEET TO THE NORTH LINE, WOODLAND HILLS; THENCE ALONG SAID NORTH LINE, N89°26'45"W, FOR 219.76 FEET TO THE EAST LINE, EAST 1/2, WEST 1/2, TRACT 57, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°00'59"E, FOR 328.38 FEET TO THE SOUTH LINE, THE PINES OF NEW PORT RICHEY RECORDED IN PLAT BOOK 22, PAGE 31, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°35'12"W, FOR 658.64 FEET TO THE WEST LINE, SAID THE PINES OF NEW PORT RICHEY; THENCE ALONG SAID WEST LINE, N00°01'57"W, FOR 331.13 FEET TO THE NORTH LINE, SAID THE PINES OF NEW PORT RICHEY; THENCE ALONG SAID NORTH LINE, S89°32'19"E, FOR 1,288.07 FEET; THENCE S89°44'23"E, FOR 55.03 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'01"E, FOR 210.25 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7112, PAGE 571, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°39'58"E, FOR 150.16 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°01'48"W, FOR 239.25 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°57'08"W, FOR 149.94 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'26"E, FOR 315.40 FEET; THENCE, N88°59'01"W, FOR 55.02 FEET TO THE SOUTH LINE, LOT 43, HILLANDALE UNIT ONE, RECORDED IN PLAT BOOK 10, PAGE 127, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°24'36"W, FOR 84.97 FEET TO THE WEST LINE, LOTS 43 THROUGH 45, RESPECTIVELY, SAID HILLANDALE UNIT ONE; THENCE ALONG SAID WEST LINE, N00°01'06"E, FOR 194.00 FEET TO THE SOUTH RIGHT-OF-WAY, BANDERA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°24'37"E, FOR 85.00 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE N74°59'15"E, FOR 56.94 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE N00°10'16"W, FOR 14.99 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°49'36"E, FOR 872.64 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE, GLENGARRY PARK, RECORDED IN PLAT BOOK 13, PAGE 82, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST LINE, N00°01'44"W, FOR 990.50 FEET TO THE NORTH LINE SAID GLENGARRY PARK; THENCE ALONG SAID NORTH LINE, S89°48'58"W, FOR 233.56 FEET TO THE WEST LINE, WEST 1/2, TRACT 13, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°50'07"E, FOR 330.16 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1849, PAGE 1214, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°48'38"W, FOR 642.82 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°04'44"E, FOR 181.63 FEET TO THE SOUTH LINE OF THE NORTH 148.5 FEET OF TRACT 8, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID SOUTH LINE, N89°48'38"E, FOR 642.91 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5127, PAGE 1019; THENCE ALONG SAID WEST LINE, N00°06'31"E, FOR 148.50 FEET TO THE SOUTH LINE, ORETO AND FRANCINE COMMERCIAL CENTER FIRST ADDITION RECORDED IN PLAT BOOK 23, PAGE 131, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°48'38"W, FOR 642.97 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°18'53"W, FOR 330.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, HILLEDALE UNIT FOUR, RECORDED IN PLAT BOOK 15, PAGE 66, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EXTENSION AND NORTH LINE, N89°45'00"W, FOR 685.60 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5342, PAGE 498, PUBLIC

RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°01'37"E, FOR 264.63 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°31'25"W, FOR 330.67 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°04'27"W, FOR 265.25 FEET TO THE NORTH LINE, AFORESAID HILLENDALE UNIT FOUR; THENCE ALONG SAID NORTH LINE, N89°45'40"W, FOR 749.63 FEET TO THE WEST LINE, THE EAST 32 FEET, LOT 486, SAID HILLENDALE UNIT FOUR; THENCE ALONG SAID WEST LINE, S00°16'39"W, FOR 83.88 FEET TO THE NORTH RIGHT-OF-WAY, LANGSTON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°46'08"W, FOR 31.00 FEET TO THE WEST LINE, AFORESAID HILLENDALE UNIT FOUR; THENCE ALONG SAID WEST LINE, S00°15'02"W, FOR 50.00 FEET; THENCE CONTINUE, S89°41'24"E, FOR 23.09 FEET; THENCE CONTINUE, S00°01'14"W, FOR 523.13 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1305, PAGE 830, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°01'50"W, FOR 450.69 FEET TO THE WEST LINE, SAID LANDS AND OFFICIAL RECORDS BOOK 1730, PAGE 154, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'14"W, FOR 955.50 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7851, PAGE 539 AND OFFICIAL RECORDS BOOK 4674, PAGE 692, BOTH IN THE PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°27'02"E, FOR 299.73 FEET TO THE EAST LINE, SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4674, PAGE 692 ; THENCE ALONG SAID EAST LINE AND IT'S NORTHERLY EXTENSION, N00°04'00"E, FOR 385.75 FEET TO THE NORTH RIGHT-OF-WAY, PINEHILL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°38'34"E, FOR 140.59 FEET; THENCE CONTINUE, S00°32'14"W, FOR 10.00 FEET; THENCE CONTINUE, S89°37'35"E, FOR 766.99 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 503, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°38'40"E, FOR 150.01 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°36'12"E, FOR 90.28 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°39'23"W, FOR 150.01 FEET TO THE NORTH RIGHT-OF-WAY, PINEHILL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°38'05"E, FOR 882.39 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°47'24"E, FOR 315.03 FEET TO THE WESTERLY EXTENSION, THE NORTH LINE, AFORESAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID WESTERLY EXTENSION AND NORTH LINE, N89°41'52"E, FOR 474.07 FEET TO THE EAST LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID EAST LINE, S00°40'33"W, FOR 331.15 FEET TO THE NORTH LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID NORTH LINE, N89°49'38"E, FOR 248.84 FEET TO THE EAST LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID EAST LINE, S06°26'36"E, FOR 389.59 FEET TO THE NORTH RIGHT-OF-WAY, ORCHID LAKE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N67°38'06"E, FOR 77.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE CONTINUE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N22°19'39"W, HAVING A RADIUS OF 323.11 FEET, A CENTRAL ANGLE OF 34°00'09", AN ARC LENGTH OF 191.75 FEET, AND A CHORD BEARING N50°40'17"E FOR 188.95 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N33°46'56"E, FOR 134.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S56°09'08"E, HAVING A RADIUS OF 161.23 FEET, A CENTRAL ANGLE OF 42°07'51", AN ARC LENGTH OF 118.56 FEET, AND A CHORD BEARING N54°54'47"E FOR 115.91 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N19°53'10"W, HAVING A RADIUS OF 213.14 FEET, A CENTRAL ANGLE OF 23°43'49", AN ARC LENGTH OF 88.28 FEET, AND A CHORD BEARING N58°14'55"E FOR 87.65 FEET, TO THE POINT OF

TANGENT; THENCE CONTINUE N66°30'37"E, FOR 75.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4107, PAGE 855, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°47'30"W, FOR 375.91 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE, FRANK & CAROLE ORETO COMMERCIAL PARK, RECORDED IN PLAT BOOK 28, PAGE 110, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST LINE, N00°39'17"E, FOR 585.16 FEET TO THE NORTH LINE, SAID FRANK & CAROLE ORETO COMMERCIAL PARK; THENCE ALONG SAID NORTH LINE, N89°50'25"E, FOR 448.53 FEET TO THE WEST LINE, ORCHID LAKE WEST RECORDED IN PLAT BOOK 26, PAGE 81, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°32'03"W, FOR 599.90 FEET TO THE WEST LINE, TRACT 3, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°07'10"W, FOR 990.38 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 971, PAGE 1308, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°07'09"W, FOR 330.25 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°48'39"E, FOR 1,325.29 FEET TO THE EAST LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°09'21"E, FOR 1,297.75 FEET; THENCE CONTINUE, S00°26'32"W, FOR 1,680.05 FEET TO THE SOUTH LINE, WOODBRIDGE SOUTH, RECORDED IN PLAT BOOK 35, PAGE 132, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, WOODBRIDGE ESTATES, A SUBDIVISION, RECORDED IN PLAT BOOK 26, PAGE 91, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, AND CONGRESS PARK, RECORDED ON PLAT BOOK 10, PAGE 140, PUBLIC RECORDS, PASCO COUNTY, FLORIDA RESPECTIVELY; THENCE ALONG SAID SOUTH LINE, S89°57'26"W, FOR 1,677.25 FEET TO THE EAST LINE, LOT 1, TEMPLE TERRACE MANOR UNIT TWO, RECORDED IN PLAT BOOK 6, PAGE 77, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°21'29"W, FOR 60.00 FEET TO THE SOUTH LINE, SAID LOT 1; THENCE ALONG SAID SOUTH LINE, S89°55'41"W, FOR 99.72 FEET TO THE WEST LINE, SAID LOT 1; THENCE ALONG SAID WEST LINE, N00°05'22"E, FOR 60.00 FEET TO THE SOUTH LINE, AFORESAID CONGRESS PARK; THENCE ALONG SAID SOUTH LINE, S89°58'53"W, FOR 383.28 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1333, PAGE 1254, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°21'12"W, FOR 106.38 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°42'47"W, FOR 49.91 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°32'11"W, FOR 100.13 FEET TO THE NORTH RIGHT-OF-WAY, COVEY TERRACE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°17'02"W, FOR 10.00 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1333, PAGE 1254; THENCE ALONG SAID WEST LINE, N00°03'08"E, FOR 206.00 FEET TO THE SOUTH LINE, AFORESAID CONGRESS PARK; THENCE ALONG SAID SOUTH LINE, S89°57'56"W, FOR 417.16 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°01'31"W, FOR 775.13 FEET TO THE SOUTH LINE, LOTS 14 & 7, RESPECTIVELY, ORANOAK RECORDED IN PLAT BOOK, 3, PAGE 45, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°47'34"E, FOR 241.78 FEET TO THE WEST RIGHT-OF-WAY, CHINAPA STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°05'09"W, FOR 214.49 FEET TO THE SOUTH LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°59'43"E, FOR 397.16 FEET TO WEST LINE, TRACT 6, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°12'26"W, FOR 604.43 FEET TO THE NORTH RIGHT-OF-WAY, KENTUCKY AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°47'02"E, FOR 662.79 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7862, PAGE 974, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°19'42"E, FOR 300.00 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°48'20"E, FOR 331.66 FEET

TO THE WEST LINE, JASMINE HILLS RECORDED IN PLAT BOOK 18, PAGE 56, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°22'47"E, FOR 273.51 FEET TO THE NORTH LINE, SAID JASMINE HILLS; THENCE ALONG SAID NORTH LINE, S89°57'25"E, FOR 331.91 FEET TO THE EAST LINE, SAID JASMINE HILLS; THENCE ALONG SAID EAST LINE, S00°25'12"W, FOR 1,249.28 FEET TO THE WEST LINE, TRACT 18, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°25'19"W, FOR 322.51 FEET TO THE NORTH LINE OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7155, PAGE 1205, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°45'19"E, FOR 175.50 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°29'59"W, FOR 322.51 FEET TO THE NORTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°47'43"W, FOR 175.03 FEET; THENCE S00°45'21"W, FOR 45.00 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°48'18"W, FOR 330.44 FEET; THENCE CONTINUE, N00°21'29"E, FOR 5.00 FEET; THENCE CONTINUE, N89°46'26"W, FOR 190.16 FEET TO THE WEST RIGHT-OF-WAY, TAYLOR COURT; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°28'23"W, FOR 53.00 FEET TO THE SOUTH LINE, LOT 1, TAYLOR HEIGHTS RECORDED IN PLAT 5, PAGE 164, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°44'39"W, FOR 40.00 FEET; THENCE N00°28'23"E, FOR 52.97 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°47'43"W, FOR 100.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, ORANGE BLOSSOM TRAIL; THENCE ALONG SAID SOUTHERLY EXTENSION AND WEST RIGHT-OF-WAY, N00°20'12"E, FOR 600.01 FEET TO THE EAST LINE, CITRUS MOUNTAIN MOBILE ESTATES, RECORDED IN PLAT BOOK 10, PAGE 13, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°20'13"E, FOR 85.00 FEET TO THE NORTH LINE, SAID CITRUS MOUNTAIN MOBILE ESTATES; THENCE ALONG SAID NORTH LINE, N89°47'40"W, FOR 661.63 FEET TO THE WEST LINE, TRACT 11, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°13'40"E, FOR 495.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5330, PAGE 352, OFFICIAL RECORDS BOOK 4120, PAGE 718, OFFICIAL RECORDS BOOK 8202, PAGE 1151, OFFICIAL RECORDS BOOK 8161, PAGE 1282, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, RESPECTIVELY; THENCE ALONG SAID NORTH LINE, N89°48'49"W, FOR 422.85 FEET TO THE EAST LINE AND IT'S NORTHERLY EXTENSION, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7804, PAGE 1738, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND NORTHERLY EXTENSION, N00°10'45"E, FOR 180.09 FEET TO THE NORTH RIGHT-OF-WAY, KENTUCKY AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°47'23"W, FOR 214.85 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°07'35"W, FOR 510.00 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5874, PAGE 200, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°47'22"E, FOR 306.16 FEET TO THE WEST LINE, TRACT 9, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°11'21"W, FOR 265.00 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3464, PAGE 90, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°47'26"W, FOR 170.88 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5744, PAGE 1731, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°07'31"W, FOR 100.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°47'16"W, FOR 135.00 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°08'03"W, FOR 80.00 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6294, PAGE 658, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°45'41"E,

FOR 150.00 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°08'36"W, FOR 50.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8418, PAGE 1064, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°48'58"E, FOR 155.72 FEET TO THE EAST LINE OF SAID LANDS; THENCE ALONG SAID EAST LINE, S00°10'57"W, FOR 265.00 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°51'24"W, FOR 50.00 FEET TO THE EAST LINE OF SAID LANDS; THENCE ALONG SAID EAST LINE, S00°10'45"W, FOR 89.95 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°47'39"E, FOR 710.16 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4759, PAGE 1543, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG EAST LINE, S00°34'19"W, FOR 635.66 FEET TO THE NORTH RIGHT-OF-WAY, FLORIDA AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°45'43"W, FOR 962.23 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°15'57"W, FOR 478.01 FEET TO THE SOUTH RIGHT-OF-WAY, VALENCIA TERRACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N10°36'35"W, HAVING A RADIUS OF 160.35 FEET, A CENTRAL ANGLE OF 41°43'28", AN ARC LENGTH OF 116.77 FEET, AND A CHORD BEARING N58°31'41"E FOR 114.21 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S55°43'31"E, HAVING A RADIUS OF 134.44 FEET, A CENTRAL ANGLE OF 32°40'55", AN ARC LENGTH OF 76.69 FEET, AND A CHORD BEARING N50°36'56"E FOR 75.65 FEET, TO THE POINT OF TANGENT AND THE WEST LINE, LOTS 14 & 9, RESPECTIVELY, VALENCIA TERRACE RECORDED IN PLAT BOOK 3, PAGE 83, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°22'42"W, FOR 260.38 FEET TO THE NORTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°43'20"E, FOR 1,140.01 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE, THE WILDS A CONDOMINIUM DEVELOPMENT, RECORDED IN PLAT BOOK 20, PAGE 148, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION AND EAST LINE, S00°18'13"W, FOR 1,337.37 FEET TO THE NORTH RIGHT-OF-WAY, ILLINOIS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°36'32"E, FOR 441.56 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5242, PAGE 875, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION AND WEST LINE, S00°01'51"W, FOR 563.86 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°37'34"E, FOR 440.42 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°15'37"E, FOR 440.13 FEET TO THE NORTH LINE, EAST GATE ESTATES RECORDED IN PLAT BOOK 7 PAGE 92, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°36'08"W, FOR 882.05 FEET TO THE WEST LINE, SAID EAST GATE ESTATES; THENCE ALONG SAID WEST LINE, S00°05'39"E, FOR 304.63 FEET TO THE EAST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796; THENCE ALONG SAID EAST LINE, S00°05'54"E, FOR 1,343.37 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3735, PAGE 1894, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°35'45"E, FOR 1,330.04 FEET TO THE EAST LINE, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°29'07"W, FOR 952.91 FEET TO THE CENTERLINE OF THE PITHLACHASCOTEE RIVER; THENCE ALONG SAID CENTERLINE, N44°41'10"W, FOR 21.45 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N28°36'52"W, HAVING A RADIUS OF 170.52 FEET, A CENTRAL ANGLE OF 48°17'09", AN ARC LENGTH OF 143.71 FEET, AND A CHORD BEARING

S85°31'42"W FOR 139.49 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N64°44'37"W, FOR 55.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S04°48'17"W, HAVING A RADIUS OF 39.61 FEET, A CENTRAL ANGLE OF 127°44'01", AN ARC LENGTH OF 88.31 FEET, AND A CHORD BEARING S30°56'16"W FOR 71.12 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S06°12'15"W, FOR 97.45 FEET; THENCE CONTINUE, S43°30'07"W, FOR 132.69 FEET; THENCE CONTINUE, S64°47'47"W, FOR 149.41 FEET; THENCE CONTINUE, S79°33'22"W, FOR 382.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N36°26'11"W, HAVING A RADIUS OF 206.30 FEET, A CENTRAL ANGLE OF 70°35'23", AN ARC LENGTH OF 254.17 FEET, AND A CHORD BEARING S88°51'30"W FOR 238.39 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N14°34'27"W, FOR 6.46 FEET; THENCE CONTINUE, N19°15'16"W, FOR 303.34 FEET; THENCE CONTINUE, S70°33'36"W, FOR 1.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S53°29'49"W, HAVING A RADIUS OF 35.79 FEET, A CENTRAL ANGLE OF 124°15'44", AN ARC LENGTH OF 77.62 FEET, AND A CHORD BEARING S81°21'57"W FOR 63.28 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S03°23'42"W, FOR 275.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N51°57'56"W, HAVING A RADIUS OF 43.47 FEET, A CENTRAL ANGLE OF 80°35'13", AN ARC LENGTH OF 61.14 FEET, AND A CHORD BEARING S78°19'40"W FOR 56.23 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°18'17"E, FOR 11.75 FEET; THENCE CONTINUE, N43°19'45"W, FOR 88.67 FEET; THENCE CONTINUE, N13°19'28"E, FOR 2.44 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S66°42'11"W, HAVING A RADIUS OF 152.05 FEET, A CENTRAL ANGLE OF 65°21'39", AN ARC LENGTH OF 173.45 FEET, AND A CHORD BEARING N55°58'38"W FOR 164.20 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N88°34'47"W, FOR 30.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N01°03'38"W, HAVING A RADIUS OF 155.59 FEET, A CENTRAL ANGLE OF 22°38'11", AN ARC LENGTH OF 61.47 FEET, AND A CHORD BEARING N79°44'32"W FOR 61.07 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N68°54'01"W, FOR 70.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N18°49'42"E, HAVING A RADIUS OF 127.21 FEET, A CENTRAL ANGLE OF 32°02'36", AN ARC LENGTH OF 71.14 FEET, AND A CHORD BEARING N55°09'00"W FOR 70.22 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S58°41'55"W, HAVING A RADIUS OF 183.37 FEET, A CENTRAL ANGLE OF 26°02'56", AN ARC LENGTH OF 83.37 FEET, AND A CHORD BEARING N44°19'33"W FOR 82.65 FEET, TO THE POINT OF NON-TANGENT TO A WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3013, PAGE 1540, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S28°00'23"W, FOR 330.02 FEET TO THE NORTH LINE, THE MEADOWS RECORDED IN PLAT BOOK 14, PAGE 109, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°40'54"E, FOR 179.97 FEET TO THE EAST LINE, SAID THE MEADOWS; THENCE ALONG SAID EAST LINE, S00°09'19"W, FOR 1,348.88 FEET TO THE SOUTH RIGHT-OF-WAY, CECILIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°57'05"E, FOR 881.91 FEET TO THE WEST LINE, LOT 24, PINE ACRES SUBDIVISION, RECORDED IN PLAT BOOK 5, PAGE 156, PUBLIC

RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°10'17"W, FOR 209.00 FEET TO THE SOUTH LINE, SAID LOT 24; THENCE ALONG SAID SOUTH LINE, S89°43'31"E, FOR 208.47 FEET TO THE EAST LINE, LOT 25, AFORESAID PINE ACRES SUBDIVISION; THENCE ALONG SAID EAST LINE, S00°10'48"W, FOR 209.00 FEET TO THE NORTH RIGHT-OF-WAY, PORTER ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°42'49"W, FOR 675.45 FEET TO THE WEST RIGHT-OF-WAY, VORHEES ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°10'45"W, FOR 137.13 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5041, PAGE 1960, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°43'26"W, FOR 415.04 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°11'29"W, FOR 402.50 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°45'21"E, FOR 176.03 FEET TO THE EAST LINE, SUNNYBROOK XI, A CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE 116; THENCE ALONG SAID EAST LINE, S00°10'30"W, FOR 173.88 FEET; THENCE CONTINUE, S89°45'37"E, FOR 239.06 FEET TO THE WEST RIGHT-OF-WAY, VORHEES ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°10'28"W, FOR 153.88 FEET TO THE SOUTH LINE, AFORESAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID SOUTH LINE, N89°45'04"W, FOR 1,295.57 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8540, PAGE 3465, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°11'28"W, FOR 655.50 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3815, PAGE 522, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, S89°46'35"E, FOR 1,280.42 FEET; THENCE S89°43'41"E, FOR 78.97 FEET TO THE EAST RIGHT-OF-WAY, VORHEES ROAD AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N83°24'20"W, HAVING A RADIUS OF 755.72 FEET, A CENTRAL ANGLE OF 13°05'18", AN ARC LENGTH OF 172.63 FEET, AND A CHORD BEARING S13°08'19"W FOR 172.26 FEET, TO THE POINT OF NON-TANGENT AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3131, PAGE 460, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°09'31"W, FOR 67.75 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°43'44"E, FOR 184.85 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°10'01"E, FOR 235.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7658, PAGE 19, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°41'37"E, FOR 140.25 FEET TO THE EAST LINE SAID LANDS; THENCE ALONG SAID EAST LINE, N00°09'53"E, FOR 228.25 FEET TO THE SOUTH LINE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4393, PAGE 1280, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°44'17"E, FOR 382.91 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°09'19"E, FOR 426.88 FEET TO THE SOUTH LINE, AFORESAID PINE ACRES SUBDIVISION; THENCE ALONG SAID SOUTH LINE, S89°45'16"E, FOR 612.47 FEET TO THE EAST LINE, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°09'45"W, FOR 1,309.13 FEET; THENCE CONTINUE, S00°15'27"W, FOR 1,856.52 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3001, PAGE 1258, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°41'35"W, FOR 373.19 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°17'11"E, FOR 250.00 FEET TO THE SOUTH LINE, SAID LANDS AND THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8230, PAGE 988, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID LINE, N89°41'11"W, FOR 525.13 FEET TO THE EAST LINE, TANGLEWOOD TERRACE UNIT THREE, RECORDED IN PLAT BOOK 15, PAGE 27, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE EAST LINE, TANGLEWOOD TERRACE UNIT FOUR, RECORDED IN PLAT BOOK 15, PAGE 145, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N00°15'33"E, FOR 940.01 FEET TO THE NORTH LINE, SAID

TANGLEWOOD TERRACE UNIT FOUR; THENCE ALONG SAID NORTH LINE, N89°43'43"W, FOR 422.32 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK, 3001, PAGE 1258; THENCE ALONG SAID WEST LINE, N00°15'00"E, FOR 644.76 FEET TO THE SOUTH RIGHT-OF-WAY, TROUBLE CREEK ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°15'41"W, FOR 523.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N15°02'52"W, HAVING A RADIUS OF 745.08 FEET, A CENTRAL ANGLE OF 14°23'29", AN ARC LENGTH OF 187.15 FEET, AND A CHORD BEARING S82°08'53"W FOR 186.66 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°27'25"W, FOR 13.19 FEET; THENCE CONTINUE, N00°15'21"E, FOR 7.00 FEET; THENCE CONTINUE, N89°43'04"W, FOR 1,232.51 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, UZZLE WAY; THENCE ALONG SAID EXTENSION AND WEST RIGHT-OF-WAY, N00°04'58"W, FOR 282.93 FEET TO THE SOUTH LINE, HAZELDON ESTATES, RECORDED IN PLAT BOOK 24, PAGE 1, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'40"W, FOR 239.97 FEET TO THE WEST LINE, SAID HAZELDON ESTATES; THENCE ALONG SAID WEST LINE, N00°07'27"E, FOR 735.63 FEET TO THE NORTH LINE, SAID HAZELDON ESTATES AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1097, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, RESPECTIVELY; THENCE ALONG SAID LINES, S89°36'22"E, FOR 745.42 FEET TO THE WEST LINE OF THE EAST 130 FEET, TRACT 25, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST, TAMPA-TARPOON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°12'07"E, FOR 328.13 FEET TO THE SOUTH LINE, AFORESAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID SOUTH LINE, N89°22'29"W, FOR 526.88 FEET TO THE WEST LINE, SAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID WEST LINE AND IT'S NORTHERLY EXTENSION, N00°08'36"E, FOR 1,311.00 FEET TO THE NORTH LINE, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID NORTH LINE, N89°20'50"W, FOR 219.30 FEET; THENCE S00°36'49"W, FOR 30.04 FEET TO THE SOUTH RIGHT-OF-WAY, CECILIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°20'30"W, FOR 438.77 FEET TO THE WEST LINE, HOLIDAY GARDENS ESTATES UNIT FOUR, RECORDED IN PLAT BOOK 12, PAGE 1, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°06'01"W, FOR 1,286.00 FEET TO THE SOUTH LINE, TANGLEWOOD TERRACE UNIT TWO, RECORDED IN PLAT BOOK 11. PAGE 84, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°32'32"W, FOR 1,314.10 FEET TO THE EAST LINE, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, N00°00'29"W, FOR 1,320.63 FEET TO THE NORTHEAST CORNER, SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE, SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, N89°39'08"W, FOR 1,318.02 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, GEORGE STREET; THENCE ALONG SAID EXTENSION, WEST RIGHT-OF-WAY AND IT'S NORTHERLY EXTENSION, N00°15'01"W, FOR 508.00 FEET TO THE CENTERLINE RIDGEWOOD DRIVE; THENCE ALONG SAID CENTERLINE, N89°43'52"W, FOR 1,285.06 FEET TO THE WEST RIGHT-OF-WAY, GRAND BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°32'57"W, FOR 481.05 FEET TO THE NORTH RIGHT-OF-WAY, CECILIA DRIVE; THENCE S08°44'31"E, FOR 25.49 FEET TO THE NORTH LINE, AFORESAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST AND THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, GRAND BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°19'30"W, FOR 1,321.57 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4262, PAGE 999, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°37'51"W, FOR 465.73 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°18'06"W, FOR 290.88 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°38'47"E, FOR 364.57 FEET TO THE EAST LINE, LANDS

DESCRIBED IN OFFICIAL RECORDS BOOK 6137, PAGE 1008, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°17'54"W, FOR 30.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°51'54"W, FOR 318.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, SOUTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S00°19'52"E, HAVING A RADIUS OF 4.82 FEET, A CENTRAL ANGLE OF 175°14'49", AN ARC LENGTH OF 14.74 FEET, AND A CHORD BEARING S02°02'43"W FOR 9.63 FEET, TO THE POINT OF NON-TANGENT; THENCE CONTINUE, S89°32'03"E, FOR 15.38 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE AND IT'S SOUTHERLY EXTENSION, S00°14'13"W, FOR 52.88 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8290, PAGE 404, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°25'47"E, FOR 314.02 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°22'33"W, FOR 95.25 FEET; THENCE CONTINUE, N89°36'21"W, FOR 145.38 FEET; THENCE CONTINUE, S00°16'42"W, FOR 180.13 FEET TO THE SOUTH LINE SAID LANDS; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6424, PAGE 1023, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°39'42"W, FOR 1,121.96 FEET TO THE EAST LINE, SHAMROCK HEIGHTS UNIT TWO, RECORDED IN PLAT BOOK 8, PAGE 8, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE EAST LINE, SHAMROCK HEIGHTS UNIT FIVE, RECORDED IN PLAT BOOK 8, PAGE 87, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N00°19'35"E, FOR 992.52 FEET TO THE NORTH LINE, SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID NORTH LINE, N89°38'31"W, FOR 740.08 FEET TO THE EAST LINE, TRACT "A", SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID EAST LINE, S00°20'08"W, FOR 667.26 FEET TO THE SOUTH LINE, SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE, N89°45'41"W, FOR 150.03 FEET TO THE WEST LINE, LOT 146, SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID WEST LINE, S00°23'56"W, FOR 89.75 FEET TO THE NORTH RIGHT-OF-WAY, SHAMROCK DRIVE; THENCE S11°40'13"W, FOR 50.67 FEET TO THE SOUTH RIGHT-OF-WAY, SHAMROCK DRIVE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N02°40'51"E, HAVING A RADIUS OF 561.59 FEET, A CENTRAL ANGLE OF 21°03'05", AN ARC LENGTH OF 206.34 FEET, AND A CHORD BEARING N76°47'36"W FOR 205.18 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N65°58'57"W, FOR 304.04 FEET TO THE EAST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID EAST RIGHT-OF-WAY, S24°01'58"W, FOR 1391.62 FEET; THENCE N66°59'41"W, FOR 207.01 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N24°08'07"E, FOR 1015.37 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1784, PAGE 247, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N65°57'53"W, FOR 220.05 FEET; THENCE CONTINUE, S24°03'05"W, FOR 177.81 FEET; THENCE CONTINUE, N85°25'10"W, FOR 214.43 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°25'28"E, FOR 286.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3724, PAGE 914, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°27'48"W, FOR 440.43 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°27'30"E, FOR 332.14 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6652, PAGE 526, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°29'06"W, FOR 1,320.83 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N01°39'54"E, FOR 331.26 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°26'19"E, FOR 1,313.84 FEET TO THE WEST LINE, GULF HARBOR VILLAS PHASE TWO, RECORDED IN PLAT BOOK 61, PAGE 20, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°27'10"E, FOR 996.28 FEET TO THE SOUTH LINE, GULF HARBOR VILLAS PHASE ONE, RECORDED IN PLAT BOOK 52, PAGE

68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°37'31"W, FOR 439.67 FEET; THENCE CONTINUE, S00°28'23"W, FOR 83.25 FEET; THENCE CONTINUE, S89°28'20"W, FOR 190.01 FEET TO THE EAST RIGHT-OF-WAY, SHELL STREAM BOULEVARD AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N88°29'29"E, HAVING A RADIUS OF 238.96 FEET, A CENTRAL ANGLE OF 24°53'06", AN ARC LENGTH OF 103.79 FEET, AND A CHORD BEARING N10°56'02"E FOR 102.97 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N61°54'33"W, HAVING A RADIUS OF 297.50 FEET, A CENTRAL ANGLE OF 24°29'57", AN ARC LENGTH OF 127.21 FEET, AND A CHORD BEARING N15°50'29"E FOR 126.24 FEET, TO THE POINT OF NON-TANGENT AND THE SOUTH LINE, TRACT B, AFORESAID GULF HARBOR VILLAS PHASE ONE; THENCE ALONG SAID SOUTH LINE, N89°22'18"E, FOR 115.20 FEET TO THE WEST RIGHT-OF-WAY, CASSWELL DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY, N03° 02' 58"E FOR 35.83 FEET TO THE WEST LINE AFORESAID GULF HARBOR VILLAS PHASE ONE; THENCE ALONG SAID WEST LINE, N00° 27' 34"E FOR 63.02 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°35'16"E, HAVING A RADIUS OF 200.08 FEET, A CENTRAL ANGLE OF 21°59'29", AN ARC LENGTH OF 76.80 FEET, AND A CHORD BEARING N11°24'29"E FOR 76.32 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N23°56'03"E, FOR 140.06 FEET TO THE SOUTH RIGHT-OF-WAY, FLORAMAR TERRACE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S66°05'19"E, FOR 612.63 FEET TO THE WEST RIGHT-OF-WAY, RAINBOW RACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S24°12'40"W, HAVING A RADIUS OF 25.20 FEET, A CENTRAL ANGLE OF 88°53'53", AN ARC LENGTH OF 39.10 FEET, AND A CHORD BEARING S21°20'23"E FOR 35.29 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S23°52'31"W, FOR 100.06 FEET; THENCE S65°58'45"E, FOR 49.75 FEET TO THE EAST RIGHT-OF-WAY, RAINBOW RACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S66°32'57"E, HAVING A RADIUS OF 194.65 FEET, A CENTRAL ANGLE OF 22°43'31", AN ARC LENGTH OF 77.20 FEET, AND A CHORD BEARING S12°05'18"W FOR 76.70 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S00°27'04"W, FOR 520.02 FEET TO THE NORTH LINE, AFORESAID GULF HARBOR VILLAS PHASE TWO; THENCE ALONG SAID NORTH LINE, S89°33'12"E, FOR 192.38 FEET; THENCE CONTINUE, S00°30'09"W, FOR 7.13 FEET; THENCE CONTINUE, S89°30'48"E, FOR 103.00 FEET; THENCE CONTINUE, S00°28'11"W, FOR 22.88 FEET; THENCE CONTINUE, S89°34'49"E, FOR 51.19 FEET; THENCE CONTINUE, S00°34'41"W, FOR 182.76 FEET; THENCE CONTINUE, S89°23'58"E, FOR 95.41 FEET; THENCE CONTINUE, N00°35'13"E, FOR 183.01 FEET; THENCE CONTINUE, S89°30'48"E, FOR 29.44 FEET TO THE EAST LINE, AFORESAID GULF HARBORS VILLAS PHASE TWO AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG SAID EAST LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S00°32'19"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 68°35'38", AN ARC LENGTH OF 23.94 FEET, AND A CHORD BEARING S55°09'52"E FOR 22.54 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S20°57'41"E, FOR 167.46 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S20°57'11"E, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 68°32'19", AN ARC LENGTH OF 53.83 FEET, AND A CHORD BEARING S34°46'40"W FOR 50.68 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S00°27'38"W, FOR 155.50 FEET; THENCE

CONTINUE, S89°21'29"E, FOR 22.31 FEET; THENCE CONTINUE, S24°01'31"W, FOR 43.52 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3863, PAGE 1681, PUBLIC RECORDS, PASCO COUNTY, FLORIDA AND THE SOUTH LINE, FLOR-A-MAR SECTION 1-A, RECORDED IN PLAT BOOK 6, PAGE 102, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°31'28"E, FOR 617.55 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N24°19'25"E, FOR 459.54 FEET TO THE NORTH LINE, AFORESAID FLOR-A-MAR SECTION 1-A; THENCE ALONG SAID NORTH LINE, N65°59'55"W, FOR 74.98 FEET TO THE EAST LINE, SEA CASTLE CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 14, PAGE 45, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N68°47'08"E, FOR 28.33 FEET; THENCE CONTINUE, N24°03'51"E, FOR 33.95 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8730, PAGE 73, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N66°15'20"W, FOR 140.04 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N24°01'23"E, FOR 223.60 FEET; THENCE CONTINUE, N21°16'58"W, FOR 5.77 FEET; THENCE CONTINUE, N66°00'30"W, FOR 75.01 FEET; THENCE CONTINUE, S24°01'04"W, FOR 55.97 FEET; THENCE CONTINUE, N66°01'25"W, FOR 51.99 FEET; THENCE CONTINUE, N24°00'13"E, FOR 172.00 FEET; THENCE CONTINUE, S65°53'52"E, FOR 52.04 FEET; THENCE CONTINUE, S24°02'49"W, FOR 55.98 FEET; THENCE CONTINUE, S65°59'55"E, FOR 74.98 FEET; THENCE CONTINUE, N69°48'20"E, FOR 5.79 FEET; THENCE CONTINUE ALONG SAID WEST LINE AND THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4028, PAGE 1496, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N24°00'29"E, FOR 275.04 FEET TO THE SOUTH LINE, SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 4028, PAGE 1496; THENCE ALONG SAID SOUTH LINE, N65°59'51"W, FOR 454.18 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N11°30'08"W, FOR 168.00 FEET; THENCE CONTINUE, N24°01'30"E, FOR 107.84 FEET TO THE SOUTH RIGHT-OF-WAY, MARINE PARKWAY AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N49°20'04"E, HAVING A RADIUS OF 464.95 FEET, A CENTRAL ANGLE OF 10°52'50", AN ARC LENGTH OF 88.29 FEET, AND A CHORD BEARING S46°06'21"E FOR 88.16 FEET, TO THE POINT OF NON-TANGENT; THENCE N25°43'23"E, FOR 117.94 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3796, PAGE 520, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N24°01'41"E, FOR 845.52 FEET TO THE NORTH LINE, NEW PORT COLONY, AN UNRECORDED PLAT; THENCE ALONG SAID NORTH LINE, N65°59'27"W, FOR 185.72 FEET TO THE NORTH LINE, FLOR-A-MAR SECTION 1-B, RECORDED IN PLAT BOOK 7, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE N74°58'08"E, FOR 38.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S23°13'38"E, HAVING A RADIUS OF 372.28 FEET, A CENTRAL ANGLE OF 28°51'45", AN ARC LENGTH OF 187.53 FEET, AND A CHORD BEARING N81°12'14"E FOR 185.56 FEET, TO THE POINT OF NON-TANGENT AND THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3796, PAGE 520; THENCE ALONG SAID WEST LINE, N00°10'54"W, FOR 187.38 FEET TO THE SOUTH LINE, SOUTHGATE SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 101, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE AND IT'S WESTERLY EXTENSION, N89°01'35"W, FOR 353.14 FEET TO THE EAST LINE, SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, N00°17'41"E, FOR 984.64 FEET TO THE SOUTH LINE, SEA FOREST BEACH CLUB TOWNHOMES, RECORDED IN PLAT BOOK 48, PAGE 92, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, WEST, FOR 439.69 FEET TO THE WEST LINE, SAID SEA FOREST BEACH CLUB TOWNHOMES; THENCE ALONG SAID WEST LINE, N00°18'21"E, FOR 579.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE

WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N56°51'40"W, HAVING A RADIUS OF 719.60 FEET, A CENTRAL ANGLE OF 33°30'18", AN ARC LENGTH OF 420.80 FEET, AND A CHORD BEARING N16°23'12"E FOR 414.83 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N47°34'45"E, FOR 1.69 FEET TO THE NORTH LINE, SAID SEA FOREST BEACH CLUB TOWNHOMES AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID NORTH LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S72°54'28"E, HAVING A RADIUS OF 24.96 FEET, A CENTRAL ANGLE OF 73°13'49", AN ARC LENGTH OF 31.90 FEET, AND A CHORD BEARING N53°42'27"E FOR 29.78 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°44'18"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CROSS BAYOU BOULEVARD, FOR 637.48 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 168, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF CROSS BAYOU BOULEVARD, N00°08'18"E, ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 168 AND SAID WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 168, RESPECTIVELY, FOR 655.00 FEET TO THE NORTH LINE OF SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°35'38"E, FOR 105.85 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7943, PAGE 1838, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°21'21"E, FOR 825.52 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°31'13"E, FOR 597.21 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°02'09"W, FOR 100.00 FEET TO THE NORTH RIGHT-OF-WAY, PLEASANT PLACE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°26'05"E, FOR 190.04 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°02'23"E, FOR 180.00 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4502, PAGE 1209, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°26'19"W, FOR 165.85 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°04'36"W, FOR 70.13 FEET TO THE SOUTH RIGHT-OF-WAY, SOUTH ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°23'46"E, FOR 166.01 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°16'41"E, FOR 173.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3388, PAGE 1009, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°33'48"W, FOR 245.98 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°16'58"E, FOR 76.00 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°35'33"E, FOR 245.97 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°17'27"E, FOR 899.26 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3759, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°42'46"W, FOR 149.66 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 119, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°12'01"E, FOR 187.75 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°32'56"W, FOR 95.28 FEET TO THE EAST RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°21'40"W, FOR 14.88 FEET TO THE SOUTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°32'58"W, FOR 969.81 FEET TO THE EAST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°10'13"W, FOR 315.25 FEET TO A NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4453, PAGE 553, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°38'21"W, FOR 138.97 FEET TO A WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°12'22"W, FOR 208.38 FEET TO A NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE, TREASURE ISLAND, RECORDED IN PLAT BOOK 6, PAGE

136, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°39'01"W, FOR 819.11 FEET TO A EAST LINE, SAID TREASURE ISLAND; THENCE ALONG SAID EAST LINE, S14°39'42"E, FOR 174.95 FEET; THENCE CONTINUE, S31°25'21"E, FOR 166.70 FEET; THENCE CONTINUE, S41°28'05"E, FOR 159.98 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 1405, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, WEST, FOR 25.03 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°11'34"W, FOR 352.89 FEET TO THE SOUTH LINE, SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°43'51"W, FOR 1,040.36 FEET TO THE EAST RIGHT-OF-WAY, SEA FORREST DRIVE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N79°36'42"E, HAVING A RADIUS OF 642.46 FEET, A CENTRAL ANGLE OF 10°24'47", AN ARC LENGTH OF 116.76 FEET, AND A CHORD BEARING N05°10'55"W FOR 116.60 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°02'41"E, FOR 120.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°55'35"E, HAVING A RADIUS OF 465.84 FEET, A CENTRAL ANGLE OF 29°48'35", AN ARC LENGTH OF 242.37 FEET, AND A CHORD BEARING N14°58'43"E FOR 239.64 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N29°55'19"E, FOR 263.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N60°06'26"W, HAVING A RADIUS OF 680.40 FEET, A CENTRAL ANGLE OF 58°20'38", AN ARC LENGTH OF 692.85 FEET, AND A CHORD BEARING N00°43'15"E FOR 663.30 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N29°59'36"W, FOR 123.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N60°51'19"E, HAVING A RADIUS OF 234.43 FEET, A CENTRAL ANGLE OF 25°18'42", AN ARC LENGTH OF 103.56 FEET, AND A CHORD BEARING N16°29'20"W FOR 102.72 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S78°42'31"W, HAVING A RADIUS OF 340.42 FEET, A CENTRAL ANGLE OF 35°47'08", AN ARC LENGTH OF 212.62 FEET, AND A CHORD BEARING N29°11'03"W FOR 209.18 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N47°03'26"W, FOR 57.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N42°50'57"E, HAVING A RADIUS OF 209.52 FEET, A CENTRAL ANGLE OF 47°15'28", AN ARC LENGTH OF 172.81 FEET, AND A CHORD BEARING N23°31'19"W FOR 167.96 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°02'22"E, FOR 227.50 FEET; THENCE CONTINUE, N08°40'13"E, FOR 258.71 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1710, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°42'15"E, FOR 193.66 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°02'09"E, FOR 150.00 FEET TO THE SOUTH RIGHT-OF-WAY, GREEN KEY ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°46'18"E, FOR 815.44 FEET TO THE WEST LINE, BAYOU VIEW, RECORDED IN PLAT BOOK 2, PAGE 53, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°09'54"W, FOR 1,410.88 FEET TO THE SOUTH LINE, SAID BAYOU VIEW; THENCE ALONG SAID SOUTH LINE, S89°41'08"E, FOR 820.01 FEET TO THE WEST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°02'21"W, FOR 180.35 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID EXTENSION AND NORTH RIGHT-OF-WAY, S89°27'48"E, FOR 237.35 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8229, PAGE 1379, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°00'38"E,

FOR 141.54 FEET TO THE SOUTH LINE, PALM CAY, RECORDED IN PLAT BOOK 65, PAGE 67, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°53'32"W, FOR 191.26 FEET TO THE EAST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°09'31"E, FOR 490.23 FEET TO THE NORTH LINE, AFORESAID PALM CAY; THENCE ALONG SAID NORTH LINE, S89°32'10"E, FOR 633.11 FEET TO THE WEST LINE, BROWN & WALKER SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 91, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND IT'S NORTHERLY EXTENSION, N00°17'33"E, FOR 685.51 FEET TO THE NORTH RIGHT-OF-WAY, GREEN KEY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°31'20"E, FOR 329.82 FEET; THENCE CONTINUE, N89°30'39"E, FOR 219.63 FEET; THENCE CONTINUE, N57°40'06"E, FOR 28.51 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°17'24"E, FOR 914.14 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1282, PAGE 1478, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°33'06"W, FOR 239.63 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°10'19"W, FOR 208.38 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°29'44"E, FOR 241.32 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°16'56"E, FOR 165.00 FEET TO THE NORTH RIGHT-OF-WAY, BEAU LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°29'53"W, FOR 242.60 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3489, PAGE 645, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°09'59"W, FOR 182.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6296, PAGE 1770, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°30'07"W, FOR 661.56 FEET; THENCE CONTINUE, S00°03'15"W, FOR 33.00 FEET; THENCE CONTINUE, N89°31'26"W, FOR 330.81 FEET TO THE WEST LINE, SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID WEST LINE, N00°09'53"E, FOR 441.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TOGETHER WITH: A PORTION OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER, LOT 91, EDGEWATER GARDENS UNIT-1, RECORDED IN PLAT BOOK 6, PAGE 96, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT-OF-WAY, MANOR BEACH ROAD, N55°52'11"W, FOR 399.23 FEET TO THE WEST LINE, AFORESAID EDGEWATER GARDENS UNIT 1; THENCE ALONG SAID WEST LINE, N33°48'41"E, FOR 44.98 FEET; THENCE CONTINUE, N34°22'38"E, FOR 73.00 FEET; THENCE CONTINUE, N09°56'21"E, FOR 40.74 FEET; THENCE CONTINUE, N23°23'01"E, FOR 80.08 FEET; THENCE CONTINUE, N19°49'21"E, FOR 40.00 FEET; THENCE CONTINUE, N07°11'23"E, FOR 41.20 FEET; THENCE CONTINUE, N34°04'18"E, FOR 62.47 FEET; THENCE CONTINUE, N45°21'05"E, FOR 126.11 FEET; THENCE CONTINUE, N50°20'14"E, FOR 40.15 FEET; THENCE CONTINUE, N70°09'55"E, FOR 41.26 FEET; THENCE CONTINUE, N57°08'34"E, FOR 114.51 FEET; THENCE N13°48'16"E, FOR 35.07 FEET TO THE NORTH LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID NORTH LINE, N78°10'29"E, FOR 37.52 FEET; THENCE CONTINUE, N83°33'41"E, FOR 20.06 FEET; THENCE CONTINUE, S47°00'02"E, FOR 94.94 FEET; THENCE CONTINUE, S53°14'00"E, FOR 52.00 FEET; THENCE CONTINUE, S68°30'26"E, FOR 40.94 FEET; THENCE CONTINUE, N86°01'05"E, FOR 73.80 FEET TO THE EAST LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID EAST LINE, S36°31'44"E, FOR 50.40 FEET; THENCE CONTINUE, S21°54'21"E, FOR 25.46 FEET; THENCE CONTINUE, S25°48'29"W, FOR 71.92 FEET; THENCE CONTINUE, S11°02'41"W, FOR 33.11 FEET; THENCE CONTINUE, S02°12'04"E, FOR 88.69 FEET; THENCE CONTINUE, S27°59'58"E, FOR 59.18 FEET; THENCE CONTINUE, S54°44'43"E, FOR 46.34 FEET; THENCE CONTINUE, S22°50'50"E, FOR 58.19 FEET; THENCE CONTINUE, S22°41'06"W, FOR 33.87 FEET; THENCE CONTINUE, S04°44'55"E, FOR 39.26 FEET; THENCE CONTINUE, S07°57'02"W, FOR 40.89 FEET; THENCE CONTINUE, S03°21'12"E, FOR 40.07 FEET; THENCE CONTINUE, S25°12'39"E, FOR 59.13 FEET; THENCE CONTINUE, S00°33'44"E, FOR 108.26 FEET TO THE SOUTH LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID SOUTH LINE, N89°51'40"W, FOR 257.63 FEET TO THE EAST LINE, LOT 81, GREEN KEY ESTATES, RECORDED IN PLAT BOOK 6, PAGE 57, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S01°39'49"W, FOR 90.41 FEET TO THE NORTH RIGHT-OF-WAY, MANOR BEACH ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WEST, FOR 14.78 FEET; THENCE CONTINUE, N45°17'38"W, FOR 17.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S48°04'30"W, HAVING A RADIUS OF 163.27 FEET, A CENTRAL ANGLE OF 23°43'30", AN ARC LENGTH OF 67.61 FEET, AND A CHORD BEARING N59°56'15"W FOR 67.12 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N71°15'31"W, FOR 140.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF THE SOUTH 250 FEET OF TRACT 21 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WEST OF U.S. 19 NORTH (SR#55) AS IS NOW CONSTRUCTED. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE, SAID SECTION, S89°28'50"E, FOR 1227.21 FEET TO THE WEST RIGHT-OF-WAY U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, S0° 02' 28"W, FOR 738.75 FEET FOR THE POINT OF BEGINNING; THENCE, CONTINUE, S00°02'35"W, FOR 250.00 FEET TO THE SOUTH LINE, TRACT 21, AFORESAID TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION; THENCE ALONG SAID SOUTH LINE, N89°34'20"W, FOR 351.64 FEET TO THE WEST LINE, SAID TRACT 21; THENCE ALONG SAID WEST LINE, N00°23'38"E, FOR 250.01 FEET TO THE NORTH LINE OF THE SOUTH 250 FEET, SAID TRACT 21; THENCE ALONG SAID NORTH LINE, S89°34'13"E, FOR 350.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 1, 2 AND 3, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1149.50 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 1, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'25"W, FOR 2090.65 FEET TO THE NORTHEAST CORNER, SAID UNIT 1 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 1, 2 AND 3, S00°01'12"E, FOR 90.13 FEET TO THE SOUTH LINE, SAID UNIT 3; THENCE ALONG SAID SOUTH LINE, N89°27'46"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 1, 2 AND 3; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 1; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 4, 5 AND 6, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1149.50 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 4, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'31"W, FOR 2040.65 FEET TO THE NORTHEAST CORNER, SAID UNIT 4 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 4, 5 AND 6, S00°01'12"E, FOR 90.00 FEET TO THE SOUTH LINE, SAID UNIT 6; THENCE ALONG SAID SOUTH LINE, N89°38'31"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 4, 5 AND 6; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 4; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 7, 8 AND 9, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1051.43 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 7, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'31"W, FOR 2090.67 FEET TO THE NORTHEAST CORNER, SAID UNIT 7 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 7, 8 AND 9, S00°01'12"E, FOR 90.00 FEET TO THE SOUTH LINE, SAID UNIT 9; THENCE ALONG SAID SOUTH LINE, N89°38'31"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 7, 8 AND 9; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 7; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 10, 11 AND 12, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1051.43 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 10, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL ASSOCIATION CONDOMINIUM; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'32"W, FOR 2040.67 FEET TO THE NORTHEAST CORNER, SAID UNIT 10 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 10, 11 AND 12, S00°02'23"E, FOR 90.13 FEET TO THE SOUTH LINE, SAID UNIT 12; THENCE ALONG SAID SOUTH LINE, N89°38'32"W, FOR 40.03 FEET TO THE WEST LINE, AFORESAID UNITS 10, 11 AND 12; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.13 FEET TO THE NORTH LINE, SAID UNIT 10; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOT 1 TOGETHER WITH THE WEST ½ LOT 2, BLOCK 4, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER, AFORESAID LOT 1; THENCE ALONG THE EAST RIGHT-OF-WAY, MAPLE STREET, N00°02'24"W FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 1 & 2; THENCE ALONG SAID NORTH LINE, S89°37'04"E FOR 74.94 FEET TO THE EAST LINE OF THE WEST ½, SAID LOT 2; THENCE ALONG SAID EAST LINE, S00°03'12"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°37'04"W, FOR 74.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 6 & 7, BLOCK 4, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, LOT 8, SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE ALONG THE NORTH RIGHT-OF-WAY, SCHOOL ROAD, N89°34'12"W FOR 49.97 FEET TO THE EAST LINE, AFORESAID LOT 7 AND THE POINT OF BEGINNING; THENCE CONTINUE, N89°38'30"W FOR 99.91 FEET TO THE WEST LINE, AFORESAID LOT 6; THENCE ALONG SAID WEST LINE, N00°0'24"E FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 6 & 7; THENCE ALONG SAID NORTH LINE, S89°36'30"E FOR 99.91 FEET TO THE AFORESAID EAST LINE, LOT 7; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1, 2 & 3, BLOCK 5, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER, AFORESAID LOT 1; THENCE ALONG THE EAST RIGHT-OF-WAY, BEACH STREET, N00°02'24"W FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 1, 2 & 3; THENCE ALONG SAID NORTH LINE, S89°39'56"E FOR 149.88 FEET TO THE EAST LINE, SAID LOT 3; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°39'56"W FOR 149.88 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOT 5, BLOCK 5, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER, LOT 1, SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE ALONG THE NORTH RIGHT-OF-WAY, SCHOOL ROAD, N89°38'30"E FOR 199.82 FEET TO THE WEST LINE, AFORESAID LOT 5 AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, N00°01'36"W FOR 134.50 FEET TO THE NORTH LINE, SAID LOT 5; THENCE ALONG SAID NORTH LINE, S89°34'11"E FOR 49.94 FEET TO THE EAST LINE, SAID LOT 5; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°42'48"W FOR 49.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTIONS 4 & 9, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER, SAID SECTION 9; THENCE ALONG THE NORTH LINE, SAID SECTION 9, S89°36'23"E FOR 15.00 FEET TO THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY, CONGRESS STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST RIGHT-OF-WAY, N01°07'44"E FOR 659.86 FEET TO SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3861, PAGE 610, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°39'01"E FOR 634.89 FEET TO THE WEST LINE, THE WILDS A CONDOMINIUM DEVELOPMENT, RECORDED IN PLAT BOOK 20, PAGE 148, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°18'09"W FOR 645.38 FEET TO THE NORTH LINE, AFORESAID SECTION 9; THENCE S06°26'04"E FOR 30.18 FEET TO THE SOUTH RIGHT-OF-WAY, ILLINOIS AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°37'00"W FOR 223.26 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8553, PAGE 544, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°03'50"W FOR 673.75 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°36'13"W FOR 415.57 FEET TO THE EAST RIGHT-OF-WAY CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°08'37"E FOR 673.75 FEET; THENCE N33°21'01"W FOR 18.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER, SAID SECTION 9; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4, SAID SECTION 9, S00°05'53"W FOR 928.83 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 310, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EXTENSION, S89°36'14"E FOR 24.25 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 310, S89°36'14"E FOR 415.92 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°03'35"W FOR 60.00 FEET TO THE SOUTH LINE, TRACT 7, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89° 36' 15"W FOR 416.01 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°08'57"E FOR 60.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 16, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER, SAID SECTION 16; THENCE ALONG THE NORTH LINE, SAID SECTION 16, N89°43'34"W FOR 1899.82 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 606, PAGE 193, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION, S00°12'26"W FOR 29.96 FEET TO THE SOUTH RIGHT-OF-WAY, CECELIA DRIVE AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 606, PAGE 193, S00°12'26"W FOR 285.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°44'15"W FOR 299.97 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6388, PAGE 361, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°12'31"W FOR 248.88 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°45'07"W FOR 259.91 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°12'04"E FOR 534.00 FEET TO THE SOUTH RIGHT-OF-WAY, CECELIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°43'53"E FOR 559.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1896, PAGE 901, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, UNI-VILLE SECTION TWO, RECORDED IN PLAT BOOK 8, PAGE 47, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE, SAID UNI-VILLE SECTION TWO, S89°37'23"E, FOR 19.00 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8290, PAGE 404, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°22'43"E, FOR 89.88 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1896, PAGE 901; THENCE ALONG SAID WEST LINE, N00°22'04"E, FOR 384.27 FEET; THENCE S89°40'01"E, FOR 260.85 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE, S89°40'01"E, FOR 172.00 FEET; THENCE S00°22'01"W, FOR 122.00 FEET; THENCE N89°38'31"W, FOR 120.00 FEET; THENCE N44°41'24"W, FOR 73.50 FEET; THENCE N00°23'01"E, FOR 70.00 TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF THE NORTH 198.26 FEET OF TRACT 22, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, RECORDED IN PLAT BOOK 1, PAGE 68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER, SAID TRACT 22; THENCE ALONG THE EAST LINE, SAID TRACT 22, $S00^{\circ}17'11''W$, FOR 87.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, $S00^{\circ}16'29''W$, FOR 110.75 FEET; THENCE $N89^{\circ}33'29''W$, FOR 307.82 FEET TO THE EAST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID EAST RIGHT-OF-WAY, $N24^{\circ}03'21''E$, FOR 163.45 FEET; THENCE $S80^{\circ}24'07''E$ FOR 245.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 9, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER, SAID SECTION 9, TOWNSHIP 26, RANGE 16 EAST, THENCE S89°32'17"E, FOR 15.50 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE, LOTS 44 - 37, OLD GROVE SUBDIVISION NO. 1, RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°56'03"E, FOR 435.22 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY, OLEANDER AVENUE; THENCE S77°46'38"E, FOR 50.78 FEET TO THE NORTHWESTERLY LINE, LOT 30, AFORESAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID NORTHWESTERLY LINE, N41°33'52"E FOR 113.94 FEET TO THE NORTHEASTERLY LINE, LOTS 30 & 31, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID NORTHEASTERLY LINE, S48°06'46"E, FOR 119.72 FEET TO THE WEST LINE, LOT 33, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID WEST LINE, SOUTH, FOR 124.94 FEET TO THE NORTH RIGHT-OF-WAY, WARREN AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°33'09"E, FOR 80.00 FEET TO THE EAST LINE, LOTS 33 & 3, AFORESAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID EAST LINE, NORTH, FOR 154.75 FEET; THENCE EAST, FOR 15.00 FEET; THENCE ALONG THE WEST LINE, LOT 2, SAID OLD GROVE SUBDIVISION NO. 1, SOUTH, FOR 29.88 FEET TO THE SOUTH LINE LOTS 2 & 1, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID SOUTH LINE, S89°34'55"E, FOR 119.91 FEET TO THE EAST LINE, SAID LOT 1, N00°01'04"W, 100.00 FEET TO SOUTH LINE, PITHLOCHASCOTEE RIVER; THENCE ALONG SAID SOUTH LINE, N57°20'12"E, FOR 49.33 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3776, PAGE 494, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°23'33"W, FOR 127.75 FEET; THENCE EAST, FOR 27.50 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3282, PAGE 1500, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°41'47"W FOR 167.14 FEET TO THE NORTH RIGHT-OF-WAY, WARREN AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S65°32'52"E, FOR 896.88 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4159, PAGE 504, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°29'53"W, FOR 517.77 FEET; THENCE CONTINUE, N02°08'51"E FOR 15.01 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°33'33"E, FOR 438.79 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°11'24"E, FOR 989.26 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8570, PAGE 708, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE AND IT'S EASTERLY EXTENSION, S89°28'25"E, FOR 435.30 FEET TO THE EAST LINE, SOUTHWEST 1/4, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°03'06"W, FOR 660.00 FEET TO THE EASTERLY EXTENSION, SOUTH LINE, SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8570, PAGE 708 ; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, N89°25'37"W, FOR 699.88 FEET TO THE EAST LINE, CONNIEWOOD SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 136, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°14'43"W, FOR 145.51 FEET TO THE EAST RIGHT-OF-WAY CONNIEWOOD SQUARE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N31°07'55"W, HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 59°03'50", AN ARC LENGTH OF 52.57, AND A CHORD BEARING N29°20'17E FOR 50.28 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°11'30"W, FOR 280.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY

ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°48'30"W, HAVING A RADIUS OF 50.32 FEET, A CENTRAL ANGLE OF 44°45'31", AN ARC LENGTH OF 39.31 FEET, AND A CHORD BEARING N22°34'17"W, FOR 38.31 FEET TO THE EAST LINE, AFORESAID CONNIEWOOD SUBDIVISION; THENCE ALONG SAID EAST LINE, N45°07'24"E, FOR 20.55 FEET; THENCE CONTINUE, N0° 11' 31"W, FOR 140.00 FEET TO THE NORTH LINE, SAID CONNIEWOOD SUBDIVISION; THENCE ALONG SAID NORTH LINE, N89°28'50"W, FOR 193.01 FEET TO THE EAST RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°21'29"W, FOR 20.00 FEET TO THE NORTH RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°29'38"W, FOR 169.82 FEET TO THE WEST LINE, LOT 7, BLOCK H, OLD GROVE SUBDIVISION NUMBER TWO, RECORDED IN PLAT BOOK 2, PAGE 69, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'49"W, FOR 148.88 FEET TO THE SOUTH RIGHT-OF-WAY, ARTHUR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N65°37'20"W, FOR 136.58 FEET TO THE SOUTH RIGHT-OF-WAY CORSON AVENUE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S26°25'35"W, HAVING A RADIUS OF 276.39 FEET, A CENTRAL ANGLE OF 24°44'41", AN ARC LENGTH OF 119.37 FEET, AND A CHORD BEARING N75°56'46"W FOR 118.44 FEET, TO THE POINT OF NON-TANGENT; THENCE CONTINUE, N89°31'21"W, FOR 60.00 FEET TO THE EAST RIGHT-OF-WAY, SHADOW LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, S0°01'23"E, FOR 232.13 FEET TO THE NORTH RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°28'45"W, FOR 220.01 FEET TO THE WEST LINE, LOT 13, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°00'57"W, FOR 112.13 FEET TO THE NORTH LINE, LOT 14, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID NORTH LINE, N89°31'21"W, FOR 60.00 FEET TO THE WEST LINE, LOT 7, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°01'47"W, FOR 120.00 FEET TO THE SOUTH RIGHT-OF-WAY, CORSON AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°27'46"W, FOR 359.98 FEET TO THE EAST RIGHT-OF-WAY, DEAN STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°00'54"E, FOR 120.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, LOTS 11-16, BLOCK C, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THE ALONG SAID EASTERLY EXTENSION AND NORTH LINE, N89°34'13"W FOR 399.98 FEET TO THE WEST LINE, SAID LOT 16; THENCE ALONG SAID WEST LINE, S00°01'55"E FOR 111.63 FEET TO THE NORTH RIGHT-OF-WAY HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°27'46"W, FOR 120.01 FEET TO THE WEST LINE, LOT 18, BLOCK C, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°01'56"W, FOR 111.38 FEET TO THE NORTH LINE, LOTS 20 & 19, BLOCK C, SAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID NORTH LINE, N89°31'21"W, FOR 119.97 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'32"W, FOR 280.00 FEET TO THE SOUTH LINE, LOTS 1-4, BLOCK B, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID SOUTH LINE, S89°33'09"E, FOR 240.01 FEET TO THE EAST LINE, SAID LOT 4; THENCE ALONG SAID EAST LINE, N00°01'47"W, FOR 120.00 FEET TO THE SOUTH RIGHT-OF-WAY, ARTHUR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°33'09"W, FOR 240.01 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°02'22"E, FOR 454.88 TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

OR 8475 PG 801

BEING A PART OF LOT L, BLOCK 100, FLOR-A-MAR, SECTION 1-B, AS RECORDED IN SAID PASCO COUNTY RECORDS IN PLAT BOOK 7, PAGES 11 AND 11A SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST', AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, RUN NORTH 51°11'06" EAST 550.06 FEET; THENCE NORTH 24°03'23" EAST 20 FEET TO THE POINT OF BEGINNING AT A SET IRON PIPE, BEING 20 FEET NORTH 24°03'23" EAST FROM THE NORTHERLY RIGHT OF WAY LINE OF FLOR-A-MAR TERRACE NORTH (120 FOOT RIGHT OF WAY) RUNNING THENCE (1) ALONG A LINE OF LAND NOW OR FORMERLY OF PUBLIX SUPERMARKETS, INC. NORTH 24°03'23" WEST 150.00 FEET; THENCE (2) ALONG SAID OTHER LINE OF LAND OF PUBLIX SUPERMARKETS, INC. SOUTH 65°57'02" EAST 150 FEET TO A CONCRETE MONUMENT SET IN THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 19 (150 FOOT RIGHT OF WAY); THENCE (3) ALONG SAID LINE OF U.S. HIGHWAY NO. 19, SOUTH 24°03'23" WEST 150 FEET TO A CONCRETE MONUMENT SET AT A POINT IN STILL ANOTHER LINE OF LAND NOW OR FORMERLY OF PUBLIX SUPERMARKETS, INC., BEING NORTH 24°03'23" EAST 20 FEET FROM SAID LINE OF FLOR-A-MAR TERRACE NORTH; AND THENCE (4) ALONG THE SAID STILL OTHER LINE OF LAND OF PUBLIX SUPERMARKETS, INC. BEING PARALLEL TO THE SAID LINE OF FLOR-A-MAR TERRACE NORTH, NORTH 65°57'02" WEST 150 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPT:

OR 1779 PG 1859

A PORTION OF TRACT 22 IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE RUN SOUTH 00°22'21" WEST 299.89 FEET ALONG THE EAST LINE OF SAID TRACT 22 TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'21" WEST 113.70 FEET; THENCE NORTH 89°33'07" WEST, 200.00 FEET; THENCE NORTH 24°03'23" EAST, 124.09 FEET; THENCE SOUTH 89°33'07" EAST, 150.15 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF TRACT 22 BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:

OR 8367 PG 1146

A PORTION OF TRACT 22, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE RUN SOUTH 00°22'21" WEST, ALONG THE EAST LINE OF SAID TRACT 22, A DISTANCE OF 299.89 FEET; THENCE NORTH 89°33'07" WEST, A DISTANCE OF 150.15 FEET; THENCE SOUTH 24°03'23" WEST, A DISTANCE OF 24.09 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 24°03'23" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°33'07" WEST, A DISTANCE OF 201.85 FEET; THENCE NORTH 24°03'23" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°33'07" EAST, A DISTANCE OF 201.85 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF TRACT 22 BEING DESIGNATED IN ACCORDANCE WITH PLAT OF TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:

OR 4917 PG 407

[SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L21A)"]

COMMENCE AT THE NORTHEAST CORNER OF TRACT TWENTY-TWO (22) IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, THENCE RUN SOUTH 00°22'21" WEST ALONG THE EAST LINE OF SAID TRACT 22, 367.77 FEET; THENCE NORTH 89°33'07" WEST, 179.92 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 24°03'23" WEST, 50.0 FEET; THENCE NORTH 89°33'07" WEST, 201.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 24°03'23" EAST, 50.0 FEET; THENCE SOUTH 89°33'07" EAST, 201.85 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF TRACT 22 AFORESAID; SAID TRACT BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

[SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L21B)"]

A PORTION OF TRACTS TWENTY-TWO (22) AND TWENTY-THREE (23) IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22, THE SAME BEING ON THE NORTH LINE OF SAID SECTION 17, THENCE RUN ALONG THE EAST LINE OF SAID TRACT 22 SOUTH 00°22'21" WEST, 413.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'21" WEST, 215.33 FEET; THENCE RUN PARALLEL TO THE NORTH LINE OF SAID TRACT 22 NORTH 89°33'07" WEST, 496.25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 55; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE NORTH 24°03'23" EAST, A DISTANCE OF 235.0 FEET; THENCE SOUTH 89°33'07" EAST, A DISTANCE OF 401.85 FEET TO THE POINT OF BEGINNING; SAID PORTION OF TRACTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:

OR 6109 PG 98

PARCEL 2

A PORTION OF TRACT 12 IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY 19, AS NOW CONSTRUCTED, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 12, NORTH 89°29'17" EAST, A DISTANCE OF 150.11 FEET TO THE EXISTING RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 24°03'23" WEST, A DISTANCE OF 145 FEET; THENCE RUN NORTH 65°56'37" WEST, A DISTANCE OF 100.37 FEET TO THE WEST LINE OF SAID TRACT 12; THENCE ALONG THE WEST LINE OF SAID TRACT 12 NORTH 00°25'00" EAST, A DISTANCE OF 90.15 FEET TO THE POINT OF BEGINNING; SAID PORTION OF TRACT BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA-TARPON SPRINGS LAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:

OR 496 PG 135

A PORTION OF THE EAST 1/2 OF TRACT 53, OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69, AND 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53, NORTH 0°19'38" EAST, 319.08 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53, NORTH 0°19'38" EAST, 73.91 FEET; THENCE PARALLEL TO THE SOUTH BOUNDARY OF SAID TRACT 53, SOUTH 89°40'52" EAST, 110.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19, AS IT IS NOW CONSTRUCTED; THENCE 75.00 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 3,543.80 FEET AND A CHORD OF 75.00 FEET, WHICH BEARS SOUTH 10°04'51" WEST; THENCE NORTH 89°40'52" WEST, 98.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

OR 501 PG 260

PARCEL "B" - A PORTION OF THE EAST 1/2 OF TRACT 53 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 196.55 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 63.58 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID TRACT 53 SOUTH 89° 40' 52" EAST, 86.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AS IT IS NOW CONSTRUCTED; THENCE 65.0 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING CHORD OF 65.0 FEET WHICH BEARS SOUTH 12° 10' 59" WEST; THENCE NORTH 89° 40' 52" WEST, 73.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

OR 504 PG 256

PARCEL "A" - A PORTION OF THE EAST 1/2 OF TRACT 53 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 260.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 58.95 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID TRACT 53 SOUTH 89° 40' 52" EAST, 98.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AS IT IS NOW CONSTRUCTED; THENCE 60.0 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING A CHORD OF 60.0 FEET WHICH BEARS SOUTH 11° 10' 21" WEST; THENCE NORTH 89° 40' 52" WEST, 86.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

OR 6706 PG 1924

A PORTION OF THE EAST 1/2 OF LOT 53, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, LOCATED WITHIN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 0 DEGREES 19' 38" EAST A DISTANCE OF 96.55 FEET FROM THE SOUTHWEST CORNER OF THE EAST 1/2 OF LOT 53, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 68-70, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; RUN THENCE NORTH 0 DEGREES 19' 38" EAST A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST A DISTANCE OF 73.48 FEET TO THE WESTERLY LINE OF U.S. HIGHWAY 19; THENCE ALONG THE SAID WESTERLY LINE SOUTH 13 DEGREES 19' 13" WEST 112.74 FEET; THENCE NORTH 78 DEGREES 08' 16" WEST A DISTANCE OF 48.54 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE CONTAINING 122,228,770 SQUARE FEET OR 2,805.986 ACRES MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND BEING PORTIONS OF TRACTS 10, 11, 34, 35 AND 36, ACCORDING TO THE PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE SOUTHEAST CORNER OF TRACT 12, SAME ALSO BEING THE NORTHEAST CORNER OF TRACT 33, BOTH ACCORDING THE PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N89°53'21"W, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7, SAME BEING THE SOUTH LINE OF SAID TRACT 12, SAME ALSO BEING THE NORTH LINE OF SAID TRACT 33 FOR 439.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 33, SAME ALSO BEING THE NORTHEAST CORNER OF TRACT 34, SAME ALSO BEING THE SOUTHEAST CORNER OF TRACT 11, BOTH ACCORDING TO SAID PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, SAME ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE S00°20'59"W, ALONG THE EAST LINE OF SAID TRACT 34, SAME BEING THE WEST LINE OF SAID TRACT 33, SAME ALSO BEING THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, FOR 986.12 FEET TO THE SOUTHEAST CORNER OF TRACT 34, SAME BEING THE SOUTHWEST CORNER OF TRACT 33; THENCE S00°22'24"W, CONTINUING ALONG SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461 FOR 19.76 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, SAME BEING THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF PARCEL 71, AS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1384, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY LINE OF PARCEL 71; (1) THENCE S89°53'34"W, FOR 82.14 FEET; (2) THENCE S05°41'15"W, FOR 125.19 FEET TO A WEST CORNER OF SAID PARCEL 71, SAME BEING THE NORTHEAST CORNER OF PARCEL 72, AS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1398, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°53'34"W, ALONG THE NORTH LINE OF SAID PARCEL 72 FOR 712.96 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF STOVAL ESTATES, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF STOVAL ESTATES AND THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B, AS RECORDED IN OFFICIAL RECORDS BOOK 20, PAGE 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N82°21'42"E, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 07°29'56", AN ARC LENGTH OF 31.41 FEET, AND A CHORD BEARING N03°53'20"W, FOR 31.39 FEET, TO THE POINT OF TANGENT; (2) THENCE N00°08'21"W, FOR 113.93 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT 35, ACCORDING TO SAID PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO

THE PLAT OF SEA FOREST DRIVE, PHASE 1B, N89°57'35"E, ALONG SAID SOUTH LINE OF TRACT 35 FOR 40.66 FEET; THENCE LEAVING SAID SOUTH LINE OF TRACT 35, N15°03'23"W, FOR 413.79 FEET TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S89°41'00"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 00°01'21", AN ARC LENGTH OF 0.12 FEET, AND A CHORD BEARING N00°19'41"E, FOR 0.12 FEET, TO THE POINT OF TANGENT; (2) THENCE N00°20'22"E, FOR 588.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 74°39'02", AN ARC LENGTH OF 260.58 FEET, AND A CHORD BEARING N37°39'53"E, FOR 242.54 FEET TO THE POINT OF TANGENT; (3) THENCE N74°59'24"E, FOR 329.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 41°48'41", AN ARC LENGTH OF 525.42 FEET, AND A CHORD BEARING N54°05'03"E, FOR 513.84 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 11, SAME BEING THE WEST LINE OF SAID TRACT 12, SAME ALSO BEING THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (5) THENCE S00°21'05"W, ALONG SAID EAST LINE OF TRACT 11, SAME BEING SAID WEST LINE OF TRACT 12, FOR 580.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,209,597 SQUARE FEET OR 27.769 ACRES, MORE OR LESS.

TOGETHER WITH:

ORDINANCE 2022-2247 - OR 10543, PG 3373

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND RUN NORTH 89°37'05" WEST, 1232.50 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION TO THE POINT OF BEGINNING; THENCE RUN SOUTH 30°23'49" WEST, 134.39 FEET; THENCE SOUTH 09°57'44" WEST, 254.34 FEET; THENCE SOUTH 35°26'28" EAST, 172.45 FEET; THENCE SOUTH 36°20'00" WEST, 83.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST DRIVE PHASE 2, RECORDED IN PLAT BOOK 22, PAGE 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 52°04'30" WEST, 304.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST UNIT I-A, AS RECORDED IN PLAT BOOK 21, PAGES 86 THROUGH 89, INCLUSIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 41°45'48", A CHORD BEARING NORTH 31°11'36" WEST, 456.24 FEET, AN ARC DISTANCE OF 466.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SECTION 7; THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 89°37'05" EAST, 537.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ORDINANCE 2022-2247 - OR 10543, PG 3373

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY; FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; AND RUN NORTH 89°37'05" WEST, 1331.08 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION; THENCE SOUTH 00°22'21" WEST, 630.89 FEET, PARALLEL TO THE EASTERLY BOUNDARY OF SECTION 7, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY) ACCORDING TO THE RECORDED PLAT OF GULF HARBORS SEA FOREST DRIVE PHASE 2 FOR A POINT OF BEGINNING; THENCE SOUTH 36°20'00" WEST, 686.48 FEET; THENCE SOUTH 62°45'00" WEST, 294.94 FEET; THENCE SOUTH 77°45'00" WEST, 310.00 FEET; THENCE SOUTH 82°38'17" WEST, 90.00 FEET; THENCE NORTH 07°21'43" WEST 256.00 FEET; THENCE NORTH 16°30'00" EAST, 247.00 FEET; THENCE NORTH 53°00'00" EAST, 77.00 FEET; THENCE NORTH 21°30'00" WEST, 78.00 FEET; THENCE NORTH 41°00'00" EAST, 117.00 FEET; THENCE SOUTH 73°30'00" EAST, 295.00 FEET; THENCE NORTH 23°38'00" EAST, 195.21 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 40°08'00", A CHORD BEARING NORTH 03°34'00" EAST, 102.93 FEET, AN ARC DISTANCE OF 105.07 FEET; THENCE NORTH 16°30'00" WEST, 117.00 FEET; THENCE NORTH 05°00'00" WEST, 70.16 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 97.14 FEET, A CENTRAL ANGLE OF 40°00'00", A CHORD BEARING NORTH 25°00'00" WEST, 66.45 FEET; AN ARC DISTANCE OF 67.82 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 116°00'00", A CHORD BEARING NORTH 13°00'00" EAST, 118.73 FEET; AN ARC DISTANCE OF 141.72 FEET; THENCE NORTH 71°00'00" EAST, 51.98 FEET; THENCE NORTH 56°45'00" EAST, 64.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY) ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST UNIT 1-A, AS RECORDED IN PLAT BOOK 21, PAGES 86 THORUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 35°03'46", A CHORD BEARING SOUTH 34°32'37" EAST, 427.74 FEET, AN ARC DISTANCE OF 434.49 FEET; THENCE SOUTH 52°04'30" EAST, 306.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ORDINANCE 1888 - OR 7797, PAGE 229

TAMPA-TARPON SPRINGS LAND CO SUB PB 1 PGS 68-70 PORTION OF TRACT 40 DESC AS COM AT SE COR OF SECTION TH N89DG 39' 59"W 1760.06 FT TH N00DG 13' 01"E 1318.89 FT FOR POB TH ALG SOUTH LINE OF TRACT 40 N89DG 36' 04"W 180.0 FT TH N28DG 00' 26" E 330 FT MOL TO POINT A LYING ON CENTER THREAD OF PITHLACHASCOTEE RIVER TH RETURN TO POB TH ALG SOUTH LINE OF TRACT 40 S89DG 36' 04"E 441.16 FT TO POINT B LYING ON CENTER THREAD OF PITHLACHASCOTEE RIVER TH MEANDER SAID RIVER NWLY 600 FT MOL TO POINT A & TRACT 45 EXC WEST 2/3 THEREOF OR 3013 PG 1540.

TOGETHER WITH:

ORDINANCE 1930

PORT RICHEY LAND COMPANY SUB PB 1 PGS 60 & 61 PORTION OF TRACTS 24 29 & 30 DESC AS COM AT SW COR OF SEC 34 TH N00DEG 40' 11"E 2651.45 FT AGL WLY SEC BDY TO WEST 1/4 COR TH N00DEG 43' 36"E ALG WLY SEC BDY 873.88 FT FOR POB TH CONT N00DEG 43' 36"E 601.10 FT TO WLY R/W BAKER RD EXT TH ALG R/W ALG ARC LT RAD 860 FT CHD S29DEG 06' 07"E 248.28 FT TH N52DEG 35' 54"E 17.50 FT TH S37DEG 24' 06"E 160 FT TH ALG ARC RT RAD 757.5 FT CHD S19DEG 50' 01"E 457.28 FT TH S87DEG 44' 03"W 17.50 FT TH ALG ARC RT RAD 740 FT CHD S03DEG 22' 57" W 145.66 FT TH N03DEG 38' 58"W 30.84 FT TH N38DEG 02' 57"W 86.26 FT TH N39DEG 06' 33"W 75.60 FT TH N50DEG 42' 44"W 64.03 FT TH N55DEG 24' 36"W 53.11 FT TH N52DEG 22'52"W 66.08 FT TH S89DEG 07' 09W 68.04 FT TH N51DEG 05' 47"W 51.27 FT TH N53DEG 18' 00"W 15.17 FT TO POB OR 6682 PG 129.



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Crystal M. Dunn, Finance Director
DATE: 2/27/2025
RE: Resolution No. 2025-13: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments - Solid Waste Collection Fees - Page 55

REQUEST:

The request is to conduct a public hearing and approve a resolution authorizing the use of the uniform method of collecting non-ad valorem assessments to collect solid waste fees.

DISCUSSION:

The Florida Statutes provide cities with the authority to impose a non-ad valorem assessment for fees which are not based upon millage and which can become a lien against a homestead.

In respect to the payment of solid waste collection services it is believed that the uniform collection method will be a more effective means by which to collect these fees as opposed to other direct billing methods.

In order to go forward with the use of the uniform method of collection the City Council is being asked to support a resolution which affirms the city's intent to collect solid waste fees using this method.

Incidentally, if this item is approved by the City Council the fees for solid waste collections services beginning October 1, 2025 through September 30, 2026 will be included on the final assessment roll which is certified with the property appraiser to which the placement of the annual fee for solid waste collections will be placed on the tax bills.

RECOMMENDATION:

The recommendation is to approve the resolution which authorizes the Property Appraiser to place solid waste collection fees on the tax roll and additionally authorizes the Tax Collector to collect the fees in conjunction with the collection of property taxes and non-ad valorem assessments levied against subject properties within the city.

BUDGET/FISCAL IMPACT:

The action requested will result in a source of revenue to the city.

ATTACHMENTS:

Description	Type
Resolution No. 2025-13: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments - Solid Waste Collection Fees	Resolution Letter

RESOLUTION NO. 2025-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR THE CITY'S INTENT TO USE THE UNIFORM METHOD OF NON-AD VALOREM ASSESSMENTS TO COLLECT A SOLID WASTE COLLECTION SERVICE FEE AGAINST ALL REAL PROPERTY WITHIN THE CITY FOR RESIDENTIAL CURBSIDE SOLID WASTE COLLECTION SERVICES WITHIN THE CITY, PURSUANT TO SECTION 197.3632 FLORIDA STATUTES FOR 2025 AND EACH YEAR THEREAFTER UNTIL DISCONTINUED, AS PROVIDED HEREIN.

WHEREAS, the City Council of the City of New Port Richey, Florida has provided a franchise for a single solid waste collector within the city for collection of solid waste within the city;

WHEREAS, the City Council has adopted Ordinance 2023-2282 amending the Code of Ordinances to provide for a single solid waste collector franchise within the city and imposing upon each property within the city a solid waste collection service fee;

WHEREAS, the City Council intends to use the uniform method of collecting non-ad valorem assessments pursuant to Section 197.3632 Florida Statutes to collect the solid waste collection service fees;

WHEREAS, notice of this resolution has been published in accordance with Section 197.3632 (3)(a) Florida Statutes as provided by law;

WHEREAS, the City Council hereby finds that this Resolution is in the best interests of the health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of New Port Richey, Florida, that:

1. The City of New Port Richey, Florida intends to use the uniform ad valorem method of collecting non-ad valorem assessments pursuant to Section 197.3632 Florida Statutes to collect solid waste collection service fees against all real property within the city.
2. The levy of the non-ad valorem assessment is necessary to fund the operations of a solid waste collection franchise for solid waste collection throughout the city, together with administrative fees and appropriate fees imposed by the tax collector or property appraiser.
3. The legal description of the boundaries of the real property subject to the levy is attached hereto as Exhibit "A" and incorporated herein.
4. The levy of the non-ad valorem assessment provided hereby shall be for 2025 and each year thereafter until discontinued for a year.

DONE AND RESOLVED on the 27th day of February, 2025.

ATTEST:

Judy Meyers, MMC
City Clerk

Alfred C. Davis, Mayor

Approved as to form:

Timothy P. Driscoll, City Attorney

LEGAL DESCRIPTION:

BEGIN AT THE SE CORNER, SECTION 31, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 31, N00°19'40"W, FOR 327.76 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE, JERIVERNE PLAZA, RECORDED IN PLAT BOOK 6, PAGE 56, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, S89°58'41"W, FOR 326.97 FEET TO THE EAST LINE, GRAND VIEW PARK SUBDIVISION SECTION ONE, RECORDED IN PLAT BOOK 4, PAGE 77, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°21'42"W, FOR 257.51 FEET TO THE SOUTH LINE, LOT 41, SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID SOUTH LINE, S89°39'23"W, FOR 125.03 FEET TO THE EAST RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°23'14"W, FOR 60.13 FEET TO THE NORTH LINE AFORESAID LOT 41, GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, N89°42'49"E, FOR 125.03 FEET TO THE EAST LINE, SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID EAST LINE GRAND VIEW PARK SUBDIVISION SECTION ONE, N00°21'27"W, FOR 180.25 FEET TO THE SOUTH LINE, LOT 45 SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID SOUTH LINE, LOT 45, S89°39'23"W, FOR 125.06 FEET TO THE EAST RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°22'48"W, FOR 240.26 FEET TO THE NORTH LINE, LOT 48, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, N89°35'57"E, FOR 125.07 FEET TO THE EAST LINE, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID EAST LINE, N00°21'55"W, FOR 220.63 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, S43°26'14"W, FOR 160.44 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY, S75°48'20"W, FOR 93.29 FEET TO THE SOUTH RIGHT-OF-WAY, GRANDVIEW AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N83°04'22"W, FOR 363.78 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, N72°21'07"W, FOR 79.16 FEET TO THE SOUTH RIGHT-OF-WAY, GRANDVIEW AVENUE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S65°16'22"W, HAVING A RADIUS OF 125.06 FEET, A CENTRAL ANGLE OF 65°22'17", AN ARC LENGTH OF 142.69 FEET, AND A CHORD BEARING N57°24'46"W FOR 135.08 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°52'35"W, FOR 231.53 FEET TO AN EAST LINE, OYSTER BAYOU RECORDED IN PLAT BOOK 26, PAGE 43, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°28'31"E, FOR 275.01 FEET TO THE SOUTH LINE, SAID OYSTER BAYOU; THENCE ALONG SAID SOUTH LINE, N89°28'30"W, FOR 327.45 FEET TO THE WEST LINE, SAID OYSTER BAYOU; THENCE ALONG SAID WEST LINE, N00°31'52"W, FOR 954.04 FEET TO THE NORTH LINE, SAID OYSTER BAYOU; THENCE ALONG SAID NORTH LINE, S89°54'53"E, FOR 756.13 FEET TO AN EAST LINE, SAID OYSTER BAYOU; THENCE ALONG SAID EAST LINE, S00°27'20"E, FOR 656.27 FEET TO THE NORTH LINE, LOT 56, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, EAST, FOR 58.19 FEET TO THE EAST LINE, SAID LOT 56; THENCE ALONG SAID EAST LINE, S06°46'57"W, FOR 77.79 FEET TO THE NORTH RIGHT-OF-WAY, GRANDVIEW AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S83°04'07"E, FOR 320.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, EASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N07°09'21"E, HAVING A RADIUS OF 59.46 FEET, A CENTRAL ANGLE OF 53°43'53", AN ARC LENGTH OF 55.76 FEET, AND A CHORD BEARING N70°17'25"E FOR 53.74 FEET, TO THE POINT OF TANGENT AND THE NORTHWESTERLY RIGHT-OF-WAY MORNINGSTAR DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, N43°27'01"E, FOR 134.82 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY, N36°35'07"E, FOR 27.37 FEET; THENCE

N84°58'33"E, FOR 28.76 FEET TO THE NORTH RIGHT-OF-WAY, AVERY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, EAST, FOR 54.56 FEET; THENCE CONTINUE, S00°21'29"E, FOR 10.00 FEET; THENCE CONTINUE, S89°58'20"E, FOR 258.00 FEET TO THE WEST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°19'00"W, FOR 130.00 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 604, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°55'42"W, FOR 100.00 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°18'23"W, FOR 70.13 FEET TO THE SOUTH LINE, JANCZLIK SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 129, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°55'58"W, FOR 212.72 FEET; THENCE CONTINUE, S00°14'12"E, FOR 15.13 FEET; THENCE CONTINUE, WEST, FOR 51.41 FEET TO THE WEST LINE, AFORESAID JANCZLIK SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°23'20"W, FOR 455.76 FEET TO THE NORTH LINE, SAID JANCZLIK SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°54'20"E, FOR 379.59 FEET TO THE NORTH LINE, JASMIN ACRES, RECORDED IN PLAT BOOK 4, PAGE 112, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°48'40"E, FOR 985.13 FEET TO THE WEST LINE, D.H. CRYMBLE'S SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'41"W, FOR 100.50 FEET TO THE NORTH LINE, SOUTHERLY 100 FEET, BLOCK A, SAID D.H. CRYMBLE'S SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°34'13"E, FOR 100.00 FEET TO THE WEST LINE, LOTS 9 & 8, RESPECTIVELY, SAID D.H. CRYMBLE'S SUBDIVISION THENCE ALONG SAID WEST LINE, N00°11'28"W, FOR 121.75 FEET TO THE NORTH LINE, SAID LOT 8; THENCE ALONG SAID NORTH LINE, EAST, FOR 158.69 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID WEST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S84°33'30"E, HAVING A RADIUS OF 2,928.54 FEET, A CENTRAL ANGLE OF 06°25'58", AN ARC LENGTH OF 328.79 FEET, AND A CHORD BEARING N08°39'29"E FOR 328.62 FEET, TO THE POINT OF TANGENT AND THE EAST LINE, LOTS 2 & 1, RESPECTIVELY, AFORESAID D.H. CRYMBLE'S SUBDIVISION; THENCE ALONG SAID EAST LINE, N00°14'42"W, FOR 95.00 FEET; THENCE LEAVING SAID LINE, N09°38'11"W, FOR 30.43 FEET TO THE WEST RIGHT-OF-WAY, PIER ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°00'10"W, FOR 1303.38 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE, NEW PORT RICHEY ESTATES RECORDED IN PLAT BOOK 3, PAGE 79, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EXTENSION AND NORTH LINE, S89°33'52"E, FOR 624.67 FEET TO THE PORT RICHEY CITY LIMITS; THENCE ALONG SAID PORT RICHEY CITY LIMITS, S52°57'41"E, FOR 199.43 FEET; THENCE CONTINUE, S49°57'28"E, FOR 122.99 FEET; THENCE CONTINUE, S60°11'19"E, FOR 186.82 FEET; THENCE CONTINUE, S56°03'25"E, FOR 270.88 FEET; THENCE CONTINUE, S66°27'29"E, FOR 292.30 FEET; THENCE CONTINUE, S59°59'22"E, FOR 177.19 FEET; THENCE CONTINUE, S16°09'45"E, FOR 155.26 FEET; THENCE CONTINUE, S18°40'23"W, FOR 168.76 FEET; THENCE CONTINUE, S58°19'29"W, FOR 152.35 FEET; THENCE CONTINUE, S78°49'22"W, FOR 222.47 FEET; THENCE CONTINUE, S88°11'18"W, FOR 138.38 FEET; THENCE CONTINUE, S62°16'00"W, FOR 139.14 FEET; THENCE CONTINUE, S25°00'07"W, FOR 35.86 FEET TO THE NORTHWESTERLY EXTENSION, THE SOUTH LINE, LOT 3, SUNSET POINT ADDITION NO. 2, RECORDED IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S49°35'50"E, FOR 203.71 FEET TO THE NORTH LINE, SOUTH 1/2, SECTION 32, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID NORTH LINE, N89°43'42"E, FOR 719.69 FEET; THENCE CONTINUE, N89°48'13"E, FOR 766.04 FEET TO THE NORTHERLY EXTENSION, THE EAST RIGHT-OF-WAY, WASHINGTON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°07'30"E, FOR 544.00 FEET TO THE NORTH LINE, LOT 25, BLOCK 2, NEWPORT VILLA CORPORATION'S REVISED PLAT OF ORANGE GROVE PARK, RECORDED IN PLAT BOOK 2, PAGE 50, PUBLIC RECORDS, PASCO COUNTY, FLORIDA;

THENCE ALONG SAID NORTH LINE, S87°59'24"E, FOR 142.56 FEET TO THE EAST LINE, SAID LOT 25; THENCE ALONG SAID EAST LINE, S00°20'38"E, FOR 62.50 FEET TO THE CENTERLINE OF AN ALLEY VACATED IN OFFICIAL RECORDS BOOK 1845, PAGE 1826, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE, S88°59'49"W, FOR 142.80 FEET TO THE EAST RIGHT-OF-WAY, WASHINGTON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°05'54"E, FOR 711.00 FEET TO THE NORTH RIGHT-OF-WAY, CASSON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WEST, FOR 25.00 FEET TO THE FEET TO THE WEST LINE, VENSETTA PARK, RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°06'23"E, FOR 538.88 FEET; THENCE CONTINUE, S00°06'51"E, FOR 31.38; THENCE CONTINUE, S00°06'23"E, FOR 739.75 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°53'51"E, FOR 1,325.88 FEET TO THE EAST LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE N68°01'01"E, FOR 26.38 FEET TO THE INTERSECTION, THE EAST RIGHT-OF-WAY, MADISON AVENUE AND THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°32'46"E, FOR 441.89 FEET TO THE EAST RIGHT-OF-WAY, MARMOSET STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°05'40"W, FOR 284.38 FEET TO THE SOUTH RIGHT-OF-WAY, ANTRIM STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°28'29"E, FOR 381.83 FEET TO THE WEST RIGHT-OF-WAY, PILCHARD STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°06'03"E, FOR 283.88 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°36'35"E, FOR 110.10 FEET TO THE WEST LINE, LOT 18, BLOCK A, SASS SUBDIVISION, PLAT BOOK 2, PAGE 71, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°05'24"W, FOR 139.38 FEET TO THE NORTH LINE, LOTS 18 & 19 RESPECTIVELY, BLOCK A, SAID SASS SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°47'06"E, FOR 99.97 FEET TO THE EAST LINE LOT 19, BLOCK A, SAID SASS SUBDIVISION; THENCE ALONG SAID EAST LINE, S00°08'27"E, FOR 139.88 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°35'47"E, FOR 53.25 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4791, PAGE 477, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°03'50"W, FOR 196.25 FEET TO THE SOUTH RIGHT-OF-WAY, VIOLA LANE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°38'30"E, FOR 59.97 FEET TO THE EAST LINE, LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4791, PAGE 477; THENCE ALONG SAID EAST LINE, S00°04'23"E, FOR 196.38 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°34'50"E, FOR 119.53 FEET TO THE WEST RIGHT-OF-WAY, VAN BUREN STREET; THENCE S89°38'31"E, FOR 40.00 FEET TO THE EAST RIGHT-OF-WAY, VAN BUREN STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE, S89°32'32"E, FOR 312.95 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°35'26"E, FOR 349.76 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6414, PAGE 1072, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°02'38"W, FOR 204.38 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°42'49"E, FOR 200.00 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°00'30"E, FOR 215.13 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°35'43"E, FOR 123.88 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°34'12"E, FOR 99.94 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°33'25"E, FOR 177.79 FEET; THENCE CONTINUE, N35°29'15"E, FOR 20.72 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°01'41"E, FOR 448.13 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5286, PAGE 1534, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°27'49"W, FOR 413.96 FEET TO THE EAST LINE, WOODLAND HILLS AS

RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°00'52"W, FOR 495.50 FEET TO THE NORTH LINE, WOODLAND HILLS; THENCE ALONG SAID NORTH LINE, N89°26'45"W, FOR 219.76 FEET TO THE EAST LINE, EAST 1/2, WEST 1/2, TRACT 57, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°00'59"E, FOR 328.38 FEET TO THE SOUTH LINE, THE PINES OF NEW PORT RICHEY RECORDED IN PLAT BOOK 22, PAGE 31, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°35'12"W, FOR 658.64 FEET TO THE WEST LINE, SAID THE PINES OF NEW PORT RICHEY; THENCE ALONG SAID WEST LINE, N00°01'57"W, FOR 331.13 FEET TO THE NORTH LINE, SAID THE PINES OF NEW PORT RICHEY; THENCE ALONG SAID NORTH LINE, S89°32'19"E, FOR 1,288.07 FEET; THENCE S89°44'23"E, FOR 55.03 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'01"E, FOR 210.25 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7112, PAGE 571, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°39'58"E, FOR 150.16 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°01'48"W, FOR 239.25 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°57'08"W, FOR 149.94 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'26"E, FOR 315.40 FEET; THENCE, N88°59'01"W, FOR 55.02 FEET TO THE SOUTH LINE, LOT 43, HILLANDALE UNIT ONE, RECORDED IN PLAT BOOK 10, PAGE 127, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°24'36"W, FOR 84.97 FEET TO THE WEST LINE, LOTS 43 THROUGH 45, RESPECTIVELY, SAID HILLANDALE UNIT ONE; THENCE ALONG SAID WEST LINE, N00°01'06"E, FOR 194.00 FEET TO THE SOUTH RIGHT-OF-WAY, BANDERA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°24'37"E, FOR 85.00 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE N74°59'15"E, FOR 56.94 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE N00°10'16"W, FOR 14.99 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°49'36"E, FOR 872.64 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE, GLENGARRY PARK, RECORDED IN PLAT BOOK 13, PAGE 82, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST LINE, N00°01'44"W, FOR 990.50 FEET TO THE NORTH LINE SAID GLENGARRY PARK; THENCE ALONG SAID NORTH LINE, S89°48'58"W, FOR 233.56 FEET TO THE WEST LINE, WEST 1/2, TRACT 13, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°50'07"E, FOR 330.16 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1849, PAGE 1214, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°48'38"W, FOR 642.82 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°04'44"E, FOR 181.63 FEET TO THE SOUTH LINE OF THE NORTH 148.5 FEET OF TRACT 8, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID SOUTH LINE, N89°48'38"E, FOR 642.91 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5127, PAGE 1019; THENCE ALONG SAID WEST LINE, N00°06'31"E, FOR 148.50 FEET TO THE SOUTH LINE, ORETO AND FRANCINE COMMERCIAL CENTER FIRST ADDITION RECORDED IN PLAT BOOK 23, PAGE 131, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°48'38"W, FOR 642.97 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°18'53"W, FOR 330.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, HILLEDALE UNIT FOUR, RECORDED IN PLAT BOOK 15, PAGE 66, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EXTENSION AND NORTH LINE, N89°45'00"W, FOR 685.60 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5342, PAGE 498, PUBLIC

RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°01'37"E, FOR 264.63 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°31'25"W, FOR 330.67 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°04'27"W, FOR 265.25 FEET TO THE NORTH LINE, AFORESAID HILLENDALE UNIT FOUR; THENCE ALONG SAID NORTH LINE, N89°45'40"W, FOR 749.63 FEET TO THE WEST LINE, THE EAST 32 FEET, LOT 486, SAID HILLENDALE UNIT FOUR; THENCE ALONG SAID WEST LINE, S00°16'39"W, FOR 83.88 FEET TO THE NORTH RIGHT-OF-WAY, LANGSTON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°46'08"W, FOR 31.00 FEET TO THE WEST LINE, AFORESAID HILLENDALE UNIT FOUR; THENCE ALONG SAID WEST LINE, S00°15'02"W, FOR 50.00 FEET; THENCE CONTINUE, S89°41'24"E, FOR 23.09 FEET; THENCE CONTINUE, S00°01'14"W, FOR 523.13 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1305, PAGE 830, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°01'50"W, FOR 450.69 FEET TO THE WEST LINE, SAID LANDS AND OFFICIAL RECORDS BOOK 1730, PAGE 154, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'14"W, FOR 955.50 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7851, PAGE 539 AND OFFICIAL RECORDS BOOK 4674, PAGE 692, BOTH IN THE PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°27'02"E, FOR 299.73 FEET TO THE EAST LINE, SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4674, PAGE 692 ; THENCE ALONG SAID EAST LINE AND IT'S NORTHERLY EXTENSION, N00°04'00"E, FOR 385.75 FEET TO THE NORTH RIGHT-OF-WAY, PINEHILL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°38'34"E, FOR 140.59 FEET; THENCE CONTINUE, S00°32'14"W, FOR 10.00 FEET; THENCE CONTINUE, S89°37'35"E, FOR 766.99 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 503, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°38'40"E, FOR 150.01 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°36'12"E, FOR 90.28 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°39'23"W, FOR 150.01 FEET TO THE NORTH RIGHT-OF-WAY, PINEHILL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°38'05"E, FOR 882.39 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°47'24"E, FOR 315.03 FEET TO THE WESTERLY EXTENSION, THE NORTH LINE, AFORESAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID WESTERLY EXTENSION AND NORTH LINE, N89°41'52"E, FOR 474.07 FEET TO THE EAST LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID EAST LINE, S00°40'33"W, FOR 331.15 FEET TO THE NORTH LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID NORTH LINE, N89°49'38"E, FOR 248.84 FEET TO THE EAST LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID EAST LINE, S06°26'36"E, FOR 389.59 FEET TO THE NORTH RIGHT-OF-WAY, ORCHID LAKE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N67°38'06"E, FOR 77.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE CONTINUE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N22°19'39"W, HAVING A RADIUS OF 323.11 FEET, A CENTRAL ANGLE OF 34°00'09", AN ARC LENGTH OF 191.75 FEET, AND A CHORD BEARING N50°40'17"E FOR 188.95 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N33°46'56"E, FOR 134.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S56°09'08"E, HAVING A RADIUS OF 161.23 FEET, A CENTRAL ANGLE OF 42°07'51", AN ARC LENGTH OF 118.56 FEET, AND A CHORD BEARING N54°54'47"E FOR 115.91 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N19°53'10"W, HAVING A RADIUS OF 213.14 FEET, A CENTRAL ANGLE OF 23°43'49", AN ARC LENGTH OF 88.28 FEET, AND A CHORD BEARING N58°14'55"E FOR 87.65 FEET, TO THE POINT OF

TANGENT; THENCE CONTINUE N66°30'37"E, FOR 75.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4107, PAGE 855, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°47'30"W, FOR 375.91 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE, FRANK & CAROLE ORETO COMMERCIAL PARK, RECORDED IN PLAT BOOK 28, PAGE 110, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST LINE, N00°39'17"E, FOR 585.16 FEET TO THE NORTH LINE, SAID FRANK & CAROLE ORETO COMMERCIAL PARK; THENCE ALONG SAID NORTH LINE, N89°50'25"E, FOR 448.53 FEET TO THE WEST LINE, ORCHID LAKE WEST RECORDED IN PLAT BOOK 26, PAGE 81, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°32'03"W, FOR 599.90 FEET TO THE WEST LINE, TRACT 3, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°07'10"W, FOR 990.38 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 971, PAGE 1308, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°07'09"W, FOR 330.25 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°48'39"E, FOR 1,325.29 FEET TO THE EAST LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°09'21"E, FOR 1,297.75 FEET; THENCE CONTINUE, S00°26'32"W, FOR 1,680.05 FEET TO THE SOUTH LINE, WOODBRIDGE SOUTH, RECORDED IN PLAT BOOK 35, PAGE 132, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, WOODBRIDGE ESTATES, A SUBDIVISION, RECORDED IN PLAT BOOK 26, PAGE 91, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, AND CONGRESS PARK, RECORDED ON PLAT BOOK 10, PAGE 140, PUBLIC RECORDS, PASCO COUNTY, FLORIDA RESPECTIVELY; THENCE ALONG SAID SOUTH LINE, S89°57'26"W, FOR 1,677.25 FEET TO THE EAST LINE, LOT 1, TEMPLE TERRACE MANOR UNIT TWO, RECORDED IN PLAT BOOK 6, PAGE 77, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°21'29"W, FOR 60.00 FEET TO THE SOUTH LINE, SAID LOT 1; THENCE ALONG SAID SOUTH LINE, S89°55'41"W, FOR 99.72 FEET TO THE WEST LINE, SAID LOT 1; THENCE ALONG SAID WEST LINE, N00°05'22"E, FOR 60.00 FEET TO THE SOUTH LINE, AFORESAID CONGRESS PARK; THENCE ALONG SAID SOUTH LINE, S89°58'53"W, FOR 383.28 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1333, PAGE 1254, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°21'12"W, FOR 106.38 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°42'47"W, FOR 49.91 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°32'11"W, FOR 100.13 FEET TO THE NORTH RIGHT-OF-WAY, COVEY TERRACE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°17'02"W, FOR 10.00 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1333, PAGE 1254; THENCE ALONG SAID WEST LINE, N00°03'08"E, FOR 206.00 FEET TO THE SOUTH LINE, AFORESAID CONGRESS PARK; THENCE ALONG SAID SOUTH LINE, S89°57'56"W, FOR 417.16 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°01'31"W, FOR 775.13 FEET TO THE SOUTH LINE, LOTS 14 & 7, RESPECTIVELY, ORANOAK RECORDED IN PLAT BOOK, 3, PAGE 45, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°47'34"E, FOR 241.78 FEET TO THE WEST RIGHT-OF-WAY, CHINAPA STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°05'09"W, FOR 214.49 FEET TO THE SOUTH LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°59'43"E, FOR 397.16 FEET TO WEST LINE, TRACT 6, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°12'26"W, FOR 604.43 FEET TO THE NORTH RIGHT-OF-WAY, KENTUCKY AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°47'02"E, FOR 662.79 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7862, PAGE 974, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°19'42"E, FOR 300.00 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°48'20"E, FOR 331.66 FEET

TO THE WEST LINE, JASMINE HILLS RECORDED IN PLAT BOOK 18, PAGE 56, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°22'47"E, FOR 273.51 FEET TO THE NORTH LINE, SAID JASMINE HILLS; THENCE ALONG SAID NORTH LINE, S89°57'25"E, FOR 331.91 FEET TO THE EAST LINE, SAID JASMINE HILLS; THENCE ALONG SAID EAST LINE, S00°25'12"W, FOR 1,249.28 FEET TO THE WEST LINE, TRACT 18, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°25'19"W, FOR 322.51 FEET TO THE NORTH LINE OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7155, PAGE 1205, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°45'19"E, FOR 175.50 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°29'59"W, FOR 322.51 FEET TO THE NORTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°47'43"W, FOR 175.03 FEET; THENCE S00°45'21"W, FOR 45.00 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°48'18"W, FOR 330.44 FEET; THENCE CONTINUE, N00°21'29"E, FOR 5.00 FEET; THENCE CONTINUE, N89°46'26"W, FOR 190.16 FEET TO THE WEST RIGHT-OF-WAY, TAYLOR COURT; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°28'23"W, FOR 53.00 FEET TO THE SOUTH LINE, LOT 1, TAYLOR HEIGHTS RECORDED IN PLAT 5, PAGE 164, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°44'39"W, FOR 40.00 FEET; THENCE N00°28'23"E, FOR 52.97 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°47'43"W, FOR 100.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, ORANGE BLOSSOM TRAIL; THENCE ALONG SAID SOUTHERLY EXTENSION AND WEST RIGHT-OF-WAY, N00°20'12"E, FOR 600.01 FEET TO THE EAST LINE, CITRUS MOUNTAIN MOBILE ESTATES, RECORDED IN PLAT BOOK 10, PAGE 13, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°20'13"E, FOR 85.00 FEET TO THE NORTH LINE, SAID CITRUS MOUNTAIN MOBILE ESTATES; THENCE ALONG SAID NORTH LINE, N89°47'40"W, FOR 661.63 FEET TO THE WEST LINE, TRACT 11, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°13'40"E, FOR 495.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5330, PAGE 352, OFFICIAL RECORDS BOOK 4120, PAGE 718, OFFICIAL RECORDS BOOK 8202, PAGE 1151, OFFICIAL RECORDS BOOK 8161, PAGE 1282, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, RESPECTIVELY; THENCE ALONG SAID NORTH LINE, N89°48'49"W, FOR 422.85 FEET TO THE EAST LINE AND IT'S NORTHERLY EXTENSION, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7804, PAGE 1738, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND NORTHERLY EXTENSION, N00°10'45"E, FOR 180.09 FEET TO THE NORTH RIGHT-OF-WAY, KENTUCKY AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°47'23"W, FOR 214.85 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°07'35"W, FOR 510.00 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5874, PAGE 200, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°47'22"E, FOR 306.16 FEET TO THE WEST LINE, TRACT 9, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°11'21"W, FOR 265.00 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3464, PAGE 90, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°47'26"W, FOR 170.88 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5744, PAGE 1731, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°07'31"W, FOR 100.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°47'16"W, FOR 135.00 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°08'03"W, FOR 80.00 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6294, PAGE 658, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°45'41"E,

FOR 150.00 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°08'36"W, FOR 50.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8418, PAGE 1064, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°48'58"E, FOR 155.72 FEET TO THE EAST LINE OF SAID LANDS; THENCE ALONG SAID EAST LINE, S00°10'57"W, FOR 265.00 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°51'24"W, FOR 50.00 FEET TO THE EAST LINE OF SAID LANDS; THENCE ALONG SAID EAST LINE, S00°10'45"W, FOR 89.95 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°47'39"E, FOR 710.16 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4759, PAGE 1543, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG EAST LINE, S00°34'19"W, FOR 635.66 FEET TO THE NORTH RIGHT-OF-WAY, FLORIDA AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°45'43"W, FOR 962.23 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°15'57"W, FOR 478.01 FEET TO THE SOUTH RIGHT-OF-WAY, VALENCIA TERRACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N10°36'35"W, HAVING A RADIUS OF 160.35 FEET, A CENTRAL ANGLE OF 41°43'28", AN ARC LENGTH OF 116.77 FEET, AND A CHORD BEARING N58°31'41"E FOR 114.21 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S55°43'31"E, HAVING A RADIUS OF 134.44 FEET, A CENTRAL ANGLE OF 32°40'55", AN ARC LENGTH OF 76.69 FEET, AND A CHORD BEARING N50°36'56"E FOR 75.65 FEET, TO THE POINT OF TANGENT AND THE WEST LINE, LOTS 14 & 9, RESPECTIVELY, VALENCIA TERRACE RECORDED IN PLAT BOOK 3, PAGE 83, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°22'42"W, FOR 260.38 FEET TO THE NORTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°43'20"E, FOR 1,140.01 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE, THE WILDS A CONDOMINIUM DEVELOPMENT, RECORDED IN PLAT BOOK 20, PAGE 148, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION AND EAST LINE, S00°18'13"W, FOR 1,337.37 FEET TO THE NORTH RIGHT-OF-WAY, ILLINOIS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°36'32"E, FOR 441.56 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5242, PAGE 875, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION AND WEST LINE, S00°01'51"W, FOR 563.86 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°37'34"E, FOR 440.42 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°15'37"E, FOR 440.13 FEET TO THE NORTH LINE, EAST GATE ESTATES RECORDED IN PLAT BOOK 7 PAGE 92, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°36'08"W, FOR 882.05 FEET TO THE WEST LINE, SAID EAST GATE ESTATES; THENCE ALONG SAID WEST LINE, S00°05'39"E, FOR 304.63 FEET TO THE EAST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796; THENCE ALONG SAID EAST LINE, S00°05'54"E, FOR 1,343.37 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3735, PAGE 1894, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°35'45"E, FOR 1,330.04 FEET TO THE EAST LINE, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°29'07"W, FOR 952.91 FEET TO THE CENTERLINE OF THE PITHLACHASCOTEE RIVER; THENCE ALONG SAID CENTERLINE, N44°41'10"W, FOR 21.45 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N28°36'52"W, HAVING A RADIUS OF 170.52 FEET, A CENTRAL ANGLE OF 48°17'09", AN ARC LENGTH OF 143.71 FEET, AND A CHORD BEARING

S85°31'42"W FOR 139.49 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N64°44'37"W, FOR 55.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S04°48'17"W, HAVING A RADIUS OF 39.61 FEET, A CENTRAL ANGLE OF 127°44'01", AN ARC LENGTH OF 88.31 FEET, AND A CHORD BEARING S30°56'16"W FOR 71.12 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S06°12'15"W, FOR 97.45 FEET; THENCE CONTINUE, S43°30'07"W, FOR 132.69 FEET; THENCE CONTINUE, S64°47'47"W, FOR 149.41 FEET; THENCE CONTINUE, S79°33'22"W, FOR 382.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N36°26'11"W, HAVING A RADIUS OF 206.30 FEET, A CENTRAL ANGLE OF 70°35'23", AN ARC LENGTH OF 254.17 FEET, AND A CHORD BEARING S88°51'30"W FOR 238.39 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N14°34'27"W, FOR 6.46 FEET; THENCE CONTINUE, N19°15'16"W, FOR 303.34 FEET; THENCE CONTINUE, S70°33'36"W, FOR 1.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S53°29'49"W, HAVING A RADIUS OF 35.79 FEET, A CENTRAL ANGLE OF 124°15'44", AN ARC LENGTH OF 77.62 FEET, AND A CHORD BEARING S81°21'57"W FOR 63.28 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S03°23'42"W, FOR 275.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N51°57'56"W, HAVING A RADIUS OF 43.47 FEET, A CENTRAL ANGLE OF 80°35'13", AN ARC LENGTH OF 61.14 FEET, AND A CHORD BEARING S78°19'40"W FOR 56.23 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°18'17"E, FOR 11.75 FEET; THENCE CONTINUE, N43°19'45"W, FOR 88.67 FEET; THENCE CONTINUE, N13°19'28"E, FOR 2.44 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S66°42'11"W, HAVING A RADIUS OF 152.05 FEET, A CENTRAL ANGLE OF 65°21'39", AN ARC LENGTH OF 173.45 FEET, AND A CHORD BEARING N55°58'38"W FOR 164.20 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N88°34'47"W, FOR 30.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N01°03'38"W, HAVING A RADIUS OF 155.59 FEET, A CENTRAL ANGLE OF 22°38'11", AN ARC LENGTH OF 61.47 FEET, AND A CHORD BEARING N79°44'32"W FOR 61.07 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N68°54'01"W, FOR 70.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N18°49'42"E, HAVING A RADIUS OF 127.21 FEET, A CENTRAL ANGLE OF 32°02'36", AN ARC LENGTH OF 71.14 FEET, AND A CHORD BEARING N55°09'00"W FOR 70.22 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S58°41'55"W, HAVING A RADIUS OF 183.37 FEET, A CENTRAL ANGLE OF 26°02'56", AN ARC LENGTH OF 83.37 FEET, AND A CHORD BEARING N44°19'33"W FOR 82.65 FEET, TO THE POINT OF NON-TANGENT TO A WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3013, PAGE 1540, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S28°00'23"W, FOR 330.02 FEET TO THE NORTH LINE, THE MEADOWS RECORDED IN PLAT BOOK 14, PAGE 109, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°40'54"E, FOR 179.97 FEET TO THE EAST LINE, SAID THE MEADOWS; THENCE ALONG SAID EAST LINE, S00°09'19"W, FOR 1,348.88 FEET TO THE SOUTH RIGHT-OF-WAY, CECILIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°57'05"E, FOR 881.91 FEET TO THE WEST LINE, LOT 24, PINE ACRES SUBDIVISION, RECORDED IN PLAT BOOK 5, PAGE 156, PUBLIC

RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°10'17"W, FOR 209.00 FEET TO THE SOUTH LINE, SAID LOT 24; THENCE ALONG SAID SOUTH LINE, S89°43'31"E, FOR 208.47 FEET TO THE EAST LINE, LOT 25, AFORESAID PINE ACRES SUBDIVISION; THENCE ALONG SAID EAST LINE, S00°10'48"W, FOR 209.00 FEET TO THE NORTH RIGHT-OF-WAY, PORTER ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°42'49"W, FOR 675.45 FEET TO THE WEST RIGHT-OF-WAY, VORHEES ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°10'45"W, FOR 137.13 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5041, PAGE 1960, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°43'26"W, FOR 415.04 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°11'29"W, FOR 402.50 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°45'21"E, FOR 176.03 FEET TO THE EAST LINE, SUNNYBROOK XI, A CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE 116; THENCE ALONG SAID EAST LINE, S00°10'30"W, FOR 173.88 FEET; THENCE CONTINUE, S89°45'37"E, FOR 239.06 FEET TO THE WEST RIGHT-OF-WAY, VORHEES ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°10'28"W, FOR 153.88 FEET TO THE SOUTH LINE, AFORESAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID SOUTH LINE, N89°45'04"W, FOR 1,295.57 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8540, PAGE 3465, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°11'28"W, FOR 655.50 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3815, PAGE 522, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, S89°46'35"E, FOR 1,280.42 FEET; THENCE S89°43'41"E, FOR 78.97 FEET TO THE EAST RIGHT-OF-WAY, VORHEES ROAD AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N83°24'20"W, HAVING A RADIUS OF 755.72 FEET, A CENTRAL ANGLE OF 13°05'18", AN ARC LENGTH OF 172.63 FEET, AND A CHORD BEARING S13°08'19"W FOR 172.26 FEET, TO THE POINT OF NON-TANGENT AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3131, PAGE 460, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°09'31"W, FOR 67.75 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°43'44"E, FOR 184.85 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°10'01"E, FOR 235.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7658, PAGE 19, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°41'37"E, FOR 140.25 FEET TO THE EAST LINE SAID LANDS; THENCE ALONG SAID EAST LINE, N00°09'53"E, FOR 228.25 FEET TO THE SOUTH LINE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4393, PAGE 1280, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°44'17"E, FOR 382.91 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°09'19"E, FOR 426.88 FEET TO THE SOUTH LINE, AFORESAID PINE ACRES SUBDIVISION; THENCE ALONG SAID SOUTH LINE, S89°45'16"E, FOR 612.47 FEET TO THE EAST LINE, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°09'45"W, FOR 1,309.13 FEET; THENCE CONTINUE, S00°15'27"W, FOR 1,856.52 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3001, PAGE 1258, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°41'35"W, FOR 373.19 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°17'11"E, FOR 250.00 FEET TO THE SOUTH LINE, SAID LANDS AND THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8230, PAGE 988, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID LINE, N89°41'11"W, FOR 525.13 FEET TO THE EAST LINE, TANGLEWOOD TERRACE UNIT THREE, RECORDED IN PLAT BOOK 15, PAGE 27, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE EAST LINE, TANGLEWOOD TERRACE UNIT FOUR, RECORDED IN PLAT BOOK 15, PAGE 145, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N00°15'33"E, FOR 940.01 FEET TO THE NORTH LINE, SAID

TANGLEWOOD TERRACE UNIT FOUR; THENCE ALONG SAID NORTH LINE, N89°43'43"W, FOR 422.32 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK, 3001, PAGE 1258; THENCE ALONG SAID WEST LINE, N00°15'00"E, FOR 644.76 FEET TO THE SOUTH RIGHT-OF-WAY, TROUBLE CREEK ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°15'41"W, FOR 523.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N15°02'52"W, HAVING A RADIUS OF 745.08 FEET, A CENTRAL ANGLE OF 14°23'29", AN ARC LENGTH OF 187.15 FEET, AND A CHORD BEARING S82°08'53"W FOR 186.66 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°27'25"W, FOR 13.19 FEET; THENCE CONTINUE, N00°15'21"E, FOR 7.00 FEET; THENCE CONTINUE, N89°43'04"W, FOR 1,232.51 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, UZZLE WAY; THENCE ALONG SAID EXTENSION AND WEST RIGHT-OF-WAY, N00°04'58"W, FOR 282.93 FEET TO THE SOUTH LINE, HAZELDON ESTATES, RECORDED IN PLAT BOOK 24, PAGE 1, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'40"W, FOR 239.97 FEET TO THE WEST LINE, SAID HAZELDON ESTATES; THENCE ALONG SAID WEST LINE, N00°07'27"E, FOR 735.63 FEET TO THE NORTH LINE, SAID HAZELDON ESTATES AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1097, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, RESPECTIVELY; THENCE ALONG SAID LINES, S89°36'22"E, FOR 745.42 FEET TO THE WEST LINE OF THE EAST 130 FEET, TRACT 25, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST, TAMPA-TARPOON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°12'07"E, FOR 328.13 FEET TO THE SOUTH LINE, AFORESAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID SOUTH LINE, N89°22'29"W, FOR 526.88 FEET TO THE WEST LINE, SAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID WEST LINE AND IT'S NORTHERLY EXTENSION, N00°08'36"E, FOR 1,311.00 FEET TO THE NORTH LINE, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID NORTH LINE, N89°20'50"W, FOR 219.30 FEET; THENCE S00°36'49"W, FOR 30.04 FEET TO THE SOUTH RIGHT-OF-WAY, CECILIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°20'30"W, FOR 438.77 FEET TO THE WEST LINE, HOLIDAY GARDENS ESTATES UNIT FOUR, RECORDED IN PLAT BOOK 12, PAGE 1, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°06'01"W, FOR 1,286.00 FEET TO THE SOUTH LINE, TANGLEWOOD TERRACE UNIT TWO, RECORDED IN PLAT BOOK 11. PAGE 84, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°32'32"W, FOR 1,314.10 FEET TO THE EAST LINE, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, N00°00'29"W, FOR 1,320.63 FEET TO THE NORTHEAST CORNER, SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE, SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, N89°39'08"W, FOR 1,318.02 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, GEORGE STREET; THENCE ALONG SAID EXTENSION, WEST RIGHT-OF-WAY AND IT'S NORTHERLY EXTENSION, N00°15'01"W, FOR 508.00 FEET TO THE CENTERLINE RIDGEWOOD DRIVE; THENCE ALONG SAID CENTERLINE, N89°43'52"W, FOR 1,285.06 FEET TO THE WEST RIGHT-OF-WAY, GRAND BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°32'57"W, FOR 481.05 FEET TO THE NORTH RIGHT-OF-WAY, CECILIA DRIVE; THENCE S08°44'31"E, FOR 25.49 FEET TO THE NORTH LINE, AFORESAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST AND THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, GRAND BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°19'30"W, FOR 1,321.57 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4262, PAGE 999, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°37'51"W, FOR 465.73 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°18'06"W, FOR 290.88 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°38'47"E, FOR 364.57 FEET TO THE EAST LINE, LANDS

DESCRIBED IN OFFICIAL RECORDS BOOK 6137, PAGE 1008, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°17'54"W, FOR 30.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°51'54"W, FOR 318.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, SOUTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S00°19'52"E, HAVING A RADIUS OF 4.82 FEET, A CENTRAL ANGLE OF 175°14'49", AN ARC LENGTH OF 14.74 FEET, AND A CHORD BEARING S02°02'43"W FOR 9.63 FEET, TO THE POINT OF NON-TANGENT; THENCE CONTINUE, S89°32'03"E, FOR 15.38 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE AND IT'S SOUTHERLY EXTENSION, S00°14'13"W, FOR 52.88 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8290, PAGE 404, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°25'47"E, FOR 314.02 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°22'33"W, FOR 95.25 FEET; THENCE CONTINUE, N89°36'21"W, FOR 145.38 FEET; THENCE CONTINUE, S00°16'42"W, FOR 180.13 FEET TO THE SOUTH LINE SAID LANDS; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6424, PAGE 1023, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°39'42"W, FOR 1,121.96 FEET TO THE EAST LINE, SHAMROCK HEIGHTS UNIT TWO, RECORDED IN PLAT BOOK 8, PAGE 8, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE EAST LINE, SHAMROCK HEIGHTS UNIT FIVE, RECORDED IN PLAT BOOK 8, PAGE 87, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N00°19'35"E, FOR 992.52 FEET TO THE NORTH LINE, SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID NORTH LINE, N89°38'31"W, FOR 740.08 FEET TO THE EAST LINE, TRACT "A", SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID EAST LINE, S00°20'08"W, FOR 667.26 FEET TO THE SOUTH LINE, SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE, N89°45'41"W, FOR 150.03 FEET TO THE WEST LINE, LOT 146, SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID WEST LINE, S00°23'56"W, FOR 89.75 FEET TO THE NORTH RIGHT-OF-WAY, SHAMROCK DRIVE; THENCE S11°40'13"W, FOR 50.67 FEET TO THE SOUTH RIGHT-OF-WAY, SHAMROCK DRIVE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N02°40'51"E, HAVING A RADIUS OF 561.59 FEET, A CENTRAL ANGLE OF 21°03'05", AN ARC LENGTH OF 206.34 FEET, AND A CHORD BEARING N76°47'36"W FOR 205.18 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N65°58'57"W, FOR 304.04 FEET TO THE EAST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID EAST RIGHT-OF-WAY, S24°01'58"W, FOR 1391.62 FEET; THENCE N66°59'41"W, FOR 207.01 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N24°08'07"E, FOR 1015.37 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1784, PAGE 247, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N65°57'53"W, FOR 220.05 FEET; THENCE CONTINUE, S24°03'05"W, FOR 177.81 FEET; THENCE CONTINUE, N85°25'10"W, FOR 214.43 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°25'28"E, FOR 286.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3724, PAGE 914, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°27'48"W, FOR 440.43 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°27'30"E, FOR 332.14 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6652, PAGE 526, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°29'06"W, FOR 1,320.83 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N01°39'54"E, FOR 331.26 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°26'19"E, FOR 1,313.84 FEET TO THE WEST LINE, GULF HARBOR VILLAS PHASE TWO, RECORDED IN PLAT BOOK 61, PAGE 20, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°27'10"E, FOR 996.28 FEET TO THE SOUTH LINE, GULF HARBOR VILLAS PHASE ONE, RECORDED IN PLAT BOOK 52, PAGE

68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°37'31"W, FOR 439.67 FEET; THENCE CONTINUE, S00°28'23"W, FOR 83.25 FEET; THENCE CONTINUE, S89°28'20"W, FOR 190.01 FEET TO THE EAST RIGHT-OF-WAY, SHELL STREAM BOULEVARD AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N88°29'29"E, HAVING A RADIUS OF 238.96 FEET, A CENTRAL ANGLE OF 24°53'06", AN ARC LENGTH OF 103.79 FEET, AND A CHORD BEARING N10°56'02"E FOR 102.97 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N61°54'33"W, HAVING A RADIUS OF 297.50 FEET, A CENTRAL ANGLE OF 24°29'57", AN ARC LENGTH OF 127.21 FEET, AND A CHORD BEARING N15°50'29"E FOR 126.24 FEET, TO THE POINT OF NON-TANGENT AND THE SOUTH LINE, TRACT B, AFORESAID GULF HARBOR VILLAS PHASE ONE; THENCE ALONG SAID SOUTH LINE, N89°22'18"E, FOR 115.20 FEET TO THE WEST RIGHT-OF-WAY, CASSWELL DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY, N03° 02' 58"E FOR 35.83 FEET TO THE WEST LINE AFORESAID GULF HARBOR VILLAS PHASE ONE; THENCE ALONG SAID WEST LINE, N00° 27' 34"E FOR 63.02 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°35'16"E, HAVING A RADIUS OF 200.08 FEET, A CENTRAL ANGLE OF 21°59'29", AN ARC LENGTH OF 76.80 FEET, AND A CHORD BEARING N11°24'29"E FOR 76.32 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N23°56'03"E, FOR 140.06 FEET TO THE SOUTH RIGHT-OF-WAY, FLORAMAR TERRACE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S66°05'19"E, FOR 612.63 FEET TO THE WEST RIGHT-OF-WAY, RAINBOW RACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S24°12'40"W, HAVING A RADIUS OF 25.20 FEET, A CENTRAL ANGLE OF 88°53'53", AN ARC LENGTH OF 39.10 FEET, AND A CHORD BEARING S21°20'23"E FOR 35.29 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S23°52'31"W, FOR 100.06 FEET; THENCE S65°58'45"E, FOR 49.75 FEET TO THE EAST RIGHT-OF-WAY, RAINBOW RACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S66°32'57"E, HAVING A RADIUS OF 194.65 FEET, A CENTRAL ANGLE OF 22°43'31", AN ARC LENGTH OF 77.20 FEET, AND A CHORD BEARING S12°05'18"W FOR 76.70 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S00°27'04"W, FOR 520.02 FEET TO THE NORTH LINE, AFORESAID GULF HARBOR VILLAS PHASE TWO; THENCE ALONG SAID NORTH LINE, S89°33'12"E, FOR 192.38 FEET; THENCE CONTINUE, S00°30'09"W, FOR 7.13 FEET; THENCE CONTINUE, S89°30'48"E, FOR 103.00 FEET; THENCE CONTINUE, S00°28'11"W, FOR 22.88 FEET; THENCE CONTINUE, S89°34'49"E, FOR 51.19 FEET; THENCE CONTINUE, S00°34'41"W, FOR 182.76 FEET; THENCE CONTINUE, S89°23'58"E, FOR 95.41 FEET; THENCE CONTINUE, N00°35'13"E, FOR 183.01 FEET; THENCE CONTINUE, S89°30'48"E, FOR 29.44 FEET TO THE EAST LINE, AFORESAID GULF HARBORS VILLAS PHASE TWO AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG SAID EAST LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S00°32'19"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 68°35'38", AN ARC LENGTH OF 23.94 FEET, AND A CHORD BEARING S55°09'52"E FOR 22.54 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S20°57'41"E, FOR 167.46 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S20°57'11"E, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 68°32'19", AN ARC LENGTH OF 53.83 FEET, AND A CHORD BEARING S34°46'40"W FOR 50.68 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S00°27'38"W, FOR 155.50 FEET; THENCE

CONTINUE, S89°21'29"E, FOR 22.31 FEET; THENCE CONTINUE, S24°01'31"W, FOR 43.52 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3863, PAGE 1681, PUBLIC RECORDS, PASCO COUNTY, FLORIDA AND THE SOUTH LINE, FLOR-A-MAR SECTION 1-A, RECORDED IN PLAT BOOK 6, PAGE 102, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°31'28"E, FOR 617.55 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N24°19'25"E, FOR 459.54 FEET TO THE NORTH LINE, AFORESAID FLOR-A-MAR SECTION 1-A; THENCE ALONG SAID NORTH LINE, N65°59'55"W, FOR 74.98 FEET TO THE EAST LINE, SEA CASTLE CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 14, PAGE 45, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N68°47'08"E, FOR 28.33 FEET; THENCE CONTINUE, N24°03'51"E, FOR 33.95 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8730, PAGE 73, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N66°15'20"W, FOR 140.04 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N24°01'23"E, FOR 223.60 FEET; THENCE CONTINUE, N21°16'58"W, FOR 5.77 FEET; THENCE CONTINUE, N66°00'30"W, FOR 75.01 FEET; THENCE CONTINUE, S24°01'04"W, FOR 55.97 FEET; THENCE CONTINUE, N66°01'25"W, FOR 51.99 FEET; THENCE CONTINUE, N24°00'13"E, FOR 172.00 FEET; THENCE CONTINUE, S65°53'52"E, FOR 52.04 FEET; THENCE CONTINUE, S24°02'49"W, FOR 55.98 FEET; THENCE CONTINUE, S65°59'55"E, FOR 74.98 FEET; THENCE CONTINUE, N69°48'20"E, FOR 5.79 FEET; THENCE CONTINUE ALONG SAID WEST LINE AND THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4028, PAGE 1496, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N24°00'29"E, FOR 275.04 FEET TO THE SOUTH LINE, SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 4028, PAGE 1496; THENCE ALONG SAID SOUTH LINE, N65°59'51"W, FOR 454.18 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N11°30'08"W, FOR 168.00 FEET; THENCE CONTINUE, N24°01'30"E, FOR 107.84 FEET TO THE SOUTH RIGHT-OF-WAY, MARINE PARKWAY AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N49°20'04"E, HAVING A RADIUS OF 464.95 FEET, A CENTRAL ANGLE OF 10°52'50", AN ARC LENGTH OF 88.29 FEET, AND A CHORD BEARING S46°06'21"E FOR 88.16 FEET, TO THE POINT OF NON-TANGENT; THENCE N25°43'23"E, FOR 117.94 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3796, PAGE 520, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N24°01'41"E, FOR 845.52 FEET TO THE NORTH LINE, NEW PORT COLONY, AN UNRECORDED PLAT; THENCE ALONG SAID NORTH LINE, N65°59'27"W, FOR 185.72 FEET TO THE NORTH LINE, FLOR-A-MAR SECTION 1-B, RECORDED IN PLAT BOOK 7, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE N74°58'08"E, FOR 38.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S23°13'38"E, HAVING A RADIUS OF 372.28 FEET, A CENTRAL ANGLE OF 28°51'45", AN ARC LENGTH OF 187.53 FEET, AND A CHORD BEARING N81°12'14"E FOR 185.56 FEET, TO THE POINT OF NON-TANGENT AND THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3796, PAGE 520; THENCE ALONG SAID WEST LINE, N00°10'54"W, FOR 187.38 FEET TO THE SOUTH LINE, SOUTHGATE SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 101, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE AND IT'S WESTERLY EXTENSION, N89°01'35"W, FOR 353.14 FEET TO THE EAST LINE, SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, N00°17'41"E, FOR 984.64 FEET TO THE SOUTH LINE, SEA FOREST BEACH CLUB TOWNHOMES, RECORDED IN PLAT BOOK 48, PAGE 92, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, WEST, FOR 439.69 FEET TO THE WEST LINE, SAID SEA FOREST BEACH CLUB TOWNHOMES; THENCE ALONG SAID WEST LINE, N00°18'21"E, FOR 579.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE

WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N56°51'40"W, HAVING A RADIUS OF 719.60 FEET, A CENTRAL ANGLE OF 33°30'18", AN ARC LENGTH OF 420.80 FEET, AND A CHORD BEARING N16°23'12"E FOR 414.83 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N47°34'45"E, FOR 1.69 FEET TO THE NORTH LINE, SAID SEA FOREST BEACH CLUB TOWNHOMES AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID NORTH LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S72°54'28"E, HAVING A RADIUS OF 24.96 FEET, A CENTRAL ANGLE OF 73°13'49", AN ARC LENGTH OF 31.90 FEET, AND A CHORD BEARING N53°42'27"E FOR 29.78 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°44'18"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CROSS BAYOU BOULEVARD, FOR 637.48 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 168, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF CROSS BAYOU BOULEVARD, N00°08'18"E, ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 168 AND SAID WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 168, RESPECTIVELY, FOR 655.00 FEET TO THE NORTH LINE OF SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°35'38"E, FOR 105.85 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7943, PAGE 1838, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°21'21"E, FOR 825.52 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°31'13"E, FOR 597.21 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°02'09"W, FOR 100.00 FEET TO THE NORTH RIGHT-OF-WAY, PLEASANT PLACE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°26'05"E, FOR 190.04 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°02'23"E, FOR 180.00 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4502, PAGE 1209, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°26'19"W, FOR 165.85 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°04'36"W, FOR 70.13 FEET TO THE SOUTH RIGHT-OF-WAY, SOUTH ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°23'46"E, FOR 166.01 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°16'41"E, FOR 173.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3388, PAGE 1009, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°33'48"W, FOR 245.98 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°16'58"E, FOR 76.00 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°35'33"E, FOR 245.97 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°17'27"E, FOR 899.26 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3759, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°42'46"W, FOR 149.66 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 119, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°12'01"E, FOR 187.75 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°32'56"W, FOR 95.28 FEET TO THE EAST RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°21'40"W, FOR 14.88 FEET TO THE SOUTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°32'58"W, FOR 969.81 FEET TO THE EAST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°10'13"W, FOR 315.25 FEET TO A NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4453, PAGE 553, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°38'21"W, FOR 138.97 FEET TO A WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°12'22"W, FOR 208.38 FEET TO A NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE, TREASURE ISLAND, RECORDED IN PLAT BOOK 6, PAGE

136, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°39'01"W, FOR 819.11 FEET TO A EAST LINE, SAID TREASURE ISLAND; THENCE ALONG SAID EAST LINE, S14°39'42"E, FOR 174.95 FEET; THENCE CONTINUE, S31°25'21"E, FOR 166.70 FEET; THENCE CONTINUE, S41°28'05"E, FOR 159.98 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 1405, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, WEST, FOR 25.03 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°11'34"W, FOR 352.89 FEET TO THE SOUTH LINE, SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°43'51"W, FOR 1,040.36 FEET TO THE EAST RIGHT-OF-WAY, SEA FORREST DRIVE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N79°36'42"E, HAVING A RADIUS OF 642.46 FEET, A CENTRAL ANGLE OF 10°24'47", AN ARC LENGTH OF 116.76 FEET, AND A CHORD BEARING N05°10'55"W FOR 116.60 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°02'41"E, FOR 120.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°55'35"E, HAVING A RADIUS OF 465.84 FEET, A CENTRAL ANGLE OF 29°48'35", AN ARC LENGTH OF 242.37 FEET, AND A CHORD BEARING N14°58'43"E FOR 239.64 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N29°55'19"E, FOR 263.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N60°06'26"W, HAVING A RADIUS OF 680.40 FEET, A CENTRAL ANGLE OF 58°20'38", AN ARC LENGTH OF 692.85 FEET, AND A CHORD BEARING N00°43'15"E FOR 663.30 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N29°59'36"W, FOR 123.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N60°51'19"E, HAVING A RADIUS OF 234.43 FEET, A CENTRAL ANGLE OF 25°18'42", AN ARC LENGTH OF 103.56 FEET, AND A CHORD BEARING N16°29'20"W FOR 102.72 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S78°42'31"W, HAVING A RADIUS OF 340.42 FEET, A CENTRAL ANGLE OF 35°47'08", AN ARC LENGTH OF 212.62 FEET, AND A CHORD BEARING N29°11'03"W FOR 209.18 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N47°03'26"W, FOR 57.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N42°50'57"E, HAVING A RADIUS OF 209.52 FEET, A CENTRAL ANGLE OF 47°15'28", AN ARC LENGTH OF 172.81 FEET, AND A CHORD BEARING N23°31'19"W FOR 167.96 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°02'22"E, FOR 227.50 FEET; THENCE CONTINUE, N08°40'13"E, FOR 258.71 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1710, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°42'15"E, FOR 193.66 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°02'09"E, FOR 150.00 FEET TO THE SOUTH RIGHT-OF-WAY, GREEN KEY ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°46'18"E, FOR 815.44 FEET TO THE WEST LINE, BAYOU VIEW, RECORDED IN PLAT BOOK 2, PAGE 53, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°09'54"W, FOR 1,410.88 FEET TO THE SOUTH LINE, SAID BAYOU VIEW; THENCE ALONG SAID SOUTH LINE, S89°41'08"E, FOR 820.01 FEET TO THE WEST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°02'21"W, FOR 180.35 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID EXTENSION AND NORTH RIGHT-OF-WAY, S89°27'48"E, FOR 237.35 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8229, PAGE 1379, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°00'38"E,

FOR 141.54 FEET TO THE SOUTH LINE, PALM CAY, RECORDED IN PLAT BOOK 65, PAGE 67, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°53'32"W, FOR 191.26 FEET TO THE EAST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°09'31"E, FOR 490.23 FEET TO THE NORTH LINE, AFORESAID PALM CAY; THENCE ALONG SAID NORTH LINE, S89°32'10"E, FOR 633.11 FEET TO THE WEST LINE, BROWN & WALKER SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 91, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND IT'S NORTHERLY EXTENSION, N00°17'33"E, FOR 685.51 FEET TO THE NORTH RIGHT-OF-WAY, GREEN KEY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°31'20"E, FOR 329.82 FEET; THENCE CONTINUE, N89°30'39"E, FOR 219.63 FEET; THENCE CONTINUE, N57°40'06"E, FOR 28.51 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°17'24"E, FOR 914.14 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1282, PAGE 1478, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°33'06"W, FOR 239.63 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°10'19"W, FOR 208.38 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°29'44"E, FOR 241.32 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°16'56"E, FOR 165.00 FEET TO THE NORTH RIGHT-OF-WAY, BEAU LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°29'53"W, FOR 242.60 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3489, PAGE 645, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°09'59"W, FOR 182.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6296, PAGE 1770, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°30'07"W, FOR 661.56 FEET; THENCE CONTINUE, S00°03'15"W, FOR 33.00 FEET; THENCE CONTINUE, N89°31'26"W, FOR 330.81 FEET TO THE WEST LINE, SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID WEST LINE, N00°09'53"E, FOR 441.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TOGETHER WITH: A PORTION OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER, LOT 91, EDGEWATER GARDENS UNIT-1, RECORDED IN PLAT BOOK 6, PAGE 96, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT-OF-WAY, MANOR BEACH ROAD, N55°52'11"W, FOR 399.23 FEET TO THE WEST LINE, AFORESAID EDGEWATER GARDENS UNIT 1; THENCE ALONG SAID WEST LINE, N33°48'41"E, FOR 44.98 FEET; THENCE CONTINUE, N34°22'38"E, FOR 73.00 FEET; THENCE CONTINUE, N09°56'21"E, FOR 40.74 FEET; THENCE CONTINUE, N23°23'01"E, FOR 80.08 FEET; THENCE CONTINUE, N19°49'21"E, FOR 40.00 FEET; THENCE CONTINUE, N07°11'23"E, FOR 41.20 FEET; THENCE CONTINUE, N34°04'18"E, FOR 62.47 FEET; THENCE CONTINUE, N45°21'05"E, FOR 126.11 FEET; THENCE CONTINUE, N50°20'14"E, FOR 40.15 FEET; THENCE CONTINUE, N70°09'55"E, FOR 41.26 FEET; THENCE CONTINUE, N57°08'34"E, FOR 114.51 FEET; THENCE N13°48'16"E, FOR 35.07 FEET TO THE NORTH LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID NORTH LINE, N78°10'29"E, FOR 37.52 FEET; THENCE CONTINUE, N83°33'41"E, FOR 20.06 FEET; THENCE CONTINUE, S47°00'02"E, FOR 94.94 FEET; THENCE CONTINUE, S53°14'00"E, FOR 52.00 FEET; THENCE CONTINUE, S68°30'26"E, FOR 40.94 FEET; THENCE CONTINUE, N86°01'05"E, FOR 73.80 FEET TO THE EAST LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID EAST LINE, S36°31'44"E, FOR 50.40 FEET; THENCE CONTINUE, S21°54'21"E, FOR 25.46 FEET; THENCE CONTINUE, S25°48'29"W, FOR 71.92 FEET; THENCE CONTINUE, S11°02'41"W, FOR 33.11 FEET; THENCE CONTINUE, S02°12'04"E, FOR 88.69 FEET; THENCE CONTINUE, S27°59'58"E, FOR 59.18 FEET; THENCE CONTINUE, S54°44'43"E, FOR 46.34 FEET; THENCE CONTINUE, S22°50'50"E, FOR 58.19 FEET; THENCE CONTINUE, S22°41'06"W, FOR 33.87 FEET; THENCE CONTINUE, S04°44'55"E, FOR 39.26 FEET; THENCE CONTINUE, S07°57'02"W, FOR 40.89 FEET; THENCE CONTINUE, S03°21'12"E, FOR 40.07 FEET; THENCE CONTINUE, S25°12'39"E, FOR 59.13 FEET; THENCE CONTINUE, S00°33'44"E, FOR 108.26 FEET TO THE SOUTH LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID SOUTH LINE, N89°51'40"W, FOR 257.63 FEET TO THE EAST LINE, LOT 81, GREEN KEY ESTATES, RECORDED IN PLAT BOOK 6, PAGE 57, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S01°39'49"W, FOR 90.41 FEET TO THE NORTH RIGHT-OF-WAY, MANOR BEACH ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WEST, FOR 14.78 FEET; THENCE CONTINUE, N45°17'38"W, FOR 17.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S48°04'30"W, HAVING A RADIUS OF 163.27 FEET, A CENTRAL ANGLE OF 23°43'30", AN ARC LENGTH OF 67.61 FEET, AND A CHORD BEARING N59°56'15"W FOR 67.12 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N71°15'31"W, FOR 140.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF THE SOUTH 250 FEET OF TRACT 21 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WEST OF U.S. 19 NORTH (SR#55) AS IS NOW CONSTRUCTED. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE, SAID SECTION, S89°28'50"E, FOR 1227.21 FEET TO THE WEST RIGHT-OF-WAY U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, S0° 02' 28"W, FOR 738.75 FEET FOR THE POINT OF BEGINNING; THENCE, CONTINUE, S00°02'35"W, FOR 250.00 FEET TO THE SOUTH LINE, TRACT 21, AFORESAID TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION; THENCE ALONG SAID SOUTH LINE, N89°34'20"W, FOR 351.64 FEET TO THE WEST LINE, SAID TRACT 21; THENCE ALONG SAID WEST LINE, N00°23'38"E, FOR 250.01 FEET TO THE NORTH LINE OF THE SOUTH 250 FEET, SAID TRACT 21; THENCE ALONG SAID NORTH LINE, S89°34'13"E, FOR 350.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 1, 2 AND 3, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1149.50 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 1, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'25"W, FOR 2090.65 FEET TO THE NORTHEAST CORNER, SAID UNIT 1 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 1, 2 AND 3, S00°01'12"E, FOR 90.13 FEET TO THE SOUTH LINE, SAID UNIT 3; THENCE ALONG SAID SOUTH LINE, N89°27'46"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 1, 2 AND 3; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 1; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 4, 5 AND 6, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1149.50 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 4, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'31"W, FOR 2040.65 FEET TO THE NORTHEAST CORNER, SAID UNIT 4 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 4, 5 AND 6, S00°01'12"E, FOR 90.00 FEET TO THE SOUTH LINE, SAID UNIT 6; THENCE ALONG SAID SOUTH LINE, N89°38'31"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 4, 5 AND 6; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 4; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 7, 8 AND 9, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1051.43 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 7, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'31"W, FOR 2090.67 FEET TO THE NORTHEAST CORNER, SAID UNIT 7 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 7, 8 AND 9, S00°01'12"E, FOR 90.00 FEET TO THE SOUTH LINE, SAID UNIT 9; THENCE ALONG SAID SOUTH LINE, N89°38'31"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 7, 8 AND 9; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 7; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 10, 11 AND 12, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1051.43 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 10, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL ASSOCIATION CONDOMINIUM; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'32"W, FOR 2040.67 FEET TO THE NORTHEAST CORNER, SAID UNIT 10 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 10, 11 AND 12, S00°02'23"E, FOR 90.13 FEET TO THE SOUTH LINE, SAID UNIT 12; THENCE ALONG SAID SOUTH LINE, N89°38'32"W, FOR 40.03 FEET TO THE WEST LINE, AFORESAID UNITS 10, 11 AND 12; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.13 FEET TO THE NORTH LINE, SAID UNIT 10; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOT 1 TOGETHER WITH THE WEST ½ LOT 2, BLOCK 4, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER, AFORESAID LOT 1; THENCE ALONG THE EAST RIGHT-OF-WAY, MAPLE STREET, N00°02'24"W FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 1 & 2; THENCE ALONG SAID NORTH LINE, S89°37'04"E FOR 74.94 FEET TO THE EAST LINE OF THE WEST ½, SAID LOT 2; THENCE ALONG SAID EAST LINE, S00°03'12"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°37'04"W, FOR 74.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 6 & 7, BLOCK 4, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, LOT 8, SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE ALONG THE NORTH RIGHT-OF-WAY, SCHOOL ROAD, N89°34'12"W FOR 49.97 FEET TO THE EAST LINE, AFORESAID LOT 7 AND THE POINT OF BEGINNING; THENCE CONTINUE, N89°38'30"W FOR 99.91 FEET TO THE WEST LINE, AFORESAID LOT 6; THENCE ALONG SAID WEST LINE, N00°0'24"E FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 6 & 7; THENCE ALONG SAID NORTH LINE, S89°36'30"E FOR 99.91 FEET TO THE AFORESAID EAST LINE, LOT 7; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1, 2 & 3, BLOCK 5, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER, AFORESAID LOT 1; THENCE ALONG THE EAST RIGHT-OF-WAY, BEACH STREET, N00°02'24"W FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 1, 2 & 3; THENCE ALONG SAID NORTH LINE, S89°39'56"E FOR 149.88 FEET TO THE EAST LINE, SAID LOT 3; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°39'56"W FOR 149.88 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOT 5, BLOCK 5, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER, LOT 1, SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE ALONG THE NORTH RIGHT-OF-WAY, SCHOOL ROAD, N89°38'30"E FOR 199.82 FEET TO THE WEST LINE, AFORESAID LOT 5 AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, N00°01'36"W FOR 134.50 FEET TO THE NORTH LINE, SAID LOT 5; THENCE ALONG SAID NORTH LINE, S89°34'11"E FOR 49.94 FEET TO THE EAST LINE, SAID LOT 5; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°42'48"W FOR 49.97 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTIONS 4 & 9, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER, SAID SECTION 9; THENCE ALONG THE NORTH LINE, SAID SECTION 9, S89°36'23"E FOR 15.00 FEET TO THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY, CONGRESS STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST RIGHT-OF-WAY, N01°07'44"E FOR 659.86 FEET TO SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3861, PAGE 610, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°39'01"E FOR 634.89 FEET TO THE WEST LINE, THE WILDS A CONDOMINIUM DEVELOPMENT, RECORDED IN PLAT BOOK 20, PAGE 148, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°18'09"W FOR 645.38 FEET TO THE NORTH LINE, AFORESAID SECTION 9; THENCE S06°26'04"E FOR 30.18 FEET TO THE SOUTH RIGHT-OF-WAY, ILLINOIS AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°37'00"W FOR 223.26 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8553, PAGE 544, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°03'50"W FOR 673.75 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°36'13"W FOR 415.57 FEET TO THE EAST RIGHT-OF-WAY CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°08'37"E FOR 673.75 FEET; THENCE N33°21'01"W FOR 18.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER, SAID SECTION 9; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4, SAID SECTION 9, S00°05'53"W FOR 928.83 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 310, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EXTENSION, S89°36'14"E FOR 24.25 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 310, S89°36'14"E FOR 415.92 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°03'35"W FOR 60.00 FEET TO THE SOUTH LINE, TRACT 7, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89° 36' 15"W FOR 416.01 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°08'57"E FOR 60.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 16, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER, SAID SECTION 16; THENCE ALONG THE NORTH LINE, SAID SECTION 16, N89°43'34"W FOR 1899.82 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 606, PAGE 193, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION, S00°12'26"W FOR 29.96 FEET TO THE SOUTH RIGHT-OF-WAY, CECELIA DRIVE AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 606, PAGE 193, S00°12'26"W FOR 285.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°44'15"W FOR 299.97 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6388, PAGE 361, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°12'31"W FOR 248.88 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°45'07"W FOR 259.91 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°12'04"E FOR 534.00 FEET TO THE SOUTH RIGHT-OF-WAY, CECELIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°43'53"E FOR 559.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1896, PAGE 901, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, UNI-VILLE SECTION TWO, RECORDED IN PLAT BOOK 8, PAGE 47, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE, SAID UNI-VILLE SECTION TWO, S89°37'23"E, FOR 19.00 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8290, PAGE 404, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°22'43"E, FOR 89.88 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1896, PAGE 901; THENCE ALONG SAID WEST LINE, N00°22'04"E, FOR 384.27 FEET; THENCE S89°40'01"E, FOR 260.85 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE, S89°40'01"E, FOR 172.00 FEET; THENCE S00°22'01"W, FOR 122.00 FEET; THENCE N89°38'31"W, FOR 120.00 FEET; THENCE N44°41'24"W, FOR 73.50 FEET; THENCE N00°23'01"E, FOR 70.00 TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF THE NORTH 198.26 FEET OF TRACT 22, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, RECORDED IN PLAT BOOK 1, PAGE 68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER, SAID TRACT 22; THENCE ALONG THE EAST LINE, SAID TRACT 22, $S00^{\circ}17'11''W$, FOR 87.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, $S00^{\circ}16'29''W$, FOR 110.75 FEET; THENCE $N89^{\circ}33'29''W$, FOR 307.82 FEET TO THE EAST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID EAST RIGHT-OF-WAY, $N24^{\circ}03'21''E$, FOR 163.45 FEET; THENCE $S80^{\circ}24'07''E$ FOR 245.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 9, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER, SAID SECTION 9, TOWNSHIP 26, RANGE 16 EAST, THENCE S89°32'17"E, FOR 15.50 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE, LOTS 44 - 37, OLD GROVE SUBDIVISION NO. 1, RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°56'03"E, FOR 435.22 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY, OLEANDER AVENUE; THENCE S77°46'38"E, FOR 50.78 FEET TO THE NORTHWESTERLY LINE, LOT 30, AFORESAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID NORTHWESTERLY LINE, N41°33'52"E FOR 113.94 FEET TO THE NORTHEASTERLY LINE, LOTS 30 & 31, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID NORTHEASTERLY LINE, S48°06'46"E, FOR 119.72 FEET TO THE WEST LINE, LOT 33, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID WEST LINE, SOUTH, FOR 124.94 FEET TO THE NORTH RIGHT-OF-WAY, WARREN AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°33'09"E, FOR 80.00 FEET TO THE EAST LINE, LOTS 33 & 3, AFORESAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID EAST LINE, NORTH, FOR 154.75 FEET; THENCE EAST, FOR 15.00 FEET; THENCE ALONG THE WEST LINE, LOT 2, SAID OLD GROVE SUBDIVISION NO. 1, SOUTH, FOR 29.88 FEET TO THE SOUTH LINE LOTS 2 & 1, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID SOUTH LINE, S89°34'55"E, FOR 119.91 FEET TO THE EAST LINE, SAID LOT 1, N00°01'04"W, 100.00 FEET TO SOUTH LINE, PITHLOCHASCOTEE RIVER; THENCE ALONG SAID SOUTH LINE, N57°20'12"E, FOR 49.33 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3776, PAGE 494, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°23'33"W, FOR 127.75 FEET; THENCE EAST, FOR 27.50 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3282, PAGE 1500, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°41'47"W FOR 167.14 FEET TO THE NORTH RIGHT-OF-WAY, WARREN AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S65°32'52"E, FOR 896.88 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4159, PAGE 504, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°29'53"W, FOR 517.77 FEET; THENCE CONTINUE, N02°08'51"E FOR 15.01 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°33'33"E, FOR 438.79 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°11'24"E, FOR 989.26 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8570, PAGE 708, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE AND IT'S EASTERLY EXTENSION, S89°28'25"E, FOR 435.30 FEET TO THE EAST LINE, SOUTHWEST 1/4, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°03'06"W, FOR 660.00 FEET TO THE EASTERLY EXTENSION, SOUTH LINE, SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8570, PAGE 708 ; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, N89°25'37"W, FOR 699.88 FEET TO THE EAST LINE, CONNIEWOOD SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 136, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°14'43"W, FOR 145.51 FEET TO THE EAST RIGHT-OF-WAY CONNIEWOOD SQUARE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N31°07'55"W, HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 59°03'50", AN ARC LENGTH OF 52.57, AND A CHORD BEARING N29°20'17E FOR 50.28 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°11'30"W, FOR 280.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY

ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°48'30"W, HAVING A RADIUS OF 50.32 FEET, A CENTRAL ANGLE OF 44°45'31", AN ARC LENGTH OF 39.31 FEET, AND A CHORD BEARING N22°34'17"W, FOR 38.31 FEET TO THE EAST LINE, AFORESAID CONNIEWOOD SUBDIVISION; THENCE ALONG SAID EAST LINE, N45°07'24"E, FOR 20.55 FEET; THENCE CONTINUE, N0° 11' 31"W, FOR 140.00 FEET TO THE NORTH LINE, SAID CONNIEWOOD SUBDIVISION; THENCE ALONG SAID NORTH LINE, N89°28'50"W, FOR 193.01 FEET TO THE EAST RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°21'29"W, FOR 20.00 FEET TO THE NORTH RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°29'38"W, FOR 169.82 FEET TO THE WEST LINE, LOT 7, BLOCK H, OLD GROVE SUBDIVISION NUMBER TWO, RECORDED IN PLAT BOOK 2, PAGE 69, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'49"W, FOR 148.88 FEET TO THE SOUTH RIGHT-OF-WAY, ARTHUR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N65°37'20"W, FOR 136.58 FEET TO THE SOUTH RIGHT-OF-WAY CORSON AVENUE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S26°25'35"W, HAVING A RADIUS OF 276.39 FEET, A CENTRAL ANGLE OF 24°44'41", AN ARC LENGTH OF 119.37 FEET, AND A CHORD BEARING N75°56'46"W FOR 118.44 FEET, TO THE POINT OF NON-TANGENT; THENCE CONTINUE, N89°31'21"W, FOR 60.00 FEET TO THE EAST RIGHT-OF-WAY, SHADOW LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, S0°01'23"E, FOR 232.13 FEET TO THE NORTH RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°28'45"W, FOR 220.01 FEET TO THE WEST LINE, LOT 13, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°00'57"W, FOR 112.13 FEET TO THE NORTH LINE, LOT 14, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID NORTH LINE, N89°31'21"W, FOR 60.00 FEET TO THE WEST LINE, LOT 7, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°01'47"W, FOR 120.00 FEET TO THE SOUTH RIGHT-OF-WAY, CORSON AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°27'46"W, FOR 359.98 FEET TO THE EAST RIGHT-OF-WAY, DEAN STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°00'54"E, FOR 120.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, LOTS 11-16, BLOCK C, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THE ALONG SAID EASTERLY EXTENSION AND NORTH LINE, N89°34'13"W FOR 399.98 FEET TO THE WEST LINE, SAID LOT 16; THENCE ALONG SAID WEST LINE, S00°01'55"E FOR 111.63 FEET TO THE NORTH RIGHT-OF-WAY HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°27'46"W, FOR 120.01 FEET TO THE WEST LINE, LOT 18, BLOCK C, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°01'56"W, FOR 111.38 FEET TO THE NORTH LINE, LOTS 20 & 19, BLOCK C, SAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID NORTH LINE, N89°31'21"W, FOR 119.97 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'32"W, FOR 280.00 FEET TO THE SOUTH LINE, LOTS 1-4, BLOCK B, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID SOUTH LINE, S89°33'09"E, FOR 240.01 FEET TO THE EAST LINE, SAID LOT 4; THENCE ALONG SAID EAST LINE, N00°01'47"W, FOR 120.00 FEET TO THE SOUTH RIGHT-OF-WAY, ARTHUR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°33'09"W, FOR 240.01 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°02'22"E, FOR 454.88 TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

OR 8475 PG 801

BEING A PART OF LOT L, BLOCK 100, FLOR-A-MAR, SECTION 1-B, AS RECORDED IN SAID PASCO COUNTY RECORDS IN PLAT BOOK 7, PAGES 11 AND 11A SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST', AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, RUN NORTH 51°11'06" EAST 550.06 FEET; THENCE NORTH 24°03'23" EAST 20 FEET TO THE POINT OF BEGINNING AT A SET IRON PIPE, BEING 20 FEET NORTH 24°03'23" EAST FROM THE NORTHERLY RIGHT OF WAY LINE OF FLOR-A-MAR TERRACE NORTH (120 FOOT RIGHT OF WAY) RUNNING THENCE (1) ALONG A LINE OF LAND NOW OR FORMERLY OF PUBLIX SUPERMARKETS, INC. NORTH 24°03'23" WEST 150.00 FEET; THENCE (2) ALONG SAID OTHER LINE OF LAND OF PUBLIX SUPERMARKETS, INC. SOUTH 65°57'02" EAST 150 FEET TO A CONCRETE MONUMENT SET IN THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 19 (150 FOOT RIGHT OF WAY); THENCE (3) ALONG SAID LINE OF U.S. HIGHWAY NO. 19, SOUTH 24°03'23" WEST 150 FEET TO A CONCRETE MONUMENT SET AT A POINT IN STILL ANOTHER LINE OF LAND NOW OR FORMERLY OF PUBLIX SUPERMARKETS, INC., BEING NORTH 24°03'23" EAST 20 FEET FROM SAID LINE OF FLOR-A-MAR TERRACE NORTH; AND THENCE (4) ALONG THE SAID STILL OTHER LINE OF LAND OF PUBLIX SUPERMARKETS, INC. BEING PARALLEL TO THE SAID LINE OF FLOR-A-MAR TERRACE NORTH, NORTH 65°57'02" WEST 150 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPT:

OR 1779 PG 1859

A PORTION OF TRACT 22 IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE RUN SOUTH 00°22'21" WEST 299.89 FEET ALONG THE EAST LINE OF SAID TRACT 22 TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'21" WEST 113.70 FEET; THENCE NORTH 89°33'07" WEST, 200.00 FEET; THENCE NORTH 24°03'23" EAST, 124.09 FEET; THENCE SOUTH 89°33'07" EAST, 150.15 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF TRACT 22 BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:

OR 8367 PG 1146

A PORTION OF TRACT 22, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE RUN SOUTH 00°22'21" WEST, ALONG THE EAST LINE OF SAID TRACT 22, A DISTANCE OF 299.89 FEET; THENCE NORTH 89°33'07" WEST, A DISTANCE OF 150.15 FEET; THENCE SOUTH 24°03'23" WEST, A DISTANCE OF 24.09 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 24°03'23" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°33'07" WEST, A DISTANCE OF 201.85 FEET; THENCE NORTH 24°03'23" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°33'07" EAST, A DISTANCE OF 201.85 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF TRACT 22 BEING DESIGNATED IN ACCORDANCE WITH PLAT OF TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:

OR 4917 PG 407

[SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L21A)"]

COMMENCE AT THE NORTHEAST CORNER OF TRACT TWENTY-TWO (22) IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, THENCE RUN SOUTH 00°22'21" WEST ALONG THE EAST LINE OF SAID TRACT 22, 367.77 FEET; THENCE NORTH 89°33'07" WEST, 179.92 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 24°03'23" WEST, 50.0 FEET; THENCE NORTH 89°33'07" WEST, 201.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 24°03'23" EAST, 50.0 FEET; THENCE SOUTH 89°33'07" EAST, 201.85 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF TRACT 22 AFORESAID; SAID TRACT BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

[SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L21B)"]

A PORTION OF TRACTS TWENTY-TWO (22) AND TWENTY-THREE (23) IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22, THE SAME BEING ON THE NORTH LINE OF SAID SECTION 17, THENCE RUN ALONG THE EAST LINE OF SAID TRACT 22 SOUTH 00°22'21" WEST, 413.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'21" WEST, 215.33 FEET; THENCE RUN PARALLEL TO THE NORTH LINE OF SAID TRACT 22 NORTH 89°33'07" WEST, 496.25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 55; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE NORTH 24°03'23" EAST, A DISTANCE OF 235.0 FEET; THENCE SOUTH 89°33'07" EAST, A DISTANCE OF 401.85 FEET TO THE POINT OF BEGINNING; SAID PORTION OF TRACTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:

OR 6109 PG 98

PARCEL 2

A PORTION OF TRACT 12 IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY 19, AS NOW CONSTRUCTED, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 12, NORTH 89°29'17" EAST, A DISTANCE OF 150.11 FEET TO THE EXISTING RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 24°03'23" WEST, A DISTANCE OF 145 FEET; THENCE RUN NORTH 65°56'37" WEST, A DISTANCE OF 100.37 FEET TO THE WEST LINE OF SAID TRACT 12; THENCE ALONG THE WEST LINE OF SAID TRACT 12 NORTH 00°25'00" EAST, A DISTANCE OF 90.15 FEET TO THE POINT OF BEGINNING; SAID PORTION OF TRACT BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA-TARPON SPRINGS LAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:

OR 496 PG 135

A PORTION OF THE EAST 1/2 OF TRACT 53, OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69, AND 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53, NORTH 0°19'38" EAST, 319.08 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53, NORTH 0°19'38" EAST, 73.91 FEET; THENCE PARALLEL TO THE SOUTH BOUNDARY OF SAID TRACT 53, SOUTH 89°40'52" EAST, 110.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19, AS IT IS NOW CONSTRUCTED; THENCE 75.00 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 3,543.80 FEET AND A CHORD OF 75.00 FEET, WHICH BEARS SOUTH 10°04'51" WEST; THENCE NORTH 89°40'52" WEST, 98.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

OR 501 PG 260

PARCEL "B" - A PORTION OF THE EAST 1/2 OF TRACT 53 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 196.55 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 63.58 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID TRACT 53 SOUTH 89° 40' 52" EAST, 86.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AS IT IS NOW CONSTRUCTED; THENCE 65.0 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING CHORD OF 65.0 FEET WHICH BEARS SOUTH 12° 10' 59" WEST; THENCE NORTH 89° 40' 52" WEST, 73.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

OR 504 PG 256

PARCEL "A" - A PORTION OF THE EAST 1/2 OF TRACT 53 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 260.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 58.95 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID TRACT 53 SOUTH 89° 40' 52" EAST, 98.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AS IT IS NOW CONSTRUCTED; THENCE 60.0 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING A CHORD OF 60.0 FEET WHICH BEARS SOUTH 11° 10' 21" WEST; THENCE NORTH 89° 40' 52" WEST, 86.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

OR 6706 PG 1924

A PORTION OF THE EAST 1/2 OF LOT 53, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, LOCATED WITHIN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 0 DEGREES 19' 38" EAST A DISTANCE OF 96.55 FEET FROM THE SOUTHWEST CORNER OF THE EAST 1/2 OF LOT 53, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 68-70, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; RUN THENCE NORTH 0 DEGREES 19' 38" EAST A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST A DISTANCE OF 73.48 FEET TO THE WESTERLY LINE OF U.S. HIGHWAY 19; THENCE ALONG THE SAID WESTERLY LINE SOUTH 13 DEGREES 19' 13" WEST 112.74 FEET; THENCE NORTH 78 DEGREES 08' 16" WEST A DISTANCE OF 48.54 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE CONTAINING 122,228,770 SQUARE FEET OR 2,805.986 ACRES MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND BEING PORTIONS OF TRACTS 10, 11, 34, 35 AND 36, ACCORDING TO THE PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE SOUTHEAST CORNER OF TRACT 12, SAME ALSO BEING THE NORTHEAST CORNER OF TRACT 33, BOTH ACCORDING THE PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N89°53'21"W, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7, SAME BEING THE SOUTH LINE OF SAID TRACT 12, SAME ALSO BEING THE NORTH LINE OF SAID TRACT 33 FOR 439.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 33, SAME ALSO BEING THE NORTHEAST CORNER OF TRACT 34, SAME ALSO BEING THE SOUTHEAST CORNER OF TRACT 11, BOTH ACCORDING TO SAID PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, SAME ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE S00°20'59"W, ALONG THE EAST LINE OF SAID TRACT 34, SAME BEING THE WEST LINE OF SAID TRACT 33, SAME ALSO BEING THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, FOR 986.12 FEET TO THE SOUTHEAST CORNER OF TRACT 34, SAME BEING THE SOUTHWEST CORNER OF TRACT 33; THENCE S00°22'24"W, CONTINUING ALONG SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461 FOR 19.76 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, SAME BEING THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF PARCEL 71, AS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1384, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY LINE OF PARCEL 71; (1) THENCE S89°53'34"W, FOR 82.14 FEET; (2) THENCE S05°41'15"W, FOR 125.19 FEET TO A WEST CORNER OF SAID PARCEL 71, SAME BEING THE NORTHEAST CORNER OF PARCEL 72, AS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1398, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°53'34"W, ALONG THE NORTH LINE OF SAID PARCEL 72 FOR 712.96 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF STOVAL ESTATES, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF STOVAL ESTATES AND THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B, AS RECORDED IN OFFICIAL RECORDS BOOK 20, PAGE 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N82°21'42"E, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 07°29'56", AN ARC LENGTH OF 31.41 FEET, AND A CHORD BEARING N03°53'20"W, FOR 31.39 FEET, TO THE POINT OF TANGENT; (2) THENCE N00°08'21"W, FOR 113.93 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT 35, ACCORDING TO SAID PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO

THE PLAT OF SEA FOREST DRIVE, PHASE 1B, N89°57'35"E, ALONG SAID SOUTH LINE OF TRACT 35 FOR 40.66 FEET; THENCE LEAVING SAID SOUTH LINE OF TRACT 35, N15°03'23"W, FOR 413.79 FEET TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S89°41'00"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 00°01'21", AN ARC LENGTH OF 0.12 FEET, AND A CHORD BEARING N00°19'41"E, FOR 0.12 FEET, TO THE POINT OF TANGENT; (2) THENCE N00°20'22"E, FOR 588.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 74°39'02", AN ARC LENGTH OF 260.58 FEET, AND A CHORD BEARING N37°39'53"E, FOR 242.54 FEET TO THE POINT OF TANGENT; (3) THENCE N74°59'24"E, FOR 329.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 41°48'41", AN ARC LENGTH OF 525.42 FEET, AND A CHORD BEARING N54°05'03"E, FOR 513.84 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 11, SAME BEING THE WEST LINE OF SAID TRACT 12, SAME ALSO BEING THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (5) THENCE S00°21'05"W, ALONG SAID EAST LINE OF TRACT 11, SAME BEING SAID WEST LINE OF TRACT 12, FOR 580.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,209,597 SQUARE FEET OR 27.769 ACRES, MORE OR LESS.

TOGETHER WITH:

ORDINANCE 2022-2247 - OR 10543, PG 3373

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND RUN NORTH 89°37'05" WEST, 1232.50 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION TO THE POINT OF BEGINNING; THENCE RUN SOUTH 30°23'49" WEST, 134.39 FEET; THENCE SOUTH 09°57'44" WEST, 254.34 FEET; THENCE SOUTH 35°26'28" EAST, 172.45 FEET; THENCE SOUTH 36°20'00" WEST, 83.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST DRIVE PHASE 2, RECORDED IN PLAT BOOK 22, PAGE 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 52°04'30" WEST, 304.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST UNIT I-A, AS RECORDED IN PLAT BOOK 21, PAGES 86 THROUGH 89, INCLUSIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 41°45'48", A CHORD BEARING NORTH 31°11'36" WEST, 456.24 FEET, AN ARC DISTANCE OF 466.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SECTION 7; THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 89°37'05" EAST, 537.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ORDINANCE 2022-2247 - OR 10543, PG 3373

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY; FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; AND RUN NORTH 89°37'05" WEST, 1331.08 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION; THENCE SOUTH 00°22'21" WEST, 630.89 FEET, PARALLEL TO THE EASTERLY BOUNDARY OF SECTION 7, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY) ACCORDING TO THE RECORDED PLAT OF GULF HARBORS SEA FOREST DRIVE PHASE 2 FOR A POINT OF BEGINNING; THENCE SOUTH 36°20'00" WEST, 686.48 FEET; THENCE SOUTH 62°45'00" WEST, 294.94 FEET; THENCE SOUTH 77°45'00" WEST, 310.00 FEET; THENCE SOUTH 82°38'17" WEST, 90.00 FEET; THENCE NORTH 07°21'43" WEST 256.00 FEET; THENCE NORTH 16°30'00" EAST, 247.00 FEET; THENCE NORTH 53°00'00" EAST, 77.00 FEET; THENCE NORTH 21°30'00" WEST, 78.00 FEET; THENCE NORTH 41°00'00" EAST, 117.00 FEET; THENCE SOUTH 73°30'00" EAST, 295.00 FEET; THENCE NORTH 23°38'00" EAST, 195.21 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 40°08'00", A CHORD BEARING NORTH 03°34'00" EAST, 102.93 FEET, AN ARC DISTANCE OF 105.07 FEET; THENCE NORTH 16°30'00" WEST, 117.00 FEET; THENCE NORTH 05°00'00" WEST, 70.16 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 97.14 FEET, A CENTRAL ANGLE OF 40°00'00", A CHORD BEARING NORTH 25°00'00" WEST, 66.45 FEET; AN ARC DISTANCE OF 67.82 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 116°00'00", A CHORD BEARING NORTH 13°00'00" EAST, 118.73 FEET; AN ARC DISTANCE OF 141.72 FEET; THENCE NORTH 71°00'00" EAST, 51.98 FEET; THENCE NORTH 56°45'00" EAST, 64.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY) ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST UNIT 1-A, AS RECORDED IN PLAT BOOK 21, PAGES 86 THORUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 35°03'46", A CHORD BEARING SOUTH 34°32'37" EAST, 427.74 FEET, AN ARC DISTANCE OF 434.49 FEET; THENCE SOUTH 52°04'30" EAST, 306.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ORDINANCE 1888 - OR 7797, PAGE 229

TAMPA-TARPON SPRINGS LAND CO SUB PB 1 PGS 68-70 PORTION OF TRACT 40 DESC AS COM AT SE COR OF SECTION TH N89DG 39' 59"W 1760.06 FT TH N00DG 13' 01"E 1318.89 FT FOR POB TH ALG SOUTH LINE OF TRACT 40 N89DG 36' 04"W 180.0 FT TH N28DG 00' 26" E 330 FT MOL TO POINT A LYING ON CENTER THREAD OF PITHLACHASCOTEE RIVER TH RETURN TO POB TH ALG SOUTH LINE OF TRACT 40 S89DG 36' 04"E 441.16 FT TO POINT B LYING ON CENTER THREAD OF PITHLACHASCOTEE RIVER TH MEANDER SAID RIVER NWLY 600 FT MOL TO POINT A & TRACT 45 EXC WEST 2/3 THEREOF OR 3013 PG 1540.

TOGETHER WITH:

ORDINANCE 1930

PORT RICHEY LAND COMPANY SUB PB 1 PGS 60 & 61 PORTION OF TRACTS 24 29 & 30 DESC AS COM AT SW COR OF SEC 34 TH N00DEG 40' 11"E 2651.45 FT AGL WLY SEC BDY TO WEST 1/4 COR TH N00DEG 43' 36"E ALG WLY SEC BDY 873.88 FT FOR POB TH CONT N00DEG 43' 36"E 601.10 FT TO WLY R/W BAKER RD EXT TH ALG R/W ALG ARC LT RAD 860 FT CHD S29DEG 06' 07"E 248.28 FT TH N52DEG 35' 54"E 17.50 FT TH S37DEG 24' 06"E 160 FT TH ALG ARC RT RAD 757.5 FT CHD S19DEG 50' 01"E 457.28 FT TH S87DEG 44' 03"W 17.50 FT TH ALG ARC RT RAD 740 FT CHD S03DEG 22' 57" W 145.66 FT TH N03DEG 38' 58"W 30.84 FT TH N38DEG 02' 57"W 86.26 FT TH N39DEG 06' 33"W 75.60 FT TH N50DEG 42' 44"W 64.03 FT TH N55DEG 24' 36"W 53.11 FT TH N52DEG 22'52"W 66.08 FT TH S89DEG 07' 09W 68.04 FT TH N51DEG 05' 47"W 51.27 FT TH N53DEG 18' 00"W 15.17 FT TO POB OR 6682 PG 129.



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Crystal M. Dunn, Finance Director
DATE: 2/27/2025
RE: Interlocal Agreement between the City of New Port Richey and the Pasco County Property Appraiser
RE: Solid Waste - Page 107

REQUEST:

The request is to enter an Interlocal Agreement with Mike Wells in his capacity as the Property Appraiser of Pasco County regarding the placement of the fees for solid waste, yard debris, residential recyclable materials, and transportation services on the tax bills through the uniform method of tax collection.

DISCUSSION:

As you are aware, the Florida Statutes provide the Property Appraiser the ability to include fees which are not based on millage on the tax roll for collection by the Tax Collector. In that regard, earlier this evening you considered two resolutions:

- Resolution No. 2025-12: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments to Collect Solid Waste Delinquencies
- Resolution No. 2025-13: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments - Solid Waste Collection Fees

If approved, these resolutions would authorize the use of the uniform method of collection relating to solid waste, yard debris, residential recyclable materials, and transportation services. The purpose of this agenda item is subject to the approval of the resolutions and relates to entering into an agreement with the Property Appraiser in respect to this matter and thereby place the fees on the tax bills in October of 2025. A copy of the proposed agreement is attached for your review.

RECOMMENDATION:

The recommendation is to approve entering an Interlocal Agreement with the Property Appraiser in respect to the placement of the fees associated with the pick-up and transport of solid waste, yard debris and residential recyclable materials on the tax bills.

BUDGET/FISCAL IMPACT:

This agenda item represents a source of revenue to the city.

ATTACHMENTS:

Description	Type
▣ Interlocal Agreement between the City of New Port Richey and the Pasco County Property Appraiser	Exhibit

**INTERLOCAL AGREEMENT BETWEEN
CITY OF NEW PORT RICHEY AND
THE PASCO COUNTY PROPERTY APPRAISER
REGARDING NON-AD VALOREM AND/OR
SPECIAL ASSESSMENTS FOR SOLID WASTE**

THIS INTERLOCAL AGREEMENT, made and entered into in duplicate this ___ day of February, AD 2025. Between the City of New Port Richey, a Florida municipal corporation, hereinafter referred to as “City,” and Mike Wells in his official capacity as Property Appraiser of Pasco County, Florida, herein after referred to as the “Property Appraiser”. For the purposes of this agreement non-ad valorem assessments and special assessments are hereinafter referred to as “non-ad valorem assessments”.

WITNESSETH

WHEREAS, the City is authorized to impose non-ad valorem assessments and by resolution has expressed its’ intent to use the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes; and,

WHEREAS, chapter 197, Florida Statutes, requires that the City enter into a written agreement with the Property Appraiser; and,

WHEREAS, the City and the Property Appraiser agreed to include the non-ad valorem assessments on the Notice of Proposed Property Taxes (also known as the Truth-in-Millage notice or TRIM); and,

WHEREAS, a separate agreement between the City and the Pasco County Tax Collector must be entered into that expresses the responsibility of the Pasco County Tax Collector and the City regarding the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes before this agreement becomes serviceable.

NOW, THEREFORE, in consideration of the mutual covenants and convictions herein set forth, the parties hereby agree as follows:

1. The City will impose non-ad valorem assessments using the uniform method of levy, collection, and enforcement under the provisions of chapter 197, Florida Statutes, for both delinquent and hereafter assessed fees.

2. The City will be responsible for providing a copy of the non-ad valorem assessment roll to the Property Appraiser on compatible electronic medium.

3. Either party may terminate this agreement without cause upon giving the non-terminating party 30 days written notice prior to the effective date of determination. Notice of termination shall be sent by certified mail, return receipt requested, or shall be delivered in person with a signed proof of delivery.

Notice to the City shall be sent to:

Crystal Dunn, Finance Director
City of New Port Richey
5919 Main Street
New Port Richey, FL 34652

Notice to the Property Appraiser shall be sent to:

Mike Wells
Pasco County Property Appraiser
PO Box 401
Dade City, FL 33525-0401

A copy of any notice sent hereunder shall be sent to:

Mike Fasano, Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

4. Waiver of breach of any provision of this agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this agreement.

5. The term of this agreement shall commence on *January 1, 2025, and shall automatically renew thereafter for subsequent periods not to exceed one (1) year each, unless terminated pursuant to Paragraph 3 of this agreement.

6. The parties shall abide by all Statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments, and any ordinances promulgated by the City not inconsistent with, or contrary to, the provision of chapter 197, Florida Statutes, or applicable statutes and any subsequent amendments to said Statutes.

7. The City shall be responsible for imposing non-ad valorem assessments pursuant to general and special law and all other applicable requirements relating to the establishment of non-ad valorem assessments, which are collected in the same manner as ad valorem taxes are collected.

8. The City further agrees that it will strictly follow and will be responsible for complying with the following procedures and conditions:

a. Using electronic data supplied by the Property Appraiser, the City shall determine and identify the names and addresses of the property owners, the descriptions, parcel numbers, and the amount of the assessment of the parcels subject to the non-ad valorem assessments under this agreement.

b. It will be solely at that City's expense and pursuant to the City's responsibility to develop and provide to the Property Appraiser, on electronic medium, a list of the parcels to be assessed.

c. The Property Appraiser, on the Property Appraiser's database, shall maintain the City's non-ad valorem assessment information.

d. The City shall meet the Property Appraiser's imposed deadlines and timetables as administered and determined by the Property Appraiser.

9. The Property Appraiser shall merge the non-ad valorem assessment information with the ad valorem information in such a way that property owners will receive a notice of non-ad valorem assessments on the notice of proposed property taxes in manner that will comply with section 197.3632, Florida Statutes.

10. In the event the Property Appraiser is named as a party or otherwise joined in litigation challenging non-ad valorem assessment(s) subject to this agreement, the Property Appraiser shall provide for his own legal representation and shall be entitled to reimbursement from the City for reasonable attorney fees and costs associated with such representation. Furthermore, the City shall indemnify the Property Appraiser against any claim, cause of action, or suit arising out of, or in connection with any claimed negligence action or inaction on the part of the City.

11. This agreement may not be assigned by either party without prior written consent from the non-assigning party.

12. The parties specifically acknowledge that the City must adopt its resolution of intent to use the ad valorem method of collecting non-ad valorem assessments no later than March 1, 2025 and has done so within said time, with the approval of the Property Appraiser, the Tax Collector and the City.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

CITY OF NEW PORT RICHEY

BY: _____
Alfred C. Davis, as Mayor

Attest: _____
Judy Meyers, MMS
City Clerk

PASCO COUNTY PROPERTY APPRAISER

By: _____
Mike Well, as Property Appraiser



NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

TO: City of New Port Richey City Council
FROM: Crystal M. Dunn, Finance Director
DATE: 2/27/2025
RE: Interlocal Agreement between the City of New Port Richey and the Pasco County Tax Collector RE: Solid Waste - Page 112

REQUEST:

The request is to enter an Interlocal Agreement with Mike Fasano, the Pasco County Tax Collector to accept payments for solid waste, yard debris, residential recyclable materials and transportation services using the uniform method of collection for non-ad-valorem assessments.

DISCUSSION:

As you are aware, the Florida Statutes provide cities with the authority to impose a non-ad valorem assessment for fees which are not based upon millage. Earlier this evening you were asked to approve two resolutions:

- Resolution No. 2025-12: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments to Collect Solid Waste Delinquencies, and
- Resolution No. 2025-13: Intent Resolution to Use Uniform Method of Non-Ad Valorem Assessments - Solid Waste Collection Fees

which authorized the collection of payments for solid waste, yard debris, residential recyclable materials and transportation services using the uniform method of collection.

In that respect, and subject to the approval of these resolutions which authorizes the collection of payments using the uniform method of collection the purpose of this agenda item is to enter an Interlocal Agreement with the Tax Collector to accept the payments from property owners and to transmit the payments to the city.

The Tax Collector will charge an administrative fee in the amount not to exceed 2% to cover the costs associated with the collection and processing of the fines.

RECOMMENDATION:

The recommendation is to enter into an Interlocal Agreement with the Tax Collector in respect to accepting payments for the collection and removal of solid waste, yard debris, and residential recyclable materials.

BUDGET/FISCAL IMPACT:

This agenda item represents a source of revenue to the city.

ATTACHMENTS:

	Description	Type
□	Interlocal Agreement between the City of New Port Richey and the Pasco County Tax Collector RE: Solid Waste	Exhibit

**INTERLOCAL AGREEMENT BETWEEN
CITY OF NEW PORT RICHEY
AND THE PASCO COUNTY TAX COLLECTOR
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS
FOR SOLID WASTE**

THIS INTERLOCAL AGREEMENT (the "Agreement"), made and entered into in duplicate this ____ day of February, 2025, by and between the **CITY OF NEW PORT RICHEY**, a Florida municipal corporation (hereinafter the "City"), whose address is 5919 Main Street, New Port Richey, Florida, 34652, and the **PASCO COUNTY TAX COLLECTOR**, a constitutional officer of the state of Florida (hereinafter the "Tax Collector"), whose address is 14236 6th Street, Dade City, Florida 33523.

W I T N E S S E T H :

WHEREAS, the City is authorized to impose special assessments for non-ad valorem assessments and by Resolution Number 2025-12 and Resolution Number 2025-13 adopted the 27th day of February, 2025, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of assessments (hereinafter referred to as the "Uniform Collection Method"), as authorized by Section 197.3632 Florida Statutes for the notice, levy, collection and enforcement of Solid Waste Collection Services Fees, including delinquent and hereafter assessed fees; and

WHEREAS, the Uniform Collection Method, with its enforcement provisions, including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is believed to be a fairer methodology to collect non-ad valorem assessments for solid waste collection service fees; and

WHEREAS, the Uniform Collection Method is believed to be a more efficient manner of collection due to the fact that the assessment will be placed on the tax notice issued by the Tax Collector, thereby hopefully producing positive economic benefits to the City; and

WHEREAS, the Uniform Collection Method is believed to eliminate confusion and to promote local government accountability; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the City shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

WHEREAS, Section 197.3632(7), Florida Statutes, provides that the City shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the City's non-ad valorem assessments roll with the ad valorem tax roll to produce the annual tax notice; and

WHEREAS, Section 197.3632(8)(c), Florida Statutes, provides that the City shall compensate the Tax Collector pursuant to the provisions of Section 192.091(2)(b)(2), Florida Statutes, or the Tax Collector at its option shall be compensated for collecting its non-ad valorem assessments based on the actual costs of collection, whichever is greater.

NOW, THEREFORE, for and in consideration of the foregoing as well as the mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect, and enforce the collection of, those certain non-ad valorem assessments levied by the City; and to include compensation by the City to the Tax Collector, pursuant to Section 197.3632(8)(c), Florida Statutes, for any costs involved in separate mailings because of non merger of any non-ad valorem assessment roll as certified by the City, pursuant to Section 197.3632(7), Florida Statutes; and to address the reimbursement of the necessary administrative costs, including but not limited to, those costs associated with personnel, forms, supplies, data

processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the Uniform Collection Method, as provided in Section 197.3632(2), Florida Statutes.

Article II

Term

The Term of this Agreement shall commence on the date that this Agreement is executed by both parties hereto and shall continue through and end on December 31, 2025. Thereafter, this Agreement shall automatically be renewed for successive periods, not to exceed one (1) year each, unless the parties hereto, prior to December 31st of any year, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by said subsequent agreement. Notwithstanding the foregoing, the City shall inform the Tax Collector, as well as the Pasco County Property Appraiser and the Florida Department of Revenue, by January 10th, in any calendar year if the City intends to discontinue using, in the following calendar year, the Uniform Collection Method of collecting the non-ad valorem assessments referred to in this Agreement.

ARTICLE III

Compliance With Laws And Regulations

The parties hereto shall abide by all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments, and any ordinances promulgated by City not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635,

Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to these statutes by the Department of Revenue.

ARTICLE IV

Duties and Responsibilities of the City

The City agrees, covenants and contracts to:

- (a) Be solely responsible for imposing and levying valid non-ad valorem assessments.
- (b) Indemnify and hold Tax Collector harmless from any and all claims, liability, loss damage, expense, suits, judgments, counsel fees and/or costs relating to any imposition or levy by the City hereunder.
- (c) Compensate the Tax Collector pursuant to Section 197.3632(8)(c), Florida Statutes, as opted by the Tax Collector on an annual basis during the term of this Agreement.
- (d) Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable non-ad valorem assessments by the Tax Collector under the new uniform law, pursuant to Section 197.3632(2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
- (e) Pay for or, alternatively, to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem assessment roll certified by the City pursuant to Section 197.3632(7), Florida Statutes.
- (f) The City, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the new Uniform Collection Method pursuant to Sections 197.3632

and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.

(g) By July 7, of each calendar year, the City Manager of the City, or his/her designee, shall officially certify to the Property Appraiser the preliminary non-ad valorem assessment roll for publication on the Notice of Proposed Property Taxes (also known as the TRIM Notice). The preliminary non-ad valorem assessment roll must be submitted on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. Accompanying the preliminary non-ad valorem assessment roll shall be public hearing information for inclusion on the Notice of Proposed Property Taxes. The City shall post the non-ad valorem assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. The City shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10th of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(h) By September 15th of each calendar year, the City Manager of the City, or his/her designee, shall officially certify to the Property Appraiser the final non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The City shall post the non-ad valorem assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. The City shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10th of any

year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(i) The City agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Section 197.3632 and 197.3635, Florida Statutes, or its successor statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

(j) The City agrees that, as to any cost, fee or expense to be paid or reimbursed to Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the City.

ARTICLE V

Duties of the Tax Collector

(a) The Tax Collector shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem assessments for the City pursuant to Section 197.3632 and 197.3635, Florida Statutes and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions, adopted by the City, so long as said ordinances and resolutions shall clearly state the City's intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of Section 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

(b) Tax Collector shall collect the non-ad valorem assessments of City as certified no later than September 15, of each calendar year on compatible electronic medium, tied to the

property identification number of each parcel, and in the format used by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue and if free of errors or omissions.

(c) The Tax Collector agrees to cooperate with the City in the implementation of the Uniform Collection Method for collection and enforcing non-ad valorem assessments pursuant to Section 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non-ad valorem assessment roll that is not officially certified by the City by September 15th of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Department of Revenue.

(d) If the Tax Collector discovers errors or omissions on such roll, he may request the City to file a corrected roll or a correction of the amount of any assessment and the City shall bear the costs of any such error or omission.

(e) If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem assessment or shall direct the City to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the City and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is affected, the City shall bear all costs associated with the separate mailing for the non-ad valorem assessment that could not be merged, upon timely billing by the Tax Collector.

ARTICLE VI

Miscellaneous

(a) Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered or given when (i) actually received or (ii) signed for or "refused" as indicated on the postal service return receipt. Delivery may be by personal delivery, courier service, overnight courier, certified or registered mail, return receipt requested, addressed to the parties hereto at the respective addresses set out opposite their names below, or at such other addresses as they may hereafter specify by written notice delivered in accordance herewith:

To the Tax Collector: Pasco County Tax Collector
Attn: Mike Fasano, or his successor
P.O. Box 276
Dade City, Florida 33526-0276

with a copy to: Pasco County Property Appraiser
Attn: Mike Wells, or his successor
P.O. Box 401
Dade City, FL 33526-0401

To the City: City of New Port Richey, Florida
Attn: Debbie L. Manns, City Manager
5919 Main Street
New Port Richey, Florida 34652

with a copy to: City of New Port Richey, Florida
Attn: Crystal Dunn, Finance Director
5919 Main Street
New Port Richey, Florida 34652

(b) This Agreement may not be assigned by either party without the prior written consent from the non-assigning party.

(c) Waiver of breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this Agreement.

(d) Time is of the essence of this Agreement and of each provision hereof.

(e) In the event of litigation to enforce any part of this Agreement, the prevailing party shall be entitled to recover from the other party or parties a reasonable attorneys' fee (both at the trial and appellate levels) and costs.

(f) The paragraph headings as herein used are for convenience or reference only and shall not be deemed to vary the content of this Agreement or the covenants.

(g) This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. The designated venue for any action or lawsuit pertaining to this Agreement shall be the state courts located in Pasco County, Florida.

(h) The parties hereto agree that they have had the opportunity to consult with their respective counsels in this matter and hereby acknowledge that both have sought and received the advice of their respective counsels in connection with the meaning and import of each provision of this Agreement. As a result, both parties hereby enter into this Agreement with full understanding of the terms and conditions contained herein.

(i) This Agreement may not be amended, modified or revised unless in a written addendum signed by the authorized representatives of both parties. Any other attempt at amending, modifying or revising this Agreement shall be null, void and of no force or effect.

(j) The parties hereto represent and warrant to the other that (a) they are duly organized, qualified and existing entities under the laws of the state of Florida, and (b) all appropriate authority

exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.

(k) If any clause or provision of this Agreement is found to be illegal, invalid, or unenforceable under present or future laws effective during the Term or any renewal period of this Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby.

(l) This Agreement constitutes the sole and entire understanding between the parties hereto and supersedes all prior representations, agreements and understandings between the parties related to the subject matter hereof.

(m) The parties specifically acknowledge that the City must adopt its resolution of intent to use the ad valorem method of collecting non-ad valorem assessments no later than March 1, 2025 and has done so within said time, with the approval of the Property Appraiser, the Tax Collector and the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate for the uses and purposes expressed herein on the day and year first above written.

SIGNATURES APPEAR ON FOLLOWING PAGE

WITNESS:

CITY OF NEW PORT RICHEY, FLORIDA,
a Florida municipal corporation

By: _____
Debbie L. Manns, City Manager

Date

"TAX COLLECTOR"

WITNESS:

PASCO COUNTY TAX COLLECTOR,
a constitutional officer of the state of Florida

By: _____
MIKE FASANO, TAX COLLECTOR

Date