



ORDINANCE NO. 1577-26

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA, AMENDING ORDINANCE NO. 1422-19, ESTABLISHING THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR AMENDMENT TO SECTION 4 OF ORDINANCE NO. 1422-19 TO CHANGE THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES, BY REMOVING 25± ACRES THEREFROM; PROVIDING FOR AMENDMENT TO ORDINANCE NO. 1422-19, (AS PREVIOUSLY AMENDED BY ORDINANCE 1456-21, AMENDING EXHIBIT A OF ORDINANCE 1422-19 TO PROVIDE FOR AN AMENDED METES AND BOUNDS LEGAL DESCRIPTION OF THE DISTRICT; PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO REMAIN UNCHANGED; PROVIDING FOR THE INCORPORATION OF FACTUAL RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS AND CODIFICATION; PROVIDING BUSINESS IMPACT ESTIMATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake Alfred (the "City") is a Florida municipal corporation vested with home rule authority pursuant to the *Municipal Home Rule Powers Act* (F.S. Chapter 166) and *Article VIII, §2 of the Florida Constitution*; and

WHEREAS, pursuant to *Section 2(b), Article VIII of the Florida Constitution* and *Chapter 166, Florida Statutes*, the City is vested with governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes; and

WHEREAS, on October 21, 2019, the City Commission of the City of Lake Alfred, Florida (the "City Commission") pursuant to Section 190.005, *Florida Statutes*, adopted Ordinance No. 1422-19, which established the Eden Hills Community Development District ("District"); and

WHEREAS, on June 7, 2021, the City Commission adopted Ordinance No. 1456-21, which amended the external boundaries of the District by adding 25.74 acres of land; and

WHEREAS, the City has received from the owners of a portion of the lands located within the District, ("Petitioner") a "Petition to Amend the Boundaries of the Eden Hills Community Development District," dated February 13, 2026, (the "Petition"), which Petition is in compliance with the provisions of Section 190.046, *Florida Statutes*; and

WHEREAS, on October 8, 2025, the District Board of Supervisors adopted Resolution 2026-03 supporting Petitioner's request to amend the external boundary of the District; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City Commission on July 20, 2026; and

WHEREAS, upon consideration of the record established at that hearing, the City Commission determined that the statements within the Petition are true and correct, that the

contraction of the District is not inconsistent with any applicable element or portion of the State of Florida comprehensive plan or the City's comprehensive plan, that the land remaining within the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District, as amended, is the best alternative available for delivering community development services and facilities to the area that will be served by the District, that the community development services and facilities of the District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area that will be served by the District will remain amenable to separate special-district governance; and

WHEREAS, the lands to be contracted from the District will be subject to all terms and conditions of the City of Lake Alfred Unified Land Development Code, City of Lake Alfred Code of Ordinances, and any development order or agreement adopted by the City regarding the development of the lands described herein; and

WHEREAS, the contraction of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, all laws, rules, ordinances and regulations applicable on the effective date of this Ordinance shall be enforceable against the property located within the Green Swamp Area of Critical State Concern and the District and will continue to apply after amendment of the District; and

WHEREAS, the contraction of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, on July 20, 2026, at a duly noticed public hearing, the City Commission found that the approval of this **Ordinance No. 1577-26** preserves, enhances, and encourages the most appropriate use of land, water, and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Lake Alfred; and

WHEREAS, the City Commission of the City of Lake Alfred, Florida, finds that the approval and adoption of this **Ordinance No. 1577-26** is intended and necessary to enhance the present advantages that exist within the corporate limits of the City of Lake Alfred, Florida; and this **Ordinance No. 1577-26** is intended to promote, protect, and improve the public health, safety, and general welfare of the citizens and residents of the City of Lake Alfred, Florida.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE ALFRED, FLORIDA:

Section 1. Incorporation of Recitals.

The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the adoption of this **Ordinance No. 1577-26**, and the City Commission of the City of Lake Alfred,

Florida, hereby adopts the above-referenced factual recitals as the legislative findings supporting the adoption of this **Ordinance No. 1577-26**.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, which is codified in Chapter 190, *Florida Statutes*.

Section 3. District External Boundaries.

Section 4 of Ordinance No. 1422-19 is hereby further amended as described and set forth in **Exhibit "A"** of this ordinance, that is attached hereto and incorporated herein by reference. Further, on the effective date of this Ordinance, the District boundaries shall be amended to encompass approximately 371 acres, more or less.

Section 4. Legal Description of the District.

Exhibit "A" of Ordinance No. 1422-19 is hereby replaced in its entirety with Exhibit "A", which is attached hereto and incorporated herein by reference, and which accurately depicts the external boundaries of the District. Exhibit "B," which is attached hereto and incorporated herein by reference, is the Amended and Restated Petition for the boundary amendment.

Section 5. All Other Conditions Remain Unchanged.

All other terms and conditions of Ordinance No. 1422-19 shall remain unchanged and enforceable in accordance with the terms expressed herein.

Section 6. Conflicts.

All ordinances and/or resolutions in conflict herewith are hereby repealed to the extent necessary to give this **Ordinance No. 1577-26** full force and effect; provided however, that nothing herein shall be interpreted so as to repeal any existing ordinance or resolution relating to means of securing compliance with the *City of Lake Alfred 2030 Comprehensive Plan* and/or *City of Lake Alfred Unified Land Development Code (ULDC)* unless such repeal is explicitly set forth in this **Ordinance 1577-26**.

Section 7. Severability.

The provisions of this **Ordinance No. 1577-26** are severable. If any section, subsection, sentence, clause, phrase of this **Ordinance No. 1577-26**, or the application thereof shall be held invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The City Commission of the City of Lake Alfred hereby declares that it would have passed this **Ordinance No. 1577-26**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared invalid, unenforceable, or unconstitutional, or unenforceable. If any word, sentence, clause, phrase, or provision of this **Ordinance No. 1577-26** for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, then all remaining provisions and portions of this **Ordinance No. 1577-26** shall remain in full force and effect. If any section, subsection, sentence, clause or phrase of this **Ordinance No. 1577-26** is, for any reason held to be unconstitutional, such decision shall not

affect the validity of the remaining portions of this **Ordinance No. 1577-26**. The City of Lake Alfred, Florida, by and through its City Commission, hereby declares that it would have passed this **Ordinance No. 1577-26**, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 8. Administrative Correction of Scrivener's Errors and Codification.

It is the intention of the City Commission that sections of this **Ordinance No.** may be renumbered or re-lettered and the word "ordinance" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the *Code of Ordinances of the City of Lake Alfred* is accomplished, sections of this **Ordinance No. 1577-26** may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

This **Ordinance No. 1577-26** shall not be codified in the *Code of Ordinances, City of Lake Alfred, Florida*. A certified copy of this enacting **Ordinance No. 1577-26** shall be located in the Office of the City Clerk of the City of Lake Alfred, Florida. The City Clerk shall also make copies available to the public for a reasonable publication charge.

Section 9. Business Impact Estimate.

On October 1, 2023, Senate Bill 170 ("SB 170"), *Chapter 2023-309, Laws of Florida*, was enacted amending *Section 166.041, Florida Statutes*, requiring a local government to prepare a *business impact estimate* before the enactment of an ordinance. *Section 166.041(4)(c)1*, as amended, provided that municipal ordinances enacted to implement *Part II of Chapter 163, Florida Statutes*, were not subject to the *business impact estimate* requirement.

On October 1, 2024, Senate Bill 1628 ("SB 1628"), as codified under *Chapter 2024-145, Laws of Florida*, was enacted amending *Section 166.041, Fla. Stat. (2023)*, by creating express exclusion(s) for *comprehensive plan* and *land development regulation amendments* initiated by an application by a private party other than the municipality.

In this instance, **Ordinance No. 1577-26** arises out of an *applicant-initiated* and constitutes an official action of the City Commission which enables the City to issue development approval(s) and permit(s) for the development of the subject real property. As such, pursuant to applicable Florida law, this **Ordinance No. 1577-26** is exempt and **does not** require a business impact estimate.

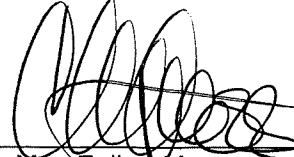
Section 10. Effective Date.

This ordinance shall become effective as prescribed by Florida general law.

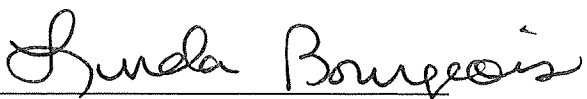
INTRODUCED AND PASSED on first reading with a quorum present and voting at the meeting of the City of Lake Alfred City Commission duly assembled on this 22nd day of June 2026.

PASSED AND FINALLY ADOPTED on second reading and adoption public hearing with a quorum present and voting at the meeting of the City of Lake Alfred City Commission duly assembled on this 20th day of July 2026.

CITY OF LAKE ALFRED
CITY COMMISSION


C. Mac Fuller, Mayor

ATTEST:


Linda Bourgeois, BAS, MMC, City Clerk

Approved as to form:

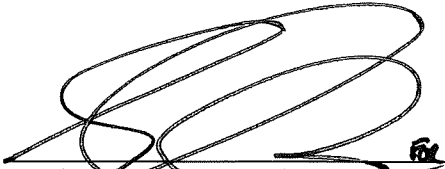

Frederick J. Murphy, Jr., City Attorney

Exhibit A
[District's External Boundaries]
EDEN HILLS CDD

LEGAL DESCRIPTION AS AMENDED

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

EDEN HILLS CDD

LEGAL DESCRIPTION OF DISTRICT, AMENDED

PARCEL 1

THE S-1/2 OF SE-1/4 AND E-1/2 OF SW-1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 2

THE S ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT ALL ROADWAYS AND EASEMENTS OF RECORD OR IN USE, LYING AND BEING IN POLK COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SECTION POST AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 2290 FEET; THENCE SOUTH 685 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF SAID SECTION AND THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 4

THE SOUTH 945 FEET OF THE NW ¼ AND THE N ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 341 FEET NORTH OF THE SOUTHEAST CORNER OF THE N ½ OF THE SW ¼, RUN THENCE NORTH ALONG THE HALF SECTION LINE A DISTANCE OF 1929 FEET TO THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, RUN THENCE WEST A DISTANCE OF 562.3 FEET, RUN THENCE SOUTH 16°15' EAST A DISTANCE OF 2009.3 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCELS:

THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTIONS 19, 20, AND 30 TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

THAT PORTION OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

RIGHT-OF-WAY PARCELS FOR COUNTY ROAD 557 AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629 PROJECT 5537, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

THAT PART OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA

THOSE PARTS MORE PARTICULARLY DESCRIBED AS:

PARCEL 1

BEGIN AT A 5/8" IRON ROD AND CAP "LB 5450" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF ABOVE SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 N-89°59'47"-E, 1321.68 FEET TO THE NORTHEAST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'25"-E, 1323.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 19 S-89°58'20"-E, 2637.88 FEET TO A 5/8" IRON ROD AND CAP "LB 5450" STANDING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES: 1) S-02°15'09"-W, 13.10 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) N-89°57'27"-W, 12.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 3) S-00°01'04"-E, 81.82 FEET; THENCE 4) N-87°37'47"-W, 0.97 FEET; THENCE 5) S-00°02'58"-W, 83.99 FEET; THENCE 6) S-00°14'03"-E, 282.24 FEET; THENCE 7) S-00°01'04"-E, 418.62 FEET; THENCE 8) S-00°34'59"-W, 258.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 9) S-05°24'19"-W, 43.23 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 10) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 246.83 FEET, A CENTRAL ANGLE/DELTA OF 14°54'25", A CHORD BEARING OF S-18°09'26"-W, A CHORD DISTANCE OF 64.04 FEET, FOR AN ARC LENGTH OF 64.22 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 11) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 213.59 FEET, A CENTRAL ANGLE/DELTA OF 16°06'05", A CHORD BEARING OF S-43°12'17"-W, A CHORD DISTANCE OF 59.83 FEET, FOR AN ARC LENGTH OF 60.02 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 12) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.45 FEET, A CENTRAL ANGLE/DELTA OF 07°22'46", A CHORD BEARING OF S-61°45'46"-W, A CHORD DISTANCE OF 19.36 FEET, FOR AN ARC LENGTH OF 19.38 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FORTY (40) COURSES: 1) S-88°38'37"-W, 153.54 FEET; THENCE 2) S-89°10'37"-W, 216.44 FEET; THENCE 3) S-89°17'23"-W, 188.18 FEET; THENCE 4) N-89°38'32"-W, 298.21 FEET; THENCE 5) N-89°53'42"-W, 234.77 FEET; THENCE 6) N-89°37'59"-W, 217.84 FEET; THENCE 7) S-89°30'50"-W, 250.08 FEET; THENCE 8) N-89°55'08"-W, 231.89 FEET; THENCE 9) N-89°49'48"-W, 270.34 FEET; THENCE 10) N-88°49'36"-W, 59.54 FEET; THENCE 11) N-80°07'52"-W, 37.96 FEET; THENCE 12) N-85°14'01"-W, 17.09 FEET; THENCE 13) N-70°59'02"-W, 18.15 FEET; THENCE 14) N-65°55'57"-W, 21.10 FEET; THENCE 15) N-67°05'59"-W, 98.72 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 16) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 13°50'09", A CHORD BEARING OF N-67°01'16"-W, A CHORD DISTANCE OF 126.06 FEET, FOR AN ARC LENGTH OF 126.36 FEET; THENCE 17) N-68°58'37"-W, 34.06 FEET; THENCE 18) S-89°31'05"-W, 19.75 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 19) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 03°49'37", A CHORD BEARING OF N-81°39'02"-W, A CHORD DISTANCE OF 34.94 FEET, FOR AN ARC LENGTH OF 34.95 FEET; THENCE 20) S-89°14'01"-W, 66.62 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 21) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 260.64 FEET, A CENTRAL ANGLE/DELTA OF 26°43'30", A CHORD BEARING OF

N-74°29'03"-W, A CHORD DISTANCE OF 120.47 FEET, FOR AN ARC LENGTH OF 121.57 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 22) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 242.45 FEET, A CENTRAL ANGLE/DELTA OF 34°55'23", A CHORD BEARING OF N-40°04'24"-W, A CHORD DISTANCE OF 145.50 FEET, FOR AN ARC LENGTH OF 147.78 FEET; THENCE 23) N-27°57'49"-W, 90.06 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 24) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 259.87 FEET, A CENTRAL ANGLE/DELTA OF 47°51'20", A CHORD BEARING OF N-54°10'27"-W, A CHORD DISTANCE OF 210.80 FEET, FOR AN ARC LENGTH OF 217.05 FEET; THENCE 25) N-65°06'24"-W, 17.01 FEET; THENCE 26) S-89°09'06"-W, 24.96 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 27) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 13°31'58", A CHORD BEARING OF S-89°09'06"-W, A CHORD DISTANCE OF 57.01 FEET, FOR AN ARC LENGTH OF 57.14 FEET; THENCE 28) S-89°09'06"-W, 20.44 FEET; THENCE 29) S-75°16'11"-W, 14.14 FEET; THENCE 30) S-59°52'40"-W, 13.79 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 31) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 05°46'25", A CHORD BEARING OF S-68°16'47"-W, A CHORD DISTANCE OF 24.37 FEET, FOR AN ARC LENGTH OF 24.38 FEET; THENCE 32) S-63°03'02"-W, 85.21 FEET; THENCE 33) S-64°14'52"-W, 92.99 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 34) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 257.71 FEET, A CENTRAL ANGLE/DELTA OF 26°37'29", A CHORD BEARING OF S-86°10'03"-W, A CHORD DISTANCE OF 118.68 FEET, FOR AN ARC LENGTH OF 119.75 FEET; THENCE 35) N-67°10'39"-W, 37.65 FEET; THENCE 36) N-66°54'31"-W, 65.68 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 37) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 475.61 FEET, A CENTRAL ANGLE/DELTA OF 12°03'04", A CHORD BEARING OF N-68°55'28"-W, A CHORD DISTANCE OF 99.85 FEET, FOR AN ARC LENGTH OF 100.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 38) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.63 FEET, A CENTRAL ANGLE/DELTA OF 14°11'59", A CHORD BEARING OF N-79°41'42"-W, A CHORD DISTANCE OF 102.74 FEET, FOR AN ARC LENGTH OF 103.01 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 39) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 800.61 FEET, A CENTRAL ANGLE/DELTA OF 08°59'50", A CHORD BEARING OF S-86°58'55"-W, A CHORD DISTANCE OF 125.59 FEET, FOR AN ARC LENGTH OF 125.72 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 40) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 492.25 FEET, A CENTRAL ANGLE/DELTA OF 00°52'46", A CHORD BEARING OF S-78°33'19"-W, A CHORD DISTANCE OF 7.55 FEET, FOR AN ARC LENGTH OF 7.55 FEET TO A 5/8" IRON ROD AND CAP" LB 8126" STANDING ON THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, SAID POINT IS HEREBY DESIGNATED POINT "A" TO BE USED HEREIN AFTER; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, AND CONTINUING ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, N-00°08'18"-W, 2166.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "A", AND RUN THENCE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'18"-E, 61.47 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND CONTINUING S-00°08'18"-E, 418.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°56'27"-E, 1602.13 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE

THE FOLLOWING TWENTY (20) COURSES: 1) N-67°05'59"-W, 78.19 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 463.28 FEET, A CENTRAL ANGLE/DELTA OF 23°26'52", A CHORD BEARING OF N-71°23'14"-W, A CHORD DISTANCE OF 188.27 FEET, FOR AN ARC LENGTH OF 189.59 FEET; THENCE 3) S-89°14'01"-W, 64.18 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 4) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 320.64 FEET, A CENTRAL ANGLE/DELTA OF 27°20'48", A CHORD BEARING OF N-74°27'38"-W, A CHORD DISTANCE OF 151.59 FEET, FOR AN ARC LENGTH OF 153.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE 5) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 302.45 FEET, A CENTRAL ANGLE/DELTA OF 34°43'11", A CHORD BEARING OF N-40°31'56"-W, A CHORD DISTANCE OF 180.48 FEET, FOR AN ARC LENGTH OF 183.27 FEET; THENCE 6) N-27°57'49"-W, 86.13 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 7) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 199.87 FEET, A CENTRAL ANGLE/DELTA OF 51°07'56", A CHORD BEARING OF N-56°07'58"-W, A CHORD DISTANCE OF 172.51 FEET, FOR AN ARC LENGTH OF 178.37 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 8) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 181.94 FEET, A CENTRAL ANGLE/DELTA OF 37°08'54", A CHORD BEARING OF S-84°19'33"-W, A CHORD DISTANCE OF 115.91 FEET, FOR AN ARC LENGTH OF 117.96 FEET; THENCE 9) S-63°03'02"-W, 84.53 FEET; THENCE 10) S-64°14'52"-W, 97.90 FEET; THENCE 11) S-72°58'21"-W, 10.80 FEET; THENCE 12) S-58°07'54"-W, 3.99 FEET; THENCE 13) S-86°02'26"-W, 5.89 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 14) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 317.71 FEET, A CENTRAL ANGLE/DELTA OF 25°07'59", A CHORD BEARING OF S-88°14'39"-W, A CHORD DISTANCE OF 138.25 FEET, FOR AN ARC LENGTH OF 139.37 FEET; THENCE 15) N-67°10'39"-W, 44.44 FEET; THENCE 16) N-66°54'31"-W, 67.99 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 17) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.61 FEET, A CENTRAL ANGLE/DELTA OF 12°30'07", A CHORD BEARING OF N-68°52'12"-W, A CHORD DISTANCE OF 90.51 FEET, FOR AN ARC LENGTH OF 90.69 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 18) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 355.63 FEET, A CENTRAL ANGLE/DELTA OF 14°15'17", A CHORD BEARING OF N-79°31'29"-W, A CHORD DISTANCE OF 88.25 FEET, FOR AN ARC DISTANCE OF 88.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 19) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 740.61 FEET, A CENTRAL ANGLE/DELTA OF 08°46'58", A CHORD BEARING OF S-87°01'04"-W, A CHORD DISTANCE OF 113.41 FEET, FOR AN ARC LENGTH OF 113.53 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 20) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 432.25 FEET, A CENTRAL ANGLE/DELTA OF 02°17'57", A CHORD BEARING OF S-77°36'22"-W, A CHORD DISTANCE OF 17.34 FEET, FOR AN ARC LENGTH OF 17.35 FEET TO THE **POINT OF BEGINNING**.

PARCEL 2

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 47.41 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, THE FOLLOWING ELEVEN (11) COURSES: 1) NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/DELTA OF 01°53'52", A CHORD BEARING OF N-34°39'47"-E, A CHORD DISTANCE OF 9.06 FEET, FOR AN ARC LENGTH OF 9.06 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; 2) NORTHEASTERLY ALONG SAID CURVE HAVING A

RADIUS OF 315.08 FEET, A CENTRAL ANGLE/Delta OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 3) N-05°24'19"-E, 48.20 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) N-00°34'59"-E, 261.88 FEET; THENCE 5) N-00°05'56"-E, 200.20 FEET; THENCE 6) N-00°07'04"-W, 200.11 FEET; THENCE 7) N-00°14'03"-W, 300.00 FEET; THENCE 8) N-00°02'58"-E, 83.11 FEET; THENCE 9) S-89°58'04"-W, 0.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/Delta OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH OF 13.83 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 11) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/Delta OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794 PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWENTY-SIX (26) COURSES: 1) N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E, 60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 100.01 FEET; THENCE 13) S-89°56'51"-E, 100.00 FEET; THENCE 14) N-89°32'13"-E, 100.00 FEET; THENCE 15) N-89°52'51"-E, 100.00 FEET; THENCE 16) S-89°56'51"-E, 100.00 FEET; THENCE 17) N-89°59'43"-E, 100.00 FEET; THENCE 18) S-89°39'39"-E, 100.00 FEET; THENCE 19) N-89°35'39"-E, 100.00 FEET; THENCE 20) S-89°53'24"-E, 100.00 FEET; THENCE 21) N-89°52'51"-E, 100.00 FEET; THENCE 22) N-89°49'58"-E, 100.00 FEET; THENCE 23) N-89°49'24"-E, 100.00 FEET; THENCE 24) S-89°43'06"-E, 100.00 FEET; THENCE 25) N-89°11'36"-E, 100.01 FEET; THENCE 26) S-89°19'21"-E, 38.37 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1372.80 FEET, A CENTRAL ANGLE/Delta OF 28°32'52", A CHORD BEARING OF S-14°16'09"-E, A CHORD DISTANCE OF 676.95 FEET, FOR AN ARC LENGTH OF 684.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-00°00'16"-W, 662.88 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND CONTINUE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-89°55'39"-W, 2580.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 30, AND RUN THENCE ALONG THE EAST LINE OF SAID SECTION 30 S-00°08'40"-E, 685.00 FEET; TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE DEPARTING THE EAST LINE OF SAID SECTION 30, N-89°56'27"-W, 2290.00 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE N-00°08'32"-W, 656.90 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-

WAY LINE THE FOLLOWING FOURTEEN (14) COURSES: 1) S-85°14'01"-E, 18.29 FEET; THENCE 2) S-80°07'51"-E, 39.84 FEET; THENCE 3) S-88°49'36"-E, 64.63 FEET; THENCE 4) S-89°49'48"-E, 270.91 FEET; THENCE 5) S-89°55'08"-E, 232.23 FEET; THENCE 6) N-89°30'50"-E, 249.93 FEET; THENCE 7) S-89°37'59"-E, 217.53 FEET; THENCE 8) S-89°53'42"-E, 234.78 FEET; THENCE 9) S-89°38'32"-E, 297.15 FEET; THENCE 10) S-88°53'35"-E, 172.89 FEET; THENCE 11) S-89°59'22"-E, 232.57 FEET; THENCE 12) S-89°19'57"-E, 95.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 13) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 210.45 FEET, A CENTRAL ANGLE/Delta OF 31°52'07", A CHORD BEARING OF N-73°00'48"-E, A CHORD DISTANCE OF 115.55 FEET, FOR AN ARC LENGTH OF 117.05 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 14) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/Delta OF 02°55'33", A CHORD BEARING OF N-50°31'27"-E, A CHORD DISTANCE OF 13.97 FEET, FOR AN ARC LENGTH OF 13.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30; THENCE DEPARTING THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, AND ALONG THE NORTH LINE OF SAID SECTION 30; S-89°56'27"-E, 43.27 FEET TO THE POINT OF BEGINNING.

PARCEL 4

BEGIN AT A 1" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 945.00 FEET TO THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST ¼ OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST ¼ OF SAID SECTION 20 N-89°56'41"-E, 1988.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557 AS SHOWN ON THE STATE OF FLORIDA-STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING SIX (6) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1830.57 FEET, A CENTRAL ANGLE/Delta OF 13°13'14", A CHORD BEARING OF S-08°09'36"-E, A CHORD DISTANCE OF 421.46 FEET, FOR AN ARC LENGTH OF 422.39 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE 2) N-88°27'01"-E, 20.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 3) THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1850.57 FEET, A CENTRAL ANGLE/Delta OF 01°35'45", A CHORD BEARING OF S-00°45'06"-E, A CHORD DISTANCE OF 51.54 FEET, FOR AN ARC LENGTH OF 51.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) S-00°02'46"-W, 793.12 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1492.39 FEET, A CENTRAL ANGLE/Delta OF 29°30'00", A CHORD BEARING OF S-14°42'14"-E, A CHORD DISTANCE OF 759.93 FEET, FOR AN ARC LENGTH OF 768.39 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-29°27'14"-E, 56.87 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING NINE (9) COURSES: 1) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/Delta OF 36°52'12", A CHORD BEARING OF S-42°06'40"-W, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-60°32'46"-W, 20.14 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" HEREBY DESIGNATED POINT "B" TO BE USED HEREINAFTER, SAID POINT IS ALSO A POINT OF CURVE CONCAVE

NORTHWESTERLY; THENCE 3) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE/DELTA OF 29°26'57", A CHORD BEARING OF S-75°16'15"-W, A CHORD DISTANCE OF 481.40 FEET, FOR AN ARC LENGTH OF 486.74 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) S-89°59'43"-W, 564.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 5) N-76°30'31"-W, 51.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-89°59'43"-W, 217.24 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 7) THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE/DELTA OF 66°25'19", A CHORD BEARING OF S-56°47'04"-W, A CHORD DISTANCE OF 21.91 FEET, FOR AN ARC LENGTH OF 23.19 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 8) S-89°59'43"-W, 710.79 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 9) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE/DELTA OF 89°53'07", A CHORD BEARING OF N-45°03'43"-W, A CHORD DISTANCE OF 247.24 FEET, FOR AN ARC LENGTH OF 274.54 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-00°07'09"-W, 889.59 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE/DELTA OF 34°41'22", A CHORD BEARING OF N-17°27'50"-W, A CHORD DISTANCE OF 149.06 FEET, FOR AN ARC LENGTH OF 151.36 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD, AND ALONG THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ N-00°08'40"-W, 48.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "B", AND RUN THENCE S-29°26'54"-E, 80.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS THE POINT OF BEGINNING, SAID POINT IS ALSO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-60°32'46"-E, 20.15 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'12", A CHORD BEARING OF N-78°58'52"-E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 557; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 557 S-29°27'14"-E, 141.33 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING FIVE (5) COURSES: 1) S-85°30'10"-W, 23.94 FEET; THENCE 2) S-89°49'24"-W, 100.00 FEET; THENCE 3) N-89°46'32"-W, 100.00 FEET; THENCE 4) S-89°49'24"-W, 100.00 FEET; THENCE 5) N-89°39'39"-W, 78.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/DELTA OF 17°02'44", A CHORD BEARING OF N-69°04'08"-E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.53 FEET TO THE POINT OF BEGINNING.

THAT PART OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK 12490, PAGE 931 WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 557 DESCRIBED IN OFFICIAL RECORDS BOOK 12506, PAGE 1063 BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 557 THE FOLLOWING FOUR COURSES: (1) S00°01'49"W A DISTANCE OF 462.43 FEET; (2) S89°29'50"W A DISTANCE OF 4.00 FEET TO A NON TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1504.39 FEET, A DELTA ANGLE OF 29°29'31", A CHORD BEARING S14°42'57"E, A CHORD DISTANCE OF 765.84 FEET; (3) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 774.36 FEET; (4) S29°27'47"E A DISTANCE OF 62.74 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 7794, PAGE 986, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID INTERSECTION LYING ON A CURVE CONCAVE TO THE NORTHWEST, NON TANGENT TO THE PREVIOUS COURSE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 20°59'42", A CHORD WHICH BEARS S50°03'07"W, A CHORD DISTANCE OF 18.22 FEET; RUN THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AND CURVE AN ARC DISTANCE OF 18.32 FEET; CONTINUE THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: (1) S60°33'00"W A DISTANCE OF 20.14 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 947.00 FEET, A DELTA ANGLE OF 29°26'56", A CHORD WHICH BEARS S75°16'29"W, A CHORD DISTANCE OF 481.40 FEET; (2) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 486.74 FEET; (3) S89°59'57"W A DISTANCE OF 539.77 FEET; RUN THENCE N00°06'55"W A DISTANCE OF 973.98 FEET; THENCE S89°56'08"W A DISTANCE OF 55.15 FEET; THENCE N00°00'00"E A DISTANCE OF 73.54 FEET; THENCE N00°06'55"W A DISTANCE OF 50.00 FEET; THENCE N89°53'05"E A DISTANCE OF 160.00 FEET; THENCE N00°06'55"W A DISTANCE OF 34.83 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 25°40'46", A CHORD WHICH BEARS N12°43'15"E, A CHORD DISTANCE OF 15.56 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 15.69 FEET; RUN THENCE N89°53'05"E A DISTANCE OF 116.54 FEET; THENCE N00°06'55"W A DISTANCE OF 50.00 FEET; THENCE N89°53'05"E A DISTANCE OF 110.00 FEET; THENCE N00°06'55"W A DISTANCE OF 50.00 FEET; THENCE N89°53'05"E A DISTANCE OF 280.00 FEET; THENCE N00°06'55"W A DISTANCE OF 19.26 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 27°29'03", A CHORD WHICH BEARS N13°51'42"W A CHORD DISTANCE OF 16.63 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 16.79 FEET; RUN THENCE N60°26'06"E A DISTANCE OF 238.27 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT

THAT PART OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD AS DESCRIBED IN MAP BOOK 2, PAGES 323 - 327 WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 557 DESCRIBED IN OFFICIAL RECORDS BOOK 7794, PAGE 986 BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY THE FOLLOWING FIVE COURSES: (1) S85°30'24"W A DISTANCE OF 23.94 FEET; (2) S89°49'38"W A DISTANCE OF 100.00 FEET; (3) N89°46'18"W A DISTANCE OF 100.00 FEET; (4) S89°49'38"W A DISTANCE OF 100.00 FEET; (5) N89°39'25"W A DISTANCE OF 78.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 7794, PAGE 986, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTH, NON TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 1027.00 FEET, A DELTA ANGLE OF 17°02'44", A CHORD WHICH BEARS N69°04'22"E A CHORD DISTANCE OF 304.41 FEET; RUN THENCE ALONG SAID SOUTHERLY RIGHT OF WAY

THE FOLLOWING THREE COURSES: (1) ALONG SAID CURVE AN ARC DISTANCE OF 305.54 FEET; (2) N60°33'00"E A DISTANCE OF 20.15 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 36°52'00", A CHORD WHICH BEARS N78°59'06"E A CHORD DISTANCE OF 31.62 FEET; (3) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 32.17 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 557; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S29°27'00"E A DISTANCE OF 141.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 262729-000000-033010

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'20" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'20" WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH 89°46'50" EAST, 1650.00 FEET; THENCE NORTH 00°07'20" EAST, 337.45 FEET; THENCE SOUTH 88°34'20" WEST, 1650.60 FEET TO THE POINT OF BEGINNING.

AMENDED DISTRICT CONTAINS 371.3931 ACRES MORE OR LESS.

AND LESS AND ACCEPT THE PREVIOUS DEDICATED RIGHT OF WAY DEDICATIONS DESCRIBED AS:

A parcel of land lying in the West 1/2 of Section 20, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 20; thence South 89°55'28" East along the South line of the Southwest 1/4 of said Section 20, a distance of 2639.94 feet to the Centerline of Survey of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537 and re-established by Polk County Surveying and Mapping Department; thence along said Centerline of Survey the following five (5) courses: (1) thence North 00°00'18" East, 662.76 feet to the point of curvature of a curve to the left having a radius of 1432.81 feet, a central angle of 29°27'51", a chord bearing of North 14°43'38" West, and a chord distance of 728.73 feet; (2) thence along the arc of said curve, 736.82 feet; (3) thence North 29°27'34" West, 305.30 feet to the point of curvature of a curve to the right having a radius of 1432.39 feet, a central angle of 29°29'36", a chord bearing of North 14°42'46" West, and a chord distance of 729.22 feet; (4) thence along the arc of said curve, 737.33 feet; (5) thence North 00°02'02" East, 501.12 feet to the Easterly extension of the North line of a parcel as described in Official Records Book 11090, Pages 314-317, Public Records of Polk County, Florida; thence South 60°25'07" West, along said extension of the North line, 68.87 feet to the West right-of-way line of County Road 557, per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida and the **Point of Beginning**; thence along the said North line the following four (4) courses: (1) thence continue South 60°25'07" West, 247.63 feet to a point on a non-tangent curve to the right having a radius of 35.00 feet, a central angle of 27°29'11", a chord bearing of South 13°52'27" East, and a chord distance of 16.63 feet; (2) thence along the arc of said curve, 16.79 feet; (3) thence South 00°07'54" East, 19.26 feet; (4) thence South 89°52'06" West, 188.20 feet; thence leaving said North line, North 00°02'46" East, 552.11 feet; thence South 89°57'14" East, 50.00 feet; thence South 59°23'31" East, 237.53 feet; thence North 89°56'09" East, 144.85 feet to the said West right-of-way line; thence South 00°02'43" West, along the said West right-of-way line 273.21 feet to said **Point of Beginning**.

Containing 3.90 acres, more or less.

AND

A parcel of land lying in the West 1/2 of Section 20, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 20; thence South 89°55'28" East along the South line of the Southwest 1/4 of said Section 20, a distance of 2639.94 feet to the Centerline of Survey of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537 and re-established by Polk County Surveying and Mapping Department; thence along said Centerline of Survey the following five (5) courses: (1) thence North 00°00'18" East, 662.76 feet to the point of curvature of a curve to the left having a radius of 1432.81 feet, a central angle of 29°27'51", a chord bearing of North 14°43'38" West, and a chord distance of 728.73 feet; (2) thence along the arc of said curve, 736.82 feet; (3) thence North 29°27'34" West, 305.30 feet to the point of curvature of a curve to the right having a radius of 1432.39 feet, a central angle of 29°29'36", a chord bearing of North 14°42'46" West, and a chord distance of 729.22 feet; (4) thence along the arc of said curve, 737.33 feet; (5) thence North 00°02'02" East, 501.12 feet to the Easterly extension of the North line of a parcel as described in Official Records Book 11090, Pages 314-317, Public Records of Polk County, Florida; thence South 60°25'07" West, along said extension of the North line, 68.87 feet to the West right-of-way line of County Road 557, per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida and the **Point of Beginning**; thence continue South 60°25'07" West, along said North line, 9.35 feet; thence leaving said North line, South 00°02'02" West, 462.47 feet; thence South 89°30'03" West, 4.00 feet to a point on a non-tangent curve to the left having a radius of 1504.39 feet, a central angle of 29°29'31", a chord bearing of South 14°42'48" East, and a chord distance of 765.84 feet; thence along the arc of said curve, 774.36 feet; thence South 29°27'34" East, 62.16 feet to the North right-of-way line of Old Lake Alfred Road per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida, and a point on a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 16°15'35", a chord bearing of North 31°45'14" East, and a chord distance of 14.14 feet; thence along the arc of said curve and said North right-of-way line, 14.19 feet to the said West right-of-way line; thence North 29°27'17" West, along the said West right-of-way line, 56.10 feet to the point of curvature of a curve to the right having a radius of 1492.39 feet, a central angle of 29°30'00", a chord bearing of North 14°42'17" West, and a chord distance of 759.93 feet; thence along the arc of said curve and said West right-of-way line, 768.39 feet; thence North 00°02'43" East, along said West right-of-way line, 466.06 feet to said **Point of Beginning**.

Containing 13,918 square feet, more or less.

AND

A parcel of land being in the Northwest 1/4 of Section 20, Township 27 South, Range 26 East, being described as follows:

Commence at the Northern most point of the West right-of-way line of County Road 557 per Exhibit "B" of deed recorded in Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida, said point being on a curve concave westerly with a radius of 1,850.57 feet, a central angle of $01^{\circ}35'38''$, a chord bearing of South $00^{\circ}45'06''$ East, and a chord distance of 51.48 feet, said point also being the **Point of Beginning**; thence along the arc of said curve and said West right-of-way line, 51.48 feet to the point of tangency; thence South $00^{\circ}02'43''$ West, along said West right-of-way line, 53.85 feet to the North right-of-way line of County Road 557 per Official Records Book 12490, Page 931, Public Records of Polk County, Florida; thence South $89^{\circ}56'09''$ West, along said North right-of-way line, 20.18 feet; thence North $00^{\circ}02'02''$ East, 53.82 feet to the point of curvature of a curve concave Westerly having a radius of 1,830.57 feet, a central angle of $01^{\circ}35'45''$, a chord bearing of North $00^{\circ}45'50''$ West, and a chord distance of 50.98 feet, said curve being the Southerly projection of the West right-of-way line of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence along said curve and Southerly projection, 50.98 feet to the said West right-of-way line per Section 1629 Project 5537; thence North $88^{\circ}26'18''$ East, along said West right-of-way line, 20.21 feet to the **Point of Beginning**.

Containing 2,122 square feet, more or less.

Exhibit B

EDEN HILLS CDD

AMENDED AND RESTATED PETITION

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT



KILINSKI
VAN WYK

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue
Tallahassee, Florida 32301
877-350-0372

May 22, 2026

Via Electronic Mail

Mr. Ryan Leavengood
rleavengood@mylakealfred.com
Seth Claytor, Esq.
seth@bosdun.com

Re: KVW Responses to City of Lake Alfred Comments to Petition to Amend Boundaries of
Eden Hills Community Development District (the “**Petition**”)

Dear Mr. Leavengood and Mr. Claytor:

Enclosed please find the *Amended and Restated Petition to Amend the Boundaries of Eden Hills Community Development District* (“**District**”), in the City of Lake Alfred, Florida (“**City**”). Our responses to the City’s comments follow.

1. Pursuant to Section 190.046(1)(a) of the Florida Statutes, if the petitioner seeks to contract the district, the petition shall describe what services and facilities are currently provided by the district to the area being removed, and the designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land element of the adopted local government comprehensive plan.

The Petition, as submitted, does not address this statutory requirement.

KVW RESPONSE: Section 4 of the Petition addresses this condition and references Exhibit 7 to the Petition. All uses will be consistent with FLUE as determined by the City.

2. Please confirm that the City received the \$1,500.00 deposit.

KVW RESPONSE: Confirmed.

3. Pursuant to Section 190.046(1)(d)2, Florida Statutes, if the District is not the petitioner, the petitioner shall file the petition with the district board of supervisors.

KVW RESPONSE: A copy of the Petition was received by the District and was supported as evidenced by Exhibit 6 to the Petition.

4. Signatories on and/or for Exhibit 5 and Exhibit 9 are not the same – signatory authority is required to process the Petition.

KVW RESPONSE: Petitioner and Landowner have provided executed Manager/Member Resolutions and Incumbency Certificates. See Pages 62 through 65 in the Petition.

5. Confirm the correctness of the general location map in Exhibit 1.

KVW RESPONSE: Confirmed

6. Confirm the sufficiency of the metes and bounds legal descriptions with the City's Surveyor provided in Exhibits 2, 3 and 4.

KVW RESPONSE: Confirmed. In addition to Exhibits 2, 3, and 4, a Title Report has been provided on page 53 of the Petition.

7. Confirm the correctness of the uses and the City's FLU map attached as Exhibit 7.

KVW RESPONSE: Submittal package includes revised maps provided by the City on March 17, 2026.

8. Confirm that an administrative lot split is not required for purposes of this Petition.

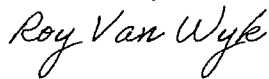
KVW RESPONSE: This is not statutorily required for the processing of the Petition.

9. Confirm/Review the proposed good faith estimated costs of constructing the proposed services and timetable for construction provided in the SERC – see Exhibit 8.

KVW RESPONSE: The unit counts and costs provided in Table 2 have been revised accordingly. See page 46.

If you have any questions, I can be reached at (850) 566-7618 or roy@cddlattorneys.com. Thank you again for your assistance in this matter and I look forward to working with you.

Sincerely,



Roy Van Wyk
Counsel for Petitioner

RVW:adh

Items Linked in E-mail (1)

**BEFORE THE CITY COMMISSION OF THE
CITY OF LAKE ALFRED, FLORIDA**

**AMENDED AND RESTATED PETITION TO AMEND THE BOUNDARIES OF THE
EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, 29:11 Lake Alfred LLC (the “**Petitioner**”) with the consent and approval of the Board of Supervisors of the Eden Hills Community Development District (the “**District**”), hereby petitions the City Commission of the City of Lake Alfred, Florida (the “**City Commission**”), pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1)(b), *Florida Statutes*, to adopt an amendment to the Ordinance, herein defined, to contract approximately **25.2568 acres** of land, more or less, from the District, a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and Ordinance No. 1422-19, as amended by Ordinance No. 1456-21 (together, the “**Ordinance**”), being located entirely within the City of Lake Alfred, Florida (the “**City**”). In support of this Petition, Petitioner states as follows:

1. History and Basis for Petition. On October 21, 2019, upon petition by Jack M. Berry, Inc., the City Commission adopted Ordinance No. 1422-19, which was effective October 21, 2019, establishing the District. On June 7, 2021, the City Commission adopted Ordinance No. 1456-21, effective June 7, 2021, amending the boundaries of the District to add additional lands. The District is currently comprised of approximately **396.65 acres** of land, more or less, as identified in the Ordinance (the “**Existing District**”). The current members of the Board of Supervisors of the District (the “**Board**”) have been duly and lawfully elected.

2. Location and Size. The lands comprising the District, including the Boundary Amendment Parcels (hereinafter defined), are located entirely within the City. **Exhibit 1** depicts the general location of the Existing District and the Boundary Amendment Parcels. The metes and

bounds legal description of the current District is provided in **Exhibit 2**. The metes and bounds legal description of the land proposed to be contracted from the District, comprising approximately **25.2568 acres** (the “**Boundary Amendment Parcels**”), is set forth in **Exhibit 3**. After contraction, the District will encompass a total of approximately **371 acres** of land, more or less. The metes and bounds legal description of the proposed District boundary after the contraction is set forth in **Exhibit 4** (the “**Amended District**”).

3. Landowner Consent. The Petitioner, who is the purchaser or developer of the Boundary Amendment Parcels, has provided written consent to amend the boundary of the District from the sole owner of the Boundary Amendment Parcels. Documentation of the consent is contained in **Exhibit 5**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the landowners currently within the District pursuant to Section 190.046(1)(g), *Florida Statutes*, and is evidenced by the District’s adoption by the Board of Supervisors on October 8, 2025 of Resolution 2026-03, supporting and authorizing the Petitioner and owner of the Boundary Amendment Parcels to file this *Petition to Amend the Boundaries of the Eden Hills Community Development District* (the “**Petition**”). Resolution 2026-03 is attached hereto as **Exhibit 6**.

4. Future Land Uses. The designation of future general distribution, location and extent of the public and private land uses proposed for the area to be contracted from the District by the future land use plan element of the City Comprehensive Plan are shown on **Exhibit 7**. Contraction of the District in the manner proposed is not inconsistent with the adopted City Comprehensive Plan. Furthermore, all development within the Boundary Amendment Parcels and the Amended District will continue to be subject to the same development regulation, permitting

requirements and zoning as required by the State of Florida and City following contraction of the District's boundaries.

5. District Facilities and Services. No facilities or services are currently being provided by the District to the Boundary Amendment Parcels.

6. Statement of Estimated Regulatory Costs. **Exhibit 8** is the Statement of Estimated Regulatory Costs (the "SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. Authorized Agent. Counsel for the Petitioner, Kilinski | Van Wyk PLLC, will serve as the District's authorized agents. A copy of the Authorization of Agent is attached hereto as **Exhibit 9**. Copies of all correspondence and official notices should be sent to:

Roy Van Wyk, Esq.
Roy@cddlattorneys.com
Lauren Gentry, Esq.
Lauren@cddlattorneys.com
Savannah Hancock, Esq.
Savannah@cddlattorneys.com
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
(877) 350-0372 (telephone)
Attorneys for 29:11 Lake Alfred LLC

8. This petition to contract the boundary of the Eden Hills Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District as amended, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the City Comprehensive Plan.

b. The District as amended, will be of a sufficient size and will be sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as amended, is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

d. The District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the District, as amended, is still amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Lake Alfred, Florida to:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), *Florida Statutes*; and

b. Grant this Petition and amend the Ordinance to contract the boundaries of the District pursuant to Chapter 190, *Florida Statutes*.

RESPECTFULLY SUBMITTED, this 22nd day of May 2026.

KILINSKI | VAN WYK, PLLC

/s/ Roy Van Wyk

Roy Van Wyk, Esq.

Florida Bar No. 0631299

Roy@cddlawyers.com

Lauren Gentry, Esq.

Florida Bar No. 120099

Lauren@cddlawyers.com

Savannah Hancock, Esq.

Florida Bar No. 1040012

Savannah@cddlawyers.com

Kilinski | Van Wyk PLLC

517 East College Avenue

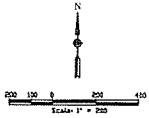
Tallahassee, Florida 32301

(877) 350-0372 (telephone)

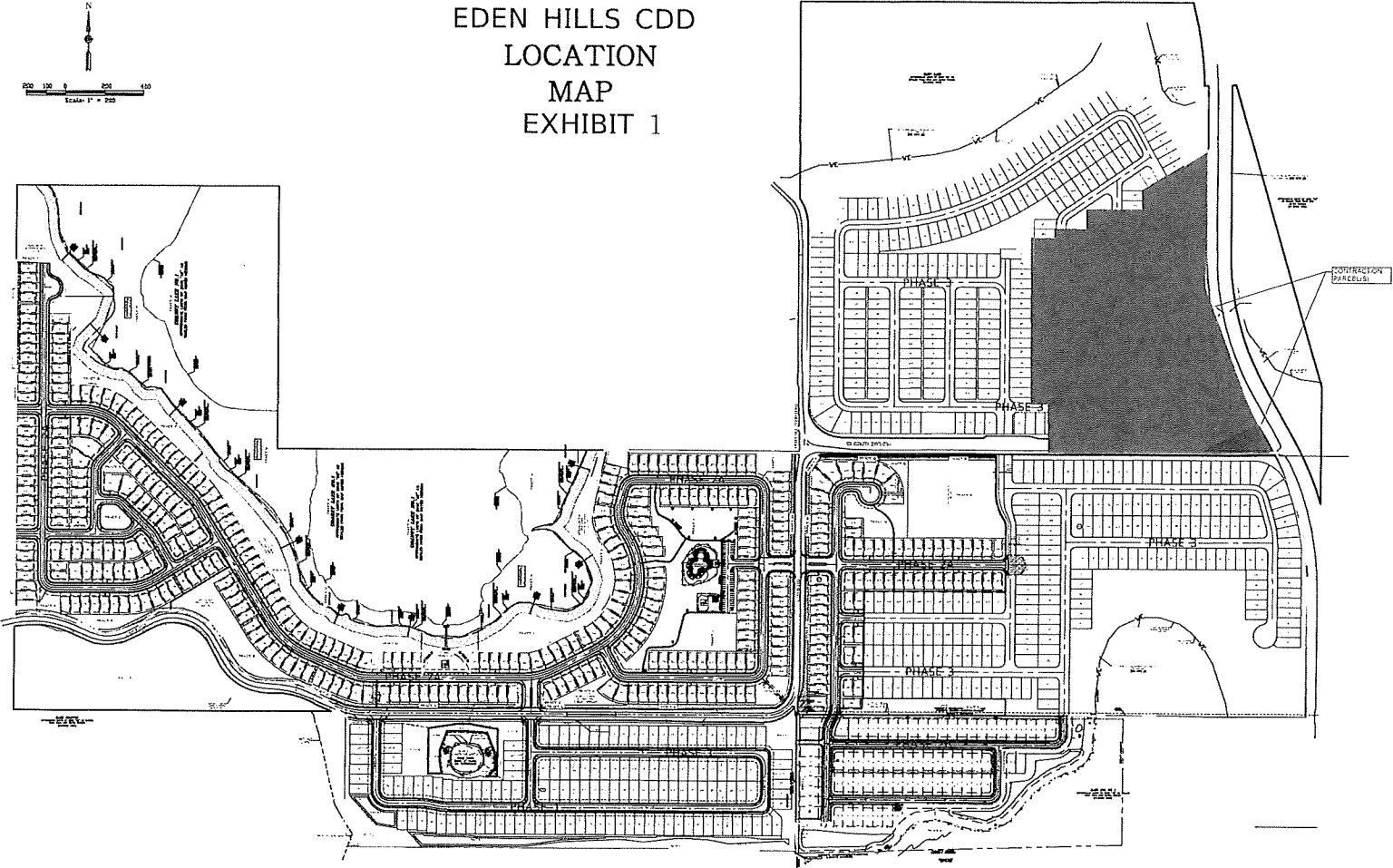
Attorneys for 29:11 Lake Alfred LLC

EXHIBIT 1

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT



EDEN HILLS CDD
LOCATION
MAP
EXHIBIT 1



CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

EXHIBIT 2

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

EXHIBIT 2

EDEN HILLS CDD

LEGAL DESCRIPTION

PARCEL 1

THE S-1/2 OF SE-1/4 AND E-1/2 OF SW-1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 2

THE S ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT ALL ROADWAYS AND EASEMENTS OF RECORD OR IN USE, LYING AND BEING IN POLK COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SECTION POST AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 2290 FEET; THENCE SOUTH 685 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF SAID SECTION AND THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 4

THE SOUTH 945 FEET OF THE NW ¼ AND THE N ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 341 FEET NORTH OF THE SOUTHEAST CORNER OF THE N ½ OF THE SW ¼, RUN THENCE NORTH ALONG THE HALF SECTION LINE A DISTANCE OF 1929 FEET TO THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, RUN THENCE WEST A DISTANCE OF 562.3 FEET, RUN THENCE SOUTH 16°15' EAST A DISTANCE OF 2009.3 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCELS:

THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTIONS 19, 20, AND 30 TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

THAT PORTION OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

RIGHT-OF-WAY PARCELS FOR COUNTY ROAD 557 AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629 PROJECT 5537, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

THOSE PARTS MORE PARTICULARLY DESCRIBED AS:

PARCEL 1

BEGIN AT A 5/8" IRON ROD AND CAP "LB 5450" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST 1/4 OF ABOVE SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 N-89°59'47"-E, 1321.68 FEET TO THE NORTHEAST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'25"-E, 1323.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 19 S-89°58'20"-E, 2637.88 FEET TO A 5/8" IRON ROD AND CAP "LB 5450" STANDING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES: 1) S-02°15'09"-W, 13.10 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) N-89°57'27"-W, 12.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 3) S-00°01'04"-E, 81.82 FEET; THENCE 4) N-87°37'47"-W, 0.97 FEET; THENCE 5) S-00°02'58"-W, 83.99 FEET; THENCE 6) S-00°14'03"-E, 282.24 FEET; THENCE 7) S-00°01'04"-E, 418.62 FEET; THENCE 8) S-00°34'59"-W, 258.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 9) S-05°24'19"-W, 43.23 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 10) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 246.83 FEET, A CENTRAL ANGLE/DELTA OF 14°54'25", A CHORD BEARING OF S-18°09'26"-W, A CHORD DISTANCE OF 64.04 FEET, FOR AN ARC LENGTH OF 64.22 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 11) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 213.59 FEET, A CENTRAL ANGLE/DELTA OF 16°06'05", A CHORD BEARING OF S-43°12'17"-W, A CHORD DISTANCE OF 59.83 FEET, FOR AN ARC LENGTH OF 60.02 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 12) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.45 FEET, A CENTRAL ANGLE/DELTA OF 07°22'46", A CHORD BEARING OF S-61°45'46"-W, A CHORD DISTANCE OF 19.36 FEET, FOR AN ARC LENGTH OF 19.38 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FORTY (40) COURSES: 1) S-88°38'37"-W, 153.54 FEET; THENCE 2) S-89°10'37"-W, 216.44 FEET; THENCE 3) S-89°17'23"-W, 188.18 FEET; THENCE 4) N-89°38'32"-W, 298.21 FEET; THENCE 5) N-89°53'42"-W, 234.77 FEET; THENCE 6) N-89°37'59"-W, 217.84 FEET; THENCE 7) S-89°30'50"-W, 250.08 FEET; THENCE 8) N-89°55'08"-W, 231.89 FEET; THENCE 9) N-89°49'48"-W, 270.34 FEET; THENCE 10) N-88°49'36"-W, 59.54 FEET; THENCE 11) N-80°07'52"-W, 37.96 FEET; THENCE 12) N-85°14'01"-W, 17.09 FEET; THENCE 13) N-70°59'02"-W, 18.15 FEET; THENCE 14) N-65°55'57"-W, 21.10 FEET; THENCE 15) N-67°05'59"-W, 98.72 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 16) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 13°50'09", A CHORD BEARING OF N-67°01'16"-W, A CHORD DISTANCE OF 126.06 FEET, FOR AN ARC LENGTH OF 126.36 FEET; THENCE 17) N-68°58'37"-W, 34.06 FEET; THENCE 18) S-89°31'05"-W, 19.75 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 19) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 03°49'37", A CHORD BEARING OF N-81°39'02"-W, A CHORD DISTANCE OF 34.94 FEET, FOR AN ARC LENGTH OF 34.95 FEET; THENCE 20) S-89°14'01"-W, 66.62 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 21) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 260.64 FEET, A CENTRAL ANGLE/DELTA OF 26°43'30", A CHORD BEARING OF N-74°29'03"-W, A CHORD DISTANCE OF 120.47 FEET, FOR AN ARC LENGTH OF 121.57 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 22) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 242.45 FEET, A CENTRAL ANGLE/DELTA OF 34°55'23", A CHORD BEARING OF N-

40°04'24"-W, A CHORD DISTANCE OF 145.50 FEET, FOR AN ARC LENGTH OF 147.78 FEET; THENCE 23) N-27°57'49"-W, 90.06 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 24) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 259.87 FEET, A CENTRAL ANGLE/DELTA OF 47°51'20", A CHORD BEARING OF N-54°10'27"-W, A CHORD DISTANCE OF 210.80 FEET, FOR AN ARC LENGTH OF 217.05 FEET; THENCE 25) N-65°06'24"-W, 17.01 FEET; THENCE 26) S-89°09'06"-W, 24.96 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 27) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 13°31'58", A CHORD BEARING OF S-89°09'06"-W, A CHORD DISTANCE OF 57.01 FEET, FOR AN ARC LENGTH OF 57.14 FEET; THENCE 28) S-89°09'06"-W, 20.44 FEET; THENCE 29) S-75°16'11"-W, 14.14 FEET; THENCE 30) S-59°52'40"-W, 13.79 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 31) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 05°46'25", A CHORD BEARING OF S-68°16'47"-W, A CHORD DISTANCE OF 24.37 FEET, FOR AN ARC LENGTH OF 24.38 FEET; THENCE 32) S-63°03'02"-W, 85.21 FEET; THENCE 33) S-64°14'52"-W, 92.99 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 34) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 257.71 FEET, A CENTRAL ANGLE/DELTA OF 26°37'29", A CHORD BEARING OF S-86°10'03"-W, A CHORD DISTANCE OF 118.68 FEET, FOR AN ARC LENGTH OF 119.75 FEET; THENCE 35) N-67°10'39"-W, 37.65 FEET; THENCE 36) N-66°54'31"-W, 65.68 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 37) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 475.61 FEET, A CENTRAL ANGLE/DELTA OF 12°03'04", A CHORD BEARING OF N-68°55'28"-W, A CHORD DISTANCE OF 99.85 FEET, FOR AN ARC LENGTH OF 100.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 38) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.63 FEET, A CENTRAL ANGLE/DELTA OF 14°11'59", A CHORD BEARING OF N-79°41'42"-W, A CHORD DISTANCE OF 102.74 FEET, FOR AN ARC LENGTH OF 103.01 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 39) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 800.61 FEET, A CENTRAL ANGLE/DELTA OF 08°59'50", A CHORD BEARING OF S-86°58'55"-W, A CHORD DISTANCE OF 125.59 FEET, FOR AN ARC LENGTH OF 125.72 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 40) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 492.25 FEET, A CENTRAL ANGLE/DELTA OF 00°52'46", A CHORD BEARING OF S-78°33'19"-W, A CHORD DISTANCE OF 7.55 FEET, FOR AN ARC LENGTH OF 7.55 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, SAID POINT IS HEREBY DESIGNATED POINT "A" TO BE USED HEREIN AFTER; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, AND CONTINUING ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, N-00°08'18"-W, 2166.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "A", AND RUN THENCE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'18"-E, 61.47 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND CONTINUING S-00°08'18"-E, 418.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°56'27"-E, 1602.13 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: 1) N-67°05'59"-W, 78.19 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 463.28 FEET, A CENTRAL ANGLE/DELTA OF 23°26'52", A CHORD BEARING OF N-71°23'14"-W, A CHORD DISTANCE OF

188.27 FEET, FOR AN ARC LENGTH OF 189.59 FEET; THENCE 3) S-89°14'01"-W, 64.18 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 4) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 320.64 FEET, A CENTRAL ANGLE/DELTA OF 27°20'48", A CHORD BEARING OF N-74°27'38"-W, A CHORD DISTANCE OF 151.59 FEET, FOR AN ARC LENGTH OF 153.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE 5) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 302.45 FEET, A CENTRAL ANGLE/DELTA OF 34°43'11", A CHORD BEARING OF N-40°31'56"-W, A CHORD DISTANCE OF 180.48 FEET, FOR AN ARC LENGTH OF 183.27 FEET; THENCE 6) N-27°57'49"-W, 86.13 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 7) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 199.87 FEET, A CENTRAL ANGLE/DELTA OF 51°07'56", A CHORD BEARING OF N-56°07'58"-W, A CHORD DISTANCE OF 172.51 FEET, FOR AN ARC LENGTH OF 178.37 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 8) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 181.94 FEET, A CENTRAL ANGLE/DELTA OF 37°08'54", A CHORD BEARING OF S-84°19'33"-W, A CHORD DISTANCE OF 115.91 FEET, FOR AN ARC LENGTH OF 117.96 FEET; THENCE 9) S-63°03'02"-W, 84.53 FEET; THENCE 10) S-64°14'52"-W, 97.90 FEET; THENCE 11) S-72°58'21"-W, 10.80 FEET; THENCE 12) S-58°07'54"-W, 3.99 FEET; THENCE 13) S-86°02'26"-W, 5.89 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 14) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 317.71 FEET, A CENTRAL ANGLE/DELTA OF 25°07'59", A CHORD BEARING OF S-88°14'39"-W, A CHORD DISTANCE OF 138.25 FEET, FOR AN ARC LENGTH OF 139.37 FEET; THENCE 15) N-67°10'39"-W, 44.44 FEET; THENCE 16) N-66°54'31"-W, 67.99 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 17) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.61 FEET, A CENTRAL ANGLE/DELTA OF 12°30'07", A CHORD BEARING OF N-68°52'12"-W, A CHORD DISTANCE OF 90.51 FEET, FOR AN ARC LENGTH OF 90.69 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 18) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 355.63 FEET, A CENTRAL ANGLE/DELTA OF 14°15'17", A CHORD BEARING OF N-79°31'29"-W, A CHORD DISTANCE OF 88.25 FEET, FOR AN ARC DISTANCE OF 88.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 19) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 740.61 FEET, A CENTRAL ANGLE/DELTA OF 08°46'58", A CHORD BEARING OF S-87°01'04"-W, A CHORD DISTANCE OF 113.41 FEET, FOR AN ARC LENGTH OF 113.53 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 20) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 432.25 FEET, A CENTRAL ANGLE/DELTA OF 02°17'57", A CHORD BEARING OF S-77°36'22"-W, A CHORD DISTANCE OF 17.34 FEET, FOR AN ARC LENGTH OF 17.35 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 47.41 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, THE FOLLOWING ELEVEN (11) COURSES: 1) NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/DELTA OF 01°53'52", A CHORD BEARING OF N-34°39'47"-E, A CHORD DISTANCE OF 9.06 FEET, FOR AN ARC LENGTH OF 9.06 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 315.08 FEET, A CENTRAL ANGLE/DELTA OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 3) N-05°24'19"-E, 48.20 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) N-00°34'59"-E, 261.88 FEET; THENCE 5) N-

00°05'56"-E, 200.20 FEET; THENCE 6) N-00°07'04"-W, 200.11 FEET; THENCE 7) N-00°14'03"-W, 300.00 FEET; THENCE 8) N-00°02'58"-E, 83.11 FEET; THENCE 9) S-89°58'04"-W, 0.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/Delta OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH OF 13.83 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 11) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/Delta OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794 PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWENTY-SIX (26) COURSES: 1) N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E, 60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 100.01 FEET; THENCE 13) S-89°56'51"-E, 100.00 FEET; THENCE 14) N-89°32'13"-E, 100.00 FEET; THENCE 15) N-89°52'51"-E, 100.00 FEET; THENCE 16) S-89°56'51"-E, 100.00 FEET; THENCE 17) N-89°59'43"-E, 100.00 FEET; THENCE 18) S-89°39'39"-E, 100.00 FEET; THENCE 19) N-89°35'39"-E, 100.00 FEET; THENCE 20) S-89°53'24"-E, 100.00 FEET; THENCE 21) N-89°52'51"-E, 100.00 FEET; THENCE 22) N-89°49'58"-E, 100.00 FEET; THENCE 23) N-89°49'24"-E, 100.00 FEET; THENCE 24) S-89°43'06"-E, 100.00 FEET; THENCE 25) N-89°11'36"-E, 100.01 FEET; THENCE 26) S-89°19'21"-E, 38.37 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1372.80 FEET, A CENTRAL ANGLE/Delta OF 28°32'52", A CHORD BEARING OF S-14°16'09"-E, A CHORD DISTANCE OF 676.95 FEET, FOR AN ARC LENGTH OF 684.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-00°00'16"-W, 662.88 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND CONTINUE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-89°55'39"-W, 2580.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 30, AND RUN THENCE ALONG THE EAST LINE OF SAID SECTION 30 S-00°08'40"-E, 685.00 FEET; TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE DEPARTING THE EAST LINE OF SAID SECTION 30, N-89°56'27"-W, 2290.00 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE N-00°08'32"-W, 656.90 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) COURSES: 1) S-85°14'01"-E, 18.29 FEET; THENCE 2) S-80°07'51"-E, 39.84 FEET; THENCE 3) S-88°49'36"-E, 64.63 FEET; THENCE 4) S-89°49'48"-E, 270.91 FEET; THENCE 5) S-89°55'08"-E, 232.23 FEET; THENCE 6) N-89°30'50"-E, 249.93 FEET; THENCE 7) S-89°37'59"-E,

217.53 FEET; THENCE 8) S-89°53'42"-E, 234.78 FEET; THENCE 9) S-89°38'32"-E, 297.15 FEET; THENCE 10) S-88°53'35"-E, 172.89 FEET; THENCE 11) S-89°59'22"-E, 232.57 FEET; THENCE 12) S-89°19'57"-E, 95.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 13) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 210.45 FEET, A CENTRAL ANGLE/Delta OF 31°52'07", A CHORD BEARING OF N-73°00'48"-E, A CHORD DISTANCE OF 115.55 FEET, FOR AN ARC LENGTH OF 117.05 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 14) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/Delta OF 02°55'33", A CHORD BEARING OF N-50°31'27"-E, A CHORD DISTANCE OF 13.97 FEET, FOR AN ARC LENGTH OF 13.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30; THENCE DEPARTING THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, AND ALONG THE NORTH LINE OF SAID SECTION 30; S-89°56'27"-E, 43.27 FEET TO THE POINT OF BEGINNING.

PARCEL 4

BEGIN AT A 1" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 945.00 FEET TO THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST ¼ OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST ¼ OF SAID SECTION 20 N-89°56'41"-E, 1988.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557 AS SHOWN ON THE STATE OF FLORIDA-STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING SIX (6) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1830.57 FEET, A CENTRAL ANGLE/Delta OF 13°13'14", A CHORD BEARING OF S-08°09'36"-E, A CHORD DISTANCE OF 421.46 FEET, FOR AN ARC LENGTH OF 422.39 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE 2) N-88°27'01"-E, 20.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 3) THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1850.57 FEET, A CENTRAL ANGLE/Delta OF 01°35'45", A CHORD BEARING OF S-00°45'06"-E, A CHORD DISTANCE OF 51.54 FEET, FOR AN ARC LENGTH OF 51.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) S-00°02'46"-W, 793.12 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1492.39 FEET, A CENTRAL ANGLE/Delta OF 29°30'00", A CHORD BEARING OF S-14°42'14"-E, A CHORD DISTANCE OF 759.93 FEET, FOR AN ARC LENGTH OF 768.39 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-29°27'14"-E, 56.87 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING NINE (9) COURSES: 1) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/Delta OF 36°52'12", A CHORD BEARING OF S-42°06'40"-W, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-60°32'46"-W, 20.14 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" HEREBY DESIGNATED POINT "B" TO BE USED HEREINAFTER, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 3) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE/Delta OF 29°26'57", A CHORD BEARING OF S-75°16'15"-W, A CHORD DISTANCE OF 481.40 FEET, FOR AN ARC LENGTH OF 486.74 FEET TO A 5/8" IRON ROD AND CAP "LB 8126";

THENCE 4) S-89°59'43"-W, 564.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 5) N-76°30'31"-W, 51.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-89°59'43"-W, 217.24 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 7) THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE/DELTA OF 66°25'19", A CHORD BEARING OF S-56°47'04"-W, A CHORD DISTANCE OF 21.91 FEET, FOR AN ARC LENGTH OF 23.19 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 8) S-89°59'43"-W, 710.79 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 9) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE/DELTA OF 89°53'07", A CHORD BEARING OF N-45°03'43"-W, A CHORD DISTANCE OF 247.24 FEET, FOR AN ARC LENGTH OF 274.54 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-00°07'09"-W, 889.59 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE/DELTA OF 34°41'22", A CHORD BEARING OF N-17°27'50"-W, A CHORD DISTANCE OF 149.06 FEET, FOR AN ARC LENGTH OF 151.36 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD, AND ALONG THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ N-00°08'40"-W, 48.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "B", AND RUN THENCE S-29°26'54"-E, 80.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS THE POINT OF BEGINNING, SAID POINT IS ALSO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-60°32'46"-E, 20.15 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'12", A CHORD BEARING OF N-78°58'52"-E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 557; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 557 S-29°27'14"-E, 141.33 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING FIVE (5) COURSES: 1) S-85°30'10"-W, 23.94 FEET; THENCE 2) S-89°49'24"-W, 100.00 FEET; THENCE 3) N-89°46'32"-W, 100.00 FEET; THENCE 4) S-89°49'24"-W, 100.00 FEET; THENCE 5) N-89°39'39"-W, 78.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/DELTA OF 17°02'44", A CHORD BEARING OF N-69°04'08"-E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.53 FEET TO THE POINT OF BEGINNING.

AND

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

PARCEL 262729-000000-033010

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'20" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'20" WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH 89°46'50" EAST, 1650.00 FEET; THENCE NORTH 00°07'20" EAST, 337.45 FEET; THENCE SOUTH 88°34'20" WEST, 1650.60 FEET TO THE POINT OF BEGINNING.

AMENDED DISTRICT CONTAINS 396.65 ACRES MORE OR LESS.

AMENDED
EXHIBIT 3

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

THAT PART OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 20 N00°08'26"W, 945.00 FEET TO THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 20 N89°56'55"E, 1988.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557 AS SHOWN ON THE STATE OF FLORIDA-STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 - 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING SEVEN (7) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1830.57 FEET, A CENTRAL ANGLE/DELTA OF 13°13'15", A CHORD BEARING OF S08°09'22"E, A CHORD DISTANCE OF 421.46 FEET, FOR AN ARC LENGTH OF 422.40 FEET; THENCE 2) N88°27'15"E, 20.00 FEET, SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; 3) THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1850.57 FEET, A CENTRAL ANGLE/DELTA OF 01°35'45", A CHORD BEARING OF S00°44'52"E, A CHORD DISTANCE OF 51.54 FEET, FOR AN ARC LENGTH OF 51.54 FEET; THENCE 4) S00°03'00"W, 327.12 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 12490, PAGES 931 - 935, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE S60°26'06"W A DISTANCE OF 9.21 FEET TO THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF COUNTY ROAD 557 AS DESCRIBED IN OFFICIAL RECORDS BOOK 12506, PAGES 1063 -1068, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID SOUTH LINE S60°26'06"W A DISTANCE OF 238.27 FEET TO A NON TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/DELTA OF 27°29'03", A CHORD BEARING S13°51'42"E, A CHORD DISTANCE OF 16.63 FEET FOR AN ARC LENGTH OF 16.79 FEET; THENCE S00°06'55"E A DISTANCE OF 19.26 FEET; THENCE S89°53'05"W A DISTANCE OF 280.00 FEET; THENCE S00°06'55"E A DISTANCE OF 50.00 FEET; THENCE S89°53'05"W A DISTANCE OF 110.00 FEET; THENCE S00°06'55"E A DISTANCE OF 50.00 FEET; THENCE S89°53'05"W A DISTANCE OF 116.54 FEET TO A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/DELTA OF 25°40'46", A CHORD BEARING S12°43'15"W, A CHORD DISTANCE OF 15.56 FEET FOR AN ARC LENGTH OF 15.69 FEET; THENCE S00°06'55"E A DISTANCE OF 34.83 FEET; THENCE S89°53'05"W A DISTANCE OF 160.00 FEET; THENCE S00°06'55"E A DISTANCE OF 50.00 FEET; THENCE S00°00'00"E A DISTANCE OF 73.54 FEET; THENCE N89°56'08"E A DISTANCE OF 55.15 FEET; THENCE S00°06'55"E A DISTANCE OF 973.98 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD AS RECORDED IN OFFICIAL RECORD BOOK 7794, PAGES 986 - 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) N89°59'57"E A DISTANCE OF 539.77 FEET TO A CURVE CONCAVE NORTHWESTERLY; (2) THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 947.00 A CENTRAL ANGLE/DELTA OF 29°26'56", A CHORD BEARING N75°16'29"E, A CHORD DISTANCE OF 481.40 FEET, FOR AN ARC LENGTH OF 486.74 FEET TO A POINT HEREBY DESIGNATED "POINT B" TO BE USED HEREAFTER; (3) N60°33'00"E A DISTANCE OF

20.14 FEET TO A POINT AN A CURVE CONCAVE NORTHWESTERLY; (4) THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 20°59'42", A CHORD BEARING N50°03'07"E, A CHORD DISTANCE OF 18.22, FOR AN ARC LENGTH OF 18.32 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 557 AS DESCRIBED IN OFFICIAL RECORD BOOK 12506, PAGES 1063 - 1068, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) N29°27'47"W A DISTANCE OF 62.74 FEET TO A CURVE CONCAVE NORTHEASTERLY; (2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1504.39 FEET, A CENTRAL ANGLE/DELTA OF 29°29'31", A CHORD BEARING N14°42'57"W, A CHORD DISTANCE OF 765.84 FEET, FOR AN ARC LENGTH OF 774.36 FEET; (3) N89°29'50"E A DISTANCE OF 4.00 FEET; (4) N00°01'49"E A DISTANCE OF 462.43 FEET TO THE POINT OF BEGINNING. THE DESCRIBED LANDS CONTAINING 24.7178 ACRES.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "B", AND RUN THENCE S29°26'34"E A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD LAKE ALFRED ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 7794, PAGES 986 -1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWO COURSES: (1) N60°33'00"E A DISTANCE OF 20.15 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; (2) THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'00", A CHORD BEARING N78°59'06"E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 557 AS DESCRIBED IN STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 1629-PROJECT 5537 AND OFFICIAL RECORD BOOK 7794, PAGES 986 -1002. THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S29°27'00"E A DISTANCE OF 141.33 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD AS DESCRIBED IN MAP BOOK 2, PAGES 323 - 327, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: (1) S85°30'24"W A DISTANCE OF 23.94 FEET; (2) S89°49'38"W A DISTANCE OF 100.00 FEET; (3) N89°46'18"W A DISTANCE OF 100.00 FEET; (4) S89°49'38"W A DISTANCE OF 100.00 FEET; (5) N89°39'25"W A DISTANCE OF 78.54 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD, AND A NON TANGENT POINT LYING ON A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/DELTA OF 17°02'44", A CHORD BEARING N69°04'22"E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.54 FEET TO THE POINT OF BEGINNING. THE DESCRIBED LANDS CONTAINING 0.5390 ACRES.

THE TOTAL AREA DESCRIBED ABOVE IS 25.2568 ACRES.

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

AND LESS AND ACCEPT THE PREVIOUS DEDICATED RIGHT OF WAY DEDICATIONS DESCRIBED AS:

A parcel of land lying in the West 1/2 of Section 20, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 20; thence South 89°55'28" East along the South line of the Southwest 1/4 of said Section 20, a distance of 2639.94 feet to the Centerline of Survey of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537 and re-established by Polk County Surveying and Mapping Department; thence along said Centerline of Survey the following five (5) courses: (1) thence North 00°00'18" East, 662.76 feet to the point of curvature of a curve to the left having a radius of 1432.81 feet, a central angle of 29°27'51", a chord bearing of North 14°43'38" West, and a chord distance of 728.73 feet; (2) thence along the arc of said curve, 736.82 feet; (3) thence North 29°27'34" West, 305.30 feet to the point of curvature of a curve to the right having a radius of 1432.39 feet, a central angle of 29°29'36", a chord bearing of North 14°42'46" West, and a chord distance of 729.22 feet; (4) thence along the arc of said curve, 737.33 feet; (5) thence North 00°02'02" East, 501.12 feet to the Easterly extension of the North line of a parcel as described in Official Records Book 11090, Pages 314-317, Public Records of Polk County, Florida; thence South 60°25'07" West, along said extension of the North line, 68.87 feet to the West right-of-way line of County Road 557, per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida and the **Point of Beginning**; thence along the said North line the following four (4) courses: (1) thence continue South 60°25'07" West, 247.63 feet to a point on a non-tangent curve to the right having a radius of 35.00 feet, a central angle of 27°29'11", a chord bearing of South 13°52'27" East, and a chord distance of 16.63 feet; (2) thence along the arc of said curve, 16.79 feet; (3) thence South 00°07'54" East, 19.26 feet; (4) thence South 89°52'06" West, 188.20 feet; thence leaving said North line, North 00°02'46" East, 552.11 feet; thence South 89°57'14" East, 50.00 feet; thence South 59°23'31" East, 237.53 feet; thence North 89°56'09" East, 144.85 feet to the said West right-of-way line; thence South 00°02'43" West, along the said West right-of-way line 273.21 feet to said **Point of Beginning**.

Containing 3.90 acres, more or less.

AND

A parcel of land lying in the West 1/2 of Section 20, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 20; thence South $89^{\circ}55'28''$ East along the South line of the Southwest 1/4 of said Section 20, a distance of 2639.94 feet to the Centerline of Survey of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537 and re-established by Polk County Surveying and Mapping Department; thence along said Centerline of Survey the following five (5) courses: (1) thence North $00^{\circ}00'18''$ East, 662.76 feet to the point of curvature of a curve to the left having a radius of 1432.81 feet, a central angle of $29^{\circ}27'51''$, a chord bearing of North $14^{\circ}43'38''$ West, and a chord distance of 728.73 feet; (2) thence along the arc of said curve, 736.82 feet; (3) thence North $29^{\circ}27'34''$ West, 305.30 feet to the point of curvature of a curve to the right having a radius of 1432.39 feet, a central angle of $29^{\circ}29'36''$, a chord bearing of North $14^{\circ}42'46''$ West, and a chord distance of 729.22 feet; (4) thence along the arc of said curve, 737.33 feet; (5) thence North $00^{\circ}02'02''$ East, 501.12 feet to the Easterly extension of the North line of a parcel as described in Official Records Book 11090, Pages 314-317, Public Records of Polk County, Florida; thence South $60^{\circ}25'07''$ West, along said extension of the North line, 68.87 feet to the West right-of-way line of County Road 557, per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida and the **Point of Beginning**; thence continue South $60^{\circ}25'07''$ West, along said North line, 9.35 feet; thence leaving said North line, South $00^{\circ}02'02''$ West, 462.47 feet; thence South $89^{\circ}30'03''$ West, 4.00 feet to a point on a non-tangent curve to the left having a radius of 1504.39 feet, a central angle of $29^{\circ}29'31''$, a chord bearing of South $14^{\circ}42'48''$ East, and a chord distance of 765.84 feet; thence along the arc of said curve, 774.36 feet; thence South $29^{\circ}27'34''$ East, 62.16 feet to the North right-of-way line of Old Lake Alfred Road per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida, and a point on a non-tangent curve to the left having a radius of 50.00 feet, a central angle of $16^{\circ}15'35''$, a chord bearing of North $31^{\circ}45'14''$ East, and a chord distance of 14.14 feet; thence along the arc of said curve and said North right-of-way line, 14.19 feet to the said West right-of-way line; thence North $29^{\circ}27'17''$ West, along the said West right-of-way line, 56.10 feet to the point of curvature of a curve to the right having a radius of 1492.39 feet, a central angle of $29^{\circ}30'00''$, a chord bearing of North $14^{\circ}42'17''$ West, and a chord distance of 759.93 feet; thence along the arc of said curve and said West right-of-way line, 768.39 feet; thence North $00^{\circ}02'43''$ East, along said West right-of-way line, 466.06 feet to said **Point of Beginning**.

Containing 13,918 square feet, more or less.

AND

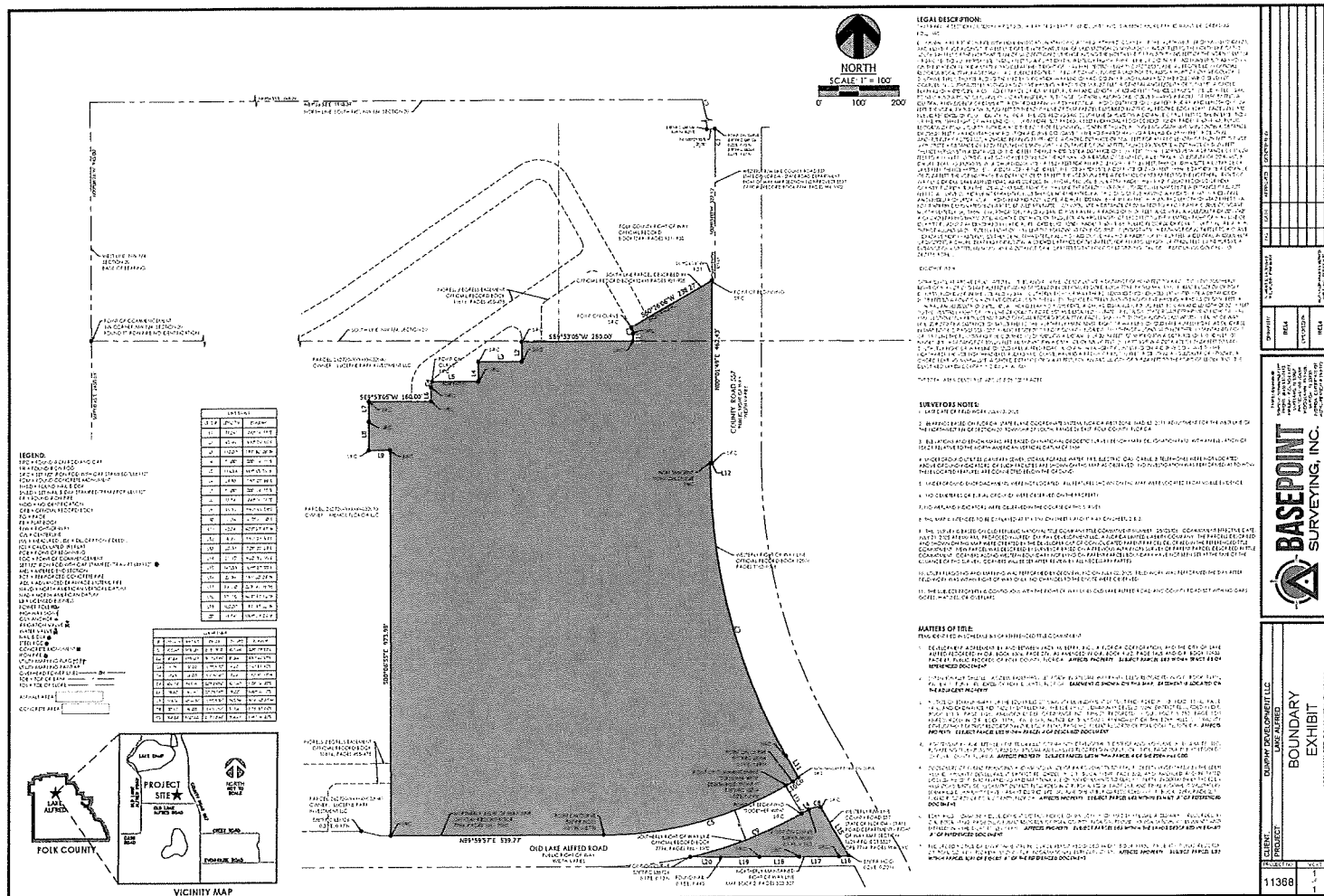
A parcel of land being in the Northwest 1/4 of Section 20, Township 27 South, Range 26 East, being described as follows:

Commence at the Northern most point of the West right-of-way line of County Road 557 per Exhibit "B" of deed recorded in Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida, said point being on a curve concave westerly with a radius of 1,850.57 feet, a central angle of 01°35'38", a chord bearing of South 00°45'06" East, and a chord distance of 51.48 feet, said point also being the **Point of Beginning**; thence along the arc of said curve and said West right-of-way line, 51.48 feet to the point of tangency; thence South 00°02'43" West, along said West right-of-way line, 53.85 feet to the North right-of-way line of County Road 557 per Official Records Book 12490, Page 931, Public Records of Polk County, Florida; thence South 89°56'09" West, along said North right-of-way line, 20.18 feet; thence North 00°02'02" East, 53.82 feet to the point of curvature of a curve concave Westerly having a radius of 1,830.57 feet, a central angle of 01°35'45", a chord bearing of North 00°45'50" West, and a chord distance of 50.98 feet, said curve being the Southerly projection of the West right-of-way line of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence along said curve and Southerly projection, 50.98 feet to the said West right-of-way line per Section 1629 Project 5537; thence North 88°26'18" East, along said West right-of-way line, 20.21 feet to the **Point of Beginning**.

Containing 2,122 square feet, more or less.

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

ATTACHMENT 1 TO
EXHIBIT 3



CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

EXHIBIT 4

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

AMENDED EXHIBIT 4

EDEN HILLS CDD

LEGAL DESCRIPTION OF DISTRICT, AMENDED

PARCEL 1

THE S-1/2 OF SE-1/4 AND E-1/2 OF SW-1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 2

THE S ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT ALL ROADWAYS AND EASEMENTS OF RECORD OR IN USE, LYING AND BEING IN POLK COUNTY, FLORIDA.

PARCEL 3

COMMENCING AT THE SECTION POST AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 2290 FEET; THENCE SOUTH 685 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SECTION TO THE EAST LINE OF SAID SECTION AND THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, LESS ROAD RIGHT OF WAY OF CASS ROAD.

PARCEL 4

THE SOUTH 945 FEET OF THE NW ¼ AND THE N ½ OF THE SW ¼ OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, LESS AND EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 341 FEET NORTH OF THE SOUTHEAST CORNER OF THE N ½ OF THE SW ¼, RUN THENCE NORTH ALONG THE HALF SECTION LINE A DISTANCE OF 1929 FEET TO THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, RUN THENCE WEST A DISTANCE OF 562.3 FEET, RUN THENCE SOUTH 16°15' EAST A DISTANCE OF 2009.3 FEET TO THE **POINT OF BEGINNING**.

LESS & EXCEPT THE FOLLOWING DESCRIBED PARCELS:

THAT PORTION OF CASS ROAD MAINTAINED RIGHT-OF-WAY AS SHOWN IN MAP BOOK 14, PAGES 78 THROUGH 86, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTIONS 19, 20, AND 30 TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

THAT PORTION OF OLD LAKE ALFRED ROAD AS RECORDED IN MAP BOOK 2, PAGES 323 THROUGH 327, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

RIGHT-OF-WAY PARCELS FOR COUNTY ROAD 557 AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629 PROJECT 5537, AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND LESS & EXCEPT

THAT PART OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA

THOSE PARTS MORE PARTICULARLY DESCRIBED AS:

PARCEL 1

BEGIN AT A 5/8" IRON ROD AND CAP "LB 5450" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST 1/4 OF ABOVE SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 N-89°59'47"-E, 1321.68 FEET TO THE NORTHEAST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'25"-E, 1323.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 19 S-89°58'20"-E, 2637.88 FEET TO A 5/8" IRON ROD AND CAP "LB 5450" STANDING ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES: 1) S-02°15'09"-W, 13.10 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) N-89°57'27"-W, 12.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 3) S-00°01'04"-E, 81.82 FEET; THENCE 4) N-87°37'47"-W, 0.97 FEET; THENCE 5) S-00°02'58"-W, 83.99 FEET; THENCE 6) S-00°14'03"-E, 282.24 FEET; THENCE 7) S-00°01'04"-E, 418.62 FEET; THENCE 8) S-00°34'59"-W, 258.08 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 9) S-05°24'19"-W, 43.23 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 10) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 246.83 FEET, A CENTRAL ANGLE/DELTA OF 14°54'25", A CHORD BEARING OF S-18°09'26"-W, A CHORD DISTANCE OF 64.04 FEET, FOR AN ARC LENGTH OF 64.22 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 11) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 213.59 FEET, A CENTRAL ANGLE/DELTA OF 16°06'05", A CHORD BEARING OF S-43°12'17"-W, A CHORD DISTANCE OF 59.83 FEET, FOR AN ARC LENGTH OF 60.02 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 12) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.45 FEET, A CENTRAL ANGLE/DELTA OF 07°22'46", A CHORD BEARING OF S-61°45'46"-W, A CHORD DISTANCE OF 19.36 FEET, FOR AN ARC LENGTH OF 19.38 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FORTY (40) COURSES: 1) S-88°38'37"-W, 153.54 FEET; THENCE 2) S-89°10'37"-W, 216.44 FEET; THENCE 3) S-89°17'23"-W, 188.18 FEET; THENCE 4) N-89°38'32"-W, 298.21 FEET; THENCE 5) N-89°53'42"-W, 234.77 FEET; THENCE 6) N-89°37'59"-W, 217.84 FEET; THENCE 7) S-89°30'50"-W, 250.08 FEET; THENCE 8) N-89°55'08"-W, 231.89 FEET; THENCE 9) N-89°49'48"-W, 270.34 FEET; THENCE 10) N-88°49'36"-W, 59.54 FEET; THENCE 11) N-80°07'52"-W, 37.96 FEET; THENCE 12) N-85°14'01"-W, 17.09 FEET; THENCE 13) N-70°59'02"-W, 18.15 FEET; THENCE 14) N-65°55'57"-W, 21.10 FEET; THENCE 15) N-67°05'59"-W, 98.72 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 16) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 13°50'09", A CHORD BEARING OF N-67°01'16"-W, A CHORD DISTANCE OF 126.06 FEET, FOR AN ARC LENGTH OF 126.36 FEET; THENCE 17) N-68°58'37"-W, 34.06 FEET; THENCE 18) S-89°31'05"-W, 19.75 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 19) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 523.28 FEET, A CENTRAL ANGLE/DELTA OF 03°49'37", A CHORD BEARING OF N-81°39'02"-W, A CHORD DISTANCE OF 34.94 FEET, FOR AN ARC LENGTH OF 34.95 FEET; THENCE 20) S-89°14'01"-W, 66.62 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 21) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 260.64 FEET, A CENTRAL ANGLE/DELTA OF 26°43'30", A CHORD BEARING OF

N-74°29'03"-W, A CHORD DISTANCE OF 120.47 FEET, FOR AN ARC LENGTH OF 121.57 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 22) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 242.45 FEET, A CENTRAL ANGLE/DELTA OF 34°55'23", A CHORD BEARING OF N-40°04'24"-W, A CHORD DISTANCE OF 145.50 FEET, FOR AN ARC LENGTH OF 147.78 FEET; THENCE 23) N-27°57'49"-W, 90.06 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 24) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 259.87 FEET, A CENTRAL ANGLE/DELTA OF 47°51'20", A CHORD BEARING OF N-54°10'27"-W, A CHORD DISTANCE OF 210.80 FEET, FOR AN ARC LENGTH OF 217.05 FEET; THENCE 25) N-65°06'24"-W, 17.01 FEET; THENCE 26) S-89°09'06"-W, 24.96 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY; THENCE 27) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 13°31'58", A CHORD BEARING OF S-89°09'06"-W, A CHORD DISTANCE OF 57.01 FEET, FOR AN ARC LENGTH OF 57.14 FEET; THENCE 28) S-89°09'06"-W, 20.44 FEET; THENCE 29) S-75°16'11"-W, 14.14 FEET; THENCE 30) S-59°52'40"-W, 13.79 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 31) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 241.94 FEET, A CENTRAL ANGLE/DELTA OF 05°46'25", A CHORD BEARING OF S-68°16'47"-W, A CHORD DISTANCE OF 24.37 FEET, FOR AN ARC LENGTH OF 24.38 FEET; THENCE 32) S-63°03'02"-W, 85.21 FEET; THENCE 33) S-64°14'52"-W, 92.99 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 34) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 257.71 FEET, A CENTRAL ANGLE/DELTA OF 26°37'29", A CHORD BEARING OF S-86°10'03"-W, A CHORD DISTANCE OF 118.68 FEET, FOR AN ARC LENGTH OF 119.75 FEET; THENCE 35) N-67°10'39"-W, 37.65 FEET; THENCE 36) N-66°54'31"-W, 65.68 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 37) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 475.61 FEET, A CENTRAL ANGLE/DELTA OF 12°03'04", A CHORD BEARING OF N-68°55'28"-W, A CHORD DISTANCE OF 99.85 FEET, FOR AN ARC LENGTH OF 100.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 38) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.63 FEET, A CENTRAL ANGLE/DELTA OF 14°11'59", A CHORD BEARING OF N-79°41'42"-W, A CHORD DISTANCE OF 102.74 FEET, FOR AN ARC LENGTH OF 103.01 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 39) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 800.61 FEET, A CENTRAL ANGLE/DELTA OF 08°59'50", A CHORD BEARING OF S-86°58'55"-W, A CHORD DISTANCE OF 125.59 FEET, FOR AN ARC LENGTH OF 125.72 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 40) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 492.25 FEET, A CENTRAL ANGLE/DELTA OF 00°52'46", A CHORD BEARING OF S-78°33'19"-W, A CHORD DISTANCE OF 7.55 FEET, FOR AN ARC LENGTH OF 7.55 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, SAID POINT IS HEREBY DESIGNATED **POINT "A"** TO BE USED HEREIN AFTER; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, AND CONTINUING ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, N-00°08'18"-W, 2166.25 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "A", AND RUN THENCE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-00°08'18"-E, 61.47 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND CONTINUING S-00°08'18"-E, 418.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19 S-89°56'27"-E, 1602.13 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 19, AND ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE

THE FOLLOWING TWENTY (20) COURSES: 1) N-67°05'59"-W, 78.19 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 463.28 FEET, A CENTRAL ANGLE/DELTA OF 23°26'52", A CHORD BEARING OF N-71°23'14"-W, A CHORD DISTANCE OF 188.27 FEET, FOR AN ARC LENGTH OF 189.59 FEET; THENCE 3) S-89°14'01"-W, 64.18 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 4) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 320.64 FEET, A CENTRAL ANGLE/DELTA OF 27°20'48", A CHORD BEARING OF N-74°27'38"-W, A CHORD DISTANCE OF 151.59 FEET, FOR AN ARC LENGTH OF 153.04 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE 5) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 302.45 FEET, A CENTRAL ANGLE/DELTA OF 34°43'11", A CHORD BEARING OF N-40°31'56"-W, A CHORD DISTANCE OF 180.48 FEET, FOR AN ARC LENGTH OF 183.27 FEET; THENCE 6) N-27°57'49"-W, 86.13 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 7) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 199.87 FEET, A CENTRAL ANGLE/DELTA OF 51°07'56", A CHORD BEARING OF N-56°07'58"-W, A CHORD DISTANCE OF 172.51 FEET, FOR AN ARC LENGTH OF 178.37 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 8) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 181.94 FEET, A CENTRAL ANGLE/DELTA OF 37°08'54", A CHORD BEARING OF S-84°19'33"-W, A CHORD DISTANCE OF 115.91 FEET, FOR AN ARC LENGTH OF 117.96 FEET; THENCE 9) S-63°03'02"-W, 84.53 FEET; THENCE 10) S-64°14'52"-W, 97.90 FEET; THENCE 11) S-72°58'21"-W, 10.80 FEET; THENCE 12) S-58°07'54"-W, 3.99 FEET; THENCE 13) S-86°02'26"-W, 5.89 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 14) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 317.71 FEET, A CENTRAL ANGLE/DELTA OF 25°07'59", A CHORD BEARING OF S-88°14'39"-W, A CHORD DISTANCE OF 138.25 FEET, FOR AN ARC LENGTH OF 139.37 FEET; THENCE 15) N-67°10'39"-W, 44.44 FEET; THENCE 16) N-66°54'31"-W, 67.99 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 17) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 415.61 FEET, A CENTRAL ANGLE/DELTA OF 12°30'07", A CHORD BEARING OF N-68°52'12"-W, A CHORD DISTANCE OF 90.51 FEET, FOR AN ARC LENGTH OF 90.69 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY; THENCE 18) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 355.63 FEET, A CENTRAL ANGLE/DELTA OF 14°15'17", A CHORD BEARING OF N-79°31'29"-W, A CHORD DISTANCE OF 88.25 FEET, FOR AN ARC DISTANCE OF 88.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHERLY; THENCE 19) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 740.61 FEET, A CENTRAL ANGLE/DELTA OF 08°46'58", A CHORD BEARING OF S-87°01'04"-W, A CHORD DISTANCE OF 113.41 FEET, FOR AN ARC LENGTH OF 113.53 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 20) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 432.25 FEET, A CENTRAL ANGLE/DELTA OF 02°17'57", A CHORD BEARING OF S-77°36'22"-W, A CHORD DISTANCE OF 17.34 FEET, FOR AN ARC LENGTH OF 17.35 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEGIN AT A $\frac{3}{4}$ " IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 20 N-00°08'40"-W, 47.41 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 20, AND RUN THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, THE FOLLOWING ELEVEN (11) COURSES: 1) NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/DELTA OF 01°53'52", A CHORD BEARING OF N-34°39'47"-E, A CHORD DISTANCE OF 9.06 FEET, FOR AN ARC LENGTH OF 9.06 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; 2) NORTHEASTERLY ALONG SAID CURVE HAVING A

RADIUS OF 315.08 FEET, A CENTRAL ANGLE/Delta OF 15°39'31", A CHORD BEARING OF N-17°59'31"-E, A CHORD DISTANCE OF 85.84 FEET, FOR AN ARC LENGTH OF 86.11 FEET; THENCE 3) N-05°24'19"-E, 48.20 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) N-00°34'59"-E, 261.88 FEET; THENCE 5) N-00°05'56"-E, 200.20 FEET; THENCE 6) N-00°07'04"-W, 200.11 FEET; THENCE 7) N-00°14'03"-W, 300.00 FEET; THENCE 8) N-00°02'58"-E, 83.11 FEET; THENCE 9) S-89°58'04"-W, 0.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 10) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE/Delta OF 04°15'37", A CHORD BEARING OF N-19°32'48"-E, A CHORD DISTANCE OF 13.83 FEET, FOR AN ARC LENGTH OF 13.83 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE 11) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE/Delta OF 49°02'54", A CHORD BEARING OF N-46°12'03"-E, A CHORD DISTANCE OF 96.30 FEET, FOR AN ARC LENGTH OF 99.30 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794 PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWENTY-SIX (26) COURSES: 1) N-82°42'13"-E, 27.59 FEET; THENCE 2) N-87°08'13"-E, 60.11 FEET; THENCE 3) N-89°59'43"-E, 67.10 FEET; THENCE 4) S-66°15'13"-E, 9.93 FEET; THENCE 5) S-88°48'06"-E, 100.02 FEET; THENCE 6) N-89°56'17"-E, 100.00 FEET; THENCE 7) S-89°36'13"-E, 100.00 FEET; THENCE 8) N-89°28'47"-E, 100.00 FEET; THENCE 9) N-87°28'33"-E, 100.10 FEET; THENCE 10) N-89°52'51"-E, 100.00 FEET; THENCE 11) N-89°28'47"-E, 100.00 FEET; THENCE 12) S-89°08'43"-E, 100.01 FEET; THENCE 13) S-89°56'51"-E, 100.00 FEET; THENCE 14) N-89°32'13"-E, 100.00 FEET; THENCE 15) N-89°52'51"-E, 100.00 FEET; THENCE 16) S-89°56'51"-E, 100.00 FEET; THENCE 17) N-89°59'43"-E, 100.00 FEET; THENCE 18) S-89°39'39"-E, 100.00 FEET; THENCE 19) N-89°35'39"-E, 100.00 FEET; THENCE 20) S-89°53'24"-E, 100.00 FEET; THENCE 21) N-89°52'51"-E, 100.00 FEET; THENCE 22) N-89°49'58"-E, 100.00 FEET; THENCE 23) N-89°49'24"-E, 100.00 FEET; THENCE 24) S-89°43'06"-E, 100.00 FEET; THENCE 25) N-89°11'36"-E, 100.01 FEET; THENCE 26) S-89°19'21"-E, 38.37 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1372.80 FEET, A CENTRAL ANGLE/Delta OF 28°32'52", A CHORD BEARING OF S-14°16'09"-E, A CHORD DISTANCE OF 676.95 FEET, FOR AN ARC LENGTH OF 684.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-00°00'16"-W, 662.88 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND CONTINUE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 20 N-89°55'39"-W, 2580.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3

BEGIN AT A ¾" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 30, AND RUN THENCE ALONG THE EAST LINE OF SAID SECTION 30 S-00°08'40"-E, 685.00 FEET; TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE DEPARTING THE EAST LINE OF SAID SECTION 30, N-89°56'27"-W, 2290.00 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE N-00°08'32"-W, 656.90 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CASS ROAD ACCORDING TO THE MAP BOOK 14, PAGES 78 THROUGH 86 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-

WAY LINE THE FOLLOWING FOURTEEN (14) COURSES: 1) S-85°14'01"-E, 18.29 FEET; THENCE 2) S-80°07'51"-E, 39.84 FEET; THENCE 3) S-88°49'36"-E, 64.63 FEET; THENCE 4) S-89°49'48"-E, 270.91 FEET; THENCE 5) S-89°55'08"-E, 232.23 FEET; THENCE 6) N-89°30'50"-E, 249.93 FEET; THENCE 7) S-89°37'59"-E, 217.53 FEET; THENCE 8) S-89°53'42"-E, 234.78 FEET; THENCE 9) S-89°38'32"-E, 297.15 FEET; THENCE 10) S-88°53'35"-E, 172.89 FEET; THENCE 11) S-89°59'22"-E, 232.57 FEET; THENCE 12) S-89°19'57"-E, 95.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 13) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 210.45 FEET, A CENTRAL ANGLE/DELTA OF 31°52'07", A CHORD BEARING OF N-73°00'48"-E, A CHORD DISTANCE OF 115.55 FEET, FOR AN ARC LENGTH OF 117.05 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE 14) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 273.59 FEET, A CENTRAL ANGLE/DELTA OF 02°55'33", A CHORD BEARING OF N-50°31'27"-E, A CHORD DISTANCE OF 13.97 FEET, FOR AN ARC LENGTH OF 13.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30; THENCE DEPARTING THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CASS ROAD, AND ALONG THE NORTH LINE OF SAID SECTION 30; S-89°56'27"-E, 43.27 FEET TO THE POINT OF BEGINNING.

PARCEL 4

BEGIN AT A 1" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 20 N-00°08'40"-W, 945.00 FEET TO THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST ¼ OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST ¼ OF SAID SECTION 20 N-89°56'41"-E, 1988.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557 AS SHOWN ON THE STATE OF FLORIDA-STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING SIX (6) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1830.57 FEET, A CENTRAL ANGLE/DELTA OF 13°13'14", A CHORD BEARING OF S-08°09'36"-E, A CHORD DISTANCE OF 421.46 FEET, FOR AN ARC LENGTH OF 422.39 FEET TO A 5/8" IRON ROD AND CAP "LB 5450"; THENCE 2) N-88°27'01"-E, 20.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 3) THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1850.57 FEET, A CENTRAL ANGLE/DELTA OF 01°35'45", A CHORD BEARING OF S-00°45'06"-E, A CHORD DISTANCE OF 51.54 FEET, FOR AN ARC LENGTH OF 51.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) S-00°02'46"-W, 793.12 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1492.39 FEET, A CENTRAL ANGLE/DELTA OF 29°30'00", A CHORD BEARING OF S-14°42'14"-E, A CHORD DISTANCE OF 759.93 FEET, FOR AN ARC LENGTH OF 768.39 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-29°27'14"-E, 56.87 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD LAKE ALFRED ROAD ACCORDING TO MAP BOOK 2, PAGES 323 THROUGH 327 (INCLUSIVE), AND OFFICIAL RECORDS BOOK 7794, PAGES 986 THROUGH 1002 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557, AND ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING NINE (9) COURSES: 1) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'12", A CHORD BEARING OF S-42°06'40"-W, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 2) S-60°32'46"-W, 20.14 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" HEREBY DESIGNATED POINT "B" TO BE USED HEREINAFTER, SAID POINT IS ALSO A POINT OF CURVE CONCAVE

NORTHWESTERLY; THENCE 3) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE/DELTA OF 29°26'57", A CHORD BEARING OF S-75°16'15"-W, A CHORD DISTANCE OF 481.40 FEET, FOR AN ARC LENGTH OF 486.74 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 4) S-89°59'43"-W, 564.31 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 5) N-76°30'31"-W, 51.42 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 6) S-89°59'43"-W, 217.24 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 7) THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE/DELTA OF 66°25'19", A CHORD BEARING OF S-56°47'04"-W, A CHORD DISTANCE OF 21.91 FEET, FOR AN ARC LENGTH OF 23.19 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE 8) S-89°59'43"-W, 710.79 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 9) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE/DELTA OF 89°53'07", A CHORD BEARING OF N-45°03'43"-W, A CHORD DISTANCE OF 247.24 FEET, FOR AN ARC LENGTH OF 274.54 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-00°07'09"-W, 889.59 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE 2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE/DELTA OF 34°41'22", A CHORD BEARING OF N-17°27'50"-W, A CHORD DISTANCE OF 149.06 FEET, FOR AN ARC LENGTH OF 151.36 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE DEPARTING THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SAID OLD LAKE ALFRED ROAD, AND ALONG THE WEST LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ N-00°08'40"-W, 48.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "B", AND RUN THENCE S-29°26'54"-E, 80.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS THE POINT OF BEGINNING, SAID POINT IS ALSO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING TWO (2) COURSES: 1) N-60°32'46"-E, 20.15 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 2) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'12", A CHORD BEARING OF N-78°58'52"-E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 557; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 557 S-29°27'14"-E, 141.33 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD THE FOLLOWING FIVE (5) COURSES: 1) S-85°30'10"-W, 23.94 FEET; THENCE 2) S-89°49'24"-W, 100.00 FEET; THENCE 3) N-89°46'32"-W, 100.00 FEET; THENCE 4) S-89°49'24"-W, 100.00 FEET; THENCE 5) N-89°39'39"-W, 78.54 FEET TO A 5/8" IRON ROD AND CAP "LB 8126", SAID POINT IS A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID OLD LAKE ALFRED ROAD, SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/DELTA OF 17°02'44", A CHORD BEARING OF N-69°04'08"-E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.53 FEET TO THE POINT OF BEGINNING.

THAT PART OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK 12490, PAGE 931 WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 557 DESCRIBED IN OFFICIAL RECORDS BOOK 12506, PAGE 1063 BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 557 THE FOLLOWING FOUR COURSES: (1) S00°01'49"W A DISTANCE OF 462.43 FEET; (2) S89°29'50"W A DISTANCE OF 4.00 FEET TO A NON TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1504.39 FEET, A DELTA ANGLE OF 29°29'31", A CHORD BEARING S14°42'57"E, A CHORD DISTANCE OF 765.84 FEET; (3) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 774.36 FEET; (4) S29°27'47"E A DISTANCE OF 62.74 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 7794, PAGE 986, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID INTERSECTION LYING ON A CURVE CONCAVE TO THE NORTHWEST, NON TANGENT TO THE PREVIOUS COURSE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 20°59'42", A CHORD WHICH BEARS S50°03'07"W, A CHORD DISTANCE OF 18.22 FEET; RUN THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AND CURVE AN ARC DISTANCE OF 18.32 FEET; CONTINUE THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: (1) S60°33'00"W A DISTANCE OF 20.14 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 947.00 FEET, A DELTA ANGLE OF 29°26'56", A CHORD WHICH BEARS S75°16'29"W, A CHORD DISTANCE OF 481.40 FEET; (2) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 486.74 FEET; (3) S89°59'57"W A DISTANCE OF 539.77 FEET; RUN THENCE N00°06'55"W A DISTANCE OF 973.98 FEET; THENCE S89°56'08"W A DISTANCE OF 55.15 FEET; THENCE N00°00'00"E A DISTANCE OF 73.54 FEET; THENCE N00°06'55"W A DISTANCE OF 50.00 FEET; THENCE N89°53'05"E A DISTANCE OF 160.00 FEET; THENCE N00°06'55"W A DISTANCE OF 34.83 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 25°40'46", A CHORD WHICH BEARS N12°43'15"E, A CHORD DISTANCE OF 15.56 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 15.69 FEET; RUN THENCE N89°53'05"E A DISTANCE OF 116.54 FEET; THENCE N00°06'55"W A DISTANCE OF 50.00 FEET; THENCE N89°53'05"E A DISTANCE OF 110.00 FEET; THENCE N00°06'55"W A DISTANCE OF 50.00 FEET; THENCE N89°53'05"E A DISTANCE OF 280.00 FEET; THENCE N00°06'55"W A DISTANCE OF 19.26 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 27°29'03", A CHORD WHICH BEARS N13°51'42"W A CHORD DISTANCE OF 16.63 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 16.79 FEET; RUN THENCE N60°26'06"E A DISTANCE OF 238.27 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT

THAT PART OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD AS DESCRIBED IN MAP BOOK 2, PAGES 323 - 327 WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 557 DESCRIBED IN OFFICIAL RECORDS BOOK 7794, PAGE 986 BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY THE FOLLOWING FIVE COURSES: (1) S85°30'24"W A DISTANCE OF 23.94 FEET; (2) S89°49'38"W A DISTANCE OF 100.00 FEET; (3) N89°46'18"W A DISTANCE OF 100.00 FEET; (4) S89°49'38"W A DISTANCE OF 100.00 FEET; (5) N89°39'25"W A DISTANCE OF 78.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 7794, PAGE 986, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTH, NON TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 1027.00 FEET, A DELTA ANGLE OF 17°02'44", A CHORD WHICH BEARS N69°04'22"E A CHORD DISTANCE OF 304.41 FEET; RUN THENCE ALONG SAID SOUTHERLY RIGHT OF WAY

THE FOLLOWING THREE COURSES: (1) ALONG SAID CURVE AN ARC DISTANCE OF 305.54 FEET; (2) N60°33'00"E A DISTANCE OF 20.15 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 36°52'00", A CHORD WHICH BEARS N78°59'06"E A CHORD DISTANCE OF 31.62 FEET; (3) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 32.17 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 557; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S29°27'00"E A DISTANCE OF 141.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 262729-000000-033010

COMMENCING AT THE SECTION POST AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, RUNNING THENCE SOUTH 990 FEET; THENCE EAST 1650 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SECTION LINE TO THE PLACE OF BEGINNING, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°07'20" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 29, 700.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'20" WEST ALONG SAID WEST BOUNDARY OF SAID SECTION 27, 290.00 FEET; THENCE SOUTH 89°46'50" EAST, 1650.00 FEET; THENCE NORTH 00°07'20" EAST, 337.45 FEET; THENCE SOUTH 88°34'20" WEST, 1650.60 FEET TO THE POINT OF BEGINNING.

AMENDED DISTRICT CONTAINS 371.3931 ACRES MORE OR LESS.

AND LESS AND ACCEPT THE PREVIOUS DEDICATED RIGHT OF WAY DEDICATIONS DESCRIBED AS:

A parcel of land lying in the West 1/2 of Section 20, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 20; thence South 89°55'28" East along the South line of the Southwest 1/4 of said Section 20, a distance of 2639.94 feet to the Centerline of Survey of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537 and re-established by Polk County Surveying and Mapping Department; thence along said Centerline of Survey the following five (5) courses: (1) thence North 00°00'18" East, 662.76 feet to the point of curvature of a curve to the left having a radius of 1432.81 feet, a central angle of 29°27'51", a chord bearing of North 14°43'38" West, and a chord distance of 728.73 feet; (2) thence along the arc of said curve, 736.82 feet; (3) thence North 29°27'34" West, 305.30 feet to the point of curvature of a curve to the right having a radius of 1432.39 feet, a central angle of 29°29'36", a chord bearing of North 14°42'46" West, and a chord distance of 729.22 feet; (4) thence along the arc of said curve, 737.33 feet; (5) thence North 00°02'02" East, 501.12 feet to the Easterly extension of the North line of a parcel as described in Official Records Book 11090, Pages 314-317, Public Records of Polk County, Florida; thence South 60°25'07" West, along said extension of the North line, 68.87 feet to the West right-of-way line of County Road 557, per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida and the **Point of Beginning**; thence along the said North line the following four (4) courses: (1) thence continue South 60°25'07" West, 247.63 feet to a point on a non-tangent curve to the right having a radius of 35.00 feet, a central angle of 27°29'11", a chord bearing of South 13°52'27" East, and a chord distance of 16.63 feet; (2) thence along the arc of said curve, 16.79 feet; (3) thence South 00°07'54" East, 19.26 feet; (4) thence South 89°52'06" West, 188.20 feet; thence leaving said North line, North 00°02'46" East, 552.11 feet; thence South 89°57'14" East, 50.00 feet; thence South 59°23'31" East, 237.53 feet; thence North 89°56'09" East, 144.85 feet to the said West right-of-way line; thence South 00°02'43" West, along the said West right-of-way line 273.21 feet to said **Point of Beginning**.

Containing 3.90 acres, more or less.

AND

A parcel of land lying in the West 1/2 of Section 20, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 20; thence South $89^{\circ}55'28''$ East along the South line of the Southwest 1/4 of said Section 20, a distance of 2639.94 feet to the Centerline of Survey of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537 and re-established by Polk County Surveying and Mapping Department; thence along said Centerline of Survey the following five (5) courses: (1) thence North $00^{\circ}00'18''$ East, 662.76 feet to the point of curvature of a curve to the left having a radius of 1432.81 feet, a central angle of $29^{\circ}27'51''$, a chord bearing of North $14^{\circ}43'38''$ West, and a chord distance of 728.73 feet; (2) thence along the arc of said curve, 736.82 feet; (3) thence North $29^{\circ}27'34''$ West, 305.30 feet to the point of curvature of a curve to the right having a radius of 1432.39 feet, a central angle of $29^{\circ}29'36''$, a chord bearing of North $14^{\circ}42'46''$ West, and a chord distance of 729.22 feet; (4) thence along the arc of said curve, 737.33 feet; (5) thence North $00^{\circ}02'02''$ East, 501.12 feet to the Easterly extension of the North line of a parcel as described in Official Records Book 11090, Pages 314-317, Public Records of Polk County, Florida; thence South $60^{\circ}25'07''$ West, along said extension of the North line, 68.87 feet to the West right-of-way line of County Road 557, per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida and the **Point of Beginning**; thence continue South $60^{\circ}25'07''$ West, along said North line, 9.35 feet; thence leaving said North line, South $00^{\circ}02'02''$ West, 462.47 feet; thence South $89^{\circ}30'03''$ West, 4.00 feet to a point on a non-tangent curve to the left having a radius of 1504.39 feet, a central angle of $29^{\circ}29'31''$, a chord bearing of South $14^{\circ}42'48''$ East, and a chord distance of 765.84 feet; thence along the arc of said curve, 774.36 feet; thence South $29^{\circ}27'34''$ East, 62.16 feet to the North right-of-way line of Old Lake Alfred Road per Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida, and a point on a non-tangent curve to the left having a radius of 50.00 feet, a central angle of $16^{\circ}15'35''$, a chord bearing of North $31^{\circ}45'14''$ East, and a chord distance of 14.14 feet; thence along the arc of said curve and said North right-of-way line, 14.19 feet to the said West right-of-way line; thence North $29^{\circ}27'17''$ West, along the said West right-of-way line, 56.10 feet to the point of curvature of a curve to the right having a radius of 1492.39 feet, a central angle of $29^{\circ}30'00''$, a chord bearing of North $14^{\circ}42'17''$ West, and a chord distance of 759.93 feet; thence along the arc of said curve and said West right-of-way line, 768.39 feet; thence North $00^{\circ}02'43''$ East, along said West right-of-way line, 466.06 feet to said **Point of Beginning**.

Containing 13,918 square feet, more or less.

AND

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

A parcel of land being in the Northwest 1/4 of Section 20, Township 27 South, Range 26 East, being described as follows:

Commence at the Northern most point of the West right-of-way line of County Road 557 per Exhibit "B" of deed recorded in Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida, said point being on a curve concave westerly with a radius of 1,850.57 feet, a central angle of 01°35'38", a chord bearing of South 00°45'06" East, and a chord distance of 51.48 feet, said point also being the **Point of Beginning**; thence along the arc of said curve and said West right-of-way line, 51.48 feet to the point of tangency; thence South 00°02'43" West, along said West right-of-way line, 53.85 feet to the North right-of-way line of County Road 557 per Official Records Book 12490, Page 931, Public Records of Polk County, Florida; thence South 89°56'09" West, along said North right-of-way line, 20.18 feet; thence North 00°02'02" East, 53.82 feet to the point of curvature of a curve concave Westerly having a radius of 1,830.57 feet, a central angle of 01°35'45", a chord bearing of North 00°45'50" West, and a chord distance of 50.98 feet, said curve being the Southerly projection of the West right-of-way line of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence along said curve and Southerly projection, 50.98 feet to the said West right-of-way line per Section 1629 Project 5537; thence North 88°26'18" East, along said West right-of-way line, 20.21 feet to the **Point of Beginning**.

Containing 2,122 square feet, more or less.

EXHIBIT 5

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

**CONSENT AND JOINDER OF LANDOWNER TO CONTRACTION
FROM THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that 29:11 Lake Alfred LLC, (the "**Petitioner**"), with the consent and support of the Eden Hills Community Development District (the "**District**") intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to remove the Property within the District thereby contracting the external boundaries of the District.

As the owner of the Property which is intended to be removed from the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be removed from the District.

The undersigned hereby consents to the removal of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District's external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District's external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner or the District, additional consent to removal of the Property from the boundaries of the District in substantially this form.

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

[signatures on following page]

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

Executed this 16th day of January, 2026

WITNESSES:

J. Dunphy
Edward M. Sloan
Print Name: James Dunphy

MS
Print Name: Robert Baker

MEMOS FLORIDA LLC
a Florida limited liability company

Edward M. Sloan
By: Edward M. Sloan
Its: Manager

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of January, 2026 by Edward M. Sloan, on behalf of Memos Florida LLC as its Manager, who is personally known to me or who has produced _____ as identification.

[notary seal]

Molly Lane Dunphy
Print Name: Molly Lane Dunphy
Notary Public, State of Florida

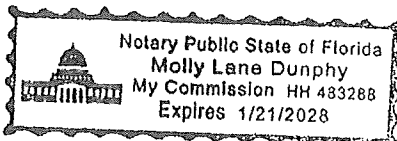


Exhibit A:
PARCEL DESCRIPTION

Parcel 26-27-20-000000-032010

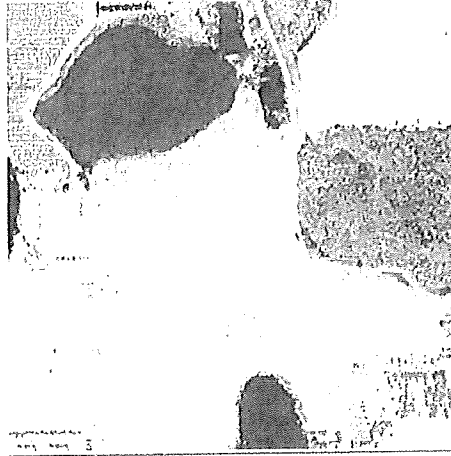


EXHIBIT 6

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT CONSENTING TO THE PETITION FILED BY DUNPHY DEVELOPMENT LLC WITH THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Eden Hills Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. 1422-19, adopted by the City Commission of the City of Lake Alfred, Florida ("City"), on October 21, 2019, as amended by Ordinance No. 1456-21 (together, "Ordinance"), adopted by the City Commission of the City on June 7, 2021, and being situated entirely within the City; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 396.65 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Dunphy Development LLC, the developer and owner of certain lands within the District ("Developer"), has approached the District and requested the District consent to its petition to amend the District's boundaries to remove the property identified in the attached **Exhibit A** ("Contraction Parcels"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, removal of the Contraction Parcels in **Exhibit A** from the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in support of the Developer's boundary amendment petition pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the District desires to consent to the Developer's petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EDEN HILLS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby consents to the Developer's petition to amend the District's boundaries to remove the lands described in **Exhibit A** pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the Developer's petition to the City to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of October 2025.

ATTEST:

Signed by:

0CDADF4CFD22489
Secretary/Assistant Secretary

**EDEN HILLS COMMUNITY
DEVELOPMENT DISTRICT**

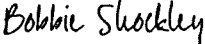
Signed by:

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Chairperson, Board of Supervisors

Exhibit A: Contraction Parcels

EXHIBIT A

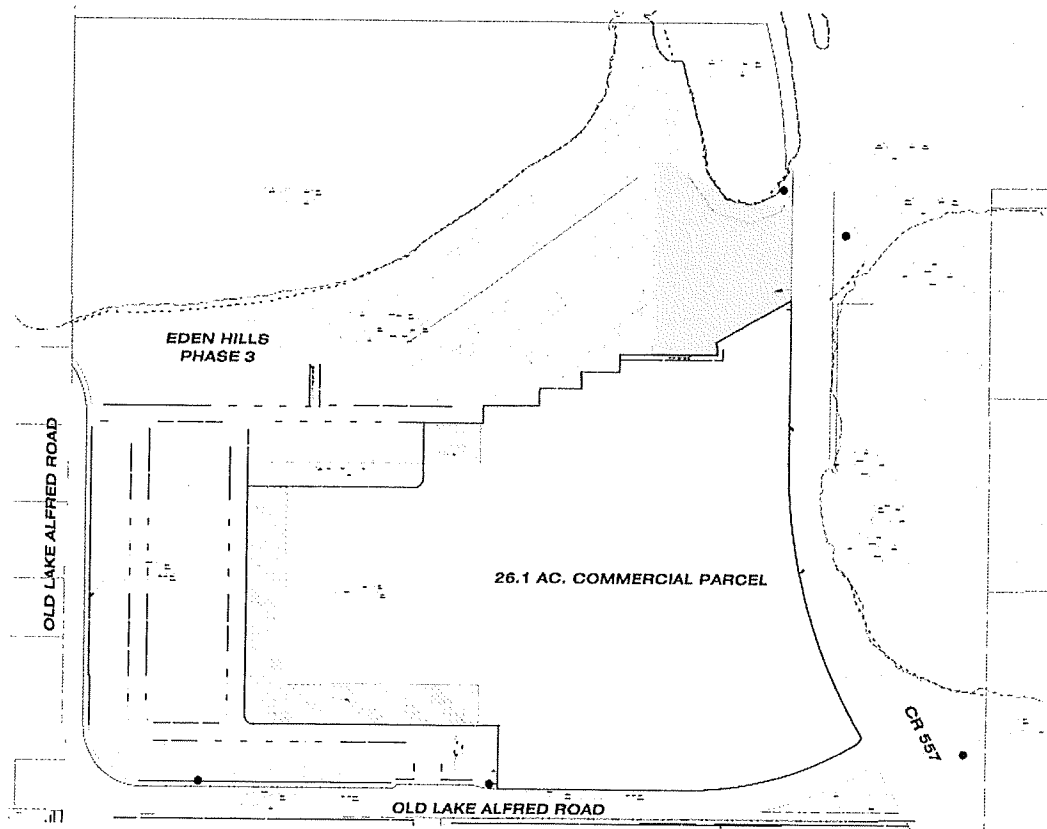
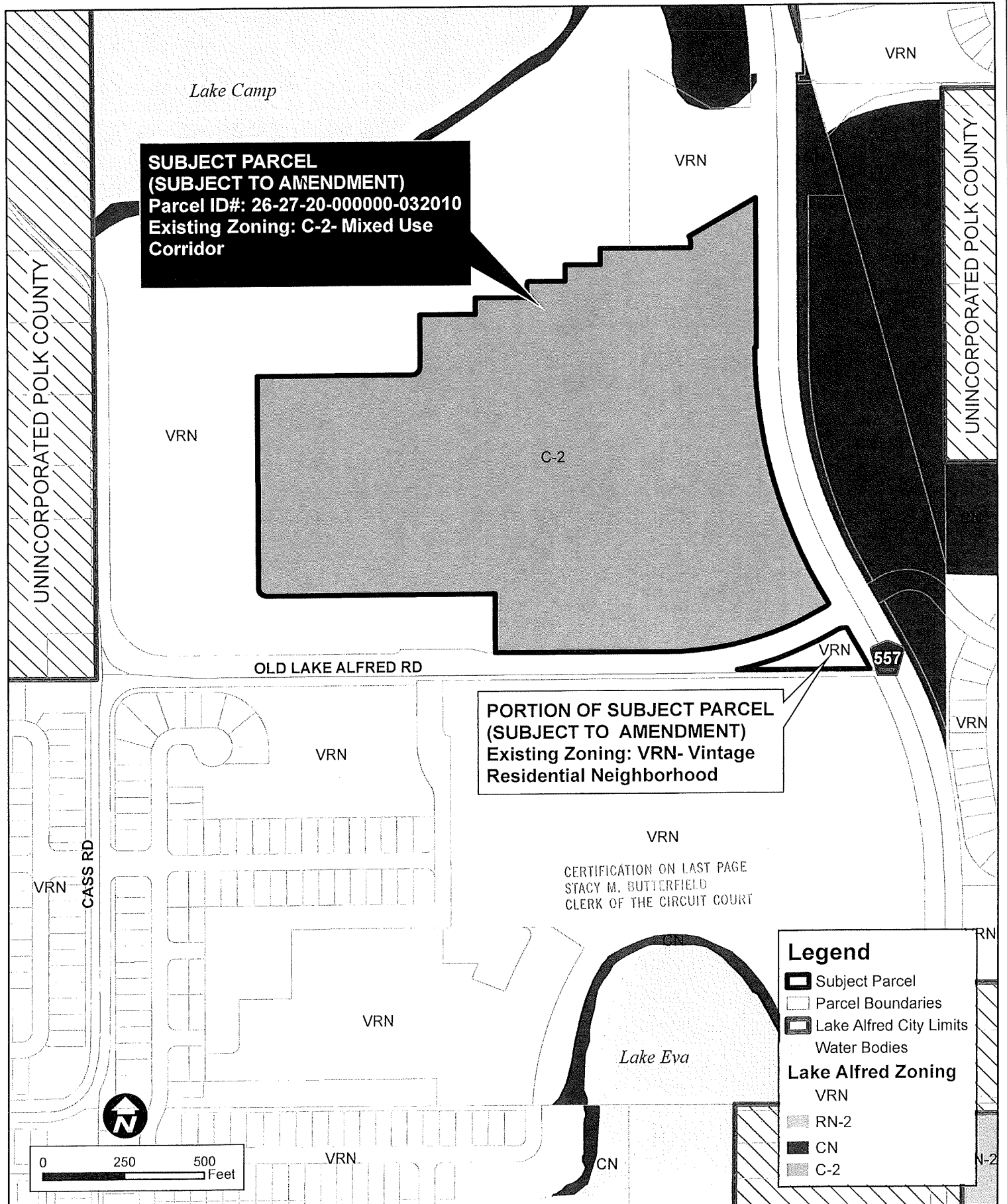


EXHIBIT 7

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

**CITY OF LAKE ALFRED
ZONING MAP**



CITY OF LAKE ALFRED FUTURE LAND USE MAP

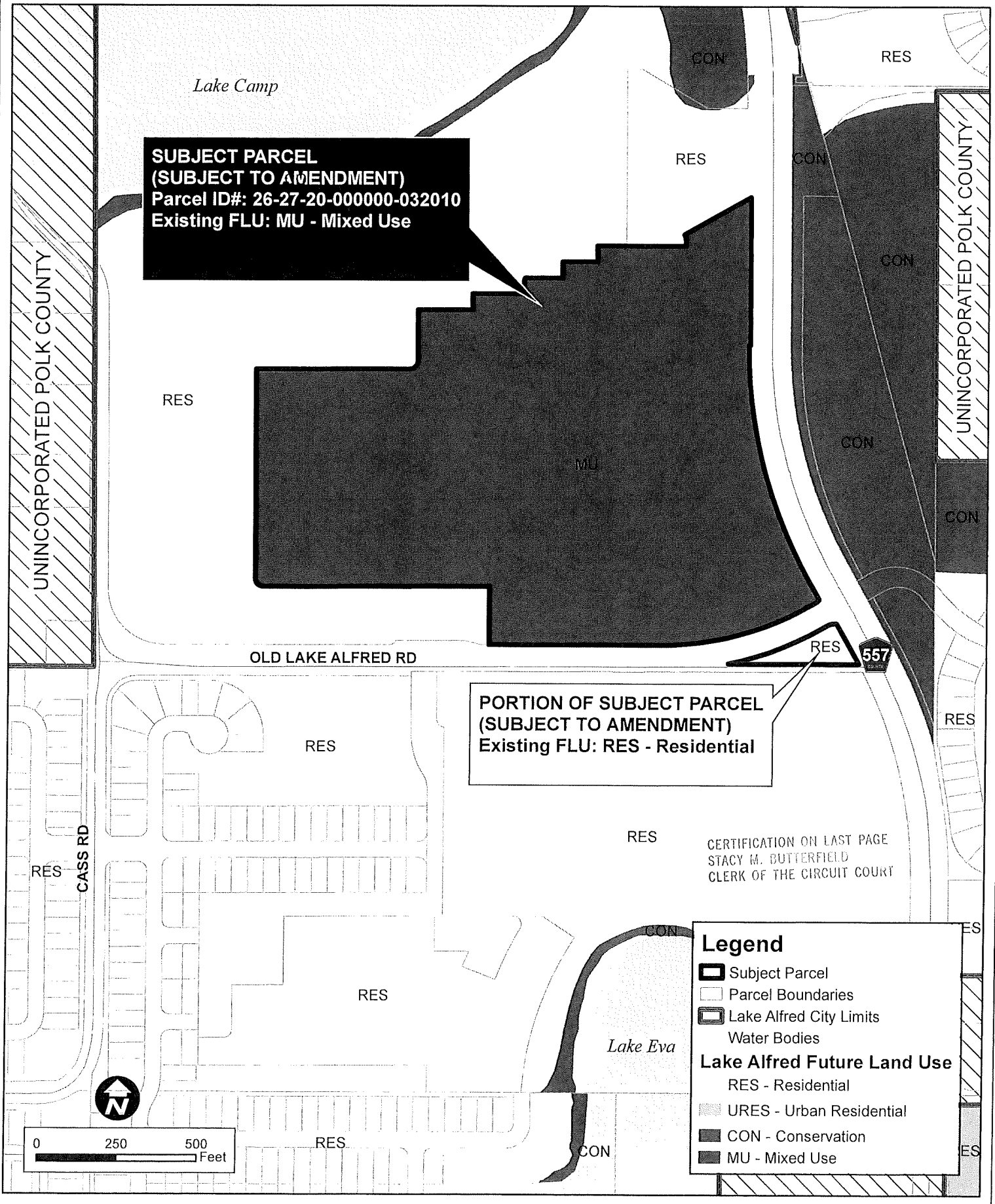


EXHIBIT 8

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

STATEMENT OF ESTIMATED REGULATORY COSTS

For the Petition to Amend the Boundaries of the Eden Hills CDD

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to amend the boundaries of the **Eden Hills Community Development District** (the “District”). The District is an independent unit of special-purpose local government established pursuant to Chapter 190, *Florida Statutes* by the City Commission of Lake Alfred, Florida Ordinance No. 1422-19, adopted on October 21, 2019, as amended by Ordinance 1456-21 on June 7, 2021. The District is comprised of approximately 396.65 acres and located within the City of Lake Alfred, Florida (the “City”). The project is currently planned for approximately 917 residential units. The District desires to amend the boundaries by removing approximately 25.2568 acres (the “Contraction Area”). Upon contraction, the District will include 371 acres, more or less with no changes to the number of planned residential units. The SERC provides the information required by Section 190.005 and Section 120.541, *Florida Statutes*. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), *Florida Statutes*, as follows:

“That the process of establishing¹ such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Eden Hills Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the lands within the Eden Hills development. The District, as amended, will encompass approximately 371 acres, more or less.

The development plan for the lands within the District, as amended, includes approximately 917 residential units. All units are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, *Florida Statutes*, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), *Florida Statutes*.

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

¹ Same limitations apply for a SERC accompanying the petition to amend the boundaries of a CDD.

District. The scope of this SERC is limited to evaluating the economic consequences of approving the petition to amend the boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency², and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.
- (f) Any additional information that the agency determines may be useful.
- (g) In the statement or revised statement, whichever applies, a description of any regulatory alternative submitted under paragraph (1)(a) of Sec. 120.541, Florida Statute, and a statement

² For the purposes of this SERC, the term "agency" means City of Lake Alfred and the term "rule" means the ordinance(s) which the City of Lake Alfred adopted to create or amend the District.

adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

A description and analysis of the requirements are set forth below.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely the contraction of the District will meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

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

As noted above, the District, as amended, encompasses a community designed for approximately 917 residential units. These units and their owners and or tenants will fall under the jurisdiction of the District upon construction or sale. Prior to sale of any units, all of the land within the District will be under the jurisdiction of the District and be required to comply with the establishing ordinance.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed contraction of the District. The boundary amendment, as proposed, will be processed by the City and consented to by the County, per section 190.046(1)(b), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs. Please note that since the District already exists and the petition is to amend the boundaries of the District, it is unlikely that there will be any additional costs to the State.

City of Lake Alfred

The District currently exists and the petition is to Contract the boundaries of the District. After Contraction, the District will consist of approximately 371 acres, more or less. The City and its staff will process and analyze the petition pursuant to Section 190.046(1)(b) Florida Statutes, conduct a public hearing with respect to the petition, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources. However, the petition filing fee is anticipated to cover the City costs for review of the petition to amend the boundaries.

These costs to the City are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to amend the boundaries of a community development district.

The annual costs to the City attributable to the contraction of the District are minimal, if any. The District is an independent unit of special-purpose local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. It should be noted that since the District already exists, the exclusion of the Contraction Area from the boundaries of the District should not impact the City's annual costs.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of special-purpose local government. It is designed to provide community facilities and services to serve the development. The District has its own sources of revenue to provide and maintain such facilities and services. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the District, as amended, may provide. It is anticipated that the offsite improvements, stormwater facilities, lift stations/water/sewer, street lighting, roadway, entry feature & signage, parks & amenities and other costs, as described in Table 1, will be financed by the District, although some of the infrastructure facilities will be dedicated to other governments for operations. Those governments will collect the associated revenues required to operate and maintain those systems.

Table 1.
Eden Hills Community Development District Summary of Proposed District Facilities

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing</u>	<u>Operations & Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Lake Alfred	District Bonds	City of Lake Alfred
Street Lighting/Conduit	District	District	District Bonds	District
Internal Roadways	District	City of Lake Alfred	District Bonds	City of Lake Alfred
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements to CR 557	District	Polk County	District Bonds ³	Polk County
Offsite Improvements to Old Lake Alfred Road, Cass Road, and Adams Barn Road	District	Polk County	District Bonds ⁴	Polk County

The District has estimated the design and development costs for providing the capital facilities in the remaining in the District. The cost estimates are shown in Table 2 below. The design and development costs for these facilities servicing the Contraction Area will be the responsibility of the owners/developers of the Contraction Area. The District may issue special assessments or other revenue bonds to fund the development of the facilities within the District. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that specially benefit from the District's capital improvement program.

Future landowners in the District shall be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance, assuming such bonds are issued by the District. In addition to the levy of non-ad valorem assessments for debt service, the District shall also impose a non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of the affected property by purchasing such property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

³ The owner of the Contraction Area will provide a proportionate share of the costs to CR 547.

⁴ The owner of the Contraction Area will provide a proportionate share of the costs to Old Lake Alfred Road.

A CDD provides property owners with the option of having higher levels and types of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through higher cost of developer equity and/or bank loans.

Table 2.
Eden Hills Community Development District –
Engineer’s Estimate of Probable Costs

<u>Infrastructure</u> ⁽¹⁾	<u>Phase 1 -Existing</u> <u>(142 Lots)</u> <u>2019-2023</u>	<u>Phase 2A -</u> <u>Existing (402</u> <u>Lots)</u> <u>2021-2024</u>	<u>Phase 3</u> <u>(373 Lots)</u> <u>2026-2028</u>	<u>Total</u> <u>(917 Lots)</u>
Offsite Improvements to County Road 557	\$40,000.000	\$140,000.000	\$220,000.00	\$400,000.00
Offsite Roadway Improvements to Old Lake Alfred Road, Cass Road, and Adams Barn Road	\$48,000.00	\$110,000.00	\$190,000.00	\$348,000.00
Stormwater Management	\$1,300,000.00	\$2,000,000.00	\$3,070,000.00	\$6,370,000.00
Utilities (Water, Sewer, & Street Lighting)	\$680,000.00	\$4,265,000.00	\$6,600,000.00	\$11,545,000.00
Internal Roadways (not referenced above) (4)(5)(6)(10)	\$480,000.00	\$1,700,000.00	\$2,610,000.00	\$4,790,000.00
Entry Feature	\$130,000.00	\$300,000.00	\$465,000.00	\$895,000.00
Parks and Recreational Facilities	\$190,000.00	\$430,000.00	\$670,000.00	\$1,290,000.00
Contingency	\$ 250,000.00	\$890,000.00	\$1,370,000.00	\$2,510,000.00
TOTAL	\$3,118,000.00	\$9,835,000.00	\$15,195,000.00	\$28,148,000.00

In considering these costs it should be noted that owners and occupants of the lands included within the District will receive four major classes of benefits.

First, those property owners in the District will receive a higher level of public services and amenities sooner than would otherwise be the case, due to increased availability to bond financing.

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

Third, a CDD is a form of governance which allows CDD landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and cost of the CDD services they receive, provided they meet the City and County’s overall requirements, as applicable.

Fourth, a CDD has the ability to maintain infrastructure better than a Homeowners’ Association (“HOA”) because it is able to offer a more secure funding source for maintenance, operations, and repair costs through assessments collected on the county tax bill pursuant to Section 197.3632,

Florida Statutes. Further, a CDD is a perpetual entity and provides for the continuous operations and maintenance of infrastructure.

The transactional cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD (through tax exempt bond financing), the transactional cost impact to landowners is negligible.

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

There will be no impact on small businesses because of the contraction of the District. If anything, the impact on any small businesses in the area near the District may be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work. In addition, the development of the Contraction Area into commercial use will create more small businesses.

The City of Lake Alfred has an estimated population of less than 10,000 according to the most recent federal census (2020). Therefore, the City is defined as a “small” City according to Section 120.52 of the Florida Statutes. However, as noted above, there will be no adverse impact on the City due to the amendment of the District. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help make this property developable. Development of the property within the District and the development of the Contraction Area will increase the value of all properties and, consequently, increase the property taxes that accrue to the City. These increased property taxes (along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District and the Contraction Area) will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

7.0 Any additional useful information.

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

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) of Sec. 120.541, Florida Statute, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals or revised statements submitted to the agency (the City) as described in section 120.541(1)(a), Florida Statutes.

Prepared by:

Governmental Management Services - Central Florida, LLC

May 19, 2026

EXHIBIT 9

Authorization of Agent

This letter shall serve as a designation of Kilinski | Van Wyk PLLC, with an address of 517 East College Avenue, Tallahassee, Florida 32301, to act as agent for Petitioner, 29:11 Lake Alfred LLC, with regard to any and all matters pertaining to the Petition to the City Commission of the City of Lake Alfred to amend the boundary of Eden Hills Community Development District pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

29:11 LAKE ALFRED LLC

By: 29:11 Development I LC
Its: Manager

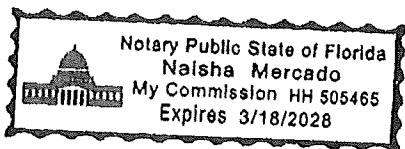
By: Dunphy Development LLC
Its: Manager

By: James J. Dunphy
Its: Manager

DATE: 1-19-26

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of January 2025, by James J. Dunphy, as Manager of Dunphy Development LLC, Manager of 29:11 Lake Alfred LLC who is ☒ is personally known to me or ☐ produced _____ as identification.



Naisha Mercado

(Official Notary Signature & Seal)

Name: Naisha Mercado

Personally Known _____

OR Produced Identification _____

Type of Identification _____

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

ADDENDA TO AMENDED AND RESTATED PETITION

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

TITLE REPORT

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

**Old Republic National Title Insurance Company
201 North Kentucky Avenue #1
Lakeland, FL 33801**

TITLE SEARCH REPORT

This title search has been compiled at the request of:

**Peterson & Myers, P.A.
Craig Hill, Esq
225 E. Lemon Street
Suite 300
Lakeland, FL 33801**

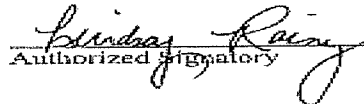
and is provided for review and examination by you or your staff for the sole purpose of preparing and issuing an Old Republic National Title Insurance Company commitment or policy. Only the results of a search of the record title are reflected herein.

After an examination and review of this search you must:

- A. Request written authorization from Old Republic National Title Insurance Company to issue the Commitment if the amount exceeds your Agency limits.
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of surveys, prior title evidence or other relevant aspects of the transaction.
- C. Verify the status of corporation and limited partnerships with the appropriate governmental agency or authorities.
- D. Determine whether legal access exists.
- E. Determine if any unpaid municipal taxes or assessments exists, which do not appear in the public records.
- F. Determine whether any portion of the property is submerged, or a body of water, and whether riparian or littoral rights exist.
- G. Determine that the transaction to be closed is bona fide and arms-length and does not violate any lender's instructions, underwriting guidelines or advice of this Company.

This Property Information Report is not title insurance. Pursuant to section 627.7843, Florida Statutes, the maximum liability of the issuer of the Property Information Report for errors or omissions in this Property Information Report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the Property Information as the recipient(s) of the Property Information Report.

Date: May 13, 2026


Authorized Signatory

TITLE SEARCH REPORT
Schedule A

The following title search has been compiled from the Public Records of Polk County, Florida through an effective date of May 11, 2026 at 8:00 A.M..

1. Policy or Policies to be Issued:

(a) ALTA OWNER'S POLICY (06/17/06) Amount:
(amended 10/17/92 with Florida Modifications)
Proposed Insured:

(b) ALTA LOAN POLICY (06/17/06) Amount:
(amended 10/17/92 with Florida Modifications)
Proposed Insured:

2. The estate or interest in the land described or referred to in this Report is Fee Simple.

3. Last grantee of record for the period searched:

Memos Florida, LLC, a Florida Limited Liability Company, and as disclosed in the Public Records, has been since December 20, 2019

4. Requested legal descriptions searched:

See Attached Legal Description

TITLE SEARCH REPORT

Schedule B - Section 1

1. Deeds and Conveyances:

Warranty Deed recorded December 22, 1958 in Official Records Book 213, Page 377
Special Warranty Deed recorded March 8, 2018 in Official Records Book 10416, Page 1316
Corrective Special Warranty Deed recorded April 5, 2018 in Official Records Book 10444, Page 1150
Special Warranty Deed recorded November 20, 2018 in Official Records Book 10675, Page 446
Special Warranty Deed recorded December 30, 2019 in Official Records Book 11090, Page 314
(Note: Special Warranty Deed recorded December 5, 2022 in Official Records Book 12506, Page 1063
conveyed to Polk County, a political subdivision of the State of Florida, provided for informational purposes.)

2. Unsatisfied Encumbrances:

None

3. Unsatisfied Judgments/Liens:

None

4. Taxes and Assessments:

See tax information incorporated herein. The 2025 taxes are paid; no delinquent taxes.

5. Miscellaneous Matters:

None

6. The following abstractor notes should also be reviewed before a commitment or policy is issued

Notice regarding Agreement of Merger recorded April 21, 1980 in Official Records Book 1939, Page 1556;
Articles of Merger recorded April 1, 1999 in Official Records Book 4213, Page 2168

SCHEDULE B - SECTION II**Schedule B- Section 2**

The following standard exceptions should be made a part of any Commitment, unless evidence is presented which would eliminate the need for same:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
7. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.

Easements, restrictions and other matters affecting title searched:
8. Development Agreement by and between Jack M. Berry, Inc., a Florida corporation, and the City of Lake Alfred recorded in O.R. Book 6306, Page 276, as amended in O.R. Book 9682, Page 1425 and O.R. Book 10933, Page 87, Public Records of Polk County, Florida.
9. Notice of Establishment of The Eden Hills Community Development District recorded in O.R. Book 11042, Page 1406, and Ordinance No. 1422-19 establishing the Eden Hills Community Development District recorded in O.R. Book 11109, Page 1128, amended under Ordinance No. 1456-21 recorded in O.R. Book 11752, Page 1231 re-recorded in O.R. Book 11762, Page 568, Notice of Boundary Amendment of the Eden Hills Community Development District recorded in O.R. Book 11766, Page 992, Public Records of Polk County, Florida.
10. Agreement by and between The Eden Hills Community Development District and Highland and Sumner, LLC, regarding True-Up as to Series 2020 Special Assessments recorded in O.R. Book 11478, Page 788, Public Records of Polk County, Florida.
11. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Eden Hills Community Development District recorded in O.R. Book 11549, Page 832, and Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Eden Hills Community Development District recorded in O.R. Book 12266, page 268, and Final Judgment Validating Eden Hills Community Development District Special Assessment Bonds recorded in O.R. Book 12399, Page 2295, Public Records of Polk County, Florida.
12. Eden Hills Community Development District Notice of Imposition of Master Special Assessments recorded in O.R. Book 11862, Page 2039, Public Records of Polk County, Florida, providing for special assessments and establishing the right to levy liens.
13. Any liens created or levied pursuant to Chs. 190, 170, and 197, F.S., pertaining to community development districts.

14. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements.

NOTE SHOWN FOR INFORMATIONAL PURPOSES ONLY: Recorded Notice of Environmental Resource Permit recorded in O.R. Book 11932, Page 470, Public Records of Polk County, Florida.

REAL PROPERTY TAX INFORMATION

TAXES PAID THRU THE YEAR (S) 2025

TAX INFORMATION FOR THE YEAR 2025 AS FOLLOWS:

R.E.#	26-27-20-000000-032010 (contains additional lands)
TOTAL ASSESSED VALUE:	\$327,007.00
GROSS TAX AMOUNT:	\$6,273.05
DUE OR PAID?:	Paid
BACK TAXES?:	No

EXHIBIT A

THAT PART OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20, AND RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 20 N00°08'26"W, 945.00 FEET TO THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SOUTH 945 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 20 N89°56'55"E, 1988.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 557 AS SHOWN ON THE STATE OF FLORIDA-STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1629-PROJECT 5537, AND AS RECORDED IN OFFICIAL RECORDS BOOK 7794, PAGES 986 - 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NUMBER 557 THE FOLLOWING SEVEN (7) COURSES: 1) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1830.57 FEET, A CENTRAL ANGLE/DELTA OF 13°13'15", A CHORD BEARING OF S08°09'22"E, A CHORD DISTANCE OF 421.46 FEET, FOR AN ARC LENGTH OF 422.40 FEET; THENCE 2) N88°27'15"E, 20.00 FEET, SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; 3) THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1850.57 FEET, A CENTRAL ANGLE/DELTA OF 01°35'45", A CHORD BEARING OF S00°44'52"E, A CHORD DISTANCE OF 51.54 FEET, FOR AN ARC LENGTH OF 51.54 FEET; THENCE 4) S00°03'00"W, 327.12 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 12490, PAGES 931- 935, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE S60°26'06"W A DISTANCE OF 9.21 FEET TO THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF COUNTY ROAD 557 AS DESCRIBED IN OFFICIAL RECORDS BOOK 12506, PAGES 1063 -1068, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID SOUTH LINE S60°26'06"W A DISTANCE OF 238.27 FEET TO A NON TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/DELTA OF 27°29'03", A CHORD BEARING S13°51'42"E, A CHORD DISTANCE OF 16.63 FEET FOR AN ARC LENGTH OF 16.79 FEET; THENCE S00°06'55"E A DISTANCE OF 19.26 FEET; THENCE S89°53'05"W A DISTANCE OF 280.00 FEET; THENCE S00°06'55"E A DISTANCE OF 50.00 FEET; THENCE S89°53'05"W A DISTANCE OF 110.00 FEET; THENCE S00°06'55"E A DISTANCE OF 50.00 FEET; THENCE S89°53'05"W A DISTANCE OF 116.54 FEET TO A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/DELTA OF 25°40'46", A CHORD BEARING S12°43'15"W, A CHORD DISTANCE OF 15.56 FEET FOR AN ARC LENGTH OF 15.69 FEET; THENCE S00°06'55"E A DISTANCE OF 34.83 FEET; THENCE S89°53'05"W A DISTANCE OF 160.00 FEET; THENCE S00°06'55"E A DISTANCE OF 50.00 FEET; THENCE S00°00'00"E A DISTANCE OF 73.54 FEET; THENCE N89°56'08"E A DISTANCE OF 55.15 FEET; THENCE S00°06'55"E A DISTANCE OF 973.98 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD AS RECORDED IN OFFICIAL RECORD BOOK 7794, PAGES 986 - 1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) N89°59'57"E A DISTANCE OF 539.77 FEET TO A CURVE CONCAVE NORTHWESTERLY; (2) THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 947.00 A CENTRAL ANGLE/DELTA OF 29°26'56", A CHORD BEARING N75°16'29"E, A CHORD DISTANCE OF 481.40 FEET, FOR AN ARC LENGTH OF 486.74 FEET TO A POINT HEREBY DESIGNATED "POINT B" TO BE USED HEREFTER; (3) N60°33'00"E A DISTANCE OF 20.14 FEET TO A POINT AN A CURVE CONCAVE NORTHWESTERLY; (4) THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 20°59'42", A CHORD BEARING N50°03'07"E, A CHORD DISTANCE OF 18.22, FOR AN ARC LENGTH OF 18.32 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 557 AS DESCRIBED IN OFFICIAL RECORD BOOK 12506, PAGES 1063 - 1068, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) N29°27'47"W A DISTANCE OF 62.74 FEET TO A CURVE CONCAVE NORTHEASTERLY; (2) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1504.39 FEET, A CENTRAL ANGLE/DELTA OF 29°29'31", A CHORD BEARING N14°42'57"W, A CHORD DISTANCE OF 765.84 FEET, FOR AN ARC LENGTH OF 774.36 FEET; (3) N89°29'50"E A DISTANCE OF 4.00 FEET; (4) N00°01'49"E A

DISTANCE OF 462.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCE AT ABOVE DESIGNATED POINT "B", AND RUN THENCE S29°26'34"E A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD LAKE ALFRED ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 7794, PAGES 986 -1002, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWO COURSES: (1) N60°33'00"E A DISTANCE OF 20.15 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; (2) THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE/DELTA OF 36°52'00", A CHORD BEARING N78°59'06"E, A CHORD DISTANCE OF 31.62 FEET, FOR AN ARC LENGTH OF 32.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 557 AS DESCRIBED IN STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 1629-PROJECT 5537 AND OFFICIAL RECORD BOOK 7794, PAGES 986 -1002. THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S29°27'00"E A DISTANCE OF 141.33 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD AS DESCRIBED IN MAP BOOK 2, PAGES 323 - 327, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: (1) S85°30'24"W A DISTANCE OF 23.94 FEET; (2) S89°49'38"W A DISTANCE OF 100.00 FEET; (3) N89°46'18"W A DISTANCE OF 100.00 FEET; (4) S89°49'38"W A DISTANCE OF 100.00 FEET; (5) N89°39'25"W A DISTANCE OF 78.54 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF OLD LAKE ALFRED ROAD, AND A NON TANGENT POINT LYING ON A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1027.00 FEET, A CENTRAL ANGLE/DELTA OF 17°02'44", A CHORD BEARING N69°04'22"E, A CHORD DISTANCE OF 304.41 FEET, FOR AN ARC LENGTH OF 305.54 FEET TO THE POINT OF BEGINNING.

Manager/Member Resolution and Incumbency Certificate

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

MEMOS FLORIDA LLC

INCUMBENCY CERTIFICATE

The undersigned, being the Manager of Memos Florida LLC (the "Company"), a Florida limited liability company, having the full power and authority to bind the Company and act on its behalf, hereby takes the following actions and adopts the following resolutions:

Resolved, that Edward M. Sloan be, and hereby is, appointed an authorized signatory of the Limited Liability Company; and hereby is authorized and empowered with full power and authority to enter into any and all documents, agreements and instruments as deemed necessary or advisable on behalf of the Company, including without limitation, the execution of any and all agreements; wherein the funds that the Company manages are required (i) to purchase or otherwise acquire sell, or otherwise transfer securities or other investments; (ii) to purchase or otherwise acquire, own, hold, transfer or sell interest in, or interests in accounts, drafts and notes receivable, commercial paper and other debt instruments, and other assets, including without limitation, hedging or derivative instruments, accounts drafts and notes receivable representing, and other obligations representing, part or all of the sales price of merchandise, insurance or services, to make loans, which loans may be secured or unsecured; and to purchase or otherwise acquire mortgages and other liens on or interests in real estate and the obligations secured thereby, in each case pursuant to agreements with the transferors of such obligations or interests in real estate or the borrowers in respect of such loans; (iii) to purchase or otherwise acquire, own, hold, transfer or sell obligations issued or guaranteed by the United States of America or an agency thereof, certificates of deposit issued by commercial banks, commercial paper, bankers' acceptances and similar instruments and obligations; (iv) to issue and sell notes and other obligations the issuance and sale of which are exempt from the registration requirements of the Securities Act of 1933, as amended; (v) to sell or otherwise transfer real property and to execute deeds and other written instruments required in connection therewith; and related or incidental to the foregoing and necessary, convenient or advisable to accomplish the foregoing, including any and all documents; instruments, certificates, notices, demands, financing statements, assignments, continuation statements, partial releases, termination statements or other written documents and agreements.

IN WITNESS WHEREOF, the undersigned has executed this Incumbency Certificate effective as of the 15th day of April 2026.

MEMOS FLORIDA LLC

Edward M. Sloan

By: Edward M. Sloan

Its: Manager

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

MEMBER/MANAGER RESOLUTION
OF
MEMOS FLORIDA LLC

We, the undersigned, being the Manager of Memos Florida LLC, in the form prescribed by the Florida Financial Services Commission and Chapter 517 of the Florida Statutes organized and existing under the laws of Florida, and have its principal place of business at 476 Rankin Road, Winter Haven, Florida 33881, hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Managers duly held and convened on 4/15/26 at which both Manager listed below was present and voting, and that such resolution has not been modified, rescinded or revoked, at is at present in full force and effect.

Therefore, it is resolved that:

Edward M. Sloan is authorized to sign any and all documents on behalf of Memos Florida LLC.

Edward M. Sloan

Date 4/15/26

Edward Sloan

29:11 LAKE ALFRED LLC

INCUMBENCY CERTIFICATE

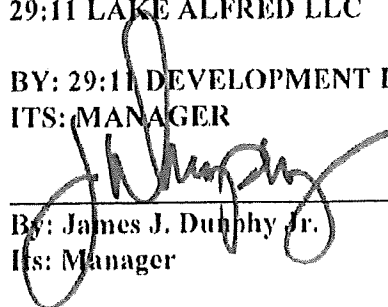
The undersigned, being the Manager of 29:11 Lake Alfred LLC (the "Company"), a Florida limited liability company, having the full power and authority to bind the Company and act on its behalf, hereby takes the following actions and adopts the following resolutions:

Resolved, that James J. Dunphy, Jr. be, and hereby is, appointed an authorized signatory of the Limited Liability Company; and hereby is authorized and empowered with full power and authority to enter into any and all documents, agreements and instruments as deemed necessary or advisable on behalf of the Company, including without limitation, the execution of any and all agreements; wherein the funds that the Company manages are required (i) to purchase or otherwise acquire sell, or otherwise transfer securities or other investments; (ii) to purchase or otherwise acquire, own, hold, transfer or sell interest in, or interests in accounts, drafts and notes receivable, commercial paper and other debt instruments, and other assets, including without limitation, hedging or derivative instruments, accounts drafts and notes receivable representing, and other obligations representing, part or all of the sales price of merchandise, insurance or services, to make loans, which loans may be secured or unsecured; and to purchase or otherwise acquire mortgages and other liens on or interests in real estate and the obligations secured thereby, in each case pursuant to agreements with the transferors of such obligations or interests in real estate or the borrowers in respect of such loans; (iii) to purchase or otherwise acquire, own, hold, transfer or sell obligations issued or guaranteed by the United States of America or an agency thereof, certificates of deposit issued by commercial banks, commercial paper, bankers' acceptances and similar instruments and obligations; (iv) to issue and sell notes and other obligations the issuance and sale of which are exempt from the registration requirements of the Securities Act of 1933, as amended; (v) to sell or otherwise transfer real property and to execute deeds and other written instruments required in connection therewith; and related or incidental to the foregoing and necessary, convenient or advisable to accomplish the foregoing, including any and all documents; instruments, certificates, notices, demands, financing statements, assignments, continuation statements, partial releases, termination statements or other written documents and agreements.

IN WITNESS WHEREOF, the undersigned has executed this Incumbency Certificate effective as of the 6th day of April 2026.

29:11 LAKE ALFRED LLC

BY: 29:11 DEVELOPMENT LLC
ITS: MANAGER

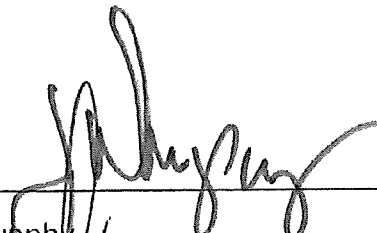

By: James J. Dunphy Jr.
Its: Manager

MEMBER/MANAGER RESOLUTION
OF
29:11 LAKE ALFRED LLC

We, the undersigned, being the Managers of 29:11 Development LLC, which is the Manager of 29:11 Lake Alfred LLC, in the form prescribed by the Florida Financial Services Commission and Chapter 517 of the Florida Statutes organized and existing under the laws of Florida, and have its principal place of business at 3820 Northdale Boulevard Suite 302B, Tampa, FL 3324, hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Managers duly held and convened on January 16, 2026, at which both Managers listed below were present and voting, and that such resolution has not been modified, rescinded or revoked, at is at present in full force and effect.

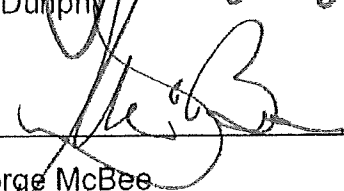
Therefore, it is resolved that:

Jim Dunphy is authorized to sign any and all documents on behalf of 29:11 Lake Alfred LLC



Jim Dunphy

Date 4-6-2026



George McBee

Date 4-8-2026

City of Lake Alfred
Business Impact Estimate

On October 1, 2023, Senate Bill 170 ("SB 170"), *Chapter 2023-309, Laws of Florida*, was enacted amending Section 166.041, Florida Statutes, requiring a local government to prepare a *business impact estimate* before the enactment of an ordinance.

On October 1, 2024, Senate Bill 1628 ("SB 1628"), as codified under *Chapter 2024-145, Laws of Florida*, becomes effective and further amends Section 166.041, Fla. Stat. (2023).

This *City of Lake Alfred Business Impact Estimate* ("BIE") is provided in accordance with Section 166.041(4), Florida Statutes (2024); and Section 166.041(a) of the Florida Statutes states, in pertinent part, as follows:

Before the enactment of a proposed ordinance, the governing body of a municipality shall prepare or cause to be prepared a *business impact estimate* in accordance with this subsection. The *business impact estimate* **must be** posted on the municipality's website *no later than the date the notice of proposed enactment is published pursuant to paragraph (3)(a)*¹ and must include all of the following:

1. A summary of the Ordinance, including a statement of the *public purpose* to be served by the Ordinance, such as serving the public health, safety, morals, and welfare of the *City of Lake Alfred, Florida*.
2. An *estimate of the direct economic impact* of the Ordinance on *private, for-profit businesses in the City of Lake Alfred, Florida*, including the following, if any:
 - a. An estimate of *direct compliance costs* that businesses may reasonably incur if the Ordinance is enacted;
 - b. Identification of any *new charge or fee on businesses* subject to the Ordinance, or for which businesses will be financially responsible; and
 - c. An *estimate of the municipality's regulatory costs*, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.
3. A *good faith estimate* of the number of businesses likely to be impacted by the Ordinance.
4. Any additional information the *City Commission of the City of Lake Alfred* determines may be useful.

If one (1) or more boxes are checked below, this means the City of Lake Alfred is of the view that a business impact estimate is not required pursuant to applicable Florida law; however, the City of Lake Alfred is, nevertheless, providing this BIE to avoid any procedural issue(s) that may impact the enactment of *City of Lake Alfred Ordinance No. 1573-26* (hereafter the "Ordinance").

¹ Ordinances that change the actual list of permitted, conditional, or prohibited uses within a zoning category, or ordinances initiated by the municipality that change the actual zoning map designation of a parcel or parcels of land shall be enacted pursuant to §166.041(3)(c), *Fla. Stat. (2024)*.

City of Lake Alfred
Ordinance No. 1577-26 – Eden Hills CDD Boundary Amendment

This BIE may be revised following its initial posting.

- ☐ The Ordinance is required for compliance with Federal or State law or regulation;
- ☐ The Ordinance relates to the issuance or refinancing of debt;
- ☐ The Ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The Ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the *City of Lake Alfred, Florida*;
- ☐ The Ordinance is an emergency ordinance;
- ☐ The Ordinance relates to procurement; or
- X The Ordinance is enacted to implement the following:
 - a. *Development orders and development permits*, as those terms are defined in §163.3164, *Florida Statutes (2024)*, and *development agreements*, as authorized by the Florida Local Government Development Agreement Act under §§ 163.3220 – 163.3243, *Florida Statutes (2024)*;
 - b. Comprehensive plan amendments and land development regulation amendments *initiated by an application by a private party other than the municipality*;
 - b. §§ 190.005 and 190.046, *Florida Statutes (2024)*;
 - c. §553.73, *Florida Statutes (2024)*, relating to the Florida Building Code; or
 - d. §633.202, *Florida Statutes (2024)*, relating to the Florida Fire Prevention Code.

Notwithstanding the identified and noted exemption(s) above, if applicable, pursuant to the provisions of §166.041(4), *Florida Statutes (2024)*, and applicable Florida law, the *City of Lake Alfred* hereby publishes the following information:

1. Summary of the Ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance is for the consideration of an annexation of one parcel into the City of Lake Alfred.

An estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the *City of Lake Alfred*, if any: **N/A**

- (a) An estimate of direct compliance costs that businesses may reasonably incur; **N/A**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **N/A**

City of Lake Alfred

Ordinance No. 1577-26 – Eden Hills CDD Boundary Amendment

and

(c) An estimate of the *City of Lake Alfred's* regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **N/A**

2. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

N/A

3. Additional information the *City Commission of the City of Lake Alfred* deems useful (if any):

N/A



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true
and correct copy of the document now on
record in this office. Witness my hand and
Official Seal on 7/29/26
This copy has been reviewed, and if required by
law, redacted.
STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
By [Signature] D.C.