

CLUBLINK

US LLC

February 28, 2024

VIA E-MAIL AND CERTIFIED MAIL: GormlyA@hcflgov.net

Adam Gormly, Director
Hillsborough County
Development Services Department
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Notice of Intent for Proposed Project Under Live Local Act

To Mr. Gormly:

On behalf of ClubLink US Corporation (the “Applicant”), this letter shall serve to notify Hillsborough County of the Applicants’ intent to entitle, permit, and develop real property located at 1225 N. Pebble Beach Blvd, Sun City Center, Florida 33573, (Folio number: 054255-0000) (the “Property”)¹ in accordance with the Live Local Act (Ch. 2023-17, Laws of Fla., *codified at* §§ 125.01055(7), 166.04151(7), Florida Statutes) (the “Live Local Act”).

Specifically, this is a notice of intent, as required pursuant to Section 3 of the Senate Bill 328 (First Engrossed, Feb. 7, 2024),² which provides:

An applicant for a proposed development authorized under s. 125.01055(7) or s. 166.04151(7), Florida Statutes, who submitted an application, written request, or notice of intent to utilize such provisions to the county or municipality and which has been received by the county or municipality, as applicable, before the effective date of this act may notify the county or municipality by July 1, 2024, of its intent to proceed under the provisions of s. 125.01055(7) or s. 166.04151(7), Florida Statutes, as they existed at the time of submittal. A county or municipality shall allow an applicant who submitted such application, written request, or notice of intent before the effective date of this act the opportunity to submit a revised application, written request, or notice of intent to account for the changes made by this act.

¹ See attached deed as **Exhibit A**.

² Available at <https://www.flsenate.gov/Session/Bill/2024/328>.

Accordingly, if and when Senate Bill 328, its House companion, or any substitute or similar bills become law, by July 1, 2024, the Applicant will notify Hillsborough County of its election to proceed under the provisions of Section 125.01055(7) or Section 166.04151(7), Florida Statutes as they existed at the time of submittal and the opportunity to submit a revised application accounting for the changes made by the Live Local Act.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'A. Tamlin'.

Andrew Tamlin
Chief Financial Officer
ClubLink US Corporation

CC: Christine Beck, County Attorney, BeckC@hcfl.gov
Brenda Brackins, Director of Affordable Housing Services, BrackinsB@hcflgov.net

Enclosure

~~INSTRUMENT#: 2011182438, BK: 20542 PG: 428 PGS: 428 - 437 06/03/2011 at
11:24:25 AM, DOC TAX PD (F.S. 201.02) \$0.70 DEPUTY CLERK: SSPENCER Pat
Frank, Clerk of the Circuit Court Hillsborough County~~

This Conveyance is made to correct, confirm and convey to the Grantee only the two parcels set forth in Exhibit "A" which were not described correctly in the original conveyance from WCI COMMUNITIES, LLC to CLUBLINK US CORPORATION dated September 3, 2010 and recorded September 7, 2010 in Official Records Book 20069 page 215, public records of Hillsborough County, Florida (under which recorded conveyance full consideration was paid with regards to the lands conveyed under this Deed. Accordingly no documentary stamp taxes are due and owing with regard to this conveyance.

PREPARED BY AND RETURN TO:
Carlton Fields, P.A.
Att: Robert S. Freedman
P.O. Box 3239
Tampa, FL 33601-3239

This Deed is being rerecorded to correct a typographical error in the reference to the page number of the instrument being corrected and for no other reason.

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 3rd day of September, 2010, by and between

WCI COMMUNITIES, LLC, a Delaware limited liability company whose address is 24301 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 (hereinafter called the "Grantor")

to

CLUBLINK US CORPORATION, a Delaware corporation, whose address is 15765 Dufferin Street, King City, Ontario, Canada, L7B 1K5 (hereinafter called the "Grantee")

WITNESSETH, that the said GRANTOR, for and in consideration of the sum of \$ Ten and No/100 (\$10.00) U.S. dollars and other good and valuable consideration, to it in hand paid by GRANTEE, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell alien, remise, convey and confirm, unto GRANTEE and its successors and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough,, State of Florida, as more particularly described on Exhibit "A" hereto (the "Property").

This instrument is made to correct, and confirm and clarify the legal description in the original conveyance from Grantor to Grantee dated September 3, 2010 and recorded September 7, 2010 in Official Records Book 20069 page 215, public records of Hillsborough County only as to the legal descriptions of only those two parcels set forth on Exhibit "A"; the conveyance of all other parcels is hereby ratified and confirmed and is not affected by this corrective deed. The portions of each tract which were not intended to have been conveyed are shown in the legal descriptions for parcel " 2-R" of Falcon Watch Golf Course and Parcel NC-4 of North Lakes/ Sun City North

Course as "Less and Except". Grantee joins in the execution of this Deed to acknowledge the deletion of the portions of those parcels not intended to have been conveyed in the original conveyance.

This conveyance is made subject to:

1. Taxes for the year 2010 and thereafter;
2. Zoning and other regulatory laws and ordinances;
3. Matters of record identified on Exhibit B attached hereto and incorporated herein by reference without the intent or reimposing same.

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

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the GRANTEE, its successors and assigns, in fee simple forever.

And Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its officer and its corporate seal to be affixed the day and year above written

WCI COMMUNITIES, LLC
A Delaware limited liability company

BY: Vivien Hastings
Name: Vivien Hastings
Title: Senior Vice President

Signed, Sealed and Delivered in Our Presence:

Ledia Metaj
WITNESS SIGNATURE

LEDIA METAJ
TYPE OR PRINT WITNESS' NAME

Mary S Look
WITNESS SIGNATURE

Mary S Look
TYPE OR PRINT WITNESS' NAME

STATE OF FLORIDA

COUNTY OF LEE

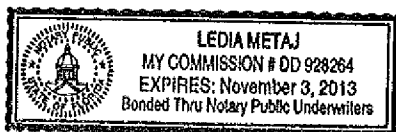
The foregoing instrument was acknowledged before me this 1st day of June, 2011, by Vivien Hastings, Senior Vice President (Title), of WCI Communities, LLC a Delaware limited liability company on behalf of such company. He/she is personally known to me or has produced _____ as identification.

Ledia Metaj
Notary Public, State of

LEDIA METAJ
TYPE OR PRINT NAME OF OFFICER TAKING ACKNOWLEDGMENT

Notary expiration date:

Notary Seal



IN WITNESS WHEREOF, the said GRANTEE has executed this Deed to acknowledge the corrections to the two parcels and the deletion of any portions thereof not intended to have been included in the original conveyance and has caused these presents to be signed in its name.

CLUBLINK US CORPORATION
A Delaware corporation

BY: Robert Usent

Signed, Sealed and Delivered in our Presence:

Brian Brown Witness signature
Witness name: Brian Brown

Bonny Brissenden Witness signature
Witness name: Bonny Brissenden

STATE OF FLORIDA

COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 27th day of May, 2011, by Robert Usent (title) of CLUBLINK US CORPORATION, a Delaware corporation. He/she is personally known to me or has produced _____ as identification.

Stephen J. Szabo
Notary Public
State of:
My commission expires:

Notary seal

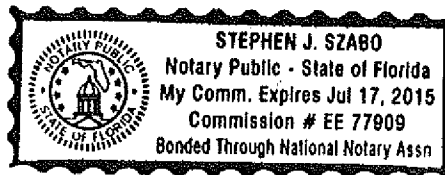


Exhibit A
Legal Description

FALCON WATCH**DESCRIPTION: (FALCON WATCH GOLF COURSE PARCEL "2-R")**

COMMENCE AT THE NORTHWEST CORNER OF PRINCETON CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 15, PAGE 114, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S.00°21'00"E., ALONG THE WEST LINE OF SAID PRINCETON CONDOMINIUM, A DISTANCE OF 338.86 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CG-1, AS DESCRIBED AND RECORDED IN O.R. BOOK 9710, PAGE 677, SAID PUBLIC RECORDS; THENCE S.03°05'50"W., ALONG SAID WEST LINE, A DISTANCE OF 760.97 FEET; THENCE S.14°22'11"E., ALONG SAID WEST LINE, A DISTANCE OF 135.63 FEET TO THE WESTERN MOST CORNER OF THAT CERTAIN LAKE PARCEL, AS DESCRIBED AND RECORDED IN O.R. BOOK 7669, PAGE 677, SAID PUBLIC RECORDS; THENCE CONTINUE S.14°22'11"E ALONG THE WEST LINE OF SAID CERTAIN LAKE PARCEL, A DISTANCE OF 53.26 FEET TO THE NORTHEAST CORNER OF MANCHESTER III PHASE A CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 14, PAGE 54, SAID PUBLIC RECORDS; THENCE N.79°28'24"W., ALONG THE NORTH LINE OF SAID MANCHESTER III PHASE A CONDOMINIUM, A DISTANCE OF 578.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF MANCHESTER I PHASE C CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 14, PAGE 26, SAID PUBLIC RECORDS; THENCE N.10°49'48"E., ALONG SAID EAST LINE, A DISTANCE OF 50.51 FEET; THENCE N.11°08'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF MANCHESTER I PHASE A CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 14, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 631.79 FEET TO A POINT ON A CURVE OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,830.00 FEET AND A CENTRAL ANGLE OF 04°24'00", WITH A CHORD BEARING OF N.08°56'00"E.; THENCE NORTHERLY, ALONG THE EAST RIGHT OF WAY LINE OF McDANIEL STREET AND THE ARC OF SAID CURVE, A DISTANCE OF 217.33 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL CG-1; THENCE S.83°16'00"E., ALONG THE SOUTH LINE OF SAID PARCEL CG-1, A DISTANCE OF 400.05 FEET TO THE POINT OF ENDING. BEING AND LYING IN SECTION 14, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 32 SOUTH, RANGE 19 EAST, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE ON THE EAST BOUNDARY THEREOF S00°33'28"W A DISTANCE OF 977.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KINGS BOULEVARD; THENCE ON SAID RIGHT OF WAY LINE AND ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1550.00 FEET AND A CENTRAL ANGLE OF 25°42'09" A DISTANCE OF 695.32, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S77°08'56"W, A DISTANCE OF 689.50 FEET TO THE CURVE'S END; THENCE CONTINUE ON SAID RIGHT OF WAY LINE WEST, A DISTANCE OF 301.12 FEET TO THE NORTHWEST CORNER OF PRINCETON CONDOMINIUM; THENCE DEPARTING SAID RIGHT OF WAY LINE AND ON THE WEST BOUNDARY OF SAID PRINCETON CONDOMINIUM, S00°21'00"E, A DISTANCE OF 338.86 FEET; THENCE CONTINUE ON SAID WEST BOUNDARY S03°05'50"W, A DISTANCE OF 760.97 FEET TO THE POINT OF

BEGINNING; THENCE CONTINUE ON SAID WEST BOUNDARY AND THE SOUTHERLY EXTENSION THEREOF S14°22'11"E, A DISTANCE OF 188.89 FEET; THENCE DEPARTING SAID WEST BOUNDARY N79°30'01"W, A DISTANCE OF 349.14 FEET; THENCE N88°23'33"W, A DISTANCE OF 114.51 FEET; THENCE N79°27'39"W, A DISTANCE OF 84.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS 20.00 FEET AND A CENTRAL ANGLE 90°35'39"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 31.62 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N34°09'49"W, A DISTANCE OF 28.43 FEET TO THE CURVE'S END; THENCE N11°08'00"E, A DISTANCE OF 99.22 FEET; THENCE S87°38'17"E, A DISTANCE OF 491.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.75 ACRES, MORE OR LESS.

NORTH LAKES

(PARCEL NC-4) SUN CITY NORTH COURSE

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, AND SECTIONS 6 AND 7, TOWNSHIP 32 SOUTH, RANGE 20 EAST, ALL IN HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF LOT 12, BLOCK A, DEL WEBB'S SUN CITY FLORIDA UNIT 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 89, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4921, PAGE 249, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 69°04'30" WEST, 408.99 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY SOUTH 70°59'13" WEST, 575.93 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PEBBLE BEACH BOULEVARD, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTHWESTERLY, 542.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3100.00 FEET AND A CENTRAL ANGLE OF 10°02'01" (CHORD BEARING NORTH 26°28'10" WEST, 542.18 FEET) TO THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF SAID PEBBLE BEACH BOULEVARD AND LA JOLLA AVENUE; THENCE ALONG SAID

INTERSECTION RIGHT-OF-WAY LINE NORTHEASTERLY, 39.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $91^{\circ}08'13''$ (CHORD BEARING NORTH $24^{\circ}06'58''$ EAST, 35.70 FEET) TO A POINT OF REVERSE CURVATURE, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LA JOLLA AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTHEASTERLY, 199.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF $34^{\circ}41'04''$ (CHORD BEARING NORTH $52^{\circ}20'32''$ EAST, 196.73 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH $35^{\circ}00'00''$ EAST, 445.00 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1725, PAGE 395, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTHEASTERLY, 157.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$ (CHORD BEARING NORTH $80^{\circ}00'00''$ EAST, 141.42 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY NORTH $35^{\circ}00'00''$ EAST, 20.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF BLOCK AA, DEL WEBB'S SUN CITY FLORIDA UNIT NO. 10, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, NORTHEASTERLY, 579.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF $43^{\circ}05'08''$ (CHORD BEARING NORTH $56^{\circ}32'34''$ EAST, 565.48 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY AND WESTERLY BOUNDARY OF SAID BLOCK AA, THE FOLLOWING FOUR (4) COURSES: (1) NORTH $77^{\circ}58'34''$ EAST, 102.42 FEET TO A POINT ON A CURVE; (2) NORTHEASTERLY, 81.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF $11^{\circ}40'59''$ (CHORD BEARING NORTH $72^{\circ}10'01''$ EAST, 81.42 FEET); (3) SOUTH $31^{\circ}38'29''$ EAST, 77.73 FEET; (4) NORTH $59^{\circ}36'37''$ EAST, 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHERRY HILLS DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTHEASTERLY, 82.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2070.00 FEET AND A CENTRAL ANGLE OF $02^{\circ}17'49''$ (CHORD BEARING SOUTH $29^{\circ}14'28.5''$ EAST, 82.98 FEET) TO THE NORTHERNMOST CORNER OF LOT 10, OF SAID BLOCK AA; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF BLOCK AA THE FOLLOWING FOUR (4) COURSES: (1) SOUTH $61^{\circ}54'26''$ WEST, 100.00 FEET TO A POINT ON A CURVE; (2) SOUTHEASTERLY, 248.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1970.00 FEET AND A CENTRAL ANGLE OF $07^{\circ}14'11''$ (CHORD BEARING SOUTH $24^{\circ}28'29''$ EAST, 248.64 FEET) TO A POINT OF COMPOUND CURVATURE; (3) SOUTHEASTERLY, 34.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET AND A

CENTRAL ANGLE OF $03^{\circ}04'25''$ (CHORD BEARING SOUTH $19^{\circ}19'11''$ EAST, 34.86 FEET); (4) NORTH $72^{\circ}13'02''$ EAST, 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHERRY HILLS DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTHEASTERLY, 152.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF $11^{\circ}40'33''$ (CHORD BEARING SOUTH $11^{\circ}56'42''$ EAST, 152.57 FEET) TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK A, OF THE AFORESAID DEL WEBB'S SUN CITY-FLORIDA UNIT NO. 1; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID BLOCK A, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH $83^{\circ}53'35''$ WEST, 100.00 FEET TO A POINT ON A CURVE; (2) SOUTHWESTERLY, 421.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF $37^{\circ}09'21''$ (CHORD BEARING SOUTH $12^{\circ}28'15''$ WEST, 414.17 FEET) TO A POINT OF REVERSE CURVATURE; (3) SOUTHWESTERLY, 395.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1730.00 FEET AND A CENTRAL ANGLE OF $13^{\circ}05'36''$ (CHORD BEARING SOUTH $24^{\circ}30'08''$ WEST 394.48 FEET) TO A POINT OF REVERSE CURVATURE; (4) SOUTHWESTERLY, 77.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1470.00 FEET AND A CENTRAL ANGLE OF $03^{\circ}01'13''$ (CHORD BEARING SOUTH $19^{\circ}27'57''$ WEST, 77.48 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF LOT 12, BLOCK A, DEL WEBB'S SUN CITY FLORIDA UNIT NO. 1, AS RECORDED IN PLAT BOOK 37, PAGE 89 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 4921, PAGE 249 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ON SAID NORTHERLY BOUNDARY, $N69^{\circ}04'30''W$, A DISTANCE OF 408.99 FEET; THENCE $N78^{\circ}38'58''E$, A DISTANCE OF 481.13 FEET TO THE WESTERLY BOUNDARY OF SAID BLOCK A AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1730.00 FEET AND A CENTRAL ANGLE OF $5^{\circ}56'45''$; THENCE ON THE ARC OF SAID CURVE 179.53 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS $S20^{\circ}52'36''W$, A DISTANCE OF 179.45 FEET TO THE CURVE'S END AND THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1470.00 AND A CENTRAL ANGLE $3^{\circ}01'16''$; THENCE ON THE ARC OF SAID CURVE 77.51 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS $S19^{\circ}24'52''W$, A DISTANCE OF 77.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.20 ACRES, MORE OR LESS

Exhibit B

Matters of Record

Matters of record pertaining to the property as contained in Title Insurance Commitment NO. FA-C- 448010- FL 1 (as to Falcon Watch parcel 2-R) and Commitment No. FA-C-448010- FL 5 (as to North Lakes parcel NC-4), each having an effective date of September 3, 2010.