

PREPARED BY/RETURN TO:

Michael C. Eckert
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

**INTERLOCAL AGREEMENT OF
LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT AND
LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT REGARDING THE
ACQUISITION, OPERATION AND MAINTENANCE
OF THE GOLF CLUB**

THIS INTERLOCAL AGREEMENT OF LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT AND LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ACQUISITION, OPERATION AND MAINTENANCE OF THE GOLF CLUB is made by and between **LAKE ASHTON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (“Lake Ashton I”) and **LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (“Lake Ashton II”) (collectively referred to herein as the “Districts”) (this agreement hereinafter referred to as the “Interlocal Agreement”).

RECITALS

WHEREAS, Lake Ashton I and Lake Ashton II are special purpose units of local government located in the City of Lake Wales (“Lake Wales”) and the City of Winter Haven (“Winter Haven”), respectively, both in Polk County, Florida (“County”), and were established for the purpose of planning, financing, constructing, installing, and/or acquiring certain improvements, facilities and services in conjunction with the development of the lands located within the Districts, all of which lands are located within the Lake Ashton residential golf development (hereinafter, the “Lake Ashton Community”);

WHEREAS, the Districts were created by and established, and expanded from time to time, pursuant to Chapter 190, *Florida Statutes*, as amended (collectively, the “Act”), and the respective Ordinances (as hereinafter defined);

WHEREAS, both Districts were granted special powers under subsection 190.012(2)(a) of the Act to “plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parks and facilities, for indoor and outdoor recreational, cultural, and educational uses” pursuant to Lake Wales Ordinance 2000-11 (and amended by Ordinances 2001-01, 2002-06, 2005-11) and the Polk County Board of County Commissioners Ordinance 2005-006 (and amended by Ordinance 2005-042) (collectively, the “Ordinances”);

WHEREAS, Lake Ashton Golf Club, Ltd., Lake Ashton Golf Club II, Ltd. and Ashton Golf-Eagle’s Nest, LLC. (collectively the “Seller”) are affiliated with the original developer(s) of Lake Ashton and are, collectively, the current owners of real property and assets which include golf courses, a golf clubhouse, a storage warehouse, driving range, golf cart pathways, walking paths, ancillary bridges, storm water ponds, and certain other features and amenities within the Lake Ashton Community (together, and as further described herein, the “Golf Club”), and the Seller has approached the Districts expressing a desire for one or both of the Districts to acquire the Golf Club, as is more specifically described in the attached **Exhibit A**;

WHEREAS, Lake Ashton II believes the continued existence and operation of the Golf Club is a benefit to the entire Lake Ashton Community;

WHEREAS, Lake Ashton II is aware of the negative impact felt by communities when a community golf course is shut down and the loss of the Golf Club’s existence would have a negative impact on the Lake Ashton Community;

WHEREAS, Lake Ashton I does not desire to operate and maintain the Golf Club at this time, but does desire to acquire the real property portion of the Golf Club consisting of 18 consecutive golf holes located entirely within Lake Ashton I and described in **Exhibit B** (“East Course”);

WHEREAS, Lake Ashton II desires to acquire and own the remainder of the Golf Club outside of the East Course, including but not limited to the golf clubhouse, the 15 consecutive golf holes located entire within Lake Ashton II, and the Boundary Amendment Parcels (hereinafter defined) and described in **Exhibit C** (collectively, the “West Course”) and operating and maintaining the entirety of the Golf Club, except as provided herein, at this time and has entered into a Contract for Sale and Purchase (“PSA”) with the Seller for the purchase of all or a portion of the Golf Club;

WHEREAS, Lake Ashton I and Lake Ashton II would like to ensure the equal use of the Golf Club by their respective landowners and residents, and desire to cooperate in the acquisition of the East Course by Lake Ashton, the West Course by Lake Ashton II, and the operation of the entire Golf Club by Lake Ashton II for the benefit of the Lake Ashton Community, as a whole;

WHEREAS, the golf cart pathways, walking paths and ancillary bridges which are components of the Golf Club (“Pathways and Bridges”) are used by Lake Ashton Community residents for purposes other than golf, as are the storm water ponds which are components of the Golf Club (“Ponds”);

WHEREAS, due to the cost and type of real property and assets constituting the Golf Club, the Districts find it is not equitable, fair or efficient for each District to separately operate and maintain the portion of the Golf Club within their respective boundaries to reserve use for only its landowners and residents, and to allocate the corresponding costs of the operation and maintenance of that portion of the Golf Club to only its respective landowners;

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WHEREAS, the Districts desire for all landowners and residents within the Districts to be able to use the Golf Club on an equal basis following the acquisition;

WHEREAS, the Act and Section 163.01, *Florida Statutes*, as amended (the “Interlocal Cooperation Act”), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and to thereby provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities;

WHEREAS, under the Interlocal Cooperation Act, the Districts may enter into an interlocal agreement in order to, among other things, facilitate and provide for the ownership, operation and maintenance of the Golf Club, and ensure that all landowners and residents within the Districts shall have equal use of the Golf Club;

WHEREAS, the Districts wish to enter into an agreement to jointly exercise their powers under the Interlocal Cooperation Act in a cost effective, equitable and rational manner, to provide for the acquisition, ownership, operation and maintenance of the Golf Club to benefit the lands within the Lake Ashton Community;

WHEREAS, the Districts find it mutually beneficial and in the best interests of their landowners, current and future residents and the public at large, that the Districts cooperate to avoid conflicting, disjointed, duplicative, or multiple acquisition and operational efforts as the Districts implement their powers for the lands within and outside their respective boundaries;

WHEREAS, Section 190.012(1)(g) of the Act permits the Lake Ashton II to “finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure” for any project within or without its boundaries “when the project is the subject of an agreement between [Lake Ashton II] and a government entity and is consistent with the local government comprehensive plan of the local government within which the project is to be located;”

WHEREAS, Lake Ashton I and Lake Ashton II are both governmental entities as referenced in Section 190.012(1)(g), *Florida Statutes*;

WHEREAS, the continued existence, operation, maintenance of the Golf Club within the Lake Ashton Community is consistent with the comprehensive plans of the Winter Haven, Lake Wales, and the County;

WHEREAS, to promote public safety, access and enjoyment within the Lake Ashton Community, the Districts desire to provide for non-exclusive, perpetual easements over the Pathways and Bridges to the landowners and residents of the Districts and permitted users of the Golf Club;

WHEREAS, the Districts find this Interlocal Agreement to be necessary, proper and convenient to the exercise of their powers, duties and purposes authorized by law; and

WHEREAS, the Districts hereby desire to enter into this Interlocal Agreement, which shall be filed as required by law with the Circuit Clerk of the County;

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1. RECITALS AND AUTHORITY; REFERENCE GUIDE TO DEFINITIONS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Interlocal Agreement. This Interlocal Agreement is entered into pursuant to the provision of Florida law, including but not limited to Chapters 163, 189, and 190, *Florida Statutes*, and the Florida Constitution. A reference guide to the defined terms established herein is attached hereto as **Exhibit D**.

SECTION 2. ACQUISITION AND OWNERSHIP OF GOLF CLUB.

2.1 Upon the Closing Date (as defined in the PSA), Lake Ashton II shall convey or caused to be conveyed by special warranty deed the East Course to Lake Ashton I in exchange for a purchase price of Two Hundred Thirty Thousand Dollars (\$230,000) (“East Course Acquisition Price”) payable to Lake Ashton II in two (2) equal payments. The first payment of East Course Acquisition Price shall be payable to Lake Ashton II by Lake Ashton I upon the Closing Date, and the second payment shall be payable to Lake Ashton II by Lake Ashton I no later than one (1) year after the Closing Date. Lake Ashton II shall also deliver or cause Seller to deliver a title policy for the East Course to Lake Ashton I in the amount of Two Hundred and Fifty Thousand Dollars (\$250,000).

2.2 Lake Ashton I shall also be responsible for its own attorney fees, engineers fees, certain due diligence fees, costs, and fees associated with Lake Ashton I’s purchase of the East Course. Due diligence paid for by Lake Ashton I shall include the costs of survey and environmental studies and any other such studies Lake Ashton I wishes to conduct, including, but not limited to, due diligence beyond what is provided for in the PSA. However, Lake Ashton I shall not be responsible for payment of any bond indebtedness previously levied on the Golf Club nor any other payments, fees, and other costs due to Seller under the PSA. Any due diligence performed by Lake Ashton I shall be performed pursuant to Section 4.2 of the PSA.

2.3 Lake Ashton II shall immediately share with Lake Ashton I with the results, if any, of its due diligence activities associated with the East Course; provided however, Lake Ashton I shall be responsible for its own review and assessment of such results. Nothing herein shall give Lake Ashton I the right to direct Lake Ashton II to perform certain due diligence activities.

2.4 To the extent Lake Ashton I performs due diligence, Lake Ashton I shall have the right to cancel this Agreement on or before November 15 if such due diligence reveals conditions which make acquisition of the East Course unsuitable in Lake Ashton I’s sole discretion.

2.5 If and when a Closing occurs, Lake Ashton II shall cause the Seller under the PSA to convey good and marketable fee title to the East Course to Lake Ashton I by providing a special warranty deed to Lake Ashton I as Lake Ashton II's designee under section 11.3 of the PSA, subject only to the permitted exceptions applicable thereto.

SECTION 3. OPERATION, MAINTENANCE, MANAGEMENT, REPAIR AND REPLACEMENT OF THE GOLF CLUB; LEASE.

3.1 Except as provided in this Interlocal Agreement and absent an amendment to this Interlocal Agreement: (i) Lake Ashton I shall have no financial or other responsibility for the operation, maintenance, management, repair and replacement of the Golf Club as a golf course; and (ii) Lake Ashton II, its successors and assigns as permitted under the Lease, shall be responsible for the operation, maintenance, management, repair and replacement of the Golf Club as a golf course for so long as the Lease is in effect, including the East Course and the Boundary Amendment Parcels.

3.2 Pursuant to Section 3.1, by the Closing Date the Districts shall enter into the lease agreement attached hereto as **Exhibit E** (the "**Lease**") relating to Lake Ashton II's lease of the East Course from Lake Ashton I.

3.3 Subject to the limitations imposed by the Lease, Lake Ashton I consents to the operation, maintenance, management, repair and replacement of the East Course as part of the Golf Club by Lake Ashton II.

3.4 For the duration of the Lease, Lake Ashton II shall be responsible for all taxes, assessments, fees and charges applicable to the East Course as provided in the Lease.

SECTION 4. EQUAL USE, ACCESS, AND RATES.

Notwithstanding any other interlocal agreement between the Districts, any course of prior dealings, or sharing arrangements for other (i.e., non-Golf Club) improvements or amenities of one or both of the Districts, Lake Ashton I and Lake Ashton II hereby agree that landowners and residents within their collective boundaries shall: (i) have rights of access and use of the Golf Club on an equal basis; and (ii) pay equal rates, fees or other charges for use of the Golf Club (as further provided in Section 6.3). Any such usage shall be subject to the rules, regulations, and policies applicable to the Golf Club. Lake Ashton I shall not have the authority to permit or enter into an agreement with another entity granting usage rights for use of any portion of the Golf Club not owned by Lake Ashton I. Nothing herein shall be interpreted to provide a right to any person to use the Golf Club without charge. Except for as provided for in the PSA and as specifically set forth herein, all users of the Golf Club (i) within Lake Ashton I are required to pay the fees imposed by rule by Lake Ashton I; and (ii) within Lake Ashton II are required to pay the fees imposed by rule by Lake Ashton II. Unless subsequently agreed to by amendment to this Interlocal Agreement or through an identical rule adopted by both Districts in accordance with Florida law, the Golf Club shall not be

considered a component of any other amenities owned by the Districts or subject to the rules, rates and policies applicable to such other amenities. Any and all rates, fees, or charges adopted for golf membership shall be equal for both residents of Lake Ashton I and Lake Ashton II.

SECTION 5. PATHWAYS/BRIDGES AND PONDS MAINTENANCE; RECEIPROCAL EASEMENTS OVER THE PATHWAYS/BRIDGES.

5.1 Lake Ashton I shall maintain, repair, and replace the Pathways/Bridges and Ponds within its boundaries, except those located in the Boundary Amendment Parcels, at its sole cost and expense. Lake Ashton II shall maintain, repair, and replace the Pathways/Bridges and Ponds within its boundaries and in the Boundary Amendment Parcels, at its sole cost and expense. Lake Ashton II shall bear all reasonable and necessary costs, fees, and expenses associated with modifying, altering or otherwise ensuring the appropriate permits to transfer the stormwater ponds within the Boundary Amendment Parcels to Lake Ashton II.

5.2 On the Closing Date, each District shall execute and record non-exclusive, perpetual easements in favor of the other District, the other District's landowners and residents, and users of the Golf Club over the Pathways/Bridges acquired by the other District. These easements shall be recorded immediately after the deeds conveying the portions of the Golf Club to respective Districts. Further, the Districts agree to take any additional actions necessary to facilitate the mutual access contemplated by this Section 5.2 within sixty (60) days of acquisition of the Golf Club, including, but not limited to, execution of rules or policies, to ensure such mutual access for both Districts, the Districts' landowners and residents, and users of the Golf Club. The Districts agree to cooperate to ensure proper operation of stormwater systems over the Golf Club property.

SECTION 6. COOPERATION; CONSENTS.

6.1 Subject to the closing of the acquisition described in Section 2, Lake Ashton I shall perform all actions so required and execute all documents reasonably requested or necessary by Lake Ashton II to effectuate Lake Ashton I's support for Lake Ashton II's pursuit of a grant of powers under Section 190.012(2)(a), *Florida Statutes*, from Lake Wales and/or the County. Provided however, Lake Ashton II shall be responsible for pursuing such powers at its sole cost and Lake Ashton I's financial responsibility shall be limited to the fees of its legal counsel in providing advice related to this Section 6.1.

6.2 Subject to the closing of the acquisition described in Section 2, Lake Ashton I shall perform all actions so required and execute all documents reasonably requested or necessary by Lake Ashton II to effectuate Lake Ashton I's support for boundary amendment petitions to be filed related to the non-residential lands described in **Exhibit F** ("Boundary Amendment Parcels). Said boundary amendments are intended to remove the Boundary Amendment Parcels from the boundaries of Lake Ashton I and add them to the boundaries of Lake Ashton II. Provided however, Lake Ashton II shall be responsible for pursuing such boundary amendments at its sole cost and Lake Ashton I's financial responsibility shall be limited to the fees of its legal counsel in providing advice related to this section 6.2.

6.3 To the extent required by Florida law, Lake Ashton I will cooperate in the establishment of fees for the use of the portion of the Golf Club located within its boundaries in such a manner equal to the fees set by Lake Ashton II for the use of the portion of the Golf Club located within Lake Ashton II's boundaries in order to ensure all users of the Golf Club can utilize the portions in each of the Districts respective boundaries on an equal fee basis. For all avoidance of doubt, this Section includes, but is not limited to, ensuring Lake Ashton I's residents and landowners and the residents and landowners of Lake Ashton II can utilize the Golf Club on an equal fee basis.

6.4 Lake Ashton I and Lake Ashton II shall cooperate to effectuate the conveyance of portions of the Golf Club Property to each District, as described in Section 2.

SECTION 7. NO WAIVER OF IMMUNITY. Nothing in this Interlocal Agreement shall be deemed as a waiver of sovereign immunity or limits of liability of either District, including their supervisors, officers, agents and employees and independent contractors, beyond any statutory limited waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Interlocal Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 8. DEFAULT; CURE; MEDIATION.

8.1. Default; Cure. A default by either of the Districts under this Interlocal Agreement shall entitle the other District to all remedies available at law or in equity, which may include, but not be limited to, damages, injunctive relief and specific performance. Except as otherwise provided in Section 9, each of the parties hereto shall give the other party written notice of any defaults hereunder and shall allow the defaulting party not less than fourteen (14) days from the date of receipt of such notice to cure monetary defaults and thirty (30) days to cure other defaults.

8.2. Mediation. In the event the Districts are unable to resolve a dispute regarding this Interlocal Agreement, the Districts shall submit their dispute to mediation. The Districts agree to cooperate in the selection of a mediator, and agree to share equally in mediation expenses, including the fees of the mediator. However, each District shall be responsible for the fees of its counsel.

SECTION 9. TERMINATION. This Interlocal Agreement shall be terminated automatically, without further action of the Districts, if any of the following occur: (i) Lake Ashton II does not, or is unable to, acquire all of the Golf Club as of the Closing Date; (ii) Lake Ashton I is not conveyed the East Course on the Closing Date; or (iii) the Lease is terminated. The Districts shall have the option of terminating this Interlocal Agreement by entering into a written Termination Agreement approved by both Districts which shall be filed with the Clerk of the Circuit Court of Polk County, Florida.

SECTION 10. CONTROLLING LAW; VENUE. This Interlocal Agreement shall be construed and governed in accordance with the laws of the State of Florida. Venue shall be in Polk County, Florida.

SECTION 11. SEVERABILITY. In the event any term or provision of this Interlocal Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Interlocal Agreement shall be construed to be in full force and effect.

SECTION 12. AMENDMENT. This Interlocal Agreement shall not be modified or amended except by written agreement of the Districts, which amendment shall be approved by each of the Districts’ Board of Supervisors in an open public meeting, duly executed by an authorized representative of the parties hereto and filed with the Clerk of the Circuit Court of Polk County, Florida.

SECTION 13. TIME OF THE ESSENCE. The Districts each agree that time is of the essence in respect to this Interlocal Agreement.

SECTION 14. NOTICE. Each of the Districts shall furnish to the other such notice (“Notice”), as may be required from time to time, pursuant to this Interlocal Agreement, in writing, posted in the U.S. mail or by hand delivery, or by overnight delivery service and addressed as follows:

To LAKE ASHTON I: LAKE ASHTON CDD
c/o GMS Central Florida
135 Central Boulevard, Suite 320
Orlando, Florida 32801
Attention: Jillian Burns
jburns@gmscfl.com

With a copy to: LATHAM, LUNA, EDEN & BEAUDINE, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan A. Carpenter, Esq.
jcarpenter@lseblaw.com

To LAKE ASHTON II: LAKE ASHTON II CDD
c/o GMS Central Florida
135 Central Boulevard, Suite 320
Orlando, Florida 32801
Attention: Jillian Burns
jburns@gmscfl.com

With a copy to: HOPPING GREEN & SAMS PA
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attention: Michael C. Eckert

michaele@hgslaw.com

Except as otherwise provided in this Interlocal Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Interlocal Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein. A courtesy copy of any Notice shall also be sent to the persons listed in this section by electronic mail, but such courtesy shall not operate as an official Notice under this Interlocal Agreement.

SECTION 15. EXECUTION IN COUNTERPARTS. This Interlocal Agreement may be executed in several counterparts, each which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 16. EFFECTIVE DATE. This Interlocal Agreement and the rights conferred herein shall become effective upon filing with the Clerk of the Circuit Court of Polk County, Florida, in accordance with the requirements of section 163.01(11), *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have executed this Interlocal Agreement as of the _____ day of _____, 2019.

Witness:

**LAKE ASHTON COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____

By: _____

Title: _____

Witness:

Name: _____

Attest: _____

By: _____

Title: _____

Witness:

**LAKE ASHTON II COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____

By: _____

Title: _____

Witness:

Name: _____

Attest: _____

By: _____

Title: _____

- Exhibit A – Golf Club Description
- Exhibit B – Legal Description of East Course
- Exhibit C – Legal Description of West Course
- Exhibit D – Reference Guide to Definitions Used in this Interlocal Agreement
- Exhibit E – Lease
- Exhibit F – Legal Description of Boundary Amendment Parcels

EXHIBIT “A”

GOLF CLUB

All buildings, fixtures, furnishings, personal property, and other assets related to the Real Property described below, including:

- 36-hole golf course- including all related equipment
- Pro Shop (the “Eagles’ Nest”)
- Snack Bar- including food service equipment
- Maintenance Shed
- Driving Range
- Putting Greens
- Greens and landscape maintenance equipment
- Storm water ponds and related infrastructure
- Walking Paths, Golf Cart Paths and ancillary bridges

Real Property

EXHIBIT “A-1”

PARCEL I: (Lake Ashton Golf Club, Ltd., a Florida limited partnership)

LAKE ASHTON GOLF COURSE East:

Phase I Tracts GC-1, GC-2, GC-3, GC-4, GC-6, GC-7, GC-8, GC-9, GC-10 and GC-11, LAKE ASHTON GOLF CLUB PHASE I, according to the map or plat thereof as recorded in Plat Book 117, Page 19, Public Records of Polk County, Florida;

(Parcel ID # 27-29-18-865152-002760)

(Parcel ID # 27-29-18-865152-002770)

LESS AND EXCEPT that portion of Tract GC-10 as described in that certain Special Warranty Deed recorded in Official Records Book 7751, Page 549, Public Records of Polk County, Florida, being more particularly described as follows:

Tract CDD-11 and all rights of way, FIRST REPLAT OF THE PALMS OF ASHTON, A CONDOMINIUM, as shown in Condominium Book 15, Page 38, Public Records of Polk County, Florida, LESS that portion of said Tract CDD-11 being a replat of a portion of Tract GC-10, LAKE ASHTON GOLF CLUB PHASE I, as recorded in Plat Book 117, Page 19, Public Records of Polk County, Florida.

ALSO LESS AND EXCEPT that portion of Tracts GC-1 and GC-10 as described in that certain Quit Claim Deed recorded in Official Records Book 6374, Page 999, Public Records of Polk County, Florida, being more particularly described as follows:

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A parcel of land being a portion of Tract B, Tract GC-1 and Tract GC-10, LAKE ASHTON GOLF CLUB PHASE I, as recorded in Plat Book 117, Pages 19 through 27, Public Records of Polk County, Florida, being described as follows:

Commence at the Northwest corner of said Tract B, said point being the common corner with the Southwest corner of Lot 162 of said LAKE ASHTON GOLF CLUB PHASE I; thence South 55° 00' 42" East, along the Northerly line of said Tract B, 106.00 feet; thence North 34° 59' 18" East, along the Westerly line of said Tract B, 77.63 feet; thence South 62° 49' 07" East, along said Northerly line, 437.53 feet to the Point of Beginning; thence South 27° 48' 30" West, 122.72 feet; thence North 62° 15' 21" West, 409.04 feet to the Point of Curvature of a curve to the left having a radius of 285.00 feet, a central angle of 10° 59' 44", a chord bearing of North 67° 45' 13" West, and a chord distance of 54.61 feet; thence Northwesterly along the arc of said curve 54.69 feet to the Point of Tangency; thence North 73° 15' 05" West, 102.77 feet to a point on a curve to the left having a radius of 26.73 feet, a central angle of 37° 52' 41", a chord bearing of South 84° 28' 57" West, and a chord distance of 17.35 feet; thence Westerly along the arc of said curve 17.67 feet to a point on the Easterly right-of-way line of Ashton Club Drive, as shown on said LAKE ASHTON GOLF CLUB PHASE I said point being on a non-tangent curve to the right having a radius of 165.00 feet, a central angle of 01° 38' 40", a chord bearing of South 60° 26' 57" West, and a chord distance of 4.74 feet; thence Southwesterly along said Easterly right-of-way line and the arc of said curve 4.74 feet; thence South 73° 15' 05" East, 107.66 feet; thence South 27° 21' 43" West, 485.99 feet; thence South 53° 29' 08" East, 142.31 feet; thence South 60° 50' 24" East, 320.00 feet; thence North 29° 09' 36" East, 12.60 feet; thence South 60° 50' 24" East, 160.00 feet; thence South 29° 09' 36" West, 10.28 feet; thence South 60° 50' 24" East, 160.00 feet; thence South 87° 20' 53" East, 145.58 feet; thence North 82° 44' 21" East, 80.22 feet; thence North 80° 05' 54" East, 118.63 feet; thence North 63° 10' 38" East, 107.26 feet; thence North 13° 32' 07" East, 105.00 feet to said Easterly line of Tract B, thence North 01° 53' 54" West, along said Easterly line, 27.35 feet; thence North 00° 19' 47" East, along said Easterly line, 107.94 feet; thence North 07° 13' 36" East, along said Easterly line, 142.65 feet; thence North 01° 34' 47" East, along said Easterly line and it's Northerly extension, 76.35 feet; thence North 62° 38' 17" West, 69.92 feet; thence South 27° 48' 30" West, 5.00 feet; thence North 62° 38' 17" West, 252.11 feet; thence North 62° 15' 21" West, 166.89 feet; thence South 27° 48' 30" West, 22.28 feet to the Point of Beginning.

ALSO LESS AND EXCEPT that portion of Tract GC-9 as described in that certain Quit Claim Deed recorded in Official Records Book 7351, Page 582, Public Records of Polk County, Florida, being more particularly described as follows:

ROADWAY

A parcel of land being a portion of Tract A, GC-9 and Tract WA-2, LAKE ASHTON GOLF CLUB PHASE I, as recorded in Plat Book 117, Pages 19 through 27, Public Records of Polk County, Florida, being described as follows:

Commence at the Northwest corner of said Tract A; thence South 89° 40' 08" East, along the North line of said Tract A, 15.35 feet to the Point of Beginning; thence continue South 89° 40' 08" East, 40.38 feet; thence North 19° 26' 02" West, 35.78 feet; thence North 70° 33' 58" East, 30.00 feet; thence South 19° 26' 02" East, 46.56 feet to a point on said Tract A; thence continue South 19° 26' 02" East, 109.59 feet to the Point of Curvature of a

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curve to the right having a radius of 215.00 feet, a central angle of 19° 45' 53", a chord bearing of South 09° 33' 05" East, and a chord distance of 73.80 feet; thence along the arc of said curve 74.17 feet to the Point of Tangency; thence South 00° 19' 52" West, 577.21 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 38° 33' 08", a chord bearing of South 18° 56' 42" East, and a chord distance of 19.81 feet; thence along the arc of said curve 20.19 feet to the Point of Tangency; thence South 38° 13' 16" East, 32.95 feet to the boundary of said Tract GC-9; thence South 38° 05' 42" West, along said boundary, 30.88 feet; thence North 38° 13' 16" West, 29.60 feet to the Point of Curvature of a curve to the left having a radius of 50.00 feet, a central angle of 51° 26' 52", a chord bearing of North 63° 56' 42" West, and a chord distance of 43.40 feet; thence along the arc of said curve 44.90 feet to the Point of Tangency, a point on the South line of said Tract A; thence North 89° 40' 08" West, along said South line of Tract A, 105.35 feet, to a point on the West line of said Tract A; thence North 06° 50' 04" West, along said West line of Tract A, 30.24 feet; thence South 89° 40' 08" East, 98.50 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 90° 00' 00", a chord bearing of North 45° 19' 52" East, and a chord distance of 42.43 feet; thence along the arc of said curve 47.12 feet to the Point of Tangency; thence North 00° 19' 52" East, 208.04 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 90° 00' 00", a chord bearing of North 44° 40' 08" West, and a chord distance of 42.43 feet; thence along the arc of said curve 47.12 feet to the Point of Tangency; thence North 89° 40' 08" West, 96.61 feet; to the Point of Curvature of a curve to the right having a radius of 215.00 feet, a central angle of 21° 20' 12", a chord bearing of North 79° 00' 02" West, and a chord distance of 79.60 feet; thence along the arc of said curve 80.07 feet to a point on the East line of Lake Ashton Golf Club Phase IV, as recorded in Plat Book 135, Pages 35-36, Public Records of Polk County, Florida; thence North 07° 13' 36" East, along said East line, 31.15 feet to a point on a non-tangent curve to the left having a radius of 185.00 feet, a central angle of 23° 44' 35", a chord bearing of South 77° 47' 51" East, and a chord distance of 76.12 feet; thence along the arc of said curve 76.66 feet to the Point of Tangency; thence South 89° 40' 08" East, 96.61 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 90° 00' 00", a chord bearing of North 45° 19' 52" East, and a chord distance of 42.43 feet; thence along the arc of said curve 47.12 feet to the Point of Tangency; thence North 00° 19' 52" East, 246.07 feet to the Point of Curvature of a curve to the left having a radius of 185.00 feet, a central angle of 19° 45' 53", a chord bearing of North 09° 33' 05" West, and a chord distance of 63.50 feet; thence along the arc of said curve 63.82 feet to the Point of Tangency; thence North 19° 26' 02" West, 66.38 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of 90° 00' 00", a chord bearing of North 64° 26' 02" West, and a chord distance of 28.28 feet; thence along the arc of said curve 31.42 feet to the Point of Tangency; thence South 70° 33' 58" West, 18.00 feet; thence North 19° 26' 02" West, 47.65 feet to the Point of Beginning.

ALSO LESS AND EXCEPT a portion of Tract GC-8, LAKE ASHTON GOLF CLUB, PHASE I, according to the map or plat thereof as recorded in Plat Book 117, Page 19, Public Records of Polk County, Florida as described in that certain Special Warranty Deed recorded in Official Records Book 4943, Page 680, Public Records of Polk County, Florida, being more particularly described as follows:

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Commence at the Southeast corner of Lot 237 of said LAKE ASHTON GOLF CLUB PHASE I for the Point of Beginning; thence North 00° 48' 47" East, along the East line of said Lot 237 and it' s Northerly extension, 120.00 feet; thence South 89° 11' 13" East, 70.00 feet; thence South 00° 48' 47" West, parallel with said East line of Lot 237, a distance of 105.86 feet to the Northerly right-of-way line of Ashton Club Drive; thence South 79° 23' 40" West, along said Northerly right- of-way line, 71.41 feet to the Point of Beginning.

ALSO LESS AND EXCEPT from Tract "GC-3" (SALES CENTER) and Tract "GC-2" (GOLF COURSE) those certain parcels of land conveyed to Ashton Golf-Sales Center, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded January 3, 2018, in Official Records Book 10357, Page 259, Public Records of Polk County, Florida, described as follows:

A portion of Polk County Property Appraiser Parcel Identification Number: 27-29-18-865152-002760.

All of TRACT "GC-3" (SALES CENTER) as depicted in the Plat recorded in Plat Book 117, Pages 19-27, Public Records of Polk County, Florida.

ALSO LESS AND EXCEPT a parcel of land being a portion of TRACT "GC-2" (GOLF COURSE), Plat Book 117, Pages 19-27, Public Records of Polk County, Florida, described as follows:

Commence at the Northeast corner of TRACT "GC-3" (SALES CENTER) as recorded in Plat Book 117, Pages 19-27, Public Records of Polk County, Florida; thence North 89° 59' 59" West, along the North line of said TRACT "GC-3" (SALES CENTER), 219.97 feet, to the POINT OF BEGINNING; thence continue along said North line, 82.56 feet, to the West line of said TRACT "GC-3" (SALES CENTER); thence South 00° 00' 02" West, along said West line, 155.67 feet, to the Northerly right-of-way of Ashton Club Drive, as recorded in Plat Book 117, Pages 19-27, Public Records of Polk County, Florida; thence North 89° 59' 59" West, along said Northerly right-of-way, 59.28 feet; thence North 00° 00' 28" East, 182.82 feet; thence North 89° 59' 45" East, 111.72 feet; thence North 45° 00' 01" East, 30.51 feet to a witness corner; thence continue North 45° 00' 01" East, 32.14 feet; thence South 44° 59' 59" East, 29.83 feet; thence South 45° 00' 01" West, 30.66 feet to a witness corner; thence continue South 45° 00' 01" West, 19.34 feet; thence South 00° 12' 35" West, 15.01 feet, to the POINT OF BEGINNING.

Phase II (Lake Ashton Golf Club, Ltd., a Florida limited partnership)

Lots 540, 541, 542, Tracts GC-12, GC-13 and GC-14, LAKE ASHTON GOLF CLUB PHASE II, according to the map or plat thereof as recorded in Plat Book 119, Page 17, Public Records of Polk County, Florida; **LESS AND EXCEPT** that portion of GC-12, LAKE ASHTON GOLF CLUB PHASE II, according to the map or plat thereof as recorded in Plat Book 119, Page 17, Public Records of Polk County, Florida, that was replatted to LAKE ASHTON GOLF CLUB PHASE III-B, according to the map or plat thereof as recorded in Plat Book 129, Page 47, Public Records of Polk County, Florida.

(Parcel ID # 27-29-19-865200-005421)

(Parcel ID # 27-29-19-865200-005870)

(Parcel ID # 27-29-19-865200-005880)

(Parcel ID # 27-29-19-865200-005890)

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LESS AND EXCEPT those certain parcels of land conveyed to Ashton Golf-Eagle's Nest, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded December 29, 2017, in Official Records Book 10355, Page 401, Public Records of Polk County, Florida, described as follows:

A portion of Polk County Property Appraiser Parcel Identification Numbers: 27-29-19-865200-005400; 27-29-19-865200-005410; 27-29-19-865200-005870; and 27-29-19-865200-005420.

Lots 540 and 541, as recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida

AND LESS AND EXCEPT

PARCEL 2:

A parcel of land being a portion of TRACT "GC-12" (GOLF COURSE), recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida, described as follows:

Commence at the Southwest corner of said TRACT "GC-12"; thence North 00° 51' 50" West, along the West line of said TRACT "GC-12", 32.47 feet to the POINT OF BEGINNING"; thence continue along said West line, 150.50 feet; thence South 89° 57' 43" East, 7.42 feet; thence South 09° 54' 54" East, 48.17 feet; thence South 07° 26' 07" West, 103.91 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT

PARCEL 4:

A parcel of land being a portion of LOT 542, recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida, described as follows:

Commence at the Northwest corner of said LOT 542; thence South 00° 51' 50" East, along the Westerly line of said LOT 542, 27.37 feet to the POINT OF BEGINNING; thence South 73° 10' 06" East, 81.19 feet; thence South 76° 12' 18" East, 54.76 feet to the Westerly right-of-way of Dunmore Drive, also being a point on a non-tangent curve to the right, having a radius of 90.00 feet, a central angle of 4° 47' 20", a chord bearing of South 01° 31' 50" West, and a chord length of 7.52 feet; thence along the arc of said curve and said Westerly right-of-way, 7.52 feet; thence South 00° 51' 50" East, 2.58 feet to the South line of said LOT 542; thence South 89° 08' 10" West, along said South line, 130.00 feet to the West line of said LOT 542; thence North 00° 51' 50" West, along said West line, 48.63 feet to the POINT OF BEGINNING.

Phase IV-A (Lake Ashton Golf Club, Ltd., a Florida limited partnership)

Tract GC-11, LAKE ASHTON GOLF CLUB PHASE IV-A, according to the map or plat thereof as recorded in Plat Book 146, Page 47, Public Records of Polk County, Florida.

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(Parcel ID # 27-29-18-865157-009630)

Phase V (Lake Ashton Golf Club II, Ltd., a Florida limited partnership)

Tracts GC-15 and GC-16, LAKE ASHTON GOLF CLUB PHASE V, according to the map or plat thereof as recorded in Plat Book 143, Page 22, Public Records of Polk County, Florida.

(Parcel ID # 27-29-19-865201-010660)

LESS AND EXCEPT from Tract "GC-15" (Golf Course) those certain parcels of land conveyed to Ashton Golf-Marina, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded December 29, 2017, in Official Records Book 10355, Page 498, Public Records of Polk County, Florida, described as follows:

A portion of Polk County Property Appraiser Parcel Identification Number: 27-29-19-865201-010630:

Tract "GC-15" (Golf Course), of LAKE ASHTON GOLF CLUB PHASE V, recorded in Plat Book 143, Pages 22 through 24, Public Records of Polk County, Florida

RESERVING UNTO GRANTOR A NON-EXCLUSIVE EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land being a portion of Tract "GC-15" (Golf Course), of LAKE ASHTON GOLF CLUB PHASE V, recorded in Plat Book 143, Pages 22 through 24, Public Records of Polk County, Florida, described as follows:

BEGIN at the Northwest corner of Lot 1060, as recorded in said Plat; thence North 00° 33' 13" East, along the West line of said Tract "GC-15", 46.19 feet; thence North 60° 33' 13" East, 87.19 feet; thence South 89° 30' 22" East, 95.69 feet to the Point of Curvature of a curve to the left having a radius of 25.00 feet, a central angle of 89° 48' 51", a chord bearing of North 45° 35' 12" East, and a chord distance of 35.30 feet; thence along the arc of said curve, 39.19 feet; thence North 00° 40' 47" East, 83.38 feet; thence South 89° 19' 13" East, 20.00 feet; thence South 00° 40' 47" West, 83.60 feet to a Point of Curvature of a curve to the right having a radius of 45.00 feet, a central angle of 86° 37' 05", a chord bearing of South 43° 59' 20" West, and a chord distance of 61.73 feet; thence along the arc of said curve, 68.03 feet to the North line of Tract "CDD-15", LAKE ASHTON GOLF CLUB PHASE V, Plat Book 143, Pages 22 through 24, Public Records of Polk County, Florida; thence South 87° 17' 52" West, along said North line, 58.82' to the Northeast corner of said Lot 1060; thence South 60° 33' 13" West, along the North line of said Lot 1060, 132.79 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT from Tract "GC-16" (GOLF COURSE) those certain parcels of land conveyed to Ashton Golf-Storage, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded January 3, 2018, in Official Records Book 10357, Page 532, Public Records of Polk County, Florida, described as follows:

A portion of Polk County Property Appraiser Parcel Identification Number: 27-29-19-865201-010630.

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TRACT "GC-16" (GOLF COURSE), of LAKE ASHTON GOLF CLUB PHASE V, recorded in Plat Book 143, Pages 22 through 24, Public Records of Polk County, Florida

LESS AND EXCEPT:

A portion of TRACT "GC-16" (GOLF COURSE), of LAKE ASHTON GOLF CLUB PHASE V, recorded in Plat Book 143, Pages 22 through 24, Public Records of Polk County, Florida, described as follows:

BEGIN at the Southwest corner of said TRACT "GC-16"; thence North 89° 29' 39" East, along the South line of said plat of LAKE ASHTON GOLF CLUB PHASE V, 1319.41 feet; thence North 49° 15' 56" West, 33.52 feet; thence North 62° 23' 09" West, 32.48 feet; thence North 89° 26' 26" West, along a building, 900.40 feet; thence South 70° 50' 25" West, 38.27 feet; thence North 89° 00' 51" West, 35.27 feet; thence South 66° 39' 43" West, 63.77 feet; thence North 81° 10' 41" West, 20.73 feet; thence South 89° 49' 23" West, 90.80 feet; thence North 84° 03' 45" West, 31.42 feet; thence North 75° 05' 29" West, 87.86 feet; thence South 89° 41' 54" West, 7.66 feet to the West line of said TRACT "GC-16"; thence South 00° 17' 21" East, along said West line, 48.86 feet to the POINT OF BEGINNING.

PARCEL II:

LAKE ASHTON GOLF COURSE WEST:

LAKE ASHTON GOLF CLUB PHASE VI

(Lake Ashton Golf Club II, Ltd., a Florida limited partnership)

Tract GC-17, LAKE ASHTON GOLF CLUB PHASE VI, as recorded in Plat Book 144, Pages 12 through 14, Public Records of Polk County, Florida.

(Parcel ID # 27-29-19-865202-011980)

LAKE ASHTON WEST PHASE I

(Lake Ashton Golf Club II, Ltd., a Florida limited partnership)

Lot 12, Lot 13, Lot 14, Lot 294, Tract GC-1, Tract GC-2 Tract GC-3 and Tract GC-4, LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida.

(Parcel ID # 27-29-24-690596-000130)

(Parcel ID # 27-29-24-690596-000140)

(Parcel ID # 27-29-24-690596-002940)

(Parcel ID # 27-29-24-690596-003620)

(Parcel ID # 27-29-24-690596-003621)

(Parcel ID # 27-29-24-690596-003622)

(Parcel ID # 27-29-24-690596-003623)

(Parcel ID # 27-29-24-690596-003630)

(Parcel ID # 27-29-24-690596-003631)

(Parcel ID # 27-29-24-690596-003632)

(Parcel ID # 27-29-24-690596-003633)

(Parcel ID # 27-29-24-690596-003634)

(Parcel ID # 27-29-24-690596-003640)

(Parcel ID # 27-29-24-690596-003641)

(Parcel ID # 27-29-24-690596-003642)

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(Parcel ID # 27-29-24-690596-003650)

(Parcel ID # 27-29-24-690596-003830)

TRACT 3 - GOLF COURSE

(Lake Ashton Golf Club II, Ltd., a Florida limited partnership)

A parcel of land being a portion of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Northeast corner of said Section 24; thence South 00° 51' 50" East, along the East line of said Section 24, a distance of 276.14 feet; thence South 89° 08' 10" West, 260.17 feet to the Point of Beginning; thence North 66° 30' 01" West, 59.94 feet; thence South 88° 52' 45" West, 132.57 feet to the Point of Curvature of a curve to the left having a radius of 285.00 feet, a central angle of 26° 16' 24", a chord bearing of South 75° 44' 33" West, and a chord distance of 129.55 feet; thence Westerly along the arc of said curve 130.69 feet; thence South 60° 25' 10" West, 34.81 feet; thence North 27° 47' 47" West, 100.17 feet; thence South 60° 10' 48" West, 29.83 feet to a point on a non-tangent curve to the right having a radius of 415.00 feet, a central angle of 28° 42' 09", a chord bearing of South 74° 31' 47" West, and a chord distance of 205.73 feet; thence Westerly along the arc of said curve 207.90 feet; thence South 88° 52' 45" West, 229.21 feet; thence South 01° 06' 36" East, 360.11 feet to a point on a non-tangent curve to the right having a radius of 1189.08 feet, a central angle of 36° 30' 11", a chord bearing of South 19° 06' 02" West, and a chord distance of 744.81 feet; thence Southerly along the arc of said curve 757.56 feet to the Point of Compound Curvature of a curve to the right having a radius of 275.00 feet, a central angle of 92° 33' 35", a chord bearing of South 83° 37' 55" West, and a chord distance of 397.50 feet; thence Westerly along the arc of said curve 444.26 feet to the Point of Compound Curvature of a curve to the right having a radius of 413.49 feet, a central angle of 08° 09' 31", a chord bearing of North 46° 00' 32" West, and a chord distance of 58.83 feet; thence Northwesterly along the arc of said curve 58.88 feet to the Point of Reverse Curvature of a curve to the left having a radius of 250.00 feet, a central angle of 49° 11' 29", a chord bearing of North 66° 31' 31" West, and a chord distance of 208.11 feet; thence Northwesterly along the arc of said curve 214.64 feet to the Point of Tangency; thence South 88° 52' 45" West, 513.05 feet; thence North 01° 07' 15" West, 110.00 feet; thence South 88° 52' 45" West, 43.47 feet; thence South 00° 44' 28" East, 243.15 feet; thence South 89° 34' 26" West, 121.00 feet to the West line of the East 1/2 of said Section 24; thence South 00° 44' 28" East, along said West line of the East 1/2, a distance of 200.00 feet; thence South 89° 34' 26" West, 1331.77 feet to the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 24; thence South 00° 32' 14" East, along said West line of the Southeast 1/4 of the Northwest 1/4, a distance of 1133.87 feet; thence South 89° 26' 04" West, 666.95 feet to the Easterly maintained right-of-way line of County Road 653 (Rattlesnake Road); thence along said Easterly maintained right-of-way line the following seventeen (17) courses: (1) thence South 27° 26' 27" East, 71.67 feet; (2) thence South 27° 36' 46" East, 100.00 feet; (3) thence South 27° 29' 54" East, 100.00 feet; (4) thence South 27° 53' 58" East, 100.00 feet; (5) thence South 27° 53' 54" East, 100.12 feet; (6) thence South 27° 26' 27" East, 100.00 feet; (7) thence South 27° 40' 13" East, 100.00 feet; (8) thence South 28° 00' 50" East, 100.00 feet; (9) thence South 28° 28' 20" East, 100.01 feet; (10) thence South 27° 23' 01" East, 100.00 feet; (11) thence South 27° 33' 20" East, 100.00 feet; (12) thence South 27° 36' 46" East, 100.00 feet; (13) thence South 28° 45' 31" East, 100.02 feet; (14)

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thence South 25° 50' 14" East, 100.04 feet; (15) thence South 32° 38' 29" East, 78.47 feet; (16) thence South 32° 38' 29" East, 20.58 feet; (17) thence South 28° 11' 09" East, 89.08 feet; thence North 61° 48' 51" East, 132.16 feet to a point on a non-tangent curve to the right having a radius of 250.00 feet, a central angle of 12° 26' 17", a chord bearing of North 68° 39' 39" East, and a chord distance of 54.16 feet; thence Northeasterly along the arc of said curve 54.27 feet to a point on a non-tangent curve to the left having a radius of 10811.43 feet, a central angle of 02° 07' 35", a chord bearing of North 70° 58' 07" East, and a chord distance of 401.21 feet; thence Easterly along the arc of said curve 401.23 feet; thence North 59° 45' 49" East, 208.82 feet; to the Point of Curvature of a curve to the right having a radius of 524.00 feet, a central angle of 47° 38' 45", a chord bearing of North 83° 35' 11" East, and a chord distance of 423.30 feet; thence Easterly along the arc of said curve 435.75 feet to the Point of Reverse Curvature of a curve to the left having a radius of 726.00 feet, a central angle of 31° 17' 36", a chord bearing of South 88° 14' 14" East, and a chord distance of 391.61 feet; thence Easterly along the arc of said curve 396.52 feet to the Point of Tangency; thence North 76° 06' 57" East, 30.09 feet to the Point of Curvature of a curve to the left having a radius of 35.00 feet, a central angle of 112° 45' 43", a chord bearing of North 19° 44' 06" East, and a chord distance of 58.29 feet; thence Northerly along the arc of said curve 68.88 feet to the Point of Compound Curvature of a curve to the left having a radius of 160.00 feet, a central angle of 20° 01' 53", a chord bearing of North 46° 39' 42" West, and a chord distance of 55.65 feet; thence Northwesterly along the arc of said curve 55.94 feet to the Point of Tangency; thence North 56° 40' 39" West, 610.13 feet; thence South 30° 58' 11" West, 99.14 feet to a point on a non-tangent curve to the right having a radius of 1115.00 feet, a central angle of 08° 43' 03", a chord bearing of North 54° 40' 17" West, and a chord distance of 169.48 feet; thence Northwesterly along the arc of said curve 169.65 feet to a point on a non-tangent curve to the right having a radius of 425.00 feet, a central angle of 25° 19' 40", a chord bearing of South 57° 04' 14" West, and a chord distance of 186.35 feet; thence Southwesterly along the arc of said curve 187.87 feet to the Point of Tangency; thence South 69° 44' 04" West, 503.48 feet to the Point of Curvature of a curve to the right having a radius of 340.00 feet, a central angle of 82° 34' 35", a chord bearing of North 68° 58' 38" West, and a chord distance of 448.70 feet; thence Northwesterly along the arc of said curve 490.02 feet to the Point of Tangency; thence North 27° 41' 21" West, 251.90 feet; thence North 20° 40' 36" West, 91.10 feet to the Point of Curvature of a curve to the right having a radius of 150.00 feet, a central angle of 99° 02' 53", a chord bearing of North 28° 50' 50" East, and a chord distance of 228.20 feet; thence Northeasterly along the arc of said curve 259.31 feet to the Point of Tangency; thence North 78° 22' 17" East, 572.15 feet to a point on a non-tangent curve to the left having a radius of 185.00 feet, a central angle of 19° 37' 35", a chord bearing of North 68° 33' 41" East, and a chord distance of 63.06 feet; thence Northeasterly along the arc of said curve 63.37 feet; thence North 38° 38' 51" West, 175.01 feet to the Point of Curvature of a curve to the left having a radius of 90.00 feet, a central angle of 51° 53' 23", a chord bearing of North 64° 35' 33" West, and a chord distance of 78.75 feet; thence Northwesterly along the arc of said curve 81.51 feet to the Point of Tangency; thence South 89° 27' 46" West, 83.94 feet to the Point of Curvature of a curve to the right having a radius of 155.00 feet, a central angle of 205° 29' 56", a chord bearing of North 12° 12' 44" East, and a chord distance of 302.36 feet; thence Northerly along the arc of said curve 555.93 feet to the Point of Tangency; thence South 65° 02' 18" East, 181.23 feet to the Point of Curvature of a curve to the right having a radius of 340.00 feet, a central angle of 26° 23' 27", a chord

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bearing of South 51° 50' 35" East, and a chord distance of 155.23 feet; thence Southeasterly along the arc of said curve 156.61 feet to the Point of Tangency; thence South 38° 38' 51" East, 656.93 feet to the Point of Curvature of a curve to the left having a radius of 875.00 feet, a central angle of 21° 45' 24", a chord bearing of South 49° 31' 33" East, and a chord distance of 330.27 feet; thence Southeasterly along the arc of said curve 332.26 feet; thence South 29° 44' 01" West, 112.07 feet; thence South 56° 40' 39" East, 204.88 feet; thence North 33° 19' 21" East, 100.00 feet; thence South 56° 40' 39" East, 348.88 feet; thence North 33° 19' 21" East, 124.60 feet; thence South 90° 00' 00" East, 119.69 feet; thence South 00° 00' 00" East, 125.00 feet; thence South 51° 55' 47" East, 79.55 feet; thence South 15° 59' 51" East, 361.43 feet; thence South 74° 46' 49" West, 120.87 feet to a point on a non-tangent curve to the left having a radius of 385.00 feet, a central angle of 76° 19' 56", a chord bearing of South 52° 39' 56" East, and a chord distance of 475.82 feet; thence Southeasterly along the arc of said curve 512.92 feet to the Point of Tangency; thence North 89° 10' 06" East, 7.93 feet; thence South 01° 33' 09" West, 100.09 feet; thence North 89° 10' 06" East, 477.88 feet to the Point of Curvature of a curve to the right having a radius of 415.00 feet, a central angle of 23° 00' 23", a chord bearing of South 79° 19' 42" East, and a chord distance of 165.52 feet; thence Easterly along the arc of said curve 166.64 feet; thence North 22° 10' 29" East, 110.00 feet to a point on a non-tangent curve to the right having a radius of 525.00 feet, a central angle of 08° 26' 30", a chord bearing of South 63° 36' 16" East, and a chord distance of 77.28 feet; thence Southeasterly along the arc of said curve 77.35 feet to the Point of Reverse Curvature of a curve to the left having a radius of 75.00 feet, a central angle of 68° 08' 29", a chord bearing of North 86° 32' 44" East, and a chord distance of 84.03 feet; thence Easterly along the arc of said curve 89.20 feet to the Point of Tangency; thence North 52° 28' 30" East, 253.82 feet to the Point of Curvature of a curve to the left having a radius of 190.00 feet, a central angle of 50° 43' 43", a chord bearing of North 27° 06' 38" East, and a chord distance of 162.78 feet; thence Northeasterly along the arc of said curve 168.22 feet to the Point of Reverse Curvature of a curve to the right having a radius of 570.00 feet, a central angle of 44° 08' 04", a chord bearing of North 23° 48' 49" East, and a chord distance of 428.29 feet; thence Northeasterly along the arc of said curve 439.07 feet to the Point of Reverse Curvature of a curve to the left having a radius of 190.00 feet, a central angle of 46° 10' 28", a chord bearing of North 22° 47' 36" East, and a chord distance of 149.01 feet; thence Northeasterly along the arc of said curve 153.12 feet to the Point of Tangency; thence North 00° 17' 38" West, 1028.61 feet; thence North 89° 42' 22" East, 110.00 feet; thence North 00° 17' 38" West, 227.36 feet to the Point of Curvature of a curve to the right having a radius of 765.00 feet, a central angle of 16° 36' 46", a chord bearing of North 08° 00' 46" East, and a chord distance of 221.04 feet; thence Northerly along the arc of said curve 221.81 feet to the Point of Tangency; thence North 16° 19' 09" East, 130.77 feet to the Point of Curvature of a curve to the left having a radius of 735.00 feet, a central angle of 16° 36' 46", a chord bearing of North 08° 00' 46" East, and a chord distance of 212.37 feet; thence Northerly along the arc of said curve 213.11 feet to the Point of Tangency; thence North 00° 17' 38" West, 261.99 feet to the Point of Curvature of a curve to the left having a radius of 735.00 feet, a central angle of 17° 08' 25", a chord bearing of North 08° 51' 50" West, and a chord distance of 219.06 feet; thence Northerly along the arc of said curve 219.88 feet to the Point of Reverse Curvature of a curve to the right having a radius of 765.00 feet, a central angle of 20° 20' 45", a chord bearing of North 07° 15' 41" West, and a chord distance of 270.23 feet; thence Northerly along the arc of said curve 271.65 feet; thence North 82°

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39' 39" West, 100.26 feet to a point on a non-tangent curve to the right having a radius of 865.00 feet, a central angle of 15° 30' 18", a chord bearing of North 11° 10' 36" East, and a chord distance of 233.37 feet; thence Northerly along the arc of said curve 234.08 feet to the Point of Reverse Curvature of a curve to the left having a radius of 495.00 feet, a central angle of 19° 47' 35", a chord bearing of North 09° 01' 58" East, and a chord distance of 170.15 feet; thence Northerly along the arc of said curve 171.00 feet to the Point of Tangency; thence North 00° 51' 50" West, 205.00 feet; thence North 08° 26' 30" West, 77.14 feet to the Point of Beginning. **LESS** that part of LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 thru 21, Public Records of Polk County, Florida.

(part of Parcel ID # 26-29-24-690600-009770)

TRACT 6 - GOLF COURSE

(Lake Ashton Golf Club II, Ltd., a Florida limited partnership)

A parcel of land being a portion of the South 1/2 of Section 24, Township 29 South, Range 26 East, and the North 365.00 feet of the North 1/2 of Section 25, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Northeast corner of said Section 24; South 00° 51' 50" East, along the East line of said Section 24, a distance of 2651.56 feet; thence South 00° 17' 38" East, along said East line, 1373.63 feet; thence South 00° 18' 45" East, along said East line, 1111.64 feet to the Point of Beginning; thence continue South 00° 18' 45" East, along said East line, 261.81 feet to the Northeast corner of said Section 25; thence South 00° 15' 11" East, along the East line of said Section 25 a distance of 365.00 feet to the South line of said North 365.00 feet of the North 1/2 of Section 25; thence South 89° 35' 19" West, along said South line, 3097.34 feet to the Easterly maintained right-of-way line of County Road 653 (Rattlesnake Road); thence along said Easterly maintained right-of-way line the following nineteen (19) courses: (1) thence North 28° 04' 16" West, 33.91 feet; (2) thence North 27° 36' 46" West, 100.00 feet; (3) thence North 27° 02' 24" West, 100.00 feet; (4) thence North 28° 11' 09" West, 100.00 feet; (5) thence North 26° 55' 31" West, 100.00 feet; (6) thence North 27° 33' 20" West, 100.00 feet; (7) thence North 27° 36' 46" West, 100.00 feet; (8) thence North 27° 33' 20" West, 100.00 feet; (9) thence North 27° 40' 13" West, 100.00 feet; (10) thence North 27° 33' 20" West, 100.00 feet; (11) thence North 27° 33' 20" West, 100.00 feet; (12) thence North 27° 33' 20" West, 100.00 feet; (13) thence North 28° 07' 43" West, 100.00 feet; (14) thence North 27° 02' 24" West, 100.00 feet; (15) thence North 27° 36' 46" West, 100.00 feet; (16) thence North 27° 09' 16" West, 100.00 feet; (17) thence North 27° 26' 27" West, 100.00 feet; (18) thence North 27° 40' 13" West, 100.00 feet; (19) thence North 27° 33' 20" West, 20.38 feet; thence North 62° 26' 40" East, 153.13 feet to a point on a non-tangent curve to the right having a radius of 250.00 feet, a central angle of 07° 02' 19", a chord bearing of North 65° 57' 40" East, and a chord distance of 30.69 feet; thence Northeasterly along the arc of said curve 30.71 feet to a point on a non-tangent curve to the left having a radius of 2537.25 feet, a central angle of 09° 04' 42", a chord bearing of North 65° 12' 48" East, and a chord distance of 401.60 feet; thence Northeasterly along the arc of said curve 402.02 feet; thence North 59° 45' 49" East, 208.82 feet to the Point of Curvature of a curve to the right having a radius of 476.00 feet, a central angle of 47° 38' 45", a chord bearing of North 83° 35' 11" East, and a chord distance of 384.52 feet; thence Easterly along the arc of said curve 395.83 feet to the Point of Reverse curvature of a curve to the

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left having a radius of 774.00 feet, a central angle of $31^{\circ} 17' 36''$, a chord bearing of South $88^{\circ} 14' 14''$ East, and a chord distance of 417.50 feet; thence Easterly along the arc of said curve 422.74 feet to the Point of Tangency; thence North $76^{\circ} 06' 57''$ East, 44.62 feet to the Point of Curvature of a curve to the right having a radius of 35.00 feet, a central angle of $86^{\circ} 16' 49''$, a chord bearing of South $60^{\circ} 44' 38''$ East, and a chord distance of 47.87 feet; thence along the arc of said curve 52.71 feet to the Point of Tangency; thence South $17^{\circ} 36' 13''$ East, 232.37 feet to the Point of Curvature of a curve to the left having a radius of 515.00 feet, a central angle of $09^{\circ} 31' 52''$, a chord bearing of South $22^{\circ} 22' 09''$ East, and a chord distance of 85.57 feet; thence Southeasterly along the arc of said curve 85.67 feet to the Point of Reverse Curvature of a curve to the right having a radius of 35.00 feet, a central angle of $50^{\circ} 13' 22''$, a chord bearing of South $02^{\circ} 01' 24''$ East, and a chord distance of 29.71 feet; thence Southerly along the arc of said curve 30.68 feet; thence North $32^{\circ} 21' 02''$ West, 93.82 feet; thence North $23^{\circ} 33' 57''$ West, 136.84 feet to the Point of Curvature of a curve to the left having a radius of 145.00 feet, a central angle of $92^{\circ} 16' 35''$, a chord bearing of North $69^{\circ} 42' 15''$ West, and a chord distance of 209.09 feet; thence Northwesterly along the arc of said curve 233.53 feet; thence South $24^{\circ} 23' 35''$ East, 100.10 feet to a point on a non-tangent curve to the left having a radius of 45.00 feet, a central angle of $32^{\circ} 13' 32''$, a chord bearing of South $44^{\circ} 49' 13''$ West, and a chord distance of 24.98 feet; thence Southwesterly along the arc of said curve 25.31 feet to the Point of Tangency; thence South $28^{\circ} 42' 26''$ West, 175.15 feet; thence North $61^{\circ} 17' 34''$ West, 267.92 feet to the Point of Curvature of a curve to the left having a radius of 375.00 feet, a central angle of $56^{\circ} 09' 01''$, a chord bearing of North $89^{\circ} 22' 04''$ West, and a chord distance of 352.97 feet; thence Westerly along the arc of said curve 367.50 feet to the Point of Tangency; thence South $62^{\circ} 33' 33''$ West, 456.50 feet to the Point of Curvature of a curve to the left having a radius of 145.00 feet, a central angle of $90^{\circ} 06' 53''$, a chord bearing of South $17^{\circ} 30' 06''$ West, and a chord distance of 205.27 feet; thence Southerly along the arc of said curve 228.06 feet to the Point of Tangency; thence South $27^{\circ} 33' 20''$ East, 1241.46 feet to the Point of Curvature of a curve to the left having a radius of 165.00 feet, a central angle of $62^{\circ} 51' 21''$, a chord bearing of South $58^{\circ} 59' 00''$ East, and a chord distance of 172.07 feet; thence Southeasterly along the arc of said curve 181.01 feet to the Point of Tangency; thence North $89^{\circ} 35' 19''$ East, 515.80 feet to the Point of tangent of a curve to the left having a radius of 145.00 feet, a central angle of $198^{\circ} 19' 41''$, a chord bearing of North $09^{\circ} 34' 30''$ West, and a chord distance of 286.30 feet; thence Northerly along the arc of said curve 501.91 feet to the Point of Tangency; thence South $71^{\circ} 15' 40''$ West, 167.42 feet; thence South $89^{\circ} 35' 19''$ West, 13.10 feet; thence North $27^{\circ} 33' 20''$ West, 355.65 feet to the Point of Curvature of a curve to the right having a radius of 300.00 feet, a central angle of $56^{\circ} 15' 46''$, a chord bearing of North $00^{\circ} 34' 33''$ East, and a chord distance of 282.90 feet; thence Northerly along the arc of said curve 294.59 feet to the Point of Tangency; thence North $28^{\circ} 42' 26''$ East, 199.62 feet to a point on a non-tangent curve to the left having a radius of 645.00 feet, a central angle of $24^{\circ} 00' 25''$, a chord bearing of South $83^{\circ} 12' 59''$ East, and a chord distance of 268.28 feet; thence Easterly along the arc of said curve 270.25 feet to the Point of Tangency; thence South $84^{\circ} 46' 39''$ East, 174.06 feet to the Point of Curvature of a curve to the left having a radius of 150.00 feet, a central angle of $147^{\circ} 32' 39''$, a chord bearing of North $21^{\circ} 27' 02''$ East, and a chord distance of 288.05 feet; thence Northerly along the arc of said curve 386.27 feet to the Point of Compound Curvature of a curve to the left having a radius of 615.00 feet, a central angle of $38^{\circ} 30' 36''$, a chord bearing of South $71^{\circ} 34' 36''$ East, and a chord distance of 405.62 feet; thence Easterly

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along the arc of said curve 413.36 feet to the Point of Tangency; thence North 89° 10' 06" East, 23.93 feet; thence North 00° 49' 54" West, 100.00 feet; thence North 89° 10' 06" East, 457.71 feet to the Point of Curvature of a curve to the right having a radius of 385.00 feet, a central angle of 31° 26' 53", a chord bearing of South 75° 06' 28" East, and a chord distance of 208.67 feet; thence Easterly along the arc of said curve 211.32 feet to the Point of Reverse curvature of a curve to the left having a radius of 215.00 feet, a central angle of 17° 47' 24", a chord bearing of South 68° 16' 43" East, and a chord distance of 66.49 feet; thence Southeasterly along the arc of said curve 66.76 feet to the Point of Reverse curvature of a curve to the right having a radius of 35.00 feet, a central angle of 48° 35' 50", a chord bearing of South 52° 52' 30" East, and a chord distance of 28.80 feet; thence Southeasterly along the arc of said curve 29.69 feet to the Point of Tangency; thence South 28° 34' 35" East, 2.01 feet; thence South 61° 25' 25" West, 110.00 feet; thence South 28° 34' 35" East, 240.19 feet to the Point of curvature of a curve to the left having a radius of 610.00 feet, a central angle of 61° 55' 46", a chord bearing of South 59° 32' 28" East, and a chord distance of 627.70 feet; thence Southeasterly along the arc of said curve 659.33 feet to the Point of Tangency; thence North 89° 29' 39" East, 247.76 feet; thence North 89° 29' 39" East, 70.00 feet; thence South 72° 24' 55" East, 101.88 feet to the Point of Beginning. **LESS** that part of LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 thru 21, Public Records of Polk County, Florida.

(part of Parcel ID # 26-29-24-690599-008780)

LESS AND EXCEPT those certain parcels of land conveyed to Ashton Golf-Eagle's Nest, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded December 29, 2017, in Official Records Book 10355, Page 467, Public Records of Polk County, Florida, described as follows:

A portion of Polk County Property Appraiser Parcel Identification Number: 26-29-24-690596-000120; 26-29-24-690596-003780; and 26-29-24-690596-003630.

Lot 12, as recorded in LAKE ASHTON WEST PHASE I, Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida

ALSO LESS AND EXCEPT

PARCEL 3:

A parcel of land being a portion of TRACT "GC-2" (GOLF COURSE), recorded in LAKE ASHTON WEST PHASE I, Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, described as follows:

BEGIN at the Northeast corner of said TRACT "GC-2"; thence South 00° 51' 50" East, along the East line of said TRACT "GC-2", 161.47 feet; thence North 89° 59' 03" West, 40.04 feet to a point on a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 42° 58' 00", a chord bearing of South 68° 34' 55" West, and a chord distance of 18.31 feet; thence along the arc of said curve, 18.75 feet; thence North 89° 57' 43" West, 105.14 feet to the Point of Curvature of a curve to the left, having a radius of 25.00 feet, a central angle of 63° 07' 14", a chord bearing of South 57° 32' 48" West, and a chord distance of 26.17 feet; thence along the arc of said curve, 27.54 feet; thence South 20° 25' 23" West, 18.31 feet to the Easterly right-of-way of Pebble Beach Boulevard, also being a point on a non-

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tangent curve to the right, having a radius of 735.00 feet, a central angle of 12° 13' 34", a chord bearing of North 03° 46' 19" West, and a chord distance of 156.54 feet; thence along the arc of said curve and said Easterly right-of-way, 156.84 feet to a Point of Compound Curvature of a curve to the right, having a radius of 45.00 feet, a central angle of 87° 41' 50", a chord bearing of North 46° 11' 22" East, and a chord length of 62.35 feet; thence along the arc of said curve and said Easterly right-of-way, 68.88 feet to the South right-of-way of Mulligan Lane; thence South 89° 57' 43" East, along said South right-of-way, 153.58 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT RIGHT-OF-WAY "A" being described as follows:

A parcel of land being a portion of Tract "GC-2", LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, being described as follows:

BEGIN at the Northeast corner of said Tract "GC-2"; thence South 00° 51' 50" East, along the East line of said Tract "GC-2", a distance of 23.84 feet; thence North 73° 10' 06" West, 82.48 feet to the North line of said Tract "GC-2"; thence South 89° 57' 43" East, along said North line, 78.58 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT WETLAND 7

A parcel of land being a portion of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Northeast corner of said Section 24; thence South 00° 51' 50" East, along the East line of said Section 24, a distance of 1353.07 feet; thence South 89° 08' 10" West, 296.38 feet to the Point of Beginning; thence North 49° 18' 42" West, 59.66 feet; thence North 74° 11' 37" West, 67.26 feet; thence North 45° 34' 24" West, 79.64 feet; thence North 72° 50' 37" West, 63.23 feet; thence North 12° 24' 18" East, 37.06 feet; thence North 30° 41' 33" East, 133.44 feet; thence North 10° 36' 23" East, 54.39 feet; thence North 20° 31' 06" West, 104.26 feet; thence North 57° 39' 24" West, 64.87 feet; thence North 70° 12' 46" West, 119.87 feet; thence North 47° 09' 19" East, 22.66 feet; thence North 09° 31' 32" West, 12.34 feet; thence South 88° 15' 37" West, 128.19 feet; thence North 87° 20' 56" West, 183.98 feet; thence South 31° 45' 00" West, 62.41 feet; thence South 60° 45' 11" West, 117.39 feet; thence South 39° 35' 07" West, 56.69 feet; thence South 00° 56' 57" West, 143.61 feet; thence South 30° 35' 29" East, 120.94 feet; thence South 49° 51' 19" East, 53.00 feet; thence South 06° 00' 38" East, 61.02 feet; thence South 23° 50' 51" West, 216.53 feet; thence South 56° 39' 44" West, 140.12 feet; thence South 82° 23' 51" West, 67.58 feet; thence North 84° 07' 20" West, 69.16 feet; thence South 85° 19' 58" West, 271.28 feet; thence North 84° 24' 58" West, 108.72 feet; thence North 69° 08' 11" West, 85.09 feet; thence North 28° 47' 30" West, 166.46 feet; thence North 50° 43' 23" West, 86.42 feet; thence North 86° 19' 25" West, 109.45 feet; thence South 73° 21' 17" West, 173.49 feet; thence South 88° 49' 07" West, 162.38 feet; thence South 88° 45' 33" West, 110.36 feet; thence South 84° 22' 27" West, 56.54 feet; thence North 89° 04' 05" West, 67.45 feet; thence South 83° 01' 49" West, 39.69 feet to the East line of the Southeast 1/4 of the Northwest 1/4 of said Section 24; thence South 00° 44' 28" East, along said East line, 194.44 feet to the South line of the North 200.00 feet of said Southeast 1/4

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of the Northwest 1/4; thence South 89° 34' 26" West, along said South line, 748.21 feet; thence South 62° 21' 56" West, 57.05 feet; thence South 42° 58' 01" West, 39.21 feet; thence South 19° 02' 10" West, 46.89 feet; thence South 40° 53' 54" West, 72.29 feet; thence South 67° 01' 02" West, 42.18 feet; thence North 42° 48' 31" West, 96.66 feet; thence North 64° 38' 42" West, 181.64 feet; thence North 81° 22' 02" West, 106.42 feet; thence South 87° 27' 03" West, 42.83 feet; thence South 50° 12' 42" West, 34.82 feet to the West line of said Southeast 1/4 of the Northwest 1/4; thence South 00° 32' 14" East, along said West line, 450.29 feet; thence South 18° 32' 09" East, 39.41 feet; thence North 87° 59' 52" East, 46.06 feet; thence North 68° 40' 40" East, 35.71 feet; thence North 75° 22' 08" East, 230.51 feet; thence North 39° 36' 56" East, 131.82 feet; thence South 51° 50' 54" East, 31.30 feet; thence South 26° 53' 12" East, 224.93 feet; thence South 41° 13' 37" East, 301.59 feet; thence North 84° 27' 42" East, 31.03 feet; thence South 43° 59' 18" East, 111.49 feet; thence South 22° 07' 24" East, 80.46 feet; thence South 34° 39' 19" East, 151.07 feet; thence South 54° 10' 05" East, 128.82 feet; thence North 86° 32' 20" East, 110.04 feet; thence North 74° 01' 38" East, 50.80 feet; thence South 61° 43' 51" East, 117.80 feet; thence South 34° 09' 21" East, 92.78 feet; thence South 25° 20' 10" East, 61.16 feet; thence South 06° 03' 03" East, 73.42 feet; thence South 17° 07' 26" West, 70.31 feet; thence South 00° 31' 09" East, 58.18 feet; thence South 19° 31' 14" East, 87.05 feet; thence South 78° 09' 33" West, 166.46 feet; thence South 30° 42' 04" West, 35.70 feet; thence South 30° 46' 25" East, 101.13 feet; thence North 58° 27' 57" East, 157.04 feet; thence North 37° 45' 51" East, 63.79 feet; thence South 64° 05' 41" East, 90.88 feet; thence South 78° 07' 27" East, 98.86 feet; thence North 66° 33' 31" East, 47.05 feet; thence South 87° 18' 27" East, 63.22 feet; thence South 76° 16' 37" East, 55.57 feet; thence South 45° 36' 53" East, 96.07 feet; thence South 44° 47' 58" West, 38.36 feet; thence South 24° 32' 59" West, 24.09 feet; thence South 55° 36' 08" East, 103.19 feet; thence South 17° 07' 13" West, 31.65 feet; thence South 54° 51' 21" East, 6.97 feet; thence North 33° 29' 02" East, 43.77 feet; thence North 28° 47' 40" East, 64.79 feet; thence South 54° 44' 20" East, 50.34 feet; thence South 30° 07' 09" East, 277.08 feet; thence South 06° 31' 13" East, 86.56 feet; thence South 03° 35' 08" West, 137.73 feet; thence South 03° 27' 06" East, 134.94 feet; thence South 27° 42' 51" East, 154.42 feet; thence South 40° 14' 25" East, 123.94 feet; thence South 65° 15' 09" East, 74.22 feet; thence South 50° 37' 50" East, 78.35 feet; thence South 77° 12' 38" East, 153.06 feet; thence South 68° 49' 17" East, 43.83 feet; thence North 51° 52' 31" East, 77.25 feet; thence North 59° 37' 56" East, 159.97 feet; thence North 68° 06' 41" East, 173.23 feet; thence North 60° 29' 29" East, 100.23 feet; thence North 50° 39' 08" East, 81.67 feet; thence North 43° 44' 26" East, 102.26 feet; thence North 32° 44' 54" East, 84.42 feet; thence North 12° 58' 08" East, 520.91 feet; thence North 01° 16' 08" West, 93.02 feet; thence North 11° 24' 25" West, 167.29 feet; thence North 01° 05' 33" West, 132.26 feet; thence North 06° 06' 51" West, 69.55 feet; thence North 13° 00' 46" East, 49.42 feet; thence North 23° 03' 44" East, 150.92 feet; thence North 16° 57' 28" East, 108.87 feet; thence North 32° 02' 57" East, 146.09 feet; thence North 38° 55' 57" East, 93.14 feet; thence North 53° 45' 45" East, 70.94 feet; thence North 14° 09' 14" East, 132.34 feet; thence North 13° 52' 46" West, 71.12 feet; thence North 27° 42' 11" West, 95.88 feet; thence North 05° 11' 16" West, 59.14 feet; thence North 29° 50' 54" East, 67.25 feet; thence North 35° 59' 01" East, 156.37 feet; thence North 23° 20' 53" East, 51.54 feet; thence North 09° 27' 56" West, 127.58 feet; thence North 72° 12' 17" West, 140.42 feet; thence South 73° 38' 01" West, 88.13 feet; thence North 24° 57' 54" West, 90.11 feet; thence North 50° 33' 56" West, 129.72 feet; thence North 13° 57' 10" East, 44.06 feet; thence North 65° 45' 27" East, 68.76 feet; thence South 82° 49' 34" East, 44.01

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feet; thence North 52° 00' 50" East, 57.15 feet; thence North 29° 23' 52" East, 70.43 feet; thence North 66° 34' 29" East, 158.31 feet; to the Point of Beginning.

ALSO LESS AND EXCEPT WETLAND 16

A parcel of land being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Northeast corner of said Section 24; thence South 00° 51' 50" East, along the East line of said Section 24, a distance of 2651.56 feet to the Northeast corner of the South 1/4 of said Section 24; thence South 00° 17' 38" East, along said East line, 827.45 feet; thence South 89° 42' 22" West, 2874.95 feet to the Point of Beginning; thence North 33° 45' 21" West, 60.26 feet; thence South 51° 09' 32" West, 97.54 feet; thence North 80° 22' 15" West, 36.98 feet; thence South 54° 03' 48" West, 495.18 feet; thence North 80° 38' 27" West, 151.67 feet; thence South 77° 37' 32" West, 234.41 feet; thence South 66° 23' 00" West, 79.74 feet; thence North 83° 32' 33" West, 49.12 feet; thence South 69° 27' 53" West, 75.73 feet to the West line of said Northeast 1/4 of the Southwest 1/4; thence South 00° 32' 14" East, along said West line, 80.27 feet; thence North 81° 52' 27" East, 79.91 feet; thence South 80° 20' 08" East, 39.01 feet; thence South 48° 26' 09" East, 25.56 feet; thence North 81° 37' 45" East, 147.60 feet; thence South 74° 52' 54" East, 129.18 feet; thence North 48° 15' 15" East, 57.89 feet; thence North 71° 14' 36" East, 142.77 feet; thence North 52° 00' 05" East, 160.21 feet; thence North 60° 26' 22" East, 303.73 feet; thence North 65° 25' 15" East, 81.01 feet; thence North 07° 37' 03" West, 60.52 feet; thence North 55° 24' 20" East, 91.85 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-22 POND 3

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 1945.05 feet and South 01° 07' 15" East, 4003.94 feet from the Northeast corner of said Section 24 for the Point of Beginning said point being on a non-tangent curve to the right having a radius of 10.00 feet, a central angle of 81° 55' 01", a chord bearing of South 62° 10' 56" East, and a chord distance of 13.11 feet; thence Southeasterly along the arc of said curve 14.30 feet to the Point of Tangency; thence South 21° 13' 25" East, 167.85 feet; thence South 44° 14' 50" East, 59.21 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 75° 22' 22", a chord bearing of South 06° 33' 39" East, and a chord distance of 24.45 feet; thence Southerly along the arc of said curve 26.31 feet to the Point of Tangency; thence South 31° 07' 32" West, 15.30 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 76° 24' 43", a chord bearing of South 69° 19' 54" West, and a chord distance of 12.37 feet; thence Southwesterly along the arc of said curve 13.34 feet to the Point of Tangency; thence North 72° 27' 45" West, 60.87 feet; thence North 59° 14' 21" West, 118.49 feet; thence North 47° 15' 09" West, 74.66 feet; thence North 32° 51' 16" West, 80.85 feet; thence North 16° 50' 59" West, 34.02 feet to the Point of Curvature of a curve to the right having a radius of 35.00 feet, a central angle of 164° 51' 27", a chord bearing of North 65° 34' 44" East, and a chord distance of 69.39 feet; thence Northeasterly along the arc of said curve 100.71 feet to the Point of Tangency; thence South 31° 59' 32"

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East, 18.82 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of 61° 39' 43", a chord bearing of South 62° 49' 24" East, and a chord distance of 20.50 feet; thence Southeasterly along the arc of said curve 21.52 feet to the Point of Tangency; thence North 86° 20' 45" East, 31.92 feet; thence North 76° 51' 34" East, 49.49 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-24 POND 3A

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2057.92 feet and South 01° 07' 15" East, 3492.64 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 31° 42' 45" East, 141.82 feet; thence South 20° 25' 15" East, 85.19 feet; thence South 06° 49' 47" East, 61.16 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 100° 02' 38", a chord bearing of South 43° 11' 32" West, and a chord distance of 15.33 feet; thence Southwesterly along the arc of said curve 17.46 feet to the Point of Tangency; thence North 86° 47' 09" West, 70.17 feet to the Point of Curvature of a curve to the right having a radius of 15.00 feet, a central angle of 71° 20' 36", a chord bearing of North 51° 06' 51" West, and a chord distance of 17.49 feet; thence Northwesterly along the arc of said curve 18.68 feet to the Point of Tangency; thence North 15° 26' 33" West, 64.10 feet; thence North 21° 25' 26" West, 98.46 feet; thence North 55° 37' 54" West, 62.77 feet; thence North 71° 56' 57" West, 15.78 feet to the Point of Curvature of a curve to the right having a radius of 15.00 feet, a central angle of 73° 31' 13", a chord bearing of North 35° 11' 20" West, and a chord distance of 17.95 feet; thence Northwesterly along the arc of said curve 19.25 feet to the Point of Tangency; thence North 01° 34' 16" East, 49.75 feet to the Point of Curvature of a curve to the right having a radius of 5.00 feet, a central angle of 103° 21' 09", a chord bearing of North 53° 14' 51" East, and a chord distance of 7.85 feet; thence Northeasterly along the arc of said curve 9.02 feet to the Point of Tangency; thence South 75° 04' 35" East, 60.19 feet; thence North 67° 53' 58" East, 37.50 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 80° 23' 16", a chord bearing of South 71° 54' 23" East, and a chord distance of 12.91 feet; thence Easterly along the arc of said curve 14.03 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-25 POND 3B

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2546.52 feet and South 01° 07' 15" East, 3260.17 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 54° 40' 28" East, 181.95 feet to the Point of Curvature of a curve to the left having a radius of 40.00 feet, a central angle of 93° 57' 57", a chord bearing of North 78° 20' 33" East, and a chord distance of 58.49 feet; thence Easterly along the arc of said curve 65.60 feet to the Point of Tangency; thence North 31° 21' 34" East, 37.62 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 94° 58' 54", a chord bearing of North 78° 51' 02" East, and a chord distance of 29.49 feet; thence Easterly along the arc of said curve 33.15 feet to the Point of Tangency; thence South 53° 39' 31" East, 36.93 feet to the Point of Curvature of a curve to the right having a

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radius of 15.00 feet, a central angle of 89° 21' 39", a chord bearing of South 08° 58' 42" East, and a chord distance of 21.09 feet; thence Southerly along the arc of said curve 23.39 feet to the Point of Tangency; thence South 35° 42' 08" West, 151.54 feet to the Point of Curvature of a curve to the right having a radius of 30.00 feet, a central angle of 87° 31' 37", a chord bearing of South 79° 27' 56" West, and a chord distance of 41.50 feet; thence Westerly along the arc of said curve 45.83 feet to the Point of Tangency; thence North 56° 46' 15" West, 207.79 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 78° 33' 43", a chord bearing of North 17° 29' 23" West, and a chord distance of 25.32 feet; thence Northerly along the arc of said curve 27.42 feet to the Point of Tangency; thence North 21° 47' 28" East, 16.49 feet; thence North 24° 25' 58" West, 12.80 feet; thence North 48° 13' 28" West, 38.50 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 79° 28' 29", a chord bearing of North 08° 29' 14" West, and a chord distance of 12.79 feet; thence Northerly along the arc of said curve 13.87 feet to the Point of Tangency; thence North 31° 15' 00" East, 19.57 feet to the Point of Curvature of a curve to the right having a radius of 30.00 feet, a central angle of 94° 04' 31", a chord bearing of North 78° 17' 16" East, and a chord distance of 43.91 feet; thence Easterly along the arc of said curve 49.26 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-30 POND 15

A parcel of land being a portion of the Northwest 1/4 and the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 3605.37 feet and South 01° 07' 15" East, 2041.47 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 29° 17' 50" East, 62.01 feet; thence South 41° 02' 35" East, 374.33 feet; thence South 36° 29' 30" East, 345.53 feet; thence South 44° 32' 49" East, 142.23 feet; thence South 66° 34' 05" East, 196.56 feet; thence South 55° 22' 16" East, 94.93 feet; thence South 24° 28' 28" East, 47.14 feet; thence South 12° 51' 05" East, 86.89 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 155° 01' 38", a chord bearing of South 64° 39' 44" West, and a chord distance of 19.53 feet; thence Southwesterly along the arc of said curve 27.06 feet to the Point of Tangency; thence North 37° 49' 27" West, 150.09 feet to the Point of Curvature of a curve to the left having a radius of 10.00 feet, a central angle of 96° 09' 16", a chord bearing of North 85° 54' 05" West, and a chord distance of 14.88 feet; thence Westerly along the arc of said curve 16.78 feet to the Point of Tangency; thence South 46° 01' 17" West, 155.82 feet; thence South 46° 07' 50" West, 23.06 feet; thence North 66° 17' 13" West, 14.60 feet; thence North 38° 15' 59" West, 390.54 feet; thence North 44° 53' 13" East, 70.17 feet; thence North 15° 42' 02" West, 17.82 feet; thence North 33° 40' 54" West, 218.29 feet; thence North 41° 48' 16" West, 306.61 feet to the Point of Curvature of a curve to the left having a radius of 200.00 feet, a central angle of 70° 18' 11", a chord bearing of North 76° 57' 21" West, and a chord distance of 230.30 feet; thence Westerly along the arc of said curve 245.40 feet to the Point of Tangency; thence South 67° 53' 33" West, 204.71 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 98° 32' 50", a chord bearing of North 62° 50' 02" West, and a chord distance of 15.16 feet; thence Northwesterly along the arc of said curve 17.20 feet to the Point of Tangency; thence North 13° 33' 37" West, 1.32 feet to the Point of Curvature of a curve to the right having a radius of 100.00

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feet, a central angle of $83^{\circ} 07' 45''$, a chord bearing of North $28^{\circ} 00' 16''$ East, and a chord distance of 132.69 feet; thence Northeasterly along the arc of said curve 145.09 feet to the Point of Tangency; thence North $69^{\circ} 34' 08''$ East, 288.09 feet to the Point of Curvature of a curve to the right having a radius of 5.00 feet, a central angle of $81^{\circ} 08' 02''$, a chord bearing of South $69^{\circ} 51' 51''$ East, and a chord distance of 6.50 feet; thence Easterly along the arc of said curve 7.08 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-32 POND 17

A parcel of land being a portion of the Northwest 1/4 and the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South $88^{\circ} 52' 45''$ West, 3900.53 feet and South $01^{\circ} 07' 15''$ East, 2598.55 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence North $88^{\circ} 03' 56''$ East, 95.37 feet; thence South $84^{\circ} 25' 04''$ East, 88.97 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of $46^{\circ} 14' 22''$, a chord bearing of South $61^{\circ} 17' 53''$ East, and a chord distance of 15.71 feet; thence Southeasterly along the arc of said curve 16.14 feet to the Point of Tangency; thence South $38^{\circ} 10' 42''$ East, 132.87 feet to the Point of Curvature of a curve to the right having a radius of 15.00 feet, a central angle of $117^{\circ} 11' 33''$, a chord bearing of South $20^{\circ} 25' 05''$ West, and a chord distance of 25.61 feet; thence Southerly along the arc of said curve 30.68 feet to the Point of Tangency; thence South $79^{\circ} 00' 51''$ West, 507.55 feet to the Point of Curvature of a curve to the right having a radius of 5.00 feet, a central angle of $94^{\circ} 16' 06''$, a chord bearing of North $53^{\circ} 51' 05''$ West, and a chord distance of 7.33 feet; thence Northwesterly along the arc of said curve 8.23 feet to the Point of Tangency; thence North $06^{\circ} 43' 02''$ West, 53.75 feet to the Point of Curvature of a curve to the right having a radius of 5.00 feet, a central angle of $78^{\circ} 16' 06''$, a chord bearing of North $32^{\circ} 25' 01''$ East, and a chord distance of 6.31 feet; thence Northeasterly along the arc of said curve 6.83 feet to the Point of Tangency; thence North $71^{\circ} 33' 04''$ East, 45.87 feet; thence North $79^{\circ} 59' 15''$ East, 159.65 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of $80^{\circ} 11' 57''$, a chord bearing of North $39^{\circ} 53' 16''$ East, and a chord distance of 25.76 feet; thence Northeasterly along the arc of said curve 27.99 feet to the Point of Tangency; thence North $00^{\circ} 12' 43''$ West, 93.00 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of $88^{\circ} 16' 38''$, a chord bearing of North $43^{\circ} 55' 37''$ East, and a chord distance of 27.86 feet; thence Northeasterly along the arc of said curve 30.81 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-33 POND 18

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South $88^{\circ} 52' 45''$ West, 3124.69 feet and South $01^{\circ} 07' 15''$ East, 3324.61 feet from the Northeast corner of said Section 24 for the Point of Beginning said point being on a non-tangent curve to the right having a radius of 11.25 feet, a central angle of $164^{\circ} 37' 56''$, a chord bearing of South $42^{\circ} 43' 14''$ East, and a chord distance of 22.30 feet; thence Southeasterly along the arc of said curve 32.33 feet; thence South $60^{\circ} 16' 49''$ West, 57.71 feet; thence South $59^{\circ} 17' 51''$ West, 36.53 feet; thence South $68^{\circ} 41' 30''$ West, 275.07 feet to the Point of Curvature of a curve to the

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left having a radius of 10.00 feet, a central angle of 87° 42' 24", a chord bearing of South 24° 50' 18" West, and a chord distance of 13.86 feet; thence Southwesterly along the arc of said curve 15.31 feet to the Point of Tangency; thence South 19° 00' 54" East, 72.03 feet; thence South 13° 29' 21" West, 12.91 feet; thence South 67° 50' 40" West, 226.53 feet; thence South 78° 50' 16" West, 216.26 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 85° 50' 56", a chord bearing of North 58° 14' 17" West, and a chord distance of 13.62 feet; thence Northwesterly along the arc of said curve 14.98 feet to the Point of Tangency; thence North 15° 18' 49" West, 40.28 feet to the Point of Curvature of a curve to the left having a radius of 10.00 feet, a central angle of 65° 18' 46", a chord bearing of North 47° 58' 12" West, and a chord distance of 10.79 feet; thence Northwesterly along the arc of said curve 11.40 feet to the Point of Tangency; thence North 80° 37' 35" West, 97.86 feet; thence North 68° 53' 47" West, 79.85 feet to the Point of Curvature of a curve to the left having a radius of 40.00 feet, a central angle of 46° 11' 07", a chord bearing of South 88° 00' 39" West, and a chord distance of 31.38 feet; thence Westerly along the arc of said curve 32.24 feet to the Point of Tangency; thence South 64° 55' 06" West, 33.03 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 81° 09' 42", a chord bearing of North 74° 30' 03" West, and a chord distance of 26.02 feet; thence Westerly along the arc of said curve 28.33 feet to the Point of Tangency; thence North 33° 55' 12" West, 144.09 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 97° 28' 34", a chord bearing of North 14° 49' 04" East, and a chord distance of 30.07 feet; thence Northerly along the arc of said curve 34.03 feet to the Point of Tangency; thence North 63° 33' 21" East, 57.37 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 74° 38' 50", a chord bearing of South 79° 07' 14" East, and a chord distance of 12.13 feet; thence Easterly along the arc of said curve 13.03 feet to the Point of Tangency; thence South 41° 47' 49" East, 100.86 feet; thence South 56° 39' 46" East, 70.29 feet; thence South 70° 51' 25" East, 116.28 feet; thence North 87° 54' 53" East, 115.55 feet; thence North 70° 32' 14" East, 449.74 feet; thence North 67° 50' 31" East, 185.01 feet; thence North 57° 50' 54" East, 94.98 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-36 POND 19

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2810.24 feet and South 01° 07' 15" East, 3440.45 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 69° 29' 06" East, 99.30 feet; thence South 57° 15' 48" East, 356.58 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 135° 02' 22", a chord bearing of South 10° 15' 23" West, and a chord distance of 46.20 feet; thence Southerly along the arc of said curve 58.92 feet to the Point of Tangency; thence South 77° 46' 34" West, 138.29 feet; thence North 55° 36' 19" West, 21.01 feet; thence North 12° 20' 39" West, 47.87 feet; thence North 70° 00' 39" West, 304.52 feet; thence North 19° 25' 49" West, 16.31 feet; thence North 15° 19' 14" East, 40.22 feet; thence North 34° 36' 07" East, 103.85 feet to the Point of Beginning.

ALSO LESS AND EXCEPT from Tract 3 those certain parcels of land conveyed to Lake Ashton II Community Development District, a Florida community development district, by virtue of Quit Claim Deed recorded February 7, 2014

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in Official Records Book 9172, Page 960, of the Public Records of Polk County, Florida, being more particularly described as follows:

LG-27

A parcel of land being a portion of Tract 3 - Golf Course as described in Official Records Book 6126, Page 7, Public Records of Polk County, Florida being in the Southeast 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Northeast corner of said Section 24; thence South 00° 51' 50" East, along the East line of said Section 24, a distance of 2651.56 feet to the Northeast corner of the Southeast 1/4 of said Section 24; thence South 00° 17' 38" East, along said East line, 1324.60 feet; thence South 89° 42' 22" West, 2000.47 feet to the Easterly line of Clubhouse, Road and Recreation Area as described in Official Records Book 6357, Page 1585, Public Records of Polk County, Florida; thence North 15° 59' 51" West, along said Easterly line, 361.43 feet; thence North 51° 55' 47" West, along said Easterly line, 79.55 feet; thence North 00° 00' 00" East, along said Easterly line, 125.00 feet; thence North 90° 00' 00" West, along said Easterly line, 119.69 feet to the Westerly line of said Clubhouse, Road and Recreation Area and the Westerly line of said Tract 3 - Golf Course; thence South 33° 19' 21" West, along said Westerly line, 55.72 feet to the Point of Beginning; thence continue South 33° 19' 21" West, along said Westerly line, 68.88 feet; thence North 56° 40' 39" West, along said Westerly line, 7.41 feet; thence North 39° 27' 40" East, 69.27 feet to the Point of Beginning.

AND LESS AND EXCEPT

LG-31

A parcel of land being a portion of Tract 3 - Golf Course as described in Official Records Book 6126, Page 7, Public Records of Polk County, Florida being in the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Southwest corner of Tract "CDD-3", LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida; thence South 89° 34' 26" West, along the Westerly line of said plat of LAKE ASHTON WEST PHASE I, a distance of 121.00 feet; thence South 00° 44' 28" East, along said Westerly line, 200.00 feet to the South line of the North 200.00 feet of said Southeast 1/4 of the Northwest 1/4, also being the North line of said Tract 3 - Golf Course; thence South 89° 34' 26" West, along said line, 748.21 feet to the Point of Beginning; thence continue South 89° 34' 26" West, along said South line, 583.56 feet to the West line of said Southeast 1/4 of the Northwest 1/4, also the West line of said Tract 3 - Golf Course; thence South 00° 32' 14" East, along said West line, 25.77 feet; thence North 50° 12' 42" East, 34.82 feet; thence North 87° 27' 03" East, 42.83 feet; thence South 81° 22' 02" East, 106.42 feet; thence South 64° 38' 42" East, 181.64 feet; thence South 42° 48' 31" East, 96.66 feet; thence North 67° 01' 02" East, 42.18 feet; thence North 40° 53' 54" East, 72.29 feet; thence North 19° 02' 10" East, 46.89 feet; thence North 42° 58' 01" East, 39.21 feet; thence North 62° 21' 56" East, 57.05 feet to the Point of Beginning.

ALSO LESS AND EXCEPT WETLAND 14

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A parcel of land being a portion of Section 24 and 25, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Northeast corner of Section 24, Township 29 South, Range 26 East, Polk County, Florida; thence South 00° 51' 50" East, along the East line of said Section 24, a distance of 2651.56 feet to the Northeast corner of the South 1/4 of said Section 24; thence South 00° 17' 38" East, along said East line, 1373.63 feet; thence South 00° 18' 45" East, along said East line, 1373.45 feet to the Northeast corner of said Section 25; thence South 89° 35' 19" West, 838.80 feet to the Point of Beginning; thence North 28° 19' 18" East, 42.61 feet; thence North 42° 27' 30" West, 293.42 feet; thence North 24° 10' 44" West, 38.50 feet; thence North 05° 37' 32" East, 254.55 feet; thence North 07° 22' 25" West, 122.83 feet; thence North 26° 48' 05" West, 286.91 feet; thence South 89° 26' 26" West, 503.08 feet; thence South 42° 36' 42" West, 128.58 feet; thence South 33° 10' 28" West, 164.05 feet; thence South 56° 20' 04" West, 246.93 feet; thence North 86° 15' 52" West, 155.75 feet; thence North 58° 02' 03" West, 176.00 feet; thence North 85° 34' 55" West, 50.81 feet; thence South 67° 03' 00" West, 194.61 feet; thence South 25° 16' 05" West, 93.59 feet; thence South 01° 09' 21" East, 88.25 feet; thence South 28° 58' 54" East, 69.80 feet; thence South 42° 09' 12" East, 53.21 feet; thence South 67° 39' 14" East, 312.25 feet; thence South 06° 03' 12" East, 164.48 feet; thence South 24° 54' 24" East, 270.24 feet; thence South 54° 06' 40" East, 80.60 feet; thence South 80° 42' 01" East, 174.41 feet; thence North 86° 19' 33" East, 150.31 feet; thence North 59° 42' 52" East, 228.74 feet; thence North 88° 55' 15" East, 329.41 feet; thence South 80° 05' 39" East, 138.00 feet; thence North 68° 45' 26" East, 108.53 feet; thence North 48° 27' 34" East, 110.52 feet; thence North 77° 11' 45" East, 45.37 feet; thence North 32° 24' 08" East, 11.14 feet; thence North 39° 39' 09" West, 31.81 feet; thence North 28° 19' 18" East, 38.89 feet to the Point of Beginning.

ALSO LESS AND EXCEPT POND 1

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2083.56 feet and South 01° 07' 15" East, 4440.82 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 75° 39' 40" East, 263.68 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 118° 16' 58", a chord bearing of South 16° 31' 11" East, and a chord distance of 34.34 feet; thence Southerly along the arc of said curve 41.29 feet to the Point of Tangency; thence South 42° 37' 18" West, 225.78 feet to the Point of Curvature of a curve to the right having a radius of 220.00 feet, a central angle of 69° 00' 27", a chord bearing of South 77° 07' 31" West, and a chord distance of 249.24 feet; thence Westerly along the arc of said curve 264.97 feet; thence North 70° 20' 29" West, 172.15 feet to the Point of Curvature of a curve to the left having a radius of 229.54 feet, a central angle of 182° 53' 05", a chord bearing of South 18° 12' 58" West, and a chord distance of 458.94 feet; thence Southerly along the arc of said curve 732.69 feet; thence South 71° 25' 23" East, 164.88 feet; thence South 27° 54' 38" East, 71.14 feet to the Point of Curvature of a curve to the right having a radius of 30.00 feet, a central angle of 134° 11' 52", a chord bearing of South 39° 11' 18" West, and a chord distance of 55.27 feet; thence Southwesterly along the arc of said curve 70.27 feet to the Point of Tangency; thence North 73° 42' 46" West, 35.08 feet; thence South 83° 47' 35" West, 56.02 feet; thence South 71° 56' 26" West, 165.28 feet to the Point of

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Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 80° 35' 15", a chord bearing of North 67° 45' 57" West, and a chord distance of 25.87 feet; thence Northwesterly along the arc of said curve 28.13 feet to the Point of Tangency; thence North 27° 28' 20" West, 377.15 feet to the Point of Curvature of a curve to the right having a radius of 200.00 feet, a central angle of 56° 43' 07", a chord bearing of North 00° 53' 14" East, and a chord distance of 190.00 feet; thence Northerly along the arc of said curve 197.99 feet to the Point of Tangency; thence North 29° 14' 47" East, 212.24 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 65° 24' 48", a chord bearing of North 61° 57' 12" East, and a chord distance of 21.61 feet; thence Northeasterly along the arc of said curve 22.83 feet to the Point of Tangency; thence South 85° 20' 24" East, 425.72 feet to the Point of Curvature of a curve to the left having a radius of 150.00 feet, a central angle of 93° 12' 38", a chord bearing of North 48° 03' 17" East, and a chord distance of 217.99 feet; thence Northeasterly along the arc of said curve 244.02 feet to the Point of Tangency; thence North 01° 26' 58" East, 53.34 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 102° 53' 22", a chord bearing of North 52° 53' 39" East, and a chord distance of 15.64 feet; thence Northeasterly along the arc of said curve 17.96 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-39 POND 4

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2560.98 feet and South 01° 07' 15" East, 3844.46 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 43° 19' 00" East, 30.26 feet; thence South 18° 09' 45" East, 91.31 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 47° 25' 26", a chord bearing of South 05° 32' 58" West, and a chord distance of 16.09 feet; thence Southerly along the arc of said curve 16.55 feet to the Point of Tangency; thence South 29° 15' 41" West, 154.98 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 89° 51' 15", a chord bearing of South 74° 11' 18" West, and a chord distance of 14.12 feet; thence Westerly along the arc of said curve 15.68 feet to the Point of Tangency; thence North 60° 53' 04" West, 249.32 feet to the Point of Curvature of a curve to the left having a radius of 400.00 feet, a central angle of 38° 27' 20", a chord bearing of North 80° 06' 44" West, and a chord distance of 263.46 feet; thence Westerly along the arc of said curve 268.47 feet to the Point of Tangency; thence South 80° 39' 36" West, 20.31 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 99° 04' 59", a chord bearing of North 49° 47' 55" West, and a chord distance of 15.22 feet; thence Northwesterly along the arc of said curve 17.29 feet to the Point of Tangency; thence North 00° 15' 25" West, 117.38 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 80° 35' 54", a chord bearing of North 40° 02' 32" East, and a chord distance of 12.94 feet; thence Northeasterly along the arc of said curve 14.07 feet to the Point of Tangency; thence North 80° 20' 29" East, 103.22 feet to the Point of Curvature of a curve to the right having a radius of 200.00 feet, a central angle of 21° 11' 47", a chord bearing of South 89° 03' 38" East, and a chord distance of 73.57 feet; thence Easterly along the arc of said curve 73.99 feet to the Point of Tangency; thence South 78° 27' 44" East, 72.69 feet; thence South 76° 16' 56" East, 116.21 feet to the Point of Curvature of a

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curve to the right having a radius of 10.00 feet, a central angle of 68° 58' 48", a chord bearing of South 41° 47' 32" East, and a chord distance of 11.33 feet; thence Southeasterly along the arc of said curve 12.04 feet to the Point of Tangency; thence South 07° 18' 08" East, 23.45 feet; thence South 42° 40' 01" East, 25.90 feet; thence South 83° 15' 08" East, 75.24 feet to the Point of curvature of a curve to the left having a radius of 25.00 feet, a central angle of 80° 00' 05", a chord bearing of North 56° 44' 50" East, and a chord distance of 32.14 feet; thence Northeasterly along the arc of said curve 34.91 feet to the Point of Tangency; thence North 16° 44' 47" East, 25.32 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 73° 08' 53", a chord bearing of North 53° 19' 13" East, and a chord distance of 11.92 feet; thence Northeasterly along the arc of said curve 12.77 feet to the Point of Tangency; thence North 89° 53' 40" East, 36.94 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-40 POND 5

A parcel of land being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 3739.85 feet and South 01° 07' 15" East, 4332.79 feet from the Northeast corner of said Section 24 for the Point of Beginning said point being on a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 87° 27' 11", a chord bearing of South 71° 43' 37" East, and a chord distance of 27.65 feet; thence Easterly along the arc of said curve 30.53 feet to the Point of Tangency; thence South 28° 00' 02" East, 360.03 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 94° 42' 26", a chord bearing of South 19° 21' 12" West, and a chord distance of 29.42 feet; thence Southerly along the arc of said curve 33.06 feet to the Point of Tangency; thence South 66° 42' 25" West, 58.40 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 85° 16' 41", a chord bearing of North 70° 39' 15" West, and a chord distance of 27.10 feet; thence Westerly along the arc of said curve 29.77 feet to the Point of Tangency; thence North 28° 00' 55" West, 357.84 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 92° 33' 42", a chord bearing of North 18° 15' 57" East, and a chord distance of 28.91 feet; thence Northerly along the arc of said curve 32.31 feet to the Point of Tangency; thence North 64° 32' 48" East, 58.35 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-41 POND 1B

A parcel of land being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 3363.66 feet and South 01° 07' 15" East, 5033.11 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 27° 17' 39" East, 229.45 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 93° 23' 35", a chord bearing of South 19° 24' 08" West, and a chord distance of 29.11 feet; thence Southerly along the arc of said curve 32.60 feet to the Point of Tangency; thence South 66° 05' 56" West, 65.71 feet to the Point of Curvature of a curve to the right having a radius of

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20.00 feet, a central angle of 86° 42' 58", a chord bearing of North 70° 32' 35" West, and a chord distance of 27.46 feet; thence Westerly along the arc of said curve 30.27 feet to the Point of Tangency; thence North 27° 11' 07" West, 226.66 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 90° 51' 23", a chord bearing of North 18° 14' 35" East, and a chord distance of 28.49 feet; thence Northerly along the arc of said curve 31.71 feet to the Point of Tangency; thence North 63° 40' 16" East, 65.18 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 89° 02' 04", a chord bearing of South 71° 48' 41" East, and a chord distance of 28.04 feet; thence Easterly along the arc of said curve 31.08 feet to the Point of Beginning.

ALSO LESS AND EXCEPT LG-42 POND 1A

A parcel of land being a portion of the North 365.00 feet of the North 1/2 of the Northeast 1/4 of Section 25, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2927.28 feet and South 01° 07' 15" East, 5627.68 feet from the Northeast corner of Section 24, Township 29 South, Range 26 East, Polk County, Florida for the Point of Beginning; thence South 89° 27' 33" East, 211.60 feet; thence South 78° 41' 03" East, 15.61 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 77° 59' 09", a chord bearing of South 39° 41' 28" East, and a chord distance of 12.58 feet; thence Southeasterly along the arc of said curve 13.61 feet to the Point of Tangency; thence South 00° 41' 54" East, 54.61 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 91° 00' 51", a chord bearing of South 44° 48' 32" West, and a chord distance of 14.27 feet; thence Southwesterly along the arc of said curve 15.88 feet to the Point of Tangency; thence North 89° 41' 03" West, 236.42 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 90° 25' 40", a chord bearing of North 44° 28' 13" West, and a chord distance of 14.19 feet; thence Northwesterly along the arc of said curve 15.78 feet to the Point of Tangency; thence North 00° 44' 37" East, 48.30 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 89° 47' 50", a chord bearing of North 45° 38' 32" East, and a chord distance of 28.23 feet; thence Northeasterly along the arc of said curve 31.35 feet to the Point of Beginning.

ALSO LESS AND EXCEPT from Tract 6 those certain parcels of land conveyed to Lake Ashton Development Group II, LLC, a Florida limited liability company, by virtue of Quit Claim Deed recorded February 7, 2014 in Official Records Book 9172, Page 957, of the Public Records of Polk County, Florida, being more particularly described as follows:

LG-46

NEW PARCEL "A"

A parcel of land being a portion of Tract 6 - Golf Course, as described in Official Records Book 6126, Page 7, Public Records of Polk County, Florida being in the South 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Southwest corner of said plat of LAKE ASHTON WEST PHASE I,

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thence North 00° 48' 09" West, along the West line of said plat of LAKE ASHTON WEST PHASE I, a distance of 1342.59 feet to the boundary line of said Tract 6 - Golf Course; thence along the boundary line of said Tract 6 - Golf Course the following six (6) courses; (1) thence South 89° 10' 06" West, 492.98 feet; (2) thence South 00° 49' 54" East, 100.00 feet; (3) thence South 89° 10' 06" West, 23.93 feet to the Point of Curvature of a curve to the right having a radius of 615.00 feet, a central angle of 30° 41' 53", a chord bearing of North 75° 28' 57" West and a chord distance of 325.58 feet; (4) thence along the arc of said curve, 329.51 feet to the Point of Beginning; thence South 65° 54' 27" West, 19.89 feet to a point on a non-tangent curve to the right having a radius of 160.00 feet, a central angle of 14° 35' 11", a chord bearing of South 18° 34' 33" East, and a chord distance of 40.62 feet; thence along the arc of said curve, 40.73 feet to the boundary line of Pond 1, as described in Official Records Book 6357, Page 1585, Public Records of Polk County, Florida; thence along said boundary line of Pond 1 the following four (4) courses: (1) thence South 01° 26' 58" West, 42.12 feet to the Point of Curvature of a curve to the right having a radius of 150.00 feet, a central angle of 93° 12' 38", a chord bearing of South 48° 03' 17" West and a chord distance of 217.99 feet; (2) thence along the arc of said curve, 244.02 feet; (3) thence North 85° 20' 24" West, 48.07 feet; (4) thence North 79° 20' 03" West, 134.31 feet to Point "A"; thence South 84° 46' 39" East, 174.06 feet to the Point of Curvature of a curve to the left having a radius of 150.00 feet, a central angle of 147° 32' 39", a chord bearing of North 21° 27' 02" East and a chord distance of 288.05 feet; thence along the arc of said curve, 386.27 feet to a point on said boundary line of Tract 6 - Golf Course, said point being on a curve to the left having a radius of 615.00 feet, a central angle of 07° 48' 43", a chord bearing of South 56° 13' 39" East and a chord distance of 83.79 feet; thence along the arc of said curve, 83.85 feet to the Point of Beginning.

AND LESS AND EXCEPT NEW PARCEL "B"

Commence at the aforesaid Point "A"; thence South 03° 29' 20" East, 667.85 feet to said boundary line of Pond 1 for the Point of Beginning; thence South 73° 42' 46" East, along said boundary line of Pond 1, a distance of 35.08 feet to the Point of Curvature of a curve to the left having a radius of 30.00 feet, a central angle of 10° 10' 17", a chord bearing of South 78° 47' 55" East and a chord distance of 5.32 feet; thence along the arc of said curve, 5.33 feet; to a point on a non-tangent curve to the right having a radius of 160.00 feet, a central angle of 164° 20' 45", a chord bearing of South 14° 56' 19" West, and a chord distance of 317.02 feet; thence along the arc of said curve, 458.94 feet; thence North 82° 53' 18" West, 104.05 feet; thence North 89° 35' 19" East, 124.10 feet to the Point of Curvature of a curve to the left having a radius of 145.00 feet, a central angle of 198° 19' 41", a chord bearing of North 09° 34' 30" West and a chord distance of 286.30 feet; thence along the arc of said curve, 501.91 feet; thence South 71° 15' 40" West, 167.42 feet; thence South 89° 35' 19" West, 13.10 feet to said boundary line of Pond 1; thence North 67° 42' 01" East, along said boundary line of Pond 1, a distance of 108.16 feet; thence North 71° 56' 26" East, along said boundary line of Pond 1, a distance of 89.91 feet; thence North 83° 47' 35" East, along said boundary line of Pond 1, a distance of 56.02 feet; to the Point of Beginning.

ALSO LESS AND EXCEPT from Tract 6 those certain parcels of land conveyed to Lake Ashton II Community Development District, a Florida community development district, by virtue of Quit Claim Deed recorded February 7, 2014

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in Official Records Book 9172, Page 960, of the Public Records of Polk County, Florida, being more particularly described as follows:

LG-44

NEW PARCEL "A"

A parcel of land being a portion of Tract 6 - Golf Course, as described in Official Records Book 6126, Page 7, the Public Records of Polk County, Florida being in the South 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Southwest corner of said plat of LAKE ASHTON WEST PHASE I, thence North 00° 48' 09" West, along the West line of said plat of LAKE ASHTON WEST PHASE I, a distance of 1287.16 feet to the boundary line of said Tract 6 - Golf Course for the Point of Beginning; thence along the boundary line of Tract 6 - Golf Course the following fifteen (15) courses: (1) thence South 89° 26' 26" West, 334.36 feet; (2) thence South 42° 36' 42" West, 128.58 feet; (3) thence South 33° 10' 28" West, 164.05 feet; (4) thence South 56° 20' 04" West, 246.93 feet; (5) thence North 86° 15' 52" West, 155.75 feet; (6) thence North 58° 02' 03" West, 176.00 feet; (7) thence North 85° 34' 55" West, 50.81 feet; (8) thence South 67° 03' 00" West, 194.61 feet; (9) thence South 25° 16' 05" West, 93.59 feet; (10) thence South 01° 09' 21" East, 88.25 feet; (11) thence South 28° 58' 54" East, 69.80 feet; (12) thence South 42° 09' 12" East, 53.21 feet; (13) thence South 67° 39' 14" East, 312.25 feet; (14) thence South 06° 03' 12" East, 164.48 feet; (15) thence South 24° 54' 24" East, 270.24 feet; thence South 89° 34' 08" West, 196.37 feet to a point on a non-tangent curve to the left having a radius of 160.00 feet, a central angle of 130° 42' 59", a chord bearing of North 01° 52' 35" West, and a chord distance of 290.86 feet; thence along the arc of said curve, 365.03 feet to a point on the boundary line of Pond 1, as described in Official Records Book 6357, Page 1585, Public Records of Polk County, Florida and Point "A"; thence along said boundary line of Pond 1 the following eleven (11) courses: said point being on a non-tangent curve to the left having a radius of 30.00 feet, a central angle of 124° 01' 35", a chord bearing of North 34° 06' 09" East, and a chord distance of 52.98 feet; (1) thence along the arc of said curve, 64.94 feet; (2) thence North 27° 54' 38" West, 71.14 feet; (3) thence North 71° 25' 23" West, 164.88 feet to a point on a non-tangent curve to the right having a radius of 229.54 feet, a central angle of 182° 53' 05", a chord bearing of North 18° 12' 58" East, and a chord distance of 458.94 feet; (4) thence along the arc of said curve, 732.69 feet; (5) thence South 70° 20' 29" East, 172.15 feet to a point on a non-tangent curve to the left having a radius of 220.00 feet, a central angle of 69° 00' 27", a chord bearing of North 77° 07' 31" East, and a chord distance of 249.24 feet; (6) thence along the arc of said curve, 264.97 feet; (7) thence North 42° 37' 18" East, 225.78 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of 118° 16' 58", a chord bearing of North 16° 31' 11" West and a chord distance of 34.34 feet; (8) thence along the arc of said curve, 41.29 feet; (9) thence North 75° 39' 40" West, 263.68 feet to the Point of Curvature of a curve to the left having a radius of 10.00 feet, a central angle of 102° 53' 22", a chord bearing of South 52° 53' 39" West and a chord distance of 15.64 feet; (10) thence along the arc of said curve, 17.96 feet; (11) thence South 01° 26' 58" West, 11.22 feet to a point on the boundary line of said Tract 3 - Golf Course; thence along said boundary line of said Tract 3 - Golf Course the following six (6) courses: said point being on a non-tangent curve to the left having a radius of 160.00 feet, a central angle of 14° 35' 11", a chord bearing of North 18° 34' 33"

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West, and a chord distance of 40.62 feet; (1) thence along the arc of said curve, 40.73 feet; (2) thence North 65° 54' 27" East, 19.89 feet to a point on a non-tangent curve to the left having a radius of 615.00 feet, a central angle of 30° 41' 53", a chord bearing of South 75° 28' 57" East, and a chord distance of 325.58 feet; (3) thence along the arc of said curve, 329.51 feet; (4) thence North 89° 10' 06" East, 23.93 feet; (5) thence North 00° 49' 54" West, 100.00 feet; (6) thence North 89° 10' 06" East, 398.65 feet to said West line of LAKE ASHTON WEST PHASE 1; thence South 00° 48' 09" East, along said West line, 55.39 feet to the Point of Beginning.

AND LESS AND EXCEPT NEW PARCEL "B"

Commence at the aforesaid Point "A", said point being on a curve to the left having a radius of 160.00 feet, a central angle of 45° 03' 55", a chord bearing of North 89° 46' 01" West, and a chord distance of 122.63 feet; thence along the arc of said curve, 125.85 feet; thence South 67° 42' 01" West, 62.08 feet to a point on the boundary line of said Tract 6 - Golf Course for the Point of Beginning; thence along the boundary line of said Tract 6 - Golf Course the following six (6): (1) thence South 67° 42' 01" West, 108.16 feet; (2) thence North 27° 33' 20" West, 355.65 feet to the Point of Curvature of a curve to the right having a radius of 300.00 feet, a central angle of 56° 15' 46", a chord bearing of North 00° 34' 33" East and a chord distance of 282.90 feet; (3) thence along the arc of said curve, 294.59 feet; (4) thence North 28° 42' 26" East, 199.62 feet to a point on a non-tangent curve to the left having a radius of 645.00 feet, a central angle of 24° 00' 25", a chord bearing of South 83° 12' 59" East, and a chord distance of 268.28 feet; (5) thence along the arc of said curve, 270.25 feet; (6) thence South 79° 20' 03" East, 134.31 feet to the boundary line of said Pond 3; thence along said boundary line of Pond 3 the following seven (7) courses: (1) thence North 85° 20' 24" West, 377.65 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of 65° 24' 48", a chord bearing of South 61° 57' 12" West and a chord distance of 21.61 feet; (2) thence along the arc of said curve, 22.83 feet; (3) thence South 29° 14' 47" West, 212.24 feet to the Point of Curvature of a curve to the left having a radius of 200.00 feet, a central angle of 56° 43' 07", a chord bearing of South 00° 53' 14" West and a chord distance of 190.00 feet; (4) thence along the arc of said curve, 197.99 feet; (5) thence South 27° 28' 20" East, 377.15 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of 80° 35' 15", a chord bearing of South 67° 45' 57" East and a chord distance of 25.87 feet; (6) thence along the arc of said curve, 28.13 feet; (7) thence North 71° 56' 26" East, 75.38 feet to the Point of Beginning.

ALSO LESS AND EXCEPT that certain parcel of land conveyed to Lake Ashton II Community Development District, a Florida community development district, by virtue of Special Warranty Deed recorded June 22, 2018 in Official Records Book 10527, Page 52, of the Public Records of Polk County, Florida, being more particularly described as follows:

PEBBLE BEACH DOG PARK

A part of Tract "GC-3" as shown on LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, in the Public Records of Polk County, Florida, as follows:

Commence at a Permanent Control Point in the centerline of Pebble Beach Boulevard, said Permanent Control Point also lying on the Western line of the

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LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, in the Public Records of Polk County, Florida and said Permanent Control Point also lying South 00° 48' 09" East a distance of 15.00 feet from a Permanent Reference Monument along that same said Western plat boundary. Thence along said Western plat boundary, South 00° 48' 09" East a distance of 15.00 feet to a point on the Southern right-of-way line of Pebble Beach Boulevard for a Point of Beginning; thence following said Southern right-of-way line North 89° 10' 06" East a distance of 59.06 feet, thence continuing along said right-of-way line through a curve concave to the Southwest, said curve having a radius of 385.00 feet, an arc length of 198.95 feet, and a central angle of 29° 36' 26" to a point also being the Northwest corner of Tract "K"; thence leaving said Southern right-of-way, and running along the Western line of Tract "K", South 00° 05' 20" West a distance of 102.50 feet to the Southwest corner of said Tract "K"; thence leaving the Western line of Tract "K" and projecting from the Western line of Lot 293, South 61° 25' 25" West a distance of 28.69 feet to a point lying on the wetland line and boundary of Wetland Tract "WA-5"; thence along said wetland line and boundary of Wetland Tract "WA-5" North 26° 48' 05" West a distance of 122.27 feet; thence continuing along said Tract boundary South 89° 26' 26" West a distance of 168.72 feet to the Western plat boundary; thence leaving said Tract boundary line and following the Western plat boundary North 00° 48' 09" West a distance of 55.39 feet to a point on the Southerly right-of-way line and the Point of Beginning.

PARCEL III:

TOGETHER WITH ADDITIONAL PROPERTY FROM QUITCLAIM DEED RECORDED FEBRUARY 7, 2014 IN OR BOOK 9172, PAGE 965, AS FOLLOWS:

(Lake Ashton Golf Club II, Ltd., a Florida limited partnership)

LG-1

A parcel of land being a portion of Tract "CDD-3", LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, being described as follows:

Commence at the Southwest corner of Lot 15 of said plat of LAKE ASHTON WEST PHASE I; thence South 74° 51' 08" West, along the Southerly line of said Tract "CDD-3", a distance of 37.51 feet to the Point of Beginning; thence continue South 74° 51' 08" West, along said Southerly line, 33.25 feet; thence North 64° 05' 23" West, 82.37 feet; thence North 80° 32' 42" West, 46.31 feet; thence South 83° 18' 11" West, 122.99 feet to the Northeast corner of Tract "WA-4" of said plat of LAKE ASHTON WEST PHASE I; thence North 47° 55' 46" West, 19.44 feet to the Southeasterly corner of a 15 feet wide Wetland buffer as shown on said plat of LAKE ASHTON WEST PHASE I; thence North 24° 18' 01" East, along Southeasterly line of said 15 feet wide Wetland buffer, 42.69 feet; thence North 70° 39' 45" East, along said Southeasterly line, 142.20 feet; thence South 25° 54' 36" East, 28.27 feet; thence South 31° 41' 45" West, 31.58 feet; thence South 09° 41' 45" East, 15.82 feet; thence South 77° 41' 24" East, 33.90 feet; thence South 64° 43' 13" East, 69.58 feet; thence South 70° 44' 46" East, 44.73 feet to the Point of Beginning.

(Parcel ID # 26-29-24-690596-003770)

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LG-12

A parcel of land being a portion of Tract "WA-6", LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, being described as follows:

Commence at the Southeast corner of said plat of LAKE ASHTON WEST PHASE I, thence South 89° 35' 19" West, along the South line of said plat of LAKE ASHTON WEST PHASE I, a distance of 786.16 feet to the Westerly line of said Tract "WA-6"; thence North 27° 40' 20" West, along said Westerly line, 123.75 feet; thence North 32° 59' 19" East, along said Westerly line, 89.54 feet; thence North 10° 18' 04" West, along said Westerly line, 63.95 feet to the Point of Beginning; thence North 31° 08' 32" West, along said Westerly line, 47.20 feet; thence North 28° 42' 35" East, along said Westerly line, 15.96 feet; thence South 54° 47' 04" East, along said Westerly line, 49.31 feet; thence South 42° 11' 24" West, 35.05 feet to the Point of Beginning.

(Parcel ID # 26-29-24-690596-003790)

LG-13

A parcel of land being a portion of Tract "WA-5", LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, being described as follows:

Commence at the Southwest corner of said plat of LAKE ASHTON WEST PHASE I, thence North 00° 48' 09" West, along the West line of said plat of LAKE ASHTON WEST PHASE I, a distance of 199.43 feet to the Southerly line of said Tract "WA-5"; thence North 88° 55' 15" East, along said Southerly line, 99.12 feet; thence South 80° 05' 39" East, along said Southerly line, 138.00 feet; thence North 68° 45' 26" East, along said Southerly line, 108.53 feet; thence North 48° 27' 34" East, along said Southerly line, 110.52 feet to the Point of Beginning; thence North 77° 11' 45" East, along said Southerly line, 45.37 feet; thence North 32° 24' 08" East, along said Southerly line, 11.14 feet; thence North 39° 39' 09" West, along said Southerly line, 31.81 feet; thence South 34° 13' 54" West, 53.17 feet to the Point of Beginning.

(Parcel ID # 26-29-24-690596-003800)

LG-14

A parcel of land being a portion of Tract "WA-5", LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, being described as follows:

Commence at the Southwest corner of said plat of LAKE ASHTON WEST PHASE I, thence North 00° 48' 09" West, along the West line of said plat of LAKE ASHTON WEST PHASE I, a distance of 199.43 feet to the Southerly line of said Tract "WA-5" for the Point of Beginning; thence continue North 00° 48' 09" West, along said West line, 38.68 feet; thence South 74° 53' 39" East, 19.09 feet; thence South 50° 26' 29" East, 51.22 feet to said Southerly line of Tract "WA-5"; thence South 88° 55' 15" West, along said Southerly line, 57.39 feet to the Point of Beginning.

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(part of Parcel ID # 26-29-24-690596-003810)

LG-20

A parcel of land being a portion of Wetland 14, as described in Official Records Book 6357, Page 1585, Public Records of Polk County, Florida being in the Southeast 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Southwest corner of said plat of LAKE ASHTON WEST PHASE I, thence North 00° 48' 09" West, along the West line of said plat of LAKE ASHTON WEST PHASE I, a distance of 199.43 feet to the Southeasterly corner of said Wetland 14 for the Point of Beginning; thence continue North 00° 48' 09" West, along said West line, and the Easterly line of said Wetland 14, a distance of 38.68 feet; thence North 85° 24' 06" West, 25.20 feet; thence South 66° 56' 08" West, 19.18 feet; thence South 53° 35' 30" West, 26.55 feet; thence South 19° 56' 14" West, 19.97 feet to the Southerly line of said Wetland 14; thence North 88° 55' 15" East, along said Southerly line, 71.50 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690596-003810)

LG-21

A parcel of land being a portion of Wetland 7, as described in Official Records Book 6357, Page 1585, Public Records of Polk County, Florida being in the Southeast 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Southwest corner of said plat of LAKE ASHTON WEST PHASE I, thence North 00° 48' 09" West, along the West line of said plat of LAKE ASHTON WEST PHASE I, a distance of 1431.24 feet to the Southerly line of said Wetland 7; thence South 59° 37' 56" West, along said Southerly line, 17.74 feet; thence South 51° 52' 31" West, along said Southerly line, 40.12 feet to the Point of Beginning; thence continue South 51° 52' 31" West, along said Southerly line, 37.13 feet; thence North 68° 49' 17" West, along said Southerly line, 43.83 feet; thence North 77° 12' 38" West, along said Southerly line, 14.40 feet; thence North 87° 20' 34" East, 84.21 feet to the Point of Beginning.

(adjacent to Parcel ID # 26-29-24-690600-009770)

LG-34

A parcel of land being a portion of Wetland 16 as described in Official Records Book 6357, Page 1585, Public Records of Polk County, Florida being in the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Southwest corner of LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida; thence North 00° 48' 09" West, along the West line of said plat of LAKE ASHTON WEST PHASE I, a distance of 1942.79 feet; thence South 89° 11' 51"

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West, 2673.24 feet to the Northwest corner of said Wetland 16; thence North 69° 27' 53" East, along the Northerly line of said Wetland 16, a distance of 66.81 feet to the Point of Beginning; thence continue North 69° 27' 53" East, along said Northerly line, 8.92 feet; thence South 83° 32' 33" East, along said Northerly line, 13.01 feet; thence South 85° 31' 20" West, 21.35 feet to the Point of Beginning.

(adjacent to Parcel ID # 26-29-24-690600-009770)

LG-35

A parcel of land being a portion of Wetland 16 as described in Official Records Book 6357, Page 1585, Public Records of Polk County, Florida being in the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Southwest corner of LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida; thence North 00° 48' 09" West, along the West line of said plat of LAKE ASHTON WEST PHASE I, a distance of 2301.16 feet; thence South 89° 11' 51" West, 1549.86 feet to the Southwesterly corner of said Wetland 16 for the Point of Beginning; thence South 55° 24' 20" West, along the Southerly line of said Wetland 16, a distance of 76.91 feet; thence North 12° 14' 21" West, 60.76 feet to the Northerly line of said Wetland 16; thence North 51° 09' 32" East, along said Northerly line, 54.83 feet to the Westerly line of said Wetland 16; thence South 33° 45' 21" East, along said Westerly line, 60.26 feet to the Point of Beginning.

(adjacent to Parcel ID # 26-29-24-690600-009770)

LG-22

POND 3

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 1945.05 feet and South 01° 07' 15" East, 4003.94 feet from the Northeast corner of said Section 24 for the Point of Beginning said point being on a non-tangent curve to the right having a radius of 10.00 feet, a central angle of 81° 55' 01", a chord bearing of South 62° 10' 56" East, and a chord distance of 13.11 feet; thence Southeasterly along the arc of said curve 14.30 feet to the Point of Tangency; thence South 21° 13' 25" East, 167.85 feet; thence South 44° 14' 50" East, 59.21 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 75° 22' 22", a chord bearing of South 06° 33' 39" East, and a chord distance of 24.45 feet; thence Southerly along the arc of said curve 26.31 feet to the Point of Tangency; thence South 31° 07' 32" West, 15.30 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 76° 24' 43", a chord bearing of South 69° 19' 54" West, and a chord distance of 12.37 feet; thence Southwesterly along the arc of said curve 13.34 feet to the Point of Tangency; thence North 72° 27' 45" West, 60.87 feet; thence North 59° 14' 21" West, 118.49 feet; thence North 47° 15' 09" West, 74.66 feet; thence North 32° 51' 16" West, 80.85 feet; thence North 16° 50' 59" West, 34.02 feet to

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the Point of Curvature of a curve to the right having a radius of 35.00 feet, a central angle of 164° 51' 27", a chord bearing of North 65° 34' 44" East, and a chord distance of 69.39 feet; thence Northeasterly along the arc of said curve 100.71 feet to the Point of Tangency; thence South 31° 59' 32" East, 18.82 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of 61° 39' 43", a chord bearing of South 62° 49' 24" East, and a chord distance of 20.50 feet; thence Southeasterly along the arc of said curve 21.52 feet to the Point of Tangency; thence North 86° 20' 45" East, 31.92 feet; thence North 76° 51' 34" East, 49.49 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690600-009770)

LG-23A

A parcel of land being a portion of Clubhouse, Road and Recreation Area as described in Official Records Book 6357, Page 1585, Public Records of Polk County, Florida being in the Southeast 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the Northeast corner of said Section 24; thence South 00° 51' 50" East, along the East line of said Section 24, a distance of 2651.56 feet to the Northeast corner of the Southeast 1/4 of said Section 24; thence South 00° 17' 38" East, along said East line, 1324.60 feet; thence South 89° 42' 22" West, 2000.47 feet to the Westerly line of said Clubhouse, Road and Recreation Area as described in Official Records Book 6357, Page 1585; thence North 15° 59' 51" West, along said Easterly line, 359.92 feet to the Point of Beginning; thence continue North 15° 59' 51" West, along said Easterly line, 5.81 feet; thence North 51° 55' 47" West, along said Easterly line, 79.55 feet; thence North 00° 00' 00" East, along said Easterly line, 125.00 feet to the Northerly line of said Clubhouse, Road and Recreation Area as described in Official Records Book 6357, Page 1585; thence North 90° 00' 00" West, along said Northerly line, 119.69 feet to the Westerly line said Clubhouse, Road and Recreation Area as described in Official Records Book 6357, Page 1585; thence South 33° 19' 21" West, along said Westerly line, 34.58 feet; thence South 50° 38' 01" East, 164.59 feet; thence South 58° 30' 47" East, 88.75 feet to the Point of Beginning.

(adjacent to Parcel ID # 26-29-24-690600-009770)

LG-24

POND 3A

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2057.92 feet and South 01° 07' 15" East, 3492.64 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 31° 42' 45" East, 141.82 feet; thence South 20° 25' 15" East, 85.19 feet; thence South 06° 49' 47" East, 61.16 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 100° 02' 38", a chord bearing of South 43° 11' 32" West, and a chord distance of 15.33 feet; thence Southwesterly along the arc of said curve 17.46 feet to the Point of Tangency; thence North 86° 47' 09"

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West, 70.17 feet to the Point of Curvature of a curve to the right having a radius of 15.00 feet, a central angle of 71° 20' 36", a chord bearing of North 51° 06' 51" West, and a chord distance of 17.49 feet; thence Northwesterly along the arc of said curve 18.68 feet to the Point of Tangency; thence North 15° 26' 33" West, 64.10 feet; thence North 21° 25' 26" West, 98.46 feet; thence North 55° 37' 54" West, 62.77 feet; thence North 71° 56' 57" West, 15.78 feet to the Point of Curvature of a curve to the right having a radius of 15.00 feet, a central angle of 73° 31' 13", a chord bearing of North 35° 11' 20" West, and a chord distance of 17.95 feet; thence Northwesterly along the arc of said curve 19.25 feet to the Point of Tangency; thence North 01° 34' 16" East, 49.75 feet to the Point of Curvature of a curve to the right having a radius of 5.00 feet, a central angle of 103° 21' 09", a chord bearing of North 53° 14' 51" East, and a chord distance of 7.85 feet; thence Northeasterly along the arc of said curve 9.02 feet to the Point of Tangency; thence South 75° 04' 35" East, 60.19 feet; thence North 67° 53' 58" East, 37.50 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 80° 23' 16", a chord bearing of South 71° 54' 23" East, and a chord distance of 12.91 feet; thence Easterly along the arc of said curve 14.03 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690600-009770)

LG-25

POND 3B

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2546.52 feet and South 01° 07' 15" East, 3260.17 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 54° 40' 28" East, 181.95 feet to the Point of Curvature of a curve to the left having a radius of 40.00 feet, a central angle of 93° 57' 57", a chord bearing of North 78° 20' 33" East, and a chord distance of 58.49 feet; thence Easterly along the arc of said curve 65.60 feet to the Point of Tangency; thence North 31° 21' 34" East, 37.62 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 94° 58' 54", a chord bearing of North 78° 51' 02" East, and a chord distance of 29.49 feet; thence Easterly along the arc of said curve 33.15 feet to the Point of Tangency; thence South 53° 39' 31" East, 36.93 feet to the Point of Curvature of a curve to the right having a radius of 15.00 feet, a central angle of 89° 21' 39", a chord bearing of South 08° 58' 42" East, and a chord distance of 21.09 feet; thence Southerly along the arc of said curve 23.39 feet to the Point of Tangency; thence South 35° 42' 08" West, 151.54 feet to the Point of Curvature of a curve to the right having a radius of 30.00 feet, a central angle of 87° 31' 37", a chord bearing of South 79° 27' 56" West, and a chord distance of 41.50 feet; thence Westerly along the arc of said curve 45.83 feet to the Point of Tangency; thence North 56° 46' 15" West, 207.79 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 78° 33' 43", a chord bearing of North 17° 29' 23" West, and a chord distance of 25.32 feet; thence Northerly along the arc of said curve 27.42 feet to the Point of Tangency; thence North 21° 47' 28" East, 16.49 feet; thence North 24° 25' 58" West, 12.80 feet; thence North 48° 13' 28" West, 38.50 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 79° 28' 29", a chord bearing of North 08° 29' 14" West, and a chord

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distance of 12.79 feet; thence Northerly along the arc of said curve 13.87 feet to the Point of Tangency; thence North 31° 15' 00" East, 19.57 feet to the Point of Curvature of a curve to the right having a radius of 30.00 feet, a central angle of 94° 04' 31", a chord bearing of North 78° 17' 16" East, and a chord distance of 43.91 feet; thence Easterly along the arc of said curve 49.26 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690600-009770)

LG-30

POND 15

A parcel of land being a portion of the Northwest 1/4 and the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 3605.37 feet and South 01° 07' 15" East, 2041.47 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 29° 17' 50" East, 62.01 feet; thence South 41° 02' 35" East, 374.33 feet; thence South 36° 29' 30" East, 345.53 feet; thence South 44° 32' 49" East, 142.23 feet; thence South 66° 34' 05" East, 196.56 feet; thence South 55° 22' 16" East, 94.93 feet; thence South 24° 28' 28" East, 47.14 feet; thence South 12° 51' 05" East, 86.89 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 155° 01' 38", a chord bearing of South 64° 39' 44" West, and a chord distance of 19.53 feet; thence Southwesterly along the arc of said curve 27.06 feet to the Point of Tangency; thence North 37° 49' 27" West, 150.09 feet to the Point of Curvature of a curve to the left having a radius of 10.00 feet, a central angle of 96° 09' 16", a chord bearing of North 85° 54' 05" West, and a chord distance of 14.88 feet; thence Westerly along the arc of said curve 16.78 feet to the Point of Tangency; thence South 46° 01' 17" West, 155.82 feet; thence South 46° 07' 50" West, 23.06 feet; thence North 66° 17' 13" West, 14.60 feet; thence North 38° 15' 59" West, 390.54 feet; thence North 44° 53' 13" East, 70.17 feet; thence North 15° 42' 02" West, 17.82 feet; thence North 33° 40' 54" West, 218.29 feet; thence North 41° 48' 16" West, 306.61 feet to the Point of Curvature of a curve to the left having a radius of 200.00 feet, a central angle of 70° 18' 11", a chord bearing of North 76° 57' 21" West, and a chord distance of 230.30 feet; thence Westerly along the arc of said curve 245.40 feet to the Point of Tangency; thence South 67° 53' 33" West, 204.71 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 98° 32' 50", a chord bearing of North 62° 50' 02" West, and a chord distance of 15.16 feet; thence Northwesterly along the arc of said curve 17.20 feet to the Point of Tangency; thence North 13° 33' 37" West, 1.32 feet to the Point of Curvature of a curve to the right having a radius of 100.00 feet, a central angle of 83° 07' 45", a chord bearing of North 28° 00' 16" East, and a chord distance of 132.69 feet; thence Northeasterly along the arc of said curve 145.09 feet to the Point of Tangency; thence North 69° 34' 08" East, 288.09 feet to the Point of Curvature of a curve to the right having a radius of 5.00 feet, a central angle of 81° 08' 02", a chord bearing of South 69° 51' 51" East, and a chord distance of 6.50 feet; thence Easterly along the arc of said curve 7.08 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690600-009770)

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LG-32

POND 17

A parcel of land being a portion of the Northwest 1/4 and the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 3900.53 feet and South 01° 07' 15" East, 2598.55 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence North 88° 03' 56" East, 95.37 feet; thence South 84° 25' 04" East, 88.97 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 46° 14' 22", a chord bearing of South 61° 17' 53" East, and a chord distance of 15.71 feet; thence Southeasterly along the arc of said curve 16.14 feet to the Point of Tangency; thence South 38° 10' 42" East, 132.87 feet to the Point of Curvature of a curve to the right having a radius of 15.00 feet, a central angle of 117° 11' 33", a chord bearing of South 20° 25' 05" West, and a chord distance of 25.61 feet; thence Southerly along the arc of said curve 30.68 feet to the Point of Tangency; thence South 79° 00' 51" West, 507.55 feet to the Point of Curvature of a curve to the right having a radius of 5.00 feet, a central angle of 94° 16' 06", a chord bearing of North 53° 51' 05" West, and a chord distance of 7.33 feet; thence Northwesterly along the arc of said curve 8.23 feet to the Point of Tangency; thence North 06° 43' 02" West, 53.75 feet to the Point of Curvature of a curve to the right having a radius of 5.00 feet, a central angle of 78° 16' 06", a chord bearing of North 32° 25' 01" East, and a chord distance of 6.31 feet; thence Northeasterly along the arc of said curve 6.83 feet to the Point of Tangency; thence North 71° 33' 04" East, 45.87 feet; thence North 79° 59' 15" East, 159.65 feet to the Point of Curvature of a curve to the left having a radius of 20.00 feet, a central angle of 80° 11' 57", a chord bearing of North 39° 53' 16" East, and a chord distance of 25.76 feet; thence Northeasterly along the arc of said curve 27.99 feet to the Point of Tangency; thence North 00° 12' 43" West, 93.00 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 88° 16' 38", a chord bearing of North 43° 55' 37" East, and a chord distance of 27.86 feet; thence Northeasterly along the arc of said curve 30.81 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690600-009770)

LG-33

POND 18

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 3124.69 feet and South 01° 07' 15" East, 3324.61 feet from the Northeast corner of said Section 24 for the Point of Beginning said point being on a non-tangent curve to the right having a radius of 11.25 feet, a central angle of 164° 37' 56", a chord bearing of South 42° 43' 14" East, and a chord distance of 22.30 feet; thence Southeasterly along the arc of said curve 32.33 feet; thence South 60° 16' 49" West, 57.71 feet; thence South 59° 17' 51" West, 36.53 feet; thence South 68° 41' 30" West, 275.07 feet to the Point of Curvature of a curve to the

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left having a radius of 10.00 feet, a central angle of 87° 42' 24", a chord bearing of South 24° 50' 18" West, and a chord distance of 13.86 feet; thence Southwesterly along the arc of said curve 15.31 feet to the Point of Tangency; thence South 19° 00' 54" East, 72.03 feet; thence South 13° 29' 21" West, 12.91 feet; thence South 67° 50' 40" West, 226.53 feet; thence South 78° 50' 16" West, 216.26 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 85° 50' 56", a chord bearing of North 58° 14' 17" West, and a chord distance of 13.62 feet; thence Northwesterly along the arc of said curve 14.98 feet to the Point of Tangency; thence North 15° 18' 49" West, 40.28 feet to the Point of Curvature of a curve to the left having a radius of 10.00 feet, a central angle of 65° 18' 46", a chord bearing of North 47° 58' 12" West, and a chord distance of 10.79 feet; thence Northwesterly along the arc of said curve 11.40 feet to the Point of Tangency; thence North 80° 37' 35" West, 97.86 feet; thence North 68° 53' 47" West, 79.85 feet to the Point of Curvature of a curve to the left having a radius of 40.00 feet, a central angle of 46° 11' 07", a chord bearing of South 88° 00' 39" West, and a chord distance of 31.38 feet; thence Westerly along the arc of said curve 32.24 feet to the Point of Tangency; thence South 64° 55' 06" West, 33.03 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 81° 09' 42", a chord bearing of North 74° 30' 03" West, and a chord distance of 26.02 feet; thence Westerly along the arc of said curve 28.33 feet to the Point of Tangency; thence North 33° 55' 12" West, 144.09 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 97° 28' 34", a chord bearing of North 14° 49' 04" East, and a chord distance of 30.07 feet; thence Northerly along the arc of said curve 34.03 feet to the Point of Tangency; thence North 63° 33' 21" East, 57.37 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 74° 38' 50", a chord bearing of South 79° 07' 14" East, and a chord distance of 12.13 feet; thence Easterly along the arc of said curve 13.03 feet to the Point of Tangency; thence South 41° 47' 49" East, 100.86 feet; thence South 56° 39' 46" East, 70.29 feet; thence South 70° 51' 25" East, 116.28 feet; thence North 87° 54' 53" East, 115.55 feet; thence North 70° 32' 14" East, 449.74 feet; thence North 67° 50' 31" East, 185.01 feet; thence North 57° 50' 54" East, 94.98 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690600-009770)

LG-36

POND 19

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2810.24 feet and South 01° 07' 15" East, 3440.45 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 69° 29' 06" East, 99.30 feet; thence South 57° 15' 48" East, 356.58 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 135° 02' 22", a chord bearing of South 10° 15' 23" West, and a chord distance of 46.20 feet; thence Southerly along the arc of said curve 58.92 feet to the Point of Tangency; thence South 77° 46' 34" West, 138.29 feet; thence North 55° 36' 19" West, 21.01 feet; thence North 12° 20' 39" West, 47.87 feet; thence North 70° 00' 39" West, 304.52 feet; thence North 19° 25' 49" West, 16.31 feet;

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thence North 15° 19' 14" East, 40.22 feet; thence North 34° 36' 07" East, 103.85 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690600-009770)

LG-39

POND 4

A parcel of land being a portion of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2560.98 feet and South 01° 07' 15" East, 3844.46 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 43° 19' 00" East, 30.26 feet; thence South 18° 09' 45" East, 91.31 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 47° 25' 26", a chord bearing of South 05° 32' 58" West, and a chord distance of 16.09 feet; thence Southerly along the arc of said curve 16.55 feet to the Point of Tangency; thence South 29° 15' 41" West, 154.98 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 89° 51' 15", a chord bearing of South 74° 11' 18" West, and a chord distance of 14.12 feet; thence Westerly along the arc of said curve 15.68 feet to the Point of Tangency; thence North 60° 53' 04" West, 249.32 feet to the Point of Curvature of a curve to the left having a radius of 400.00 feet, a central angle of 38° 27' 20", a chord bearing of North 80° 06' 44" West, and a chord distance of 263.46 feet; thence Westerly along the arc of said curve 268.47 feet to the Point of Tangency; thence South 80° 39' 36" West, 20.31 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 99° 04' 59", a chord bearing of North 49° 47' 55" West, and a chord distance of 15.22 feet; thence Northwesterly along the arc of said curve 17.29 feet to the Point of Tangency; thence North 00° 15' 25" West, 117.38 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 80° 35' 54", a chord bearing of North 40° 02' 32" East, and a chord distance of 12.94 feet; thence Northeasterly along the arc of said curve 14.07 feet to the Point of Tangency; thence North 80° 20' 29" East, 103.22 feet to the Point of Curvature of a curve to the right having a radius of 200.00 feet, a central angle of 21° 11' 47", a chord bearing of South 89° 03' 38" East, and a chord distance of 73.57 feet; thence Easterly along the arc of said curve 73.99 feet to the Point of Tangency; thence South 78° 27' 44" East, 72.69 feet; thence South 76° 16' 56" East, 116.21 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 68° 58' 48", a chord bearing of South 41° 47' 32" East, and a chord distance of 11.33 feet; thence Southeasterly along the arc of said curve 12.04 feet to the Point of Tangency; thence South 07° 18' 08" East, 23.45 feet; thence South 42° 40' 01" East, 25.90 feet; thence South 83° 15' 08" East, 75.24 feet to the Point of curvature of a curve to the left having a radius of 25.00 feet, a central angle of 80° 00' 05", a chord bearing of North 56° 44' 50" East, and a chord distance of 32.14 feet; thence Northeasterly along the arc of said curve 34.91 feet to the Point of Tangency; thence North 16° 44' 47" East, 25.32 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 73° 08' 53", a chord bearing of North 53° 19' 13" East, and a chord distance of 11.92 feet; thence Northeasterly along the arc of said curve 12.77 feet to the Point of

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Tangency; thence North 89° 53' 40" East, 36.94 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690599-008780)

LG-40

POND 5

A parcel of land being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 3739.85 feet and South 01° 07' 15" East, 4332.79 feet from the Northeast corner of said Section 24 for the Point of Beginning said point being on a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 87° 27' 11", a chord bearing of South 71° 43' 37" East, and a chord distance of 27.65 feet; thence Easterly along the arc of said curve 30.53 feet to the Point of Tangency; thence South 28° 00' 02" East, 360.03 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 94° 42' 26", a chord bearing of South 19° 21' 12" West, and a chord distance of 29.42 feet; thence Southerly along the arc of said curve 33.06 feet to the Point of Tangency; thence South 66° 42' 25" West, 58.40 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 85° 16' 41", a chord bearing of North 70° 39' 15" West, and a chord distance of 27.10 feet; thence Westerly along the arc of said curve 29.77 feet to the Point of Tangency; thence North 28° 00' 55" West, 357.84 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 92° 33' 42", a chord bearing of North 18° 15' 57" East, and a chord distance of 28.91 feet; thence Northerly along the arc of said curve 32.31 feet to the Point of Tangency; thence North 64° 32' 48" East, 58.35 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690599-008780)

LG-41

POND 1B

A parcel of land being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 3363.66 feet and South 01° 07' 15" East, 5033.11 feet from the Northeast corner of said Section 24 for the Point of Beginning; thence South 27° 17' 39" East, 229.45 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 93° 23' 35", a chord bearing of South 19° 24' 08" West, and a chord distance of 29.11 feet; thence Southerly along the arc of said curve 32.60 feet to the Point of Tangency; thence South 66° 05' 56" West, 65.71 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 86° 42' 58", a chord bearing of North 70° 32' 35" West, and a chord distance of 27.46 feet; thence Westerly along the arc of said curve 30.27 feet to the Point of Tangency; thence North 27° 11' 07" West, 226.66 feet to the Point of Curvature of a curve to the right having a

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radius of 20.00 feet, a central angle of 90° 51' 23", a chord bearing of North 18° 14' 35" East, and a chord distance of 28.49 feet; thence Northerly along the arc of said curve 31.71 feet to the Point of Tangency; thence North 63° 40' 16" East, 65.18 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 89° 02' 04", a chord bearing of South 71° 48' 41" East, and a chord distance of 28.04 feet; thence Easterly along the arc of said curve 31.08 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690599-008780)

LG-42

POND 1A

A parcel of land being a portion of the North 365.00 feet of the North 1/2 of the Northeast 1/4 of Section 25, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at a point being South 88° 52' 45" West, 2927.28 feet and South 01° 07' 15" East, 5627.68 feet from the Northeast corner of Section 24, Township 29 South, Range 26 East, Polk County, Florida for the Point of Beginning; thence South 89° 27' 33" East, 211.60 feet; thence South 78° 41' 03" East, 15.61 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 77° 59' 09", a chord bearing of South 39° 41' 28" East, and a chord distance of 12.58 feet; thence Southeasterly along the arc of said curve 13.61 feet to the Point of Tangency; thence South 00° 41' 54" East, 54.61 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 91° 00' 51", a chord bearing of South 44° 48' 32" West, and a chord distance of 14.27 feet; thence Southwesterly along the arc of said curve 15.88 feet to the Point of Tangency; thence North 89° 41' 03" West, 236.42 feet to the Point of Curvature of a curve to the right having a radius of 10.00 feet, a central angle of 90° 25' 40", a chord bearing of North 44° 28' 13" West, and a chord distance of 14.19 feet; thence Northwesterly along the arc of said curve 15.78 feet to the Point of Tangency; thence North 00° 44' 37" East, 48.30 feet to the Point of Curvature of a curve to the right having a radius of 20.00 feet, a central angle of 89° 47' 50", a chord bearing of North 45° 38' 32" East, and a chord distance of 28.23 feet; thence Northeasterly along the arc of said curve 31.35 feet to the Point of Beginning.

(part of Parcel ID # 26-29-24-690599-008780)

TOGETHER WITH Cart Path Easement as set forth in that certain Easement Agreement between Lake Ashton Golf Club II, Ltd., a Florida limited partnership, and Lake Ashton II Community Development District, a Florida community development district, recorded February 7, 2014 in Official Records Book 9172, Page 985, Public Records of Polk County, Florida.

AND

TOGETHER WITH Cart Path Easement as set forth in that certain Easement Agreement between Lake Ashton Golf Club II, Ltd., a Florida limited partnership, and Lake Ashton Development Group II, LLC, a Florida limited liability company, recorded February 7, 2014 in Official Records Book 9172, Page 994, Public Records of Polk County, Florida.

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NOTE: Parcel ID # references are given for informational purposes only.

ASHTON GOLF-EAGLE'S NEST, LLC, LEGAL DESCRIPTION

Lots 540 and 541, as recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida.
(part of Parcel ID # 27-29-19-8652000-005400)

AND

PARCEL 2:

A parcel of land being a portion of TRACT "GC-12" (GOLF COURSE), recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida, described as follows:

Commence at the southwest corner of said TRACT "GC-12"; thence North 00°51'50" West, along the west line of said TRACT "GC-12", 32.47 feet to the POINT OF BEGINNING"; thence continue along said west line, 150.50 feet; thence South 89°57'43" East, 7.42 feet; thence South 09°54'54" East, 48.17 feet; thence South 07°26'07" West, 103.91 feet to the POINT OF BEGINNING.

(Parcel ID # 27-29-19-865200-005940)

AND

PARCEL 4:

A parcel of land being a portion of LOT 542, recorded in LAKE ASHTON GOLF CLUB PHASE II, Plat Book 119, Pages 17 through 25, Public Records of Polk County, Florida, described as follows:

Commence at the northwest corner of said LOT 542; thence South 00°51'50" East, along the westerly line of said LOT 542, 27.37 feet to the POINT OF BEGINNING; thence South 73°10'06" East, 81.19 feet; thence South 76°12'18" East, 54.76 feet to the westerly right-of-way of Dunmore Drive, also being a point on a non-tangent curve to the right, having a radius of 90.00 feet, a central angle of 4°47'20", a chord bearing of South 01°31'50" West, and a chord length of 7.52 feet; thence along the arc of said curve and said westerly right-of-way, 7.52 feet; thence South 00°51'50" East, 2.58 feet to the south line of said LOT 542; thence South 89°08'10" West, along said south line, 130.00 feet to the west line of said LOT 542; thence North 00°51'50" West, along said west line, 48.63 feet to the POINT OF BEGINNING.

(part of Parcel ID # 27-29-19-8652000-005400)

AND

Lot 12, as recorded in LAKE ASHTON WEST PHASE I, Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida.

(Parcel ID # 26-29-24-690596-000120)

AND

PARCEL 1:

A parcel of land being a portion of TRACT "E", LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, being described as follows:

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Commence at the southeast corner of said TRACT "E" for the POINT OF BEGINNING; thence North 89°57'43" West, along the south line of said TRACT "E", 60.33 feet to a point on the west line of said TRACT "E", said point being on a non-tangent curve to the left, having a radius of 725.00 feet, a central angle of 3°20'23", a chord bearing of North 16°39'53" East, and a chord distance of 42.25 feet; thence along the arc of said curve and said west line, 42.26 feet; thence South 89°57'43" East, 47.60 feet to the east line of said TRACT "E"; thence South 00°51'50" East, along said east line, 40.49 feet to the POINT OF BEGINNING.

(Parcel ID # 26-29-24-690596-003780)

AND

PARCEL 3:

A parcel of land being a portion of TRACT "GC-2" (GOLF COURSE), recorded in LAKE ASHTON WEST PHASE I, Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, described as follows:

BEGIN at the northeast corner of said TRACT "GC-2"; thence South 00°51'50" East, along the east line of said TRACT "GC-2", 161.47 feet; thence North 89°59'03" West, 40.04 feet to a point on a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 42°58'00", a chord bearing of South 68°34'55" West, and a chord distance of 18.31 feet; thence along the arc of said curve, 18.75 feet; thence North 89°57'43" West, 105.14 feet to the Point of Curvature of a curve to the left, having a radius of 25.00 feet, a central angle of 63°07'14", a chord bearing of South 57°32'48" West, and a chord distance of 26.17 feet; thence along the arc of said curve, 27.54 feet; thence South 20°25'23" West, 18.31 feet to the easterly right-of-way of Pebble Beach Boulevard, also being a point on a non-tangent curve to the right, having a radius of 735.00 feet, a central angle of 12°13'34", a chord bearing of North 03°46'19" West, and a chord distance of 156.54 feet; thence along the arc of said curve and said easterly right-of-way, 156.84 feet to a Point of Compound Curvature of a curve to the right, having a radius of 45.00 feet, a central angle of 87°41'50", a chord bearing of North 46°11'22" East, and a chord length of 62.35 feet; thence along the arc of said curve and said easterly right-of-way, 68.88 feet to the south right-of-way of Mulligan Lane; thence South 89°57'43" East, along said south right-of-way, 153.58 feet to the POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY "A" being described as follows:

A parcel of land being a portion of Tract "GC-2", LAKE ASHTON WEST PHASE I, as recorded in Plat Book 138, Pages 11 through 21, Public Records of Polk County, Florida, being described as follows:

BEGIN at the northeast corner of said Tract "GC-2"; thence South 00°51'50" East, along the east line of said Tract "GC-2", a distance of 23.84 feet; thence North 73°10'06" West, 82.48 feet to the north line of said Tract "GC-2"; thence South 89°57'43" East, along said north line, 78.58 feet to the POINT OF BEGINNING.

(Parcel ID # 26-29-24-690596-003820)

NOTE: Parcel ID # references are given for inform

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**EXHIBIT B:
LEGAL DESCRIPTION OF EAST COURSE**

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**EXHIBIT C:
LEGAL DESCRIPTION OF WEST COURSE**

Exhibit D:

Reference Guide to Definitions Used in this Interlocal Agreement¹

“Act” shall mean collectively Chapter 190, Florida Statutes, as amended.

“Districts” shall mean collectively Lake Ashton I and Lake Ashton II.

“Golf Club” shall mean that certain real property and assets within the Lake Ashton Community, all as is more specifically described in Exhibit A of the Interlocal Agreement.

“Interlocal Cooperation Act” shall mean Section 163.01, Florida Statutes, as amended.

“Interlocal Agreement” shall mean that certain Interlocal Agreement of Lake Ashton Community Development District and Lake Ashton II Community Development District Regarding the Acquisition, Operation and Maintenance of the Golf Club dated [_____], 2019.

“Lake Ashton I” shall mean the Lake Ashton Community Development District.

“Lake Ashton II” shall mean the Lake Ashton II Community Development District.

“Lake Ashton Community” shall mean the Lake Ashton residential golf development.

“Lake Wales” shall mean the City of Lake Wales, Florida.

“Notice” shall mean those certain notices as may be required from time to time, pursuant to this Interlocal Agreement, as provided pursuant to Section 14 of the Interlocal Agreement.

“Pathways and Bridges” shall mean the golf cart pathways, walking paths and ancillary bridges which are components of the Golf Club.

“Ponds” shall mean the storm water ponds which are components of the Golf Club.

“Seller” shall mean collectively Lake Ashton Golf Club, Ltd., Lake Ashton Golf Club II, Ltd. and Ashton Golf-Eagle’s Nest, LLC.

“Winter Haven” shall mean the City of Winter Haven, Florida.

¹ The definitions provided in this “Exhibit B – Reference Guide to Definitions Used in this Interlocal Agreement” are solely for ease of use by the reader. Notwithstanding anything provided in this Exhibit B, the terms defined in this Interlocal Agreement shall be controlling in all respects, in the event of any inconsistencies, additions or omissions.

Exhibit E:

Lease

EXHIBIT F

Boundary Amendment Parcels

1. Tract GC-17 of Lake Ashton Golf Club Plat Phase VI, Plat Book 144, Pages 12-14, Polk County, Florida (Polk County Parcel Identification Number: 272919865202011980)
2. A portion of Tract GC-16 of Lake Ashton Golf Club Plat Phase V, Plat Book 143, Pages 22-24, Polk County, Florida (Polk County Parcel Identification Number: 272919865201010660)
3. A portion of Tract GC-12 of Lake Ashton Golf Club Plat Phase II, Plat Book 119, Pages 17-25, Polk County, Florida (Polk County Parcel Identification Number: 27-29-19-865200-005940)
4. Lots 540, 541, and a portion of Lot 542 of Lake Ashton Golf Club Plat Phase II, Plat Book 119, Pages 17-25, Polk County, Florida (Polk County Parcel Identification Number: 27-29-19-865200-005400)

The above parcels being further described in the following pages from the Polk County Property Appraiser and Polk County Tax Collector.

DRAFT – FOR DISCUSSION PURPOSES ONLY

10/14/2019

Polk County Tax Collector

Polk County Tax Collector

generated on 10/14/2019 6:16:47 PM EDT

Tax Record

Last Update: 10/10/2019 1:00:22 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number 192927-865202-011980		Tax Type REAL ESTATE		Tax Year 2018	
Mailing Address LAKE ASHTON GOLF CLUB II LTD 500 S FLORIDA AVE STE 700 LAKELAND FL 33801-5270			Physical Address STONE CREEK LOOP GEO Number 272919-865202-011980		
Exempt Amount \$0.00		Taxable Value \$37,650.00			
Exemption Detail NO EXEMPTIONS		Millage Code 900320		Escrow Code	
Legal Description STONE CREEK LOOP LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 TRACT GC-17					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
POLK COUNTY					
GENERAL REVENUE FUND	5.6815	37,650	0	\$37,650	\$213.91
TRANSPORTATION/ROADS	1.1000	37,650	0	\$37,650	\$41.41
EMERGENCY MEDICAL	0.2500	37,650	0	\$37,650	\$9.41
NE GOVT CENTER	0.1250	37,650	0	\$37,650	\$4.71
POLK COUNTY SCHOOL BOARD					
GENERAL FUND	4.7510	37,650	0	\$37,650	\$178.88
LOCAL CAPITAL IMP	1.5000	37,650	0	\$37,650	\$56.47
CITY OF LAKE WALES	7.0438	37,650	0	\$37,650	\$265.20
SOUTHWEST FLORIDA WATER MGMT	0.2955	37,650	0	\$37,650	\$11.13
Total Millage		20.7468	Total Taxes		\$781.12
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
Total Assessments					\$0.00
Taxes & Assessments					\$781.12
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Year	Amount Paid	
3/31/2019	PAYMENT	7094612.002	2018	\$781.12	

DRAFT – FOR DISCUSSION PURPOSES ONLY

10/14/2019


Polk County Tax Collector

<i>Prior Year Taxes Due</i>
NO DELINQUENT TAXES

10/14/2019

Legal Description

Property Description

<p>Parcel ID: 272919865202011980</p> <p>Owner1: LAKE ASHTON GOLF CLUB II LTD</p> <p>Location Address: 0 STONE CREEK LOOP</p> <p>City/St/Zip: LAKE WALES FL 33859</p> <p>MAP DISCLAIMER: All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."</p> <p>PROPERTY DESC DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.</p> <p>Property Description: LAKE ASHTON GOLF CLUB PHASE VI PB 144 PG 12-14 TRACT GC-17</p>	
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10/14/2018

Polk County Tax Collector

Polk County Tax Collector

generated on 10/14/2019 6:17:44 PM EDT

Tax Record

Last Update: 10/10/2019 1:00:22 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
192927-865201-010660	REAL ESTATE	2018			
Mailing Address LAKE ASHTON GOLF CLUB II LTD 500 S FLORIDA AVE STE 700 LAKELAND FL 33801-5270		Physical Address DUNMORE DR GEO Number 272919-865201-010660			
Exempt Amount	Taxable Value				
\$0.00	\$3,099.00				
Exemption Detail NO EXEMPTIONS	Millage Code 900320	Escrow Code			
Legal Description DUNMORE DR LAKE ASHTON GOLF CLUB PHASE V PB 143 PG 22-24 TRACT GC-16 THAT PT DESC AS BEG SW COR N89-29-39E 1319.41 FT N49-15-56W 33.52 FT N62-23-09W 32.48 FT N89-26-26W 900.40 FT S70-50-25W 38.27 FT N89-00-51W 35.27 FT S66-39-43W 63.77 FT See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
POLK COUNTY					
GENERAL REVENUE FUND	5.6815	3,099	0	\$3,099	\$17.61
TRANSPORTATION/ROADS	1.1000	3,099	0	\$3,099	\$3.41
EMERGENCY MEDICAL	0.2500	3,099	0	\$3,099	\$0.77
NE GOVT CENTER	0.1250	3,099	0	\$3,099	\$0.39
POLK COUNTY SCHOOL BOARD					
GENERAL FUND	4.7510	3,099	0	\$3,099	\$14.73
LOCAL CAPITAL IMP	1.5000	3,099	0	\$3,099	\$4.65
CITY OF LAKE WALES	7.0438	3,099	0	\$3,099	\$21.83
SOUTHWEST FLORIDA WATER MGMT	0.2955	3,099	0	\$3,099	\$0.92
Total Millage	20.7468	Total Taxes		\$64.31	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
		Total Assessments			
		\$0.00			
		Taxes & Assessments			
		\$64.31			
	If Paid By	Amount Due			
		\$0.00			

DRAFT – FOR DISCUSSION PURPOSES ONLY

10/14/2019

Polk County Tax Collector


Date Paid	Transaction	Receipt	Year	Amount Paid
3/31/2019	PAYMENT	7094612.0019	2018	\$64.31

Prior Year Taxes Due
NO DELINQUENT TAXES

10/14/2019

Legal Description

Property Description

<p>Parcel ID: 272919865201010660</p> <p>Owner1: LAKE ASHTON GOLF CLUB II LTD</p> <p>Location Address: 0 DUNMORE DR</p> <p>City/St/Zip: LAKE WALES FL 33859-</p> <p>MAP DISCLAIMER: All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided 'as is.'</p> <p>PROPERTY DESC DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.</p>	
<p>Property Description: LAKE ASHTON GOLF CLUB PHASE V PB 143 PG 22-24 TRACT GC-16 THAT PT DESC AS BEG SW COR N89-29-39E 1319.41 FT N49-15-56W 33.52 FT N62-23-09W 32.48 FT N89-26-26W 900.40 FT S70-50-25W 38.27 FT N89-00-51W 35.27 FT S66-39-43W 63.77 FT N81-10-41W 20.73 FT S89-49-23W 90.80 FT N84-03-45W 31.42 FT N75-05-29W 87.86 FT S89-41-54W 7.56 FT S00-17-21E 48.86 FT TO POB</p>	

Polk County Tax Collector

generated on 11/4/2019 10:15:11 AM EST

Tax Record

Last Update: 11/4/2019 10:15:11 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
192927-865200-005940	REAL ESTATE	2019			
Mailing Address ASHTON GOLF EAGLES NEST LLC 500 S FLORIDA AVE STE 700 LAKELAND FL 33801-5270		Physical Address OLSEN RD GEO Number 272919-865200-005940			
Status Code: ZZ					
Exempt Amount		Taxable Value			
\$0.00		\$76.00			
Exemption Detail NO EXEMPTIONS	Millage Code 900320	Escrow Code			
Legal Description OLSEN RD LAKE ASHTON GOLF CLUB PHASE II PB 119 PGS 17-25 THAT PT OF TRACT GC-12 DESC AS COMM SW COR SAID TRACT GC-12 RUN N00-51-50W 32.47 FT TO POB CONT N ALONG W LINE SAID TRACT 150.50 FT S89-57-43E 7.42 FT S09-54-54E 48.17 FT S07-26-07W 103.91 FT TO POB					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
POLK COUNTY					
GENERAL REVENUE FUND	5.6815	76	0	\$76	\$0.00
TRANSPORTATION/ROADS	1.1000	76	0	\$76	\$0.00
EMERGENCY MEDICAL	0.2500	76	0	\$76	\$0.00
NE GOVT CENTER	0.1250	76	0	\$76	\$0.00
POLK COUNTY SCHOOL BOARD					
GENERAL FUND	4.5860	76	0	\$76	\$0.00
LOCAL CAPITAL IMP	1.5000	76	0	\$76	\$0.00
CITY OF LAKE WALES	6.9339	76	0	\$76	\$0.00
SOUTHWEST FLORIDA WATER MGMT	0.2801	76	0	\$76	\$0.00
Total Millage		20.4565	Total Taxes		\$0.00
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
Total Assessments					\$0.00
Taxes & Assessments					\$0.00
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Year	Amount Paid	
Prior Year Taxes Due					
NO DELINQUENT TAXES					

DRAFT – FOR DISCUSSION PURPOSES ONLY

Polk County Tax Collector

generated on 11/4/2019 10:21:24 AM EST

Tax Record

Last Update: 11/4/2019 10:21:24 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
192927-865200-005400	REAL ESTATE	2019			
Mailing Address ASHTON GOLF EAGLES NEST LLC 500 S FLORIDA AVE STE 700 LAKELAND FL 33801-5270		Physical Address LAKE SUMMITT DR W GEO Number 272919-865200-005400			
Exempt Amount	Taxable Value				
\$0.00	\$1,095.00				
Exemption Detail NO EXEMPTIONS Legal Description LAKE SUMMITT DR W LAKE ASHTON GOLF CLUB PHASE II PB 119 PGS 17-25 LOTS 540 & 541 & THAT PT LOT 542 DESC AS COMM NW COR LOT 542 RUN S 27.37 ALONG WLY LINE LOT 542 FT TO POB S73-10-06E 81.19 FT S76-12-185E 54.76 FT TO WLY R/W DUNMRE DR SWLY ALONG CURVE 7.52 See Tax Roll For Extra Legal	Millage Code 900320	Escrow Code			
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
POLK COUNTY GENERAL REVENUE FUND	5.6815	1,095	0	\$1,095	\$6.22
TRANSPORTATION/ROADS	1.1000	1,095	0	\$1,095	\$1.21
EMERGENCY MEDICAL	0.2500	1,095	0	\$1,095	\$0.27
NE GOVT CENTER	0.1250	1,095	0	\$1,095	\$0.14
POLK COUNTY SCHOOL BOARD GENERAL FUND	4.5860	1,095	0	\$1,095	\$5.02
LOCAL CAPITAL IMP	1.5000	1,095	0	\$1,095	\$1.64
CITY OF LAKE WALES	6.9339	1,095	0	\$1,095	\$7.59
SOUTHWEST FLORIDA WATER MGMT	0.2801	1,095	0	\$1,095	\$0.31
Total Millage		20.4565	Total Taxes		\$22.40
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
PL1	LAKE ASHTON CDD DEBT				\$2,297.46
PL2	LAKE ASHTON MAINTENANCE FEE				\$5,625.00
Total Assessments					\$7,922.46
Taxes & Assessments					\$7,944.86
		If Paid By	Amount Due		
		11/30/2019	\$7,627.07		
		12/31/2019	\$7,706.51		
		1/31/2020	\$7,785.96		
		2/29/2020	\$7,865.41		
		3/31/2020	\$7,944.86		
Date Paid	Transaction	Receipt	Year	Amount Paid	
Prior Year Taxes Due					
NO DELINQUENT TAXES					

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Property Description

<p>Parcel ID: 27291986520005400</p> <p>Owner1: ASHTON GOLF BAGLES NEST LLC</p> <p>Location Address: 0 LAKE SUMMIT DR</p> <p>City/St/Zip: LAKE WALES FL 33859-</p>	
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<p>Property Description: LAKE ASHTON GOLF CLUB PHASE II PB 119 PGS 17-25 LOTS 540 & 541 & THAT PT LOT 542 DESC AS COMM NW COR LOT 542 RUN S 27.37 ALONG WLY LINE LOT 542 FT TO POB S73-10-06E 81.19 FT S7 DUNMRE DR SWLY ALONG CURVE 7.52 FT S 2.58 FT W 130 FT N 48.63 FT TO POB</p>	