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Prepared by and when  
recorded mail to:

Donna J. Feldman, Esq.  
FELDMAN & MAHONEY, P.A.  
19321-C U.S. Highway 19 North  
Suite 600  
Clearwater, FL 33764

R-OC

Cross-reference:  
O.R. Book 1914 Page 989

### ASSIGNMENT OF DECLARANT'S RIGHTS

1845 THIS ASSIGNMENT OF DECLARANT'S RIGHTS ("**Assignment**") is made as of July 18<sup>th</sup>, 2013, by **SH VENTURE I, LLC**, a Florida limited liability company ("**Assignor**"), and **SHP GROUP LLC**, a Delaware limited liability company ("**Assignee**"), with reference to the following facts:

A. By virtue of that certain Assignment of Declarant Rights recorded in O.R. Book 2778, Page 1673 of the Public Records of Hernando County, Florida (the "**Public Records**"), Assignor is the "Developer" under that certain Declaration of Covenants and Restrictions for Southern Hills Plantation, recorded on October 15, 2004, in O.R. Book 1914 Page 989, of the Public Records of Hernando County, Florida, as has been amended and supplemented (collectively, the "**Declaration**").

B. Concurrent herewith, Assignor is conveying to Assignee the land owned by Assignor described on Exhibit "A" attached to this Assignment, which is subject to the Declaration.

C. In accordance with the definition of the term "Developer" in Article I, Section 2.v., and Article XII, Section 13 of the Declaration, Assignor may assign all or a portion of its rights as "Developer" under the Declaration, on an exclusive or non-exclusive basis, to designated successors and assigns by written assignment.

D. Assignor desires to assign all of its rights and obligations as "Developer" under the Declaration to Assignee, and Assignee desires to accept and assume all of Assignor's rights and obligations as "Developer" under the Declaration.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. Recitals. The above recitals are true and correct, and are incorporated herein by this reference.

2. Assignment. As of the date of this Assignment, Assignor hereby assigns, transfers and conveys to Assignee, exclusively, all of Assignor's right, title, interest, exemptions, powers, reservations and obligations as the "Developer" under, and in accordance with, the Declaration, with full power and authority to act as the Developer thereunder. From and after the date of this Assignment, Assignee shall be deemed the "Developer" under the Declaration, and

Assignee hereby accepts the foregoing assignment, transfer and conveyance, and assumes and agrees to perform and satisfy the obligations of the "Developer" under the Declaration.

3. Representations. Assignor represents and warrants to Assignee that (a) Assignor has not previously assigned all or any portion of its right, title, interest, exemptions, powers, reservations and obligations as the "Developer" under the Declaration to any other party; and (b) the Declaration is in full force and effect and has not been modified or amended except as may be reflected in documents recorded among the Public Records. Assignor makes no other representation or warranty, express or implied, as to matters associated with the Declaration, the Association referenced therein, or this Assignment.

4. Counterparts. This Assignment may be executed in separate counterparts, all of which, when taken together, shall constitute one and the same instrument.

*[Remainder of page intentionally left blank. Signatures on following pages.]*

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date first above written.

**ASSIGNOR:**

Signed, sealed and delivered  
in the presence of:

**SH VENTURE I, LLC,**  
a Florida limited liability company

Maiile W. Simmons  
Signature of Witness #1

By: [Signature]  
Edward E. Burr, President

Maiile W. Simmons  
Typed/Printed Name of Witness #1

Address: 7807 Baymeadows Road East  
Suite 205  
Jacksonville, Florida 32256

[Signature]  
Signature of Witness #2

JASON HARRIS  
Typed/Printed Name of Witness #2

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2013, by Edward E. Burr, as President of SH Venture I, LLC, a Florida limited liability company, on behalf of the entities, /X/ who is personally known to me or /\_\_\_/ who produced \_\_\_\_\_ (type of identification) as identification.

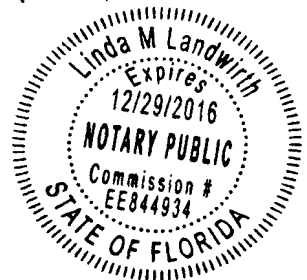
Linda M. Landwith  
Notary Public, State of Florida

Printed name: LINDA M. LANDWITH

My Commission Expires: 12/29/2016

(NOTARY SEAL)

*[Signatures continued on following page.]*



**ASSIGNEE:**

Signed, sealed and delivered  
in the presence of:

Mawile W. Simmons  
Signature of Witness #1

Mawile W. Simmons  
Typed/Printed Name of Witness #1

JASON THURSR  
Signature of Witness #2

JASON THURSR  
Typed/Printed Name of Witness #2

**SHP GROUP LLC,**  
a Delaware limited liability company  
By: GP Homes LLC,  
a Delaware limited liability company  
Its: Managing Member

By: [Signature]  
Edward E. Burr, Chief Executive Officer

Address: 7807 Baymeadows Road East  
Suite 205  
Jacksonville, Florida 32256

STATE OF FLORIDA  
COUNTY OF DUNN

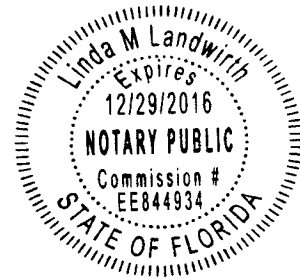
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2013, by Edward E. Burr, as Chief Executive Officer of GP Homes LLC, a Delaware limited liability company, as Managing Member of SHP Group LLC, a Delaware limited liability company, on behalf of the company, /X/ who is personally known to me or /\_\_\_/ who produced \_\_\_\_\_ (type of identification) as identification.

Linda M. Landwirth  
Notary Public, State of Florida

Printed name: LINDA M. LANDWIRTH

My Commission Expires: 12/29/2014

(NOTARY SEAL)



**EXHIBIT "A"**

**PARCEL 1(A):**

**LOT 9, BLOCK 4; LOT 13, BLOCK 4; LOTS 7 AND 35, BLOCK 5; AND LOTS 6, 10, 14, 17, 18, 19, 23, 24, 27 AND 28, BLOCK 7, ALL IN SOUTHERN HILLS PLANTATION PHASE 1, PLAT BOOK 35, PAGES 1 THROUGH 18, ACCORDING TO THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**AND**

**PARCEL 1(B):**

**LOTS 1, 2, 3, 5, 6, 8 THROUGH 13, 14 THROUGH 25, 26 THROUGH 30, 32, 34, 35, 37 THROUGH 46, 48 THROUGH 71, AND 73 THROUGH 102, BLOCK 9; LOTS 36, 39, 41, 43, 48, 55 AND 63, BLOCK 10; LOTS 3, 10, 20, 27 AND 37, BLOCK 11; LOTS 11, 13, 16, 19, 20, 21, 22, 26, 38, 39, 40, 41, 42 AND 43, BLOCK 12; LOTS 3, 14, 15, 16, 17, 22, 23 AND 24, BLOCK 13; AND LOTS 1 THROUGH 24, BLOCK 15, ALL IN SOUTHERN HILLS PLANTATION PHASE 2, PLAT BOOK 36, PAGES 40 THROUGH 67, ACCORDING TO THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**PARCEL 1(C):**

**LOTS 1 AND 7, BLOCK 8, SOUTHERN HILLS PLANTATION PHASE 2A, PLAT BOOK 36, PAGES 68 THROUGH 72, ACCORDING TO THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**AND**

**PARCEL 1(D):**

**LOTS 4, 7, 9, 10, 12, 15, 18, 21, 22, 24, 29, 30, 32, 33, 34, 35, 39, 41, 42, 44, 46, 54, 56, 57, 58, 61, 63, 64, 65, 66, 68, 69, 71, 72 AND 74, BLOCK 16; AND LOTS 7, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 24, 27, 28, 29, 32, 33, 34 AND 39, BLOCK 17, ALL IN SOUTHERN HILLS PLANTATION PHASE 3, PLAT BOOK 37, PAGES 45 THROUGH 55, ACCORDING TO THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**AND**

**PARCEL 1(E):**

**LOTS 1, 2, 5, 9, 10, 11, 12 AND 13, BLOCK 19, ALL IN SOUTHERN HILLS PLANTATION PHASE 3-A-1, PLAT BOOK 39, PAGES 46 THROUGH 49, ACCORDING TO THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**AND**

**PARCEL 1(F):**

**LOTS 3 AND 11, BLOCK 6, SOUTHERN HILLS PLANTATION HILLTOP, PLAT BOOK 38, PAGES 4 THROUGH 6, ACCORDING TO THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**PARCEL 2: (FORMERLY KNOWN AS SURVEY EXHIBIT PARCEL 12)**

**COMMENCE AT A 2 INCH CAPPED IRON PIPE MARKING THE SE CORNER OF SECTION 03, TOWNSHIP 23 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SECTION 3, S 89 DEGREES 52'55" W., 937.91 FEET TO A POINT ON THE WESTERLY RAILROAD RIGHT OF WAY LINE. SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 3, S 89 DEGREES 52' 55" W., 1704.80 FEET; THENCE DEPARTING SAID SECTION LINE, N. 00 DEGREES 09'**

## EXHIBIT "A"

41" E., 2667.74 FEET; THENCE N 89 DEGREES 47' 50" E., 50.00 FEET; THENCE S. 00 DEGREES 09' 41" W., 1333.90 FEET; THENCE N. 89 DEGREES 49' 50" E., 2594.08 FEET; THENCE S 89 DEGREES 54' 02" E., 475.03 FEET TO A POINT ON THE WESTERLY RAILROAD RIGHT OF WAY LINE. SAID POINT ALSO BEING ON A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 2816.27 FEET AND A DELTA OF 17 DEGREES 18' 07"; THENCE ALONG THE ARC OF SAID CURVE 850.44 FEET; THENCE S. 50 DEGREES 27' 04" W., 1107.54 FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENT DESCRIBED IN WARRANTY DEED DATED OCTOBER 9, 2002, AND RECORDED IN O.R. BOOK 1583, PAGE 1293, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## PARCEL 3: (PORTION OF SURVEY EXHIBIT CLUB VILLAS PARCEL)

THAT PORTION OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHERNMOST CORNER OF LOT 11 OF SOUTHERN HILLS PLANTATION HILLTOP, AS RECORDED IN PLAT BOOK 38, PAGE 4, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF TRACT X OF SAID SOUTHERN HILLS PLANTATION HILLTOP, N.39 DEGREES 30' 41" W., 209.15 FEET TO THE SOUTH LINE OF SUMMIT VIEW DRIVE; THENCE LEAVING SAID LINE, N. 05 DEGREES 02' 15" E., 60.00 FEET TO THE POINT OF BEGINNING; THENCE N. 84 DEGREES 57' 45" W., 485.20 FEET; THENCE N. 17 DEGREES 38' 19" W., 203.90 FEET; THENCE S. 84 DEGREES 57' 34" E., 615.01 FEET; THENCE S. 71 DEGREES 45' 20" E., 136.30 FEET; THENCE S, 58 DEGREES 48' 47" E., 146.56 FEET; THENCE S. 28 DEGREES 45' 12" W., 23.32 FEET; THENCE S. 17 DEGREES 45' 14" W., 201.78 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 335.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, 300.28 FEET THROUGH A CENTRAL ANGLE OF 51 DEGREES 21' 27" (CHORD BEARING N. 59 DEGREES 17' 02" W., 290.33 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE VILLAS AT SOUTHERN HILLS PLANTATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2871, PAGE 1801, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF LOT 11 OF SOUTHERN HILLS PLANTATION HILLTOP, AS RECORDED IN PLAT BOOK 38, PAGE 4, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF TRACT X OF SAID SOUTHERN HILLS PLANTATION HILLTOP, N.39°30'41" W., 209.15 FEET TO THE SOUTH LINE OF SUMMIT VIEW DRIVE; THENCE LEAVING SAID LINE, N.05°02'15" E., 60.00 FEET TO THE NORTH LINE OF SUMMIT VIEW DRIVE; THENCE ALONG THE NORTH LINE OF SUMMIT VIEW DRIVE, N.84°57'45" W., 382.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.84°57'45" W., A DISTANCE OF 102.25 FEET; THENCE N.17°38'19" W., A DISTANCE OF 203.90 FEET; THENCE S.84°57'34" E., A DISTANCE OF 181.37 FEET; THENCE S.05°11'41" W., A DISTANCE OF 188.13 FEET TO THE NORTH LINE OF SUMMIT VIEW DRIVE AND THE POINT OF BEGINNING.

## PARCEL 4: (SURVEY EXHIBIT PARCEL 4 RESIDENTIAL)

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 33, N 89°53'55" W A DISTANCE OF 167.60 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ALONG SAID LINE, N 89°53'55" W., A DISTANCE OF 1152.83

## EXHIBIT "A"

FEET; THENCE LEAVING SAID LINE, N 00°31'54" W., A DISTANCE OF 914.69 FEET TO THE SOUTH BOUNDARY LINE OF A FLORIDA POWER CORPORATION 100 FEET WIDE UTILITY EASEMENT AS RECORDED IN O.R. BOOK 51, PAGE 680 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID EASEMENT, N 89°58'31" E., A DISTANCE OF 1320.04 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID SECTION 33; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 33, S 00°33'15" E., A DISTANCE OF 888.15 FEET TO A POINT ON THE BOUNDARY OF SOUTHERN HILLS PLANTATION PHASE 3-A-1, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 39, PAGES 46-49 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PLAT, S 80°07'06" W A DISTANCE OF 169.84 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

(SURVEY EXHIBIT PARCEL B)

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTIONS 3 AND 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 3, ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 4; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 3 S 89°53'55" E., A DISTANCE OF 946.29 FEET; THENCE LEAVING SAID LINE, S 80°07'06" W., A DISTANCE OF 97.20 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SUMMIT VIEW DRIVE AS SHOWN ON THE PLAT OF SOUTHERN HILLS PLANTATION PHASE 3-A-1, RECORDED IN PLAT BOOK 39, PAGES 46-49 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S 77°12'53" W., A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SUMMIT VIEW DRIVE, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 28°02'34", A CHORD DISTANCE OF 157.49 FEET, AND A CHORD BEARING OF S 26°48'24" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 159.07 FEET TO A POINT OF TANGENCY; THENCE S 40°49'42" E., A DISTANCE OF 337.32 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 475.00 FEET, A DELTA ANGLE OF 24°59'55", A CHORD DISTANCE OF 205.61 FEET, AND A CHORD BEARING OF S 28°19'44" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.25 FEET; THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF SUMMIT VIEW DRIVE ALONG THE NORTHERLY BOUNDARY OF SOUTHERN HILLS PLANTATION PHASE 3 AS RECORDED IN PLAT BOOK 37, PAGES 45-55, S 76°56'35" W., A DISTANCE OF 300.96 FEET TO A POINT ON A CURVE THAT IS CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 20°13'37", A CHORD DISTANCE OF 61.46 FEET, AND A CHORD BEARING OF N 30°42'53" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.78 FEET TO A POINT OF TANGENCY; THENCE N 40°49'42" W., A DISTANCE OF 25.97 FEET; THENCE S 78°41'46" W., A DISTANCE OF 524.39 FEET; THENCE N 63°57'27" W., A DISTANCE OF 340.45 FEET; THENCE N 36°13'31" W., A DISTANCE OF 250.35 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 575.00 FEET, A DELTA ANGLE OF 35°36'30", A CHORD DISTANCE OF 351.63 FEET, AND A CHORD BEARING OF N 18°25'15" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 357.35 FEET TO A POINT OF TANGENCY; THENCE N 00°37'00" W., A

## EXHIBIT "A"

DISTANCE OF 19.86 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 4 S 89°53'55" E., A DISTANCE OF 230.03 FEET TO THE POINT OF BEGINNING.

AND (SURVEY EXHIBIT PARCELS C & D)

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 32, BLOCK 16, SOUTHERN HILLS PLANTATION PHASE 3, AS RECORDED IN PLAT BOOK 37, PAGES 45-55, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 32, N 24°50'33" W A DISTANCE OF 222.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 32, SAID CORNER BEING ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 24°38'07", A CHORD DISTANCE OF 138.67 FEET, AND A CHORD BEARING OF N 47°33'46" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 139.74 FEET TO A POINT OF TANGENCY; THENCE N 35°14'42" E., A DISTANCE OF 79.74 FEET TO A POINT ON A CURVE THAT IS CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 575.00 FEET, A DELTA ANGLE OF 16°35'21", A CHORD DISTANCE OF 165.90 FEET, AND A CHORD BEARING OF N 51°38'22" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 166.48 FEET TO THE SOUTHEAST CORNER OF LOT 49, BLOCK 16 OF SAID PHASE 3; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 49 N 46°47'04" E., A DISTANCE OF 189.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 49; THENCE S 44°51'57" E., A DISTANCE OF 109.94 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 527.08 FEET, A DELTA ANGLE OF 05°00'27", A CHORD DISTANCE OF 46.05 FEET, AND A CHORD BEARING OF S 65°01'13" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.06 FEET; THENCE N 89°57'45" W., A DISTANCE OF 126.03 FEET; THENCE S 00°15'46" W., A DISTANCE OF 492.51 FEET; THENCE S 86°18'41" W., A DISTANCE OF 54.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32 AND THE POINT OF BEGINNING.

AND (SURVEY EXHIBIT PARCEL E)

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 19 EAST, CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 3 S 00°09'41" W., A DISTANCE OF 2667.74 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 3 N 89°46'27" W., A DISTANCE OF 452.50 FEET; THENCE LEAVING SAID LINE, N 29°12'23" W., A DISTANCE OF 67.68 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 350.00 FEET, A DELTA OF 67°29'35", A CHORD DISTANCE OF 388.86 FEET AND A CHORD BEARING OF N 86°11'53" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 412.29 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SUMMIT VIEW DRIVE AS SHOWN ON THE PLAT OF SOUTHERN HILLS PLANTATION HILLTOP, AS RECORDED IN PLAT BOOK 38, PAGES 4 THROUGH 6, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 335.00 FEET, A DELTA OF 14°55'36", A CHORD DISTANCE OF 87.03 FEET AND A CHORD BEARING OF N 36° 18'19" E; THENCE ALONG



## EXHIBIT "A"

THE ARC OF SAID CURVE A DISTANCE OF 87.27 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 263.00 FEET, A DELTA OF 85°40'31", A CHORD DISTANCE OF 357.64 FEET AND A CHORD BEARING OF N 85°07'19" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 393.27 FEET TO A POINT OF TANGENCY; THENCE N 42°17'04" E., A DISTANCE OF 260.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 263.00 FEET, A DELTA OF 35°29'15", A CHORD DISTANCE OF 160.30 FEET AND A CHORD BEARING OF N 24°32'26" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 162.90 FEET; THENCE N 83°12'11" W., A DISTANCE OF 150.00 FEET TO A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 113.00 FEET, A DELTA OF 10°45'17", A CHORD DISTANCE OF 21.18 FEET AND A CHORD BEARING OF N 01°25'18" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET TO A POINT OF TANGENCY; THENCE N 03°57'20" W., A DISTANCE OF 378.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 587.00 FEET, A DELTA OF 38°18'34", A CHORD DISTANCE OF 385.21 FEET AND A CHORD BEARING OF N 15°11'57" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 392.48 FEET; THENCE S 55°38'46" E., A DISTANCE OF 12.00 FEET; THENCE S 87°53'56" E., A DISTANCE OF 22.69 FEET; THENCE S 54°23'54" E., A DISTANCE OF 118.94 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 437.00 FEET, A DELTA OF 1°46'35", A CHORD DISTANCE OF 13.55 FEET AND A CHORD BEARING OF N 36°29'24" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.55 FEET TO A POINT OF TANGENCY; THENCE N 37°22'41" E., A DISTANCE OF 86.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 363.00 FEET, A DELTA OF 26°03'45", A CHORD DISTANCE OF 163.70 FEET AND A CHORD BEARING OF N 24°20'49" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.12 FEET; THENCE N 80°34'43" W., A DISTANCE OF 113.09 FEET TO A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 250.00 FEET, A DELTA OF 12°00'40", A CHORD DISTANCE OF 52.31 FEET AND A CHORD BEARING OF N 06°10'01" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.41 FEET TO A POINT OF TANGENCY; THENCE N 00°09'41" E., A DISTANCE OF 28.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A DELTA OF 24°41'19", A CHORD DISTANCE OF 10.69 FEET AND A CHORD BEARING OF N 12°10'59" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.77 FEET TO A POINT OF TANGENCY; THENCE N 24°31'38" W., A DISTANCE OF 272.03 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 337.00 FEET, A DELTA OF 16°05'49", A CHORD DISTANCE OF 94.37 FEET AND A CHORD BEARING OF S 88°46'25" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.68 FEET TO A POINT OF TANGENCY; THENCE N 83°10'41" W., A DISTANCE OF 172.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 137.00 FEET, A DELTA OF 25°17'45", A CHORD DISTANCE OF 59.99 FEET AND A CHORD BEARING OF N 70°31'48" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.48 FEET TO A POINT OF TANGENCY; THENCE N 70°25'50" W., A DISTANCE OF 158.78 FEET; THENCE N 50°30'35" W., A DISTANCE OF 149.52 FEET; THENCE N 52°42'21" W., A DISTANCE OF 41.62 FEET; THENCE N 56°45'35" W., A DISTANCE OF 269.65 FEET; THENCE N 51°13'33" E., A DISTANCE OF 156.66 FEET; THENCE N 30°21'18" E., A DISTANCE OF 103.96 FEET; THENCE N 62°36'02" E., A DISTANCE OF 63.80 FEET; THENCE N 33°27'51" E., A DISTANCE OF 62.02 FEET; THENCE N 19°57'42" E., A DISTANCE OF 85.76 FEET; THENCE N 58°41'48" E., A DISTANCE OF 139.24 FEET; THENCE N 17°45'07" E., A DISTANCE OF 62.46 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG SAID NORTH BOUNDARY N 89°42'41" E., A DISTANCE OF 680.95 TO THE POINT OF BEGINNING.

**EXHIBIT "A"**

**AND (SURVEY EXHIBIT F)**

**A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 10 N 89°53'26" E., A DISTANCE OF 1321.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE N 89°53'26" E., A DISTANCE OF 383.16 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE TAMPA NORTHERN RAILROAD; THENCE ALONG SAID RAILROAD RIGHT OF WAY S 50°24'53" W A DISTANCE OF 499.47 FEET; THENCE LEAVING SAID RIGHT OF WAY N 00°19'11" E., A DISTANCE OF 317.55 FEET TO THE POINT OF BEGINNING.**