

**This Instrument Prepared by
and return to:**

**Diamond Hill Community Development District
c/o Rizzetta and Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Diamond Hill Community Development District**

Kevin Huff
Chairman

Keith Grove
Assistant Secretary

Mark Johnson
Vice Chairman

Ron Brown
Assistant Secretary

Cheryl McCormick-Brown
Assistant Secretary

Rizzetta and Company, Inc.
District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Ph: (813) 933-5571

District records are on file at the offices of the District Manager. and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of September 1, 2007. For a current Board of Supervisors list, please contact the District Manager.

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DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Introduction

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents.

The following information is provided to give you a description of the Diamond Hill Community Development District's ("District") services and facilities and the assessments that are expected to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure improvements such as stormwater management, wastewater collection system, water distribution system, roadways/landscaping and other infrastructure improvements.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 187.781 acres of land located entirely within the jurisdictional boundaries of Hillsborough County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Hillsborough County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and maintain and how are the improvements paid for?

The public infrastructure necessary to support the District's development program includes, but is not limited to: stormwater management, wastewater collection system, water distribution system, roadways/landscaping and other public infrastructure. Each of these infrastructure improvements is more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted an Engineer's Report dated July 27, 2004 (the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District. Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements were funded in part by the District's sale of bonds. On July 28, 2004, the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$15,000,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District. On September 8, 2004, the District issued its first series of bonds for purposes of financing construction and acquisition costs of infrastructure improvements. On that date, the District issued its Diamond Hill Community Development District, Capital Improvement Revenue Bonds, Series 2007, in the amount of \$3,444,000 Diamond Hill Community Development District (the "Series 2004 Bonds"). Proceeds of the Series 2004 Bonds have been used to finance a portion of the cost of the acquisition, construction, installation and equipping of the infrastructure and improvements.

Stormwater Management

The design criteria for the District's stormwater management system is regulated by Hillsborough County and Southwest Florida Water Management District (SWFWMD). Diamond Hill is located in the Pemberton and Baker Creek drainage basins. The pre-development site runoff water management conditions have been developed and approved by both agencies and the existing on-site naturally occurring wetlands have been delineated by SWFWMD and have been accepted by the Hillsborough County Environmental Protection Commission.

The stormwater management plan for Diamond Hill focuses on utilizing newly constructed ponds for stormwater treatment in conjunction with stormwater attenuation within both the newly constructed ponds and naturally occurring wetlands. The naturally occurring wetlands and lake system within Diamond Hill constitutes approximately 35% of the District land area.

The primary objectives of the stormwater management system for the District are:

- 1) To provide a stormwater conveyance and storage system which includes stormwater quality treatment.
- 2) To adequately protect development within the District from regulatory-defined rainfall events.
- 3) To maintain wetland hydro periods.
- 4) To ensure that adverse stormwater impacts do not upstream or downstream as a result of the Development.
- 5) To satisfactorily accommodate stormwater runoff from adjacent off-site areas which naturally drain through the District.
- 6) To preserve the function of the flood plain storage during the 100 year storm event.

The stormwater collection and outfall systems are a combination of curb inlets, pipe culverts, control structures and open waterways. Wetlands hydro periods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structure.

Wastewater Collection System

Wastewater treatment is provided by Hillsborough County at the Valrico Wastewater Treatment Plant located approximately 0.2 miles southeast of Diamond Hill. The sanitary sewer collection/transmission system will consist of three pump stations.

The wastewater collection/transmission systems have been dedicated to Hillsborough County for ownership, operation and maintenance.

Water Distribution System

Potable water and fire protection service will be provided by Hillsborough County Utilities via the 12" diameter watermain constructed within the right-of-way of Sydney Road. These facilities, and all other water supply/fire protection facilities within Diamond Hill have been designed and permitted in accordance with Hillsborough County and the Florida Department of Environmental Protection (FDEP) standards. The system has been designed to accommodate the volume/pressure required to meet the needs generated by two separate fires within the District as well as potable water needs at the same time. A water distribution system has been constructed and accepted by Hillsborough County for ownership, operation and maintenance.

Roadways/Landscaping

All roadway improvements funded by the District are within the Sydney Road right-of-way and include widening of the roadway at the two project entrances. The only landscaping improvements are those proposed between the Sydney Road right-of-way and in front of the security gates for the two entrances.

Assessments, Fees and Charges

The bonds, and the interest due thereon, are to be payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District that benefit from the construction, acquisition, establishment and operation of the District's improvements. The assessments on platted lots are expected to be billed in the same manner as are county ad valorem taxes. The current annual debt assessment is as follows:

<u>Lot Size</u>	<u>Annual Assessment</u>
50' Lot	\$500
60' Lot	\$600
80' Lot	\$800
100' Lot	\$800

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods, that are authorized by Chapter 190, Florida Statutes.

Operations and maintenance assessments are determined and calculated annually by the District's Board of Supervisors against all benefitted lands in the District. These assessments on platted lots will also be collected in the same manner as county ad valorem taxes and began being collected in 2005.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

Method of Collection

The District's debt and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

This description of the Diamond Hill Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this new community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Diamond Hill Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by phone at (813) 933-5571.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2007, to be recorded in the Official Records of Hillsborough County, Florida.

**DIAMOND HILL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____, Chairman of the Diamond Hill Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT A

THIS IS NOT A
LEGAL DESCRIPTION
Exhibit "AA"
CERTIFIED COPY

A parcel of land being a portion of that certain property as described in Official Records Book 1163, Page 481, a portion of that certain property as described in Official Records Book 1217, Page 681, a portion of that certain property as described in Official Records Book 3388, Page 1356, a portion of that certain property as described in Official Records Book 4394, Page 1319, and a portion of that certain property as described in Official Records Book 5733, Page 432, all of the Public Records of Hillsborough County, Florida, lying within Sections 17 and 18, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows;

COMMENCE at the Northeast corner of the Northeast 1/4 of Section 18, Township 29 South, Range 21 East, Hillsborough County, Florida; thence $S00^{\circ}23'41''W$, along the East line of said Northeast 1/4 of Section 18 (being the basis of bearings for this description), for 30.00 feet to the point of intersection with the South Right-of-Way line of Sydney Road as described in Official Records Book 3388, Page 1356 of the Public Records of Hillsborough County, Florida, same being the point of intersection with a Northerly line of that certain property as described in said Official Records Book 3388, Page 1356, same also being the point of intersection with a line 30.00 feet South of and parallel with the North line of the Northwest 1/4 of Section 17, Township 29 South, Range 21 East, Hillsborough County, Florida, same also being POINT OF BEGINNING NUMBER 1; thence leaving said East line of the Northeast 1/4 of Section 18, $S89^{\circ}11'45''E$, along said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, same being said line 30.00 feet South of and parallel with the North line of the Northwest 1/4 of Section 17, same also being said Northerly line of that certain property as described in Official Records Book 3388, Page 1356 and a Northerly line of that certain property as described in Official Records Book 5733, Page 432 of the Public Records of Hillsborough County, Florida, respectively, for 1,436.32 feet to the point of intersection with an Easterly line of said certain property as described in Official Records Book 5733, Page 432, same also being the point of intersection with a line 100.00 feet East of and parallel with the West line of the East 1/2 of said Northwest 1/4 of Section 17; thence leaving said South Right-of-Way line of Sydney Road, $S00^{\circ}13'17''W$, along said Easterly line of that certain property as described in Official Records Book 5733, Page 432, same being said line 100.00 feet East of and parallel with the West line of the East 1/2 of the Northwest 1/4 of Section 17, for 2,608.16 feet to the point of intersection with a Southerly line of said certain property as described in Official Records Book 5733, Page 432, same being the point of intersection with the South line of said Northwest 1/4 of Section 17; thence $N89^{\circ}24'31''W$, along said Southerly line of that certain property as described in Official Records Book 5733, Page 432 and a Southerly line of said certain property as described in Official Records Book 3388, Page 1356, respectively, same being said South line of the Northwest 1/4 of Section 17, for 1,444.17 feet to the Southwest corner of said Northwest 1/4 of Section 17, same being the Southeast corner of said Northeast 1/4 of Section 18, same also being the point of intersection with an Easterly line of said certain property as described in Official Records Book 3388, Page 1356, same also being REFERENCE POINT NUMBER 2; thence $S00^{\circ}23'59''W$, along said Easterly line of that certain property as described in Official Records Book 3388, Page 1356, same being the East line of the Southeast 1/4 of said Section 18, for 1,121.79 feet to the point of intersection with a Southerly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with a line 200.00 feet North of and parallel with the South line of the North 1/2 of said Southeast 1/4 of Section 18; thence leaving said Easterly line of that certain property as described in Official Records Book 3388, Page 1356, $S89^{\circ}55'40''W$, along said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, same being said line 200.00 feet North of and parallel with the South line of the North 1/2 of the Southeast 1/4 of Section

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18, for 850.03 feet to the point of intersection with an Easterly line of said certain property as described in Official Records Book 3388, Page 1356; thence leaving said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, $S00^{\circ}23'59''W$, along said Easterly line of that certain property as described in Official Records Book 3388, Page 1356, for 200.01 feet to the point of intersection with a Southerly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with said South line of the North 1/2 of the Southeast 1/4 of Section 18; thence leaving said Easterly line of that certain property as described in Official Records Book 3388, Page 1356, $S89^{\circ}55'40''W$, along said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, and the Westerly extension of said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, same being said South line of the North 1/2 of the Southeast 1/4 of Section 18, for 1,814.77 feet to the point of intersection with a Southerly line of that certain property as described in Official Records Book 4394, Page 1319 of the Public Records of Hillsborough County, Florida, same being the point of intersection with the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 18, same also being the point of intersection with the North-South centerline of said Section 18, same also being the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence leaving said Westerly extension of a Southerly line of that certain property as described in Official Records Book 3388, Page 1356, $N89^{\circ}49'05''W$, along said Southerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said South line of the Northeast 1/4 of the Southwest 1/4 of Section 18, for 25.00 feet to the point of intersection with a Westerly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with an Easterly line of that certain property as described in Official Records Book 4824, Page 1311 of the Public Records of Hillsborough County, Florida, same also being REFERENCE POINT NUMBER 3; thence the following six (6) courses along said Westerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said Easterly line of that certain property as described in Official Records Book 4824, Page 1311; (1) thence leaving said Southerly line of that certain property as described in Official Records Book 4394, Page 1319, $N00^{\circ}25'24''E$, for 88.54 feet; (2) thence $N30^{\circ}08'22''W$, for 1,087.63 feet; (3) thence $N00^{\circ}22'37''E$, for 301.93 feet; (4) thence $N00^{\circ}21'11''E$, for 1,323.62 feet; (5) thence $N00^{\circ}24'11''E$, for 661.89 feet; (6) thence $N01^{\circ}26'30''W$, for 636.98 feet to the point of intersection with a Northerly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with the South Right-of-Way line of Sydney Road according to said Official Records Book 4394, Page 1319, same also being the point of intersection with a line 25.00 feet South of and parallel with the North line of the Northwest 1/4 of said Section 18; thence leaving said Westerly line of that certain property as described in Official Records Book 4394, Page 1319, $S89^{\circ}51'03''E$, along said Northerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said South Right-of-Way line of Sydney Road according to Official Records Book 4394, Page 1319, same also being a line 25.00 feet South of and parallel with the North line of the Northwest 1/4 of said Section 18, for 575.87 feet to the point of intersection with an Easterly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with the West Right-of-Way line of Vickers road according to Official Records Book 1163, Page 481 of the Public Records of Hillsborough County, Florida, same also being the point of intersection with a line 25.00 feet West of and parallel with the North-South centerline of said Section 18; thence leaving said Northerly line of that certain property as described in Official Records Book 4394, Page 1319, $S00^{\circ}25'24''W$, along said Easterly line of that certain property as described in Official Records Book 4394, Page 1319, same being said West Right-of-Way line of Vickers Road, same also being said line 25.00 feet West of and parallel with the North-South centerline of Section 18, for 909.65 feet to the point of intersection with the Westerly extension of a Northerly line of said certain property as described in official Records Book 3388, Page 1356; thence $S89^{\circ}34'36''E$, along said Westerly extension of a Northerly line of that certain property as described in Official Records Book 3388, Page

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1356 and said Northerly line of that certain property as described in Official Records Book 3388, Page 1356, respectively, for 217.45 feet to the point of intersection with a Southerly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with a Northerly line of that certain property as described in Official Records Book 5729, Page 1471 of the Public Records of Hillsborough County, Florida; thence the following eight (8) courses along Southerly, Easterly and Southerly lines, respectively, of said certain property as described in Official Records Book 3388, Page 1356, same being Northerly, Westerly and Northerly lines, respectively, of said certain property as described in Official Records Book 5729, Page 1471; (1) thence leaving said Northerly line of that certain property as described in Official Records Book 3388, Page 1356, S79°57'02"W, for 47.10 feet; (2) thence S03°14'05"E, for 261.06 feet; (3) thence S26°30'53"E, for 258.55 feet; (4) thence S14°00'47"E, for 267.57 feet; (5) thence S29°29'48"W, for 412.09 feet; (6) thence S05°43'09"E, for 489.79 feet; (7) thence S18°15'07"W, for 189.18 feet; (8) thence N86°28'35"W, for 116.04 feet; thence leaving said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, N89°34'36"W, for 25.00 feet to the point of intersection with said North-South centerline of Section 18; thence S00°25'24"W, along said North-South centerline of Section 18, for 918.37 feet to the point of intersection with the Westerly extension of a Northerly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with the Westerly extension of a Southerly line of said certain property as described in Official Records Book 5729, Page 1471; thence the following thirty (30) courses along said Westerly extension of a Northerly line, said Northerly line, Westerly, Southerly, Westerly, Northerly, Easterly, and Northerly lines of said certain property as described in Official Records Book 3388, Page 1356, a Northerly and Westerly line of said certain property as described in Official Records Book 5733, Page 432, and along Southerly and Westerly lines of said certain property as described in Official Records Book 3388, Page 1356, respectively, same being said Westerly extension of a Southerly line, said Southerly line, Easterly, Northerly, Easterly, Southerly, Westerly, Southerly, Easterly, Northerly and Easterly lines, respectively, of said certain property as described in Official Records Book 5729, Page 1471; (1) thence leaving said North-South centerline of Section 18, N89°36'48"E, for 1,623.97 feet; (2) thence N08°22'50"W, for 313.77 feet; (3) thence N22°29'45"W, for 528.42 feet; (4) thence N36°59'09"W, for 198.43 feet; (5) thence S36°09'24"W, for 319.08 feet; (6) thence S57°16'45"W, for 329.97 feet; (7) thence S64°01'08"W, for 208.24 feet; (8) thence N80°17'35"W, for 251.60 feet; (9) thence N40°01'13"E, for 202.78 feet; (10) thence N46°28'09"E, for 616.95 feet; (11) thence N40°17'46"E, for 211.17 feet; (12) thence N40°49'01"E, for 409.56 feet; (13) thence S82°00'18"E, for 335.73 feet; (14) thence S35°40'07"E, for 168.15 feet; (15) thence S07°42'18"E, for 413.65 feet; (16) thence S72°47'06"E, for 392.43 feet; (17) thence N31°43'17"E, for 298.25 feet; (18) thence N73°59'18"E, for 445.72 feet; (19) thence N82°01'11"E, for 271.85 feet; (20) thence S89°32'29"E, for 137.82 feet; (21) thence S89°11'57"E, for 171.06 feet; (22) thence N83°18'44"E, for 281.07 feet; (23) thence N04°07'06"E, for 586.91 feet; (24) thence N33°16'57"W, for 646.62 feet; (25) thence N55°59'13"E, for 295.49 feet; (26) thence N24°05'35"E, for 606.73 feet; (27) thence N10°14'35"W, for 261.96 feet; (28) thence N82°44'49"W, for 728.68 feet; (29) thence S88°24'07"W, for 878.07 feet; (30) thence N01°26'12"W, for 156.88 feet to the point of intersection with said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, same being a point of intersection with a Northerly line of said certain property as described in Official Records Book 3388, Page 1356, same also being the point of intersection with a line 30.00 feet South of and parallel with the North line of said Northeast 1/4 of Section 18; thence leaving said Westerly line of that certain property as described in Official Records Book 3388, Page 1356, S89°49'18"E, along said Northerly line of that certain property as described in Official Records Book 3388, Page 1356, same also being said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, same also being a line 30.00 feet South of and parallel with the North line of said Northeast 1/4 of Section 18, for 519.80 feet to POINT OF BEGINNING NUMBER 1.

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Containing 6,582,658 square feet or 151.117 acres, more or less.

Error of closure: 0.004 feet (JEB)

CERTIFIED COPY

TOGETHER WITH:

COMMENCE at aforesaid REFERENCE POINT NUMBER 2, same being the Southwest corner of the Northwest 1/4 of Section 17, Township 29 South, Range 21 East, Hillsborough County, Florida, same also being the Southeast corner of the Northeast 1/4 of Section 18, Township 29 South, Range 21 East, Hillsborough County, Florida; thence N32°44'15"E, for 518.96 feet to the point of intersection with a Southerly line of that certain property as described in Official Records Book 5733, Page 432 of the Public Records of Hillsborough County, Florida, same being the point of intersection with a Northerly line of that certain property as described in Official Records Book 5729, Page 1471 of the Public Records of Hillsborough County, Florida, same also being POINT OF BEGINNING NUMBER 2; thence the following twelve (12) courses along Southerly, Westerly, and Northerly lines, respectively, of said certain property as described in Official Records Book 5733, Page 432, same being Northerly, Easterly and Southerly lines, respectively, of said certain property as described in Official Records Book 5729, Page 1471; (1) thence N88°39'42"W, for 227.35 feet; (2) thence N72°41'40"W, for 390.55 feet; (3) thence S64°32'02"W, for 123.86 feet; (4) thence S34°35'29"W, for 417.55 feet; (5) thence S85°57'24"W, for 73.13 feet; (6) thence N10°16'24"E, for 464.68 feet; (7) thence N12°49'09"W, for 401.02 feet; (8) thence S84°23'38"E, for 309.75 feet; (9) thence S45°00'07"E, for 166.78 feet; (10) thence S42°12'18"E, for 392.93 feet; (11) thence S74°49'07"E, for 204.99 feet; (12) thence S61°56'34"E, for 158.74 feet to POINT OF BEGINNING NUMBER 2.

Containing 296,910 square feet or 6.816 acres, more or less.

Error of closure: 0.003 feet (JEB)

TOGETHER WITH:

COMMENCE at aforesaid REFERENCE POINT NUMBER 3; thence N89°49'05"W, along the Easterly extension of a Southerly line of that certain property as described in Official Records Book 4394, Page 1319 of the Public Records of Hillsborough County, Florida, same also being the South line of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 29 South, Range 21 East, Hillsborough County, Florida, for 330.09 feet to POINT OF BEGINNING NUMBER 3; thence continue N89°49'05"W, along said Southerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said South line of the Northeast 1/4 of the Southwest 1/4 of Section 18, for 984.17 feet to the point of intersection with a Westerly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with the East line of VALRICO OAKS, as recorded in Plat Book 58, Page 42 of the Public Records of Hillsborough County, Florida, same also being the point of intersection with the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence leaving said Southerly line of that certain property as described in Official Records Book 4394, Page 1319, N00°05'38"E, along said Westerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said East line of VALRICO OAKS and the Northerly extension of said East line of VALRICO OAKS, respectively, same also being said West line of the Northeast 1/4 of the Southwest 1/4 of Section 18, for 1,328.30 feet to the Northwest corner of said Northeast 1/4 of the Southwest 1/4 of Section 18; thence N00°19'36"E, continuing along said Westerly line of that certain property as described in Official Records Book 4394,

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Page 1319, same being the West line of the East 1/2 of the Northwest 1/4 of said Section 18, for 993.40 feet to the point of intersection with a Northerly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with the South line of the North 330.50 feet of the Northwest 1/4 of the Southeast 1/4 of said Northwest 1/4 of Section 18; thence leaving said Westerly line of that certain property as described in Official Records Book 4394, Page 1319, S89°52'22"E, along said Northerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said South line of the North 330.50 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 18, for 439.00 feet to the Southeast corner of the North 330.50 feet of the West 439.00 feet of said Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 18, same being the point of intersection with an Easterly line of said certain property as described in Official Records Book 4394, Page 1319, same also being the point of intersection with the West line of that certain property as described in Official Records Book 4824, Page 1311 of the Public Records of Hillsborough County, Florida; thence the following three (3) courses along said Easterly line of that certain property as described in Official Records Book 4394, Page 1319, same being said West line of that certain property as described in Official Records Book 4824, Page 1311; (1) thence leaving said Northerly line of that certain property as described in Official Records Book 4394, Page 1319, S00°20'55"W, for 993.24 feet; (2) thence S00°22'33"W, for 390.38 feet; (3) thence S30°08'26"E, for 1,087.24 feet to POINT OF BEGINNING NUMBER 3.

Containing 1,273,344 square feet or 29.232 acres, more or less.

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TOGETHER WITH:

COMMENCE at the Northeast corner of the Northeast 1/4 of Section 18, Township 29 South, Range 21 East, Hillsborough County, Florida; thence N89°49'18"W, along the North line of said Northeast 1/4 of Section 18, for 911.55 feet; thence leaving said North line of the Northeast 1/4 of Section 18, S00°10'42"W, for 30.00 feet to the point of intersection with the South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356 of the Public Records of Hillsborough County, Florida, same being the point of intersection with a Northerly line of that certain property as described in said Official Records Book 3388, Page 1356, same also being the point of intersection with a line 30.00 feet South of and parallel with said North line of the Northeast 1/4 of Section 18, same also being POINT OF BEGINNING NUMBER 4; thence S89°49'18"E, along said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, same also being said Northerly line of that certain property as described in Official Records Book 3388, Page 1356, same also being said line 30.00 feet South of and parallel with the North line of the Northeast 1/4 of Section 18, for 121.87 feet to the point of intersection with an Easterly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with a Westerly line of that certain property as described in Official Records Book 5729, Page 1471 of the Public Records of Hillsborough County, Florida; thence the following three (3) courses along Easterly, Southerly and Westerly lines, respectively, of said certain property as described in Official Records Book 3388, Page 1356, same being Westerly, Northerly and Easterly lines, respectively, of said certain property as described in Official Records Book 5729, Page 1471; (1) thence leaving said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, S10°46'25"W, for 276.91 feet; (2) thence S80°06'08"W, for 73.23 feet; (3) thence N00°24'32"E, for 285.00 feet to POINT OF BEGINNING NUMBER 4.

Containing 26,852 square feet or 0.616 acres, more or less.

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Error of closure: 0.003 feet (JEB)

CERTIFIED COPY

TOTAL AREA containing 8,179,764 square feet or 187.781 acres, more or less.