

4/27/2017 3:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2105158

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:

Michael S. Dawkins, Esquire  
Dean, Mead, Egerton, Bloodworth,  
Capouano & Bozarth, P.A.  
PO Box 2346  
Orlando, Florida 32801  
(407) 841-1200

**PARTIAL ASSIGNMENT AND ACCEPTANCE OF ASSIGNMENT  
OF DECLARANT'S RIGHTS**

**(CYPRESS FALLS AT THE WOODLANDS)**

THIS PARTIAL ASSIGNMENT AND ACCEPTANCE OF ASSIGNMENT OF DECLARANT'S RIGHTS ("**Assignment**") is made on this 27<sup>th</sup> day of April, 2017, by and between **BUFFALO-NORTHPORT ASSOCIATES II, LLC**, a Florida limited liability company, whose address is c/o E. John Wagner II, Williams, Parker, Harrison, Dietz & Getzen, 200 S. Orange Avenue, Sarasota, Florida 34236 ("**Assignor**") and **CENTEX HOMES**, a Nevada general partnership, whose address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 ("**Assignee**").

**RECITALS**

A. Assignor is a Declarant and has certain rights and obligations under the terms of that certain Declaration of Covenants, Conditions and Restrictions for Cypress Falls at the Woodlands recorded July 29, 2005, at Official Records Instrument Number 2005167077, as amended by that certain First Amendment recorded February 6, 2006, at Official Records Instrument Number 2006023930, and as further amended by that certain Second Amendment recorded July 27, 2006, at Official Records Instrument Number 2006135650, and as further amended by that certain Third Amendment recorded September 1, 2006, at Official Records Instrument Number 2006157653, and that certain Certificate of Amendment recorded December 20, 2013, at Official Records Instrument Number 2013169417, as further modified by that certain Partial Assignment and Acceptance of Assignment of Declarant's Rights dated October 7, 2016 and recorded October 13, 2016 in Official Records Instrument Number 2016127567, as further amended by that certain Amendment and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Cypress Falls at the Woodlands recorded October 13, 2016 in Official Records Instrument Number 2016127566 (the "**Amendment**") all of the Public Records of Sarasota County, Florida (collectively, the "**Cypress Falls Declaration**").

B. Assignor has sold to Assignee certain real property more particularly described in **Exhibit 1** attached hereto (the "**Property**").

C. Section 10.5 of the Declaration provides that any or all of Assignor's rights and obligations as Declarant, as set forth in the Declaration, may, except to the extent restricted by Florida law, be transferred, in whole or in part, from time to time, to another individual, corporation, partnership, trustee, or any other legal entity.

D. Assignor wishes to assign to Assignee certain rights, benefits, duties and obligations of Declarant under the Cypress Falls Declaration for the Property, and Assignee wishes to accept the same.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows:

1. Recitals. The recitals hereto are true and correct and are incorporated herein as if fully set forth below.

2. Definitions. Capitalized terms used in this Assignment shall have the same meanings given to such terms in the Cypress Falls Declaration, unless otherwise indicated in this Assignment.

3. Assignment of Specified Rights. Assignee shall have all rights of the Declarant with respect to the Property, and Assignor does hereby grant, bargain, sell, convey, assign, transfer, set over and deliver unto Assignee, the rights, benefits, duties and obligations of Declarant for and limited to the Property, as may be granted or imposed under the following provisions of the Cypress Falls Declaration.

4. Assumption. Assignee hereby accepts and assumes the rights, benefits, duties and obligations assigned to Assignor pursuant to Section 3 hereof under the terms of the Cypress Falls Declaration with respect to the Property and agrees to perform all duties and obligations of Assignor under the terms of the Cypress Falls Declaration for the Property.

5. Right to Transfer or Assign. Notwithstanding provisions to the contrary in Section 4 above, Assignee shall have the right to subsequently transfer or assign, in whole or in part, the rights, benefits, duties and obligations assigned hereunder to another individual, corporation, partnership, trustee, or any other legal entity, which is the fee owner of the Property.

6. Binding Effect. All of the covenants, terms and conditions set forth herein, shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment and Assumption.

**ASSIGNOR:**

**BUFFALO-NORTHPORT ASSOCIATES II, LLC**, a Florida limited liability company

By: **Blackrock Investors VIII, LLC**, a Delaware limited liability company, as its Manager

**WITNESSES:**

[Signature]  
Signature

Stephen C. Scatena  
Print Name

[Signature]  
Signature

Alicia H. Gayton  
Print Name

[Signature]  
By:

Name: JAMES R. SCHER

Title: MANAGER

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF MANATEE

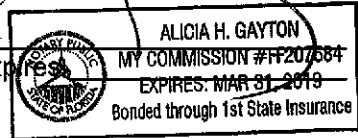
The foregoing instrument was acknowledged before me this 25 day of April, 2017 by JAMES R. SCHER as MANAGER of Blackrock Investors VIII, LLC, a Delaware limited liability company, in its capacity as Manager of BUFFALO-NORTHPORT ASSOCIATES II, LLC, a Florida limited liability company, on behalf of the limited liability company. Said person [  ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

[Signature]

NOTARY PUBLIC

Print Name: \_\_\_\_\_

My Commission Expires \_\_\_\_\_



**WITNESSES:**

[Signature]  
Signature  
Teresa Sias  
Print Name

[Signature]  
Signature  
John White  
Print Name

**ASSIGNEE:**

**CENTEX HOMES**, a Nevada  
general partnership

By: Centex Real Estate Company, LLC,  
a Nevada limited liability company,  
as sole Managing Partner, successor  
by conversion of Centex Real Estate  
Corporation, a Nevada corporation

By: [Signature]  
Name: Tony Schutt  
Title: VP Finance  
Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2017, by Tony Schutt, as VP Finance of **CENTEX REAL ESTATE COMPANY, LLC**, a Nevada limited liability company, as successor by conversion of **CENTEX REAL ESTATE CORPORATION**, a Nevada corporation, as managing partner of **CENTEX HOMES**, a Nevada general partnership, on behalf of the corporation and the partnership. He  is personally known to me or  produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC  
Print Name: Teresa Sias  
My Commission Expires: 2/27/2020

**EXHIBIT 1 to Partial Assignment**

**CYPRESS FALLS PHASES 2A AND 2B  
PARCEL "C"**

A PARCEL OF LAND LYING IN SECTIONS 7, 8, 17, AND 18. TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, RUN THENCE ALONG THE SOUTH BOUNDARY OF AFORESAID SECTION 17, ALSO BEING THE SOUTH BOUNDARY OF LAKESIDE PLANTATION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 17 THROUGH 171, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS MONUMENTED, S.89°42'45"E., 1240.05 FEET TO THE SOUTHEAST CORNER OF SAID LAKESIDE PLANTATION, ALSO BEING POINT "G" OF SAID PLAT; THENCE ALONG THE EAST BOUNDARY OF SAID LAKESIDE PLANTATION, AS MONUMENTED, N.00°16'52"E., 1554.64 FEET TO THE NORTHEAST CORNER OF SAID LAKESIDE PLANTATION, ALSO BEING POINT "F" OF SAID PLAT, FOR A POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LAKESIDE PLANTATION, AS MONUMENTED, THE FOLLOWING TWO (2) COURSES: 1) N.75°28'28"W., 2441.86 FEET TO POINT "E" OF SAID PLAT; 2) N.89°42'50"W., 581.55 FEET TO THE NORTHEAST CORNER OF PLANTATION BOULEVARD, ACCORDING TO SAID LAKESIDE PLANTATION; THENCE N.00°17'19"E., 614.83 FEET; THENCE S.89°42'41"E., 25.00 FEET; THENCE N.34°29'00"E., 87.56 FEET; THENCE N.49°55'00"E., 52.85 FEET; THENCE N.65°21'00"E., 52.85 FEET; THENCE N.80°47'00"E., 48.71 FEET; THENCE S.89°42'06"E., 58.41 FEET; THENCE N.00°17'54"E., 131.68 FEET; THENCE N.09°00'23"W., 40.61 FEET; THENCE N.28°37'18"W., 30.65 FEET; THENCE N.50°36'31"W., 16.39 FEET; THENCE N.86°29'01"W., 85.62 FEET; THENCE N.37°31'19"W., 76.11 FEET; THENCE N.76°01'45"W., 35.24 FEET; THENCE N.36°56'24"W., 113.02 FEET; THENCE N.00°17'19"E., 207.06 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 47.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 03°36'20" (CHORD BEARING N.02°05'29"E., 47.19 FEET); THENCE N.53°41'02"E., 108.27 FEET; THENCE N.74°14'09"E., 42.99 FEET; THENCE N.56°11'41"E., 74.72 FEET; THENCE N.17°02'45"E., 75.14 FEET; THENCE N.16°30'24"W., 77.52 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 27.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 77°33'00" (CHORD BEARING N.22°16'06"E., 25.05 FEET) TO A POINT OF TANGENCY; THENCE N.61°02'36"E., 49.61 FEET; THENCE N.13°30'00"W., 77.77 FEET; THENCE N.14°00'00"E., 73.87 FEET; THENCE N.35°30'00"E., 64.55 FEET; THENCE N.57°00'00"E., 70.74 FEET; THENCE N.82°30'00"E., 85.97 FEET; THENCE S.88°21'23"E., 52.67 FEET; THENCE N.32°59'11"E., 67.74 FEET; THENCE N.17°55'00"E., 62.11 FEET; THENCE N.23°39'00"E., 92.64 FEET; THENCE N.57°00'00"W., 135.01 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.78°00'00"W., 35.36 FEET); THENCE N.33°00'00"E., 180.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 299.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 14°56'04" (CHORD BEARING N.40°28'02"E., 298.90 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 425.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 44°17'02" (CHORD BEARING N.25°47'33"E., 414.59 FEET); THENCE S.86°20'58"E., 131.70 FEET; THENCE N.29°41'38"E., 30.36 FEET; THENCE N.20°59'08"E., 44.80 FEET; THENCE N.23°23'14"W., 123.88 FEET; THENCE N.62°36'17"W., 25.79 FEET; THENCE S.78°10'41"W., 106.81 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, 170.03 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 17°42'44" (CHORD BEARING N.22°21'58"W., 169.35 FEET) TO A POINT OF TANGENCY; THENCE N.31°13'20"W., 26.07 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N.13°46'40"E., 35.36 FEET) TO A POINT OF TANGENCY; THENCE N.58°46'40"E., 15.36 FEET TO A POINT OF CURVATURE; THENCE

EASTERLY, 730.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 141.26 FEET AND A CENTRAL ANGLE OF 56°30'08" (CHORD BEARING N.87°01'44" E., 701.73 FEET) TO A POINT OF TANGENCY; THENCE S.64°43'12"E., 359.67 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 953.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 35°00'31" (CHORD BEARING S.82°13'28"E., 938.43 FEET) TO A POINT OF TANGENCY; THENCE N.80°16'17"E., 861.81 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 356.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 43°56'11" (CHORD BEARING S.77°45'38"E., 347.90 FEET) TO A POINT OF TANGENCY; THENCE S.55°47'32" E., 153.39 FEET TO A POINT OF CUSP; THENCE WESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.79°12'28 W., 35.36 FEET) TO A POINT OF TANGENCY; THENCE S.34°12'28"W., 58.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 103.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 26°25'06" (CHORD BEARING S.47°25'01"W., 102.83 FEET); THENCE S.12°06'15"E., 208.05 FEET; THENCE N.69°51'47"E., 114.78 FEET; THENCE N.26°38'53"E., 37.40 FEET; THENCE N.46°59'18"E., 41.88 FEET; THENCE N.55°18'42"E., 37.05 FEET ; THENCE N.32°11'57"E., 40.04 FEET; THENCE N.41°07'05"E., 55.16 FEET; THENCE N.00°27'23"W., 32.07 FEET; THENCE S.55°47'32"E., 82.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 124.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTRAL ANGLE OF 08°12'28" (CHORD BEARING S.59° 53'46"E., 124.52 FEET); THENCE S.26°00'00"W., 2025.54 FEET; THENCE S.19°30'00"W., 1772.13 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:  
CYPRESS FALLS PHASE 1A**

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 18, N88°39'50"W., 834.76 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, 239.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 24°56'20" (CHORD BEARING S08°49'08"E., 237.51 FEET) THE POINT OF BEGINNING; THENCE S.86°20'58"E., 454.21 FEET; THENCE S.00°47'00"W., 424.01 FEET; THENCE S.85°53'01"E., 63.78 FEET; THENCE S.79°08'59"E., 63.78 FEET; THENCE S.72°27'12"E., 63.77 FEET; THENCE S.89°07'36"E., 43.45 FEET; THENCE S.50°00'00"E., 290.00 FEET; THENCE S.56°59'30"E., 190.00 FEET; THENCE S.10°00'00"E., 330.25 FEET; THENCE S.20°00'00"E., 560.42 FEET; THENCE S.05°00'27"W., 134.28 FEET; THENCE S.03°00'00"W., 154.00 FEET; THENCE N.87°00'00"W., 70.50 FEET; THENCE S.03°00'00"W., 110.00 FEET; THENCE S.35°39'04"W., 135.66 FEET; THENCE N.46°24'39"W., 580.36 FEET; THENCE S88°51'05"W., 397.30 FEET; THENCE N.80°23'00"W., 124.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, 12.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 05°51'59" (CHORD BEARING S.12°32'59"W., 12.79 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 31.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 02°03'01" (CHORD BEARING S.16°30'29"W., 31.31 FEET); THENCE N.72°28'00"W., 248.97 FEET; THENCE N.89°42'41"W., 842.38; THENCE N.00°17'19"E., 60.85 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 47.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 03°36'20" (CHORD BEARING N.02°05'29"E., 47.19 FEET); THENCE N.53°41'02"E., 108.27 FEET; THENCE N74°14'09"E., 42.99 FEET; THENCE N.56°11'41"E., 74.72 FEET; THENCE N.17°02'45"E., 75.14 FEET; THENCE N.16°30'24"W., 77.52 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 27.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 77°33'00" (CHORD BEARING N.22°16'06"E., 25.05 FEET) TO A POINT OF TANGENCY; THENCE N.61°02'38"E., 49.61 FEET; THENCE N.13°30'00"W., 77.77 FEET; THENCE N.14°00'00"E., 73.87 FEET; THENCE N.35°30'00"E., 64.55 FEET; THENCE N.57°00'00"E., 70.74 FEET; THENCE N.82°30'00"E., 85.97 FEET; THENCE S.88°21'23"E., 52.67 FEET; THENCE N.32°59'11"E., 67.74 FEET;

THENCE N.17°55'00"E., 62.11 FEET; THENCE N23°39'00"E., 92.64 FEET; THENCE N.57°00'00"W., 135.01 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.78°00'00"W., 35.56 FEET) TO A POINT OF CUSP; THENCE N.33°00'00"E., 180.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 299.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 14°56'04" (CHORD BEARING N.40°28'02"E., 298.90 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 425.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 44°17'02" (CHORD BEARING N.25°47'33"E., 414.59 FEET) TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:  
CYPRESS FALLS PHASE 1C**

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, RUN THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 18, S.00°02'59"W., 224.81 FEET TO THE POINT OF BEGINNING; THENCE N.86°47'12"E., 97.06 FEET; THENCE S.51°51'13"E., 433.53 FEET; THENCE S.27°50'41"E., 711.67 FEET; THENCE S.82°30'00"E., 400.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, 17.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3022.00 FEET AND A CENTRAL ANGLE OF 00°20'00" (CHORD BEARING S.07°40'00"W., 17.58 FEET); THENCE S.82°10'00"E., 290.00 FEET; THENCE S.12°50'00"W, 439.78 FEET; THENCE S.12°10'00"E., 633.73 FEET; THENCE S.61°00'00"E., 278.24 FEET; THENCE S.19°30'00"W., 961.28 FEET; THENCE N.48°15'24"W., 1311.79 FEET; THENCE N.46°24'39"W., 132.26 FEET; THENCE N.35°39'04"E., 135.66 FEET; THENCE N.03°00'00"E., 110.00 FEET; THENCE S.87°00'00"E., 70.50 FEET; THENCE N.03°00'00"E., 154.00 FEET; THENCE N.05°00'27"E., 134.28 FEET; THENCE N20°00'00"W., 560.42 FEET THENCE N10°00'00"W., 330.25 FEET; THENCE N.56°59'30"W., 190.00 FEET; THENCE N.50°00'00"W., 290.00 FEET; THENCE N.89°07'36"W., 43.45 FEET; THENCE N.72°27'12"W., 63.77 FEET; THENCE N79°08'59"W., 63.78 FEET; THENCE N.85°53'01"W., 63.78 FEET; THENCE N.00°47'00"E., 424.01 FEE; THENCE N86°47'12"E., 345.18 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:  
CYPRESS FALLS PHASE 1D**

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, RUN THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION 18, S.00°02'59"W., 2029.41 FEET TO THE POINT OF BEGINNING; THENCE S.46°24'39"E., 95.34 FEET; THENCE S.28°21'37"W., 305.00 FEET; THENCE S.83°24'00"W., 57.33 FEET; THENCE S.80°32'00"W., 57.33 FEET; THENCE N.80°53'10"W., 49.03 FEET; THENCE S59°28'00"W., 171.00 FEET; THENCE N.31°18'25"W., 31.73 FEET; THENCE S.57°55'10"W., 65.06 FEET; THENCE S.63°35'00"W., 57.33 FEET; THENCE S.60°43'00"W., 57.33 FEET; THENCE S.57°51'00"W., 57.33 FEET; THENCE S.54°59'00"W., 57.33 FEET; THENCE S.51°59'30"W., 62.33 FEET; THENCE S.48°52'30"W., 62.33 FEET; THENCE S.45°53'00"W., 57.33 FEET; THENCE S.43°01'00"W., 57.33 FEET; THENCE S40°01'30"W., 62.33 FEET; THENCE S.37°00'15"W., 56.36 FEET; THENCE S.66°50'53"W., 35.05 FEET; THENCE S.88°30'33"W., 49.61 FEET; THENCE WEST, 517.65 FEET; THENCE N.00°17'19"E., 43.48 FEET; THENCE WEST, 170.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 39.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°42'41" (CHORD BEARING S.45°08'40"W., 35.27 FEET); THENCE N.00°17'19"E., 277.43 FEET; THENCE S89°42'41"E., 25.00 FEET; THENCE N34°29'00"E., 87.56 FEET; THENCE N 49°55'00"E., 52.85 FEET; THENCE N.65°21'00"E., 52.85 FEET; THENCE N.80°47'00"E., 48.71 FEET; THENCE S.89°42'06"E., 58.41 FEET; THENCE N.00°17'54"E., 131.68 FEET; THENCE N.09°00'23"W., 40.61 FEET; THENCE N.28°37'18"W., 30.65 FEET; THENCE N.50°36'31"W., 16.39

FEET; THENCE N.86°29'01"W., 85.62 FEET; THENCE N.37°31'19"W., 76.11 FEET; THENCE N.76°01'45"W., 35.24 FEET; THENCE N.36°56'24"W., 113.02 FEET; THENCE N.00°17'19"E., 146.21 FEET; THENCE S.89°42'41"E., 842.38 FEET; THENCE S.72°28'00"E., 248.97 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, 31.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 02°03'01" (CHORD BEARING N.16°30'29"E., 31.31 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY, 12.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 05°51'59" (CHORD BEARING N.12°32'59"E., 12.79 FEET); THENCE S.80°23'00"E., 124.00 FEET; THENCE N.88°51'05"E., 397.30 FEET; THENCE S.46°24'39"E., 114.91 FEET TO THE POINT OF BEGINNING.

**ALSO DESCRIBED AS THE FOLLOWING TWO PARCELS:  
CYPRESS FALLS PHASE 2A**

**DESCRIPTION:** A PARCEL OF LAND LYING IN SECTIONS 7, 8, 17, AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17, RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 17, S.89°28'29"E., 288.89 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PANACEA BOULEVARD, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005275738, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PANACEA BOULEVARD, THE FOLLOWING FOUR (4) COURSES: 1) EASTERLY, 810.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 29°46'25" (CHORD BEARING S.84°50'31"E., 801.56 FEET) TO A POINT OF TANGENCY; 2) N.80°16'17"E., 861.81 FEET TO A POINT OF CURVATURE; 3) EASTERLY, 356.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 43°56'11" (CHORD BEARING S.77°45'38"E., 347.90 FEET) TO A POINT OF TANGENCY; 4) S.55°47'32"E., 153.39 FEET TO A POINT OF CUSP; THENCE WESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.79°12'28"W., 35.36 FEET) TO A POINT OF TANGENCY; THENCE S.34°12'28"W., 58.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 103.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 26°25'06" (CHORD BEARING S.47°25'01"W., 102.83 FEET); THENCE S.12°06'15"E., 208.05 FEET; THENCE N.69°51'47"E., 114.78 FEET; THENCE N.26°38'53"E., 37.40 FEET; THENCE N.46°59'18"E., 41.88 FEET; THENCE N.55°18'42"E., 37.05 FEET; THENCE N.32°11'57"E., 40.04 FEET; THENCE N.41°07'05"E., 55.16 FEET; THENCE N.00°27'23"W., 32.07 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF PANACEA BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PANACEA BOULEVARD, THE FOLLOWING TWO (2) COURSES: 1) S.55°47'32"E., 82.02 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTERLY, 124.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTRAL ANGLE OF 08°12'28" (CHORD BEARING S.59°53'46"E., 124.52 FEET); THENCE S.26°00'00"W., 2025.54 FEET; THENCE S.19°30'00"W., 310.86 FEET TO THE EASTERLYMOST CORNER OF CYPRESS FALLS PHASE 1C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CYPRESS FALLS PHASE 1C, THE FOLLOWING NINE (9) COURSES: 1) N.61°00'00"W., 278.24 FEET; 2) N.12°10'00"W., 633.73 FEET; 3) N.12°50'00"E., 439.78 FEET; 4) N.82°10'00"W., 290.00 FEET TO A POINT ON A CURVE; 5) NORTHERLY, 17.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3022.00 FEET AND A CENTRAL ANGLE OF 00°20'00" (CHORD BEARING N.07°40'00"E., 17.58 FEET); 6) N.82°30'00"W., 400.00 FEET; 7) N.27°50'41"W., 711.67 FEET; 8) N.51°51'13"W., 433.53 FEET; 9) S.86°47'12"W., 442.24 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF CYPRESS FALLS PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY

BOUNDARY OF CYPRESS FALLS PHASE 1A, N.86°20'58"W., 322.51 FEET; THENCE N.29°41'38"E., 30.36 FEET; THENCE N.20°59'08"E., 44.80 FEET; THENCE N.23°23'14"W., 123.88 FEET; THENCE N.62°36'17"W., 25.79 FEET; THENCE S.78°10'41"W., 106.81 FEET TO A POINT ON A CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF PLANTATION BOULEVARD, AS RECORDED IN THE AFORESAID OFFICIAL RECORDS INSTRUMENT NO. 2005275738, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES: 1) NORTHERLY, 170.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 17°42'44" (CHORD BEARING N.22°21'58"W., 169.35 FEET) TO A POINT OF TANGENCY; 2) N.31°13'20"W., 26.07 FEET TO A POINT OF CURVATURE; 3) NORTHERLY, 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N.13°46'40"E., 35.36 FEET) TO A POINT OF TANGENCY, ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF PANACEA BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PANACEA BOULEVARD, THE FOLLOWING FOUR (4) COURSES: 1) N.58°46'40"E., 15.36 FEET TO A POINT OF CURVATURE; 2) EASTERLY, 730.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 741.26 FEET AND A CENTRAL ANGLE OF 56°30'08" (CHORD BEARING N.87°01'44"E., 701.73 FEET) TO A POINT OF TANGENCY; 3) S.64°43'12"E., 359.67 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY, 142.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 05°14'06" (CHORD BEARING S.67°20'15"E., 142.49 FEET) TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

**CYPRESS FALLS PHASE 2B**

**DESCRIPTION:** A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF LAKESIDE PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 17 AND 17A THROUGH 17I, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 17 AND SAID SOUTH BOUNDARY OF LAKESIDE PLANTATION, S.89°42'45"E., 1240.05 FEET TO THE SOUTHEAST CORNER OF SAID LAKESIDE PLANTATION; THENCE ALONG THE EAST BOUNDARY OF SAID LAKESIDE PLANTATION, N.00°16'52"E., 1554.64 FEET TO THE NORTHEAST CORNER OF SAID LAKESIDE PLANTATION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LAKESIDE PLANTATION, THE FOLLOWING TWO (2) COURSES: 1) N.75°28'28"W., 2441.86 FEET; 2) N.89°42'50"W., 581.55 FEET TO THE SOUTHEAST CORNER OF THE 100 FEET WIDE RIGHT-OF-WAY FOR PLANTATION BOULEVARD, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005275738, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID PLANTATION BOULEVARD, N.00°17'19"E., 337.40 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF CYPRESS FALLS PHASE 1D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID CYPRESS FALLS PHASE 1D, IN RESPECTIVE ORDER, THE FOLLOWING TWENTY-THREE (23) COURSES: 1) NORTHEASTERLY, 39.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°42'41" (CHORD BEARING N.45°08'40"E., 35.27 FEET) TO A POINT OF TANGENCY; 2) EAST, 170.78 FEET; 3) S.00°17'19"W., 43.48 FEET; 4) EAST, 517.65 FEET; 5) N.88°30'33"E., 49.61 FEET; 6) N.66°50'53"E., 35.05 FEET; 7) N.37°00'15"E., 56.36 FEET; 8) N.40°01'30"E., 62.33 FEET; 9) N.43°01'00"E., 57.33 FEET; 10) N.45°53'00"E., 57.33 FEET; 11) N.48°52'30"E., 62.33 FEET; 12) N.51°59'30"E., 62.33 FEET; 13) N.54°59'00"E., 57.33 FEET; 14) N.57°51'00"E., 57.33 FEET; 15) N.60°43'00"E., 57.33 FEET; 16) N.63°35'00"E., 57.33 FEET; 17) N.57°55'10"E., 65.06 FEET TO A POINT ON A CURVE; 18) SOUTHEASTERLY, 31.73 FEET ALONG THE ARC OF A CURVE TO THE

RIGHT HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 01°32'50" (CHORD BEARING S.31°18'25"E., 31.73 FEET); 19) N.59°28'00"E., 171.00 FEET; 20) S.80°53'10"E., 49.03 FEET; 21) N.80°32'00"E., 57.33 FEET; 22) N.83°24'00"E., 57.33 FEET; 23) N.28°21'37"E., 305.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF CYPRESS FALLS PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY OF CYPRESS FALLS PHASE 1A, S.46°24'39"E., 370.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF CYPRESS FALLS PHASE 1C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY OF CYPRESS FALLS PHASE 1C, THE FOLLOWING TWO (2) COURSES: 1) CONTINUE S.46°24'39"E., 132.26 FEET; 2) S.48°15'24"E., 1311.79 FEET TO THE SOUTHERLYMOST CORNER OF SAID CYPRESS FALLS PHASE 1C; THENCE S.19°30'00"W., 500.00 FEET TO THE POINT OF BEGINNING.