INNISBROOK RESORT RPD MASTER PLAN REVISION LAND USE PLANNING EXPERT REPORT

Presented to:

Pinellas County 315 Court Street Clearwater, Florida

Prepared for:

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INTRODUCTION

Innisbrook Resort was created as a golf resort and residential community in 1968 as one of the earliest Residential Planned Developments in Pinellas County. The initial size of Innisbrook Resort was 581 acres and after expansions in 1969 and 1976, the total size of the development is currently 845 acres. Innisbrook Resort is located in northern Pinellas County south of Klosterman Road, west of U.S. Highway 19 and east of Alternate Highway 19. Access to the Resort is via three roads: Klosterman Road, U.S. Highway 19 and Belcher Road.

The Innisbrook Residential Planned Development (RPD) is approved for 2,305 residential units and 38,075 square feet of commercial uses. Of the total approved development, 1,876 units have been constructed leaving 429 residential units available for development. At this time, none of these commercial entitlements have been constructed.

Residential development within Innisbrook Resort is a composed of a mixture of condominiums, apartments and single family homes situated within and adjacent to the four golf courses. There are three clubhouses and four golf courses in the Resort: the Island Course, the Copperhead Course, the Osprey North Course, and the Osprey South Course. There are also three buildings with convention and event space located generally in the northern section of the site: Inverness Hall, Stirling Hall and Edinburgh Hall.

The Copperhead Course has been the location of the PGA Tour's Valspar Championship held every year since 1990, with the exception of 2001 when it was cancelled due to the September 11, 2011 national crisis and in 2020 when it was cancelled due to the pandemic. The Valspar Championship at Innisbrook is televised nationally and around the world, and in the most recent pre-pandemic year of 2019, the event attracted an attendance of 108,000 persons. Due to this extensive coverage and high attendance, the Championship has contributed tens of millions of dollars to local charities in the Tampa Bay area.

In addition to the golf courses, Innisbrook Resort has a variety of recreational activities for its residents and visitors including these facilities:

- Golf Driving Ranges and Teaching Facility,
- Tournament Tennis and Racquetball Facilities,
- Loch Ness Family Pool Facility and four additional pools,
- State of the Art Fitness Center,
- Salamander Spa and Wellness Facility, and
- Four Restaurants.

Although golf remains a major spectator sport, the continuous decline of resort guest and member play over the past 20 years is well documented. Consequently, the game of golf is changing throughout the United States to meet demographic and lifestyle changes. One of the key changes in the industry is the growing demand for golf course that can be played in a shorter time period and that can appeal to players of all ages and skill levels. These courses are shorter in length and are carefully designed to also challenge even the best players.

The owners of Innisbrook Resort have taken notice of these trends changes and wish to adapt one of the existing golf courses to remain competitive among the finest golf resorts in America, such as Pinehurst in North Carolina, Koehler in Wisconsin, Bandon Dunes in Oregon, and Pebble Beach in California. To feasibly address these changes, Innisbrook proposes to convert a portion of the Osprey North Course to a newly designed short course and redevelop 53.710 acres of this course for a new residential neighborhood. The Osprey North Course is located in the northern section of Innisbrook in proximity to Klosterman Road on the west side of Millridge Road, the development's north/ south spine road.

The new residential development will be located on new Parcel L with a maximum development potential of 186 single family detached and townhouse homes on 53.710 acres. There will not be any increase in the approved development potential within the Innisbrook RPD since the source of the proposed units for new Parcel L will be derived solely from the transfer of units from existing parcels. The three remaining golf courses, Island, Copperhead and Osprey South, will not be affected by this proposal and will remain fully operational in their current configuration. If the Plan Amendment and RPD Master Plan Revision Applications are approved, there will still be four golf courses providing recreational and open space for Innisbrook residents, members and visitors within Innisbrook Resort.

In addition to the Osprey North Golf Course, there are other existing improvements located on new Parcel L. These improvements include the Inverness Hall, a convention center with approximately 32,000 square feet and surface parking; and two office buildings located east of the Klosterman Road Gate with a total of approximately 11,000 square feet and surface parking. All of these buildings and their surface parking will be demolished to construct the proposed residential development on Parcel L.

In order to accomplish this proposal, the Applicant has submitted two applications simultaneously to Pinellas County for review:

1. Plan Amendment Application with two parts:

- a. <u>For new Parcel L</u>: Amend the Future Land Use Map from Residential Suburban, Residential Low Medium, Recreation/ Open Space and Preservation Plan Categories to the Residential Low Plan Category;
- b. For Existing Parcels B, D, E, G and H: Amend the Future Land Use Map from Residential Estate and Residential Low Medium Plan Categories to Recreation/ Open Space Plan Category; and For New Parcels L-6, L-7 and L-8: Amend the Future Land use Map from the Residential Suburban and Residential Low Medium Plan Categories to Recreation/ Open Space Plan Category.
- 2. <u>Master Plan Revision</u> to create new Parcel L, reflect the transfer of existing density to Parcel L and extinguish the existing density on Existing Parcels B, D, E, G and H, and reduce the density on Existing Parcel F.

It should be noted that the existing entitlements will not be increased with these applications and the location and amount of development for Innisbrook Resort will continue to be regulated by the RPD Master Plan.

This Planning Report has been prepared for the RPD Master Plan revision to describe the proposed new Parcel L Development parameters, the changes to the Master Plan, and to demonstrate the Master Plan's compliance with the criteria for a Type 3 Use. A separate Planning Report has been prepared to describe the proposed Plan Amendment Application and demonstrate its consistency with the County's *Comprehensive Plan*.

I. DESCRIPTION OF PROJECT

A. <u>Proposed Redevelopment Project</u>

The new Parcel L is proposed to be developed with a total of 186 single family detached homes and townhouses on a site of 53.710 acres. The residential units proposed for new Parcel L will be <u>derived solely</u> from existing entitlements in the Innisbrook RPD and there will not be any increase in the overall Innisbrook RPD approved units. Specifically, the units for new Parcel L will be transferred from approved but unused units on Parcels B, D, E, F, G and H. Additionally, the Plan Amendment proposes to extinguish the development rights for Parcels B, D, E, G and H by proposing the Recreation/ Open Space Plan Category for these five parcels.

- <u>Parcel F</u> was originally approved for 400 residential units and has been developed with 110 single family homes, leaving 290 remaining units. Of the remaining 290 units, 94 units are proposed to be moved from Parcel F to new Parcel L, leaving 196 residential units assigned to Parcel F.
- Parcels B, D, E, G and H are vacant parcels generally located in the southern and central portions of the Resort and the total number of units on these five parcels is 92 units, all of which are proposed to be transferred to new Parcel L.
- <u>Summary</u>: The Parcel F transfer of 94 units plus Parcels B, D, E, G and H transfer of 92 units equals a total of 186 units to be developed on new Parcel L.

The proposed development of 186 residential units on 53.710 upland acres results in a proposed density for new Parcel L of 3.46 units per acre, which is less than and therefore, consistent with the proposed Residential Low Plan Category which allows up to 5 units per acre.

The Proposed RPD Master Plan for Innisbrook Resort is enclosed with this application and all of the revisions identified above are shown on the Proposed RPD Master Plan. The current RPD Plan has also been submitted with this application to assist in the review of the Proposed RPD Master Plan. In addition to the revised RPD Master Plan for the overall Innisbrook, Framework Plans for new Parcel L have been submitted with this application and are described below.

B. Master Plan, Development Parameters & Guidelines

The Master Plan for Parcel L is illustrated on Page 1 of the Framework Plans.

Parcel L is located immediately south of Klosterman Road on each side of Millridge Road, the north/ south spine road within Innisbrook Resort. The eastern portion of Parcel L is proposed for townhouse development, while the larger western portion will include both townhouses and single family detached homes. The existing Inverness Convention Center, two office buildings and their related surface parking located on new Parcel L will be demolished if the Applications are approved.

The location and configuration of Parcel L were carefully determined to exclude any wetlands and therefore, the redevelopment will not have any effect on wetlands on the site. Additionally, the boundary of Parcel L is located outside of the Coastal High Hazard Area to avoid any potential impact.

The single family detached homes within proposed Parcel L are a combination of 50' and 60' wide lots. The proposed dimensional regulations for Parcel L are shown on the Development Plan and also in the table below.

Innisbrook Resort Parcel L Dimensional Parameters

Lot Size	Single Family Detached: 5,000 sf & 6,000 sf
Lot Dimensions	Single Family Detached: 50' x 130' 60' x 130'
Setbacks- Principal Structure	Single Family Detached Front: 20' Side: 5' Rear: 15' Corner Lot:15' from Secondary Street Townhouses Front: 20' Rear: 10' Between Buildings: 15'

Parcel L Dimensional Parameters, contd.			
Setbacks- Accessory Structures	5' from Side & Rear Lot Lines		
Height	35' all Residential Units		

The location and development of new Parcel L has been carefully designed to minimize impact on the existing condominiums within Innisbrook and with the existing residential development outside of the Resort to the north and west of new Parcel L. Within Innisbrook, the Osprey North Golf Course will remain as open space and buffer between Parcel L and the condominiums to the east and south.

To the west of new Parcel L is an existing church and to the north of Parcel L is an existing residential development. Since the proposed use of Parcel L is residential and the existing uses are primarily residential with one institutional use, the proposed Parcel L is compatible with the existing uses. The general area surrounding the external boundaries of the Innisbrook Resort is also residential in nature.

C. <u>Transportation Framework</u>

The Transportation Plan for Parcel L is shown on Page 2 of the Framework Plans.

The current access to Innisbrook Resort is accomplished through three roads: Klosterman Road, U.S. Highway 19 and Belcher Road. The Belcher Road and Klosterman Road entrances are staffed gates. It is assumed that the residents of new Parcel L will use both the Belcher Road and Klosterman Road entrances. There are no changes planned to the Belcher Road entrance as part of this project; however, improvements are proposed to the Klosterman Road entrance for improved access both for new Parcel L and to all of the Resort.

As shown on the **Transportation Plan**, the existing gate house at the Klosterman Road entrance will be relocated to the south for two reasons: to create a separate entrance for the western portion of Parcel L and to increase the stacking space at this entrance. Residents traveling to the western portion of Parcel L from Klosterman Road will turn west into the development before the relocated gate location and continue through the interior gate that provides security for this section only. In addition to the relocated gate house, the revised entrance will create two lanes: the outside lane for residents with a key card and/ or scanner feature, and an interior lane for visitors to stop at the gate house. This proposed entrance is much superior to the current entrance that has minimal stacking space and a single lane entrance for both residents and visitors.

A second access to the western portion of Parcel L is proposed via the interior road Pine Burr Drive, and this entrance will also be secured with a gate and key card and/or scanner feature.

Access to the eastern townhouse parcel is south of the relocated gate house and is the current driveway for the two office buildings that will be removed with this development. A right-out exit only on Klosterman Road for the townhouse parcel is proposed at the eastern end of this parcel.

D. Land Use Framework

The Land Use Framework for Parcel L and the surrounding area are shown on Page 3 of the Framework Plans.

The Applicant has submitted a Plan Amendment simultaneously with this RPD Master Plan Revision to change the current Plan Categories on Parcel L to the Residential Low Plan Category (5 units/ acre) for the entire site. As shown on the **Land Use Framework Plan**, Parcel L is currently designated with the Residential Suburban, Residential Low Medium, Recreation/ Open Space and Preservation Categories.

The portion of the site with the Preservation Category is very small in size at 0.038 acres. However, based on the wetlands field work and survey prepared by the Applicant's consultant Ardurra, this area is actually not a wetland. Therefore, the Applicant has requested a Future Land Use Map Adjustment to recognize that this area is not a wetland, should not be designated as Preservation, and should properly be designated as Recreation/ Open Space.

There are three parcels adjacent to new Parcel L that have residential Plan Categories but are in use as the Osprey North Golf Course and will remain a recreational use as part of the reconfigured Osprey North Course. A detailed description and list of these parcels, their current Plan Categories and sizes are shown in the Planning Report for the Future Land Use Map Amendment.

As shown on the **Land Use Framework Plan**, there is no change to the zoning on Parcel L since it is currently zoned RPD as part of the Innisbrook Resort RPD.

As evident on the **Land Use Framework Plan**, the predominant Plan Categories and Zoning Districts in the vicinity of Innisbrook Resort are for residential use, which is the predominant existing land use in the area, second in size only to the recreation/ open space lands within Innisbrook.

E. Open Space Framework

The Open Space Plan for Parcel L is shown on Page 4 of the Framework Plan.

The residents of Parcel L will have access to all of the recreational uses within Innisbrook Resort including the following amenities:

- Golf Driving Ranges and Teaching Facility,
- Tennis and Racquetball courts and Teaching Facility,
- Loch Ness Family Pool Facility and four additional pools,
- Fitness Center, and
- Salamander Spa.

F. <u>Utilities & Stormwater Framework</u>

The Utilities and Stormwater Plan for Parcel L are shown on Page 5 of the Framework Plan.

The existing utility lines and location and conceptual design of the proposed utility lines are shown on this **Utilities and Stormwater Plan**. The water and sewer utilities for new Parcel L will be constructed by the developer and, after construction, owned and operated by Pinellas County.

There are two proposed stormwater management areas within Parcel L in the locations as shown on the Plan. It is understood that the stormwater management system will be required to meet the design standards and permit process of both Southwest Florida Water Management District (SWFWMD) and Pinellas County.

II. COMPLIANCE WITH CRITERIA FOR TYPE 3 USE

The Pinellas County *Land Development Code* Section138.241 establishes six criteria for review of a Type 3 Use, which is the review process for the RPD Master Plan Revision. Each of the review criteria is shown below in **bold**, followed by an analysis of how the proposed RPD Revision meets the criteria.

a. The proposed use is consistent with the Pinellas County Comprehensive Plan and with the purpose and intent of the applicable zoning district.

<u>Opinion</u>: The RPD Master Plan's consistency with the *Comprehensive Plan* is demonstrated in the attached analysis and please refer to that document for the full evaluation.

With regard to the Master Plan Revisions' consistency with the site's RPD Zoning district, the *Land Development Code* does not prescribe any development parameters for RPD projects. Rather, each RPD may propose its unique development parameters to reflect the project's character. The development parameters for new Parcel L are shown on the Master Plan, Page 1 of the Framework Plans, and are described below.

- <u>Allowable Use</u>: the RPD District states that residential use shall be the predominate use within the district and the Innisbrook RPD meets this requirement with the residential uses occupying a significant amount of the property, second only to the recreation/ open space lands.
- <u>Variety of Housing Options</u>: The RPD District states that there shall be a variety of housing options with at least two residential styles. Innisbrook currently is developed with single family detached and multifamily units. With this revision to the RPD, there will be additional single family detached homes and a third residential style of townhouses added to the RPD.
- Commercial, Office and Accommodation Uses: The RPD District states that
 commercial, office and accommodation uses may be allowed with certain
 restrictions. Innisbrook RPD is currently approved for 38,075 square feet of
 commercial uses but these uses have not yet been constructed in the RPD and no
 changes are proposed to the commercial uses with this Application.
- <u>Common Open Space</u>: The RPD District requires a minimum of 10% of the site as Common Open Space. The current Innisbrook RPD greatly exceeds that requirement with over 618 acres of open space on the total site of 845 acres, representing 73% of the total RPD site devoted to open space. With this proposed RPD Master Plan Revision and related Plan Amendment Application, the amount of open space will decrease slightly but the RPD will remain in compliance with

the Common Open Space requirement with 597 acres of recreation/ open space, representing 71 % of the total site.

In summary, based on this analysis, in my expert opinion, the proposed RPD Revision is in compliance with this criterion.

b. There is adequate separation of the proposed use and related structures from adjacent and nearby uses by screening devices, buffer area, and / or other appropriate means.

<u>Opinion</u>: Within Innisbrook Resort, the proposed residential development on Parcel L is well separated and buffered from the existing condominiums to the south and southwest by the North Golf Course. The north boundary line of Parcel L is Klosterman Road and the Applicant proposes to retain the existing landscaping and mature trees for a buffer with a minimum width of 20 feet. Along the western portion of the north boundary of Parcel L, between the proposed townhouses and the existing Church and residential subdivision, the Applicant proposes a 20' buffer in this area as well. This proposed buffer is appropriate since the development on Parcel L is proposed to be the same residential use as the existing development on the adjacent properties to the north.

Based on this analysis, in my expert opinion, the RPD Master Plan Revisions are in compliance with this criterion.

c. Adequate driveways, walkways, and parking are available or proposed so that no vehicular circulation or parking problems are created.

Opinion: The new development on Parcel L is proposed to have two access points for the larger western portion, and one full and one partial access for the eastern townhouse portion. All entrances to Parcel L will be gated for security purposes. For a project with 186 dwelling units, the number of access points is more than sufficient. The parking for both the single family detached homes and townhouses will be located on each lot, and therefore, the proposed development will not create any parking problems. Therefore, based on this analysis, in my expert opinion, the RPD Master Plan Revisions are in compliance with this criterion.

d. The proposed use will not create excessive vehicular traffic or other traffic problems.

<u>Opinion</u>: As proposed in the **Transportation Framework Plan**, the project proposes to improve the Klosterman Road entrance by relocating the gate house to increase the stacking space and provide separate lanes for residents and visitors. These improvements will assist in the efficient movement of traffic travel to Innisbrook and Parcel L from Klosterman Road.

Although the project is not required by the Land Development Code or Comprehensive Plan to prepare a Transportation Management Plan or Traffic Study, the Applicant's Traffic Engineer, Kimley Horn, did prepare a Traffic Study to determine if the project would have an effect on the transportation network and this Study is included in the Plan Amendment application. The results of the Traffic Study confirm that the proposed project will not have any negative effect on the transportation network. Please refer to the Traffic Study submitted as **Exhibit 2** of the Plan Amendment application for the detailed analysis.

Therefore, based on this analysis, in my expert opinion, the RPD Master Plan Revisions are in compliance with this criterion.

e. Drainage problems will not be created on the subject property or nearby properties.

<u>Opinion</u>: The **Utility and Stormwater Framework Plan** for Parcel L has identified the conceptual locations for stormwater management areas. It is understood that the specific design must be reviewed and approved by both Pinellas County and Southwest Florida Water Management District (SWFWMD). Therefore, based on this analysis, in my expert opinion, the RPD Master Plan Revision is in compliance with this criterion.

f. All provisions and requirements of the applicable zoning district will be met, unless otherwise varied by the authorized reviewing body as authorized by this Code.

<u>Opinion</u>: The proposed RPD Master Plan Revision is in compliance with the RPD District as demonstrated in the Response to **Criterion a** above.

III. SUMMARY

The proposed Revision to the Innisbrook Master Plan creates a new Parcel L in the north section of the site with a total size of 53.710 upland acres. There is no increase in the total development potential for the Innisbrook RPD since the source of the proposed units for new Parcel L will be derived solely from the transfer of units from existing parcels. The development potential for Parcel L will be transferred from existing approved but unbuilt residential units on Parcels B, D, E, F, G and H. A total of 94 units are proposed to be transferred from Parcel F, leaving 196 units assigned to Parcel F. A total of 92 units are proposed to be transferred from vacant Parcels B, D, E, G and H to Parcel L, leaving no development potential on any of these parcels.

The Osprey North Course is proposed to be converted to a newly designed short course as part of this RPD Revision to address the changes in the game of golf; however, no changes are proposed to the three other Courses. If this proposed revision is approved to the RPD, Innisbrook Resort will remain as a high quality golf resort and residential community with four golf courses and extensive recreational amenities.

The location and configuration of Parcel L was carefully determined to exclude any wetlands and therefore, the redevelopment will not have any effect on wetlands on the site. Additionally, the boundary of Parcel L is located outside of the Coastal High Hazard Area to avoid any potential impact.

In addition to the proposed RPD Master Plan Revisions, the Applicant has submitted the required Framework Plans for new Parcel L to demonstrate its compliance with the RPD Requirements.

This Land Use Planning Expert Report has demonstrated, and my expert opinion is, that the proposed RPD Master Plan Revision for Innisbrook Resort is consistent with the *Comprehensive Plan*, and complies with the Criteria for a Type 3 use as established in the *Land Development Code* Section 138.241.

INNISBROOK RESORT RPD MASTER PLAN REVISION LIST OF SUBMITTAL DOCUMENTS

DECEMBER 15, 2021

Document #	Document	Date	Prepared by
B-1	Land Use Planning Expert Report	December 15, 2021	Tarapani Planning Strategies
B-2	Certificate of Ownership	December 13, 2021	Salamander Innisbrook LLC
B-3	Title Opinion	December 13, 2021	Coastline Title of Pinellas
B-4	Boundary Survey of New Parcel L	November 17, 2021	Ardurra
B-5	Legal Description of New Parcel L	Not dated	Ardurra
B-6	Innisbrook Resort Proposed RPD Master Plan	December 15, 2021	Ardurra
B-7	Innisbrook Resort Current RPD Master Plan	April 10, 2021	King Engineering
B-8	Innisbrook Resort New Parcel L Framework Plans	November 1, 2021	Ardurra

INNISBROOK RESORT RPD MASTER PLAN REVISION LAND USE PLANNING EXPERT REPORT

Evaluation of Application's Consistency With Comprehensive Plan

Plan Amendments must be consistent with the *Comprehensive Plan* with regard to both the Plan Category requested and with the applicable Goals, Objectives and Policies of the Elements of the Plan. This Section of the Planning Report will evaluate the Application's consistency with both major provisions of the *Comprehensive Plan*.

A. CONSISTENCY WITH THE PROPOSED PLAN CATEGORY

New Parcel L is currently designated with two residential plan categories, the Recreation/ Open Space and the Preservation Category. To allow residential development, the requested Plan Category for Parcel L is the Residential Low Plan Category with a maximum density of 5 units per acre. The purpose of the Residential Low Category is stated in the *Future Land Use Map Categories, Descriptions and Rules* in the *Future Land Use Element* as follows:

"Purpose- It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well suited for residential uses that are consistent with the low density non-intensive qualities and natural resources characteristics of such areas."

The only primary use in the Residential Low Category is residential use which is the same use as is proposed by this Plan Amendment. The maximum density in the Residential Low Category is five (5) dwelling units per acre. The proposed development on Parcel L of 186 units on 53.710 upland acres results in density of 3.46 units per acre, which is less than, and, therefore, in compliance with the Residential Low Category maximum density of five units per acre.

Innisbrook's original zoning was approved for the RPD-5, Residential Planned Development District at a maximum density of 5 units per acre as applied to the overall site. The current approval for Innisbrook results in a density of 2.87 units per acre, when excluding the wetlands on the site. The Residential Low Plan category is the predominant Plan Category to the north and northwest of the Plan Amendment site, Parcel L. The closest development to the east of Parcel L is composed of existing Innisbrook condominiums. To the south of Parcel L is the Osprey North Golf Course which will remain in use as a golf course.

Based on this analysis, in my expert opinion, the proposed Plan Amendment is consistent with the purpose, use characteristics, locational characteristics and maximum density of the requested Residential Low Category.

B. <u>CONSISTENCY WITH THE APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN ELEMENTS</u>

The Application will be reviewed against the applicable Goals, Objectives and Policies of Pinellas County's *Comprehensive Plan* Elements. The Goal, Objective or Policy is shown below in **bold**, followed by the planning analysis for this Application.

FUTURE LAND USE ELEMENT

<u>Goal 1:</u> The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural land economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

<u>Opinion:</u> Residential development in Northern Pinellas County continues to be very desirable and this Plan Amendment represents a logical infill residential development in an area for which services are currently available. The Plan Amendment site has been configured to contain only uplands and all wetlands are located outside of the Plan Amendment boundary and will be preserved in their current state. The Plan Amendment site is also totally outside of the Coastal High Hazard Area.

There is a small area of 0.038 acres in size that is designated as Preservation on the Future Land Use Map. However, based on the wetlands field work and survey prepared by the Applicant's consultant Ardurra, this area is actually not a wetland. Therefore, the Applicant has requested a Future Land Use Map Adjustment to recognize that this area is not a wetland, should not be designated as Preservation, and should properly be designated as Recreation/ Open Space.

Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policies.

Objective 1.17: Pinellas County shall preserve and seek to enhance established community values, a community unique identify and their social support structure, and will make decisions that are in concert with a community's established vision for their future.

Policy 1.17.2: Consistent with the purpose and intent of the Comprehensive Plan and Section 134-82 of the Land Development Code, Pinellas County shall make decisions, both unincorporated and countywide, that do not detract from the established community identity and social support structure but, instead, serve to preserve and enhance that identity and structure.

<u>Opinion</u>: The proposed Plan Amendment will be developed with the same residential use as exists within Innisbrook currently and the new development will be fully integrated into the Innisbrook Resort. Additionally, the configuration of the Plan Amendment site preserves the significant amount of open space and recreational activities within Innisbrook Resort. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this policy.

Objective 1.8 Pinellas County shall continue to implement future land use policies that restrict the proliferation of urban sprawl at a density which is not compatible with support facilities.

<u>Opinion</u>: The Plan Amendment site is located within the substantially built-out Innisbrook Resort in a highly developed section of North Pinellas County. Therefore, the Plan Amendment site does not create or contribute to urban sprawl. Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this objective.

<u>Goal Three</u>: Pinellas County's Plan shall promote a balanced relationship between the natural environment and development.

<u>Objective 3.1</u>: The Pinellas County Land Development Code shall be applied in a manner that ensures compatibility between the Future Land Use Map, existing environmental conditions and constraints, as well as environmental management goals.

<u>Policy 3.1.2:</u> Designated preservation areas shall be retained as undeveloped land suitable for passive recreation, conservation, or aesthetic uses to provide opportunities to appreciate the natural environment.

<u>Objective 3.2:</u> Pinellas County shall continue its proactive program for managing the impacts of development upon the County's natural resources (including wetland, uplands, and the marine environment), and shall continue to ensure that these resources are successfully integrated into the urban environment such that the overall function and viability of these areas are maintained, or where practical, enhanced or restored.

<u>Policy 3.2.3</u>: Pinellas County shall continue to use a variety of methods for protecting the County's open space areas and natural resources (including wetlands) which include, but are not limited to, the acquisition of open space and environmentally sensitive areas, allowing the Transfer of Development Right (TDRs), density averaging, and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.

<u>Opinion</u>: The Plan Amendment site has been carefully created to include only uplands within its borders. There are wetlands outside of the Plan Amendment site that are not included in the development, will be preserved in their current state, and, therefore, will not be affected by this Plan Amendment. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this objective and policy.

<u>Goal 4:</u> Pinellas County shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve that development.

<u>Objective 4.1</u>: The Pinellas County Concurrency Management System will insure that compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.

<u>Policy 4.1.1:</u> The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities for which a level of service standard has been adopted and that such facilities and services are available, at the adopted level of service standards, concurrent with the impacts of development.

Objective 4.2: The Concurrency Management system, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element comprise the County's Program in which development shall be coordinated with the availability of public and private utilities.

<u>Policy 4.2.1:</u> Land use location and intensity shall be accurately defined and monitored through the Concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1, to endure coordination with the availability of facilities and services.

<u>Policy 4.2.3</u>: when making decisions on requests to amend the Future Land Use Map (FLUM) or the Zoning Atlas (other than decisions on appropriate locations for mixed-use development and transit oriented development), Pinellas County shall review the potential impact on the transportation system by considering the following:

 Ability of the surrounding existing and planned transportation network to meet the mobility objectives of the Comprehensive Plan;

- Capacity of the surrounding existing and planned transportation network to accommodate any projected additional demand; and
- Extent to which the proposed FLUM amendment or rezoning furthers the intent of the Comprehensive Plan to improve mobility.

Opinion:

- With regard to water and sewer service, there are existing utility lines that are available to serve the Plan Amendment site.
- With regard to Transportation, a Traffic Impact Study has been prepared and included in this Plan Amendment application. The results of the Study demonstrate that the roads are anticipated to continue to operate at acceptable levels of service if the Plan Amendment is approved. Please also see the section of this Report that evaluates the goals, objectives and policies of the *Transportation Element* for a more detailed discussion.
- With regard to stormwater management, the Plan Amendment site will comply with the stormwater management requirements of both Pinellas County and Southwest Florida Water Management District (SWFWMD), which compliance will be demonstrated during the construction and permit review system of these agencies.
- With regard to solid waste, the development will be served by the County's collection contractor and taken to the Resource Recovery Plant for disposal. Based on Chapter 2 of the Solid Waste and Resource Recovery Element, the waste-to-energy plant is operating at approximately 79% of its capacity and, therefore, can accommodate this new development.
- With regard to Recreation, there are a wide variety of recreational opportunities available within Innisbrook that are available to the residents of the Plan Amendment site. These recreational opportunities include four golf courses, driving ranges and teaching facilities; tennis and racquetball courts and teaching facilities; five swimming pools; a fitness center and spa. Based on these extensive on-site recreational opportunities, except for beach visits, the residents of the Plan Amendment site will not have to leave the site for their recreational needs.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objectives and policies.

TRANSPORTATION ELEMENT

Goal 1: Provide for a safe, convenient, and energy efficient multimodal transportation system that serves to increase mobility, reduce the incidence of single-occupant vehicle, efficiently utilize roadway capacity, reduce the contribution to air pollution from motorized vehicles and improve the quality of life for the citizens of Pinellas County.

Objective 1.1: Develop and maintain a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists and users of aviation and rail facilities, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions.

Policy 1.1.1: Pinellas County shall implement a Pinellas County Mobility Management System through the application of Transportation Element policies and site plan and right-of-way utilization review processes. Policies pertaining to the application of the Mobility Management System are listed below.

- a. All development projects generating new trips shall be subject to payment of a multimodal impact fee.
- b. Development projects that generate between 51 and 300 new peak hour trips on deficient roads shall be classified as tier 1 and required to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupancy vehicle travel.
- c. Development project that generate more than 300 new peak hour trips on deficient roads shall be classified s tier 2, required to conduct a traffic study and submit an accompany report and TP based on the report findings.

•••

f. Deficient roads shall include those operating at peak hour level of service (LOS) E and F and/ or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years.

•••

<u>Opinion</u>: With regard to Policy 1.1.1.a, the Developer is aware of and will pay the appropriate mobility impact fees for the new development on Parcel L, with consideration for the existing uses that will be demolished.

With regard to the balance of Policy 1.1.1, the Applicant's traffic consultant, Kimley Horn, has calculated the estimated net trips for the project as 170 PM peak-hour trips. Based on the *Forward Pinellas Level of Service Report*, the two roads accessing the Plan Amendment site (Klosterman Road and Belcher Road) both operate at Level of Service D or better. Since deficient roads are defined in Policy 1.1.1f as having a LOS E or F, neither Klosterman Road nor Belcher Road are defined as deficient roads. Therefore, based on Policy 1.1.1.b, although the Plan Amendment site is expected to generate between 51 and 300 new peak trips, since the project will not impact deficient roads, the Plan Amendment site is not required to prepare a Transportation Management Plan or Traffic Study.

However, Kimley Horn did prepare a Traffic Study to determine if the project would have an effect on the transportation network and this Study has been submitted as part of this Plan Amendment application. The results of the Traffic Study demonstrate that the roads are anticipated to continue to operate as acceptable levels of service with the proposed Plan Amendment. It should be noted that the Applicant intends to improve the current gated access from Klosterman Road that will serve the Plan Amendment site. These improvements are shown in detail on the Framework Plans submitted with the RPD Master Plan Revision.

It should also be noted that due to the variety of recreational activities and restaurants within the Innisbrook Resort, the number of off-site trips for these purposes is reduced since these services are available without leaving the Resort.

Based on the Kimley Horn Traffic Study and the above analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

NATURAL RESOURCE CONSERVATION & MANAGEMENT ELEMENT

Goal 2: Pinellas County will conserve, protect, restore and appropriately manage its natural systems and living resources to ensure the highest environmental quality possible.

Objective 2.1: Pinellas County shall continue to implement management programs for the conservation of natural ecosystems and species of conservation concern (inclusive of native vegetative communities, terrestrial, marine, estuarine and aquatic ecosystems, and native wildlife species).

Policy 2.1.2: Pinellas County shall continue to enforce existing ordinances that protect and conserve native ecosystems and wildlife habitat, including habitat for species of conservation concern, from destruction by development activities.

<u>Opinion:</u> The Applicant's consultant, Ardurra, has prepared a Listed Species Study that evaluated the existence and/ or potential for listed species on the Plan Amendment Site. The Listed Species Study include on-site field evaluation as well as review of applicable data bases. The results of the Study are as follows:

- There was no wildlife observed on the site, primarily due to the current golf course activity.
- There were no gopher tortoises observed on the site and there is limited habitat that is suitable for this species.
- There were no wood storks observed on the site; however, portions of the site may contain suitable habitat for wood storks. During the permitting process, the reviewing agencies will evaluate this issue and determine if there is a potential effect on this species as a result of the proposed development.

- There were no kestrels observed on the site and there also were no sag trees observed on the site that could provide habitat.
- There were no Bald Eagles nests observed on the site.
- Based on the FWC Waterbird Colony locator and data base, there are no wading bird colonies on the site or within one mile of the site.
- Based on the FWC Shorebird Colony locator and data base, it is presumed that the
 development would not have an impact on shorebirds since their nesting sites have
 been inactive since 2015.
- There were no Eastern Indigo Snake sightings on the site or within one mile of the site.

Based on the Ardurra Study summarized above, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

COASTAL MANAGEMENT ELEMENT

Goal 1: Pinellas County will protect human life, private property and public investment from the effects of hurricanes and other natural disasters.

Objective 13: Pinellas County shall restrict development within the coastal storm area, and shall direct population concentrations out of the coastal storm area.

Policy 1.3.1: The coastal high-hazard area (CHHA) shall be the area defined by the *Sea, Lake and Overland Surges from Hurricanes (SLOSH)* model to be inundated from a category one hurricane, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*.

<u>Opinion:</u> The Plan Amendment site has been carefully created to be located completely outside of the Coastal High Hazard Area, and, therefore, this goal, objective and policy does not apply to this Plan Amendment site.

RECREATION, OPEN SPACE AND CULTURE ELEMENT

Goal 1: To administer outstanding countywide recreational, open space and environmental systems that provide, through acquisition, development and maintenance, sufficient resource-based regional parks and environmental lands that are environmentally sustainable, foster environmental stewardship, and enhance the county's economic vitality and the quality of life for residents and visitors.

Objective 1.5: In recognition of the limited amount of available open space remaining within the County, Pinellas County shall prohibit the conversion of dedicated recreation/open space land uses, and encourage the retention of non-dedicated recreation/open space land uses.

<u>Opinion</u>: The Plan Amendment site and all of the recreation/ open space lands within the Innisbrook Resort are privately owned, and, therefore, are not dedicated as recreation/ open space lands. Therefore, the prohibition contained in the first part of Objective 1.5 against changing these lands does not apply to this Plan Amendment.

As shown in **Table 1.A** of this report, there are 41.134 acres on the Plan Amendment Parcel L that are currently designated as Recreation/ Open Space Plan Category which this Application proposes to change to the Residential Low Plan Category. Also shown on **Table 1.B** are the eight parcels that are proposed to be changed from various Residential Plan Categories to the Recreation/ Open Space Category and these eight parcels in combination are 19.833 acres in size. Therefore, the net decrease in lands designated as Recreation/ Open Space within the Innisbrook Resort is 21.301 acres, a minimal reduction when considering that the overall recreation/ open space lands remaining within Innisbrook Resort will be over 597 acres, if the Plan Amendment is approved.

The second part of Objective 1.5 encourages the retention of non-dedicated recreation/ open space land uses and this Plan Amendment is consistent with that objective since Innisbrook will still retain 597 acres of recreation/ open space land, if the Plan Amendment is approved. The amount of land within Innnisbrook Resort as recreation/ open space lands will be 71% of the total site, which reflects the importance of recreation/ open space to this project.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal and objective.

POTABLE WATER SUPPLY, WASTEWATER, AND REUSE ELEMENT

Goal 1: High quality and affordable potable water will be available to meet the existing and projected demands of Pinellas County utility customers.

Objective 1.1: Pinellas County shall continue to cooperate on a regional level to ensure that adequate and dependable supplies of potable water area available to meet existing and projected potable water demands, and shall coordinate the issuance of building permits and development orders with the availability of potable water. Policies 1.1.1 through 1.1.4 represent the adopted level of service standards for potable water systems serving Pinellas County.

Policy 1.1.3: Pinellas County shall use the following Level of Service when preparing its annual 5-year and 20- year potable water demand projections for the Pinellas County Water Demand Planning Area, which are required by the Master Water Supply Contract to enable Tampa Bay Water to formulate its capital improvement program.

Pinellas County water Demand Planning Area (Gpcpd)

2005 Year 1990 1994 1995 1997 2000 2010 2015 2020 2025 145 135 125 125 120 120 120 115 Gpcpd 150 115

<u>Opinion:</u> Pinellas County receives its potable water through Tampa Bay Water, the regional water supplier. Tampa Bay Water's current plan demonstrates its ability to provide water to its customers through 2028 and TBW is currently preparing an update to its plan. Based on a slow growing population in Pinellas County and conservation methods, potable water is available for future growth, including this Plan Amendment. Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

Goal 2: Wastewater collection treatment, reuse and disposal facilities are available to safely meet existing and future demands in a manner that contributes to water conservation and does not degrade the surrounding natural environment.

Objective 2.1: Pinellas County Utilities (PCU) shall provide the levels of service necessary for proper wastewater treatment, reuse and disposal in order to ensure the protection of tits citizens and the environment and to provide adequate wastewater treatment capacity for all current and projected wastewater facility demands of Pinellas County Utility customers.

Policy 2.1.1: Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant's permitted design capacity.

Opinion: Based on the data shown in Chapter 2 of the *Potable Water Supply, Wastewater and Reuse Element*, the Plan Amendment site will be served by the William E. Dunn Wastewater Treatment Reclamation Facility located in north County. The Dunn Treatment Facility has a design capacity of 9 million gallons per day and the current demand is 6.41 million gallons per day. Therefore, the Dunn Facility is operating at 71 % of its capacity with capacity for future developments, including the Plan Amendment site. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

SOLID WASTE ELEMENT

Goal 3: Regulate in the most economically feasible cost-effective, and environmentally safe manner, the processing, source reduction, recycling and disposal of solid and hazardous waste in order to protect the public health and safety.

Objective 3.2: The County shall establish a level of service standard for disposal of refuse countywide.

Policy 3.2.1: The level of service standard shall be to dispose of 1.3 tons per person per year.

<u>Opinion</u>: Based on the data shown in Chapter 2 of the *Solid Waste and Resource Recovery Element*, the County's Waste-to energy plant's capacity is 1,149,750 tons per day. The current usage at the waste-to-energy plant in the most recent year was 906,489 tons per day. Therefore, the waste-to-energy plant is operating at approximately 79% of its capacity and can accommodate this new development.

Based on this information, the waste-to-energy plant is operating with excess capacity that can handle future growth, including this Plan Amendment site. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

SURFACE WATER MANAGEMENT ELEMENT

Goal 1: Surface waters shall be managed to provide flood protection for the citizens of Pinellas County to preserve and enhance the water quality of receiving water bodies, and for the purposes of natural resource protection, enhancement and restoration, plant and wildlife diversity, and estuarine productivity.

Objective 1.2: The County shall apply its stormwater management concurrency management provisions at the time of site plan review, and utilize the following level-of-service standards to support the goals of the Surface Water Management Element.

Policy 1.2.1: The following level of service standards are adopted for major drainage projects to support stormwater management goals:

Pinellas County Level-of-Service Standards for Stormwater Management

All applicable federal, state, and local regulations (as indicated in the Regulatory Framework section of the Surface water Management Element) relating to flood control, stormwater treatment and wetland protection, shall continue to be met in public and private project design.

The twenty-five year storm design standard shall confine the runoff from a 25 year, 24 hour rainfall event within drainage channel banks, or within designated twenty-five year floodplains in order to protect human life and minimize property damage.

The one-hundred year storm design standard shall protect homes and commercial buildings against flooding by a 100 year, 24 your rainfall event.

Preference shall be given to stormwater management options which restore floodplains and remove obstructions from floodways.

<u>Opinion</u>: The Applicant is aware of the County's stormwater design standards and will comply with these regulations as demonstrated during the construction and permit review process. Based on this analysis, in my expert opinion, the Plan Amendment site is consistent with this goal, objective and policy.

HOUSING ELEMENT

Goal 1: Support the provision of decent, safe and sound housing in a variety of types, sizes, locations and costs to meet the needs of current and future residents of unincorporated Pinellas county and those county residents that benefit from housing initiatives under the authority of the Board of County Commissioners, regardless of race, color, religion, sex, national origin, handicap or familial status.

Objective 1.1: Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.

<u>Opinion:</u> If approved, the Plan Amendment would allow the development of housing in the growing North Pinellas County area in a neighborhood that is very desirable. The proposed single family detached and townhouse development is located within Innisbrook Resort which currently has both single family detached and multifamily styles of development, resulting in a compatible type of residential units. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal and objective.

ECONOMIC ELEMENT

Goal 1: To facilitate a strong and robust local economy that provides growth opportunities for existing businesses, attracts new high-wage primary employers and promotes a diverse ranges of industries through innovative, sustainable methods that, in a responsible manner, enhance the County's vitality and the quality of life for residents and visitors.

Objective 1.7: To continue Pinellas County's strong history of tourism and recognition as one of Florida's prime tourist destinations.

Policy 1.7.1: Pinellas County will continue to promote and support tourism and tourist-related businesses, as tourism is one of the County's largest economic industries.

Policy 1.7.5: Pinellas County will promote and support local parks, recreation and cultural amenities, environmental lands, entertainment establishments, and retail goods and service providers as important quality of life components and workforce and business attractors.

<u>Opinion</u>: Innisbrook Resort has operated as a successful tourist attraction since its initial development in 1968, for over 53 years. Since 1990, the Copperhead Golf Course has been the host of the PGA Tour's Valspar Championship. The most recent pre-pandemic attendance at the Valspar Championship in 2019 was 108,000 persons, representing a major tourist event in Pinellas County.

Visit St. Pete/ Clearwater, the County's tourist agency, commissioned Destination Analysts to conduct an Economic Impact Study of the PGA Tour's Valspar Championship for the 2021 event. The Economic Impact Study estimated that the total economic impact to Pinellas County from this event was \$56 million, 651 jobs were supported, and a total of \$ 1.97 million of taxes were generated for the County.

If approved, the Plan Amendment will allow Innisbrook Resort to adapt one of its courses to remain competitive with other high-end golf resorts, while retaining four golf courses functioning as the predominant recreational activity at the resort.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policies.

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative tot this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Signature of Owner, Trustee, or Officer or Registered Agent of Corporation

Date: December 13, 2021
STATE OF FLORIDA, COUNTY OF PINELLAS
Before me this 13 day of <u>December</u> , 20 21
personally appeared
Al Ba
(signature) NOTARY PUBLIC
HELAINE BETH CARVER Notary Public Commonwealth of Virginia Registration No. 309958 My Commission Expires Mar 31, 2025

^{*}Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

13100 Park Blvd. Suite A Seminole, FL 33776 727-391-9200

8550 Blind Pass Rd. St. Pete Beach, FL 33706 727-363-1000

12-13-2021

To whom it may concern,

The present Title holder of record for Property Appraiser Parcel Number 25-7-15-00000-100-0100 is Salamander Innisbrook LLC.

Please see attached Owner & Encumbrance Property Report as prepared by Old Republic National Title Insurance Company.

Sincerely,

Michael S. Valind
President
Coastline Title of Pinellas



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

600 W. Hillsboro Blvd. Ste 450 Deerfield Beach, FL 33441

Phone: 954-421-4599 Fax: 866-621-4839

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: Salamander Title

File No: 21194054

Examiner - Cynthia Johnston CJohnston2@oldrepublictitle.com

Coastline Title of Pinellas, LLC 13100 Park Blvd., Suite A Seminole, FL 33776 Phone: 727-391-9200

ATTN: Mike Viland

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

See Attached Legal Description

Last Record Title Holder:

Salamander Innisbrook, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded in Official Records Book 15891, Page 274, Public Records of Pinellas County, Florida

Documents of Record (copies attached):

Mortgage in favor of Branch Banking and Trust Company recorded March 30, 2017 in Official Records Book 19572, Page 136, and Assignment of Leases and Rents recorded in Official Records Book 19572, Page

Period Searched:

From November 1, 1991 to November 29, 2021 @ 11:00 PM.

Tax Information:

Note: Taxes for the year 2021 in the amount of \$397,569.65 became a lien on the land on January 1, 2021 and are due

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: December 13, 2021	
	Cynthia L. Johnston
	Authorized Signatory

BOUNDARY SURVEY SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION: (BY ARDURRA)

INNISBROOK

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,300.83 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'05" EAST, A DISTANCE OF 129.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT: THENCE SOUTHWESTERLY 109,37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 53°33'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°20'44" WEST 105.43 FEET; THENCE SOUTH 65°44'03" WEST, A DISTANCE OF 822.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 621.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,628.83 FEET, A CENTRAL ANGLE OF 13°33'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°40'11" EAST 620.32 FEET; THENCE SOUTH 00°06'35" WEST, A DISTANCE OF 435.89 FEET: THENCE SOUTH 63°06'07" WEST, A DISTANCE OF 379.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 25.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°41'03", AND A CHORD BEARING AND DISTANCE OF NORTH 02°50'31" WEST 25.78 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 15.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 02°52'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°26'09" EAST 15.54 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 191.15 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°35'23" WEST 87.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 15.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 00°35'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°28'43" WEST 15.65 FEET; THENCE CONTINUE WESTERLY 1,034.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 39°31'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°32'24" WEST 1,014.30 FEET; THENCE SOUTH 87°05'34" WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 02°54'26" WEST, A DISTANCE OF 362.14 FEET; THENCE NORTH 35°28'08" EAST, A DISTANCE OF 68.16 FEET; THENCE NORTH 02°28'05" EAST, A DISTANCE OF 148.52 FEET; THENCE NORTH 40°00'00" EAST, A DISTANCE OF 132.55 FEET; THENCE SOUTH 71°45'34" EAST, A DISTANCE OF 65.96 FEET; THENCE NORTH 71°48'19" EAST, A DISTANCE OF 86.48 FEET; THENCE NORTH 48°14'29" EAST, A DISTANCE OF 69.42 FEET THENCE SOUTH 68°48'05" EAST, A DISTANCE OF 91.62 FEET; THENCE NORTH 70°28'28" EAST, A DISTANCE OF 69.19 FEET; THENCE NORTH 30°39'55" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 76°13'22" EAST, A DISTANCE OF 103.45 FEET; THENCE NORTH 25°21'31" EAST, A DISTANCE OF 93.88 FEET; THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 355.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 140.03 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 0.55 FEET; THENCE NORTH 47°26'38" WEST, A DISTANCE OF 163.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 198.85 FEET; THENCE SOUTH 47°26'08" WEST, A DISTANCE OF 78.67 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 107.58 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.10 FEET; THENCE SOUTH 27°54'32" EAST, A DISTANCE OF 15.85 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 99.89 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 318.00 FEET; THENCE NORTH 51°11'05" WEST, A DISTANCE OF 134.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 248.83 FEET; THENCE SOUTH 89°50'12" EAST, A DISTANCE OF 975.95 FEET; THENCE NORTH 00°44'25" EAST, A DISTANCE OF 940.71 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 49.299 ACRES.

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,350.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°57'27" EAST, A DISTANCE OF 710.38 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 142.40 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.63 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 84°50'29" WEST, A DISTANCE OF 105.89 FEET; THENCE SOUTH 87°53'36" WEST, A DISTANCE OF 45.94 FEET; THENCE SOUTH 82°19'20" WEST, A DISTANCE OF 106.77 FEET; THENCE SOUTH 41°09'12" WEST, A DISTANCE OF 275.66 FEET; THENCE SOUTH 86°57'21' WEST, A DISTANCE OF 148.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 121.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 531.21 FEET, A CENTRAL ANGLE OF 13°04'44", AND A CHORD BEARING AND DISTANCE OF NORTH 13°59'40" WEST 121.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 16.72 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30,00 FEET, A CENTRAL ANGLE OF 31°56'24", AND A CHORD BEARING AND DISTANCE OF NORTH 03°58'32" WEST 16.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 131.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.52 FEET, A CENTRAL ANGLE OF 44°38'59", AND A CHORD BEARING AND DISTANCE OF NORTH 10°19'49" WEST 128.03 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 47.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 32°39'14", AND A CHORD BEARING AND DISTANCE OF NORTH 16°19'42" WEST 46.67 FEET; THENCE NORTH 00°00'05" WEST, A DISTANCE OF 116.24 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 4.411 ACRES.

OVERALL PROPERTY CONTAINS 53.710 ACRES.

LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS FCM = FOUND CONCRETE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN) CONC = CONCRETE FCR = FOUND CAPPED IRON ROD (SIZE AND IDENTIFICATION AS SHOWN) = CONCRETE MITERED END SECTION CONCRETE FLARED END SECTION FIR = FOUND IRON ROD (SIZE AS SHOWN AND NO IDENTIFICATION) 10 = CONTOUR LINE X = FENCE (SIZE & TYPE NOTED) FND = FOUND NAIL & DISK (TYPE AND IDENTIFICATION AS SHOWN) I = IRRIGATION CONTROL BOX FNL = FOUND NAIL (TYPE AND NO IDENTIFICATION) FOP = FOUND IRON PIPE (SIZE AND IDENTIFICATION AS SHOWN) IV ⋈ = IRRIGATION CONTROL VALVE THH = IRRIGATION HAND HOLE FPP = FOUND PINCHED PIPE (SIZE AS SHOWN) **■** = LIGHT (DECORATIVE) FRV = FOUND RIVET (NO IDENTIFICATION) FRD = FOUND RIVET & DISK (IDENTIFICATION AS SHOWN) = MAILBOX MB = PEDESTRIAN CROSSWALK SIGNAL FX = FOUND SCRIBED "X" SCM = SET 4"X4" CONCRETE MONUMENT AND DISK STAMPED KING LB 2610 = POST / BOLLARD (AS NOTED) SIR = SET 1/2" IRON ROD & CAP STAMPED KING LB 2610 SPRINKLER HEAD SND = SET NAIL AND DISK STAMPED KING LB 2610 TOS - - = TOE OF SLOPE SVD = SET RIVET AND DISK STAMPED KING IB 2610 ____ = TOP OF BANK NGS = NATIONAL GEODETIC SURVEY, SURVEY MARK (IDENTIFICATION AS SHOWN) (C) = BEARING/DISTANCE PER CALCULATION = TRAFFIC SIGN TSP = TRAFFIC SIGNAL POLE (D) = BEARING/DISTANCE PER DEED DESCRIPTION (M) = BEARING/DISTANCE PER FIELD MEASUREMENT TSB Ø = TRAFFIC SIGNAL BOX = TRAFFIC SIGNAL HAND HOLE (P) = PER RECORDED PLAT = TRAFFIC SIGNAL VAULT BM = BENCHMARK BH = BUILDING HEIGHT - WETLAND LINE FFE = FINISHED FLOOR ELEVATION = CENTERLINE (TOP OF CONCRETE SLAB) CLF = CHAIN LINK FENCE CMP = CORRUGATED METAL PIPE = SANITARY SEWER MANHOLE PIPE VALVE CLEANOUT CPP = CORRUGATED PLASTIC PIPE WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY EL = ELEVATION = HANDICAP PARKING = TELECOMMUNICATIONS MANHOLE, LINE, VAULT, BOX, HAND HOLE, FOLIO = TAX IDENTIFICATION NUMBER WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY ID = IDENTIFICATION IF = INVERT FLEVATION LB = LICENSED BUSINESS NUMBER = FIBER OPTIC VAULT, LINE, BOX, HAND HOLE, MTF = METAL FENCE WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY OA = OVERALL ORB = OFFICIAL RECORD BOOK = GAS MANHOLE, LINE, VALVE, METER, PB = PLAT BOOK WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY PG = PAGE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT HYDRANT, FIRE DEPARTMENT PVC = POLY VINYL CHLORIDE CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PVCF = POLY VINYL CHLORIDE FENCE PROBABLE LOCATION OF UTILITY R/W = RIGHT-OF-WAYRV RARV RFH, RFDC RBO RWS RPM RM → RWM - RECLAIMED WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, RCP = REINFORCED CONCRETE PIPE RLS = REGISTERED LAND SURVEYOR S-T-R = SECTION - TOWNSHIP - RANGE FIRE HYDRANT, FIRE SRD = STATE ROAD DEPARTMENT DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY TYP = TYPICAL VCP = VETRIFIED CLAY PIPE WD = WOOD A = ELECTRIC MANHOLE, LINE, TRANSFORMER, VAULT, OUTLET, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY WDF = WOOD FENCE BC TOP BACK OF CURB - G = GUY ANCHOR, POWER POLE, PANEL, OVERHEAD WIRE, METER, FLOWLINE OF CURB POWER POLE WITH LIGHT, UTILITY POLE AND GUY POLE EP EDGE OF PAVEMENT = TYPICAL ROADWAY SPOT ELEVATIONS (IF SHOWN) = UNKNOWN UTILITY MANHOLE, LINE, VAULT, BOX, HAND HOLE, BC TOP BACK OF CURB WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY EP EDGE OF PAVEMENT STORM SEWER MANHOLE, PIPE, YARD DRAIN, PIPE, GRATE INLET & CLEANOUT EP EDGE OF PAVEMENT = TYPICAL GROUND SPOT (GS) GROUND ELEVATIONS 6.3 ELEVATIONS (IF SHOWN)

MATTERS OF RECORD: (SCHEDULE B-II EXCEPTIONS FROM COVERAGE) EXCEPTION ITEMS ARE DEPICTED HEREON AS #

1-8 STANDARD EXCEPTIONS. NOT A MATTER OF SURVEY

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TAMPA AND TARPON SPRINGS LAND CO., AS RECORDED IN PLAT BOOK 1, PAGE(S) 116, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

10. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TARPON HILLS, AS RECORDED IN PLAT BOOK 11, PAGE(S) 117, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE. COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC

LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

11. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF HIGHLANDS OF INNISBROOK, AS RECORDED IN PLAT BOOK 117, PAGE(S) 6, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C) LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

12. EASEMENTS IN FAVOR OF PINELLAS COUNTY RECORDED IN (A) OFFICIAL RECORDS BOCK 4006, PAGE 739; (B) OFFICIAL RECORDS BOOK 4185, PAGE 1637; (C) OFFICIAL RECORDS BOOK 4488, PAGE 1730; (D) OFFICIAL RECORDS BOOK 5060, PAGE 770; AND (E) OFFICIAL RECORDS BOOK 9915, PAGE 560, PUBLIC RECORDS OF

13. FASEMENTS IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN: (A) DEED BOOK 1132, PAGE 179; (B) DEED BOOK 1139, PAGE 524; (C) OFFICIAL RECORDS BOOK 871, PAGE 387: (D) OFFICIAL RECORDS BOOK 887, PAGE 407: (E) OFFICIAL RECORDS BOOK 904, PAGE 152, TOGETHER WITH SUPPLEMENTS RECORDED IN (F) OFFICIAL RECORDS BOOK 1035, PAGE 276; (G) OFFICIAL RECORDS BOOK 4031, PAGE 1271; (H) OFFICIAL RECORDS BOOK 3339, PAGE 774; (I) OFFICIAL RECORDS BOOK 3347, PAGE 336, RE-RECORDED IN (1) OFFICIAL RECORDS BOOK 3362, PAGE 113: (K) OFFICIAL RECORDS BOOK 3406, PAGE 272: (1) OFFICIAL RECORDS BOOK 3406. PAGE 278: (M) OFFICIAL RECORDS BOOK 3406. PAGE 284: (N) OFFICIAL RECORDS BOOK 3423, PAGE 227: (O) OFFICIAL RECORDS BOOK 3532, PAGE 728: (P) OFFICIAL RECORDS BOOK 3651, PAGE 718; (O) OFFICIAL RECORDS BOOK 3696, PAGE 151; (R) OFFICIAL RECORDS BOOK 3722, PAGE 723; (S) OFFICIAL RECORDS ROOK 3758, PAGE 890: (T) OFFICIAL RECORDS BOOK 3783, PAGE 546; (U) OFFICIAL RECORDS BOOK 3850, PAGE 752; (V) OFFICIAL RECORDS BOOK 4014, PAGE 1698; (W) OFFICIAL RECORDS BOOK 4249, PAGE 1995; (X) OFFICIAL RECORDS BOCK 4249, PAGE 1998; (Y) OFFICIAL RECORDS BOOK 4250, PAGE 1: (Z) OFFICIAL RECORDS BOOK 4261, PAGE 1732; (AA) OFFICIAL RECORDS BOOK 5239, PAGE 899; (BB) OFFICIAL RECORDS BOOK 5632, PAGE 214; (CC) OFFICIAL RECORDS BOOK 5801, PAGE 2064 AND AS SUPPLEMENTED BY SUPPLEMENTAL EASEMENT RECORDED IN(DD) OFFICIAL RECORDS BOOK 4031, PAGE 1271, (EE) OFFICIAL RECORDS BOOK 4262, PAGE 1731 AND (IF) OFFICIAL, RECORDS BOOK 3651, PAGE 701, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

14. EASEMENT IN FAVOR OF THE CITY OF TARPON SPRINGS RECORDED IN OFFICIAL RECORDS BOOK 4291, PAGE 1107, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY

15. AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5059, PAGE 1187, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

16. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS RECORDED IN: (A) OFFICIAL RECORDS BOOK 3197, PAGE 514; RE-RECORDED IN (B) OFFICIAL RECORDS BOOK 3202, PAGE 275 AND (C) OFFICIAL RECORDS BOOK 3227, PAGE 207; (D) OFFICIAL RECORDS BOOK 3326, PAGE 769, MODIFIED IN (E) OFFICIAL RECORDS BOOK 3403, PAGE 489: (F) OFFICIAL RECORDS BOOK 3327, PAGE 284: (G) OFFICIAL RECORDS BOOK 3471, PAGE 652; (H) OFFICIAL RECORDS ROOK 3579, PAGE 734; (I) OFFICIAL RECORDS BOOK 3765, PAGE 272, AS AMENDED BY AMENDMENT TO NON-EXCLUSIVE EASEMENT RECORDED IN (J) OFFICIAL RECORDS BOOK 3866, PAGE 10; (K) OFFICIAL RECORDS BOOK 3862, PAGE 74; (1) OFFICIAL RECORDS BOOK 3948, PAGE 588; (M) OFFICIAL RECORDS BOOK 4054, PAGE 1914; (N) OFFICIAL RECORDS BOOK 4245, PAGE 1101; (O) OFFICIAL RECORDS BOOK 4566, PAGE 1576, BOOK 5158, PAGE 781, BOOK 5281, PAGE 11 AND BOOK 5281, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON

17. MEMORANDUM OF EASEMENTS AND DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9717, PAGE 642, AND MEMORANDUM OF EASEMENTS AND DEVELOPMENT AGREEMENT BETWEEN GOLF HOST RESORTS, INC., AND WALL SPRINGS CONSERVATORY, INC., RECORDED IN OFFICIAL RECORDS BOOK 9744, PAGE 311, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

18. MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10178, PAGE 1919, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

19. COMMUNICATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11089, PAGE 677, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

20. INTER-PARTY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9717, PAGE 743, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

21. PERPETUAL GRADING EASEMENT AS TO PARCELS 78 AND 79 SET FORTH IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 11356, PAGE 1283, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 11374 PAGE 381, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

22. TERMS AND CONDITIONS OF DECLARATION OF ACCESS EASEMENT RECORDED MAY 7, 2001 IN OFFICIAL RECORDS BOOK 11355, PAGE 1159, PUBLIC RECORDS OF LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY

23. DRAINAGE EASEMENT AGREEMENT RECORDED MAY 7, 2001 IN OFFICIAL RECORDS BOOK 11355, PAGE 1239, AS AMENDED BY AMENDMENT TO DRAINAGE EASEMENT AGREEMENT RECORDED MAY 3, 2004 IN OFFICIAL RECORDS BOOK 13540, PAGE 2530, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERT

24. SEWER EASEMENT TO PINELLAS COUNTY FILED JANUARY 16, 1987 IN OFFICIAL RECORDS BOOK 6408, PAGE 793, PUBLIC RECORDS OF PINELLAS COUNTY, LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

25. EASEMENT(S) SET FORTH IN DECLARATION OF EASEMENTS, SPREAD OF MORTGAGE LIEN, SUBORDINATION OF MORTGAGES AND PARTIAL RELEASE OF MORTGAGES BY GOLF HOST RESORTS, INC., A COLORADO CORPORATION, RECORDED APRIL 12, 2001 IN OFFICIAL RECORDS BOOK 11310, PAGE 138, AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS, SPREAD OF MORTGAGE LIEN, SUBORDINATION OF MORTGAGES AND PARTIAL RELEASE OF MORTGAGES RECORDED MAY 3, 2004 IN OFFICIAL RECORDS BOOK 13540, PAGE 2528, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

26. RIGHTS OF INGRESS AND EGRESS OVER ROADS WITHIN THE SUBJECT PROPERTY IN FAVOR OF CONDOMINIUM UNIT OWNERS OF THE INNISBROOK CONDOMINIUM

LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

27. FLECTRIC SERVICE FASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4117, PAGE 1646 AND CORRECTED FLECTRIC SERVICE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4126, PAGE 1591, AS MODIFIED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9744, PAGE 1969. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

28. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS CONTAINED IN DEED(S) TO CONDOMINIUM APARTMENT RECORDED IN OFFICIAL RECORDS BOOK 3986, PAGE 699; OFFICIAL RECORDS BOOK 4113, PAGE 294 AND OFFICIAL RECORDS BOOK 6139, PAGE 1877. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

29. UTILITY EASEMENT(S) GRANTED TO PINELLAS COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 6808, PAGE 1214, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

30. SEWER EASEMENT(S) GRANTED TO PINELLAS COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 7132, PAGE 1899, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY

31. LICENSE AGREEMENT BETWEEN FLORIDA POWER CORPORATION AND PINELLAS COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 7328, PAGE 1700. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

32. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLANDS OF INNISBROOK RECORDED IN OFFICIAL RECORDS BOOK 9970, PAGE 1264, AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 10750, PAGE 757, SECOND AMENDMENT RECORDED IN OFFICIAL, RECORDS BOOK 10884, PAGE 813 AND THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 11296, PAGE 2406 AS ASSIGNED BY ASSIGNMENT OF DEVELOPER RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 14896, PAGE 760, AND OFFICIAL RECORDS BOOK 14962, PAGE 2684, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT(S): (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST

33. CONSERVATION EASEMENT IN FAVOR OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10699, PAGE 1511.

34. DEED OF CONVEYANCE OF PIPELINES, APPURTENANCES AND AQUIFER RIGHTS IN FAVOR OF PINELLAS COUNTY RECORDED SEPTEMBER 24, 2003 IN OFFICIAL RECORDS BOOK 13091, PAGE 2266 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

35. NOTIFICATION OF PAYMENTS REQUIRED INNISBROOK RESORT AND GOLF CLUB RECORDED IN OFFICIAL RECORD BOOK 14090, PAGE 929, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. NOT A MATTER OF SURVEY.

36. TERMS AND PROVISIONS OF THE HOTEL/MOTEL BULK INSERTED SERVICE AGREEMENT BETWEEN BRIGHT HOUSE, LLC AND GTA-1B, LLC, D/B/A WESTIN INNISBROOK GOLF RESORT, A MEMORANDUM OF AGREEMENT RECORDED AUGUST 12,2005 IN OFFICIAL RECORDS BOOK 14526, PAGE 1010, OF THE PUBLIC RECORDS OF LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY



VICINITY MAP (NOT TO SCALE)

MATTERS OF RECORD: (SCHEDULE B-II EXCEPTIONS FROM COVERAGE) EXCEPTION ITEMS ARE DEPICTED HEREON AS (#)

38. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN PARCEL F DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 13469, PAGE 480, FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 14301, PAGE 1289, AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 14601, PAGE 1817, BOOK 15991, PAGE 2379, BOOK 16238, PAGE 1998 AND BOOK 18329, PAGE 1423, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

39 NOTIFICATION OF PAYMENTS REQUIRED INNISBROOK RESORT AND GOLF CLUB RECORDED IN OFFICIAL RECORD BOOK 14090, PAGE 929, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.40. CONSERVATION EASEMENT GRANTED TO PINELLAS COUNTY, RECORDED IN BOOK 20894, PAGE 885. NOT A MATTER OF SURVEY.

40. CONSERVATION EASEMENT GRANTED TO PINELLAS COUNTY, RECORDED IN BOOK 20894, PAGE 885. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

41. GENERAL UTILITY EASEMENT GRANTED TO PINELLAS COUNTY, RECORDED IN BOOK 19919, PAGE 1604. LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY

EASEMENT SET FORTH IN DECLARATION OF EASEMENTS, SPREAD OF MORTGAGE LIEN, SUBORDINATION OF MORTGAGES AND PARTIAL RELEASE OF MORTGAGES BY GOLF HOST RESORTS, INC., A COLORADO CORPORATION RECORDED APRIL 12, 2001 IN BOOK 11310, PAGE 138, AS AMENDMENT BY AMENDMENT RECORDED IN BOOK LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY

43. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN BOOK 18990, PAGE 2275. LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

44. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED.

NOT A MATTER OF SURVEY

45. THE POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE MEAN OR ORDINARY HIGH WATER LINE OF THE ABUTTING BODY OF WATER.

46. THE RIGHT, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE WATER ABUTTING THE LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING: (A) THE NATURAL LINE OF VEGETATION; (B) THE MOST EXTREME HIGH WATER MARK; (C) THE BULKHEAD LINE, OR (D) ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE. **NOT A MATTER OF SURVEY**

47. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED). NOT A MATTER OF SURVEY.

SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY SURVEY, ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER

2. THIS BOUNDARY SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2169-5322951, WITH A COMMITMENT DATE OF MAY 5, 2021 AT 08:00 AM, OF WHICH THE SUBJECT PROPERTIES ARE A PART.

3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A ZONING REPORT.

5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE

7. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR

8. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.

9. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD, MORE SPECIFICALLY, THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, AS BEING N89°57'27"E.

10. THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES "AE" (EL 10) "X" (OTHER FLOOD AREAS) AND "X" PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12103C0057G, PANEL(S) 0057, MAP EFFECTIVE DATE SEPTEMBER 03, 2003. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

11. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

12. PARCEL 1 CONTAINING 49.299 ACRES PARCEL 2 CONTAINING 4.411 ACRES OVERALL PROPERTY CONTAINS 53.710 ACRES

13. NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

14. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE FLORIDA LAND AND BOUNDARY INFORMATION (LABINS) WEBSITE AT HTTP://WWW.LABINS.ORG. THE AERIAL IMAGE IS USED AS A BACKGROUND FOR LOCATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED SURVEYED DATA FOR THIS SURVEY. SEE TOPOGRAPIC

TOLL BROS., INC., A PENNSYLVANIA CORPORATION SALAMANDER INNISBROOK, LLC, A FLORIDA LIMITED LIABILITY COMPANY

FIRST AMERICAN TITLE INSURANCE COMAPNY

DATE OF PLAT OR MAP: 9/01/2021

CERTIFICATE OF AUTHORIZATION NO. LB 2610 GREG BAKSIS, PSM FLORIDA LICENSE LS69





One Memorial Center, Suite 300 Tampa, Florida 33634 Phone: (813) 880-8881 www.Ardurra.com License #2610

TOLL BROS., INC. 9950 PRINCESS PALM AVE, **SUITE 330,** TAMPA, FL 33619

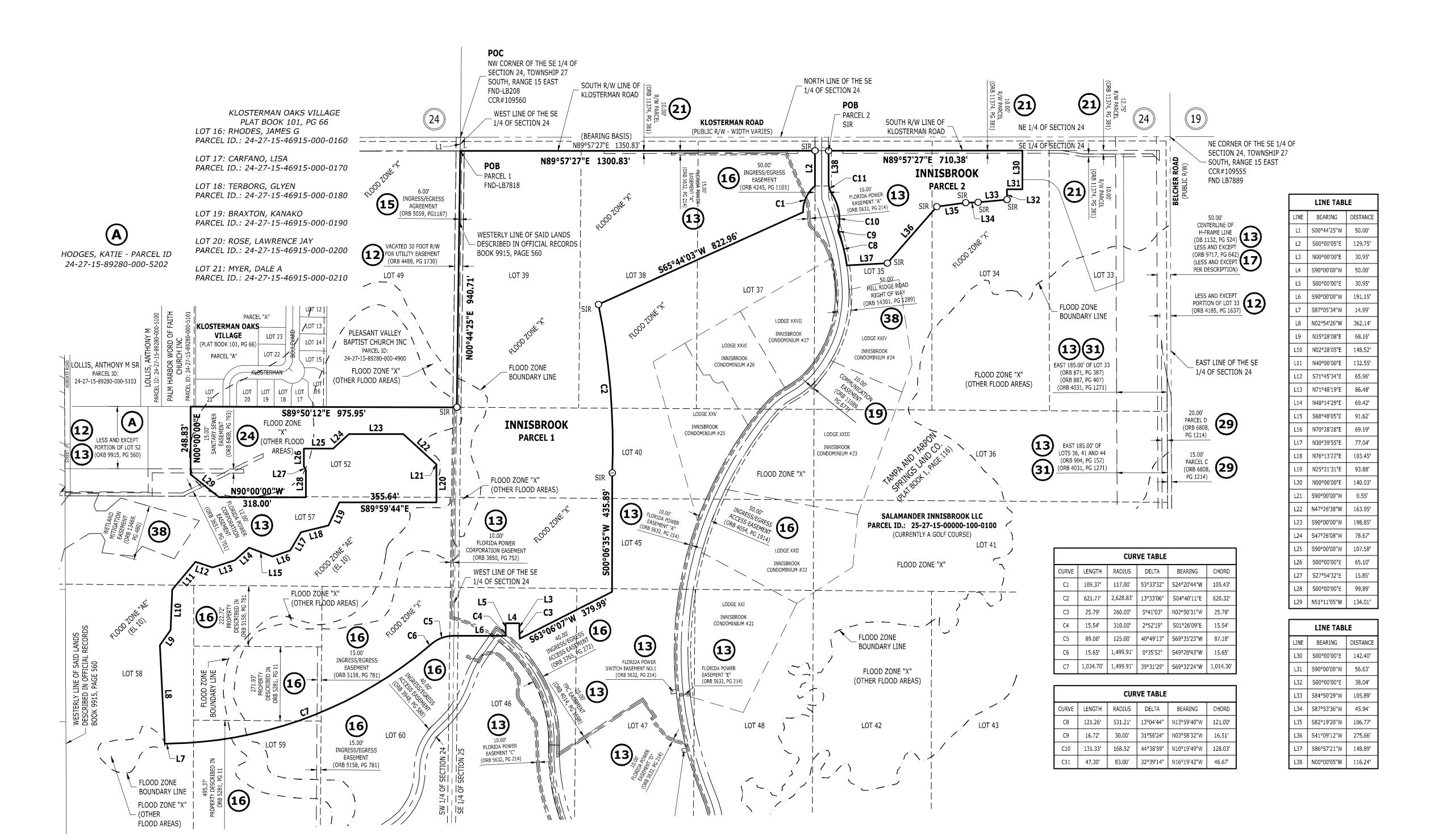
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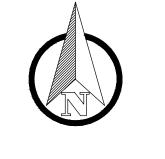
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JOB NO: 00171-2021-0646-00

of 2

BOUNDARY SURVEY SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST PINELLAS COUNTY, FLORIDA





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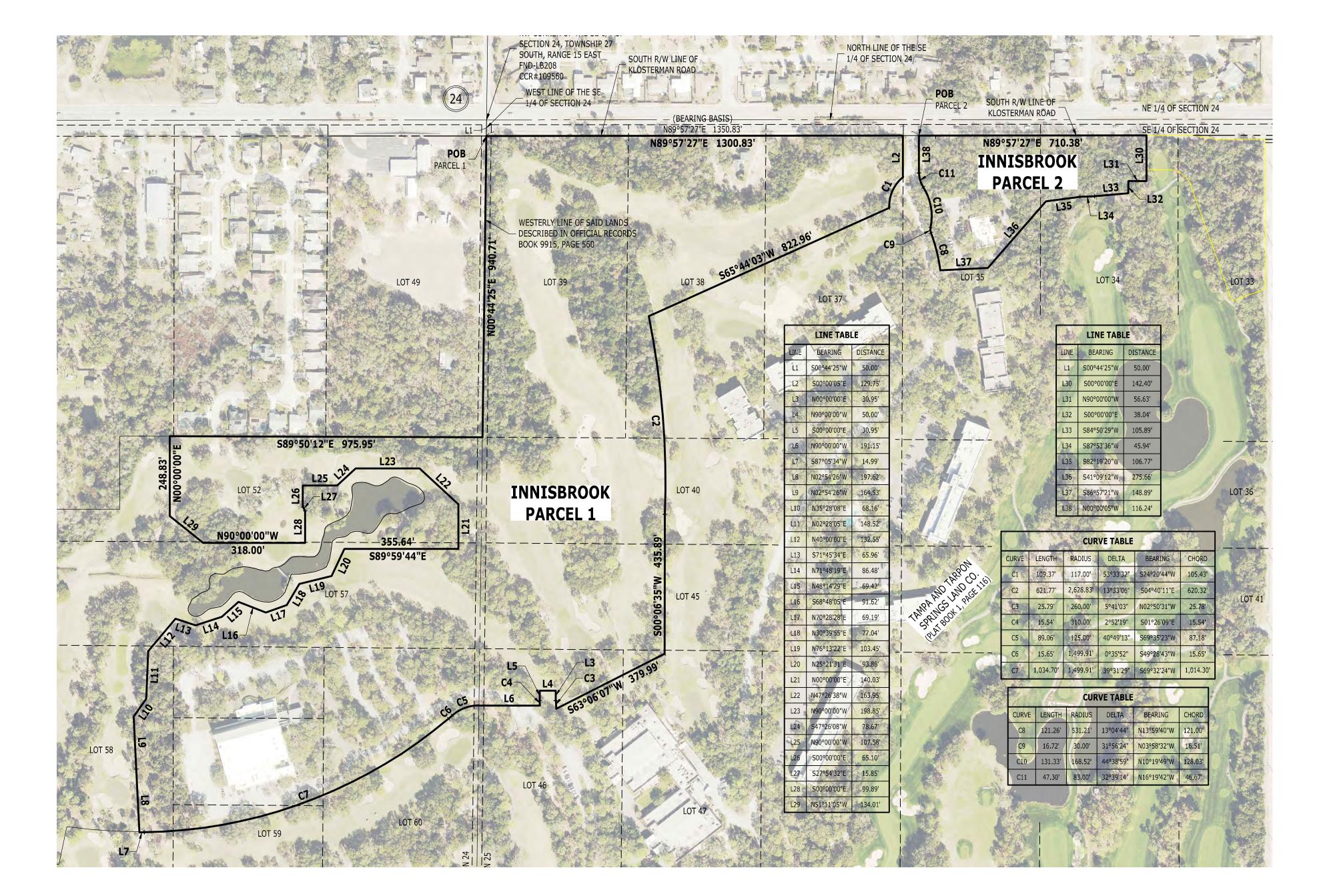
NO. DATE REVISION

DEVELOPMENT PARCELS
BOUNDARY SURVEY

JOB NO: 00171-2021-0646-0
DATE: 11/17/202

2 of 2

EXHIBIT "A"



INNISBROOK LEGAL DESCRIPTION

> A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,300.83 FEET: THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'05" EAST, A DISTANCE OF 129.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 109.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 53°33'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°20'44" WEST 105.43 FEET; THENCE SOUTH 65°44'03" WEST, A DISTANCE OF 822.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 621.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,628.83 FEET, A CENTRAL ANGLE OF 13°33'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°40'11" EAST 620.32 FEET; THENCE SOUTH 00°06'35" WEST, A DISTANCE OF 435.89 FEET; THENCE SOUTH 63°06'07" WEST, A DISTANCE OF 379.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 25.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°41'03", AND A CHORD BEARING AND DISTANCE OF NORTH 02°50'31" WEST 25.78 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 15.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 02°52'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°26'09" EAST 15.54 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 191.15 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°35'23" WEST 87.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 15.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 00°35'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°28'43" WEST 15.65 FEET; THENCE CONTINUE WESTERLY 1,034.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 39°31'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°32'24" WEST 1,014.30 FEET; THENCE SOUTH 87°05'34" WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 02°54'26" WEST, A DISTANCE OF 197.62 FEET; THENCE CONTINUE ALONG SAID LINE, NORTH 02°54'26" WEST, A DISTANCE OF 164.53 FEET; THENCE NORTH 35°28'08" EAST, A DISTANCE OF 68.16 FEET; THENCE NORTH 02°28'05" EAST, A DISTANCE OF 148.52 FEET; THENCE NORTH 40°00'00" EAST, A DISTANCE OF 132.55 FEET; THENCE SOUTH 71°45'34" EAST, A DISTANCE OF 65.96 FEET; THENCE NORTH 71°48'19" EAST, A DISTANCE OF 86.48 FEET; THENCE NORTH 48°14'29" EAST, A DISTANCE OF 69.42 FEET; THENCE SOUTH 68°48'05" EAST, A DISTANCE OF 91.62 FEET; THENCE NORTH 70°28'28" EAST, A DISTANCE OF 69.19 FEET; THENCE NORTH 30°39'55" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 76°13'22" EAST, A DISTANCE OF 103.45 FEET; THENCE NORTH 25°21'31" EAST, A DISTANCE OF 93.88 FEET; THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 355.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 140.03 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 0.55 FEET; THENCE NORTH 47°26'38" WEST, A DISTANCE OF 163.95 FEET: THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 198.85 FEET: THENCE SOUTH 47°26'08" WEST, A DISTANCE OF 78.67 FEET: THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 107.58 FEET: THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.10 FEET; THENCE SOUTH 27°54'32" EAST, A DISTANCE OF 15.85 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 99.89 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 318.00 FEET; THENCE NORTH 51°11'05" WEST, A DISTANCE OF 134.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 248.83 FEET; THENCE SOUTH 89°50'12" EAST, A DISTANCE OF 975.95 FEET; THENCE NORTH 00°44'25" EAST, A DISTANCE OF 940.71 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 49.299 ACRES.

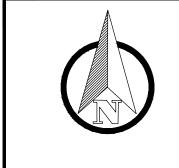
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,350.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°57'27" EAST, A DISTANCE OF 710.38 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 142.40 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.63 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 84°50'29" WEST, A DISTANCE OF 105.89 FEET; THENCE SOUTH 87°53'36" WEST, A DISTANCE OF 45.94 FEET; THENCE SOUTH 82°19'20" WEST, A DISTANCE OF 106.77 FEET; THENCE SOUTH 41°09'12" WEST. A DISTANCE OF 275.66 FEET; THENCE SOUTH 86°57'21" WEST, A DISTANCE OF 148.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 121.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 531.21 FEET, A CENTRAL ANGLE OF 13°04'44", AND A CHORD BEARING AND DISTANCE OF NORTH 13°59'40" WEST 121.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 16.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°56'24", AND A CHORD BEARING AND DISTANCE OF NORTH 03°58'32" WEST 16.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 131.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.52 FEET, A CENTRAL ANGLE OF 44°38'59", AND A CHORD BEARING AND DISTANCE OF NORTH 10°19'49" WEST 128.03 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 47.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 83.00 FEET. A CENTRAL ANGLE OF 32°39'14", AND A CHORD BEARING AND DISTANCE OF NORTH 16°19'42" WEST 46.67 FEET; THENCE NORTH 00°00'05" WEST, A DISTANCE OF 116.24 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 4.411 ACRES.

OVERALL PROPERTY CONTAINS 53.710 ACRES.



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INNISBROOK PARCELS 1 AND AND

DESCRIPTION

JOB NO: 00171-2021-0646-00

1 of 1

INNISBROOK Revised RPD Overall Development Plan

TOTAL VESTED RESIDENTIAL UNITS = 2,295 ADDITIONAL 4.1 ACRE (RPD) UNITS = 10

2,305

EXISTING UNITS = 1,876 **MAXIMUM ADDITIONAL UNITS =**

> **EXISTING MF RESIDENTIAL DEVELOPMENT PARCELS**

> > Currently contain 1370 units

PROPOSED NEW PARCEL L, **53.71** acres, **186** du

POTTENTIAL COMMERCIAL **DEVELOPMENT PARCELS**

 $3.6 \pm acres$

(38,075 sf. Maximum commercial allowed 3.0 acres to contain 33,075 sf. and 0.6parcels to contain 5,000 sf. of Commercial Space.

Land Use Table

Parcel/	Lana Osc Tax			
Lodge #	Lodge Name	Units	Acres	
1	Byrnwyck	24	2.98	
	Berkshire	30	3.26	
2 3 4 5 6 7	Belfast	28	4.22	
4	Baltusrol	26	3.78	
5	Lahinch	24	1.77	
6	Lytham	26	1.83	
7	Canterbury	93	7.80	
8	Carnoustie	57	4.18	
9	Kilarney	57	3.71	
10	Hoylake	24	2.10	
11	Dornoch	24	1.95	
12	Dublin	24	2.65	
13	Merion	51	3.59	
14	Maidstone	24	3.39	
15	Muirfield	51	3.24	
16	Mussleburgh	26	3.18	
17	Portrush	24	1.92	
18	Portmarnoch	24	2.20	
19	Pine Valley	51	2.41	
20	Preswick	51	3.58	
21	Rosemount	51	3.44	
22	Royal Amberdeen	24	3.61	
23	St. Andrews	51	4.87	
24	St. George	24	1.85	
25	Turnberry	12	2.44	
26	Troon	12	1.63	
27	Sunningdale	12	2.11	
28	Augusta (1)	13	1.13	
Commerci		N/A	3.6	
A	Parcel A	35	8.3	
В	Parcel B	0	4.5	
C	Parcel C	12	2.6	
D	Parcel D	0	5.1	
E F G	Parcel E	0	8.3	
<u></u>	Parcel F Parcel G	198	37.01 2.77	
H		0		
7	Parcel H Parcel I	0	1.74 1.94	
	Parcel J	396	33.09	
J K	Parcel K	432	33.09 34.6	
	Parcel L	186	5 3 .71	
L N/A	Open Space	N/A	597.01	
- IVA	CPOIL CPUCE			Total
		2,305	845.55	Total

**Total Acreage for Both Commercial Parcels.

 $0.6 \pm ac.$ Gatehouse

Notes:

- **Existing Residential Development Parcels based on recorded** condominium plats of residential units.
- **Proposed MF Residential Development Parcels coincide with** RE, RL and RLM designations on the Pinellas County F.L.U.M.
- Potential Commercial Development Parcels not to exceed 38,075 SF.
- 38,075 SF commercial use may be located elsewhere within project subject to county staff approval.
- The eastern 2.157 acres of Parcel "I" are incorporated into Parcel L. The balance of 1.94 acres of Parcel "I" remains in use as golf course/open space.

E. KLOSTERMAN RD. Gatehouse 53.71 ±ac.

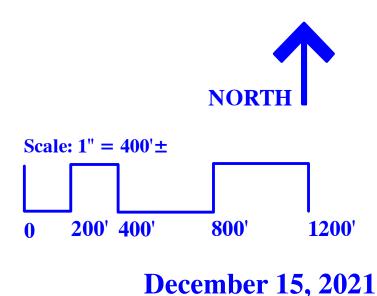
53.71 ±ac. 186 SF Tamarron. maistan man 8.3 ± ac. 35 MF *Copperhead Clubhouse Sandpiper * **Golf Center** Practice Range Village Green Maintenance Tennis / Racketball Center 0 MF Island Access to Parcel F Clubhouse. (Improve existing road) 2.77 ± ac. 0 MF

> LEGAL DESCRIPTION: WESTIN - INNISBROOK (prepared by others)

A parcel of land lying in Sections 24 and 25, Township 27 South, Range 15 East, and Section 30, Township 27 South, Range 16 East, all in Pinellas County, Florida, being further described as follows:

Begin at the East 1/4 corner of Section 25 (P.O.B.), and run S. 00°21'10" E., 100.03 feet along the Easterly boundary of Section 25; thence S. 88°56'14" E. along a line 100 feet South of and parallel to the East-West centerline of Section 30, 1308.95 feet; thence S. 00°12'23" E., 190.00 feet; thence S. 88°56'14" E., 210.00 feet; thence N. 00°12'23" W., 190.00 feet to a line 100 feet South of and parallel to the East-West centerline of Section 30; thence S. 88°56'14" E., 996.94 feet to the Westerly right-of-way line of U.S. Hwy. 19 (a 200' R/W); thence S. 00°03'56" E., 1296.14 feet along said Westerly right-of-way line; thence N. 87°46'52" W., 2509.16 feet to a point on the Easterly boundary of Section 25; thence S. 00°21'10" E., 1315.57 feet along said Easterly boundary to the North right-of-way line of Bee Pond Road (50' R/W); thence N. 89°33'56" W., 2713.42 feet along a line 30 feet North of and parallel to the Southerly boundary of Section 25; thence N. 89°35'14" W. and along the North right-of-way line of Bee Pond Road (80' R/W), 2689.63 feet to a point on the Westerly boundary of Section 25; thence N. 01°05'41" W., 1296.40 feet along said Westerly boundary; thence S. 89°47'28" E., 1702.98 feet; thence N. 00°07'22" W., 1332.07 feet; thence N. 00°01'17" W., 595.27 feet; thence N. 75°22'56" W., 77.89 feet; thence N. 55°42'26" W., 89.96 feet; thence N. 38°11'36" W., 77.62 feet; thence N. 30°57'26" W., 746.34 feet; thence N. 89°44'01" W., 1155.18 feet to a point on the Westerly boundary of Section 25; thence N. 00°48'38" W., 1013.80 feet along said Westerly boundary to the Southeasterly right-of-way line of the Pinellas Trail (a 120' R/W) (formerly the Seaboard Coastline Railroad); thence continue N. 00°48'38" W., 344.36 feet to the Northwest corner of Section 25; thence S. 89°28'59" E., 220.55 feet to the Southeasterly right-of-way line of aforesaid Pinellas Trail; thence leaving said right-of-way line continue S. 89°28'59" E., 1189.80 feet to the Southwest corner of Tract 58 of the Tampa-Tarpon Springs Land Company Subdivision of Section 24, Township 27 South, Range 15 East, as recorded in Plat Book 1, page 116, of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part); thence N. 00°13'18" W., 1413.95 feet along the Westerly boundary of Tracts 52, 57 and 58 of said plat; thence S. 89°50'12" E., 305.04 feet; thence N. 00°17'36" W., 228.49 feet to a point on the Northerly boundary of Tract 52 of said plat; thence S. 89°50'12" E. along the Northerly boundary of Tract 52 of said plat, 1133.23 feet to the Southwest corner of Tract 39 of said plat; thence N. 00°44'25" E., 940.71 feet along the Westerly boundary of Tract 39 to the Southerly right-of-way line of Klosterman Road (a 100' R/W); thence N. 89°57'27" E., 2563.26 feet along said Southerly right-of-way line; thence S. 00°14'51" E., 589.92 feet; thence by a curve to the left having a radius of 1200.92 feet, a central angle of 14°49'45", a chord bearing of S. 07°39'44" E. chord distance of 309.95 feet, an arc distance of 310.82 feet to a point on the Easterly boundary of aforesaid Section 24; thence S. 00°14'51" E. along said Section 24, 1719.74 feet to the Northeast corner of said Section 25; thence S. 00°08'15" E., 2668.36 feet along the Easterly boundary of Section 25 to the East 1/4 corner and also the Point of Beginning (P.O.B.).

LESS and EXCEPT:Subject to any easements for roads (ingress & egress) any easements or documents of record.



INNISBROCK Revised RPD Overall Development Plan

35 MF

TOTAL VESTED RESIDENTIAL UNITS = 2,295 ADDITIONAL 4.1 ACRE (RPD) UNITS = 10

Total 2,305

EXISTING UNITS = 1,370

MAXIMUM ADDITIONAL UNITS = 935

EXISTING MF RESIDENTIAL DEVELOPMENT PARCELS Currently contain 1370 units

> PROPOSED MF RESIDENTIAL **DEVELOPMENT PARCELS**

> > Total 104.22+/- acres

POTENTIAL DEVELOPMENT PARCELS

Total 4.1+/- acres (Golf Course as intended use)

POTENTIAL COMMERCIAL **DEVELOPMENT PARCELS**

3.6+/-acres38.075 sf. maximum commercial allowed

3.0 acres to contain 33,075 sf. and 0.6 parcel to contain 5000 sf. of Commercial Space.

	Land Use Ta	ble	,
Parcel/			
Lodge #	Lodge Name	Units	Acres
1	Byrnwyck	24	2.98
2	Berkshire	30	3.26
3	Belfast	28	4.22
4	Baltusrol	26	3.78
5	Lahinch	24	1.77
6	Lytham	26	1.83
2 3 4 5 6 7	Canterbury	93	7.80
8	Carnoustie	57	4.18
9	Kilarney	57	3.71
10	Hoylake	24	2.10
11	Dornoch	24	1.95
12	Dublin	24	2.65
13	Merion	51	3.59
14	Maidstone	24	3.39
15	Muirfield	51	3.24
16	Mussleburgh	26	3.18
17	Portrush	24 24	1.92
18	Portmarnoch	51	2.20
19	Pine Valley Preswick	51	3.58
20	Rosemount	51	3.44
21 22	Royal Amberdeen	24	3.61
23	St. Andrews	51	4.87
24	St. George	24	1.85
25	Turnberry	12	2.44
26	Troon	12	1.63
27	Sunningdale	12	2.11
28	Augusta	13	1.13
Commercial**	NIA	NIA	3.6
A	Parcel A	35	8.3
B	Parcel B	4	4.5
C	Parcel C	12	2.6
D	Parcel D	22	5.1
E	Parcel E	30	8.3
CDEF	Parcel F	400	37.01
S	Parcel G Parcel H	20	1.74
***	Parcel J	16 396	33.90
K	Parcel K	432	34.6
NA	Open Space	N/A	618.31*
		2,305	845.55

*Open space acreage includes parcel "I" area = 4.1+/- ac. ** Total Acreage for Both Commercial Parcels.

 $0.6 \pm / - ac.$ $33.9 \pm /-ac.$ 34.6 + / - ac. 396 MF 432 MF

Plan graphic composed of REDI aerial photograph (1996)

Notes:

- 1. Existing Residential Development Parcels based on recorded condominium plats of residential units.
- 2. Proposed MF Residential Development Parcels coincide with RE, RL and RLM designations on the Pinellas County F.L.U.M.
- 3. Potential Commercial Development Parcels not to exceed 38,075 SF.
- 4. 38,075 SF commerical use may be located elsewhere within project subject to county staff approval.
- 5. Parcel "I" (4.1 ac.) acquired by Innisbrook and rezoned RPD 2.5 in 1990.

LEGAL DESCRIPTION: WESTIN - INNISBROOK (prepared by others)

2.77+/- ac.

20 MF

 $1.74 \pm / - ac.$

16 MF

A parcel of land lying in Sections 24 and 25, Township 27 South, Range 15 East, and Section 30, Township 27 South, Range 16 East, all in Pinellas County, Florida, being further described as follows:

Begin at the East 1/4 corner of Section 25 (P.O.B.), and run S. 00°21'10" E., 100.03 feet along the Easterly boundary of Section 25; thence S: 88°56'14" E. along a line 100 feet South of and parallel to the East-West centerline of Section 30, 1308.95 feet; thence S. 00°12'23" E., 190.00 feet; thence S. 88°56'14" E., 210.00 feet; thence S. 88°56'14" E. 88°56'14" E., 996.94 feet to the Westerly right-of-way line of U.S. Hwy. 19 (a 200' R/W); thence S. 00°03'56" E., 1296.14 feet along said Westerly right-of-way line; thence N. 87°46'52" W., 2509.16 feet to a point on the Easterly boundary of Section 25; thence S. 00°21'10" E., 1315.57 feet along said Easterly boundary to the North right-of-way line of Bee Pond Road (50' R/W); thence N. 89°33'56" W., 2713.42 feet along a line 30 feet North of and parallel to the Southerly boundary of Section 25; thence N. 89°35'14" W. and along the North right-of-way line of Bee Pond Road (80' R/W), 2689.63 feet to a point on the Westerly boundary of Section 25; thence N. 01°05'41" W., 1296.40 feet along said Westerly boundary; thence S. 89°47'28" E., 1702.98 feet; thence N. 00°07'22" W., 1332.07 feet; thence N. 75°22'56" W., 77.89 feet; thence N. 55°42'26" W., 89.96 feet; thence N. 60°07'22" W., 1332.07 feet; thence N. 60°07'22" W., 130°07'22" W., 130°0 38°11'36" W., 77.62 feet; thence N. 30°57'26" W., 746.34 feet; thence N. 89°44'01" W., 1155.18 feet to a point on the Westerly boundary of Section 25; thence N. 00°48'38" W., 1013.80 feet along said Westerly boundary to the Southeasterly right-of-way line of the Pinellas Trail (a 120' R/W) (formerly the Seaboard Coastline Railroad); thence continue N. 00°48'38" W., 344.36 feet to the Northwest corner of Section 25; thence S. 89°28'59" E., 220.55 feet to the Southeasterly right-of-way line of aforesaid Pinellas Trail; thence leaving said right-of-way line continue S. 89°28'59" E., 1189.80 feet to the Southwest corner of Tract 58 of the Tampa-Tarpon Springs Land Company Subdivision of Section 24, Township 27 South, Range 15 East, as recorded in Plat Book 1, page 116, of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part); thence N. 00°13'18" W., 1413.95 feet along the Westerly boundary of Tracts 52, 57 and 58 of said plat; thence S. 89°50'12" E., 305.04 feet; thence N. 00°17'36" W., 228.49 feet to a point on the Northerly boundary of Tract 52 of said plat; thence S. 89°50'12" E. along the Northerly boundary of Tract 52 of said plat, 1133.23 feet to the Southwest corner of Tract 39 of said plat; thence N. 00°44'25" E., 940.71 feet along the Westerly boundary of Tract 39 to the Southerly right-of-way line of Klosterman Road (a 100' R/W); thence N. 89°57'27" E., 2563.26 feet along said Southerly right-of-way line; thence S. 00°14'51" E., 589.92 feet; thence by a curve to the left having a radius of 1200.92 feet, a central angle of 14°49'45", a chord bearing of S. 07°39'44" E. chord distance of 309.95 feet, an arc distance of 310.82 feet to a point on the Easterly boundary of aforesaid Section 24; thence S. 00°14'51" E. along said Section 24, 1719.74 feet to the Northeast corner of said Section 25; thence S. 00°08'15" E., 2668.36 feet along the Easterly boundary of Section 25 to the East 1/4 comer and also the Point of Beginning (P.O.B.).

LESS and EXCEPT:Subject to any easements for roads (ingress & egress) any easements or documents of record.

Parcel F

(improve existing road)

37.01 + / - ac.

200 400 April 10, 2001

Scale: 1" = 400' +/-



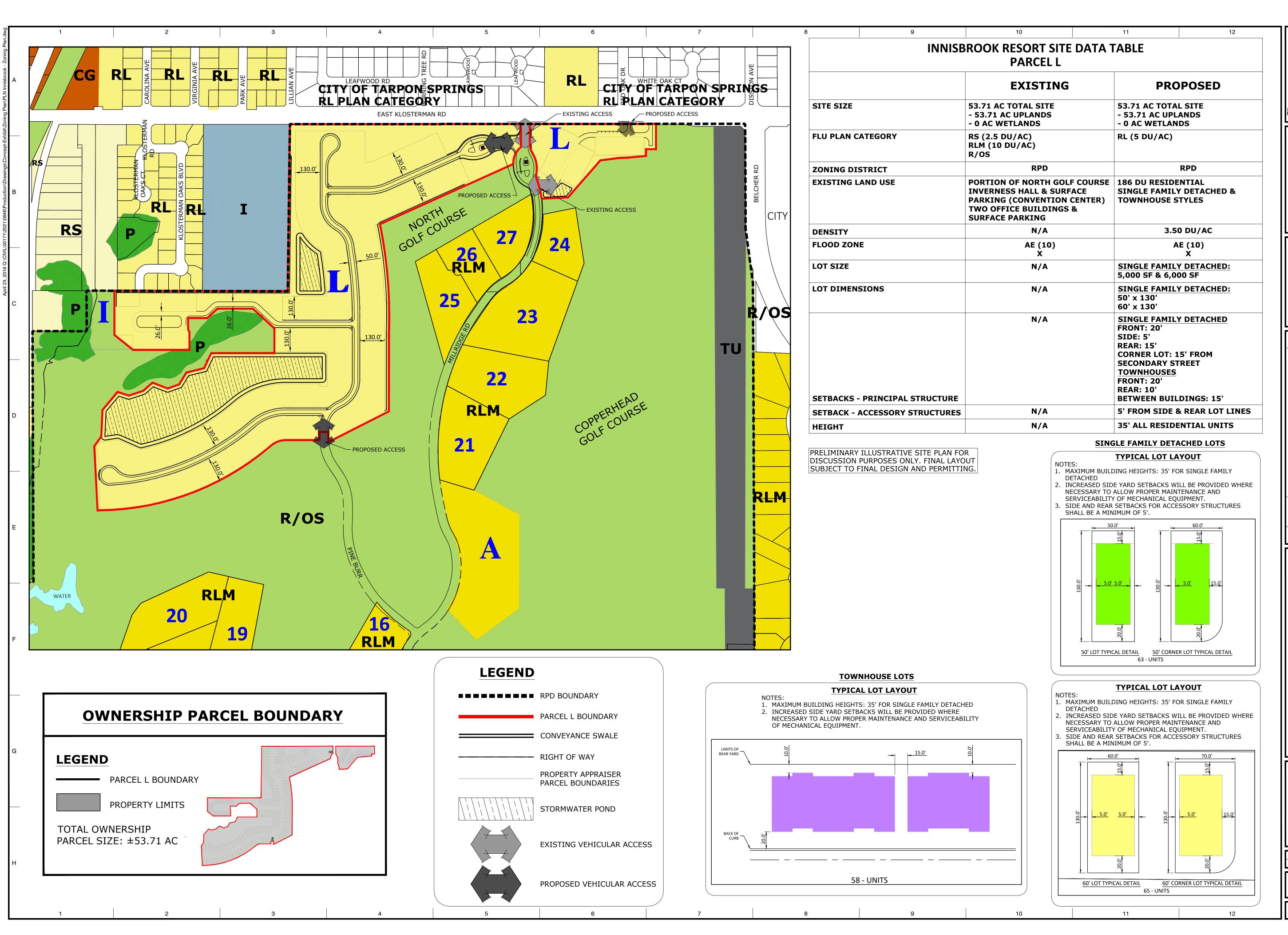
1200

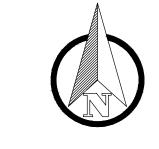
NORTH

GOLF HOST RESORTS, INC.

P.O. Box 1088 Tarpon Springs, Florida 34688-1088

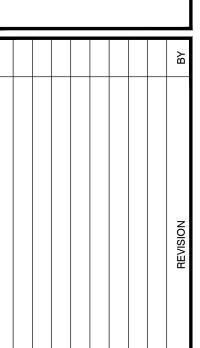
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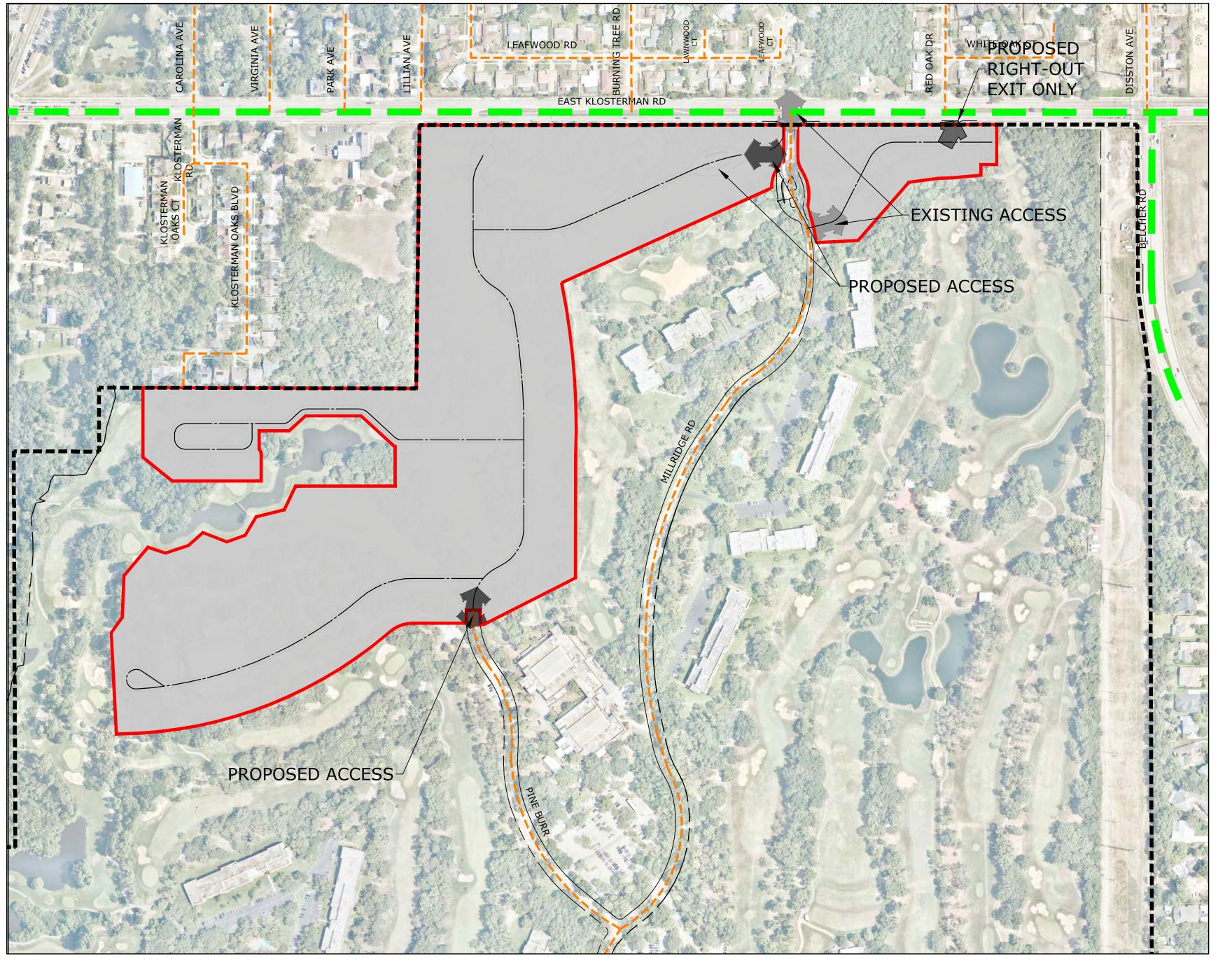
SCALE: FEET

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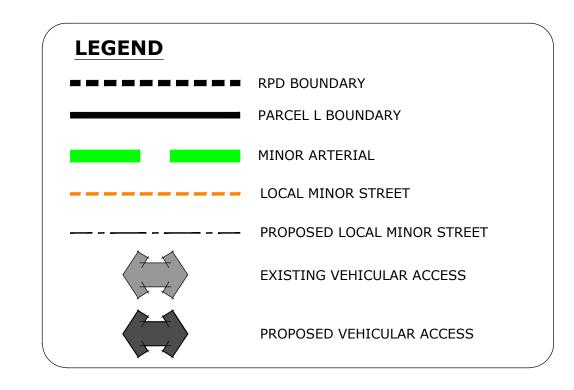


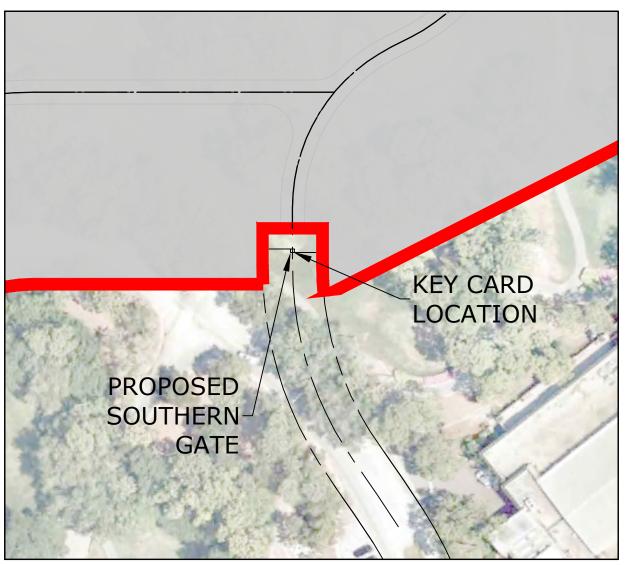
INNISBROOK RESOR

1 OF 5

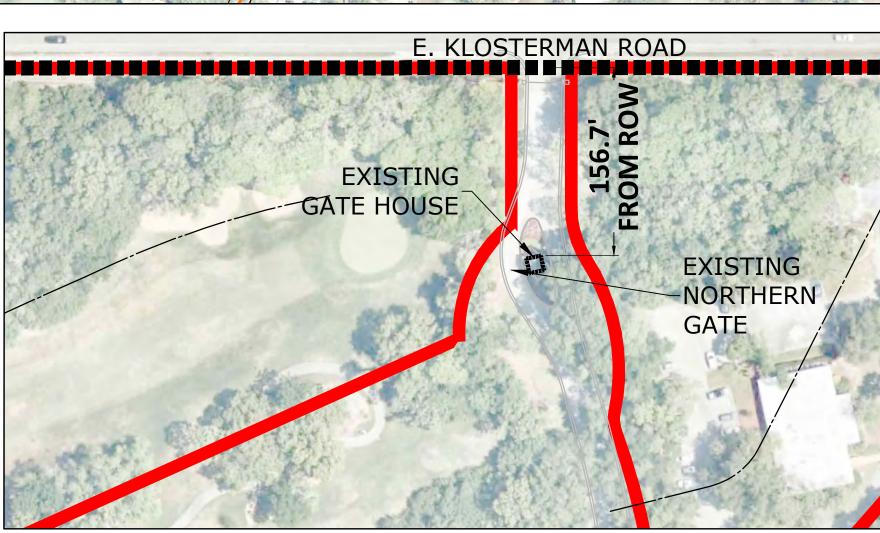


TRANSPORTATION DATA		
INTERNAL STREET CLASSES	MINOR LOCAL	
INTERNAL ROW WIDTH	50 FEET	
SITE ACCESS POINTS	UP TO 2 TOTAL (2 PRIMARY, 1 SECONDAR AT COUNTY DIRECTION)	
TRANSIT STOPS	NONE	
BICYCLE/PEDESTRIAN FACILITIES	NEW SIDEWALKS WITHII PARCEL L	

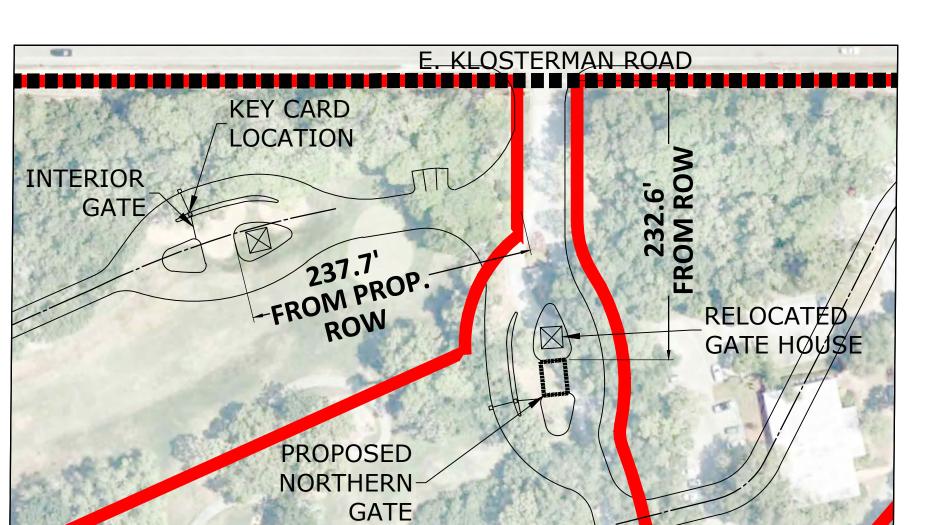


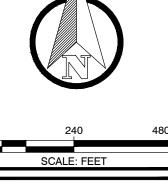


PROPOSED SOUTHERN GATE DETAIL SCALE: 1" = 80'







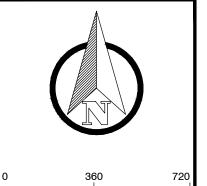


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2 OF 5

PROPOSED NORTHERN GATE DETAIL SCALE: 1" = 80'

PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.



SCALE: FEET

RDURRA

LABORATE. INNOVATE. CREATE

4921 Memorial Highway

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Tampa, Florida 33634
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INNISBROOK RESORT
PINELLAS COUNTY, FLORIDA

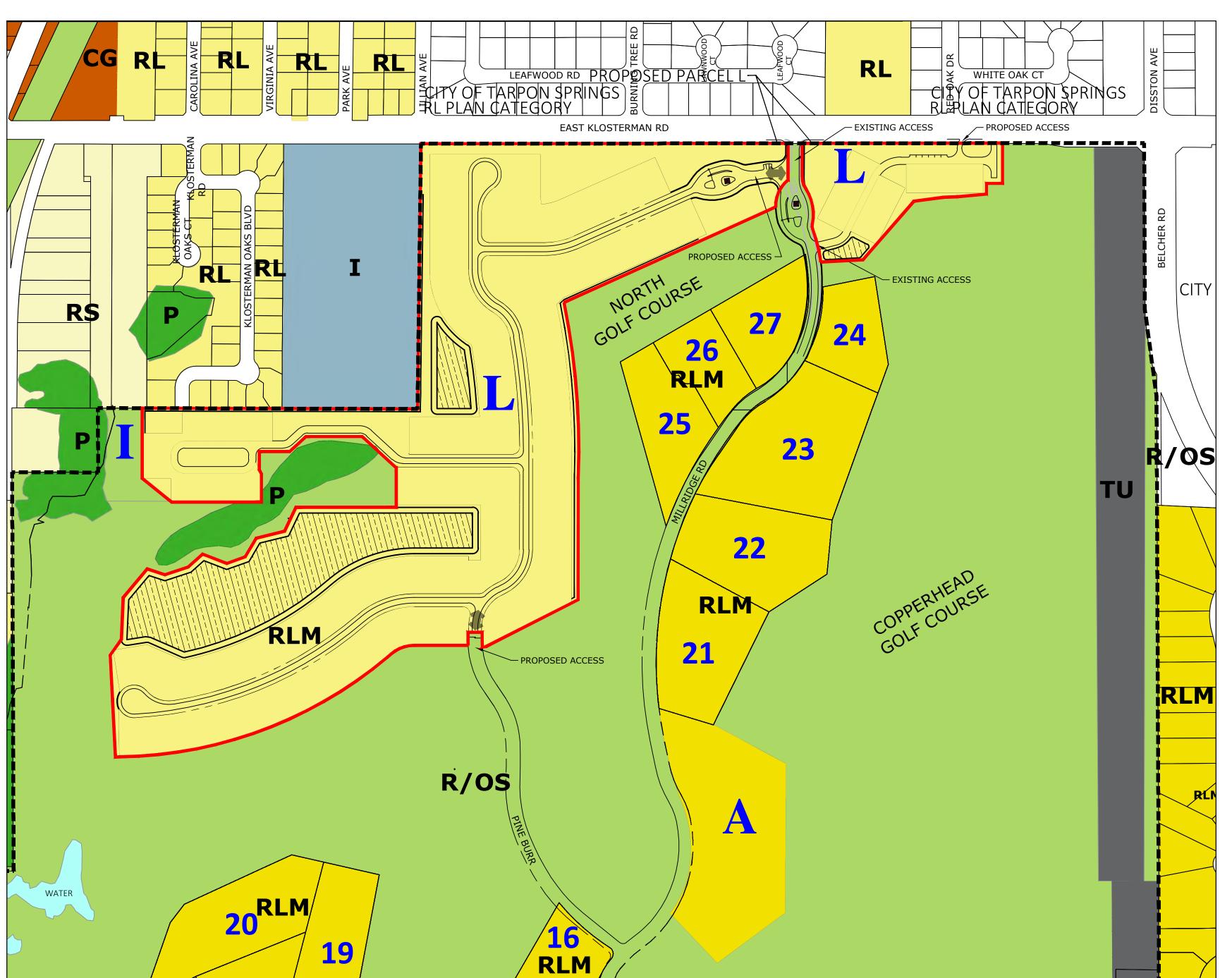
DEVELOPMENT MASTER PLAN
PARCEL L

LAND USE FRAMEWORK PLAN

DEVI

JOB NO: 2021-0646-00 DATE: 11/01/2021

3 OF 5



LEGEND ===== RPD BOUNDARY PARCEL L BOUNDARY = CONVEYANCE SWALE PROPOSED OPEN SPACE

STORMWATER POND

Recreational Amenities within Innisbrook Resort

All Recreational Amenities will be available to residents of Parcel L

- 1. 4 golf courses
 - Copperhead The home to the Valspar PGA Championship
 - The Island
 - Osprey North to be converted to a short course
 - Osprey South
- 2. Two golf driving ranges and teaching facilities
- 3. Tennis Complex
- 11 outside tennis courts
- Inside Racquetball Courts
- Teaching Facility
- 4. Three Clubhouses
- Copperhead including Packard's Restaurant
- The Island with a breakfast and lunch grill
- The Osprey with the Salamander Restaurant
- 5. Loch Ness Pool Facility Including the Loch Ness Grill
- 6. Five pool areas
- 7. Fitness Center
- 8. Indaba Spa

Parcel/

21

Key to Lodges

Lodge #	Lodge Name
16	Mussleburgh
19	Pine Valley
20	Preswick

Royal Amberdeen 23 St. Andrews 24 St. George 25 Turnberry

Rosemount

26 Troon

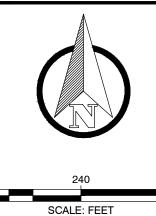
Sunningdale Parcel A Parcel I Parcel L

DEVELOPMENT MASTER P
PARCEL L
OPEN SPACE FRAMEWORK P

INNISBROOK RESORT
PINELLAS COUNTY, FLORIDA

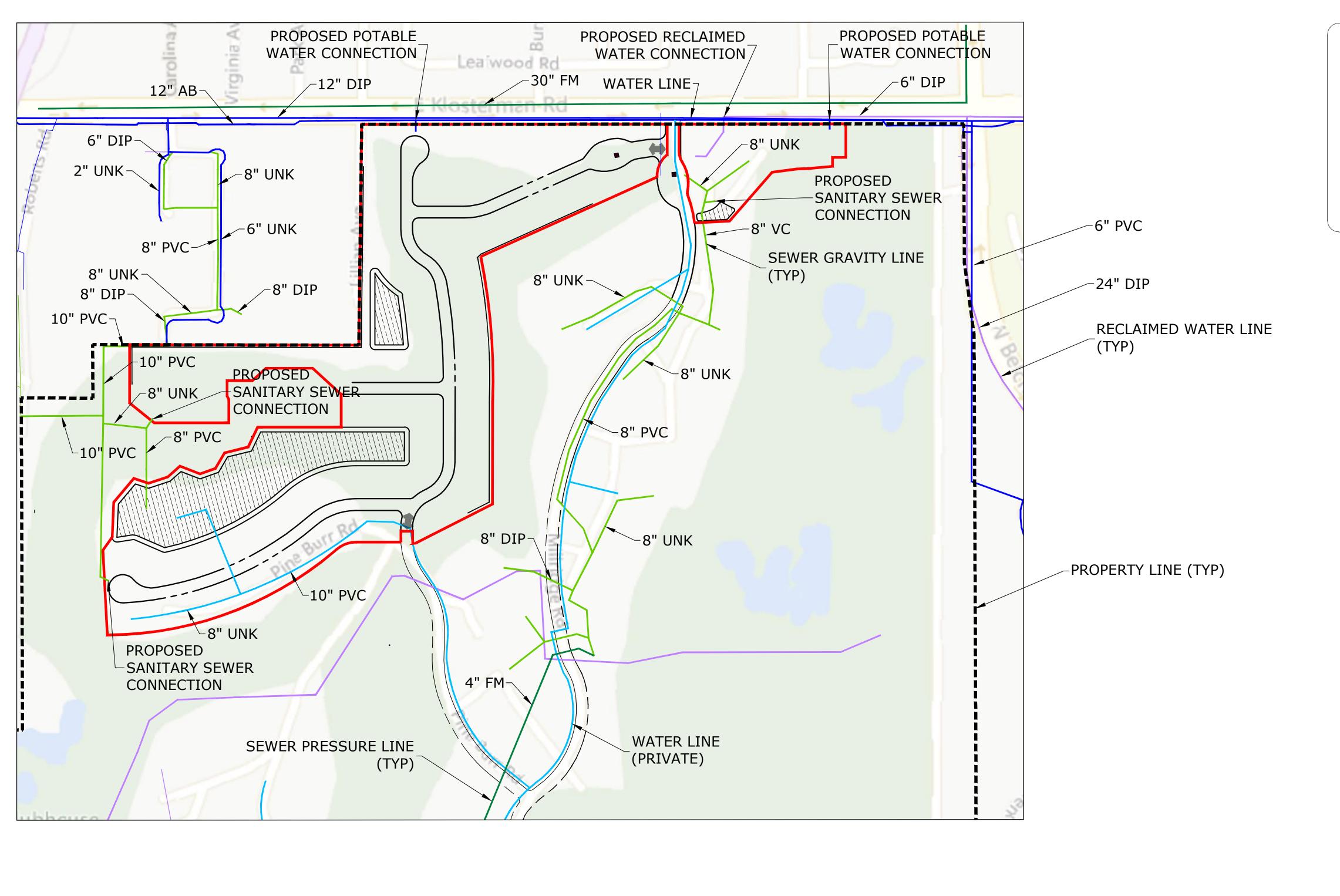
4 OF 5

PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.



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License #2610



LEGEND ---- RPD BOUNDARY PARCEL L BOUNDARY ---- PROPOSED RIGHT OF WAY WATER LINE (PRIVATE) WATER LINE RECLAIMED WATER LINE

SEWER GRAVITY LINE SEWER PRESSURE LINE STORMWATER POND

ARDURRA

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DEVELOPMENT MASTER PLAN PARCEL L

5 OF 5

PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL LAYOUT SUBJECT TO FINAL DESIGN AND PERMITTING.

2021 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

DOCUMENT# L07000063317

Entity Name: SALAMANDER INNISBROOK, LLC

Current Principal Place of Business:

36750 US HWY 19 N PALM HARBOR. FL 34684

Current Mailing Address:

36750 US HWY 19 N

PALM HARBOR, FL 34684 US

FEI Number: 26-0442888 Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ANGEL NUNEZ. ASST SECRETARY 11/23/2021

Electronic Signature of Registered Agent

Date

FILED Nov 23, 2021

Secretary of State

6532373973CR

Authorized Person(s) Detail:

 Title
 MGR
 Title
 MGRM

 Name
 DEVADAS, PREM A
 Name
 BUSCH, JIM

Address 100 W WASHINGTON ST Address 36750 US HWY 19 NORTH
City-State-Zip: MIDDLEBURG VA 20118 City-State-Zip: PALM HARBOR FL 34684

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JIM BUSCH RESORT MANAGER 11/23/2021