

After recording return to:

Lee E. Nelson
Shutts & Bowen, LLC
4301 W. Boy Scout Blvd., Ste 300
Tampa, FL 33607

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”), executed as of the 2nd day of April, 2024, by **MAK FAMILY PARTNERSHIP, LTD.**, a Florida limited partnership, whose mailing address is P.O. Box 478, Brooksville, FL 34605, **TBF PARTNERS, LTD.**, a Texas limited partnership, whose mailing address is P.O. Box 68, Brooksville, FL 34605, **TBF PARTNERS II, LLC**, a Florida limited liability company, whose mailing address is P.O. Box 68, Brooksville, FL 34605, **ROBERT A. BUCKNER, AS TRUSTEE, under THE BUCKNER SUNRISE TRUST U/A dated March 9, 1989**, whose mailing address is 11 North Main Street, Brooksville, FL 34601, **ROBERT A. BUCKNER**, individually, **SHARON P. McKETHAN**, individually, whose mailing address is 11 Geranium Ct., Homosassa, FL 34446, **HALEY DOWLEN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN HALE McKETHAN**, whose mailing address is 3001 San Miguel St., Tampa, FL 33629, **ROBERT A. BUCKNER, WILLIAM M. BUCKNER and JAMES C. BUCKNER, as CO-TRUSTEES OF THE ROBERT C. BUCKNER TRUST**, whose mailing address is 11 North Main Street, Brooksville, FL 34601, **JAMES C. BUCKNER**, individually, and **ROBERT A. BUCKNER, JAMES C. BUCKNER AND WILLIAM M. BUCKNER, as CO-TRUSTEES OF THE CELIA M. BUCKNER TRUST U/T/A DTD 1/16/03, AS AMENDED**, 11 North Main Street, Brooksville, FL 34601, and **T.E. BRONSON**, individually, whose mailing address is 24060 Deer Run Road, Brooksville, FL 34601, as joint tenants-in-common as their interests may appear (collectively the “**Grantor**”), to **HAWK SUNRISE LLC**, a Florida limited liability company (the “**Grantee**”), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607.

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Hernando County, Florida being more particularly described as follows:

See Exhibit “A” attached hereto and incorporated herein by reference.

TOGETHER WITH, (i) all tenements, hereditaments, appurtenances, and other rights thereto belonging or in anywise appertaining; (ii) all of Grantor's right, title and interest in and to all air, surface, mineral and subsurface rights, easements and rights of way and ingress and egress rights; (iii) all right, title and interest of Grantor in and to any public road with every privilege, right, title, interest and estate reversion and remainder thereto belonging or in anywise

thereto appertaining; and (iv) all improvements thereon (collectively with the land described in Exhibit "A", the "Property").

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor represents that the Property is neither the homestead nor residence of Grantor.

Subject to the last sentence of this paragraph, Grantor hereby covenants with Grantee that the Property is free and clear of all liens and encumbrances except taxes for 2024 and subsequent years not due and payable, and matters listed on Exhibit "B" attached hereto, without intent to reimpose same; that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other. The terms of this paragraph shall not apply to the following Grantor parties: Robert A. Buckner, individually, James C. Buckner, individually, and T.E. Bronson, individually.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

MAK Family Partnership, Ltd.,
a Florida limited partnership

Mika L. Caruana
Signature of Witness 1

By: [Signature]
James H. Kimbrough, Jr.
Its: Managing General Partner

Mika L. Caruana
Print name of Witness 1

and

9009 Northcliffe Blvd., Spring Hill, FL 34606
Address of Witness 1

[Signature]
Signature of Witness 2

Richard P. Caruana
Print name of Witness 2

9009 Northcliffe Blvd., Spring Hill, FL 34606
Address of Witness 2

STATE OF FLORIDA)
) ss.:
COUNTY OF HERNANDO)

The foregoing instrument was acknowledged before me by (X) means of physical presence or () online notarization this 22 day of March, 2024, by James H. Kimbrough, Jr., the Managing General Partner of MAK Family Partnership, Ltd., a Florida limited partnership, on behalf of the partnership, who (X) is personally known to me or () has produced _____ as identification.

[Official Notarial Seal]

[Signature]
Notary Public

Mika L. Caruana
(Print or type name)

Commission No.: HH 379162

My Commission Expires: June 05, 2027



MIKAL L. CARUANA
Commission # HH 379162
Expires June 5, 2027

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of Witness 1

JAMES W. CARMAN
Print name of Witness 1

1546 N. BATH Pk Crystal River, FL
Address of Witness 1

Cassandra F. Goolsby
Signature of Witness 2

Cassandra F. Goolsby
Print name of Witness 2
34382 Orchid Plany
Ridge Manor, A 33523
Address of Witness 2

TBF Partners, Ltd., a Texas limited partnership

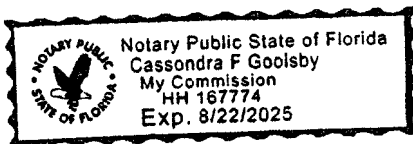
Through TBF Management, LLC, a Texas
limited liability company, its Managing General
Partner

By: [Signature]
J. Thomas Bronson, its Chief Operating
Officer

STATE OF FLORIDA)
) ss.:
COUNTY OF Hernando)

The foregoing instrument was acknowledged before me by (☒) means of
physical presence or (☐) online notarization this 22 day of March, 2024, by
J. Thomas Bronson, as Chief Operating Officer of TBF Management, LLC, a Texas
limited liability company which is the Managing General Partner of TBF Partners, Ltd., a
Texas limited partnership, on behalf of the limited partnership, who (☒) is personally
known to me or (☐) has produced
_____ as identification.

[Official Notarial Seal]



Cassandra F. Goolsby
Notary Public

Cassandra F. Goolsby
(Print or type name)

Commission No.: HH 167774

My Commission Expires: 8/22/25

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of Witness 1

JAMES W. CARMAN
Print name of Witness 1

1545 N. BATH PT CRYSTAL RIVER FL
Address of Witness 1

[Signature]
Signature of Witness 2

Cassandra F. Goolsby
Print name of Witness 2
34382 ORCHID PLWY
RD 10E, HAWK, FL 33523
Address of Witness 2

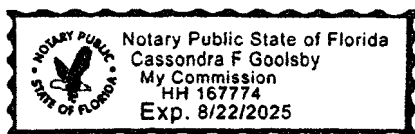
TBF Partners II, LLC, a Florida limited liability company

By: [Signature]
J. Thomas Bronson, its Manager

STATE OF FLORIDA)
) ss.:
COUNTY OF Hernando)

The foregoing instrument was acknowledged before me by (☒) means of physical presence or (☐) online notarization this 22 day of March, 2024, by J. Thomas Bronson, as the Manager of TBF Partners II, LLC, a Florida limited liability company, on behalf of the company, who (☒) is personally known to me or (☐) has produced _____ as identification.

[Official Notarial Seal]



[Signature]
Notary Public

Cassandra F. Goolsby
(Print or type name)

Commission No.: HH167774

My Commission Expires: 8/22/25

all persons claiming by, through and under Grantor but against none other. IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of Witness 1

THOMAS W. CARMAN
Print name of Witness 1
1545 N. BATA PT
CRISTAL RIVER, FL 34429
Address of Witness 1

Cassandra J. Goolsby
Signature of Witness 2

Cassandra F. Goolsby
Print name of Witness 2
34382 Ormond AVE
RIDGE MANOR, FL 33523
Address of Witness 2

**Robert A. Buckner, as Trustee under that
certain Trust Agreement for The Buckner
Sunrise Revocable Trust dated March 9,
1989**

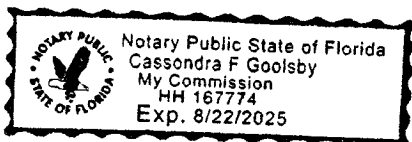
By: [Signature]

Robert A. Buckner, as Trustee

STATE OF FLORIDA)
) ss.:
COUNTY OF Hernando)

The foregoing instrument was acknowledged before me by (☒) means of physical presence or (☐) online notarization this 21 day of March, 2024, by Robert A. Buckner, as Trustee under that certain Trust Agreement for The Buckner Sunrise Revocable Trust dated March 9, 1989, who (☒) is personally known to me or (☐) has produced _____ as identification.

[Official Notarial Seal]



Cassandra J. Goolsby
Notary Public

Cassandra F. Goolsby
(Print or type name)

Commission No.: HH 167774

My Commission Expires: 8/22/25

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Mika L. Carvana
Signature of Witness 1

Sharon P. McKethan
Sharon P. McKethan, Individually

Mika L. Carvana
Print name of Witness 1

9009 Northchiff Rd, Spring Hill, FL 34606
Address of Witness 1

Richard P. Carvana
Signature of Witness 2

Richard P. Carvana
Print name of Witness 2

9009 Northchiff Rd, Spring Hill, FL 34606
Address of Witness 2

STATE OF FLORIDA)
) ss.:
COUNTY OF HERNANDO)

The foregoing instrument was acknowledged before me by (X) means of physical presence or () online notarization this 24 day of March, 2024, by Sharon P. McKethan, who () is personally known to me or (X) has produced a valid ST of FL D/L as identification.

[Official Notarial Seal]

Mika L. Carvana
Notary Public

Mika L. Carvana
(Print or type name)

Commission No.: HH 379162

My Commission Expires: June 05, 2027



MIKA L. CARUANA
Commission # HH 379162
Expires June 5, 2027

all persons claiming by, through and under Grantor but against none other. IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Mika L. Caruana
Signature of Witness 1

Mika L. Caruana
Print name of Witness 1

9009 Northcliffe Blvd, Spring Hill, FL 34606
Address of Witness 1

Richard P. Caruana
Signature of Witness 2

Richard P. Caruana
Print name of Witness 2

9009 Northcliffe Blvd, Spring Hill, FL 34606
Address of Witness 2

Haley M. Dowlen, as Personal Representative of the
Estate of John Hale McKethan

By: Haley M Dowlen
Haley M Dowlen, Personal Representative

STATE OF FLORIDA)
) ss.:
COUNTY OF HERNANDO)

The foregoing instrument was acknowledged before me by (X) means of physical presence or () online notarization this 29 day of March, 2024, by Haley M. Dowlen, as Personal Representative of the Estate of John Hale McKethan, who () is personally known to me or (X) has produced a valid ST of FL D/L as identification.

[Official Notarial Seal]



MIKA L. CARUANA
Commission # HH 379162
Expires June 5, 2027

Mika L. Caruana
Notary Public

Mika L. Caruana
(Print or type name)

Commission No.: HH 379162

My Commission Expires: June 05, 2027

all persons claiming by, through and under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of Witness 1

Robert A. Buckner, as Co-Trustee under the
Robert C. Buckner Trust

JAMES W. CARMAN
Print name of Witness 1

By: [Signature]

Robert A. Buckner, Co-Trustee

1545 N. DART ST
CRYSTAL RIVER, FL 34429

Address of Witness 1

Cassandra W. Goolsby
Signature of Witness 2

Cassandra F. Goolsby
Print name of Witness 2

24382 Orchid Pkwy

Pidge Haver, FL 33523

Address of Witness 2

STATE OF FLORIDA)

) ss.:

COUNTY OF Hernando)

The foregoing instrument was acknowledged before me by (☒) means of physical presence or (☐) online notarization this 21 day of March, 2024, by Robert A. Buckner, as Co-Trustee under the Robert C. Buckner Trust, who (☒) is personally known to me or (☐) has produced _____ as identification.

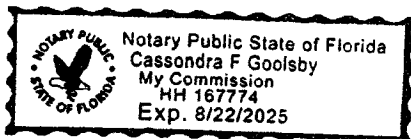
[Official Notarial Seal]

Cassandra W. Goolsby
Notary Public

Cassandra F. Goolsby
(Print or type name)

Commission No.: HH 167774

My Commission Expires: 8/22/25



IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of Witness 1
NADA SIDDIK
Print name of Witness 1
14781 MEMORIAL DRIVE HOUSTON, TX 77079
Address of Witness 1
[Signature]
Signature of Witness 2
MUZNA SIDDIK
Print name of Witness 2
14781 Memorial Dr Houston, TX 77079
Address of Witness 2

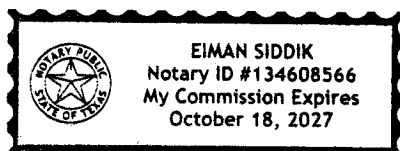
William M. Buckner, as Co-Trustee under the
Robert C. Buckner Trust

By: [Signature]
William M. Buckner, Co-Trustee

STATE OF TEXAS)
COUNTY OF HARRIS) ss.:

The foregoing instrument was acknowledged before me by ☒ means of physical presence or ☐ online notarization this 22nd day of MARCH, 2024, by William M. Buckner, as Co-Trustee under the Robert C. Buckner Trust, who ☐ is personally known to me or ☒ has produced TEXAS DRIVER LICENSE as identification.

[Official Notarial Seal]



[Signature]
Notary Public
EIMAN SIDDIK

(Print or type name)
Commission No.: 0 134608566
My Commission Expires: OCTOBER 18, 2027

IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Signature of Witness 1

Print name of Witness 1

Address of Witness 1

Signature of Witness 2

Print name of Witness 2

Address of Witness 2

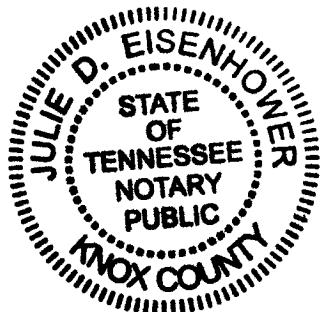
James C. Buckner, as Co-Trustee under the
Robert C. Buckner Trust

By: James C. Buckner
James C. Buckner, Co-Trustee

STATE OF FLORIDA Tennessee)
) ss.:
COUNTY OF Knox)

The foregoing instrument was acknowledged before me by ☒ means of physical presence or ☐ online notarization this 22 day of March, 2024, by James C. Buckner, as Co-Trustee under the Robert C. Buckner Trust, who ☒ personally known to me or ☒ has produced gdc as identification.

[Official Notarial Seal]



Julie D. Eisenhower
Notary Public

Julie D. Eisenhower
(Print or type name)

Commission No.: _____

My Commission Expires: _____

6/5/2024

all persons claiming by, through and under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of Witness 1

JAMES W. CARMAN
Print name of Witness 1

1545 N. BATH ST.
CRYSTAL RIVER, FL 34429
Address of Witness 1

[Signature]
Signature of Witness 2

Cassandra F. Goolsby
Print name of Witness 2

34382 Orchid Ave
Ridge Manor, FL 33523
Address of Witness 2

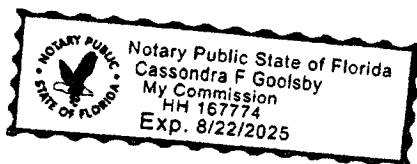
Robert A. Buckner, as Co-Trustee under the
Celia M. Buckner Trust U/T/A dated January 16,
2003

By: [Signature]
Robert A. Buckner, as Co-Trustee

STATE OF FLORIDA)
) ss.:
COUNTY OF Hernando)

The foregoing instrument was acknowledged before me by (☒) means of physical presence or (☐) online notarization this 21 day of March, 2024, by Robert A. Buckner, as Co-Trustee under the Celia M. Buckner Trust U/T/A dated January 16, 2003, who (☒) is personally known to me or (☐) has produced _____ as identification.

[Official Notarial Seal]



[Signature]
Notary Public

Cassandra F. Goolsby
(Print or type name)

Commission No.: HH 16 7774

My Commission Expires 8/22/25

IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Julie D. Eisenhower
Signature of Witness 1

Julie D. Eisenhower
Print name of Witness 1

217 S. Peters Rd., Knoxville,
Address of Witness 1 TN 37923

Nathan Floyd
Signature of Witness 2

Nathan Floyd
Print name of Witness 2

217 S. Peters Rd Knoxville TN 37923 and
Address of Witness 2

James C. Buckner, as Co-Trustee under the
Celia M. Buckner Trust U/T/A dated January
16, 2003

By:

James C. Buckner
James C. Buckner, as Co-Trustee

STATE OF Tennessee)
) ss.:
COUNTY OF Knox)

The foregoing instrument was acknowledged before me by ☒ means of physical presence or ☐ online notarization this 22 day of March, 2024, by James C. Buckner, as Co-Trustee under the Celia M. Buckner Trust U/T/A dated January 16, 2003, who ☒ is personally known to me or ☐ has produced as identification.

[Official Notarial Seal]

Michael Patel
Notary Public

(Print or type name)

Commission No.: _____

My Commission Expires: 6/5/2024

IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]

Signature of Witness 1

NADA SIDDIK

Print name of Witness 1

14781 MEMORIAL DRIVE

HOUSTON, TX 77079

Address of Witness 1

[Signature]

Signature of Witness 2

MUZNA SIDDIK

Print name of Witness 2

14781 Memorial Dr. Houston, TX 77079

Address of Witness 2

William M. Buckner, as Co-Trustee under the
Celia M. Buckner Trust U/T/A dated January
16, 2003

By:

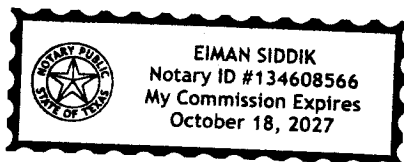
[Signature]

William M. Buckner, as Co-Trustee

STATE OF TEXAS)
) ss.:
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me by (X) means of physical presence or () online notarization this 22nd day of MARCH, 2024, by William M. Buckner, as Co-Trustee under the Celia M. Buckner Trust U/T/A dated January 16, 2003, who () is personally known to me or (X) has produced TX DRIVER LICENSE as identification.

[Official Notarial Seal]



[Signature]
Notary Public

EIMAN SIDDIK

(Print or type name)

Commission No.: 134608566

My Commission Expires: OCTOBER 18, 2027

IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Signature of Witness 1

Nathan Peters

Print name of Witness 1

2175 Peters Rd Knoxville TN 37923

Address of Witness 1

Nathan

Signature of Witness 2

Nathan Floyd Yearout

Print name of Witness 2

2175 Peters Rd Knoxville TN 37923

Address of Witness 2

By:

James C. Buckner

James C. Buckner, Individually

STATE OF Tennessee)

) ss.:

COUNTY OF Knox)

The foregoing instrument was acknowledged before me by (☒) means of physical presence or (☐) online notarization this 22nd day of March, 2024, by James C. Buckner, who (☒) is personally known to me or (☐) has produced _____ as identification.

[Official Notarial Seal]

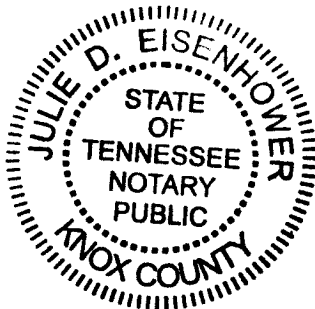
Julie D. Eisenhower
Notary Public

Julie D. Eisenhower
(Print or type name)

Commission No.: _____

My Commission Expires:

6/5/2024



IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Signature of Witness 1

Print name of Witness 1

Address of Witness 1

Signature of Witness 2

Print name of Witness 2

Address of Witness 2

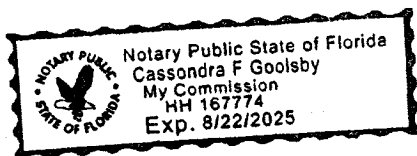
By:

Robert A. Buckner, Individually

STATE OF Florida)
COUNTY OF Hernando) ss.:

The foregoing instrument was acknowledged before me by (✓) means of physical presence or () online notarization this 28 day of March, 2024, by Robert A. Buckner, who (✓) is personally known to me or () has produced _____ as identification.

[Official Notarial Seal]



Notary Public

(Print or type name)

Commission No.: HH 167774

My Commission Expires: 8/22/25

EXHIBIT A **LEGAL DESCRIPTION**

PARCEL 1: (FEE SIMPLE ESTATE)

A PARCEL OF LAND LYING IN SECTION 5, 6 AND 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE SW ¼ OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA AND PROCEED N 00°00'24" W, ALONG THE EAST BOUNDARY OF THE SW ¼ OF SAID SECTION 8, A DISTANCE OF 2752.72 FEET TO THE POINT OF BEGINNING ; THENCE N 88°37'19" W, A DISTANCE OF 1259.89 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1420.00 FEET AND A CHORD WHICH BEARS N 72°28'27" W, A DISTANCE OF 789.85 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 800.40 FEET; THENCE N 56°19'35" W, A DISTANCE OF 751.76 FEET; THENCE N 33°40'25" E, A DISTANCE OF 809.20 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1440.00 FEET AND A CHORD WHICH BEARS N 23°14'45" E, A DISTANCE OF 521.27 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 524.16 FEET, THENCE N 12°49'05" E, A DISTANCE OF 267.12 FEET TO A POINT OF CURVATURE OF A CURVE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2760.00 FEET AND A CHORD WHICH BEARS N 28°27'13" E, A DISTANCE OF 1487.73 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 1506.36 FEET; THENCE N 44°05'21" E, A DISTANCE OF 197.41 FEET; THENCE N 45°54'39" W, A DISTANCE OF 447.69 FEET; THENCE N 62°14'04" W, A DISTANCE OF 416.30 FEET; THENCE N 89°18'03" W, A DISTANCE OF 511.71 FEET; THENCE N 61°16'19" W, A DISTANCE OF 769.17 FEET; THENCE N 81°11'05" W, A DISTANCE OF 48.46 FEET THENCE S 39°06'12" W, A DISTANCE OF 81.20 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 9620.21 FEET AND A CHORD WHICH BEARS S 29°45'39" W, A DISTANCE OF 842.48 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 842.75 FEET; THENCE S 32°16'14" W, A DISTANCE OF 814.49 FEET; THENCE N 57°43'46" W, A DISTANCE OF 343.20 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 (STATE ROAD 93) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 08150-XXXX DATED 10-25-12; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING SIX (6) COURSES: (1) N 32°16'14" E, A DISTANCE OF 814.49 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 9277.00 FEET AND A CHORD WHICH BEARS N 29°48'47" E, A DISTANCE OF 795.51 FEET, (2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 795.75 FEET; (3) S 65°34'26" E, A DISTANCE OF 219.30 FEET; (4) N 39°04'55" E, A DISTANCE OF 329.47 FEET; (5) N 24°25'34" E, A DISTANCE OF 768.24 FEET; (6) N 19°45'27" E, A DISTANCE OF 385.51 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, S 69°44'17" E, A DISTANCE OF 35.65 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 190.00 FEET AND A CHORD WHICH BEARS S 43°05'35" E, A DISTANCE OF 326.14 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 392.12 FEET; THENCE N 89°31'48" E, A DISTANCE OF 238.51 FEET; THENCE N 81°02'02" E, A DISTANCE OF 359.94 FEET; THENCE N 59°21'13" E, A DISTANCE OF 211.00 FEET; THENCE N 61°30'33" E, A DISTANCE OF 598.69 FEET; THENCE N 59°36'33" E, A DISTANCE OF 28.27 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 650.20 FEET AND A CHORD WHICH BEARS N 68°43'48" E, A DISTANCE OF 206.43 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 207.30 FEET; THENCE N 12°07'55" W, A DISTANCE OF 95.43 FEET; THENCE N 80°22'54" W, A DISTANCE OF 27.06 FEET; THENCE N 74°31'12" W, A DISTANCE OF 73.63 FEET; THENCE N 60°46'31" W, A DISTANCE OF 32.58 FEET; THENCE N 70°06'01" W, A DISTANCE OF 25.66 FEET; THENCE N 68°37'35" W, A DISTANCE OF 20.90 FEET; THENCE N 41°41'35" W, A DISTANCE OF 37.72 FEET; THENCE N 09°15'45" W, A DISTANCE OF 23.95 FEET; THENCE N 06°55'50" W, A DISTANCE OF 40.47 FEET; THENCE N 07°35'38" E, A DISTANCE OF 40.72 FEET; THENCE N 21°32'41" E, A DISTANCE OF 50.76 FEET; THENCE N 42°47'36" E, A DISTANCE OF 31.56 FEET; THENCE N 84°27'13" E, A DISTANCE OF 37.84 FEET; THENCE S 80°13'08" E, A DISTANCE OF 27.75 FEET; THENCE N 74°47'29" E, A DISTANCE OF 36.98 FEET; THENCE N 51°35'24" E, A DISTANCE OF 19.89 FEET; THENCE N 48°26'17" E, A DISTANCE OF 57.94 FEET; THENCE N 36°08'41" E, A DISTANCE OF 9.59 FEET; THENCE N 00°38'16" W, A DISTANCE OF 47.61 FEET; THENCE N 28°41'24" W, A DISTANCE OF

44.67 FEET; THENCE N 59°55'44" W, A DISTANCE OF 47.95 FEET; THENCE N 66°32'05" W, A DISTANCE OF 31.01 FEET; THENCE N 51°39'44" W, A DISTANCE OF 25.16 FEET; THENCE N 24°42'13" W, A DISTANCE OF 33.69 FEET; THENCE N 26°57'10" W, A DISTANCE OF 29.44 FEET; THENCE N 20°31'21" W, A DISTANCE OF 42.36 FEET; THENCE N 05°21'10" E, A DISTANCE OF 26.90 FEET; THENCE N 04°04'11" E, A DISTANCE OF 42.09 FEET; THENCE N 10°14'37" E, A DISTANCE OF 25.82 FEET; THENCE N 32°03'01" E, A DISTANCE OF 21.28 FEET; THENCE N 53°26'33" E, A DISTANCE OF 48.92 FEET; THENCE N 52°16'25" E, A DISTANCE OF 42.42 FEET; THENCE N 68°43'27" E, A DISTANCE OF 48.62 FEET; THENCE N 61°34'07" E, A DISTANCE OF 28.31 FEET; THENCE N 74°57'03" E, A DISTANCE OF 34.37 FEET; THENCE N 73°11'37" E, A DISTANCE OF 66.42 FEET; THENCE N 86°45'27" E, A DISTANCE OF 12.93 FEET; THENCE N 83°30'33" E, A DISTANCE OF 37.02 FEET; THENCE N 84°04'07" E, A DISTANCE OF 46.24 FEET; THENCE N 78°32'16" E, A DISTANCE OF 45.27 FEET; THENCE N 66°31'01" E, A DISTANCE OF 67.88 FEET; THENCE N 62°10'55" E, A DISTANCE OF 63.23 FEET; THENCE N 48°18'48" E, A DISTANCE OF 51.79 FEET; THENCE N 47°08'20" E, A DISTANCE OF 54.89 FEET; THENCE N 24°57'57" E, A DISTANCE OF 65.36 FEET; THENCE N 41°00'57" E, A DISTANCE OF 57.03 FEET; THENCE N 49°04'28" E, A DISTANCE OF 78.81 FEET; THENCE N 61°58'28" E, A DISTANCE OF 30.64 FEET; THENCE N 54°56'31" E, A DISTANCE OF 60.23 FEET; THENCE S 89°45'46" E, A DISTANCE OF 289.02 FEET; THENCE S 07°40'26" E, A DISTANCE OF 40.54 FEET; THENCE S 06°31'01" W, A DISTANCE OF 79.33 FEET; THENCE S 15°06'12" W, A DISTANCE OF 43.01 FEET; THENCE S 29°10'17" W, A DISTANCE OF 68.05 FEET; THENCE S 45°33'00" W, A DISTANCE OF 50.22 FEET; THENCE S 50°54'13" W, A DISTANCE OF 52.92 FEET; THENCE S 37°37'06" W, A DISTANCE OF 66.97 FEET; THENCE S 42°56'12" W, A DISTANCE OF 87.46 FEET; THENCE S 37°51'49" W, A DISTANCE OF 79.34 FEET; THENCE S 35°58'22" W, A DISTANCE OF 41.19 FEET; THENCE S 23°12'26" W, A DISTANCE OF 40.84 FEET; THENCE S 08°53'29" W, A DISTANCE OF 23.10 FEET; THENCE S 17°59'18" E, A DISTANCE OF 34.60 FEET; THENCE S 45°26'09" E, A DISTANCE OF 48.79 FEET; THENCE S 00°42'25" E, A DISTANCE OF 35.66 FEET; THENCE S 02°52'28" W, A DISTANCE OF 42.73 FEET; THENCE S 08°17'05" W, A DISTANCE OF 36.51 FEET; THENCE S 19°11'59" W, A DISTANCE OF 66.70 FEET; THENCE S 05°31'51" W, A DISTANCE OF 73.70 FEET; THENCE S 23°55'20" E, A DISTANCE OF 13.88 FEET; THENCE S 26°08'37" E, A DISTANCE OF 37.24 FEET; THENCE S 39°42'35" E, A DISTANCE OF 47.48 FEET; THENCE S 31°30'52" E, A DISTANCE OF 51.85 FEET; THENCE S 19°32'48" E, A DISTANCE OF 19.93 FEET; THENCE S 05°27'47" W, A DISTANCE OF 47.89 FEET; THENCE S 77°20'31" E, A DISTANCE OF 258.27 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1560.00 FEET AND A CHORD WHICH BEARS N 23°48'29" E, A DISTANCE OF 603.33 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 607.15 FEET; THENCE N 35°02'14" E, A DISTANCE OF 85.19 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 690.00 FEET AND A CHORD WHICH BEARS N 17°36'06" E, A DISTANCE OF 411.86 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 418.23 FEET; THENCE N 00°14'14" E, A DISTANCE OF 113.61 FEET; THENCE S 89°45'46" E, A DISTANCE OF 140.00 FEET; THENCE S 00°14'14" W, A DISTANCE OF 84.76 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 810.00 FEET AND A CHORD WHICH BEARS S 17°36'06" W, A DISTANCE OF 483.48 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 490.96 FEET; THENCE S 34°57'57" W, A DISTANCE OF 120.30 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1437.83 FEET AND A CHORD WHICH BEARS S 22°16'38" W, A DISTANCE OF 632.60 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 637.81 FEET; THENCE S 09°34'44" W, A DISTANCE OF 340.70 FEET; THENCE S 83°33'54" E, A DISTANCE OF 355.46 FEET; THENCE S 85°46'34" E, A DISTANCE OF 1158.24 FEET; THENCE S 89°33'20" E, A DISTANCE OF 846.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF KETTERING ROAD PER HERNANDO COUNTY, FLORIDA JOB NUMBER 6025-000; THENCE S 00°26'31" W, A DISTANCE OF 2921.71 FEET; THENCE S 89°26'10" W, A DISTANCE OF 2588.13 FEET; THENCE S 00°00'24" E, A DISTANCE OF 2616.24 FEET; TO THE POINT OF BEGINNING.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH: NON-EXCLUSIVE EASEMENTS AS SET FORTH AND CREATED BY THAT CERTAIN DEVELOPMENT AND EASEMENT AGREEMENT EXECUTED BY HAWK SUNRISE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CERTAIN OTHER DEFINED "COMMERCIAL OWNER" PARTIES, RECORDED ON OR ABOUT EVEN DATE HERewith IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

EXHIBIT B
Permitted Exceptions

1. Water and Sewer Service Agreement with Hernando County as recorded in Official Records Book 720, Page 921, as amended by Amendment Number One to Water and Sewer Service Agreement recorded in Official Records Book 907, Page 23, Public Records of Hernando County, Florida, as to Parcels 1 and 2.
2. Drainage Easement contained in the Warranty Deed recorded in Official Records Book 868, Page 596, Public Records of Hernando County, Florida, as to Parcel 1.
3. Perpetual Drainage Easement Agreement recorded in Official Records Book 3671, Page 1906, Public Records of Hernando County, Florida, as to Parcel 1.
4. Agreement for Dedication of Right-of-Way and Drainage Retention Area Easements recorded in Official Records Book 3694, Page 1546, as affected by Special Warranty Deed recorded in Official Records Book 3742, Page 848, Public Records of Hernando County, Florida, as to Parcels 1 and 2.
5. Drainage retention area easements as set forth in Non-Exclusive Drainage Retention Area Easement(s) and Temporary Construction Easements related to Cracker Crossing & Sunrise Boulevard Improvements recorded in Official Records Book 3742, Page 859, Public Records of Hernando County, Florida, as to Parcel 2.
6. Terms and conditions of that certain Development and Easement Agreement by and between HAWK SUNRISE, LLC, a Florida limited liability company, and MAK FAMILY PARTNERSHIP, LTD., a Florida limited partnership; TBF PARTNERS, LTD., a Texas limited partnership; TBF PARTNERS II, LLC, a Florida limited liability company; ROBERT A. BUCKNER, AS TRUSTEE under that certain Trust Agreement dated March 9, 1989; SHARON P. MCKETHAN; individually, HALEY M. DOWLEN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN HALE MCKETHAN; ROBERT A. BUCKNER, individually; ROBERT A. BUCKNER, WILLIAM M. BUCKNER and JAMES C. BUCKNER, as CO-TRUSTEES OF THE ROBERT C. BUCKNER TRUST; JAMES C. BUCKNER, individually, ROBERT A. BUCKNER, JAMES C. BUCKNER, and WILLIAM M. BUCKNER, AS CO-TRUSTEES OF THE CELIA M. BUCKNER TRUST U/T/A dtd 1/16/03, as amended and T.E. BRONSON, individually, as joint tenants-in-common, recorded of even date herewith, as to Parcels 1 and 2.
7. Covenants, conditions, reservations, terms and provisions of an Agreement recorded in Official Records Book 706, Page 75, as amended by the Amendment to Agreement recorded in Official Records Book 1087, Page 809 and Affidavit recorded in Official Records Book 1087, Page 814, Public Records of Hernando County, Florida, as to Parcel 2.
8. Non-Exclusive Drainage Easement Agreement recorded in Official Records Book 3897, Page 108, Public Records of Hernando County, Florida, as to Parcel 2.