

DEED OF DEDICATION

THIS INDENTURE made this 30th day of January, 2026, between **HAWK SUNRISE LLC**, a Florida limited liability company, whose address is 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607, hereinafter called Grantor, and **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter called Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), receipt of which is hereby acknowledged, does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situated in Hernando County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Portion of Parcel ID No.: R05 423 21 0000 0030 0110
Key No.: 1843535

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities as well as sidewalks, roadways, and other transportation usage.

THE GRANTOR hereby covenants with said Grantee, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent.

THIS DEED OF DEDICATION is given to satisfy part of Article 3.18 of the Sunrise (Combined-Planned Development Project) Development Agreement with Hernando County dated September 12, 2023.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

HAWK SUNRISE LLC
(Grantor)

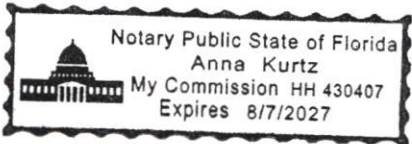
Witness: Allie Carter
Print name: Allie Carter
Address: 2502 N Rocky Point Dr., #1050
Tampa, FL 33607

By: [Signature]
John M. Ryan
Manager

Witness: [Signature]
Print name: Anna Kurtz
Address: 2502 N Rocky Point Dr., #1050
Tampa, FL 33607

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of January, 2026, by John M. Ryan as Manager of Hawk Sunrise LLC, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LEGAL DESCRIPTION:

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

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, SOUTH 89°26'10" WEST, A DISTANCE OF 50.01 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°26'10" WEST, A DISTANCE OF 35.01 FEET ALONG SAID SECTION LINE; THENCE NORTH 00°26'31" EAST, A DISTANCE OF 2,922.32 FEET; THENCE SOUTH 89°33'20" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF KETTERING ROAD AS RECORDED IN ORB 868, PAGE 599 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE SOUTH 00°26'31" WEST, A DISTANCE OF 2,921.71 FEET ALONG SAID WESTERN RIGHT-OF-WAY TO THE **POINT OF BEGINNING**.

CONTAINING 102,270.46 SQUARE FEET OR 2.35 ACRES, MORE OR LESS.

LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA. HAVING A GRID BEARING OF SOUTH 89°26'10" WEST.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



2-26-26

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405



HAMILTON

ENGINEERING & SURVEYING, LLC

www.HamiltonEngineering.US

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	GRANDE AVE, SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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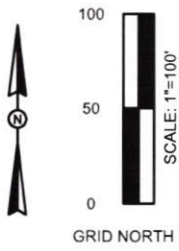
SUNRISE

KETTERING ROAD RIGHT-OF-WAY DEDICATION

SEC TWP RNG: 5/23S/21E	JOB NUMBER: 24HAM0129	DRAWN BY: RM/CV	DATE: 10/27/2025	SHEET: 1 OF 2
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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

S 89°33'20" E 35.00'



HAWK SUNRISE, LLC
PARCEL ID: R05 423 21 0000 0030 0110

S 00°26'31" W 2921.71'

KETTERING ROAD

PUBLIC RIGHT-OF-WAY
(ORB. 868, PG 599)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.01'	S 89° 26' 10" W
L2	35.01'	S 89° 26' 10" W

SOUTH LINE OF THE NORTHEAST
1/4 OF SECTION 5-23S-21E

NORTH LINE OF THE SOUTHEAST
1/4 OF SECTION 5-23S-21E

5 4

5 4

HAWK SUNRISE, LLC
PARCEL ID: R05 423 21 0000 0030 0110

WITHLACOOCHEE RIVER
ELECTRIC COOPERATIVE
PARCEL ID: R05 423 21 0000 0030 0150

N 00°26'31" E 2922.32'

EAST LINE OF THE SOUTHEAST
1/4 OF SECTION 5-23S-21E

WEST LINE OF THE SOUTHWEST
1/4 OF SECTION 4-23S-21E

SOUTH LINE OF THE
SOUTHEAST 1/4 OF
SECTION 5-23S-21E
(BASIS OF BEARINGS)

SOUTH LINE OF THE SOUTHEAST
1/4 OF SECTION 5-23S-21E

NORTH LINE OF THE NORTHEAST
1/4 OF SECTION 8-23S-21E

POC
SOUTHEAST CORNER
OF SECTION 5-23S-21E

POB L1 8 9

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



LB #8405 CA #8474

HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

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TEL: 941.377.9178

SUNRISE

KETTERING ROAD RIGHT-OF-WAY DEDICATION

SEC TWP RNG:

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2 OF 2