

WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4"

LYING IN SECTIONS 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

61 94

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Sections 34 and 35, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 34 for a POINT OF BEGINNING, run thence along the South boundary of said Southeast 1/4 of Section 34, S.89°58'46"W., 271.02 feet to the Southeast corner of WATERGRASS PARCEL "A", according to the plat thereof as recorded in Plat Book 57, Pages 73 through 86, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said WATERGRASS PARCEL "A", N.17°00'00"E., 1863.94 feet; thence N.69°02'33"E., 523.92 feet; thence N.23°44'00"E., 97.21 feet; thence N.42°28'00"E., 47.75 feet; thence N.61°12'00"E., 72.00 feet; thence N.79°56'00"E., 47.75 feet; thence S.81°20'00"E., 72.00 feet; thence S.62°36'00"E., 47.75 feet; thence S.43°52'00"E., 72.00 feet; thence S.25°08'00"E., 31.77 feet; thence N.87°00'00"E., 318.42 feet to a point on a curve; thence Northerly, 100.83 feet along the arc of a curve to the right having a radius of 530.00 feet and a central angle of 10°54'02" (chord bearing N.00°03'01"W., 100.88 feet) to a point of tangency; thence N.05°24'00"E., 468.44 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.39°36'00"W., 35.36 feet) to a point of tangency; thence N.84°36'00"W., 224.63 feet to a point of curvature; thence Westerly, 585.79 feet along the arc of a curve to the right having a radius of 1043.50 feet and a central angle of 32°09'50" (chord bearing N.68°31'05"W., 578.13 feet) to a point of tangency; thence N.52°26'10"W., 560.79 feet to a point on the Easterly right-of-way line of CURLEY ROAD (County Road No. 577); thence along said Easterly right-of-way line, N.37°33'50"E., 128.00 feet; thence S.52°26'10"E., 560.79 feet to a point of curvature; thence Easterly, 513.93 feet along the arc of said curve to the left having a radius of 915.50 feet and a central angle of 32°09'50" (chord bearing S.68°31'05"E., 507.21 feet) to a point of tangency; thence S.84°36'00"E., 379.63 feet; thence S.05°24'00"W., 191.95 feet; thence S.68°00'00"E., 725.77 feet; thence EAST, 600.00 feet; thence S.50°00'00"E., 370.00 feet; thence S.16°00'00"W., 856.93 feet; thence S.49°00'00"E., 1399.33 feet; thence SOUTH, 170.00 feet; thence WEST, 71.00 feet; thence SOUTH, 136.70 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 35; thence along said South boundary of the Southeast 1/4 of Section 35, N.89°59'06"W., 1261.05 feet to the Southeast corner of the Southwest 1/4 of said Section 35; thence along the South boundary of said Southwest 1/4 of Section 35, N.89°57'54"W., 2653.57 feet to the POINT OF BEGINNING.

Containing 171.163 acres, more or less.

DEDICATION:

1. CKB Development LLC, a Delaware limited liability company, (the "Owner") states and declares that it is the fee simple owner of all lands referred to as WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4" as described in the legal description which is a part of this plat.
2. All streets and rights-of-way for Overpass Road and AngleStem Boulevard as shown hereon are hereby dedicated by the Owner to the public in general and to Pasco County, Florida (the "County") for utility, drainage and other purposes incidental thereto.
3. Legal title to TRACTS "B-3", "B-3A", "B-3B", "B-4", "B-5", "B-6", "P-3", "P-4", "P-5" and "P-6", as shown and depicted hereon, is hereby granted, conveyed and dedicated to the WaterGrass Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes (the "District"). As evidenced by its execution of this plat, the District accepts this dedication and agrees to maintain the foregoing tracts for the use and benefit of the property owners within the District.
4. The private streets within TRACTS "A-1", "A-2", "A-3" and "A-4" as shown hereon are not included in this dedication to the public. Legal title to TRACTS "A-1", "A-2", "A-3" and "A-4" shall be conveyed to the District.
5. The Owner and the District further does:
 - a) grant, convey and dedicate: (i) to the County a perpetual non-exclusive easement over and across TRACTS "A-1", "A-2", "A-3" and "A-4" for any and all governmental purposes including (without limitation) fire and police protection, and emergency medical services; (ii) to all owners of lots and tracts bordering TRACTS "A-1", "A-2", "A-3" and "A-4" their licensees and invitees and to providers of utility, electric, gas, telephone and cable services to the lots and tracts bordering TRACTS "A-1", "A-2", "A-3" and "A-4", a perpetual non-exclusive easement for pedestrian and vehicular ingress and egress, and for the installation, maintenance and replacement of their respective facilities over and across TRACTS "A-1", "A-2", "A-3" and "A-4".
 - b) grant and reserve unto the District, its successors and assigns, a non-exclusive easement over, through, under and across those portions of the plat shown as drainage easements, landscape easements, wall easements, access easements and utility easements for maintenance and other purposes incidental thereto;
 - c) grant, convey and dedicate to the perpetual use of the public and the County all utility improvements and facilities, including but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift stations and the pump station site identified as TRACT "Z-1" as shown hereon and the facilities located therein for purposes incidental thereto, pumping stations, buildings, sewage disposal plants, and other appurtenant facilities lying within or upon the lands depicted on this plat; and further does hereby reserve unto themselves and the District, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said rights-of-way, improvements, facilities, and appurtenances is assumed by the County;
 - d) grant, convey, warrant, and dedicate to the County a non-exclusive flow through easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage tracts and easements shown on this plat. In the event the District fails to properly maintain any drainage tracts, easements or facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage tract or easement for the purpose of performing maintenance to ensure the free flow of water;
 - e) grant, convey, and dedicate a non-exclusive easement for street lights, telephone, electric, cable television, and other public utilities over and across those portions of the plat shown as utility easements, the use and benefit of which shall extend and inure to the benefit of all local, state, and federal governments, including all agencies and departments thereof, and shall also extend and inure to all duly licensed public and private utility companies;
 - f) grant and reserve unto the District, its successors and assigns, the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with s.177.085(1).
6. It is the intention of the Owner of the lands described above that the District shall construct, operate, and maintain the storm water drainage facilities and related improvements shown hereon, upon the County.
7. Notwithstanding the foregoing, the County shall have the right at all times to enter upon the foregoing storm water drainage tracts and easements, and all other tracts and easements as depicted hereon to maintain the improvements thereon, provided, however, that the foregoing shall not be construed to impose any affirmative obligations or duties

OWNER: CKB DEVELOPMENT LLC, A Delaware limited liability company

BY: CURLY ROAD ASSOCIATES LLC,
An Illinois Limited Liability Company,
As its Manager

BY: HENRY CROWN AND COMPANY,
A Delaware Corporation,
As its Manager

Witness: Arlene M. Elmore
Arlene M. Elmore

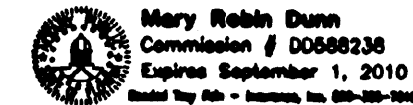
Witness: Paul Netting
Paul Netting

By: Craig B. Weber
Name: Craig B. Weber
Title: As an Authorized Representative

ACKNOWLEDGMENT
STATE OF FLORIDA, COUNTY OF PASCO

The foregoing was acknowledged before me on this 17th day of November, 2006 by Craig B. Weber, as an Authorized Representative of HENRY CROWN COMPANY, a Delaware Corporation, on behalf of the Corporation, as the Manager of CURLY ROAD ASSOCIATES, LLC, an Illinois Limited Liability Company, as the Manager of CKB DEVELOPMENT LLC, a Delaware limited liability company, on behalf of the Company. He is Personally known to me.

Mary Robin Dunn
Notary Public, State of Florida at Large
Mary Robin Dunn



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

Bank of Montreal, as Mortgagee under a certain mortgagee dated MAY 24, 2005, recorded in Official Records Book 6392, Page 1245 of the Public Records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

MORTGAGEE: BANK OF MONTREAL, a Canadian Banking Corporation.

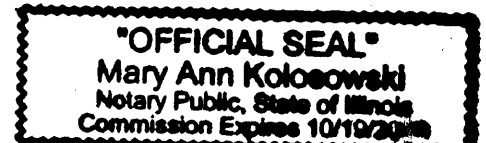
By: Scott Morris
Name: Scott Morris
Title: Vice President

Witness: Renee M. Jurich Witness: Carl Jenkins
Renee M. Jurich Carl Jenkins

ACKNOWLEDGEMENT:
STATE OF ILLINOIS, COUNTY OF COOK

The foregoing instrument was acknowledged before me this 15th day of NOVEMBER, 2006, by Scott Morris, as Vice President of BANK OF MONTREAL, a Canadian Chartered Bank, on behalf of the bank. He is personally known to me.

Mary Ann Kolosowski
Notary Public, State of Illinois at Large
Mary Ann Kolosowski



WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

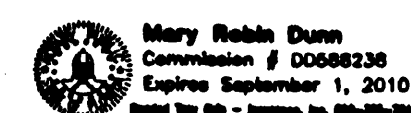
The Board of Supervisors, of Watergrass Community Development District, hereby accepts the dedication and associated maintenance obligations.

Paul Netting Craig B. Weber Arlene M. Elmore
Chairman, Paul Netting Witness, Craig B. Weber Witness, Arlene M. Elmore

ACKNOWLEDGEMENT: State of Florida, County of Pasco

The foregoing instrument was acknowledged before me this 17th day of November, 2006, by Paul Netting, as Chairman of Watergrass Community Development District, for and on behalf of said district. He is personally known to me.

Mary Robin Dunn
Notary Public, State of Florida at Large
Mary Robin Dunn



NOTE:

All Drainage Easements as shown hereon shall be dedicated to the WaterGrass Community Development District (CDD), for maintenance and other purposes incidental thereto.

