

This instrument was prepared by:

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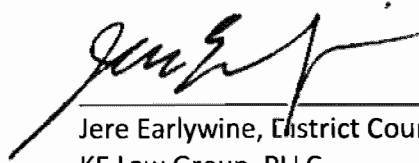
**NOTICE OF ESTABLISHMENT OF THE
SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on December 6, 2022, and pursuant to a petition filed by Galvin Land Services, LLC, the Board of County Commissioners of Lake County, Florida, enacted Ordinance No. 2022-54, which became effective December 12, 2022, establishing the Sorrento Pines Community Development District ("**District**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Department of Economic Opportunity under Section 189.014, *Florida Statutes*.

THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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IN WITNESS WHEREOF, this Notice has been executed on this 12th day of December, 2022, and recorded in the Official Records of Lake County, Florida.

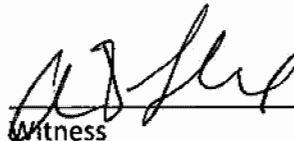


Jere Earlywine, District Counsel
KE Law Group, PLLC



Witness

Katherine E. Ibarra
Print Name

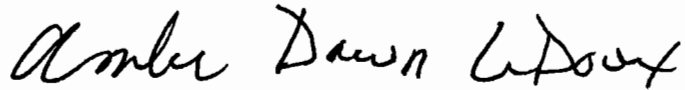


Witness

Amber D LeDoux
Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of December, 2022, by Jere Earlywine, as District Counsel of Sorrento Pines Community Development District, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Name: Amber Dawn LeDoux
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

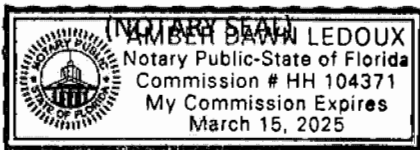


Exhibit A
Property Description

EXHIBIT "A", Legal Description

Legal Description of the Sorrento Pines Community Development District (CDD).

A portion of Section 18, Township 19 South, Range 28 East, Lake County, Florida, being more particularly described as follows:

Commence at the southwest corner of Sorrento Hills, Phase 3, as recorded in Plat Book 52, Pages 69 through 78, Public Records of Lake County, Florida; thence run North 89°53'44" East, along the South line of said Plat, a distance of 1327.47 feet; thence continue along said south line North 87°49'27" East 846.38 feet to the POINT OF BEGINNING; thence continue North 87°49'27" East, 0.59 feet to Southwest corner of Sorrento Hills, Phases 1 and 2, as recorded in Plat Book 48, Pages 4 through 15, Public Records of Lake County, Florida; thence continue North 87°49'27" East, along the South line of said Sorrento Hills, Phases 1 and 2, a distance of 1893.13 feet to the East line of the West 1/2 of Section 18, Township 19 South, Range 28 East, Lake County, Florida; thence departing said South line run South 00°11'36" West along said East line, 1386.99 feet; thence departing said East line run South 89°32'15" West, 300.11 feet; thence North 00°11'42" East, 4.88 feet; thence South 89°24'07" West, 61.42 feet to the beginning of a tangent curve concave Northerly having a radius of 900.00 feet, a chord bearing of North 87°56'06" West, a chord length of 83.63 feet; thence run along the arc of said curve through a central angle of 05°19'34" an arc length of 83.66 feet; thence South 00°11'42" West, 600.75 feet to the beginning of a non-tangent curve concave Northerly having a radius of 275.00 feet, a chord bearing of North 64°01'04" West, a chord length of 55.43 feet; thence run along the arc of said curve through a central angle of 11°34'03" an arc length of 55.52 feet to the beginning of a compound curve concave Northerly having a radius of 360.00 feet, a chord bearing of North 47°10'40" West, a chord length of 138.08 feet; thence run along the arc of said curve through a central angle of 22°06'46" an arc length of 138.94 feet to the beginning of a compound curve concave Easterly having a radius of 385.00 feet, a chord bearing of North 27°33'21" West, a chord length of 114.69 feet; thence run along the arc of said curve through a central angle of 17°07'53" an arc length of 115.12 feet to a point of tangency; thence North 18°59'24" West, 34.53 feet to the beginning of a tangent curve concave Westerly having a radius of 225.00 feet, a chord bearing of North 33°22'43" West, a chord length of 111.82 feet; thence run along the arc of said curve through a central angle of 28°46'38" an arc length of 113.01 feet to a point of tangency; thence North 47°46'02" West, 32.06 feet to the beginning of a tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of North 04°25'26" West, a chord length of 34.32 feet; thence run along the arc of said curve through a central angle of 86°41'11" an arc length of 37.82 feet to the beginning of a reverse curve concave Westerly having a radius of 840.00 feet, a chord bearing of North 30°33'55" East, a chord length of 244.08 feet; thence run along the arc of said curve through a central angle of 16°42'27" an arc length of 244.95 feet to the beginning of a reverse curve concave Southerly having a radius of 25.00 feet, a chord bearing of North 63°22'37" East, a chord length of 32.91 feet; thence run along the arc of said curve through a central angle of 82°19'50" an arc length of 35.92 feet to the beginning of a non-tangent curve concave Northerly having a radius of 900.00 feet, a chord bearing of North 74°00'33" West, a chord length of 45.50 feet; thence run along the arc of said curve through a central angle of 02°53'50" an arc length of 45.51 feet to the beginning of a non-tangent curve concave Northerly having a radius of 765.00 feet, a chord bearing of North 63°50'56" West, a chord length of 273.52 feet; thence run along the arc of said curve through a central angle of 20°35'47" an arc length of 275.00 feet to the beginning of a reverse curve concave Southerly having a radius of 650.00 feet, a chord bearing of North 71°40'40" West, a chord length of 404.47 feet; thence run along the arc of said curve through a central angle of 36°15'16" an arc length of 411.29 feet to a point of tangency; thence North 89°48'18" West, 56.21 feet to the beginning of a tangent curve concave Southerly having a radius of 250.00 feet, a chord bearing of South 76°29'41" West, a chord length of 118.40 feet; thence run along the arc of said curve through a central angle of

27°23'42" an arc length of 119.53 feet to a point of tangency; thence South 62°48'00" West, 62.44 feet to the beginning of a tangent curve concave Northerly having a radius of 350.00 feet, a chord bearing of South 76°21'20" West, a chord length of 164.07 feet; thence run along the arc of said curve through a central angle of 27°06'40" an arc length of 165.61 feet to a point of non-tangency; thence South 87°07'23" West, 50.01 feet; thence South 87°19'29" West, 104.39 feet; thence South 87°06'06" West, 202.27 feet; thence North 05°26'12" West, 66.93 feet; to the beginning of a non-tangent curve concave Southerly having a radius of 785.44 feet, a chord bearing of North 80°15'37" East, a chord length of 97.60 feet; thence run along the arc of said curve through a central angle of 07°07'28" an arc length of 97.67 feet to a point of non-tangency; thence North 87°06'06" East, 93.80 feet; thence North 87°22'09" East, 105.11 feet; thence North 87°22'48" East, 114.50 feet to the beginning of a tangent curve concave Northerly having a radius of 300.00 feet, a chord bearing of North 75°14'10" East, a chord length of 126.22 feet; thence run along the arc of said curve through a central angle of 24°17'17" an arc length of 127.17 feet to the beginning of a reverse curve concave Southerly having a radius of 300.00 feet, a chord bearing of North 72°20'22" East, a chord length of 96.42 feet; thence run along the arc of said curve through a central angle of 18°29'42" an arc length of 96.84 feet; thence North 26°42'59" West, 329.97 feet; thence North 26°43'24" West, 470.89; thence North 26°42'35" West, 293.14 feet to the POINT OF BEGINNING.

Containing 49.561 acres, more or less.

TOGETHER WITH:

A portion of Section 13, Township 19 South, Range 27 East and Section 18, Township 19 South, Range 28 East, Lake County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Sorrento Hills, Phase 3, as recorded in Plat Book 52, Pages 69 through 78, Public Records of Lake County, Florida; thence run North 89°53'44" East, along the South line of said Plat, a distance of 1327.47 feet; thence continue along said south line North 87°49'27" East 846.38 feet; thence departing said South line run thence South 26°42'35" East, 293.14 feet; thence South 26°43'24" East, 91.22 feet; thence South 31°35'42" West, 359.19 feet; thence South 59°45'17" West, 139.79 feet; thence South 00°47'31" East, 350.26 feet; thence South 05°26'12" East, 66.93 feet; thence South 01°30'53" East, 171.04 feet to the Northeast corner of the South 3/4 of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 18, Township 19 South, Range 28 East, Lake County, Florida; thence South 88°43'43" West along the North line of said South 3/4 of the West 1/2 of the West 1/2 of the Southwest 1/4, a distance of 722.88 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 19 South, Range 27 East, Lake County, Florida; thence South 89°44'59" West along the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4, a distance of 1323.90 feet to the Southwest corner of said North 1/2 of the Northeast 1/4 of the Southeast 1/4; thence North 00°15'50" West along the West line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4, a distance of 658.98 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 13; thence North 00°16'59" West along the West line of said Southeast 1/4 of the Northeast 1/4, a distance of 635.84 feet to the POINT OF BEGINNING.

Containing 63.882 acres, more or less.

FOR A TOTAL OF 113.443 ACRES, MORE OR LESS.