

This space reserved for use by the
Clerk of the Circuit Court

This instrument was prepared by
and upon recording should be returned to:

Jonathan T. Johnson
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

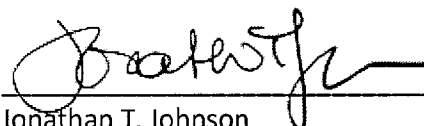
**NOTICE OF ESTABLISHMENT OF THE
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2**


PLEASE TAKE NOTICE that on February 25, 2025, pursuant to a petition filed by MU LandCo Liquidating Company, LLC, the Board of County Commissioners of Pasco County, Florida adopted Ordinance No. 25-14 which became effective on February 27, 2025, establishing the KD52 Community Development District No. 2 (“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 Commerce in accordance with Section 189.014, Florida Statutes.

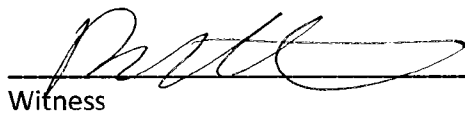
THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY 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.

IN WITNESS WHEREOF, this Notice has been executed on this 28th day of February, 2025, and recorded in the Official Records of Pasco County, Florida.


Jonathan T. Johnson
Kutak Rock LLP


Witness
Skylee Watkins
Print Name
107 West College Avenue
Tallahassee, FL 32301

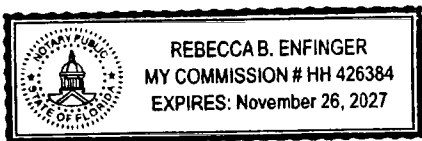

Witness
Peyton Aurret
Print Name
107 West College Avenue
Tallahassee, FL 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2025, by Jonathan T. Johnson of Kutak Rock LLP, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Rebecca B. Enfinger
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A
KD52 Community Development District No. 2

LEGAL DESCRIPTION:

NON-RESIDENTIAL PARCEL 1:

A parcel of land being a portion of Sections 5 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence S02°04'22"W, along the West line of the Northwest 1/4 of said Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to Florida Department of Transportation (FDOT) Right of Way map Section 14140-XXXX; thence leaving said West line of the Northwest 1/4 of Section 8, N89°20'40"E, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the POINT OF BEGINNING; thence leaving said North Right-of-Way line of STATE ROAD 52, N00°16'45"W, for 83.49 feet; thence N14°13'04"E, for 50.48 feet, thence N02°00'41"E, for 167.17 feet; thence N41°56'44"W, for 15.75 feet, to the point of intersection with a non-tangent curve, concave Southeasterly; thence Northeastery along the arc of said curve, with a radial bearing of S87°2'48"E, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing N42°42'25"E, for 1,336.38 feet, to the point of tangent; thence N82°46'39"E, for 254.87 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Eastern along the arc of said curve, with a radial bearing of N07°11'04"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing N80°01'15"E, for 117.69 feet, to the point of intersection with a non-tangent line; thence S12°45'17"E, for 181.98 feet, to the Northwest corner of LOT D, same being the Northeast corner of LOT E, both according to the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida; thence S02°08'02"W, along the East line of said LOT E, same being the West line of said LOT D, for 349.80 feet, to the Southeast corner of said LOT E, same being the Northeast corner of LOT G, according to said Plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the South line of said LOT E, same being the North line of said LOT G, for 365.22 feet; thence leaving said South line of LOT E, same being said North line of LOT G, S02°08'02"W, for 603.72 feet, to the point of intersection with the South line of said LOT G, same being the Northerly line of the former Seaboard System Railroad Right-of-Way; thence N72°10'34"E, along said South line of LOT G, same being said Northerly line of the former Seaboard System Railroad Right-of-Way, for 388.27 feet, to the Southeast corner of said LOT G, same being the Southwest corner of said LOT D; thence N02°08'02"E, along the East line of said LOT G, same being said West line of LOT D, for 418.88 feet; thence leaving said East line of LOT G, same being said West line of LOT D, N89°53'36"E, for 83.61 feet; thence S02°08'02"W, for 146.31 feet, thence N89°57'31"E, for 249.73 feet, to the point of intersection with the East line of said LOT D, same being the West line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence N02°00'59"E, along said East line of LOT D, same being said West line of LOT C, for 180.49 feet; thence leaving said East line of LOT D, same being said West line of LOT C, N89°57'31"E, for 132.99 feet; thence S30°08'56"E, for 90.20 feet; thence N87°22'23"E, for 109.20 feet; thence S01°02'43"W, for 156.61 feet, to the point of intersection with the South line of said LOT C, same being said Northerly line of the former

[CONTINUED ON SHEET 2]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALIENUSES LAND TITLE SURVEY TITLED "MINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA" PREPARED BY DENNIS J. DENHAM, PROJECT NUMBER, KRUSEN DOUGLAS, DATED 02-23-2022 WITH A LATEST REVISION DATE OF 02-23-2022 AND RECORD DOCUMENT# AS REFERENCED HEREBY AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

[CONTINUED FROM SHEET 1]

Seaboard System Railroad Right-of-Way; thence N72°10'56"E, along said South line of LOT C, same being said Northerly line of the former Seaboard System Railroad Right-of-Way, for 45.00 feet, to the Southeast corner of said LOT C; thence N02°00'58"E, along the East line of said LOT C, for 617.74 feet, to the Northeast corner of said LOT C; thence S89°57'31"W, along the North line of said LOT C, same being the North line of said plat of GASQUE'S SUBDIVISION, for 180.61 feet; thence leaving said North line of LOT C, same being said North line of the plat of GASQUE'S SUBDIVISION, N09°43'34"E, for 8.48 feet; thence N19°29'37"E, for 56.19 feet; thence N08°49'58"E, for 109.27 feet; thence N09°19'49"E, for 119.58 feet; thence N18°15'20"E, for 60.63 feet; thence N41°27'20"W, for 22.04 feet; thence N44°10'02"W, for 103.31 feet, to the point of intersection with a non-tangent curve, concave Northwesterly; thence Northeasterly along the arc of said curve, with a radial bearing of N40°25'14"W, having a radius of 1,208.00 feet, a central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing N29°17'23"E, for 837.79 feet, to the point of tangent; thence N09°00'00"E, for 488.00 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Northerly along the arc of said curve, with a radial bearing of N80°59'25"W, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing N02°16'18"E, for 284.18 feet, to the point of tangent; thence N04°30'00"W, for 100.34 feet, to the point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing N33°45'00"E, for 180.78 feet, to the point of tangent; thence N72°00'00"E, for 30.26 feet, to the point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing N88°14'11"E, for 171.12 feet, to the point of compound curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing S70°00'49"E, for 215.22 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing S75°17'12"E, for 438.68 feet, to the point of tangent; thence S86°04'23"E, for 459.36 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to said FDOT Right-of-Way map Section 14140-XXXX, said point being hereinafter referred to as the Northeasterly most corner of the lands described herein as NON-RESIDENTIAL PARCEL 1; thence the following five (5) courses along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93); (1) thence S03°54'41"W, for 515.82 feet; (2) thence S08°07'59"W, for 697.63 feet, to the point of intersection with a non-tangent curve, concave Northwesterly; (3) thence Southwesterly along the arc of said curve, with a radial bearing of N82°09'53"W, having a radius of 860.00 feet, a central angle of 37°09'41", an arc length of 557.79 feet, and a chord bearing S26°24'57"W, for 548.06 feet, to the point of tangent; (4) thence S44°59'47"W, for 578.11 feet, to the point of curvature of a curve concave Southeasterly; (5) thence Southwesterly along the arc of said curve, having a radius of 1,113.00 feet, a central angle of 09°58'17", an arc length of 193.70 feet, and a chord bearing S40°00'36"W, for 193.45 feet, to the point of intersection with a non-tangent line, same being the point of intersection with the

[CONTINUED ON SHEET 3]

[CONTINUED FROM SHEET 2]

Southerly line of said former Seaboard System Railroad Right-of-Way, thence the following four (4) courses along said Southerly line of the former Seaboard System Railroad Right-of-Way, same being the North line of LOTS O, P, Q, R and S, respectively, according to said plat of GASQUE'S SUBDIVISION: (1) thence S72°10'05"W, for 423.17 feet; (2) thence S72°23'24"W, for 297.96 feet; (3) thence S72°22'44"W, for 330.68 feet, to the Northeast corner of said LOT P; (4) thence S72°23'53"W, for 421.74 feet, to the Northwest corner of said LOT O; thence leaving said Southerly line of the former Seaboard System Railroad Right-of-Way, same being said North line of LOTS O, P, Q, R and S, respectively, S01°56'58"W, along the West line of said LOT O, for 201.99 feet; thence leaving said West line of LOT O, S89°57'42"E, for 101.49 feet; thence N01°56'58"E, for 99.83 feet; thence N86°34'16"E, for 98.12 feet, to the point of intersection with the East line of said LOT O; thence S02°10'08"W, along said East line of said LOT O, for 15.19 feet, to the point of intersection with said North Right-of-Way line of STATE ROAD 52, same being the point of intersection with a non-tangent curve, concave Southeasterly; thence the following seven (7) courses along said North Right-of-Way line of STATE ROAD 52: (1) thence Southwesterly along the arc of said curve, with a radial bearing of S36°32'45"E, having a radius of 215.25 feet, a central angle of 54°13'02", an arc length of 203.68 feet, and a chord bearing S26°20'44"W, for 196.17 feet, to the point of intersection with a non-tangent line; (2) thence S36°59'09"W, for 39.29 feet; (3) thence S89°20'40"W, for 113.06 feet; (4) thence N00°39'20"W, for 10.00 feet; (5) thence S89°20'40"W, for 1,550.01 feet; (6) thence N00°39'20"W, for 10.00 feet; (7) thence S89°20'40"W, for 52.59 feet, to the POINT OF BEGINNING.

TOGETHER WITH:

NON-RESIDENTIAL PARCEL 2:

A parcel of land lying in Section 5, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

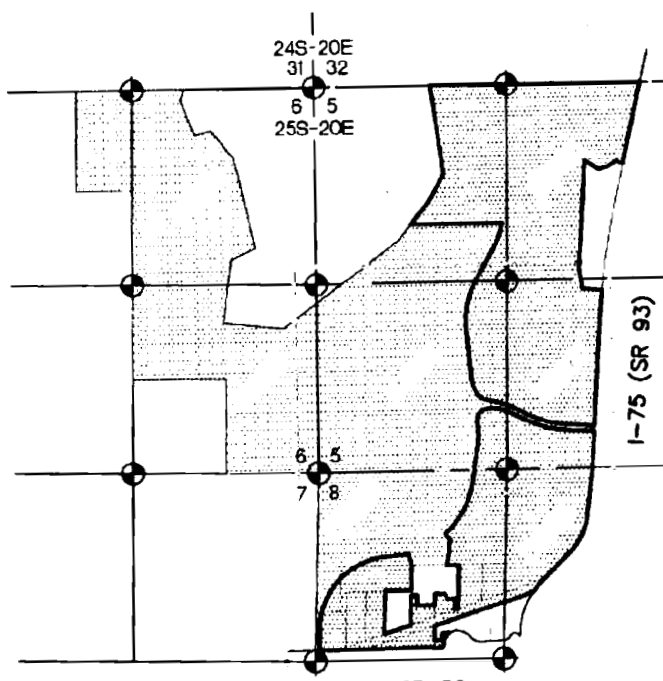
Commence at the aforementioned Northeasterly most corner of NON-RESIDENTIAL PARCEL 1, said point lying on the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence N03°54'41"E, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet, to the POINT OF BEGINNING; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.34 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing N75°17'12"W, for 408.74 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southwesterly, thence Northwesterly along the arc of said curve, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing N65°26'38"W, for 39.53 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Westerly along the arc of said curve, with a radial bearing of S24°22'03"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing N73°17'36"W, for 332.04 feet, to the point of intersection with a non-tangent curve, concave

[CONTINUED ON SHEET 4]

[CONTINUED FROM SHEET 3]

Northerly, thence Westerly along the arc of said curve, with a radial bearing of N07°45'00"E, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing N70°49'06"W, for 124.87 feet, to the point of compound curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing N50°24'39"W, for 20.28 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing N46°47'12"W, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing N41°28'28"W, for 42.56 feet, to the point of compound curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing N23°22'22"W, for 120.39 feet, to the point of intersection with a non-tangent line; thence N80°32'04"W, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along the arc of said curve, with a radial bearing of N74°24'40"E, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing N10°02'40"W, for 91.01 feet, to the point of tangent; thence N04°30'00"W, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing N13°00'00"E, for 665.16 feet, to the point of tangent; thence N30°30'00"E, for 460.36 feet, to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing N20°25'45"E, for 433.66 feet, to the point of intersection with a non-tangent line; thence N90°00'00"W, for 1,289.33 feet; thence N39°21'50"E, for 392.31 feet; thence N29°56'57"E, for 464.93 feet; thence N07°58'07"W, for 1,259.65 feet, to the point of intersection with the North line of the Northwest 1/4 of Section 5, Township 25 South, Range 20 East; thence N89°57'03"E, along said North line of the Northwest 1/4 of Section 5 and the North line of the Northeast 1/4 of said Section 5, respectively, for 2,978.81 feet, to said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93); thence the following ten (10) courses along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93) and the West line of Right-of-Way PARCEL 112, PART "B", as described in Official Records Book 8969, Page 3027, of the Public Records of Pasco County, Florida, respectively; (1) thence S12°55'12"W, for 1,178.71 feet; (2) thence N68°35'11"W, for 106.60 feet; (3) thence S56°58'31"W, for 137.01 feet; (4) thence S72°30'41"W, for 135.14 feet; (5) thence N56°10'07"W, for 237.80 feet; (6) thence S04°11'01"W, for 1,519.06 feet; (7) thence S07°05'08"E, for 290.84 feet; (8) thence S84°13'32"E, for 283.41 feet, to the point of intersection with a non-tangent curve, concave Easterly; (9) thence Southerly along the arc of said curve, with a radial bearing of S63°28'00"E, having a radius of 11,609.16 feet, a central angle of 02°37'26", an arc length of 531.67 feet, and a chord bearing S05°13'17"W, for 531.62 feet, to the point of intersection with a non-tangent line; (10) thence S03°54'41"W, for 1,385.16 feet, to the POINT OF BEGINNING.

All together containing 15,105,912 square feet or 346.784 acres, more or less.



SUBJECT PARCEL
15,105,912 SF OR
346.784 AC, MOL

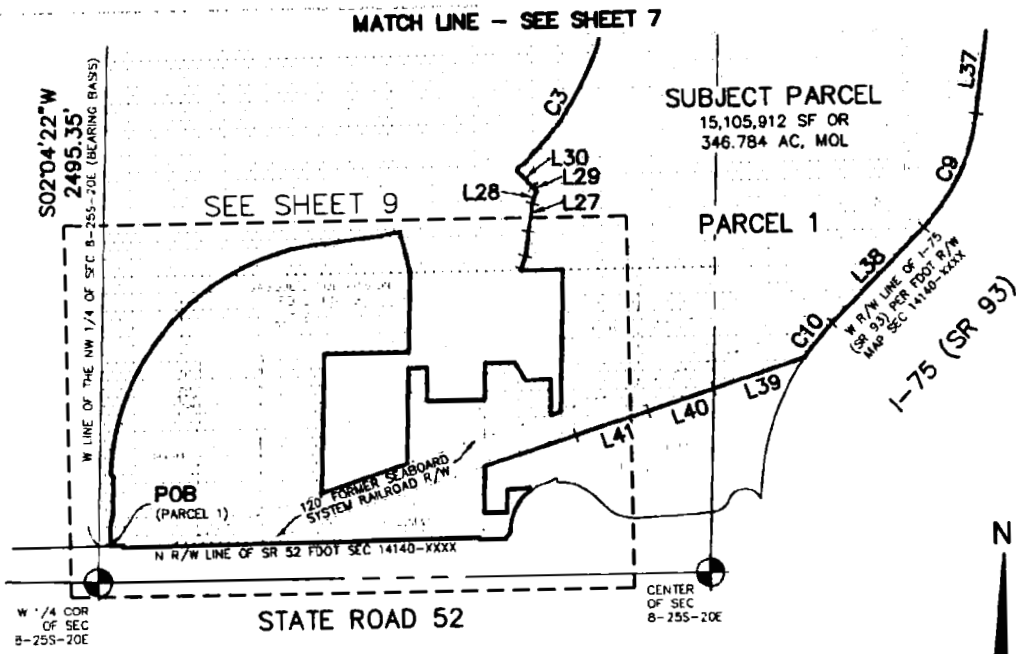
SR 52



LEGEND: (FOR ALL SHEETS)

- AC = ACRES
- COR = CORNER
- EXT = EXTENSION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- MOL = MORE OR LESS
- N'LY = NORTHERLY
- NTS = NOT TO SCALE
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- S'LY = SOUTHERLY
- WLY = WESTERLY

- = SUBJECT PARCEL (NON-RESIDENTIAL PARCEL)
- = MPUD PARCEL



- = SUBJECT PARCEL (NON-RESIDENTIAL PARCEL)
- = MPUD PARCEL

