

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

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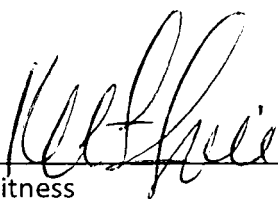
**NOTICE OF ESTABLISHMENT OF THE  
HOPE INNOVATION DISTRICT**

PLEASE TAKE NOTICE that on August 6, 2024, pursuant to a petition filed by Moffitt Lifesciences Campus Management Corporation, a Florida not-for-profit corporation d/b/a SPEROS FL, the Board of County Commissioners of Pasco County, Florida adopted Ordinance No. 24-34 which became effective on August 9, 2024, establishing the Hope Innovation 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 Commerce in accordance with Section 189.014, Florida Statutes.

**THE HOPE INNOVATION 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.**

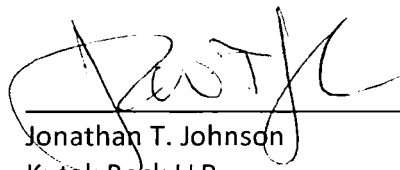
THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT  
TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 13<sup>th</sup> day of August, 2024,  
and recorded in the Official Records of Pasco County, Florida.

  
\_\_\_\_\_  
Witness

Lauren F. Jusevite  
\_\_\_\_\_  
Print Name

107 West College Avenue  
Tallahassee, FL 32301

  
\_\_\_\_\_  
Jonathan T. Johnson  
Kutak Rock LLP

  
\_\_\_\_\_  
Witness

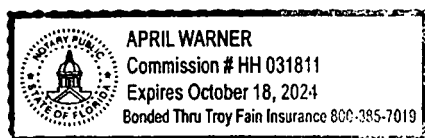
Gabe McKee  
\_\_\_\_\_  
Print Name

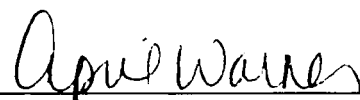
107 West College Avenue  
Tallahassee, FL 32301

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 13<sup>th</sup> day of August, 2024, by Jonathan T. Johnson of Kutak Rock LLP,  
and who is either ☒ personally known to me, or ☐ produced \_\_\_\_\_ as  
identification.

(NOTARY SEAL)



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Name: April Warner  
\_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**Exhibit A**  
**Hope Innovation District**

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 422, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4"X4" CONCRETE MONUMENT STAMPED "SWFWMD" AT THE SOUTHWEST CORNER OF TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°41'28" EAST, ALONG THE SOUTH LINE OF SAID TOWNSHIP 25 SOUTH, SAME BEING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 18 EAST, A DISTANCE OF 555.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOLL ROAD 589 (SUNCOAST PARKWAY) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NUMBER 97140-2301; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING SEVENTEEN (17) COURSES: (1) NORTH 67°42'17" WEST, A DISTANCE OF 72.88 FEET; (2) NORTH 03°00'19" WEST, A DISTANCE OF 800.25 FEET; (3) NORTH 01°34'23" WEST, A DISTANCE OF 651.14 FEET; (4) NORTH 01°01'57" WEST, A DISTANCE OF 537.85 FEET TO THE POINT OF BEGINNING; (5) CONTINUE NORTH 01°01'57" WEST A DISTANCE OF 107.23 FEET; (6) NORTH 00°19'30" WEST, A DISTANCE OF 198.84 FEET; (7) NORTH 51°36'49" EAST, A DISTANCE OF 318.98 FEET; (8) NORTH 00°18'58" EAST, A DISTANCE OF 298.66 FEET; (9) NORTH 17°39'34" WEST, A DISTANCE OF 420.59 FEET; (10) NORTH 89°39'19" WEST, A DISTANCE OF 120.00 FEET; (11) NORTH 00°20'41" EAST, A DISTANCE OF 1,500.00 FEET; (12) NORTH 68°32'38" EAST, A DISTANCE OF 269.26 FEET; (13) NORTH 00°20'41" EAST, A DISTANCE OF 300.00 FEET; (14) NORTH 26°54'35" EAST, A DISTANCE OF 223.61 FEET; (15) NORTH 00°20'41" EAST, A DISTANCE OF 300.00 FEET; (16) SOUTH 60°35'59" WEST, A DISTANCE OF 403.11 FEET; (17) NORTH 00°20'41" EAST, A DISTANCE OF 1,457.57 FEET; THENCE NORTH 39°53'49" EAST, A DISTANCE OF 1,257.34 FEET; THENCE SOUTH 64°08'59" EAST, A DISTANCE OF 108.20 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 502.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 6,867.57 FEET, A CENTRAL ANGLE OF 04°54'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°36'06" EAST 502.01 FEET; THENCE SOUTH 19°28'29" WEST, A DISTANCE OF 394.71 FEET; THENCE SOUTH 70°34'12" EAST, A DISTANCE OF 406.01 FEET; THENCE NORTH 16°48'45" EAST, A DISTANCE OF 397.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 547.07 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,957.71 FEET, A CENTRAL ANGLE OF 07°55'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°08'51" EAST 546.64 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 1,100.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,958.73 FEET, A CENTRAL ANGLE OF 15°55'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 88°58'06" EAST 1,096.97 FEET; THENCE SOUTH 07°11'15" EAST, A DISTANCE OF 213.39 FEET; THENCE NORTH 82°22'14" EAST, A DISTANCE OF 120.08 FEET; THENCE NORTH 77°36'34" EAST, A DISTANCE OF 122.28 FEET; THENCE NORTH 49°06'40" EAST, A DISTANCE OF 194.18 FEET; THENCE NORTH 73°12'42" EAST, A DISTANCE OF 226.48 FEET; THENCE SOUTH 19°01'19" EAST, A DISTANCE OF 594.12 FEET; THENCE SOUTH 23°47'46" EAST, A DISTANCE OF 1,026.88 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 2,078.20 FEET; THENCE SOUTH 23°49'04" EAST, A DISTANCE OF 666.25 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 1,586.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,400.00 FEET, A CENTRAL ANGLE OF 37°51'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°53'05" EAST 1,557.42 FEET; THENCE SOUTH 14°02'54" WEST, A DISTANCE OF 29.40 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 1,389.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,500.00 FEET, A CENTRAL ANGLE OF 30°36'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°15'34" EAST 1,372.84 FEET; THENCE SOUTH 16°34'03" EAST, A DISTANCE OF 721.18 FEET; THENCE NORTH 89°59'35" WEST, A DISTANCE OF 1,272.72 FEET; THENCE NORTH 67°04'06" WEST, A DISTANCE OF 1,076.46 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 5,084.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 775.588 ACRES