RESOLUTION NO. 87-ENV-04

A RESOLUTION ESTABLISHING THE ORLANDO CENTRAL PARK MUNICIPAL SERVICE TAXING UNIT FOR MAINTENANCE OF DRAINAGE IMPROVEMENTS.

WHEREAS, Section 125.01, Florida Statutes, grants Orange County the power to establish municipal service taxing units for any part of the unincorporated area of the County; and

WHEREAS, Orlando Central Park, Inc., has agreed to the establishment of such a municipal service taxing unit in that portion of the unincorporated area of Orange County which is more fully described below; and

WHEREAS, Orange County finds that the establishment of the municipal service taxing unit within the Orlando Central Park development is feasible and serves a public purpose, that properties within the proposed municipal service taxing unit will be benefited, and that the proposed municipal service taxing unit should be created.

BE IT RESOLVED BY THE ORANGE COUNTY COMMISSION OF ORANGE COUNTY, FLORIDA:

Section 1. Establishment. There is hereby established the Orlando Central Park Municipal Service Taxing Unit (MSTU) for maintenance of drainage improvements, the boundaries of which are more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Section 2. Purpose. The purpose of this MSTU is to provide for collection and disbursal of funds necessary for the operation and maintenance of drainage improvements located upon property over which Orange County shall be granted an easement for purposes of maintaining such drainage improvements. For purposes of this Resolution, the term "drainage improvements" includes any improvements involving or relating to drainage, drainage works, drainage facilities, drainage conduits or ditches, or canals, holding ponds, drainage basins, and all other drainage structures or retention/detention facilities. The term does not include facilities, projects, systems or equipment related to sanitary sewer disposal or potable water supply.
Section 3. Definitions. When used in this Resolution, the following terms shall be defined as set forth below:

(a) **Commission** means the Orange County Commission of Orange County, Florida.

(b) **MSTU** means the Orlando Central Park Municipal Service Taxing Unit for Maintenance of Drainage Improvements as established and governed by this Resolution.

(c) **Resolution** means this Resolution establishing a municipal service taxing unit for the area more fully described in Exhibit "A".

(d) **Special Fund** means the fund into which are placed all proceeds and revenues derived from the MSTU, and from which expenditures may be made only for the purposes of the MSTU as expressed by this Resolution.

(e) **Tax Parcel** means a parcel of real property (i) located within the MSTU; (ii) described either by metes and bounds or by plat recorded in the Official Records of Orange County; and (iii) identified by the Orange County Property Appraiser with a tax parcel number.

Section 4. Construction and Maintenance. It is the understanding of Orange County that Orlando Central Park, Inc., will construct or has constructed, in accordance with state and county regulations and standards, all necessary drainage improvements within the MSTU and that Orange County will assume operation and maintenance of such improvements upon the establishment of the MSTU. It is also the understanding of Orange County that Orlando Central Park, Inc., will operate and maintain said drainage improvements at no expense to the County until such time as special tax revenues are received for operation of the MSTU. Such special tax revenues will not be received before November, 1988.

Section 5. Levy of Special or Liability Assessment Tax. The Commission hereby specially levies against all Tax parcels within the MSTU for each year of operation and
maintenance of the drainage improvements an assessment based upon an annual millage rate not to exceed 10 mills. This special assessment shall be levied against the Tax Parcels in the MSTU based on assessed valuation of each Tax Parcel, and the special assessment payable annually by each Tax Parcel shall be computed and collected in the manner described below. The first year of drainage operation and maintenance covered by this Resolution shall be calendar year 1989. Notwithstanding any other provision of this Resolution, the Commission may, at its discretion, provide less than full operation and maintenance of the drainage improvements during the first year of assessment or during subsequent years, depending on the drainage needs of the Tax Parcels within the MSTU.

Section 6. Method of Taxation. The special assessment for each Tax Parcel shall be calculated as follows:

(a) The Orange County Public Works Director shall, on or before May 1 of each year, ascertain or reasonably estimate the annual expenditures necessary to operate and maintain the drainage improvements within the MSTU.

(b) The Public Works Director shall notify the Comptroller of this amount.

(c) The Comptroller shall calculate the millage rate required to generate the sums necessary to pay the estimated annual expenditures, and the special assessment of each Tax Parcel in the MSTU shall be determined by multiplying the assessed value of the individual Tax Parcel by the annual millage rate, which annual rate shall not exceed 10 mills.

Section 7. Preparation of Assessment Roll. Upon calculating the special assessment for each Tax Parcel, the Property Appraiser shall prepare the annual assessment roll and shall transmit said assessment roll to the Tax Collector. Prior to preparation of each annual assessment roll, the Property Appraiser shall ascertain those Tax Parcels which have been subdivided or sold or otherwise
conveyed, and shall ensure that each such subdivided, sold or otherwise conveyed Tax Parcel is assessed accordingly.

Section 8. Collection of Annual Special Assessments.
The annual special assessment for each Tax Parcel shall be collected by the Tax Collector in the same manner, at the same time, and with the same priorities, discounts and penalties for delinquent payments as for ad valorem taxes. The special assessment levied pursuant to this Resolution shall be a lien until paid on the Tax Parcel against which it is levied, and such lien shall be enforceable in the same manner as other ad valorem taxes and special assessments. This special assessment shall become delinquent and bear interest in the same manner as ad valorem taxes. The special assessment shall constitute a lien equal in dignity and priority with the lien for county and state taxes, and the provisions of Florida law relating to the issuance, sale and delivery of tax certificates for unpaid and delinquent ad valorem taxes, the redemption thereof, the sale of land for unredeemed certificates, the issuance to individuals of tax deeds based on such sales, and all other procedures in connection therewith, shall apply to this special assessment.

Section 9. Use of Revenues. All special assessment revenues collected pursuant to this Resolution shall be used only for operation and maintenance of drainage improvements within the MSTU, except that a reasonable portion of such revenues may be used for administrative and legal expenses incurred in the administration of the MSTU. Upon receipt of the special assessment revenues collected pursuant to this Resolution, the Comptroller shall designate and account for the revenues as a Special Fund, separate from other funds. Any portion of the revenues collected which exceeds the amount of actual expenditures for operation and maintenance of the drainage improvements in any fiscal year shall be retained in this Special Fund and may be used in succeeding years for the operation, maintenance and administration of
the MSTU. To the extent that any such excess revenues are
available, the special assessments of the Tax Parcels within
the MSTU may be reduced or otherwise adjusted accordingly.

Section 10. Assessment of County Property. The property
within the MSTU over which Orange County is granted an
easement for purposes of operating and maintaining the
drainage improvements shall not be subject to assessment
pursuant to this Resolution.

Section 11. Governing Board. The Orange County
Commission shall be the governing board of this MSTU.

Section 12. Severability. If any portion of this
Resolution is held invalid or unconstitutional by a court of
competent jurisdiction, then, to the extent that the
Commission's original intent as reflected by this Resolution
can be effected, the remaining portions of this Resolution
shall remain binding and in full force and effect.

Section 13. Effective Date. This Resolution shall take
effect upon adoption by the Orange County Commission.

EXHIBIT "A"

DESCRIPTION
(Parcel #1)

From the Southeast corner of the Southeast 1/4 of Section 28, Township 23 South, Range 29 East, Orange County, Florida, run North 00 degrees 17 minutes 37 seconds West 100.00 feet to the Southeast corner of "ORLANDO CENTRAL PARK NUMBER TWENTY-TWO" as recorded in Plat Book 4, Page 22, Public Records of Orange County, Florida for the POINT OF BEGINNING; thence continue North 00 degrees 17 minutes 37 seconds West 2111.50 feet to the Northeast corner of said "ORLANDO CENTRAL PARK NUMBER TWENTY-TWO"; thence run South 07 degrees 27 minutes 07 seconds West 576.08 feet along the North boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-TWO" and the Westerly prolongation thereof to a point on the Westerly right-of-way line of a Seaboard Coastline Railroad easement as described and recorded in Official Records Book 1592, Page 249, Public Records of Orange County, Florida, said Westerly right-of-way line being a non-tangent curve concave Easterly and having a radius of 508.34 feet; thence from a tangent bearing of South 11 degrees 23 minutes 43 seconds West, run Southwesterly 102.84 feet along the arc of said curve and said Westerly right-of-way line through a central angle of 11 degrees 35 minutes 26 seconds to the end of said curve; thence run South 00 degrees 11 minutes 43 seconds East 137.62 feet along said Westerly right-of-way line to a point on the Easterly prolongation of the North boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-ONE" as recorded in Plat Book 4, Page 9, Public Records of Orange County, Florida; thence run South 09 degrees 48 minutes 17 seconds West 430.00 feet along said Easterly prolongation and said North boundary to the Northwest corner of said "ORLANDO CENTRAL PARK NUMBER TWENTY-ONE"; thence continue South 09 degrees 48 minutes 17 seconds West 60.00 feet along the Northerly boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR" as recorded in Plat Book 4, Page 28, Public Records of Orange County, Florida; thence run North 00 degrees 11 minutes 43 seconds West 110.00 feet along the East boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR" to a point on a line parallel with and 190.00 feet South of, when measured at right angles to, the North boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR"; thence run South 09 degrees 48 minutes 17 seconds West 330.00 feet along said parallel line to a point on the West boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR"; thence run North 00 degrees 11 minutes 43 seconds West 130.00 feet along said West boundary to a point on the South right-of-way line of Viscount Row as shown on said "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR"; thence run South 09 degrees 48 minutes 17 seconds West 60.00 feet along said South right-of-way line to a point on the East boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-NINE" as recorded in Plat Book 5, Page 58, Public Records of Orange County, Florida; thence run North 00 degrees 11 minutes 43 seconds West 60.00 feet along said East boundary to a point on the North right-of-way line of Viscount Row as shown on said "ORLANDO CENTRAL PARK NUMBER TWENTY-NINE"; thence run South 09 degrees 48 minutes 17 seconds West 580.00 feet
along said North right-of-way line to the Southeast corner of Block "A" of said ORLANDO CENTRAL PARK NUMBER TWENTY-NINE"; thence run North 00 degrees 11 minutes 43 seconds West 760.00 feet to the Southeast corner of the North 712.32 feet of said Block "A"; thence run South 89 degrees 48 minutes 17 seconds West 395.00 feet along the South boundary of said North 712.32 feet and the Westerly prolongation thereof to a point on the Easterly boundary of Block "C" of ORLANDO CENTRAL PARK NUMBER FORTY-FOUR" as recorded in Plat Book 10, Page 101, Public Records of Orange County, Florida; thence run North 00 degrees 11 minutes 43 seconds West 853.09 feet along said Easterly boundary to the beginning of a tangent curve concave Southwesterly, having a radius of 951.94 feet and an intersection angle of 48 degrees 24 minutes 05 seconds; thence run Northwesterly 804.16 feet along the arc of said curve and said Easterly boundary to the end of said curve; thence run North 48 degrees 35 minutes 48 seconds West 1520.46 feet along said Westerly boundary to the Westerlymost corner of said Block "C", said Northerlymost corner being on a non-tangent curve concave Northwesterly and having a radius of 2976.79 feet; thence from a tangent bearing of South 37 degrees 10 minutes 26 seconds West, run Southwesterly 219.74 feet along the arc of said curve and the Westerly boundary of said Block "C" through a central angle of 04 degrees 13 minutes 46 seconds to the end of said curve; thence run South 41 degrees 24 minutes 12 seconds West 1236.41 feet along said Westerly boundary to the Westerlymost corner of said Block "C"; thence continue South 41 degrees 24 minutes 12 seconds West 72.25 feet to the Northerlymost corner of Block "C", ORLANDO CENTRAL PARK NUMBER FIFTY-THREE as recorded in Plat Book 16, Page 1, Public Records of Orange County, Florida; thence run South 42 degrees 26 minutes 24 seconds East 120.69 feet to the Easterlymost corner of said Block "C"; thence run South 41 degrees 24 minutes 12 seconds West 1236.41 feet along the Southeasterly boundary of said Block "C" to the Westerlymost corner of Block "B" of said ORLANDO CENTRAL PARK NUMBER FIFTY-THREE; thence run South 45 degrees 30 minutes 47 seconds East 1967.18 feet along the Southwesterly boundary of said Block "B" to a point on the North boundary of that certain Drainage Easement as shown on said Block "B"; thence run North 89 degrees 48 minutes 17 seconds East 105.92 feet to the Northeast corner of said Drainage Easement; thence run North 87 degrees 08 minutes 25 seconds East 60.78 feet to the Northwest corner of that certain Drainage and Utilities Easement as shown on Block "A", ORLANDO CENTRAL PARK NUMBER FIFTY-FIVE as recorded in Plat Book 16, Page 79, Public Records of Orange County, Florida; thence run North 88 degrees 38 minutes 29 seconds East 186.36 feet along the Northerly boundary of said Drainage and Utilities Easement to a point on the Northeastern boundary of said Block "A", said Northeastern boundary being a non-tangent curve concave Northeastwardly and having a radius of 405.00 feet; thence from a tangent bearing of South 39 degrees 22 minutes 19 seconds East, run Southeasterly 222.75 feet along the arc of said curve and said Northeastern boundary through a central angle of 31 degrees 30 minutes 46 seconds to the Southeastern corner of said Drainage and Utilities Easement;
DESCRIPTION (Continued)

thence run South 88 degrees 38 minutes 29 seconds West 339.24 feet to the Southwest corner of said Drainage and Utilities Easement; thence run South 84 degrees 36 minutes 10 seconds West 60.46 feet to the Southerlymost corner of the aforesaid Block "B", ORLANDO CENTRAL PARK NUMBER FIFTY-THREE, said Southerlymost corner being a point on a nontangent curve concave Northeasterly and having a radius of 508.34 feet; thence from a tangent bearing of South 12 degrees 01 minutes 43 seconds East, run Southeasterly 341.48 feet along the arc of said curve through a central angle of 38 degrees 29 minutes 20 seconds; thence run North 89 degrees 48 minutes 17 seconds East 560.55 feet; thence run South 00 degrees 11 minutes 43 seconds East 117.10 feet; thence run South 00 degrees 11 minutes 43 seconds East 442.90 feet to a point on the Northerly right-of-way line of Sand Lake Road (State Road #528-A); thence run South 81 degrees 18 minutes 54 seconds East 139.60 feet along said Northerly right-of-way line; thence run North 89 degrees 21 minutes 32 seconds East 57.88 feet along said Northerly right-of-way line to a point on the West boundary of the aforesaid Southeast 1/4 of Section 28, said point being North 00 degrees 23 minutes 45 seconds West 100.00 feet from the Southwest corner of said Southeast 1/4; thence run North 89 degrees 48 minutes 17 seconds East 2654.70 feet along said Northerly right-of-way line to the POINT OF BEGINNING.

CONTAINING: 283.505 Acres, more or less

SUBJECT TO: Easements and rights-of-way.
DESCRIPTION

(Parcel #2)

From the Southwest corner of the Southeast 1/4 of Section 28, Township 23 South, Range 29 East, run North 89 degrees 48 minutes 17 seconds East 209.52 feet along the South boundary of the said Southeast 1/4; thence run North 00 degrees 11 minutes 43 seconds West 2877.67 feet to the Southeast corner of Block "C", "ORLANDO CENTRAL PARK NUMBER FORTY-FOUR" as recorded in Plat Book 10, Page 101, Public Records of Orange County, Florida; thence run South 89 degrees 48 minutes 17 seconds West 336.23 feet along the South boundary of said Block "C" to the beginning of a tangent curve concave Northeasterly, having a radius of 2076.09 feet and an intersection angle of 41 degrees 35 minutes 55 seconds; thence run Northwesterly 1507.31 feet along the arc of said curve and said South boundary to the end of said curve; thence run North 48 degrees 35 minutes 48 seconds West 226.32 feet along said South boundary to the Westerlymost corner of said Block "C"; thence continue North 48 degrees 35 minutes 48 seconds West 224.00 feet to the Southerlymost corner of Block "A", "ORLANDO CENTRAL PARK NUMBER FORTY-SEVEN" as recorded in Plat Book 11, Page 111, Public Records of Orange County, Florida for the POINT OF BEGINNING; thence run South 41 degrees 24 minutes 12 seconds West 60.00 feet to a point on the Southwesterly boundary of said "ORLANDO CENTRAL PARK NUMBER FORTY-SEVEN"; thence run North 48 degrees 35 minutes 48 seconds West 550.00 feet along said Southwesterly boundary; thence run South 41 degrees 24 minutes 12 seconds West 1019.59 feet; thence run North 45 degrees 30 minutes 47 seconds West 1270.42 feet; thence run North 20 degrees 10 minutes 04 seconds East 147.58 feet; thence run North 41 degrees 24 minutes 12 seconds East 199.80 feet; thence run North 48 degrees 35 minutes 48 seconds West 328.00 feet; thence run North 41 degrees 24 minutes 12 seconds East 738.75 feet to a point on the South boundary of that certain parcel of land as described and recorded in Official Records Book 3408, Page 2562, Public Records of Orange County, Florida; thence run North 89 degrees 09 minutes 28 seconds East 766.18 feet along said South boundary; thence run North 89 degrees 21 minutes 11 seconds East 447.63 feet along said South boundary; thence run South 77 degrees 58 minutes 02 seconds East 205.00 feet along said South boundary; thence run North 89 degrees 21 minutes 11 seconds East 1463.08 feet along said South boundary to a point on a non-tangent curve concave Northwesterly and having a radius of 2752.79 feet; thence from a tangent bearing of South 32 degrees 12 minutes 35 seconds West, run Southwesterly 441.71 feet along the arc of said curve through a central angle of 09 degrees 11 minutes 37 seconds to the end of said curve; thence run South 41 degrees 24 minutes 12 seconds West 870.46 feet to the Easterlymost corner of the aforesaid Block "A"; thence continue South 41 degrees 24 minutes 12 seconds West 650.00 feet to the POINT OF BEGINNING.

CONTAINING: 89.158 acres, more or less.

SUBJECT TO: Easements and rights-of-way.

OR3947 PG0070
DESCRIPTION

(Parcel #3)

From the Northwest corner of the Northeast 1/4 of Section 33, Township 23 South, Range 29 East, Orange County, Florida, run South 00 degrees 14 minutes 54 seconds East 100.00 feet along the West boundary of said Northeast 1/4 for the POINT OF BEGINNING, said Point of Beginning being a point on the Southerly right-of-way line of State Road #528-A (Sand Lake Road); thence run Easterly along said Southerly right-of-way line with the following courses and distances: run North 89 degrees 48 minutes 17 seconds East 2526.49 feet parallel with the North boundary of said Northeast 1/4 to the beginning of a tangent curve concave Southerly, having a radius of 5616.80 feet and an intersection angle of 02 degrees 33 minutes 50 seconds; thence run Easterly 251.34 feet along the arc of said curve to the end of said curve; thence run South 87 degrees 37 minutes 53 seconds East 1032.57 feet to the beginning of a tangent curve concave Northerly, having a radius of 5828.95 feet and an intersection angle of 03 degrees 26 minutes 31 seconds; thence run Easterly 350.16 feet along the arc of said curve to the end of said curve; thence run North 88 degrees 55 minutes 36 seconds East 494.97 feet; thence run South 00 degrees 11 minutes 18 seconds East 10.00 feet; thence run North 88 degrees 55 minutes 36 seconds East 400.29 feet to the beginning of a tangent curve concave Southwesterly, having a radius of 89 feet and an intersection angle of 105 degrees 06 minutes 30 seconds; thence run Southeasterly and Southwesterly 163.27 feet along the arc of said curve to the end of said curve, the end of said curve being on the Westerly right-of-way line of U.S. Highway #17-92-441 (South Orange Blossom Trail); thence leaving the aforesaid Southerly right-of-way line of State Road #528-A, run South 14 degrees 02 minutes 06 seconds West 373.17 feet along said Westerly right-of-way line to a point on the Northerly boundary of Lot 25, Block "E" of "PROSPER COLONY SUBDIVISION" in Section 34, Township 23 South, Range 29 East as recorded in Plat Book D, Page 108, Public Records of Orange County, Florida; thence run South 88 degrees 59 minutes 50 seconds West 396.24 feet to the Northeast corner of Lot 27 of said Block "E"; thence run South 00 degrees 11 minutes 18 seconds East 642.16 feet to the South east corner of said Lot 27; thence run South 89 degrees 04 minutes 05 seconds West 1995.79 feet along the South boundary of Lots 27 through 32, inclusive, of said Block "E" and the Westerly prolongation thereof to a point on the East boundary of Block "Two" "PROSPER COLONY SUBDIVISION" of Section 33, Township 23 South, Range 29 East as recorded in Plat Book D, Page 110, Public Records of Orange County, Florida; thence run South 00 degrees 22 minutes 33 seconds East 1998.87 feet along said East boundary to a point on the Easterly prolongation of the North boundary of Lots 81 and 82 of said Block "Two"; thence run South 89 degrees 38 minutes 14 seconds West 663.72 feet along said Easterly prolongation and said North boundary to the Northwest corner of said Lot 82; thence run South 00 degrees 20 minutes 47 seconds East 640.01 feet to the Southwest corner of said Lot 82; thence run North 89 degrees 36 minutes 14 seconds East 664.05 feet along the South boundary of said Lots 82 and 81 and the Easterly prolongation thereof to a point on the aforesaid East boundary of Block "Two"; thence run South 00 degrees 22 minutes 33 seconds East 1339.25 feet to the Southeast corner of the aforesaid Section 33; thence run South 00 degrees 02 minutes 32 seconds East.

OR3947 PG0071
DESCRIPTION (Continued)

30.00 feet along the West boundary of the Northwest 1/4 of Section 3, Township 24 South, Range 29 East to a point on a line being parallel with and 10.00 feet South of, when measured at right angles to, the North boundary of Lots 1 and 2 as shown on the Plat of Block "G", "PROSPER COLONY SUBDIVISION" as recorded in Plat Book D, Page 101, Public Records of Orange County, Florida; thence run North 89 degrees 32 minutes 44 seconds East 636.25 feet along said parallel line to a point on the Northwesterly right-of-way line of the roadway now known and called the Bee Line Connector (State Road #528) as recorded in Official Records Book 2069, Page 640, Public Records of Orange County, Florida; thence run South 01 degrees 54 minutes 41 seconds East 592.90 feet along said Northwesterly right-of-way line; thence run South 74 degrees 37 minutes 44 seconds West 428.86 feet along said Northwesterly right-of-way line to a point, said point being North 74 degrees 37 minutes 44 seconds East 141.68 feet from the Northwesterly right-of-way line of the roadway now known as Florida's Turnpike as described and recorded in Official Records Book 1145, Page 273, Public Records of Orange County, Florida; thence run North 15 degrees 22 minutes 16 seconds West 165.00 feet; thence run South 74 degrees 37 minutes 44 seconds West 39.47 feet; thence run North 38 degrees 30 minutes 41 seconds West 737.55 feet to a point on a non-tangent curve concave Northeasternly and having a radius of 430.00 feet; thence from a tangent bearing of North 70 degrees 03 minutes 45 seconds West, run Northwesterly 276.75 feet along the arc of said curve through a central angle of 36 degrees 52 minutes 31 seconds to the end of said curve, the end of said curve being a point on the Northeasternly boundary of that certain "ELECTRIC POWER LINE EASEMENT" as described and recorded in Official Records Book 1936, Pages 298 through 302, Public Records of Orange County, Florida; thence run North 33 degrees 11 minutes 14 seconds West 332.23 feet along said Northeasternly boundary; thence run North 30 degrees 59 minutes 06 seconds West 333.20 feet along said Northeasternly boundary to a point on the Southwesterly right-of-way line of a Seaboard Coastline Railroad Easement as described and recorded in Official Records Book 1592, Page 249, Public Records of Orange County, Florida, said Southwesterly right-of-way line being a non-tangent curve concave Northeasternly and having a radius of 508.34 feet; thence from a tangent bearing of North 47 degrees 42 minutes 24 seconds West, run Northwesterly 296.71 feet along the arc of said curve and said Southwesterly right-of-way line through a central angle of 33 degrees 26 minutes 35 seconds to the Southeast corner of Block "C", "ORLANDO CENTRAL PARK NUMBER FORTY-FIVE" as recorded in Plat Book 10, Page 127, Public Records of Orange County, Florida; thence run South 59 degrees 00 minutes 54 seconds West 80.00 feet to the Southwest corner of said Block "C"; thence run North 30 degrees 59 minutes 06 seconds West 987.42 feet to the Westerlymost corner of said Block "C"; thence run North 59 degrees 00 minutes 54 seconds East 200.05 feet along the Westerly Boundary of said Block "C"; thence run North 13 degrees 27 minutes 32 seconds East 175.76 feet to the Northerlymost corner of said Block "C", said Northerlymost corner being a point on the Westerly right-of-way line of Exchange Drive, as shown on the plat of "ORLANDO CENTRAL PARK NUMBER FORTY-ONE", as recorded in
DESCRIPTION (Continued)

Plat Book 7, Page 137, Public Records of Orange County, Florida, said Westerly right-of-way line being a non-tangent curve concave Northeasterly and having a radius of 180.00 feet; thence from a tangent bearing of North 52 degrees 59 minutes 23 seconds West, run Northwesterly 69.13 feet along the arc of said curve and said Westerly right-of-way line through a central angle of 22 degrees 00 minutes 17 seconds to the end of said curve; thence run North 30 degrees 59 minutes 06 seconds West 149.44 feet along said Westerly right-of-way line to the beginning of a tangent curve concave Easterly, having a radius of 180.00 feet and an intersection angle of 30 degrees 38 minutes 19 seconds; thence run Northerly 96.25 feet along the arc of said curve and said Westerly right-of-way line to the end of said curve; thence run North 00 degrees 20 minutes 47 seconds West 473.87 feet along said Westerly right-of-way line to the Southeast corner of Block "A" of the aforesaid "ORLANDO CENTRAL PARK NUMBER FORTY-FIVE"; thence run South 89 degrees 39 minutes 13 seconds West 625.00 feet to the Northwest corner of said Block "A"; thence run North 00 degrees 20 minutes 47 seconds West 625.00 feet to the Northwest corner of said Block "A"; thence run North 89 degrees 39 minutes 13 seconds East 430.00 feet to the Northeast corner of said Block "A"; thence run North 00 degrees 20 minutes 47 seconds West 431.43 feet along the aforesaid Westerly right-of-way line of Exchange Drive to a point on the South right-of-way line of Presidents Drive as shown on the plat of "ORLANDO CENTRAL PARK NUMBER THIRTY-TWO" as recorded in Plat Book 5, Page 59, Public Records of Orange County, Florida, said right-of-way line being a non-tangent curve concave Northerly and having a radius of 230.00 feet; thence from a tangent bearing of South 83 degrees 25 minutes 02 seconds West, run Westerly 25.64 feet along the arc of said curve and said South right-of-way line through a central angle of 06 degrees 23 minutes 15 seconds to the end of said curve; thence run South 89 degrees 48 minutes 17 seconds West 454.33 feet along said South right-of-way to the Northeast corner of Block "A" of "ORLANDO CENTRAL PARK NUMBER THIRTY-EIGHT" as recorded in Plat Book 6, Page 60, Public Records of Orange County, Florida; thence run South 00 degrees 11 minutes 43 seconds East 380.00 feet to the Southeast corner of said Block "A"; thence run South 89 degrees 48 minutes 17 seconds West 590.66 feet to the Southwest corner of said Block "A"; thence run North 30 degrees 59 minutes 06 seconds West 155.95 feet to the Westerlymost corner of said Block "A"; thence run North 00 degrees 00 minutes 54 seconds East 80.00 feet along the Westerly boundary of said Block "A"; thence run North 00 degrees 11 minutes 43 seconds West 385.08 feet along said Westerly boundary to the Northwest corner of said Block "A"; thence run North 00 degrees 00 minutes 54 seconds East 140.00 feet along the North boundary of said Block "A" to a point on the West right-of-way line of the aforesaid Presidents Drive; thence run North 00 degrees 11 minutes 43 seconds West 65.00 feet along said West right-of-way line to the Southeast corner of Block "B", "ORLANDO CENTRAL PARK NUMBER FORTY-EIGHT" as recorded in Plat Book 11, Page 98, Public Records of Orange County, Florida; thence run South 89 degrees 48 minutes 17 seconds West 140.00 feet to the Southwest corner of said Block "B"; thence run North 00 degrees 11 minutes 43 seconds West 459.71 feet to the Northwest corner of said Block "B"; thence run North 00 degrees 48 minutes 17 seconds East 140.00 feet to the Northeast corner of said Block "B";
thence run North 00 degrees 11 minutes 43 seconds West 50.00 feet along said West right-of-way line of Presidents Drive to the Southeast corner of Block "A" of said "ORLANDO CENTRAL PARK NUMBER FORTY-EIGHT"; thence run Westerly, Northerly and Easterly along the boundary of said Block "A" with the following courses and distances: South 89 degrees 48 minutes 17 seconds West 140.00 feet; thence run North 00 degrees 11 minutes 43 seconds West 197.75 feet; thence run South 89 degrees 48 minutes 17 seconds West 383.00 feet; thence run North 30 degrees 59 minutes 06 seconds West 336.04 feet; thence run North 80 degrees 01 minutes 21 seconds East 431.71 feet; thence run North 89 degrees 21 minutes 32 seconds East 65.15 feet to the Point of Beginning.

LESS: Begin at the Northwest corner of Block "A", ORLANDO CENTRAL PARK NUMBER THIRTY EIGHT as recorded in Plat Book 6, Page 60, Public Records of Orange County, Florida; thence run South 00 degrees 11 minutes 43 seconds East 385.08 feet along the Westerly boundary of said Block "A"; thence run South 59 degrees 00 minutes 54 seconds West 80.00 feet along said Westerly boundary; thence run South 30 degrees 59 minutes 06 seconds East 155.95 feet along said Westerly boundary; thence run North 89 degrees 48 minutes 17 seconds East 104.77 feet along the South boundary of said Block "A" to a point on the Easterly boundary of that certain Drainage and Utilities Easement as shown on said Block "A"; thence run North 30 degrees 59 minutes 06 seconds West 148.22 feet along said Easterly boundary; thence run North 00 degrees 11 minutes 43 seconds West 417.67 feet along said Easterly boundary; thence run North 89 degrees 48 minutes 17 seconds East 100.63 feet along a South boundary of said Drainage and Utilities Easement to a point on the Easterly boundary of said Block "A", said Easterly boundary being a nontangent curve concave Easterly and having a radius of 180.00 feet; thence from a tangent bearing of North 04 degrees 58 minutes 35 seconds West, run Northerly 15.02 feet along said Easterly boundary through a central angle of 04 degrees 46 minutes 52 seconds to the end of said curve; thence run South 89 degrees 48 minutes 17 seconds West 140.00 feet along the North boundary of said Block "A" to the Point of beginning.

AND LESS: From the Westerlymost corner of Block "C", ORLANDO CENTRAL PARK NUMBER FORTY-FIVE as recorded in Plat Book 10, Page 127, Public Records of Orange County, Florida, run North 59 degrees 00 minutes 54 seconds East 200.05 feet along the Westerly boundary of said Block "C"; thence run North 13 degrees 27 minutes 32 seconds East 86.21 feet for the POINT OF BEGINNING, said Point of Beginning being a point on the South boundary of that certain
DESCRIPTION (Continued)

Drainage Easement as described and recorded in Official Records Book 1913, Page 240, Public Records of Orange County, Florida, said point also being South 13 degrees 27 minutes 32 seconds West 89.55 feet from the Northerlymost corner of said Block "C"; thence run North 89 degrees 38 minutes 14 seconds East 1388.16 feet along said South boundary and the Easterly prolongation thereof to a point on the East boundary of Section 33, Township 23 South, Range 29 East; thence run North 00 degrees 22 minutes 33 seconds West 1998.87 feet to a point on the Westerly prolongation of the South boundary of Lots 27 through 32, Block "E" of "PROSPER COLONY SUBDIVISION" in Section 34, Township 23 South, Range 29 East as recorded in Plat Book "D", Page 108, Public Records of Orange County, Florida; thence run North 00 degrees 04 minutes 05 seconds East 1005.46 feet along said Westerly prolongation and said South boundary of Lots 27 through 32 to a point on the East boundary of the aforesaid Drainage Easement; thence run North 00 degrees 15 minutes 02 seconds West 20.00 feet along said East boundary; thence run South 89 degrees 04 minutes 05 seconds West 1065.50 feet along the North boundary of said Drainage Easement; thence run South 00 degrees 22 minutes 33 seconds East 21.51 feet along the West boundary of said Drainage Easement to the Northeast corner of Block "A", ORLANDO CENTRAL PARK NUMBER THIRTY-SEVENTH as recorded in Plat Book 6, Page 13, Public Records of Orange County, Florida; thence run South 00 degrees 22 minutes 33 seconds East 376.01 feet along the East boundary of said Block "A"; thence run South 04 degrees 47 minutes 16 seconds West 300.00 feet; thence run South 00 degrees 22 minutes 33 seconds East 1254.98 feet along said East boundary and the East boundary of ORLANDO CENTRAL PARK NUMBER FORTY-ONE as recorded in Plat Book 7, Page 137, Public Records of Orange County, Florida to the Southeast corner thereof; thence run South 86 degrees 02 minutes 04 seconds West 270.54 feet to an angle point on said South boundary, said angle point being on the North boundary of the aforesaid Drainage Easement as described and recorded in Official Records Book 1913, Page 240; thence run South 89 degrees 38 minutes 14 seconds West 447.55 feet along said North boundary to a point, said point being South 13 degrees 27 minutes 32 seconds West 38.06 feet from the aforesaid Northerlymost corner of Block "C" of ORLANDO CENTRAL PARK NUMBER FORTY-FIVE; thence run South 13 degrees 27 minutes 32 seconds West 51.49 feet to the Point of Beginning.

CONTAINING: 256.435 Acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION
(Parcel #4)

From the Southeast corner of the Southeast 1/4 of Section 28, Township 23 South, Range 29 East, Orange County, Florida, run North 00 degrees 17 minutes 37 seconds West 100.00 feet to the Southeast corner of "ORLANDO CENTRAL PARK NUMBER TWENTY-TWO" as recorded in Plat Book 4, Page 18, Public Records of Orange County, Florida; thence continue North 00 degrees 17 minutes 37 seconds West 2010.50 feet for the POINT OF BEGINNING; thence continue North 00 degrees 17 minutes 37 seconds West 1.00 feet to the Northeast corner of said "ORLANDO CENTRAL PARK NUMBER TWENTY-TWO"; thence run South 89 degrees 07 minutes 27 seconds West 576.05 feet along the North boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-TWO" and the Westerly prolongation thereof to a point on the Westerly right-of-way line of a Seaboard System Railroad easement as described and recorded in Official Records Book 1592, Page 249, Public Records of Orange County, Florida, said Westerly right-of-way line being a non-tangent curve concave Easterly and having a radius of 508.34 feet; thence from a tangent bearing of South 11 degrees 23 minutes 43 seconds West, run South-westly 102.84 feet along the arc of said curve and said Westerly right-of-way line through a central angle of 11 degrees 35 minutes 26 seconds to the end of said curve; thence run South 00 degrees 11 minutes 43 seconds East 137.62 feet along said Westerly right-of-way line to a point on the Easterly prolongation of the North boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-ONE" as recorded in Plat Book 4, Page 9, Public Records of Orange County, Florida; thence run South 89 degrees 48 minutes 17 seconds West 430.00 feet along said Easterly prolongation and said North boundary to the Northwest corner of said "ORLANDO CENTRAL PARK NUMBER TWENTY-ONE"; thence continue South 89 degrees 48 minutes 17 seconds West 60.00 feet along the Northerly boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR" as recorded in Plat Book 4, Page 28, Public Records of Orange County, Florida; thence run North 00 degrees 11 minutes 43 seconds West 110.00 feet along the East boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR" to a point on a line parallel with and 190.00 feet South of, when measured at right angles to, the North boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR"; thence run South 89 degrees 48 minutes 17 seconds West 330.00 feet along said parallel line to a point on the West boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR"; thence run North 00 degrees 11 minutes 43 seconds West 130.00 feet along said West boundary to a point on the South right-of-way line of Viscount Row as shown on said "ORLANDO CENTRAL PARK NUMBER TWENTY-FOUR"; thence run South 89 degrees 48 minutes 17 seconds West 60.00 feet along said South right-of-way line to a point on the East boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-NINE" as recorded in Plat Book 5, Page 58, Public Records of Orange County, Florida; thence run North 00 degrees 11 minutes 43 seconds West 60.00 feet along the said East boundary to a point on the North right-of-way line of Viscount Row as shown on said "ORLANDO CENTRAL PARK NUMBER TWENTY-NINE" thence run South 89 degrees 48 minutes 17 seconds West 580.00 feet along said North right-of-way
line to the Southeast corner of Block "A" of said "ORLANDO CENTRAL PARK NUMBER TWENTY-NINE" thence run North 00 degrees 11 minutes 43 seconds West 760.00 feet to the Southeast corner of the North 712.32 feet of said Block "A"; thence run South 89 degrees 48 minutes 17 seconds West 395.00 feet along the South boundary of the said North 712.32 feet and the Westerly prolongation thereof to a point on the Easterly boundary of Block "C" of "ORLANDO CENTRAL PARK NUMBER FORTY-FOUR" as recorded in Plat Book 10, Page 101, Public Records of Orange County, Florida; thence run North 00 degrees 11 minutes 43 seconds West 853.09 feet along said Easterly boundary to the beginning of a tangent curve concave Southwesterly, having a radius of 951.94 feet and an intersection angle of 48 degrees 42 minutes 05 seconds; thence run Northwesterly 804.16 feet along the arc of said curve and said Easterly boundary to the end of said curve; thence run North 48 degrees 35 minutes 40 seconds West 554.60 feet along said Easterly boundary to the Northerlymost corner of said Block "C", said Northerlymost corner being on a non-tangent curve concave Northwesterly and having a radius of 2976.79 feet; thence from a tangent bearing of North 37 degrees 10 minutes 26 seconds East, run Northeasterly 400.44 feet along the arc of said curve and the Westerly boundary of the aforesaid Block "A", through a central angle of 07 degrees 42 minutes 27 seconds to the Northwest corner of said Block "A"; thence run along the North boundary of Block "A" with the following courses and distances: North 89 degrees 21 minutes 11 seconds East 286.04 feet; thence run North 89 degrees 24 minutes 16 seconds East 88.98 feet; thence run North 85 degrees 06 minutes 55 seconds East 200.56 feet; thence run North 89 degrees 24 minutes 16 seconds East 944.42 feet; thence run North 84 degrees 00 minutes 00 seconds East 75.92 feet to a point on the West right-of-way line of Chancellor Drive as shown on the plat of "ORLANDO CENTRAL PARK NUMBER THIRTY-SIX" as recorded in Plat Book 8, Page 71, Public Records of Orange County, Florida; thence leaving the aforesaid North boundary of Block "A" run North 00 degrees 35 minutes 44 seconds West 92.84 feet along said West right-of-way line to a point on the South boundary of Section 21, Township 23 South, Range 29 East, Orange County, Florida; thence run South 89 degrees 24 minutes 16 seconds West 200.00 feet along said South boundary of Section 21 to the Southeast corner of "ORLANDO CENTRAL PARK NUMBER FIFTY-SEVEN" as recorded in Plat Book 16, Page 64, Public Records of Orange County, Florida; thence run South 89 degrees 24 minutes 16 seconds West 1108.56 feet to the Southwest corner of said "ORLANDO CENTRAL PARK NUMBER FIFTY-SEVEN"; thence run North 00 degrees 30 minutes 46 seconds West 663.58 feet to the Northwest corner of said "ORLANDO CENTRAL PARK NUMBER FIFTY-SEVEN"; thence run North 89 degrees 24 minutes 39 seconds East 1109.25 feet to the Northeast corner of said "ORLANDO CENTRAL PARK NUMBER FIFTY-SEVEN"; said Northeast corner being a point on the West right-of-way line of Chancellor Drive as described and recorded in Official Records Book
PARCEL 4 (Continued)

2639, Page 495, Public Records of Orange County, Florida and a point on a non-tangent curve concave Easterly and having a radius of 330.00 feet; thence from a tangent bearing of North 00 degrees 27 minutes 53 seconds West run Northerly 0.07 feet along the arc of said curve and said Westerly right-of-way line through a central angle of 00 degrees 00 minutes 42 seconds to the end of said curve; thence run North 00 degrees 27 minutes 11 seconds West 663.39 feet along said West right-of-way line; thence run South 89 degrees 25 minutes 01 seconds West 10.00 feet along said West right-of-way line; thence run North 00 degrees 27 minutes 11 seconds West 318.78 feet along said West right-of-way line to the Southwest corner of "ORLANDO CENTRAL PARK NUMBER THIRTY-ONE", as recorded in Plat Book 6, Page 121, Public Records of Orange County, Florida; thence continue North 00 degrees 27 minutes 11 seconds West 958.14 feet to the Northwest corner of said "ORLANDO CENTRAL PARK NUMBER THIRTY-ONE"; thence run North 89 degrees 25 minutes 47 seconds East 1565.77 feet along the North boundary of said "ORLANDO CENTRAL PARK NUMBER THIRTY-ONE" to a point on the East boundary of the aforesaid Section 21; thence run North 89 degrees 09 minutes 23 seconds East 79.75 feet along the said North boundary and the Easterly prolongation thereof to the P.C. on the North boundary of Block A as shown on the Plat of "ORLANDO CENTRAL PARK NUMBER THIRTY", as recorded in Plat Book 5, Page 7, Public Records of Orange County, Florida; thence continue North 89 degrees 09 minutes 23 seconds East 1248.66 feet along the North boundary of said "ORLANDO CENTRAL PARK NUMBER THIRTY" to the Northwest corner of "ORLANDO CENTRAL PARK NUMBER THIRTY-THREE", Plat book 5, Page 72, Public Records of Orange County, Florida; thence continue North 89 degrees 09 minutes 23 seconds East 1066.28 feet to the Northeast corner of said "ORLANDO CENTRAL PARK NUMBER THIRTY-THREE"; thence continue North 89 degrees 09 minutes 23 seconds East 265.00 feet along the Easterly prolongation of the North boundary of said "ORLANDO CENTRAL PARK NUMBER THIRTY-THREE" to a point on the West boundary of the Southeast 1/4 of Section 22, Township 23 South, Range 29 East, Orange County, Florida; thence continue North 89 degrees 09 minutes 23 seconds East 1041.53 feet along a line parallel with and 50 feet South of, when measured at right angles to, the North boundary of said Southeast 1/4 of Section 22, to a point on a line parallel with and 250.00 feet West of, when measured at right angles to, the West right-of-way line of the highway now known and called the South Orange Blossom Trail (U.S. 17-92-441); thence run South 00 degrees 26 minutes 42 seconds East 1152.68 feet along said parallel line and along the West boundary of the "SOUTH ORANGE BLOSSOM TRAIL ADDITION", as recorded in Plat Book R, Page 112, Public Records of Orange County, Florida, to the beginning of a tangent curve concave Westerly, having a radius of 11,159.20 feet and an intersection angle of 00 degrees 33 minutes 34 seconds; thence run Southerly 108.98 feet along the arc of said curve and the West boundary of said "SOUTH ORANGE BLOSSOM TRAIL ADDITION" to a point on the
South boundary of Lot 85, Block 1, "PROSPER COLONY SUBDIVISION" of Section 22, Township 23 South, Range 29 East, as recorded in Plat Book D, Page 109, Public Records of Orange County, Florida; thence run South 89 degrees 07 minutes 06 seconds West 713.02 feet along the South boundary of Lots 85, 86 and 87 of said Block 1, "PROSPER COLONY"; thence run South 00 degrees 23 minutes 10 seconds East 40.00 feet to the Northeast corner of Block A, ORLANDO CENTRAL PARK NUMBER THIRTEEN", as recorded in Plat Book 2, Page 123, Public Records of Orange County, Florida; thence continue South 00 degrees 23 minutes 10 seconds East 646.09 feet to the Southeast corner of said Block A, said Southeast corner being a point on the North boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-THREE", as recorded in Plat Book 4, Page 22, Public Records of Orange County, Florida; thence run along the North and East boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-THREE" with the following courses and distances: North 89 degrees 05 minutes 58 seconds East 685.87 feet to a point on a non-tangent curve concave Westerly and having a radius of 11,159.20 feet; thence from a tangent bearing of North 03 degrees 38 minutes 34 seconds East run Northerly 46.77 feet along the arc of said curve through a central angle of 00 degrees 14 minutes 24 seconds to the end of said curve; thence run North 89 degrees 08 minutes 01 seconds East 250.68 feet to a point on a non-tangent curve concave Westerly and having a radius of 11,409.20 feet; thence from a tangent bearing of South 03 degrees 18 minutes 32 seconds West run Southerly 745.94 feet along the arc of said curve and the Southerly prolongation of said East boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-THREE", through a central angle of 03 degrees 44 minutes 46 seconds to the Northeasterly corner of "ORLANDO CENTRAL PARK NUMBER SIXTEEN", as recorded in Plat Book 3, Page 23, Public Records of Orange County, Florida; thence leaving the said East boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-THREE" and the Southerly prolongation thereof, continue Southerly 435.07 feet along the arc of said curve and the Easterly boundary of said "ORLANDO CENTRAL PARK NUMBER SIXTEEN", through a central angle of 02 degrees 11 minutes 06 seconds to the Northeasterly corner of "ORLANDO CENTRAL PARK NUMBER THREE", as recorded in Plat Book 1, Page 83, Public Records of Orange County, Florida; thence continue Southerly 265.01 feet along the arc of said curve and the Easterly boundary of said "ORLANDO CENTRAL PARK NUMBER THREE", through a central angle of 01 degrees 19 minutes 51 seconds to the Northeasterly corner of "ORLANDO CENTRAL PARK NUMBER ONE", as recorded in Plat Book 2, Page 63, Public Records of Orange County, Florida; thence continue Southerly 650.49 feet along the arc of said curve and the Easterly boundary of "ORLANDO CENTRAL PARK NUMBER ONE", through a central angle of 03 degrees 16 minutes 00 seconds to the Northeasterly corner of that certain parcel of land shown and "not included" on said "ORLANDO CENTRAL PARK NUMBER ONE"; thence continue Southerly 36.72 feet along the arc of said curve, through a central angle of 00 degrees 11
PARCEL 4 (Continued)

minutes 03 seconds to the end of said curve; thence run South 14 degrees 01 minutes 18 seconds West 161.42 feet to the Southeasterly corner of said "not included" parcel of land and the Northeasternly corner of Lot 3 of the aforesaid "ORLANDO CENTRAL PARK NUMBER ONE"; thence continue South 14 degrees 01 minutes 18 seconds West 210.00 feet along the Easterly boundary of said Lot 3 to the Northeasternly corner of Premier Row as shown on the plat of "ORLANDO CENTRAL PARK NUMBER TWO", as recorded in Plat Book 1, Page 45, Public Records of Orange County, Florida; thence continue South 14 degrees 01 minutes 18 seconds West 60.12 feet to the Southeasterly corner of said Premier Row, "ORLANDO CENTRAL PARK NUMBER TWO"; thence continue South 14 degrees 01 minutes 18 seconds West 200.00 feet along the Southerly prolongation of the Easterly boundary of said "ORLANDO CENTRAL NUMBER TWO" to the Northeasternly corner of "ORLANDO CENTRAL PARK NUMBER TWELVE", as recorded in Plat Book 2, Page 114, Public Records of Orange County, Florida; thence continue South 14 degrees 01 minutes 18 seconds West 107.47 Feet along the Easterly boundary of said "ORLANDO CENTRAL PARK NUMBER TWELVE" to the Northeasternly corner of "ORLANDO CENTRAL PARK NUMBER SEVENTEEN", as recorded in Plat Book 3, Page 38, Public Records of Orange County, Florida; thence continue South 14 degrees 01 minutes 18 seconds West 779.23 feet along the Easterly boundary of said "ORLANDO CENTRAL PARK NUMBER SEVENTEEN" to the Northeasternly corner of "ORLANDO CENTRAL PARK NUMBER NINETEEN", as recorded in Plat Book 3, Page 139, Public Records of Orange County, Florida; thence continue South 14 degrees 01 minutes 18 seconds West 360.26 feet to the Southeasterly corner of said "ORLANDO CENTRAL PARK NUMBER NINETEEN"; thence continue South 14 degrees 01 minutes 18 seconds West 2.41 feet along the Southerly prolongation of the Easterly boundary of said "ORLANDO CENTRAL PARK NUMBER NINETEEN" to a point on a line parallel with and 1.00 feet South of, when measured at right angles to, the South boundary of said "ORLANDO CENTRAL PARK NUMBER NINETEEN"; thence run South 89 degrees 17 minutes 15 seconds West 467.35 feet along said parallel line to a point on the East boundary of the Southwest 1/4 of Section 27, Township 23 South, Range 29 East; thence run South 89 degrees 07 minutes 27 seconds West 2660.62 feet to the POINT OF BEGINNING.

LESS: From the Southeast corner of Section 21 Township 23 South, Range 29 East, run South 89 degrees 24 minutes 16 seconds West 283.76 feet to the Southeasterly corner of "ORLANDO CENTRAL PARK NUMBER FIFTY-FOUR", as recorded in Plat Book 16, Page 26, Public Records of Orange County, Florida for the POINT OF BEGINNING; thence run along the Easterly boundary of said "ORLANDO CENTRAL PARK NUMBER FIFTY-FOUR" with the following courses and distances: North 55 degrees 25 minutes 08 seconds West 114.94 feet; thence run North 43 degrees 05 minutes 02 seconds West 120.32 feet; thence run North 14 degrees 17
minutes 49 seconds West 61.27 feet; thence run North 42 degrees 57 minutes 50 seconds East 83.59 feet; thence run North 37 degrees 15 minutes 02 seconds East 103.83 feet; thence run North 04 degrees 45 minutes 31 seconds East 133.68 feet; thence run North 10 degrees 04 minutes 32 seconds East 108.15 feet; thence run North 08 degrees 56 minutes 45 seconds East 95.56 feet; thence run North 21 degrees 04 minutes 44 seconds East 107.63 feet; thence run North 33 degrees 15 minutes 20 seconds East 103.11 feet; thence run North 00 degrees 05 minutes 34 seconds East 80.33 feet; thence run North 18 degrees 36 minutes 20 seconds East 209.37 feet; thence run North 28 degrees 53 minutes 02 seconds East 160.71 feet; thence run North 15 degrees 32 minutes 24 seconds East 124.22 feet; thence run North 19 degrees 31 minutes 15 seconds East 136.17 feet; thence North 35 degrees 42 minutes 27 seconds East 113.77 feet; thence run South 88 degrees 19 minutes 51 seconds East 27.12 feet; thence run North 64 degrees 05 minutes 28 seconds East 70.00 feet to the Southerlymost corner of "ORLANDO CENTRAL PARK NUMBER THIRTY", as recorded in Plat Book 5, Page 7, Public Records of Orange County, Florida; thence leaving the aforesaid Easterly boundary of "ORLANDO CENTRAL PARK NUMBER FIFTY-FOUR" run along the Southerly boundary of said "ORLANDO CENTRAL PARK NUMBER THIRTY" with the following courses and distances: North 64 degrees 05 minutes 28 seconds East 127.56 feet; thence run North 73 degrees 27 minutes 39 seconds East 160.89 feet; thence run North 82 degrees 51 minutes 16 seconds East 140.23 feet; thence run South 73 degrees 09 minutes 00 seconds East 200.78 feet; thence run South 83 degrees 25 minutes 58 seconds East 192.10 feet; thence run South 72 degrees 42 minutes 59 seconds East 9.14 feet to the Southwesterly corner of "ORLANDO CENTRAL PARK NUMBER THIRTY-THREE", as recorded in Plat Book 5, Page 7, Public Records of Orange County, Florida; thence leaving the aforesaid Southerly boundary of "ORLANDO CENTRAL PARK NUMBER THIRTY" run along the Southerly boundary of said "ORLANDO CENTRAL PARK NUMBER THIRTY-THREE" with the following courses and distances: South 26
PARCEL 4 (Continued)

degrees 17 minutes 02 seconds East 119.39 feet; thence run South 08 degrees 44 minutes 05 seconds East 110.17 feet; thence run South 02 degrees 02 minutes 09 seconds West 122.18 feet; thence run South 14 degrees 38 minutes 55 seconds West 16.71 feet to a point on the North boundary of "ORLANDO CENTRAL PARK NUMBER THIRTEEN", as recorded in Plat Book 2, Page 123, Public Records of Orange Country, Florida; thence leaving the aforesaid Westerly boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-SEVEN" continue South 14 degrees 38 minutes 55 seconds West 98.32 feet; thence run South 00 degrees 37 minutes 59 seconds West 110.44 feet; thence run South 07 degrees 24 minutes 48 seconds East 116.88 feet; thence run South 02 degrees 13 minutes 43 seconds West 88.72 feet; thence run South 03 degrees 26 minutes 03 seconds West 87.48 feet; thence run South 07 degrees 18 minutes 57 seconds West 114.34 feet; thence run South 03 degrees 13 minutes 23 seconds West 20.92 feet to a point on the North boundary of "ORLANDO CENTRAL PARK NUMBER THREE", as recorded in Plat Book 1, Page 83, Public Records of Orange County Florida; thence continue South 03 degrees 13 minutes 23 seconds West 87.22 feet; thence run South 22 degrees 01 minutes 06 seconds West 114.35 feet; thence run South 31 degrees 16 minutes 55 seconds West 174.14 feet; thence run South 33 degrees 07 minutes 30 seconds West 46.91 feet to a point on the North boundary of "ORLANDO CENTRAL PARK NUMBER ONE", as recorded in Plat Book 2, Page 63, Public Records of Orange County, Florida; thence continue South 33 degrees 07 minutes 30 seconds West 54.60 feet; thence run South 35 degrees 09 minutes 23 seconds West 95.05 feet; thence run South 51 degrees 35 minutes 51 seconds West 102.59 feet; thence run South 65 degrees 07 minutes 48 seconds West 84.67 feet; thence run South 62 degrees 24 minutes 49 seconds West 106.14 feet; thence run South 67 degrees 04 minutes 04 seconds West 104.18 feet; thence run South 71 degrees 59 minutes 13 seconds West 98.80 feet to a point on the West boundary of said "ORLANDO CENTRAL PARK NUMBER ONE"; thence run South 00 degrees 38 minutes 12 seconds East 548.92 feet to the Southwest corner of Block "B" of said ORLANDO CENTRAL PARK NUMBER ONE, said Southwest corner being a point on the North right-of-way line of Lake Ellenor Drive as shown on ORLANDO CENTRAL PARK NUMBER EIGHT as recorded in Plat Book 2, Page 78, Public Records of Orange County, Florida; thence run South 89 degrees 21 minutes 48 seconds West 60.00 feet along said North right-of-way line; thence run North 00 degrees 38 minutes 12 seconds West 541.69 feet parallel with the aforesaid West boundary of ORLANDO CENTRAL PARK NUMBER ONE; thence run South 84 degrees 17 minutes 03 seconds West 116.29 feet; thence run South 65 degrees 38 minutes 56 seconds West 136.49 feet; thence run South 87 degrees 04 minutes 08 seconds West 151.95 feet; thence run North 72 degrees 31 minutes 54 seconds West 176.76 feet; thence run North 85 degrees 53 minutes 30 seconds West 132.32 feet; thence run North 72 degrees 24 minutes 57 seconds West 133.73 feet; thence run North 72 degrees 24 minutes 26
PARCEL 4 (Continued)

seconds West 145.64 feet; thence run North 72 degrees 56 minutes 33 seconds West 131.56 feet; thence run North 59 degrees 05 minutes 49 seconds West 152.30 feet; thence run North 61 degrees 29 minutes 26 seconds West 180.61 feet to a point on a line being parallel with and 75.00 feet East of, when measured at right angles to, the East boundary of ORLANDO CENTRAL PARK NUMBER THIRTY-SIX as recorded in Plat Book 8, Page 71, Public Records of Orange County, Florida; thence run South 00 degrees 22 minutes 09 seconds East 831.33 feet along said parallel line to a point on the North boundary of Block "A", ORLANDO CENTRAL PARK NUMBER FORTY as recorded in Plat Book 7, Page 9, Public Records of Orange County, Florida; thence run North 89 degrees 21 minutes 48 seconds East 10.00 feet along said North boundary to a point on the East boundary of that certain Drainage Easement as described and recorded in Official Records Book 3192, Page 2475, Public Records of Orange County, Florida; thence run South 00 degrees 22 minutes 09 seconds East 360.00 feet along said East boundary to a point on the South boundary of said Block "A"; thence run South 89 degrees 21 minutes 48 seconds West 85.00 feet to the Southwest corner of said Block "A", said Southwest corner being the Southeast corner of said ORLANDO CENTRAL PARK NUMBER THIRTY-SIX; thence continue South 89 degrees 21 minutes 48 seconds West 85.00 feet to the South boundary of said ORLANDO CENTRAL PARK NUMBER THIRTY-SIX to a point on the Westerly boundary of that certain Drainage and Utilities Easement as shown on said plat; thence run North 00 degrees 22 minutes 09 seconds West 50.00 feet along said Westerly boundary; thence run North 89 degrees 21 minutes 48 seconds West 20.00 feet along said Westerly boundary; thence run North 00 degrees 22 minutes 09 seconds West 593.08 feet along said Westerly boundary and the Northerly prolongation thereof to a point on the South boundary of Block "A" of said ORLANDO CENTRAL PARK NUMBER THIRTY-SIX; thence run South 89 degrees 48 minutes 17 seconds West 5.00 feet along said South boundary to a point on the Southerly prolongation of the West boundary of the aforesaid Drainage Easement as described and recorded in Official Records Book 3192, Page 2475; thence run North 00 degrees 22 minutes 09 seconds West 640.60 feet along said Southerly prolongation and said West boundary to a point on the Northeasterly boundary of said Block "A"; thence run Northwesterly and Westerly along said Northeasterly boundary and the North boundary of said Block A with the following courses and distances: North 36 degrees 34 minutes 02 seconds West 222.51 feet; thence run North 37 degrees 28 minutes 21 seconds West 24.72 feet; thence run North 35 degrees 52 minutes 39 seconds West 101.01 feet; thence run South 89 degrees 24 minutes 16 seconds West 784.70 feet; thence run South 84 degrees 00 minutes 00 seconds West 288.31 feet to a point on the East right-of-way line of Chancellor Drive as shown on said "ORLANDO CENTRAL PARK NUMBER THIRTY-SIX"; thence leaving said North boundary of Block A, run North
PARCEL 4 (Continued)

00 degrees 35 minutes 44 seconds West 87.15 feet along said East right-of-way line to the Southwest corner of the aforesaid "ORLANDO CENTRAL PARK NUMBER FIFTY-FOUR"; thence run North 89 degrees 24 minutes 16 seconds East 1008.20 feet to the POINT OF BEGINNING.

CONTAINING: 638.956 Acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION
(PARCEL 6)

From the Southwest corner of the Southeast 1/4 of Section 4, Township 24
South, Range 29 East, Orange County, Florida, run South 89 degrees 33 minutes
54 seconds West 544.35 feet along the South boundary of the Southwest 1/4 of
said Section 4 to a point on the Northwesterly boundary of that certain parcel
of land as described and recorded in Official Records Book 3812, Page 3249,
Public Records of Orange County, Florida; thence run North 53 degrees 35
minutes 05 seconds East 687.65 feet along said Northwesterly boundary for the
POINT OF BEGINNING, said Point of Beginning being on a line parallel with and
404.00 feet North of, when measured at right angles to, said South boundary of
the Southwest 1/4; thence run South 89 degrees 33 minutes 54 seconds West
813.76 feet along said parallel line to a point on a nontangent curve concave
Southeasterly and having a radius of 2294.65 feet; thence from a tangent
bearing of North 18 degrees 47 minutes 48 seconds East, run Northeasterly
589.84 feet along the arc of said curve through a central angle of 14 degrees
43 minutes 41 seconds to the end of said curve; thence run North 33 degrees 31
minutes 29 seconds East 351.88 feet; thence run North 28 degrees 14 minutes 54
seconds East 580.41 feet to a point on a nontangent curve concave South-
esterly and having a radius of 5137.65 feet; thence from a tangent bearing of
North 28 degrees 44 minutes 44 seconds East, run Northeasterly 2108.70 feet
along the arc of said curve through a central angle of 23 degrees 30 minutes
59 seconds to the end of said curve; thence run North 37 degrees 44 minutes 15
seconds West 125.00 feet to a point on a nontangent curve concave South-
esterly and having a radius of 5262.65 feet, said curve being the South-
esterly limited access right-of-way line of the Beeline Connector (State Road
#528), as said Southeasterly limited access right-of-way line is now laid out
and exists; thence from a tangent bearing of North 52 degrees 45
seconds East, run Northeasterly 1546.41 feet along the arc of said curve and
said Southeasterly limited access right-of-way line through a central angle of
16 degrees 50 minutes 10 seconds to a point on a nontangent curve concave
Northeasterly and having a radius of 7839.44 feet, said curve being the
Southwesterly limited access right-of-way line of the highway now known and
called Florida's Turnpike as said highway is now laid out and exists; thence
from a tangent bearing of South 43 degrees 23 minutes 22 seconds East, run
Southeasterly 849.30 feet along the arc of said curve and said Southwesterly
limited access right-of-way line through a central angle of 06 degrees 12
minutes 26 seconds to the end of said curve; thence run South 40 degrees 24
minutes 12 seconds West 60.73 feet along said Southwesterly limited access
right-of-way line to a point on the aforesaid Northwesterly boundary of that
certain parcel of land as described and recorded in Official Records Book
3812, Page 3249; thence run Westerly and Southwesterly along said North-
westerly boundary with the following courses and distances: South 89 degrees
50 minutes 57 seconds West 420.13 feet; thence run South 30 degrees 55 minutes
36 seconds West 143.48 feet to a point on the East boundary of said Section 4,
PARCEL 6 (Continued)

said point being North 00 degrees 02 minutes 32 seconds West 746.17 feet from the Northeast corner of the aforesaid Southeast 1/4; thence continue South 30 degrees 55 minutes 36 seconds West 21.75 feet; thence run South 07 degrees 01 minutes 41 seconds West 58.87 feet; thence run South 70 degrees 16 minutes 32 seconds West 316.75 feet; thence run South 51 degrees 42 minutes 20 seconds West 404.87 feet; thence run South 25 degrees 41 minutes 36 seconds West 1892.54 feet; thence run South 52 degrees 48 minutes 35 seconds West 847.16 feet; thence run South 53 degrees 35 minutes 05 seconds West 614.35 feet to the POINT OF BEGINNING.

CONTAINING: 107.685 Acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION
(PARCEL 7)

From the Southeast corner of Section 4, Township 24 South, Range 29 East, Orange County, Florida, run North 00 degrees 16 minutes 38 seconds West 1308.27 feet along the East boundary of the Southeast 1/4 of said Section 4 for the POINT OF BEGINNING, said Point of Beginning being on the Westerly prolongation of the North boundary of Lots 97 through 100, Block "G", of the PROSPER COLONY SUBDIVISION of said Section 3, Township 24 South, Range 29 East, as recorded in Plat Book "D", Page 101, Public Records of Orange County, Florida; thence continue North 00 degrees 16 minutes 38 seconds West 395.26 feet to the Northwest corner of Block "D", ORLANDO CENTRAL PARK NUMBER FIFTY-SIX as recorded in Plat Book 17, Page 133, Public Records of Orange County, Florida; thence run South 89 degrees 46 minutes 01 seconds West 160.00 feet along the South right-of-way line of Principal Row as shown on said plat of ORLANDO CENTRAL PARK NUMBER FIFTY-SIX to a point on a line parallel with and 160.00 feet West of, when measured at right angles to, said East boundary of the Southeast 1/4; thence run South 00 degrees 16 minutes 38 seconds West 1566.49 feet along said parallel line to a point on a line parallel with and 137.50 feet North of, when measured at right angles to, the South boundary of said Southeast 1/4; thence run South 89 degrees 36 minutes 00 seconds West 614.20 feet along said parallel line; thence run North 27 degrees 10 minutes 41 seconds West 16.98 feet; thence run North 65 degrees 19 minutes 13 seconds West 56.30 feet; thence run North 53 degrees 40 minutes 53 seconds West 15.00 feet; thence run North 68 degrees 52 minutes 09 seconds West 65.30 feet; thence run South 87 degrees 03 minutes 06 seconds West 79.18 feet; thence run North 68 degrees 41 minutes 25 seconds West 60.47 feet; thence run North 15 degrees 42 minutes 35 seconds West 37.50 feet; thence run North 38 degrees 40 minutes 50 seconds West 65.43 feet; thence run North 92 degrees 31 minutes 13 seconds West 47.60 feet; thence run North 23 degrees 11 minutes 20 seconds West 46.47 feet; thence run North 08 degrees 53 minutes 34 seconds East 19.70 feet; thence run North 38 degrees 19 minutes 31 seconds East 38.30 feet; thence run North 39 degrees 27 minutes 47 seconds East 26.60 feet; thence run North 30 degrees 04 minutes 05 seconds East 38.19 feet; thence run North 35 degrees 01 minutes 45 seconds East 52.73 feet; thence run North 16 degrees 19 minutes 18 seconds East 43.03 feet; thence run North 31 degrees 01 minutes 36 seconds East 46.70 feet; thence run North 18 degrees 41 minutes 35 seconds East 28.47 feet; thence run North 35 degrees 47 minutes 20 seconds East 29.21 feet; thence run North 07 degrees 51 minutes 28 seconds West 20.09 feet; thence run North 00 degrees 39 minutes 13 seconds East 16.81 feet; thence run North 00 degrees 24 minutes 00 seconds West 15.91 feet to a point on line parallel with and 695.00 feet North of, when measured at right angles to, the aforesaid South boundary of the Southeast 1/4; thence run South 89 degrees 36 minutes 00 seconds West 207.22 feet along said parallel line; thence run South 00 degrees 24 minutes 00 seconds East 17.06 feet; thence run South 69 degrees
PARCEL 7 (Continued)

42 minutes 09 seconds West 117.01 feet; thence run South 70 degrees 43 minutes 33 seconds West 68.11 feet; thence run South 67 degrees 06 minutes 54 seconds West 79.27 feet; thence run South 63 degrees 06 minutes 43 seconds West 50.13 feet; thence run South 45 degrees 24 minutes 58 seconds West 91.06 feet; thence run South 31 degrees 20 minutes 51 seconds West 100.47 feet; thence run South 16 degrees 54 minutes 01 seconds West 30.00 feet; thence run South 04 degrees 45 minutes 04 seconds East 94.40 feet to a point on a line parallel with and 244.00 feet North of, when measured at right angles to, the aforesaid South boundary of the Southeast 1/4; thence run South 89 degrees 36 minutes 00 seconds West 1049.09 feet along said parallel line to a point on the South-easterly boundary of that certain parcel of land as described and recorded in Official Records Book 3812, Page 3249, Public Records of Orange County, Florida; thence run Northeasterly and Easterly along said Southeasterly boundary with the following courses and distances: North 53 degrees 35 minutes 05 seconds East 749.59 feet; thence run North 52 degrees 48 minutes 35 seconds East 871.95 feet; thence run North 25 degrees 41 minutes 36 seconds East 1893.56 feet; thence run North 51 degrees 42 minutes 20 seconds East 365.42 feet; thence run North 70 degrees 16 minutes 32 seconds East 284.21 feet to a point on the East boundary of said Section 4, said point being North 00 degrees 02 minutes 32 seconds West 569.49 feet from the Northeast corner of the aforesaid Southeast 1/4; thence continue North 70 degrees 16 minutes 32 seconds East 77.77 feet; thence run North 07 degrees 01 minutes 41 seconds East 99.29 feet; thence run North 30 degrees 55 minutes 36 seconds East 87.57 feet; thence run North 09 degrees 50 minutes 57 seconds East 421.25 feet to a point on a nontangent curve concave Northeasterly and having a radius of 7939.44 feet, said curve being the Southwesterly limited access right-of-way line of the highway now known and called Florida's Turnpike, as said highway is now laid out and exists; thence from a tangent bearing of South 50 degrees 22 minutes 54 seconds East and leaving the aforesaid Southeasterly boundary, run Southwesterly 395.37 feet along the arc of said curve and said Southwesterly limited access right-of-way line through a central angle of 02 degrees 51 minutes 12 seconds to the end of said curve; thence run South 53 degrees 14 minutes 05 seconds East 510.38 feet along said Southwesterly limited access right-of-way line to a point on the East boundary of the aforesaid plat of ORLANDO CENTRAL PARK NUMBER FIFTY-SIX; thence run South 00 degrees 13 minutes 59 seconds East 1518.44 feet to the Southeast corner of said ORLANDO CENTRAL PARK NUMBER FIFTY-SIX; thence continue South 00 degrees 13 minutes 59 seconds East 40.00 feet to a point on the aforesaid North boundary of Lots 97 through 100 of said Block "G"; thence run South 89
degrees 31 minutes 48 seconds West 1270.62 feet along said North boundary and the Westerly prolongation thereof to the Point of Beginning.

CONTAINING: 133.454 Acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION
(Phase 6 - Pond I)

From the Southeast corner of the Southeast 1/4 of Section 33, Township 23 South, Range 29 East, Orange County, Florida, run South 89 degrees 32 minutes 14 seconds West 501.32 feet along the South boundary of said Southeast 1/4 to a point on the East right-of-way line of the roadway now known and called Florida's Turnpike as recorded in Official Records Book 1145, Page 273 of the Public Records of Orange County, Florida, said point being on a curve concave Northeasterly and having a radius of 7439.44 feet; thence from a tangent bearing of North 34 degrees 41 minutes 16 seconds West, run Northwesterly 480.78 feet along the arc of said curve and said East right-of-way line through a central angle of 03 degrees 42 minutes 10 seconds to the end of said curve; thence run North 30 degrees 59 minutes 06 seconds West 1613.62 feet along said East right-of-way line to the Westerly most corner of Block "C" "ORLANDO CENTRAL PARK NUMBER FORTY-FIVE" as recorded in Plat Book 10, Page 127, Public Records of Orange County, Florida; thence run North 59 degrees 00 minutes 54 seconds East 80.00 feet along the Westerly boundary of said Block "C" for the POINT OF BEGINNING, said Point of Beginning being a point on the Northeasterly boundary of the certain Florida Power Corporation Easement as described and recorded in Official Records Book 2443, Page 298, Public Records of Orange County, Florida; thence continue North 59 degrees 00 minutes 54 seconds East 120.05 feet along the Westerly boundary of said Block "C"; thence run North 13 degrees 27 minutes 32 seconds East 175.76 feet to the Northerlymost corner of said Block "C", said Northerlymost corner being a point on the Westerly right-of-way line of Exchange Drive as shown on the Plat of "ORLANDO CENTRAL PARK NUMBER FORTY-ONE" as recorded in Plat Book 7, Page 137, Public Records of Orange County, Florida, said Westerly right-of-way line being a non-tangent curve concave Northerly and having a radius of 180.00 feet; thence from a tangent bearing of North 52 degrees 59 minutes 23 seconds West, run Northwesterly 69.13 feet along the arc of said curve and said Westerly right-of-way line through a central angle of 22 degrees 00 minutes 17 seconds to the end of said curve; thence run North 30 degrees 59 minutes 06 seconds West 149.44 feet along said Westerly right-of-way line to the beginning of a tangent curve concave Easterly, having a radius of 180.00 feet and an intersection angle of 30 degrees 38 minutes 19 seconds; thence run Northerly 96.25 feet along the arc of said curve and said Westerly right-of-way line to the end of said curve; thence run North 00 degrees 20 minutes 47 seconds West 473.87 feet along said Westerly right-of-way line to the Southeast corner of Block "A" of the aforesaid "ORLANDO CENTRAL PARK NUMBER FORTY-FIVE"; thence run South 89 degrees 39 minutes 13 seconds West 430.00 feet to the Southwest corner of said Block "A"; thence run North 00 degrees 20 minutes 47 seconds West 625.00 feet to the Northwest corner of said Block "A"; thence run North 89 degrees 39 minutes 13 seconds East 430.00 feet to the Northeast corner of said Block "A"; thence run North 00 degrees 20 minutes 47 seconds West 431.43 feet along the aforesaid Westerly right-of-way
DESCRIPTION (Continued)

line of Exchange Drive to a point on the South right-of-way line of Presidents Drive as shown on the plat of "ORLANDO CENTRAL PARK NUMBER THIRTY-TWO" as recorded in Plat Book 5, Page 59, Public Records of Orange County, Florida, said South right-of-way line being a non-tangent curve concave Northerly and having a radius of 230.00 feet; thence from a tangent bearing of South 83 degrees 25 minutes 02 seconds West, run Westerly 25.64 feet along the arc of said curve and said South right-of-way line through a central angle of 06 degrees 23 minutes 15 seconds to the end of said curve; thence run South 89 degrees 48 minutes 17 seconds West 454.33 feet along said South right-of-way to the Northeast corner of Block "A" of ORLANDO CENTRAL PARK NUMBER THIRTY-EIGHT" as recorded in Plat Book 6, Page 60, Public Records of Orange County, Florida; thence run South 00 degrees 11 minutes 43 seconds East 380.00 feet to the Southeast corner of said Block "A"; thence run South 89 degrees 48 minutes 17 seconds West 497.61 feet along the South boundary of said Block "A" to a point on the aforesaid Northeasterly boundary of the Florida Power Corporation Easement; thence run South 30 degrees 59 minutes 06 seconds East 1923.49 feet to the POINT OF BEGINNING.

AND:

Begin at the Northwest corner of Block "A", ORLANDO CENTRAL PARK NUMBER THIRTY EIGHT as recorded in Plat Book 6, Page 60, Public Records of Orange County, Florida; thence run South 00 degrees 11 minutes 43 seconds East 385.08 feet along the Westerly boundary of said Block "A"; thence run South 59 degrees 00 minutes 54 seconds West 80.00 feet along the Westerly boundary; thence run South 30 degrees 59 minutes 06 seconds East 155.95 feet along said Westerly boundary; thence run North 89 degrees 48 minutes 17 seconds East 104.77 feet along the South boundary of said Block "A" to a point on the Easterly boundary of that certain Drainage and Utilities Easement as shown on said Block "A"; thence run North 30 degrees 59 minutes 06 seconds West 148.22 feet along said Easterly boundary; thence run North 00 degrees 11 minutes 43 seconds West 417.67 feet along said Easterly boundary; thence run North 89 degrees 48 minutes 17 seconds East 100.63 feet along a South boundary of said Drainage and Utilities Easement to a point on the Easterly boundary of said Block "A", said Easterly boundary being a non-tangent curve concave Easterly and having a radius of 180.00 feet; thence from a tangent bearing of North 04 degrees 58 minutes 35 seconds West, run Northerly 15.02 feet along said Easterly boundary through a central angle of 04 degrees 46 minutes 52 seconds to the end of said curve; thence run South 89 degrees 48 minutes 17 seconds West 140.00 feet along the North boundary of said Block "A" to the Point of beginning.
DESCRIPTION (Continued)

AND ALSO:

From the Westerlymost corner of Block "C", ORLANDO CENTRAL PARK NUMBER FORTY-FIVE as recorded in Plat Book 10, Page 127, Public Records of Orange County, Florida, run North 59 degrees 00 minutes 54 seconds East 200.05 feet along the Westerly boundary of said Block "C"; thence run North 13 degrees 27 minutes 32 seconds East 86.21 feet for the POINT OF BEGINNING, said Point of Beginning being a point on the South boundary of that certain Drainage Easement as described and recorded in Official Records Book 1913, Page 240, Public Records of Orange County, Florida, said point also being South 13 degrees 27 minutes 32 seconds West 89.55 feet from the Northerly most corner of said Block "C"; thence run North 89 degrees 38 minutes 14 seconds East 1388.16 feet along said South boundary and the Easterly prolongation thereof to a point on the East boundary of Block Two, PROSPER COLONY SUBDIVISION of Section 33, Township 23 South, Range 29 East as per the plat thereof recorded in plat Book "O", Page 110, Public Records of Orange County, Florida; thence run North 00 degrees 22 minutes 33 seconds West 1998.87 feet to a point on the Westerly prolongation of the South boundary of Lots 27 through 32, Block "E" of "PROSPER COLONY SUBDIVISION" in Section 34, Township 23 South, Range 29 East as recorded in Plat Book "O", Page 108, Public Records of Orange County, Florida; thence run North 89 degrees 04 minutes 05 seconds West 1005.46 feet along said Westerly prolongation and said South boundary of Lots 27 through 32 to a point on the East boundary of the aforesaid Drainage Easement; thence run North 00 degrees 15 minutes 02 seconds West 20.00 feet along said East boundary; thence run South 89 degrees 04 minutes 05 seconds West 1065.50 feet along the North boundary of said Drainage Easement; thence run South 00 degrees 22 minutes 33 seconds East 21.51 feet along the West boundary of said Drainage Easement to the Northeast corner of Block "A", ORLANDO CENTRAL PARK NUMBER THIRTY-SEVEN as recorded in Plat Book 6, Page 13, Public Records of Orange County, Florida; thence run South 00 degrees 22 minutes 33 seconds East 376.01 feet along the East boundary of said Block "A"; thence run South 04 degrees 47 minutes 16 seconds West 300.00 feet; thence run South 00 degrees 22 minutes 33 seconds East 1254.98 feet along said East boundary and the East boundary of ORLANDO CENTRAL PARK NUMBER FORTY-ONE as recorded in Plat Book 7, Page 137, Public Records of Orange County, Florida to the Southeast corner thereof; thence run South 89 degrees 38 minutes 14 seconds West 571.29 feet along the South boundary of said ORLANDO CENTRAL PARK NUMBER FORTY-ONE; thence run South 86 degrees 02 minutes 04 seconds West 270.54 feet to an angle point on said South boundary, said angle point being on the North boundary of the
DESCRIPTION (Continued)

aforesaid Drainage Easement as described and recorded in Official Records Book 1913, Page 240; thence run South 89 degrees 38 minutes 14 seconds West 447.55 feet along said North boundary to a point, said point being South 13 degrees 27 minutes 32 seconds West 38.06 feet from the aforesaid Northerlymost corner of Block "C" of ORLANDO CENTRAL PARK NUMBER FORTY-FIVE; thence run South 13 degrees 27 minutes 32 seconds West 51.49 feet to the Point of Beginning.

CONTAINING: 24.161 acres, more or less.

SUBJECT TO: Easements.
From the Northeast corner of the Northeast one-quarter (¼) of Section 4, Township 24 South, Range 29 East, Orange County, Florida; run South 00 degrees 02 minutes 32 seconds East 650.04 feet along the East boundary of said Northeast one-quarter (¼) to a point on the Northeasterly right-of-way line of the roadway now known and called Florida's Turnpike as recorded in Official Records Book 1145, page 273 of the Public Records of Orange County, Florida for the POINT OF BEGINNING; said Northeasterly right-of-way line being a non-tangent curve concave Northeasterly having a radius of 7439.44 feet and an intersection angle of 05 degrees 23 minutes 06 seconds; thence from a tangent bearing of North 40 degrees 59 minutes 26 seconds West, run Northwesterly 699.20 feet along the arc of said curve and said Northeasterly right-of-way line; thence run North 54 degrees 23 minutes 40 seconds East 40 seconds East 165.00 feet; thence run South 38 degrees 30 minutes 41 seconds East 737.55 feet; thence run North 74 degrees 37 minutes 44 seconds East 39.47 feet; thence run South 15 degrees 22 minutes 16 seconds East 165.00 feet; to a point on the Northwesterly right-of-way line of the roadway now known and called the Beeline Connector (S.R. 528), as recorded in Official Records Book 2069, page 640 of the Public Records of Orange County, Florida; thence run South 74 degrees 37 minutes 44 seconds West 141.68 feet along said Northwesterly right-of-way line to a point on the aforesaid Northeasterly right-of-way line of Florida's Turnpike, said Northeasterly right-of-way line being a non-tangent curve concave Northeasterly, having a radius of 7439.44 feet and an intersection angle of 01 degrees 13 minutes 22 seconds; thence from a tangent bearing North 42 degrees 12 minutes 48 seconds West, run Northwesterly 158.77 feet along the arc of said curve and said Northeasterly right-of-way line to the POINT OF BEGINNING.

CONTAINING: 3.4714 Acres, more or less.
DESCRIPTION
(Pond 42)

From the Southeast corner of the Southwest 1/4 of Section 28, Township 23 South, Range 29 East, Orange County, Florida, run North 00 degrees 23 minutes 45 seconds West 100.00 feet along the East boundary of said Southwest 1/4 to a point on the Northerly right-of-way line of Sand Lake Road (State Road #482); thence run South 89 degrees 21 minutes 32 seconds West 57.88 feet along said Northerly right-of-way line; thence run North 81 degrees 18 minutes 54 seconds West 139.60 feet along said Northerly right-of-way line for the POINT OF BEGINNING; thence continue North 81 degrees 18 minutes 54 seconds West 168.94 feet along said Northerly right-of-way line; thence run South 89 degrees 21 minutes 32 seconds West 273.37 feet along said Northerly right-of-way line; thence run North 45 degrees 30 minutes 47 seconds West 322.43 feet; thence run North 58 degrees 06 minutes 46 seconds East 128.06 feet; thence run North 00 degrees 11 minutes 43 seconds East 124.95 feet; thence run North 89 degrees 48 minutes 17 seconds East 560.55 feet; thence run South 00 degrees 11 minutes 43 seconds East 442.90 feet to the POINT OF BEGINNING.

CONTAINING: 5.4811 acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION
(Phase 9-E Pond 1)

From the Southwest corner of the Southeast 1/4 of Section 28, Township 23 South, Range 29 East, run North 89 degrees 48 minutes 17 seconds East 209.52 feet along the South boundary of the said Southeast 1/4; thence run North 00 degrees 11 minutes 43 seconds West 2877.67 feet to the Southeast corner of Block "C", "ORLANDO CENTRAL PARK NUMBER FORTY-FOUR" as recorded in Plat Book 10, Page 101, Public Records of Orange County, Florida; thence run South 89 degrees 48 minutes 17 seconds West 336.23 feet along the South boundary of said Block "C" to the beginning of a tangent curve concave Northeasterly, having a radius of 2076.09 feet and an intersection angle of 41 degrees 35 minutes 55 seconds; thence run Northwesterly 1507.31 feet along the arc of said curve and said South boundary to the end of said curve; thence run North 48 degrees 35 minutes 48 seconds West 226.32 feet along said South boundary to the Westerlymost corner of said Block "C"; thence run South 41 degrees 24 minutes 12 seconds West 72.25 feet to the Northerlymost corner of Block "C", ORLANDO CENTRAL PARK NUMBER FIFTY-THREE as recorded in Plat Book 16, Page 1, Public Records of Orange County, Florida for the POINT OF BEGINNING; thence run South 42 degrees 26 minutes 24 seconds East 120.69 feet to the Easterlymost corner of said Block "C"; thence run South 41 degrees 24 minutes 12 seconds West 1236.41 feet along the Southeasterly boundary of said Block "C" to the Westerlymost corner of Block "B" of said ORLANDO CENTRAL PARK NUMBER FIFTY-THREE; thence run South 45 degrees 30 minutes 29 seconds East 186.36 feet along the Northerly boundary of said Drainage Easement as shown on said Block "B"; thence run North 89 degrees 48 minutes 17 seconds East 105.92 feet to the Northeast corner of said Drainage Easement; thence run North 87 degrees 08 minutes 25 seconds East 60.78 feet to the Northwest corner of that certain Drainage and Utilities Easement as shown on Block "A", ORLANDO CENTRAL PARK NUMBER FIFTY-FIVE as recorded in Plat Book 16, Page 79, Public Records of Orange County, Florida; thence run North 88 degrees 38 minutes 29 seconds East 186.36 feet along the Northerly boundary of said Drainage and Utilities Easement to a point on the Northeasterly boundary of said Block "A", said Northeasterly boundary being a nontangent curve concave Northeasterly and having a radius of 405.00 feet; thence from a tangent bearing of South 39 degrees 22 minutes 19 seconds East, runSoutheast 222.75 feet along the arc of said curve and said Northeasterly boundary through a central angle of 31 degrees 30 minutes 46 seconds to the Southeasterly corner of said Drainage and Utilities Easement; thence run South 88 degrees 38 minutes 29 seconds West 339.24 feet to the Southwest corner of said Drainage and Utilities Easement; thence run South 84 degrees 36 minutes 10 seconds West 60.46 feet to the Southerlymost corner of the aforesaid Block "B", ORLANDO CENTRAL PARK NUMBER FIFTY-THREE, said Southerlymost corner being a point on a nontangent curve concave Northeasterly and having a radius of 508.34 feet; thence from a tangent bearing of South 12 degrees 01 minutes 43 seconds East, run
DESCRIPTION (Continued)

Southeasterly 341.48 feet along the arc of said curve through a central angle of 38 degrees 29 minutes 20 seconds; thence run South 00 degrees 11 minutes 43 seconds East 242.05 feet; thence run South 58 degrees 06 minutes 46 seconds West 102.35 feet; thence run North 45 degrees 30 minutes 47 seconds West 2706.32 feet to a point on a non-tangent curve concave Southeasterly and having a radius of 2752.79 feet; thence from a tangent bearing of North 34 degrees 22 minutes 07 seconds East, run Northeasterly 337.99 feet along the arc of said curve through a central angle of 07 degrees 02 minutes 05 seconds to the end of said curve; thence run North 41 degrees 24 minutes 12 seconds East 1261.39 feet to the POINT OF BEGINNING.

CONTAINING: 25.736 Acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION
(Phase 9-E Pond 2)

From the Southwest corner of the Southeast 1/4 of Section 28, Township 23 South, Range 29 east, run North 89 degrees 48 minutes 17 seconds East 209.52 feet along the South boundary of the said Southeast 1/4; thence run North 00 degrees 11 minutes 43 seconds West 2877.67 feet to the Southeast corner of Block "C", "ORLANDO CENTRAL PARK NUMBER FORTY-FOUR" as recorded in Plat Book 10, Page 101, Public Records of Orange County, Florida; thence run South 89 degrees 48 minutes 17 seconds West 336.23 feet along the South boundary of said Block "C" to the beginning of a tangent curve concave Northeasterly, having a radius of 2076.09 feet and an intersection angle of 41 degrees 35 minutes 55 seconds; thence run Northwesterly 1507.31 feet along the arc of said curve and said South boundary to the end of said curve; thence run North 48 degrees 35 minutes 48 seconds West 226.32 feet along said South boundary to the Westerlymost corner of said Block "C"; thence continue North 48 degrees 35 minutes 48 seconds West 224.00 feet to the Southerlymost corner of Block "A", ORLANDO CENTRAL PARK NUMBER FORTY-SEVEN as recorded in Plat Book 11, Page 111, Public Records of Orange County, Florida; thence run South 41 degrees 24 minutes 12 seconds West 60.00 feet to a point on the Southwesterly boundary of said "ORLANDO CENTRAL PARK NUMBER FORTY-SEVEN"; thence run North 48 degrees 35 minutes 48 seconds West 450.00 feet along said Southwesterly boundary for the POINT OF BEGINNING; thence continue North 48 degrees 35 minutes 48 seconds West 100.00 feet along said Southwesterly boundary; thence run South 41 degrees 24 minutes 12 seconds West 1019.59 feet; thence run North 45 degrees 30 minutes 47 seconds West 1270.42 feet; thence run North 20 degrees 10 minutes 54 seconds East 147.58 feet; thence run North 41 degrees 24 minutes 12 seconds East 199.80 feet; thence run North 48 degrees 35 minutes 48 seconds West 261.25 feet; thence run South 20 degrees 10 minutes 54 seconds West 420.79 feet; thence run South 45 degrees 30 minutes 47 seconds East 1600.00 feet; thence run North 41 degrees 24 minutes 12 seconds East 1353.45 feet to the Point of Beginning.

CONTAINING: 17.406 acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION
(Phase 10 - Pond 1 and Canal 1)

From the Southeast corner of the Southwest 1/4 of Section 4, Township 24 South, Range 29 East, Orange County, Florida, run South 89 degrees 33 minutes 54 seconds West 544.35 feet along the South boundary of said Southwest 1/4 for the POINT OF BEGINNING; thence run North 53 degrees 35 minutes 05 seconds East 687.65 feet to a point on a line parallel with and 404.00 feet North of, when measured at right angles to, said South boundary of the Southwest 1/4; thence run South 89 degrees 33 minutes 54 seconds West 813.76 feet along said parallel line to a point on a nontangent curve concave Southeasterly and having a radius of 2294.65 feet; thence from a tangent bearing of North 18 degrees 47 minutes 48 seconds East, run Northeasterly 589.84 feet along the arc of said curve through a central angle of 14 degrees 43 minutes 41 seconds to the end of said curve; thence run North 33 degrees 31 minutes 29 seconds East 351.88 feet; thence run North 28 degrees 44 minutes 46 seconds East 580.41 feet to a point on a nontangent curve concave Southeasterly and having a radius of 5137.65 feet; thence from a tangent bearing of North 28 degrees 44 minutes 46 seconds East, run Northeasterly 2108.70 feet along the arc of said curve through a central angle of 30 degrees 30 minutes 59 seconds to the end of said curve; thence run North 37 degrees 44 minutes 15 seconds West 125.00 feet to a point on a nontangent curve concave Southeasterly and having a radius of 5262.65 feet, said curve being the Southeasterly limited access right-of-way line of the Beeline Connector (State Road #528), as said Southeasterly right-of-way line is now laid out and exists; thence from a tangent bearing of South 52 degrees 15 minutes 45 seconds West, run Southwesterly 2160.00 feet along the arc of said curve and said Southeasterly limited access right-of-way line through a central angle of 23 degrees 30 minutes 59 seconds to the end of said curve; thence run South 28 degrees 44 minutes 46 seconds West 575.47 feet along said Southeasterly limited access right-of-way line; thence run South 33 degrees 31 minutes 29 seconds West 345.94 feet along said Southeasterly limited access right-of-way line to the beginning of a tangent curve concave Southeasterly, having a radius of 2774.79 feet and an intersection angle of 15 degrees 06 minutes 30 seconds; thence run Southwesterly 731.69 feet along the arc of said curve and said Southeasterly limited access right-of-way line to the end of said curve; thence run South 18 degrees 47 minutes 48 seconds East 368.93 feet along said Southeasterly limited access right-of-way line to a point on the aforesaid South boundary of the Southwest 1/4; thence run North 89 degrees 33 minutes 54 seconds East 545.45 feet to the POINT OF BEGINNING.

CONTAINING: 17.795 Acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION

(PHASE 10 - POND 2 AND CANAL 2)

Begin at the Southeast corner of the Southeast 1/4 of Section 4, Township 24 South, Range 29 East, Orange County, Florida; thence run North 00 degrees 16 minutes 38 seconds West 1703.53 feet along the East boundary of said Southeast 1/4 to the Northwest corner of Block "O", ORLANDO CENTRAL PARK NUMBER FIFTY-SIX as recorded in Plat Book 17, Page 133, Public Records of Orange County, Florida; thence run South 89 degrees 46 minutes 01 seconds West 160.00 feet along the South right-of-way line of Principal Row as shown on said plat of ORLANDO CENTRAL PARK NUMBER FIFTY-SIX to a point on a line parallel with and 160.00 feet West of, when measured at right angles to, said East boundary of the Southeast 1/4; thence run South 00 degrees 16 minutes 38 seconds East 1566.49 feet along said parallel line to a point on a line parallel with and 137.50 feet North of, when measured at right angles to, the South boundary of said Southeast 1/4; thence run South 89 degrees 36 minutes 00 seconds West 614.20 feet along said parallel line; thence run North 27 degrees 10 minutes 41 seconds West 16.98 feet; thence run North 65 degrees 19 minutes 13 seconds West 56.30 feet; thence run North 53 degrees 40 minutes 53 seconds West 15.00 feet; thence run North 68 degrees 52 minutes 09 seconds West 65.30 feet; thence run South 87 degrees 03 minutes 06 seconds West 79.18 feet; thence run North 68 degrees 41 minutes 25 seconds West 60.47 feet; thence run North 15 degrees 42 minutes 35 seconds West 37.50 feet; thence run North 38 degrees 40 minutes 50 seconds West 65.43 feet; thence run North 82 degrees 31 minutes 13 seconds West 47.60 feet; thence run North 23 degrees 11 minutes 20 seconds West 46.47 feet; thence run North 08 degrees 53 minutes 34 seconds East 19.70 feet; thence run North 38 degrees 19 minutes 31 seconds East 38.30 feet; thence run North 39 degrees 27 minutes 47 seconds East 26.60 feet; thence run North 30 degrees 04 minutes 05 seconds East 38.19 feet; thence run North 35 degrees 01 minutes 45 seconds East 52.73 feet; thence run North 16 degrees 19 minutes 18 seconds East 43.03 feet; thence run North 31 degrees 01 minutes 36 seconds East 46.70 feet; thence run North 18 degrees 41 minutes 35 seconds East 28.47 feet; thence run North 35 degrees 47 minutes 20 seconds East 29.21 feet; thence run North 07 degrees 51 minutes 28 seconds West 20.09 feet; thence run North 00 degrees 39 minutes 13 seconds East 16.81 feet; thence run North 00 degrees 24 minutes 00 seconds West 15.91 feet to a point on line parallel with and 695.00 feet North of, when measured at right angles to, the aforesaid South boundary of the Southeast 1/4; thence run South 89 degrees 36 minutes 00 seconds West 207.22 feet along said parallel line; thence run South 00 degrees 24 minutes 00 seconds East 17.06 feet; thence run South 69 degrees 42 minutes 09 seconds West 117.01 feet; thence run South 70 degrees 43 minutes 33 seconds West 68.11 feet; thence run South 67 degrees 06 minutes 54 seconds
PHASE 10 - POND 2 AND CANAL 2

(Continued)

West 79.27 feet; thence run South 63 degrees 06 minutes 43 seconds West 50.13 feet; thence run South 45 degrees 24 minutes 58 seconds West 91.06 feet; thence run South 31 degrees 20 minutes 51 seconds West 100.47 feet; thence run South 16 degrees 54 minutes 01 seconds West 80.00 feet; thence run South 04 degrees 45 minutes 04 seconds East 94.40 feet to a point on a line parallel with and 244.00 feet North of, when measured at right angles to, the aforesaid South boundary of the Southeast 1/4; thence run South 89 degrees 36 minutes 00 seconds West 1049.09 feet along said parallel line to a point on the South-easterly boundary of that certain parcel of land as described and recorded in Official Records Book 3812, Page 3249, Public Records of Orange County, Florida; thence run South 53 degrees 35 minutes 05 seconds West 415.35 feet along said Southeasterly boundary to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 4; thence run North 89 degrees 33 minutes 54 seconds East 374.14 feet to the Southwest corner of the aforesaid Southeast 1/4; thence run North 89 degrees 36 minutes 00 seconds East 2646.58 feet to the Point of Beginning.

CONTAINING: 24.263 Acres, more or less.

SUBJECT TO: Easements.
DESCRIPTION

"TAFT DITCH"

From the Southwest corner of the Southeast 1/4 of Section 4, Township 24 South, Range 29 East, Orange County, Florida run South 89 degrees 33 minutes 54 seconds West 374.14 feet along the South boundary of said Section 4 for the POINT OF BEGINNING; thence continue South 89 degrees 33 minutes 54 seconds West 170.21 feet along said South boundary; thence run North 53 degrees 35 minutes 05 seconds East 1302.00 feet; thence run North 52 degrees 48 minutes 35 seconds East 847.16 feet; thence run North 25 degrees 41 minutes 36 seconds East 1892.54 feet; thence run North 51 degrees 42 minutes 20 seconds East 404.87 feet; thence run North 70 degrees 16 minutes 32 seconds East 316.75 feet; thence run North 07 degrees 01 minutes 41 seconds East 58.87 feet; thence run North 30 degrees 55 minutes 36 seconds East 21.75 feet to a point on the East boundary of said Section 4, said point being North 00 degrees 02 minutes 32 seconds West 746.17 feet from the Northeast corner of the aforesaid Southeast 1/4; thence continue North 30 degrees 55 minutes 36 seconds East 143.48 feet; thence run North 89 degrees 50 minutes 57 seconds East 420.13 feet to a point on the Southwesterly limited access right-of-way line of the highway now known and called Florida's Turnpike as said highway is now laid out and exists; thence run South 40 degrees 24 minutes 12 seconds West 39.27 feet along said Southwesterly limited access right-of-way line to a point on a nontangent curve concave Northeasterly and having a radius of 7939.44 feet; thence from a tangent bearing of South 49 degrees 35 minutes 48 seconds 48 seconds East run Southeasterly 108.79 feet along the arc of said curve and said Southwesterly limited access right-of-way line, through a central angle of 00 degrees 47 minutes 06 seconds to the end of said curve; thence run South 89 degrees 50 minutes 57 seconds West 421.25 feet; thence run South 30 degrees 55 minutes 36 seconds West 87.57 feet; thence run South 07 degrees 01 minutes 41 seconds West 99.29 feet; thence run South 70 degrees 16 minutes 32 seconds West 77.77 feet to a point on the aforesaid East boundary of Section 4, said point being North 00 degrees 02 minutes 32 seconds West 569.49 feet from the aforesaid Northeast corner of the Southeast 1/4; thence continue South 70 degrees 16 minutes 32 seconds West 284.21 feet; thence run South 51 degrees 42 minutes 20 seconds West 365.42 feet; thence run South 25 degrees 41 minutes 36 seconds West 1893.56 feet; thence run South 52 degrees 48 minutes 35 seconds West 871.95 feet; thence run South 53 degrees 35 minutes 05 seconds West 1164.94 feet to the POINT OF BEGINNING.

CONTAINING: 12.2021 Acres, more or less.

SUBJECT TO: That certain Houston Gas and Oil Corporation Pipeline Easement as described and recorded in Official Records Book 572, Page 392, Public Records of Orange County, Florida.

ALSO SUBJECT TO: Easements.
DESCRIPTION

(Parcel #5)

"LAKE ELLENOR"

From the Southeast corner of Section 21 Township 23 South, Range 29 East, run South 89 degrees 24 minutes 16 seconds West 283.76 feet to the Southeasterly corner of "ORLANDO CENTRAL PARK NUMBER FIFTY-FOUR", as recorded in Plat Book 16, Page 26, Public Records of Orange County, Florida for the POINT OF BEGINNING; thence run along the Easterly boundary of said "ORLANDO CENTRAL PARK NUMBER FIFTY-FOUR" with the following courses and distances: North 55 degrees 25 minutes 08 seconds West 120.32 feet; thence run North 14 degrees 17 minutes 49 seconds West 61.27 feet; thence run North 42 degrees 57 minutes 50 seconds East 83.59 feet; thence run North 37 degrees 15 minutes 02 seconds East 103.83 feet; thence run North 04 degrees 45 minutes 31 seconds East 133.68 feet; thence run North 10 degrees 04 minutes 32 seconds East 108.15 feet; thence run North 08 degrees 16 minutes 45 seconds East 95.56 feet; thence run North 21 degrees 04 minutes 44 seconds East 107.63 feet; thence run North 33 degrees 15 minutes 20 seconds East 103.11 feet; thence run North 00 degrees 05 minutes 34 seconds East 80.33 feet; thence run North 18 degrees 36 minutes 20 seconds East 209.37 feet; thence run North 28 degrees 53 minutes 02 seconds East 160.71 feet; thence run North 15 degrees 32 minutes 24 seconds East 124.22 feet; thence run North 19 degrees 31 minutes 15 seconds East 136.17 feet; thence North 35 degrees 42 minutes 27 seconds East 113.77 feet; thence run South 88 degrees 19 minutes 51 seconds East 27.12 feet; thence run North 64 degrees 05 minutes 28 seconds East 70.00 feet to the Southerlymost corner of "ORLANDO CENTRAL PARK NUMBER THIRTY", as recorded in Plat Book 5, Page 7, Public Records of Orange County, Florida; thence leaving the aforesaid Easterly boundary of "ORLANDO CENTRAL PARK NUMBER FIFTY-FOUR" run along the Southerly boundary of said "ORLANDO CENTRAL PARK NUMBER THIRTY" with the following courses and distances: North 64 degrees 05 minutes 28 seconds East 127.56 feet; thence run North 73 degrees 27 minutes 39 seconds East 160.89 feet; thence run North 82 degrees 51 minutes 51 seconds East 204.55 feet; thence run North 86 degrees 21 minutes 02 seconds East 150.67 feet; thence run North 83 degrees 55 minutes 16 seconds East 140.23 feet; thence run South 73 degrees 09 minutes 00 seconds East 200.78 feet; thence run South 83 degrees 25 minutes 58 seconds East 192.10 feet; thence run South 72 degrees 42 minutes 59 seconds East 9.14 feet to the Southwesterly corner of "ORLANDO CENTRAL PARK NUMBER THIRTY-THREE", as recorded in Plat Book 5, Page 72, Public Records of Orange County, Florida; thence leaving the aforesaid Southerly boundary of "ORLANDO CENTRAL PARK NUMBER THIRTY" run along the Southerly boundary of said "ORLANDO CENTRAL PARK NUMBER THIRTY-THREE" with the following courses and distances: South 72 degrees 43 minutes 00 seconds East 197.93 feet; thence run South 68 degrees 34 minutes 25 seconds East 140.10 feet; thence run South 49 degrees 55 minutes 17 seconds East 148.03 feet; thence run South 49 degrees 46 minutes 01 seconds East 141.08 feet; thence run South 40 degrees 12 minutes 02 seconds East 122.97 feet; thence run South 33 degrees 40 minutes 04 seconds East 130.08 feet; thence run South 21 degrees 07 minutes 31 seconds East
110.76 feet; thence run South 46 degrees 11 minutes 43 seconds East 175.58 feet to the Westerlymost corner of "ORLANDO CENTRAL PARK NUMBER TWENTY-SEVEN", as recorded in Plat Book 4, Page 96, Public Records of Orange County, Florida; thence leaving said Southerly boundary of "ORLANDO CENTRAL PARK NUMBER THIRTY-THREE", run along the Westerly boundary of said "ORLANDO CENTRAL PARK NUMBER TWENTY-SEVEN" with the following courses and distances: South 26 degrees 17 minutes 02 seconds East 119.39 feet; thence run South 08 degrees 44 minutes 05 seconds East 110.17 feet; thence run South 02 degrees 02 minutes 09 seconds West 122.18 feet; thence run South 14 degrees 38 minutes 55 seconds West 16.71 feet to a point on the North boundary of "ORLANDO CENTRAL PARK NUMBER THIRTEEN", as recorded in Plat Book 2, Page 123, Public Records of Orange Country, Florida; thence leaving the aforesaid Westerly boundary of "ORLANDO CENTRAL PARK NUMBER TWENTY-SEVEN" continue South 14 degrees 38 minutes 55 seconds West 98.32 feet; thence run South 00 degrees 37 minutes 59 seconds West 110.44 feet; thence run South 07 degrees 24 minutes 48 seconds East 116.88 feet; thence run South 02 degrees 13 minutes 43 seconds West 88.72 feet; thence run South 03 degrees 26 minutes 03 seconds West 87.48 feet; thence run South 07 degrees 18 minutes 57 seconds West 114.34 feet; thence run South 03 degrees 13 minutes 23 seconds West 20.92 feet to a point on the North boundary of "ORLANDO CENTRAL PARK NUMBER THREE", as recorded in Plat Book 1, Page 83, Public Records of Orange County Florida; thence continue South 03 degrees 13 minutes 23 seconds West 87.22 feet; thence run South 22 degrees 01 minutes 06 seconds West 114.35 feet; thence run South 31 degrees 16 minutes 55 seconds West 174.14 feet; thence run South 33 degrees 07 minutes 30 seconds West 46.91 feet to a point on the North boundary of "ORLANDO CENTRAL PARK NUMBER ONE", as recorded in Plat Book 2, Page 63, Public Records of Orange County, Florida; thence continue South 33 degrees 07 minutes 30 seconds West 54.60 feet; thence run South 35 degrees 09 minutes 23 seconds West 95.05 feet; thence run South 51 degrees 35 minutes 51 seconds West 102.59 feet; thence run South 65 degrees 07 minutes 48 seconds West 84.67 feet; thence run South 62 degrees 24 minutes 49 seconds West 106.14 feet; thence run South 87 degrees 42 minutes 04 seconds West 104.18 feet; thence run South 71 degrees 59 minutes 13 seconds West 98.80 feet to a point on the West boundary of said "ORLANDO CENTRAL PARK NUMBER ONE"; thence run South 00 degrees 38 minutes 12 seconds East 548.92 feet to the Southwest corner of Block "B" of said ORLANDO CENTRAL PARK NUMBER ONE, said Southwest corner being a point on the North right-of-way line of Lake Ellenor Drive as shown on ORLANDO CENTRAL PARK NUMBER EIGHT as recorded in Plat Book 2, Page 78, Public Records of Orange County, Florida; thence run South 89 degrees 21 minutes 48 seconds West 50.00 feet along said North right-of-way line; thence run North 00 degrees 38 minutes 12 seconds West 541.69 feet parallel with the aforesaid West boundary of ORLANDO CENTRAL PARK NUMBER ONE; thence run South 84 degrees 17 minutes 03 seconds West 116.29
PARCEL 5 (Continued)

feet; thence run South 65 degrees 38 minutes 56 seconds West 136.49 feet; thence run South 87 degrees 04 minutes 08 seconds West 151.95 feet; thence run North 72 degrees 31 minutes 54 seconds West 176.76 feet; thence run North 85 degrees 30 minutes 30 seconds West 132.32 feet; thence run North 72 degrees 24 minutes 57 seconds West 133.73 feet; thence run North 72 degrees 24 minutes 26 seconds West 145.64 feet; thence run North 72 degrees 56 minutes 33 seconds West 131.56 feet; thence run North 59 degrees 05 minutes 49 seconds West 152.30 feet; thence run North 61 degrees 29 minutes 26 seconds West 180.61 feet to a point on a line being parallel with and 75.00 feet East of, when measured at right angles to, the East boundary of ORLANDO CENTRAL PARK NUMBER THIRTY-SIX as recorded in Plat Book 8, Page 71, Public Records of Orange County, Florida; thence run South 00 degrees 22 minutes 09 seconds East 831.33 feet along said parallel line to a point on the North boundary of Block "A", ORLANDO CENTRAL PARK NUMBER FORTY as recorded in Plat Book 7, Page 9, Public Records of Orange County, Florida; thence run North 89 degrees 21 minutes 48 seconds East 10.00 feet along said North boundary to a point on the East boundary of that certain Drainage Easement as described and recorded in Official Records Book 3192, Page 2475, Public Records of Orange County, Florida; thence run South 00 degrees 22 minutes 09 seconds East 360.00 feet along said East boundary to a point on the South boundary of said Block "A"; thence run South 89 degrees 21 minutes 48 seconds West 85.00 feet to the Southwest corner of said Block "A", said Southwest corner being the Southeast corner of said ORLANDO CENTRAL PARK NUMBER THIRTY-SIX; thence continue South 89 degrees 21 minutes 48 seconds West 30.00 feet along the South boundary of said ORLANDO CENTRAL PARK NUMBER THIRTY-SIX to a point on the Westerly boundary of that certain Drainage and Utilities Easement as shown on said plat; thence run North 00 degrees 22 minutes 09 seconds West 50.00 feet along said Westerly boundary; thence run North 89 degrees 21 minutes 48 seconds East 20.00 feet along said Westerly boundary; thence run North 00 degrees 22 minutes 09 seconds West 593.08 feet along said Westerly boundary and the Northerly prolongation thereof to a point on the South boundary of Block "A" of said ORLANDO CENTRAL PARK NUMBER THIRTY-SIX; thence run South 89 degrees 48 minutes 17 seconds West 5.00 feet along said South boundary to a point on the Southerly prolongation of the West boundary of the aforesaid Drainage Easement as described and recorded in Official Records Book 3192, Page 2475; thence run North 00 degrees 22 minutes 09 seconds West 640.60 feet along said Southerly prolongation and said West boundary to a point on the Northeasterly boundary...
of said Block "A"; thence run Northwesterly and Westerly along said North-easterly boundary and the North boundary of said Block A with the following courses and distances: North 36 degrees 34 minutes 02 seconds West 222.51 feet; thence run North 37 degrees 28 minutes 21 seconds West 24.72 feet; thence run North 35 degrees 52 minutes 39 seconds West 101.01 feet; thence run South 89 degrees 24 minutes 16 seconds West 784.70 feet; thence run South 84 degrees 00 minutes 00 seconds West 288.31 feet to a point on the East right-of-way line of Chancellor Drive as shown on said "ORLANDO CENTRAL PARK NUMBER THIRTY-SIX"; thence leaving said North boundary of Block A, run North 00 degrees 35 minutes 44 seconds West 87.15 feet along said East right-of-way line to the Southwest corner of the aforesaid "ORLANDO CENTRAL PARK NUMBER FIFTY-FOUR"; thence run North 89 degrees 24 minutes 16 seconds East 1008.20 feet to the POINT OF BEGINNING.

CONTAINING: 128.361 Acres, more or less.

SUBJECT TO: Easements.
December 30, 1987

TO:    Mary Jo Garrison, Clerk to Orange County Commission

FROM:  George W. Cole, P. E., County Engineer

SUBJ:  Orlando Central Park/MSTU

On Monday, December 28, 1987, the County Commission considered the establishment of a special taxing district to provide funds for maintenance of drainage facilities within the Orlando Central Park. At the hearing, there was question regarding the inclusion of a portion of property west of the Turnpike. The County Commission directed that we verify the legal description as advertised. We have completed that verification and confirm that the legal description, as advertised within the Resolution, only includes those portions that have been approved by the County Commission.

GWC:
G. W. C.

GWC:jen