STORMWATER DRAINAGE EASEMENT AGREEMENT
(OSCEOLA CORPORATE CENTER – REPLATS 28 AND 30)

THIS STORMWATER DRAINAGE EASEMENT AGREEMENT ("Easement Agreement") is made and entered into this____ day of______, 2018 ("Effective Date"), by and between DEERFIELD LAND CORPORATION, a Delaware corporation, ("Deerfield"), ORLANDO HEALTH, INC., a Florida not for profit corporation ("OHI", and, collectively, with Deerfield, the "Grantor") and OSCEOLA COUNTY, a political subdivision of the State of Florida ("Grantee") and OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation (the "Master Association") (Grantor, Grantee, and the Master Association are sometimes together referred to herein as the "Parties", and separately as a "Party").

WITNESSETH:

WHEREAS, Deerfield is the owner in fee simple of that certain real property located in Osceola County, Florida, more particularly described on Exhibit "A", Exhibit "B" and Exhibit "C" attached hereto and by this reference incorporated herein, and the real property on Exhibit "C" legally described as Tract A, OSCEOLA CORPORATE CENTER - REPLAT THIRTY, according to the plat thereof, as recorded in Plat Book 26, Pages 26 and 27, of the public records of Osceola County, Florida (the "Deerfield Easement Area");

WHEREAS, OHI is the owner in fee simple of the portion of the existing stormwater retention and detention pond located on Lot 1, OSCEOLA CORPORATE CENTER – REPLAT THIRTY, according to the plat thereof, as recorded in Plat Book 26, Pages 26 and 27, of the public records of Osceola County, Florida, a portion of which is more particularly described on Exhibit "D" attached hereto and by this reference incorporated herein, (the "OHI Easement Area", and, together with the Deerfield Easement Area, the "Easement Areas");

WHEREAS, Grantee has undertaken the construction of Orange Avenue, between Osceola Parkway and the Orange/Osceola County line, including all associated stormwater management areas (the "Orange Avenue Improvements");

WHEREAS, in connection with the Orange Avenue Improvements, Grantor has entered into that certain agreement with Grantee as recorded in Official Records Book 4859,
WHEREAS, all construction of the Orange Avenue Improvements shall be in accordance with and pursuant to the agreements, construction plans and permits as are approved by Grantee and other applicable regulatory agencies, from time to time (collectively, the “Development Approvals”);

WHEREAS, in order to complete the Orange Avenue Improvements pursuant to and in accordance with the terms of the Development Approvals, Grantee requires a perpetual non-exclusive easement upon, over, across, through, and into the Easement Areas for stormwater management purposes; and

WHEREAS, Grantor desires to grant to Grantee a perpetual non-exclusive easement upon, under, across, through and into the Easement Areas for stormwater detention and retention and outfall purposes for the Orange Avenue Improvements and for the construction and maintenance of those improvements required by the Development Approvals for stormwater management purposes within the Easement Areas, as set forth herein and subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Power and Authority of Grantor. Deerfield and OHI each represent and warrant that each has the full right, power and authority to enter into, deliver and perform this Easement Agreement.


(a) Deerfield hereby grants to Grantee a perpetual, nonexclusive easement upon, over, across, through and into the Deerfield Easement Area for stormwater detention and retention and outfall purposes for stormwater drainage resulting from the Orange Avenue Improvements in accordance with and consistent with the Development Approvals (the “Deerfield Easement”). OHI hereby grants to Grantee a perpetual, nonexclusive easement upon, over, across, through and into the OHI Easement Area for stormwater detention and retention and outfall purposes for stormwater drainage resulting from the Orange Avenue Improvements in accordance with and consistent with the Development Approvals (the “OHI Easement”). The Deerfield Easement and the OHI easement are hereinafter referred to as (collectively, the “Easements”). The Easements shall run with the title to the
Easement Areas and be binding upon the Grantor and its successors in title to the Easement Areas and assigns and is hereby granted to Grantee subject to all matters of record in the Public Records of Osceola County, Florida. The Grantee hereby acknowledges that use of the Easement Areas shall be shared by the Grantee with Grantor, Grantor’s successors and assigns and hereby agrees the volume of stormwater detention and retention from the Orange Avenue Improvements shall not exceed the amount sufficient to accommodate the Orange Avenue Improvements, as specified in the Development Approvals.

(b) Deerfield hereby agrees to be responsible for the construction, extension and installation of the drainage pipes and related facilities from a tie-in connection point on Orange Avenue upon, under, through, on and across the Deerfield Easement Area to the stormwater retention pond already constructed and operational within the Easement Areas. Deerfield and OHI hereby delegate to the Master Association all maintenance obligations to maintain, restore, repair, and operate the stormwater detention and retention facilities, including without limitation, the retention pond situated within the Easement Areas. Deerfield and OHI hereby grant the Master Association a non-exclusive perpetual easement together with a right of access to maintain, repair, restore and operate the drainage facilities and retention pond constructed within the Easement Areas for the purposes set forth in this Easement Agreement. The Master Association hereby agrees to perform such maintenance, restoration, operation, and repairs at its cost and expense and in accordance with the applicable South Florida Water Management District permit and all other applicable permits, laws, ordinances, rules and governmental regulations.

4. **Obligations of the Parties.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, including but not limited to the Development Approvals and any future modifications or amendments thereto. The Parties covenant and agree that no party shall discharge into or within the Easement Areas any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permits, except in accordance with such laws, ordinances, rules, regulations and permits.

5. **Limited Public Dedication.** Nothing contained in this Easement Agreement shall create or shall be deemed to create any easements or use rights in the general public or constitute a public dedication beyond the rights of the public set forth herein. Dedication of rights granted herein shall be strictly limited to stormwater detention and retention and outfall purposes from the Orange Avenue Improvements.

6. **Beneficiaries of Easement Rights.** The Easements set forth in this Easement Agreement shall be for the benefit and use of Grantee, Grantor and their successors in title and assigns, and their agents, employees, consultants,
representatives, contractors (and their subcontractors, employees and materialmen), licensees, guests, invitees and providers of emergency services.

7. **Amendments and Waivers.** Except as set forth in Section 9 below, this Easement Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties, or successor(s) in title, and recorded in the Public Records of Osceola County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Easement Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Easement Agreement. No breach of the provisions of this Easement Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Easement Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Easement Agreement.

8. **Notices.** Notices hereunder shall be given to the Parties set forth below and shall be made by hand delivery, facsimile, or overnight delivery. For the purpose of calculating time limits which run from the giving of a particular notice the time shall be calculated from actual receipt of the notice. Time limits shall expire only on business days which, for purposes of this Easement Agreement shall be any day other than a Saturday, Sunday or legal Osceola County public holiday. Notices shall be addressed as follows:

If to Grantor: Deerfield Land Corporation  
14901 South Orange Blossom Trail  
Orlando, Florida 32837  
Attention: Mr. Thomas Roehlk, President

With copy to: Greenberg Traurig, P.A.  
Attention: Alan C. Sheppard Jr., Esq.  
450 S. Orange Avenue, Suite 6500  
Orlando, Florida 32801

If to OHI: Orlando Health Inc.  
1444 Kuhl Ave  
MP-71  
Orlando, Florida 32806  
Telephone: (321) 841-6761  
Facsimile: (321) 843-1783  
E-mail: matt.taylor@orlandohealth.com  
Attention: Matthew S. Taylor
With copy to: Mateer & Harbert, P.A.
225 E. Robinson Street, Suite 600
Orlando, Florida 32801
Telephone: (407) 425-9044
Facsimile: (407) 423-2016
E-mail: tharbert@mateerharbert.com
Attention: Thomas Harbert, Esq.

If to Grantee: Osceola County
1 Courthouse Square
Kissimmee, Florida 34741
Attention: County Manager
With copy to County Attorney

If to Master Association: Osceola Corporate Center Master Owners’ Association, Inc.
14901 South Orange Blossom Trail
Orlando, Florida 32837
Telephone: (407) 826-4514
Facsimile: (407) 826-4505
Email: tomroehlk@upperware.com
Attention: Mr. Thomas M. Roehlk, President

With copy to: Greenberg Traurig, P.A.
Attention: Alan C. Sheppard Jr., Esq.
450 S. Orange Avenue, Suite 6500
Orlando, Florida 32801
Telephone: (407) 420-1000
Facsimile: (407) 420-5909
E-mail: shepparda@gtlaw.com

9. **Reservation of Rights.** It is acknowledged and agreed that the Easement granted under this Easement Agreement is not an exclusive easement and that Grantor, its successors and assigns, shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, including but not limited to (i) the right to seek permits or permit modifications in order drain stormwater from other property owned by Grantor, its successors and assigns, into any of the Easement Areas; and (ii) the right to relocate, expand or modify any of the Easement Areas, at Grantor’s expense, in connection with the development, use and enjoyment of the real property adjacent to or in the vicinity of any of the Easement Areas. Grantor acknowledges that any cost incurred as a result of Grantor’s aforesaid use, relocation, expansion or modification shall be borne by Grantor, including the costs of modification or obtaining of any new or additional permits required from any governmental authority in connection therewith. Grantor further acknowledges and agrees that (a) no relocation, expansion or modification shall diminish the capacity or function provided by the Easement Areas to the Grantee;
(b) the relocation or modification shall be accomplished in a manner that does not impair the functions or capacity of the Easement Areas during the relocation or modification; and (c) Grantor shall provide Grantee written notice prior to exercising Grantor’s rights under subsection (ii) above.

10. **Miscellaneous.** Except for the terms and conditions set forth in the Agreement, this Easement Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Easement Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Easement Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Easement Agreement; and each provision of this Easement Agreement shall be valid and enforceable to the fullest extent permitted by law. This Easement Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Osceola County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Easement Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover its reasonable attorneys’ fees, paralegals’ fees or experts’ fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Easement Agreement are for convenience only, shall in no way define or limit the scope or content of this Easement Agreement, and shall not be considered in any construction or interpretation of this Easement Agreement or any part hereof. Where the sense of this Easement Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Easement Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other. This Easement Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Easement Agreement. Time is of the essence of this Easement Agreement. This Easement Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

[SIGNATURES CONTAINED ON FOLLOWING PAGES]
IN WITNESS WHEREOF, the Parties have caused this Easement Agreement to be executed as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Michelle H. Allen

[Signature]
Print Name: Karen M. Sheehan

STATE OF Florida
County of Orange

The foregoing instrument was acknowledged before me this 9th day of May, 2018, by Thomas M. Roehlk, as Vice President and Secretary of Deerfield Land Corporation, a Delaware corporation. He is personally known to me or has produced as identification and did (did not) take an oath.

WITNESS my hand and official seal, this 9th day of May, 2018.

VICKIE S. LUSE
Print Name: VICKIE S. LUSE
Notary Public, State of Florida
Commission No.:__________
My Commission Expires:__________

(signatures continue on next page)
WITNESSES:

Signed, sealed and delivered in the presence of:

Print Name: Aaron Botkenah

Print Name: Angela Howard

STATE OF Florida
County of Orange

The foregoing instrument was acknowledged before me this 7th day of May 2018, by Matthew S. Taylor, Vice President of Orlando Health, Inc. He is personally known to me or has produced ___________________ as identification and did (did not) take an oath.

WITNESS my hand and official seal, this 7th day of May 2018.

Print Name: Michelle M Allen
Notary Public, State of Florida
Commission No.: FF9578U2
My Commission Expires: 3/11/2020

"GRANTOR"

ORLANDO HEALTH, INC.,
a Florida not for profit corporation

By: Matthew Taylor

Print Name: Matthew S. Taylor
Title: Vice President, Asset Strategies
WITNESSES:

Signed, sealed and delivered in the presence of:

Print Name: Michelle L. Allen

Print Name: Karrin J. Sheehan

STATE OF Florida
County of Orange

The foregoing instrument was acknowledged before me this 9th day of May, 2018, by Thomas M. Roehlk, as President of Osceola Corporate Center, Master Association, Inc., a Florida not-for-profit corporation. He is personally known to me or has produced ____________________ as identification and did (did not) take an oath.

WITNESS my hand and official seal, this 9th day of May, 2018.

Print Name: Vickie S. Lisee
Notary Public, State of Florida
Commission No.: ____________
My Commission Expires: _______
THE ABOVE STORMWATER DRAINAGE EASEMENT is accepted by Osceola County, Florida.

BOARD OF COUNTY COMMISSIONERS
OSCEOLA COUNTY, FLORIDA

ATTEST:

Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of County Commissioners meeting of:

June 04, 2018
Deerfield/Orlando Health/Osceola Corporate
EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 1, OSCEOLA CORPORATE CENTER-REPLAT TWENTY EIGHT, ACCORDING TO THE Plat THEREOF AS RECORDED IN PlAT BOOK 25, PAGE 155 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY-described AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, OSCEOLA CORPORATE CENTER-REPLAT TWENTY EIGHT; SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1575.35 FEET AND A CHORD BEARING OF NORTH 89° 24' 35" EAST; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD No. 5270 ORANGE AVENUE, THROUGH A CENTRAL ANGLE OF 02° 01' 19" FOR A DISTANCE OF 55.60 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING THE EAST LINE OF SAID LOT 1, RUN SOUTH 59° 04' 47" WEST, A DISTANCE OF 60.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 82° 15' 28" WEST, A DISTANCE OF 25.35 FEET; THENCE SOUTH 68° 01' 38" WEST, A DISTANCE OF 21.01 FEET; THENCE SOUTH 59° 24' 00" WEST, A DISTANCE OF 141.59 FEET; THENCE NORTH 76° 07' 48" WEST, A DISTANCE OF 31.29 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN NORTH 59° 04' 47" EAST, A DISTANCE OF 329.22 FEET TO A POINT ON THE AFORESAID EAST LINE OF SAID LOT 1 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD No. 5270 ORANGE AVENUE, SAID POINT BEING ON A CURVE, CONCAVE SOUTHBASTERLY, HAVING A RADIUS OF 1575.35 FEET AND A CHORD BEARING OF SOUTH 11° 15' 50" WEST; THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 1 AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 47' 21" FOR A DISTANCE OF 49.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,267 SQUARE FEET OR 0.167 ACRES, MORE OR LESS.

TSS Order 9T17-B65-SOD-6B-REV

Prepared by:

CENTRAL FLORIDA SURVEYS, INC. dba TINKLEPAUGH SURVEYING SERVICES, INC.
5123 ADAMS STREET, SUITE 800
ORLANDO, FLORIDA 32805
(407) 262-4927

This description and the accompanying sketch or drawings have been prepared in accordance with the Standards set forth in Chapter 53-17, F.A.C. pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original seal of a Florida licensed surveyor and mapper this sketch, drawing, plan or map is for informational purposes only and is not valid.

ROBERT W. MONACO, P.S.W. # 59860
Date: 8/31/2022
LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 3, OSCREOLA CORPORATE CENTER-REPLAT THIRTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 26, OF THE PUBLIC RECORDS OF OSCREOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3 OF THE AFORESAID PLAT; THENCE NORTH 82°15'28" WEST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 67.38 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 59°44'47" WEST, A DISTANCE OF 183.92 FEET; THENCE NORTH 80°43'47" WEST, A DISTANCE OF 8.04 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF TRACT A OF THE AFORESAID PLAT; THENCE NORTH 30°35'06" WEST ALONG SAID EAST LINE A DISTANCE OF 163.1 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE AFORESAID NORTH LINE OF LOT 3 THE FOLLOWING 3 COURSES AND DISTANCES: NORTH 59°24'40" EAST, A DISTANCE OF 141.29 FEET; THENCE NORTH 69°07'09" EAST, A DISTANCE OF 31.01 FEET; THENCE SOUTH 82°15'28" EAST, A DISTANCE OF 25.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,687 SQUARE FEET OR 0.085 ACRES, MORE OR LESS.

TSS Order #T17-365-SO06A

Prepared by:

CENTRAL FLORIDA SURVEYS, INC. c/o:
THOMAS PALMER SURVEYING SERVICES, INC.
5125 ADAMS KNOX STREET, SUITE 600
ORLANDO, FLORIDA 32814
(407) 262-0957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 54-71, F.A.C., (applicable to Chapters 177 and 472, Florida Statutes). Unless it bears the signature and the original sealed seal of a Florida licensed surveyor andographer this drawing, sketch, plan or map is for informational purposes only and is not valid.

ROBERT W. MASON, P.S.M. #5986
Date: 02-25-14
LEGAL DESCRIPTION

Tract "A", OSCEOLA CORPORATE CENTER – REPLAT THIRTY as per plat thereof as recorded in Plat Book 26, Page 26 of the Public Records of Osceola County, Florida.

Contains: 63,857 square feet or 1.466 Acres, more or less.

TSS Order # T18-A73-SOD2

Prepared by:

CENTRAL FLORIDA SURVEYS, INC. dba:
TINGLEPAUGH SURVEYING SERVICES, INC.
5125 ADAMSON STREET, SUITE 800
ORLANDO, FLORIDA 32804
(407) 262-0987

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 55-17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plan or map is for informational purposes only and is not valid.

ROBERT W. MONACO, P.S.M. # 5980
Date: APRIL 3, 2013
EXHIBIT D

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE DRAINAGE EASEMENT WITHIN LOT 1 OSCHELA CORPORATE CENTER - REPLAT THIRTY AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 26 OF THE PUBLIC RECORDS OF OSCHELA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "A", OSCHELA CORPORATE CENTER - REPLAT THIRTY AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 26 OF THE PUBLIC RECORDS OF OSCHELA COUNTY, FLORIDA AND RUN S 59°05'06" W FOR A DISTANCE OF 274.34 FEET; THENCE RUN N 31°34'24" W FOR A DISTANCE OF 87.77 FEET; THENCE RUN N 24°14'10" W FOR A DISTANCE OF 113.31 FEET; THENCE RUN N 16°02'19" W FOR A DISTANCE OF 21.39 FEET; THENCE RUN N 06°48'23" W FOR A DISTANCE OF 165.87 FEET; THENCE RUN S 58°07'03" E FOR A DISTANCE OF 130.60 FEET; THENCE RUN S 31°52'57" E FOR A DISTANCE OF 77.09 FEET; THENCE RUN N 57°45'06" E FOR A DISTANCE OF 25.63 FEET; THENCE RUN S 32°14'37" E FOR A DISTANCE OF 103.21 FEET; THENCE RUN N 57°54'02" E FOR A DISTANCE OF 26.20 FEET; THENCE RUN S 31°54'24" E FOR A DISTANCE OF 190.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 85,302 SQUARE FEET 1.938 ACRES, MORE OR LESS.

TSS Order # T18-A73

Prepared by:

CENTRAL FLORIDA SURVEYS, INC. 8615 ADDISON STREET, SUITE 500 ORLANDO, FLORIDA 32814 (407) 392-6937

This description and the accompanying sketch or sketch is being prepared in accordance with the Standards set forth in Chapter 53-17, F.A.C., pursuant to Chapters 177 and 473, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

[Signature]
ROBERT W. MONACO, P.M. 94859
12-10-2016

Exhibit D - 1
SKETCH OF DESCRIPTION ATTACHMENT "A"
- NOT A SURVEY -

REGIONAL WETLAND No.31A
DEED OF CONSERVATION EASEMENT
(O.B. 1700, PAGE 1888)
TRACT "B"
OSCEOLA CORPORATE CENTER
(PLAT BOOK 6, PAGES 147-149)

ABLATIONS
O.B. - OFFICIAL RECORD BOOK
Pg. - PAGE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY

SURVEYOR'S NOTES
1. BOUNDARY ARE BASED ON THE PLAT OF OSCEOLA CORPORATE CENTER - REPLAT DATED AS
RECORDED IN PLAT BOOK 26, PAGE 26 OF THE
PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
2. SEE SHEET ONE FOR LEGAL DESCRIPTION.

CENTRAL FLORIDA SURVEYS, INC., dba:
Tinklepaugh
SURVEYING SERVICES, INC.
5125 Adams Street, Suite 600 - Orlando, Florida 32804
Toll Free (407) 892-0687 LICENSED BUSINESS No. 3276

Exhibit D - 2