WARRANTY DEED

THIS WARRANT DEED Made the 15th day of March, 2002, by DEERFIELD LAND CORPORATION, a Delaware Corporation, (ADDRESS PRINT/TYPE: 14901 S. Orange Blossom Tr., Orlando, FL 32819), grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee(s) (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

PARCEL NO. 103 | SECTION 75010-2542
F.P. NO. 239416 1
STATE ROAD 500/441
COUNTY: ORANGE

That part of:
"The South 1800 feet of Section 34, in T 24 S, R 29 E, Orange County, Florida."

BEING a portion of the lands described and recorded in Official Records Book 4044, page 2384, Public Records of Orange County, Florida.

described as follows:

PART A)
COMMENCE at a 4"X4" concrete monument without identification, marking the Northwest corner of the SW 1/4 of Section 34, Township 24 South, Range 29 East, Orange County, Florida, thence run North 89°33'07" East along the North line of said SW 1/4 a distance of 406.362 meters (1333.21 feet) to a point on the centerline of survey of State Road 500 (US 441), as shown on the Florida Department of Transportation Right of Way Map, Section 75010-2542; thence, departing said North line, South 00°01'24" East along said survey line 301.966 meters (990.70 feet) to a point on the North line of the South 1800.00 feet of said Section 34 as shown on said Right of Way Map; thence North 89°50'41" West along said North line 15.240 meters (50.00 feet) to a point on the Westerly existing right of way line of State Road 500 for the POINT OF BEGINNING; thence along said right of way line for the following courses and distances: South 00°01'24" East 85.104 meters (279.21 feet) to the beginning of a curve concave Easterly, having a radius of 3508.008 meters (11,509.19 feet) and a chord bearing of South 03°26'20" East; thence Southerly along the arc of said curve through a central angle of 06°49'51" a distance of 418.227 meters (1372.13 feet) for the end of said curve; thence South 06°51'15" East 46.638 meters (153.01 feet) to a point on the South line of said Section 34; thence, departing said right of way line, North 89°50'41" West along said South line of Section 34 a
distance of 11.546 meters (37.88 feet); thence, departing said South line of Section 34, North 06°51'15" West 157.364 meters (516.29 feet) to the beginning of a curve concave Easterly, having a radius of 2626.700 meters (8617.76 feet) and a chord bearing of North 04°03'06" West; thence Northerly along the arc of said curve through a central angle of 05°36'18.5" a distance of 256.965 meters (843.06 feet); thence, departing said curve, South 88°45'03" West 3.300 meters (10.83 feet) to the beginning of a curve concave Easterly, having a radius of 2630.000 meters (8628.59 feet) and a chord bearing of North 00°58'25" West; thence Northerly along the arc of said curve through a central angle of 00°33'03.3" a distance of 25.286 meters (82.97 feet) for the end of said curve; thence North 89°18'07" East 3.300 meters (10.83 feet) to a point on a curve concave Easterly, having a radius of 2626.700 meters (8617.76 feet) and a chord bearing of North 00°21'39" West; thence Northerly along the arc of said curve through a central angle of 00°40'29.2" a distance of 30.935 meters (101.49 feet) to a point lying 33.700 meters (110.56 feet) Westerly of, when measured perpendicular to, said centerline of survey of State Road 500 for the end of said curve; thence North 00°01'24" West parallel with said survey line 80.006 meters (262.49 feet) to a point on the North line of the South 1800.00 feet of said Section 34 as shown on said Right of Way Map; thence South 89°50'43" East along said North line 18.460 meters (60.56 feet) to the Point of Beginning.

AND PART B) COMMENCE at a 4"X4" concrete monument without identification, marking the Northwest corner of the SW 1/4 of Section 34, Township 24 South, Range 29 East, Orange County, Florida; thence run North 89°33'07" East along the North line of said SW 1/4 a distance of 406.362 meters (1333.21 feet) to a point on the centerline of survey of State Road 500 (US 441), as shown on the Florida Department of Transportation Right of Way Map, Section 75010-2542; thence, departing said North line, South 00°01'24" East along said survey line 301.966 meters (990.70 feet) to a point on the North line of the South 1800.00 feet of said Section 34 as shown on said Right of Way Map; thence South 89°50'41" East along said North line 15.240 meters (50.00 feet) to a point on the Easterly existing right of way line of said State Road 500; thence South 00°01'24" East along said right of way line 45.843 meters (150.40 feet) for the POINT OF BEGINNING; thence, departing said right of way line North 89°58'36" East 4.460 meters (14.63 feet) to a point lying 19.700 meters (64.63 feet) Easterly of, when measured perpendicular to, said centerline of survey of State Road 500; thence South 00°01'24" East parallel with said survey line 34.011 meters (111.58 feet) to the beginning of a curve concave Easterly, having a radius of 2573.300 meters (8442.57 feet) and a chord bearing of South 00°21'39" East; thence Southerly along the arc of said curve through a central angle of 00°40'29.2" a distance of 30.307 meters (99.43 feet); thence, departing said curve, North 89°18'07" East 3.300 meters (10.83 feet) to the beginning of a curve concave Easterly, having a radius of 2570.000 meters (8431.74 feet) and a chord bearing of South 00°58'25" East; thence Southerly along the arc of said curve through a central angle of 00°33'03.3" a distance of 24.712 meters (81.08 feet) for the end of said curve; thence South 88°45'03" West 3.300 meters (10.83 feet) to a point on a curve concave Easterly, having a radius of 2573.300 meters (8442.57 feet) and a chord bearing of South 04°03'06" East; thence Southerly along the arc of said curve through a central angle of 05°36'18.5" a distance of 251.741 meters (825.92 feet) for the end of said curve; thence South 06°51'15" East 163.930 meters (537.83 feet) to a point on the South line of said Section 34; thence North 89°50'41" West along said South line 11.546 meters (37.88 feet) to a point on the Easterly
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existing right of way line of said State Road 500; thence North 06°51'15" West along said right of way line 50.386 meters (165.31 feet) to the beginning of a curve concave Easterly, having a radius of 3477.528 meters (11,409.19 feet) and a chord bearing of North 03°26'20" West; thence Northerly along said right of way line and the arc of said curve through a central angle of 06°49'51" a distance of 414.593 meters (1360.21 feet) for the end of said curve; thence continuing along said right of way line North 00°01'24" West 39.166 meters (128.50 feet) to the Point of Beginning.

LESS AND EXCEPT those lands described as Pad "A" and Pad "B" as recorded in Official Records Book 4280, page 673, Public Records of Orange County, Florida.

AND PART C)  
WATER RETENTION AREA  
RIGHT(EAST)  
STATION 0+50 +/-

COMMENCE at a 6" X 6" concrete monument with a P.K. nail without identification at the Northeast corner of the NW 1/4 of Section 3, Township 25 South, Range 29 East, Osceola County, Florida; thence North 89°50'41" West along the North line of said Section 3, also being the South line of Section 34, Township 24 South, Range 29 East, Orange County, Florida, 54.317 meters (178.21 feet); thence, departing said line, North 00°09'19" East 15.240 meters (50.00 feet); thence North 89°50'41" West 3.148 meters (10.33 feet); thence North 00°09'19" East 25.581 meters (83.93 feet) for the POINT OF BEGINNING; thence North 89°55'39" East 64.284 meters (210.91 feet); thence North 00°00'02" East 52.905 meters (173.57 feet); thence North 22°31'32" West 19.694 meters (64.61 feet); thence North 72°17'33" West 88.860 meters (291.53 feet); thence South 00°04'19" East 98.241 meters (322.31 feet); thence North 89°55'39" East 27.787 meters (91.16 feet) to the Point of Beginning.

This legal description prepared under the direction of:  
Gerald S. Smith, P.L.S. No. 5638  
Department of Transportation  
719 South Woodland Blvd.  
Deland, Florida 32720  
Date: October 3, 2000

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

RESERVING UNTO Grantor the right to expand the north pond at a future date for joint use and at that time Grantor will take over the maintenance responsibilities. Grantor shall also have the right to landscape the pond area before and after the expansion takes place; provided that Grantor shall not be entitled to additional compensation for landscaping that is damaged or destroyed by Grantee's construction and maintenance activities.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said
land is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2001, and subject to all easements, restrictions, covenants and reservations of record, if any, however, this reference thereto shall not operate to re impose the same.

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IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunder affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Witness:

[Signature]

Print Name: Patricia A. Tatl

Dated:

Print Name: D. Hentford

DEERFIELD LAND CORPORATION
a Delaware corporation

By: [Signature]

Its Vice President & Secretary

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27th day of December, 2001, by Thomas M. Rochik, Vice President and Secretary of DEERFIELD LAND CORPORATION, a Delaware Corporation, on behalf of the Corporation, who is personally known to me or who has produced his Driver's License as identification.

[Signature]

Print Name: Patricia A. Tatl

Notary Public in and for the County and State last aforesaid.
My Commission Expires: March 16, 2003
Serial No., if any: