UTILITY EASEMENT

THIS INDENTURE made and entered into this 26th day of February, 2010, by and between DEERFIELD LAND CORPORATION, a Delaware corporation (hereinafter "Grantor") whose address is 14901 South Orange Blossom Trail, Orlando, Florida 32837, and TOHOPEKALIGA WATER AUTHORITY, an independent "Special District" created pursuant to Chapter 189, laws of the State of Florida, whose address is 101 North Church Street, Kissimmee, Florida 34744, its successors and/or assigns (hereinafter the "Authority" or "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), receipt whereof is hereby acknowledged, and the benefits they may derive therefrom and other good and valuable considerations, Grantor does give and grant unto said the Authority, its successors and assigns, a perpetual easement over, under and across the property described in Exhibit "A" located in Osceola County, Florida (hereinafter "Easement Area") only for the purpose of installing, maintaining, operating and keeping in repair an underground sewer force main (with appurtenances, typical for this type of pipeline, including but not limited to air vacuum valves, valve vaults and boxes and everything necessary to meet all regulatory requirements for these types of pipelines and appropriate stub outs or connections to the Pipelines) (the "Pipelines"), in such manner as the Authority may deem necessary.

The Grantor retains access rights over, under and across the Easement Area so long as those rights do not interfere with the rights granted to the Authority herein. The Authority shall have all other rights and benefits necessary or convenient for the use of the rights herein granted, including the free right of ingress and egress over and across the perpetual Easement Area.

Grantors shall not alter the ground elevation over the Easement Area without prior written approval from the Authority. Said approval will not be unreasonably withheld. Grantor also shall not place any permanent structures upon the Easement Area or place any obstacles which would prevent the Authority from installing, operating, repairing, replacing, or maintaining the Pipelines.

The Authority shall restore the Easement Area, as nearly as practicable and permissible, to its prior condition and contour following any disturbance occasioned by the Authority’s construction or repairs.
It is the intent of the Grantor, by the provisions in this easement, to convey to the Grantee a perpetual easement for as long as the Grantee shall require.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the date first above written.

Signed, sealed and delivered in the presence of:

DEERFIELD LAND CORPORATION, a Delaware corporation

By: __________
Name: Thomas M. Roehlk
Its: Vice President & Secretary

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 2nd day of December, 2009, by Thomas M. Roehlk, as Vice President / Secretary of DEERFIELD LAND CORPORATION, a Delaware corporation, who is personally known to me or produced __________ for identification.

SUSAN COOMES CHIONO
My Commission # DD 836127
Expires: April 19, 2011
Bonded thru Notary Public Underwriters

Signature of Notary Public

My Commission Expires: April 19, 2011
Commission No.: DD 836127
EXHIBIT "A"

SKETCH OF DESCRIPTION
UTILITY EASEMENT

OSCEOLA PARKWAY
(OSCEOLA BUSINESS PARK EXTENSION, PER PLAT)

NORTH BOUNDARY TRACT D
(SOUTH RIGHT OF WAY LINE)
P.O.C. NE CORNER TRACT D

R=1367.40'
L=140.69'
6=53'42"
CHBRC=58721'52"W

1 inch = 50 feet

P.O.B.
S 05'34"59" E 10.00'

R=1357.40'
L=134.69'
6=54'10"
CHBRC=58734'27"W

P.O.B. S 05'34"59" E 10.01'

N 04'53"06" E 10.41'

PROPOSED UTILITY EASEMENT

EXISTING UTILITY EASEMENT
O.R.B. 3011 PG 1705

ABBREVIATIONS
CHBRC = CHORD BEARING
L = ARC LENGTH
O.R.B. = OFFICIAL RECORD BOOK
P.O.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNUNG
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
6 = CENTRAL ANGLE

NOTES
1. Bearings shown herein are referenced to the north line of Tract D, said bearing being 58721'52" W PER OSCEOLA CORPORATE CENTER, Plat Book 6, Pages 147-149, Osceola County Public Records.
2. This Sketch of Description is not a survey.
3. See sheet 2 for description.

I hereby certify that this Sketch of Description meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G7-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

PAUL D. WATKINS PS.M LS6315

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
LEGAL DESCRIPTION

A PORTION OF TRACT D, OSCEOLA CORPORATE CENTER AS RECORDED IN PLAT BOOK 6, PAGES 147 THROUGH 149 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT D, OSCEOLA CORPORATE CENTER, ACCORDING TO THE PLAT THEREOF, RUN THENCE N 89°41'17" W ALONG THE NORTHERN BOUNDARY OF SAID TRACT D, A DISTANCE OF 153.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1367.40 FEET AND CENTRAL ANGLE OF 5°53'42"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERN BOUNDARY LINE OF TRACT D, A DISTANCE OF 140.69 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERN BOUNDARY LINE OF TRACT D, S 5°34'59" E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 1357.40 FEET, A CENTRAL ANGLE OF 5°41'07" AND CHORD BEARING OF S 81°34'27" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND PARALLEL TO THE AFOREMENTIONED NORTHERN BOUNDARY OF TRACT D, A DISTANCE OF 134.69 FEET; THENCE N 4°53'05" E, A DISTANCE OF 10.41 FEET TO THE NORTHERN BOUNDARY OF SAID TRACT D AND POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1367.40 FEET, A CENTRAL ANGLE OF 5°33'50" AND A CHORD BEARING OF N 81°38'08" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERN BOUNDARY OF TRACT D, A DISTANCE OF 132.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,337 SQUARE FEET OR 0.03070 ACRES MORE OR LESS.

NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY.
2. SEE SHEET 1 FOR SKETCH.