NON-EXCLUSIVE DRAINAGE EASEMENT AGREEMENT

This NON-EXCLUSIVE DRAINAGE EASEMENT AGREEMENT (hereinafter referred to as this “Easement Agreement”) is made and executed this 11 day of April, 2002 by and between DEERFIELD LAND CORPORATION, a Delaware corporation (“Grantor”) and LOWES HOME CENTERS, INC., a North Carolina corporation (“Grantee”).

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in Osceola County, Florida as more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (“Grantor’s Property”); and

WHEREAS, a portion of Grantor’s Property is to be used for discharge, acceptance, conveyance, retention and transportation of stormwater drainage for a portion of the Osceola Corporate Center DRI, that portion being referred to as the Drainage Easement Area as described on Exhibit “A-1” attached hereto and incorporated herein by this reference; and

WHEREAS, Grantee is the owner of certain real property located in Orange County, Florida as more particularly described on Exhibit “B” attached hereto and incorporated herein by this reference (“Grantee’s Property”); and

WHEREAS, Grantee will construct various and certain structures and improvements within the Easement Area in furtherance of the purposes of this Easement Agreement (collectively referred to as the “Drainage Structures”); and

WHEREAS, in connection therewith, Grantor has agreed to grant to Grantee a non-exclusive, perpetual stormwater drainage easement under, across, upon and through portions of Grantor’s Property consisting of the Drainage Easement Area, upon and subject to the terms and conditions set forth herein; and

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:
1. **RECITALS.** The foregoing recitals are true and correct and are incorporated by reference as if fully set forth herein.

2. **GRANT AND USE OF EASEMENT.** Grantor hereby creates, grants and conveys to Grantee and its successors and assigns, for the benefit of Grantee's Property and the owners, tenants and occupants of such properties, a perpetual, non-exclusive easement (the “Drainage Easement”) for the purposes of installation, construction, repair and replacement of the Drainage Structures and for stormwater drainage purposes, on, under, upon, across, over and through the Drainage Easement Area for the purpose of discharging, accepting, conveying, retaining and transporting stormwater drainage from Grantee’s Property to the spreader swale, all as more particularly depicted on Exhibit "A" attached hereto and incorporated herein by reference, with the full right to use and enjoy the benefit of said Drainage Easement, subject to and in accordance with the provisions of this Easement Agreement. In addition to the foregoing, the Drainage Easement includes the grant of a right of access to the Grantee and its successors and assigns to come upon the Easement Area from time to time, (i) to inspect the Drainage Structures, and (ii) to maintain, repair and replace the Drainage Structures.

3. **GRANTOR’S RESERVATION OF RIGHTS.** Subject to the rights created herein, Grantor expressly reserves to itself, its successors and assigns the right to use, or grant to others the right to use, by virtue of additional licenses or easements granted prior or subsequent to the date of this Easement Agreement, any and all portions of the area upon, above, or under the Drainage Easement Area for any purpose whatsoever not inconsistent with the rights herein granted; provided, such right does not unreasonably interfere with Grantee’s permitted use of the Drainage Easement Area pursuant to the terms hereof.

4. **NO ALTERATIONS OR MODIFICATIONS; MAINTENANCE OBLIGATIONS.** Grantee represents and warrants that upon completion of the Drainage Structures by Grantee, Grantee or its agents, successors or assigns shall not alter or modify the Drainage Structures in any way without Grantor’s prior written consent. Notwithstanding anything herein to the contrary, upon completion of construction of the Drainage Structures, Grantee shall be obligated to maintain, repair and replace the Drainage Structures. All such maintenance, repair and replacement shall be performed at a level and standard and with a frequency sufficient to maintain the Drainage Structures in good working order and condition such that the structures continue to drain and convey the amount of stormwater that the structures were designed and constructed to convey. In the event Grantee comes upon the property of Grantor in accordance with the foregoing, (a) all such maintenance, repair and replacement shall be performed promptly and in such a manner as to minimize damage, disruption and inconvenience to Grantor, and (b) the lands and improvements entered upon shall be restored to the condition thereof prior to such entry, and (c) all such work shall be performed in a good and workmanlike manner in accordance with all applicable rules, laws, regulations, permits and approvals; and (d) all such work shall be promptly paid for and no liens for such work shall be filed against such property. In the event that Grantee fails to properly maintain, repair or replace the Drainage Structures or Drainage Easement Area, and such failure continues for more than thirty (30) days after such party’s receipt from Grantor of written notice of such failure, Grantor may, but shall not be required to, enter upon such property to perform the required maintenance, repair or replacement; provided, however, that if Grantee is pursuing maintenance, repair or replacement with diligence but has been unable to complete same within such thirty (30) day period, it shall have such additional time as is reasonably necessary to complete all related work before Grantor has the right to enter and perform such work at Grantee’s expense. The reasonable cost incurred by Grantor in maintenance, repair or replacement shall be reimbursed to Grantor within thirty (30) days after written demand for reimbursement together with interest thereon at the Default Rate (as hereinafter defined).
5. **BREACH.** If either party breaches any provision in this Easement Agreement and fails to cure any such breach within thirty (30) days after written notice thereof is given by the non-breaching party, in addition to any other right or remedy available to it at law or in equity the non-breaching party shall have the right, but not the obligation, to cure any such breach. The defaulting party shall reimburse the non-breaching party for the cost thereof upon demand, together with interest accruing thereon at an annual rate of interest (the “Default Rate”) equal to the lesser of: (i) four percent (4%) above the prime rate of interest announced by Bank of America, or (ii) the highest rate of interest allowable by law, from and after the date of the non-breaching party’s expenditure thereof, until the non-breaching party’s receipt of full payment therefor.

6. **INDEMNITY.** Grantee and Grantor shall have sole and entire responsibility for any and all loss of life, injury to persons or damage to property (wherever such property may be located) sustained from each of their respective activities, operations or use by each party of the Drainage Easement Area. Grantee and Grantor agree to release and indemnify the other party to this Easement Agreement (and each party’s related and affiliated companies, if any, and its successors, assigns, grantees, invitees, and the officers, directors, employees, representatives and agents of all of the foregoing (collectively “Related Parties”)), from all claims, liabilities, suits, judgments, liens, damages, penalties, fines, interest, costs and expenses (whether to person or property), including, without limitation, reasonable attorneys’ fees and litigation costs incurred by or asserted against the party to this Easement Agreement, and its Related Parties (collectively the “Indemnitees”) in connection therewith, that arise from each of their respective operations on, or the use of, the Drainage Easement Area. Each party shall cooperate with the other party in the defense of any such claims or actions including, without limitation, the employment, at the sole expense of the indemnifying party, of legal counsel reasonably satisfactory to the other party. Each party’s liability and the indemnity provided herein shall survive the expiration or sooner termination of this Easement Agreement, as to events which occurred prior to such expiration or termination.

7. **ENTIRE AGREEMENT.** This Easement Agreement embodies the entire understanding regarding the subject matter hereof, and supersedes all prior discussions and agreements between Grantor and Grantee, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by all of the then owners of Grantor’s Property and all of the then owners of Grantee’s Property and any and all mortgagees of any portion thereof, in the same manner and with the same formalities as executed herein.

8. **NOTICES.** Each notice or communication under this Easement Agreement shall be deemed delivered and received if in writing and either: (i) personally delivered; (ii) delivered by reliable overnight air courier service; or (iii) deposited with the United States Postal Service or any official successor thereto, certified or registered mail, return receipt requested, with adequate postage prepaid, delivered or addressed to the entity entitled or required to receive the same, Grantor or Grantee, as appropriate; or (iv) sent via facsimile, provided that evidence of successful transmission is retained by the sender and further provided that a copy of such notice is also contemporaneously sent by one of the methods described in the preceding clause (i), (ii) or (iii) of this Section (if being understood and agreed, however, that such notice shall be deemed received upon receipt of such facsimile transmission), at the address (or facsimile number) set forth below or such other address (or facsimile number) as may have been designated by the party by written notice hereunder. Rejection or other refusal by the addressee to accept the notice, and inability to deliver the notice because of a change of address of the party of which no notice was given, shall be deemed to be the receipt of the notice on the third day following the date postmarked by the United States Postal Service or on the second day following the date accepted by the courier service.
The addresses of the parties to whom notices are to be sent pursuant to this Easement Agreement are as follows:

If to Grantor:  Deerfield Land Corporation  
14901 South Orange Blossom Trail  
Orlando, FL 32837  
Fax: (407) 826-4505

With a copy to: Michael J. Sullivan, Esq.  
Greenberg Traurig, P.A.  
450 South Orange Avenue, Suite 650  
Orlando, FL 32801  
Fax: (407) 420-5909

If to Grantee:  Lowe’s Home Centers, Inc.  
P.O. Box 1111  
Highway 268 East (East Dock)  
North Wilkesboro, North Carolina 28656  
Attn: Brian Marshall (REO)

With a copy to: Lowe’s Home Centers, Inc.  
P.O. Box 1111  
Highway 268 East (East Dock)  
North Wilkesboro, North Carolina 28656  
Attn: Wayne W. Harris (REO)

With a copy to: Howard B. Friedberg, Esq.  
Katz, Barron, Squitero & Faust, P.A.  
2699 South Bayshore Drive  
Seventh Floor  
Miami, Florida 33133  
Fax: (305) 285-9227

Any such notice shall be deemed given and received when actually so personally delivered or when receipt thereof is refused or, if mailed, as aforesaid, three (3) business days after the date of mailing, or, if sent by nationally-recognized overnight courier service, as aforesaid, one (1) business day after delivery of the same to such courier service for overnight delivery or if sent by facsimile, as aforesaid, at the time and on the date of receipt with receipt thereof confirmed by transmittal confirmation and telephonic acknowledgment if such date is a business day or if such day is not a business day, the following business day. Notwithstanding the foregoing, if any notice or other communication has not been sent in compliance with this Section but has in fact actually been received by its intended recipient, then such notice or communication shall be deemed duly given to and received by such recipient effective as of the date of actual notice. Any party may designate a different address or facsimile number for receiving written notices by written notice to the other entities entitled to receive notice, such notice to be given in accordance with this Section 8.

9. **APPLICABLE LAW; WAIVER OF JURY TRIAL.** This Easement Agreement and the provisions contained herein shall be construed, controlled and interpreted according to the laws of the State of Florida, with venue in the Circuit Court in and for Orange County, Florida. **ANY LEGAL**
PROCEEDING OF ANY NATURE BROUGHT BY ANY PARTY HEREUNDER TO ENFORCE ANY RIGHT OR OBLIGATION UNDER THIS EASEMENT AGREEMENT OR TO INTERPRET, CONSTRUCT OR SEEK ANY DECLARATION WITH RESPECT TO ANY SUCH PARTY’S RIGHTS, REMEDIES OR RESPONSIBILITIES HEREUNDER, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH ANY MATTER PERTAINING TO THIS EASEMENT AGREEMENT, SHALL BE SUBMITTED EXCLUSIVELY FOR TRIAL, WITHOUT A JURY, BEFORE THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA; OR IF SUCH COURT SHALL NOT HAVE JURISDICTION, THEN BEFORE ANY OTHER COURT SITTING IN THE STATE OF FLORIDA HAVING SUBJECT MATTER JURISDICTION. THE PARTIES HERETO HEREBY CONSENT AND SUBMIT TO THE EXCLUSIVE JURISDICTION OF ANY SUCH COURT AND EXPRESSLY WAIVE ALL RIGHTS TO TRIAL BY JURY REGARDING ANY SUCH MATTER.

10. **NO JOINT VENTURE.** Nothing in this Easement Agreement shall be deemed to constitute the creation of a joint venture or partnership relationship between or among Grantee and Grantor.

11. **CONSTRUCTION OF AGREEMENT.** Captions of the Sections and Subsections of this Easement Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Easement Agreement. Each party hereto hereby acknowledges that all parties hereto participated equally in the negotiating and drafting of this Easement Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently against one party than any other.

12. **SEVERABILITY.** In any provision of this Easement Agreement, the deletion of which would not adversely affect the receipt of any material benefits by any party hereunder or substantially increase the burden of any party hereunder, shall be held invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Easement Agreement.

13. **EXHIBITS.** All Exhibits attached hereto are hereby incorporated in and made a part of this Easement Agreement as set forth in full herein.

14. **ATTORNEYS’ FEES.** In the event that any party hereto employs an attorney or brings an action against any other party hereto arising out of the terms of this Easement Agreement, the prevailing party (whether such prevailing party has been awarded a money judgment or not) shall receive from the other party (and the other party shall be obligated to pay) the prevailing party’s reasonable legal fees and expenses (including the fees and expenses of experts and para-professionals), whether such fees and expenses are incurred before, during or after any trial, re-trial, re-hearing, mediation or arbitration, administrative proceedings, appeals or bankruptcy or insolvency proceedings, and irrespective of whether the prevailing party would have been entitled to such fees and expenses under applicable law in the absence of this Section.

15. **COUNTERPART EXECUTION.** This Easement Agreement may be executed in separate counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. It shall be fully executed when each party whose signature is required has signed at least one counterpart even though no one counterpart contains the signatures of all the parties.

16. **BINDING OBLIGATIONS.** This Easement Agreement shall run with title to the land and shall be binding upon Grantor’s Property and Grantor and Grantor’s successors and assigns and inure to the
benefit of Grantee's Property, Grantee and its successors and assigns (including any lender holding a mortgage on Grantee's Property, and said lender's successors by virtue of a foreclosure or deed in lieu of foreclosure.

17. **NO PUBLIC RIGHTS CREATED.** Nothing herein shall create or be construed to create any rights in and/or for the benefit of the general public in or to the Easement Area or the Easement granted hereby.

[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]
IN WITNESS WHEREOF, parties hereto have executed this Easement Agreement, by their respectively duly authorized representatives, as of the day and year first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

D. Helenfield
Print Name: D. Helenfield
Print Name: Patricia A. Tart

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this ______ day of April, 2002 by Thomas M. Raehlk, as Vice President of DEERFIELD LAND CORPORATION, a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced F.D.R. I.D. Card as identification.

GRANTOR:

DEERFIELD LAND CORPORATION,
a Delaware corporation

By: Thomas M. Raehlk
Name: Thomas M. Raehlk
Title: Vice President
Date: April 9, 2002

NOTARY PUBLIC:

(Signature)
Notary Public, State of Florida
Name of Notary Public typed, printed or stamped here:

(NOTARIAL SEAL)
WITNESSES:
Signed, sealed and delivered
in the presence of:

Print Name: Bynum Marshall

Print Name: Brett Jarrett

GRANTEE:

LOWE'S HOME CENTERS, INC.
a North Carolina corporation

By: David E. Shelton

Name: David E. Shelton

Title: Sr. Vice President

Date: 4-9-02

STATE OF NORTH CAROLINA
COUNTY OF WILKES

The foregoing instrument was acknowledged before me this 9th day of
April 2002 by David E. Shelton as
Sr. V.P. of LOWES HOME CENTERS, INC., a North Carolina corporation, on behalf
of the corporation. He/She is personally known to me or has produced __________________ as
identification.

NOTARY PUBLIC:
Ann H. Miller (Signature)
Notary Public, State of North Carolina
Name of Notary Public typed, printed or
stamped here:
Ann H. Miller
(NOTARIAL SEAL)
EXHIBIT "A"

Description of Grantor’s Property

Tracts A, B/Lot 1, C and D of Osceola Corporate Center, according to the plat thereof as recorded in Plat Book 6, Pages 147 through 149, Public Records of Osceola County, Florida.

LESS: (Official Records Book 1023, Page 1440) The North 60.00 feet of said Tract C, Osceola Corporate Center.

ALSO LESS: (Official Records Book 1420, Page 2174)

A 15.0 ft. wide parcel of land lying within Tract C, Osceola Corporate Center, according to the Official Plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida being more particularly described as follows:

Commencing at a 5" x 5" Concrete monument with Osceola County Brass cap at the Northeast Corner of Section 3, T 25 S, R 29 E, Osceola County, Florida, being also the Northeast Corner of Tract C, Osceola Corporate Center, according to the Official Plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida, run S 00° 00’ 03” E, along the East line of said Section 3, and run S 00° 00’ 03” E, along the East line of said Section 3, and the East line of aforesaid Tract C, 60.00 ft., to the Point of Beginning; continue thence S 00° 00’ 03” E, along the East line of said Section 3, and the East line of aforesaid Tract C, 599.68 ft. to a found concrete monument with no identification thereon; run thence N 89° 55’ 05” W, along the Westerly projection of the South line of Lot 8, R. C. Slighs Subdivision as recorded in Plat Book 1, Page 88 of the Public Records of Osceola County, Florida, 15.00 ft.; run thence N 00° 00’ 03” W, parallel with the aforesaid East line of Tract C, 599.68 ft. to a Point being 60.00 ft. South of the North line of aforesaid Section 3; run thence S 89° 55’ 44” E, parallel with and 60.00 ft. South of said North line, 15.00 ft. to the Point of Beginning.

ALSO LESS: (Official Records Book 1187, Page 1038)

PARCEL 41 - 100

A parcel of land lying in Section 4 and Section 3, Township 25 South, Range 29 East, being a portion of Tract A, OSCEOLA CORPORATE CENTER, as recorded in Plat Book 6, Page 147, 148 and 149 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Description Part 1 - Limited Access Right of Way

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, thence S 00° 13’ 11” W, along the West line of the Northwest 1/4 of Section 4, a distance of 2008.61 feet; thence N 86° 53’ 06” E, 444.48 feet; thence N 84° 09’ 02” E, 251.51 feet; thence N 86° 53’ 06” E, 317.61 feet to the POINT OF BEGINNING; thence continue N 86° 53’ 06” E, 279.61 feet; thence N 43° 39’ 41” E, 58.30 feet to the West right of way line of Bermuda Avenue as recorded
in Official Records Book 1111, Page 476 in the Public Records of Osceola County, Florida; thence S 00° 26' 11'' W, along said West right of way line, 264.35 feet; thence N 46° 20' 19'' W, 54.79 feet; thence S 86° 53' 06'' W, 163.39 feet; thence S 89° 38' 10'' W, 104.92 feet; thence N 03° 06' 54'' W, 178.96 feet to the POINT OF BEGINNING. Containing 1.36 acres, more or less.

ALSO:

Description Part 2 - Limited Access Right of Way

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 00° 13' 11'' W, along the West line of the Northwest 1/4 of said Section 4, a distance of 2088.74 feet; thence N 86° 53' 06'' E, 1349.56 feet to the Point of Curvature of a curve, tangent to the last described line, concave to the South having a radius of 4584.00 feet; thence along said curve in a Northeasterly direction, through a central angle of 04° 46' 53'', for an Arc Distance of 382.54 feet, to the East right of way line of Bermuda Avenue as recorded in Official Records Book 1111, Page 476 in the Public Records of Osceola County, Florida and the POINT OF BEGINNING; thence N 00° 26' 17'' E, along said East right of way line 132.02 feet; thence S 43° 56' 14'' E, 57.28 feet to a point on a non-tangent curve concave to the South having a radius of 4660.00 feet, the center of the circle of said curve lying S 02° 07' 56'' W from said point; thence along said curve in an Easterly direction, through a Central Angle of 02° 54' 59'', for an Arc Distance of 238.02 feet to the intersection of a non-tangent line, the center of the circle of the last described curve lying S 05° 02' 56'' W from said intersection; thence S 80° 50' 44'' E, along said non-tangent line 30.04 feet; thence S 05° 24' 58'' W, 181.95 feet to the intersection of a curve concave Southwesterly having a Radius of 4490.00 feet, the last described line being radial to said curve; thence along said curve in a Northwesterly direction, through a Central Angle of 03° 12' 52'' for an Arc Distance of 252.00 feet to the intersection of a non-tangent line, the center of circle of the last described curve lying S 02° 12' 06'' W from said intersection; thence S 46° 17' 32'' W, 55.82 feet to the aforesaid East right of way line of Bermuda Avenue; thence N 00° 26' 17'' E, along said East right of way line, 132.02 feet to the POINT OF BEGINNING. Containing 1.30 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

Description Part 1 - Right of Way

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, thence S 00° 13' 11'' W, along the West line of the Northwest 1/4 of said Section 4, a distance of 2008.61 feet to the POINT OF BEGINNING; thence N 86° 53' 06'' E, 444.48 feet; thence N 84° 09' 02'' E 251.51 feet; thence N 86° 53' 06'' E, 317.61 feet; thence S 03° 06' 54'' E, 178.96 feet; thence S 89° 38' 10'' W, 145.10 feet; thence S 86° 53' 06'' W, 877.70 feet to the aforesaid West line of the Northwest 1/4 of Section 4; thence N 00° 13' 11'' E, along said West line, 160.26 feet to the POINT OF BEGINNING. Containing 3.87 acres, more or less.
PARCEL 71 - 100A:

All that portion of Tract "B", Osceola Corporate Center, as recorded in Plat Book 6, Pages 147 through 149, of the Public Records of Osceola County, Florida, lying in Section 3, Township 25 South, Range 29 East, being more particularly described as follows:

Commence at the Northwest corner of Tract "B", Osceola Corporate Center, as recorded in Plat Book 6, Pages 147 through 149, of the Public Records of Osceola County, Florida, said corner lying on the Easterly right of way line of U.S. Highway 441, as shown on Department of Transportation right of way map, Section 9201-1144C; thence run Southerly along said Easterly right of way line the following courses and distances, S 06° 51' 15" E, for a distance of 124.71 feet to a point of curvature of a curve concave Westerly and having a radius of 11,509.20 feet; thence run Southerly along the arc of said curve through a central angle of 06° 57' 00" for an arc distance of 1,396.67 feet to a point of tangency; thence run S 00° 05' 45" W, for a distance of 2,256.39 feet; thence leaving said Easterly right of way line run S 55° 48' 29" E, for a distance of 54.66 feet to the POINT OF BEGINNING; thence run S 89° 55' 17" E, for a distance of 1,381.30 feet to a point of curvature of a curve concave Northerly and having a radius of 1,347.49 feet; thence run Easterly along the arc of said curve through a central angle of 45° 00' 00" for an arc distance of 1,058.25 feet; thence run N 45° 04' 43" E, for a distance of 484.80 feet to the point of curvature of a curve concave Southeast and having a radius of 1,517.40 feet; thence run North Easterly along the arc of said curve through a central angle of 19° 19' 45" for an arc distance of 511.90 feet; thence run N 63° 50' 07" E, for a distance of 95.38 feet to a point on the Westerly right of way line of County Road 527, said point being on the arc of a nontangent curve concave Easterly and having a radius of 1,356.40 feet; thence from a tangent bearing of S 21° 38' 02" E, run Southerly along said Westerly right of way line and along the arc of said curve through a central angle of 00° 40' 30" for an arc distance of 18.33 feet; thence run S 22° 18' 28" E, for a distance of 25.87 feet; thence run S 21° 20' 57" W, for a distance of 71.73 feet to a point on the Northerly right of way line of said Osceola Parkway, said point being on the arc of a nontangent curve concave Southeast and having a radius of 1,507.40 feet; thence from a tangent bearing of S 64° 30' 12" W, run Westerly along said Northerly right of way line and along the arc of said curve through a central angle of 19° 01' 04" for an arc distance of 500.34 feet to a point of tangency; thence run S 45° 04' 43" W, for a distance of 168.00 feet; thence run N 44° 55' 17" W, for a distance of 5.00 feet; thence run S 45° 04' 43" W, for a distance of 316.80 feet to a point of curvature of a curve concave Northerly and having a radius of 1,352.40 feet; thence run Westerly along said arc through a central angle of 41° 29' 25" for an arc distance of 979.33 feet; thence run S 03° 25' 52" E, for a distance of 15.00 feet to a point on the arc of a nontangent curve concave Northerly and having a radius of 1,367.40 feet; thence from a tangent bearing of S 86° 34' 08" W, run Westerly along the arc of said curve through a central angle of 03° 30' 35" for an arc distance of 83.76 feet to a point of tangency; thence run N 89° 55' 17" W, for a distance of 1,351.78 feet; thence run N 55° 48' 29" W, for a distance of 35.66 feet to the POINT OF BEGINNING.
ALSO:

Description Part 2 - Right of Way

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 00° 13' 11" W, along the West line of the Northwest 1/4 of said Section 4, a distance of 2088.74 feet; thence N 86° 53' 06" E, 1349.56 feet; to the point of Curvature of a curve, tangent to the last described line, concave to the South having a Radius of 4584.00 feet; thence along said curve in a Northeasterly direction, through a central angle of 04° 46' 53", for an Arc Distance of 382.54 feet; to the East right of way line of Bermuda Avenue as recorded in Official Records Book 1111, Page 476 in the Public Records of Osceola County, Florida; thence N 03° 26' 17" E, along said East right of way line 132.02 feet; thence S 43° 50' 14" E, 57.28 feet to a point on a non-tangent curve concave to the South and having a radius of 4676.00 feet, the center of the circle of said curve lying S 02° 07' 56" W from said point; thence along said curve in an Easterly direction, through a central angle of 02° 54' 59", for an Arc Distance of 238.02 feet to the intersection of a non-tangent line, the center of the circle of the last described curve lying S 05° 02' 56" W from said intersection; thence S 80° 50' 44" E, along said non-tangent line 30.04 feet to the POINT OF BEGINNING; thence continue S 80° 50' 44" E, 304.74 feet to the Point of Curvature of a curve, tangent to the last described line, concave to the Southwest having a radius of 4663.00 feet; thence along said curve in a Southeasterly direction, through a Central Angle of 27° 39' 22" for an Arc Distance of 2251.27 feet to the point of Tangency of said curve; thence S 53° 11' 22" E, 981.36 feet to the Point of Curvature of a curve, tangent to the last described line, concave Northeasterly having a Radius of 1920.00 feet; thence along said curve in a Southeasterly direction, through a Central Angle of 36° 42' 04", for an Arc Distance of 1229.87 feet, to the Point of Tangency of said Curve; thence S 89° 53' 26" E, 181.73 feet; thence N 45° 06' 04" E, 70.70 feet to a point 100.00 feet West of the centerline of U.S. Highway 441; thence N 00° 05' 33" E, parallel to and 100.00 West of said centerline, 385.00 feet; thence N 13° 29' 06" E, 215.87 feet to the West right of way line of said U.S. Highway 441, said West right of way line being 50.00 feet West of said centerline; thence S 00° 05' 33" W, along said West right of way line, 1108.56 feet to the Westerly right of way line of Last Avenue; thence S 12° 27' 48" W, along said Westerly right of way line of Last Avenue, 59.71 feet to the North line of that certain parcel of land as described in Official Records Book 224, Page 737, of the Public Records of Osceola County, Florida; thence N 89° 49' 07" W, along said North line, 37.21 feet to a point 100.00 feet West of the aforesaid centerline of U. S. Highway 441; thence N 00° 05' 33" E, parallel to and 100.00 feet West of said centerline, 311.84 feet; thence N 44° 53' 56" W, 70.72 feet; thence N 89° 53' 26" W, 181.77 feet to the Point of Curvature of a curve, tangent to the last described line, concave Northeasterly having a Radius of 2080.00 feet; thence along said curve in a Northwesterly direction, through a Central Angle of 36° 42' 04", for an Arc Distance of 1332.35 feet to the Point of Tangency of said curve; thence N 53° 11' 22" W, 981.36 feet to the Point of Curvature of a curve, tangent to the last described line, concave Southwesterly, having a Radius of 4504.00 feet; thence along said curve, in a Northwesterly direction, through a Central Angle of 22° 50' 33", for an Arc distance of 1795.64 feet, to the intersection of a non-tangent line, the center of the circle of said curve lying S 13° 58' 05" W from said intersection; thence N 80° 12' 55" W, along said non-tangent line, 328.56 feet to the Point of Curvature of a curve, tangent to the last described line, concave to the South, having a Radius of 4492.00 feet; thence along said curve in a Westerly direction, through a Central Angle
of 04° 22' 07" for an Arc Distance of 342.50 feet; thence N 05° 24' 58" E, radial to the last described curve, 181.95 feet to the POINT OF BEGINNING.

PARCEL 71-100B:

All that portion of Tract "C", Osceola Corporate Center, according to the plat thereof as recorded in Plat Book 6, Pages 147 through 149 of the Public Records of Osceola County, Florida, and lying in Section 3, Township 25 South, Range 29 East, being more particularly described as follows:

Begin at the Southeast corner of the Northeast 1/4 of Section 3, Township 25 South, Range 29 East; thence run N 89° 37' 45" W, 70.34 feet; thence run N 00° 22' 15" E, 10.00 feet; thence run N 89° 37' 45" W, 1.08 feet to a Point of Curvature of a curve concave Southerly and having a radius of 1,507.40 feet; thence run Westerly along the arc of said curve through a central angle of 19° 03' 07" for an arc distance of 501.24 feet; thence run N 65° 58' 40" W, 14.69 feet to a point on the arc of a non-tangent curve concave Southerly and having a radius of 1,517.40 feet; thence from a tangent bearing of N 70° 54' 41" E, run Easterly along the arc of said curve through a central angle of 19° 27' 34" for an arc distance of 515.36 feet to a point of Tangency; thence run S 89° 37' 45" E, 273.30 feet; thence run S 12° 21' 27" W, 5.10 feet; thence run N 89° 37' 45" W, 120.91 feet; thence run S 09° 02' 46" W, 15.00 feet to the POINT OF BEGINNING.

ALSO LESS: (Official Records Book 1197, Page 952)

A strip of land 55.00 feet in width for Public Road, Utility and Drainage purposes. Described as follows:

Begin at the Southwest corner of Section 4, Township 25 South, Range 29 East; thence S 89° 59' 12" E, (Bearing based per plat of "Osceola Corporate Center" as recorded in Plat Book 6, Page 148 of the Public Records of Osceola County, Florida) along the South line of said Section 4, a distance of 55.00 feet; thence departing said South line on a bearing of N 00° 02' 15" W, parallel with the West line of said Section 4, a distance of 1319.83 feet to the North line of the SW 1/4 of the SW 1/4 of said Section 4; thence N 89° 53' 35" W along said North line a distance of 55.00 feet to the Northwest corner of the SW 1/4 of the SW 1/4 of said Section 4; thence S 00° 02' 15" E along the West line of said SW 1/4 of the SW 1/4 a distance of 1319.92 feet to the POINT OF BEGINNING.

ALSO:

The West half of the SW 1/4 of the SW 1/4 of Section 4, Township 25 South, Range 29 East, less the West 55.00 feet. More particularly described as follows:

Commence at the Southwest corner of Section 4, Township 25 South, Range 29 East; thence S 89° 59' 12" E (Bearing based per plat of "Osceola Corporate Center" as recorded in Plat Book 6, Page 148 of the Public Records of Osceola County, Florida) along the South line of said Section 4, a distance of 55.00 feet to the POINT OF BEGINNING; thence continue S 89° 59' 12" E along said South line a distance of 603.04 feet to the Southeast corner of the West half of the SW
1/4 of the SW 1/4 of said Section 4; thence departing said South line on a bearing of N 00° 10' 45" W along the East line of said half of the SW 1/4 of the SW 1/4 a distance of 1318.86 feet to the Northeast corner of the West half of the SW 1/4 of the SW 1/4; thence N 89° 53' 35" W along the North line of the SW 1/4 of the SW 1/4 a distance of 599.79 feet to a point that is 55.00 feet East of the NW corner of the SW 1/4 of the SW 1/4; thence S 00° 02' 15" E parallel with the West line of said SW 1/4 of the SW 1/4 a distance of 1319.83 feet to the POINT OF BEGINNING.

ALSO:

Begin at the Southwest corner of the Northwest one-quarter of the Southwest one-quarter of Section 4, Township 25 South, Range 29 East, thence S 89° 53' 35" E along the South line of said Northwest one-quarter of the Southwest one-quarter a distance of 55.00 feet; thence departing said South line on a bearing of N 00° 02' 15" W parallel to the West line of said Northwest one-quarter of the Southwest one-quarter a distance of 10.15 feet; thence S 89° 53' 35" E a distance of 395.69 feet; thence S 41° 42' 25" E a distance of 13.62 feet to the South line of said Northwest one-quarter of the Southwest one-quarter; thence S 89° 53' 35" E along said South line a distance of 103.01 feet; thence departing said South line on a bearing of N 47° 33' 18" E a distance of 15.01 feet; thence S 89° 53' 35" E a distance of 399.53 feet; thence S 35° 14' 17" E a distance 12.44 feet to the South line of said Northwest one-quarter of the Southwest one-quarter; thence S 89° 53' 35" E, along said South line a distance of 56.62 feet; thence departing said South line on a bearing of N 35° 23' 30" E a distance of 12.44 feet; thence S 89° 53' 35" E a distance of 115.86 feet; thence S 30° 22' 35" E a distance of 11.78 feet to the South line of said Northwest one-quarter of the Southwest one-quarter; thence S 89° 53' 35" E, along said South line, a distance of 46.14 feet; thence departing said South line on a bearing of N 24° 08' 06" E a distance of 11.11 feet; thence S 89° 53' 35" E a distance of 23.00 feet; thence S 78° 25' 05" E a distance of 51.02 feet to the South line of said Northwest one-quarter of the Southwest one-quarter; thence S 89° 53' 35" E along said South line a distance of 19.76 feet to the Southeast corner of the Northwest one-quarter of the Southwest one-quarter of said Section 4; thence S 89° 49' 32" E along the South line of the Northeast one-quarter of the Southwest one-quarter of said Section 4, a distance of 125.36 feet to a point on the Westerly right of way line of Bermuda Avenue, said point being on a curve concave Northeasterly having a radius of 1900.00 feet; thence departing said South line Northwesterly along said curve and Westerly right of way line a distance of 110.89 feet through a central angle of 03° 20' 38" (Chord bearing N 05° 46' 41" W; chord distance of 110.87 feet); thence departing said Westerly right of way line a bearing of N 89° 53' 35" W a distance of 1351.25 feet; thence N 44° 53' 35" W a distance of 25.00 feet; thence N 89° 53' 35" W a distance of 55.00 feet to the West line of the Northwest one-quarter of the Southwest one-quarter of said Section 4; thence S 00° 02' 15" E along said West line, a distance of 127.69 feet to the POINT OF BEGINNING. Land situated in Osceola County, Florida.

ALSO LESS: (Official Records Book 2019, Page 1679)

PARCEL 106A

A strip of land consisting of right of way. Described as follows:
Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06'15" East 558.890 meters (1833.62 feet); thence North 89°53'45" West 30.466 meters (99.95 feet) to the existing Westerly right of way line for State Road 500/600 for the POINT OF BEGINNING; thence continue North 89°53'45" West 2.080 meters (6.82 feet); thence South 00°06'15" West 100.988 meters (331.32 feet) to the existing Northerly right of way line of Osceola Parkway; thence North 45°02'56" East along said Northerly right of way line a distance of 2.919 meters (9.58 feet) to aforesaid Westerly right of way line for State Road 500/600; thence along said Westerly right of way line North 00°06'52" East 98.922 meters (324.55 feet) to the Point of Beginning.

PARCEL 106B

A strip of land consisting of right of way. Described as follows:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06'15" East 558.890 meters (1833.62 feet); thence North 89°53'45" West 30.466 meters (99.95 feet) to the existing Westerly right of way line for State Road 500/600; thence along said Westerly right of way line North 00°06'52" East 18.426 meters (60.45 feet); thence continue along said Westerly right of way line North 13°34'48" East 5.434 meters (17.83 feet) for the POINT OF BEGINNING; thence continue along said Westerly right of way line the following 4 courses, North 13°34'48" East 99.887 meters (324.48 feet); thence North 00°06'15" East 502.273 meters (1647.87 feet) to the beginning of a curve concave Westerly, having a radius of 3477.528 meters (11409.19 feet) and a chord bearing of North 03°22'30" West; thence Northerly along the arc of said curve through a central angle of 06°57'30", a distance of 422.331 meters (1385.60 feet) to the end of said curve; thence North 06°51'15" West 41.466 meters (136.04 feet) to the North Line of said Section 3; thence North 89°50'41" West along said North line of Section 3, a distance of 10.862 meters (35.64 feet); thence departing said North line run South 06°51'15" East 42.791 meters (140.39 feet) to the beginning of a curve concave Westerly, having a radius of 3466.747 meters (11373.82 feet) and a chord bearing of South 03°22'30" East; thence Southerly along the arc of said curve through a central angle of 06°57'30", a distance of 421.022 meters (1381.30 feet) to the end of said curve; thence South 00°06'15" West 431.277 meters (1414.95 feet); thence North 89°53'45" West 3.175 meters (10.42 feet); thence South 00°06'15" West 129.234 meters (424.00 feet) to the Point of Beginning.

PARCEL 106C

A strip of land consisting of right of way. Described as follows:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East
419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06’15” East 446.250 meters (1464.10 feet) to a point on the Westerly projection of the existing Northerly right of way line of Osceola Parkway; thence along said Westerly projection run South 89°55’50” East 29.015 meters (95.19 feet) to a point on the existing Northerly right of way line of said Osceola Parkway and the POINT OF BEGINNING; thence along said existing Northerly right of way line continue South 89°55’50” East 0.156 meter (0.51 foot); thence North 00°06’15” East 257.945 meters (846.27 feet) to the South line of Lot 1, Osceola Corporate Center, per Plat Book 6, Pages 147-149, public records of Osceola County, Florida; thence South 89°28’33” West along said South line 13.932 meters (45.71 feet) to the existing Easterly right of way line for said State Road 500/600; thence South 00°06’15” West along said Easterly right of way line 248.444 meters (815.10 feet) to a point on the existing Northerly right of way line of said Osceola Parkway; thence continue along said existing Northerly right of way line South 55°44’04” East 16.647 meters (54.62 feet) to the Point of Beginning.

PARCEL 106D

A strip of land consisting of right of way. Described as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Northerly line of the Northwest 1/4 of said Section 3 run North 89°50’41” West 391.262 meters (1283.67 feet) to the existing Easterly right of way line of State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532 for the POINT OF BEGINNING; thence along said right of way line South 06°51’15” East 6.099 meters (20.01 feet) to the South line of Tract “B”, Osceola Corporate Center, as recorded in Plat Book 6, page 147-149, public records of Osceola County, Florida; thence along said South line South 89°50’41” East 10.424 meters (34.20 feet); thence North 06°51’15” West 6.099 meters (20.01 feet) to said Northerly line of said Northwest 1/4; thence along said Northerly line North 89°50’41” West 10.424 meters (34.20 feet) to the Point of Beginning.

PARCEL 106E

A strip of land consisting of right of way. Described as follows:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54’05” East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06’15” East 160.002 meters (524.94 feet) to a point on the Easterly projection of the existing Northerly right of way line of Congden Street, a 50 foot right of way according to the plat of Trail Subdivision, as recorded in Plat Book 1, Page 399, Public Records of Osceola County, Florida; thence departing said centerline, run North 89°54’05” West along said Easterly projection and said existing Northerly right of way line 173.008 meters (567.61 feet) to the West line of those lands described in Official Records Book 224, Page 737, Public Records of Osceola County for the POINT OF BEGINNING; thence continue along said
Northerly existing right of way line of Congden Street North 89°54'05" West 45.102 meters (147.97 feet); thence North 00°18'02" East 103.544 meters (339.71 feet); thence South 89°41'58" East 45.115 meters (143.89 feet) to a point on said West line of said lands described in Official Records Book 224, Page 737, Public Records of Osceola County, thence South 00°18'30" West along said West line, a distance of 103.384 meters (339.18 feet) to the Point of Beginning.

ALSO LESS: (Official Records Book 2020, Page 1305)

PARCEL 107

A strip of land consisting of right of way. Described as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Northerly line of the Northwest 1/4 of said Section 3 run North 89°50'41" West 391.262 meters (1283.67 feet) to the existing Easterly right of way line of State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said right of way line South 06°51'15" East 6.099 meters (20.01 feet) to the South line of Tract "B", Osceola Corporate Center, as recorded in Plat Book 6, page 147-149, public records of Osceola County, Florida, for the POINT OF BEGINNING; thence continue along said right of way line South 06°51'15" East 31.619 meters (103.74 feet) to the beginning of a curve concave Westerly, having a radius of 3308.008 meters (11509.19 feet) and a chord bearing of South 03°22'30" East; thence Southerly along the arc of said curve through a central angle of 06°57'30", a distance of 426.033 meters (1397.74 feet) to the end of said curve; thence South 00°06'45" West 439.042 meters (1440.42 feet) to the South line of Lot 1, said Osceola Corporate Center; thence departing said existing Easterly right of way line run North 89°28'33" East along the South line of said Lot 1 a distance of 13.932 meters (45.71 feet); thence North 00°06'13" East 226.839 meters (744.22 feet); thence North 89°53'45" West 4.247 meters (13.93 feet); thence North 00°06'15" East 212.050 meters (695.70 feet) to the beginning of a curve concave Westerly, having a radius of 3517.692 meters (11540.96 feet) and a chord bearing of North 01°08'03" West; thence Northerly along the arc of said curve through a central angle of 02°28'35", a distance of 152.046 meters (498.84 feet) to the end of said curve; thence North 87°37'40" East 4.753 meters (15.59 feet) to the beginning of a curve concave Westerly, having a radius of 3522.445 meters (11556.55 feet) and a chord bearing of North 03°40'31" West; thence Northerly along the arc of said curve through a central angle of 02°36'21", a distance of 160.194 meters (525.57 feet) to the end of said curve; thence South 85°01'19" West 4.091 meters (13.42 feet) to the beginning of a curve concave Westerly, having a radius of 3518.354 meters (11543.13 feet) and a chord bearing of North 05°54'58" West; thence Northerly along the arc of said curve through a central angle of 01°52'34", a distance of 115.207 meters (377.97 feet) to the end of said curve; thence North 06°51'15" West 30.347 meters (99.56 feet) to said South line of Tract "B"; thence along said South line North 89°50'41" West 10.424 meters (34.20 feet) to the Point of Beginning.
PARCEL 115

Commence at the Northwest corner of Section 4, Township 25 South, range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1481.29 feet along the North line of the Northwest 1/4 of said Section 4 to the POINT OF BEGINNING; thence South 00° 26' 17" W, 1923.64 feet to a point on a curve concave southerly having a radius of 4664.00 feet; thence along said curve in a Westerly direction through a central angle of 01° 36' 54" for an arc distance of 131.47 feet (chord bearing of S 87° 4' 33" W, Chord distance of 131.46 feet) to the Point of Tangency; thence South 86° 53' 06" W, 12.71 feet; thence S 00° 26' 17" W, 160.30 feet; thence North 86° 53' 06" E, 22.65 feet to the Point of Curvature of a curve concave Southerly having a radius of 4504.00 feet; thence along said curve through a central angle of 01° 32' 46" for an arc distance of 121.54 feet (Chord Bearing of N 87° 39' 29" E, Chord Distance of 121.54 feet); thence South 00° 26' 17" W, 1610.23 feet to the Point of Curvature of a curve concave Easterly having a radius of 1856.00 feet; thence along said curve through a central angle of 08° 01' 26" for an arc distance of 259.92 feet (Chord Bearing of S 03° 34' 26" E, chord distance of 259.71 feet) to the South line of the North half of the Southwest 1/4 of aforesaid Section 4; thence S 89° 51' 02" E, 113.10 feet along said South line to a point on a curve concave Easterly having a radius of 1744.00 feet; thence along said curve in a Northerly direction through a central angle of 08° 31' 27" for an arc distance of 259.46 feet (Chord Bearing of N 03° 49' 26" W, Chord Distance of 259.22 feet) to the Point of Tangency; thence N 00° 26' 17" E, 1612.76 feet to a point on a curve concave Southerly having a radius of 4504.00 feet; thence along said curve through a central angle of 01° 49' 55" for an arc distance of 144.01 feet (Chord Bearing of S 89° 13' 40" E, Chord Distance of 144.00 feet); thence N 00° 26' 17" E, 160.04 feet to a point on a curve concave Southerly having a radius of 4664.00 feet; thence along said curve through a central angle of 01° 46' 09" for an arc distance of 144.01 feet (Chord Bearing of N 89° 14' 21" W, Chord Distance of 144.00 feet); thence N 00° 26' 17" E, 1921.59 feet to the aforesaid North line of Section 4; thence N 89° 45' 33" W, 112.00 feet to the POINT OF BEGINNING.

PARCEL 115-A

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida; thence N 89° 51' 02" W, 982.10 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4 to the POINT OF BEGINNING, said point being on a curve concave Easterly having a radius of 17.00 feet; thence along said curve in a Northerly direction through a central angle of 04° 09' 14" for an arc distance of 123.25 feet (Chord Bearing of N 06° 13' 26" W, Chord Distance of 123.22 feet); thence S 85° 51' 11" W, 44.00 feet to a point on a curve concave Easterly having a radius of 1744.00 feet; thence along said curve in a Southerly direction through a central angle of 03° 56' 22" for an arc distance of 119.91 feet (Chord Bearing of S 06° 06' 59" E, Chord Distance of 119.88 feet) to the aforesaid North line of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence S 89° 51' 02" E, along said North line, 44.47 feet to the POINT OF BEGINNING.
PARCEL 115-B

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence N 89° 51' 02" W, 982.10 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4, to a point on a curve concave Easterly having a radius of 1700.00 feet; thence along said curve in a Northerly direction through a central angle of 04° 09' 14" for an arc distance of 123.25 feet (Chord Bearing of N 06° 13' 26" W, Chord Distance of 123.22 feet) to the POINT OF BEGINNING; thence continue along said curve in a Northerly direction through a central angle of 04° 35' 05" for an arc distance of 136.03 feet (Chord Bearing of N 01° 51' 16" W, Chord Distance of 136.00 feet) to the point of Tangency of said curve; thence N 00° 26' 17" E, 70.97 feet; thence N 07° 33' 47" E, 806.23 feet; thence North 00° 26' 17" E, 740.95 feet to a point on a curve concave Southerly having a radius of 4504.00 feet; thence along said curve in a Westerly direction through a central angle of 01° 49' 55" for an arc distance of 144.01 (Chord Bearing of N 89° 13' 40" W, Chord Distance of 144.00 feet); thence S 00° 26' 17" W, 1612.76 feet to the Point of Curvature of a curve concave Easterly having a radius of 1744.00 feet; thence along said curve in a Southerly direction through a central angle of 04° 35' 05" for an arc distance of 139.55 feet (Chord Bearing of S 01° 51' 16" E, Chord Distance of 139.52 feet); thence N 85° 51' 11" E, 44.00 feet to the POINT OF BEGINNING.

Together with all right of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

PARCEL 115-C

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence N 89° 51' 02" W, 1139.67 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4, to the POINT OF BEGINNING, said point being on a curve concave Easterly having a radius of 1856.00 feet; thence along said curve in a Northerly direction through a central angle of 03° 26' 21" for an arc distance of 111.42 feet (Chord Bearing of N 05° 51' 59" W, Chord Distance of 111.39 feet); thence S 85° 51' 11" W, 44.00 feet to a point on a curve concave Easterly having a radius of 1900.00 feet; thence along said curve in a Southerly direction through a central angle of 03° 15' 32" for an arc distance of 108.07 (Chord Bearing of S 05° 46' 35" E, Chord Distance of 108.06 feet) to the aforesaid North line of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence S 89° 51' 02" E, 44.39 feet to the POINT OF BEGINNING.

PARCEL 115-D

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence N 89° 51' 02" W, 1139.67 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4, to a point on a curve concave Easterly having a radius of 1856.00 feet; thence along said curve in a Northerly direction through a central angle of 03° 26' 21" for an arc distance of 111.42 feet (Chord Bearing of N 05° 51' 59" W, Chord Distance of 111.39 feet) to the POINT OF BEGINNING; thence continue along said curve in a Northerly direction through a central angle of 04° 35' 05" for an
arc distance of 148.52 feet (Chord Bearing of N 01° 51' 16" W, Chord Distance of 148.48 feet) to the point of Tangency of said curve; thence N 00° 26' 17" E, 1610.23 feet to a point on a curve concave Southerly having a radius of 4504.00 feet; thence along said curve in a Westerly direction through a central angle of 01° 32' 46" for an arc distance of 121.54 (chord Bearing of S 87° 39' 29" W, Chord Distance of 121.54 feet) to the point of Tangency of said curve; thence S 86° 53' 06" W, 22.65 feet; thence S 00° 26' 17" W, 731.96 feet; thence S 06° 41' 13" E, 806.23 feet; thence S 00° 26' 17" W, 70.97 feet to the point of Tangency of a curve concave Easterly having a radius of 1900.00 feet; thence along said curve in a Southerly direction through a central angle of 04° 35' 05" for an arc distance of 152.04 feet (Chord Bearing of S 01° 51' 16" E, Chord Distance of 152.00 feet); thence N 85° 51' 11" E, 44.00 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor’s remaining property and any facility constructed on the above described property.

PARCEL 115-E

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1593.29 feet along the North line of the Northwest 1/4 of said Section 4; thence S 00° 26' 17" W, 388.39 feet to the POINT OF BEGINNING; thence continue S 00° 26' 17" W, 1535.20 feet to a point on a curve concave Southerly having a radius of 4664.00 feet; thence along said curve in an Easterly direction through a central angle of 01° 46' 09" for an arc distance of 144.94 feet (Chord Bearing of S 89° 14' 21" E, Chord Distance of 144.00 feet); thence N 00° 26' 17" E, 699.01 feet; thence N 05° 50' 21" W, 804.83 feet; thence N 00° 26' 17" E, 35.00 feet; thence N 85° 33' 43" W, 56.00 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor’s remaining property and any facility constructed on the above described property.

PARCEL 115-F

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1481.29 feet along the North line of the Northwest 1/4 of said Section 4; thence S 00° 26' 17" W, 388.00 feet to the POINT OF BEGINNING; thence continue S 00° 26' 17" W, 1535.64 feet to a point on a curve concave Southerly having a radius of 4664.00 feet; thence along said curve in a Westerly direction through a central angle of 01° 36' 54" for an arc distance of 131.47 feet (Chord Bearing of S 87° 41' 33" W, Chord Distance of 131.46 feet) to the point of Tangency of said curve; thence S 86° 53' 06" W, 12.71 feet; thence N 00° 26' 17" E, 707.73 feet; thence S 89° 33' 43" E, 56.00 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor’s remaining property and any facility constructed on the above described property.

PARCEL 115-G

Commence at the Northwest corner of Section 4, Township 25 South, range 29 East, Osceola
County, Florida, thence S 89° 45' 33" E, 1,593.29 feet along the North line of the Northwest 1/4 of said Section 4 to the POINT OF BEGINNING; thence S 00° 26' 17" W, 388.39 feet; thence continue S 89° 33' 43" E, 56.00 feet; thence N 00° 26' 17" E, 388.58 feet to the aforesaid North line of the Northwest 1/4 of Section 4; thence N 89° 45' 33" W, 56.00 feet along said North line to the POINT OF BEGINNING.

PARCEL 115-H

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1,425.29 feet along the North line of the Northwest 1/4 of said Section 4 to the POINT OF BEGINNING; thence S 00° 26' 17" W, 387.81 feet; thence continue S 89° 33' 43" E, 56.00 feet; thence N 00° 26' 17" E, 388.00 feet to the aforesaid North line of the Northwest 1/4 of Section 4; thence N 89° 45' 33" W, 56.00 feet along said North line to the POINT OF BEGINNING.

PARCEL 115-I

Begin at the Southwest corner of the Southeast 1/4 of Section 4. Township 25 South, Range 29 East, Osceola County, Florida; thence N 00° 33' 35" W, 453.33 feet along the West line of said Southeast 1/4 of Section 4; thence S 86° 28' 28" E, 53.82 feet; thence S 86° 04' 50" E, 70.98 feet; thence S 66° 07' 19" E, 118.28 feet; thence S 44° 04' 29" E, 87.19 feet; thence S 47° 55' 19" E, 71.58 feet; thence S 49° 51' 39" E, 73.46 feet; thence S 75° 00' 01" E, 56.80 feet; thence S 59° 56' 51" E, 102.65 feet; thence S 61° 44' 50" E, 88.42 feet; thence S 39° 34' 04" E, 173.70 feet to the South line of aforesaid Southeast 1/4 of Section 4; thence 89° 47' 55" W, 730.46 feet along said South line to the POINT OF BEGINNING.
EXHIBIT "A-I"

Legal description of Drainago Easement Area
LEGAL DESCRIPTION

A tract of land lying in Section 4, Township 25 South, Range 29 East, Osceola County, Florida, and being a portion of Tract "A", Osceola Corporate Center, as per plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida; being more particularly described as follows:

Commence at the South 1/4 corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, according to the Plat of Osceola Corporate Center, as per plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida; and run North 00°36'19" West, along the West line of the Southeast 1/4 of said Section 4, according to the Plat of Osceola Corporate Center, as per plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida for a distance of 1177.34 feet to the POINT OF BEGINNING; thence continue North 00°36'19" West along said line for a distance of 138.39 feet; thence departing said West line and run North 89°53'36" West along the South line of the North one half (1/2) of the Southwest 1/4 of said Section 4, according the Plat of Osceola Corporate Center, as per plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida for a distance of 312.98 feet; thence departing said South line and run North 17°38'00" West, a distance of 272.95 feet; thence North 57°29'28" West, a distance of 91.70 feet; thence North 28°29'02" West, a distance of 68.76 feet to a point on the Southerly right of way line of Centerview Boulevard as per the Plat of Osceola Corporate Center - Replat One - as per plat thereof as recorded in Plat Book 13, Page 188 of the Public Records of Osceola County, Florida; said point being on a curve concave Southeasterly having a tangent bearing of North 61°30'58" East and a radius of 675.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 02°07'21" for a distance of 25.01 feet; thence departing said Southerly right of way line and run South 28°29'02" East, a distance of 51.82 feet; thence South 57°29'28" East, a distance of 94.36 feet; thence South 17°38'00" East, a distance of 263.76 feet; thence South 89°53'36" East along a line being 25 feet Northerly of and parallel to the aforesaid South line of the North one half (1/2) of the Southwest 1/4 of said Section 4 for a distance of 319.42 feet; thence South 00°36'19" East along a line being 25 feet Easterly of and parallel to the aforesaid West line of the Southeast 1/4 of Section 4, for a distance of 130.13 feet; thence run North 89°30'53" East, a distance of 88.64 feet; thence North 69°37'14" East, a distance of 93.41 feet; thence North 80°54'07" East, a distance of 74.21 feet; thence North 51°38'10" East, a distance of 209.11 feet; thence South 68°28'12" East, a distance of 25.00 feet; thence South 21°31'48" West, a distance of 33.73 feet; thence South 56°11'15" West, a distance of 91.30 feet; thence South 51°01'09" West, a distance of 110.98 feet; thence South 80°54'07" West, a distance of 78.53 feet; thence South 69°37'14" West, a distance of 95.94 feet; thence South 89°30'53" West, a distance of 119.36 feet to the POINT OF BEGINNING.

Containing 0.874 Acres, more or less.

Prepared by:
Tinklepaugh Surveying Services, Inc.
379 West Michigan Street
Suite 208
Orlando, Florida 32805
(407) 422-0957

T02-B60

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 61G17, 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, plat or map is for informational purposes only and is not valid.

Gerald F. Livernoise, P.L.S.

Date:...
OSCEOLA CORPORATE CENTER
- REPLAT ONE -
(P.B. 13, PG. 186)

CENTREVIEW BOULEVARD
SOUTHERLY RIGHT OF WAY LINE

102.321 ac.
2.349 ACRES, MORE OR LESS

ATTACHMENT "A"

SKETCH OF DESCRIPTION
- NOT A SURVEY -

WETLAND No. 12
(O.R.B. 1700, PG. 1888)

SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF
SECTION 4, TOWNSHIP 23 SOUTH, RANGE 29 EAST,
OSCEOLA COUNTY, FLORIDA

POINT OF BEGINNING

LINE TABLE

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MITIGATION AREA No. 8
(O.R.B. 1700, PG. 1888)

WEST LINE OF THE SOUTH 1/4
SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 23 SOUTH,
RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA

POINT OF COMMENCEMENT

SURVEYOR NOTES:
Description lines and Bearing structure are based on data shown on the Plat of Osceola Corporate Center according to the Plat thereof recorded in Plat Book 8, Page 147-149 of the Public Records of Osceola County, Florida.

Drawing No. T02AB60EA File No. SX-7140
EXHIBIT B

Legal description of Grantee's Property

Lot 1 Osceola Corporate Center - Replat One, according to the plat thereof as recorded in Plat Book 13, Page 188, of the Public Records of Osceola County, Florida.