RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this "Agreement") is made as of the ______ day of October, 2014, by and among OSCEOLA CROSSINGS OWNER, LLC, a Florida limited liability company (together with its designees, successors and/or assigns, "Crosslands") and DEERFIELD LAND CORPORATION, a Delaware corporation (together with its designees, successors and/or assigns "Deerfield") (Crosslands and Deerfield are sometimes individually referred to herein as an “Owner” and, collectively, as the “Owners”), and OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation (“Association”).

WITNESS ETH:

WHEREAS, Deerfield is the owner of that certain parcel of real property located in Osceola County, Florida (the “County”), which parcel is identified as the “Trailsid Parcel” on the site plan attached hereto and incorporated herein as Exhibit “A” (the “Site Plan”) and which parcel is more particularly described on Exhibit “B” attached hereto and incorporated herein (the “Trailsid Parcel”), which Trailside Parcel is divided by the right of way for Centerview Blvd., owned by Deerfield and which provides internal access between the Parcels (as hereinafter defined) and access to both Osceola Parkway and U.S. Hwy. 441 also known as Orange Blossom Trail (the “Access Road”); and

WHEREAS, Crosslands is the owner of that certain parcel of real property located in Osceola County, Florida, which parcel is adjacent to the Trailside Parcel and is identified on the Site Plan as the “Crosslands Parcel” and which parcel is more particularly described on Exhibit “C” attached hereto and incorporated herein (the “Crosslands Parcel”), which Crosslands Parcel is divided by the Access Road and includes Lot 1 on the north side of the Access Road within the Crosslands Parcel and Lot 2 on the south side of the Access Road within the Crosslands Parcel; (the Trailside Parcel and the Crosslands Parcel are sometimes individually referred to herein as a “Parcel” and, collectively, as the “Parcels”); and

WHEREAS, the parties contemplate that the Trailside Parcel and the Crosslands Parcel will be replatted and that certain lots will be created thereon as shown on the Site Plan (hereinafter, the “Lots”), and that Lot 3 will be located north of the Access Road within the
Trailside Parcel and Lots 4 through 8 will be located south of the Access Road within the Trailside Parcel; and

WHEREAS, the Access Road will be dedicated to Osceola County, Florida (the “County”) on the Replat (as hereinafter defined); and

WHEREAS, Crosslands and Deerfield are developing the outparcels on their respective parcels for sale to third parties (each an “Outparcel”) and, collectively, the “Outparcels”), and Crosslands and Deerfield desire to create and establish perpetual non-exclusive easements for the benefit of the Outparcels for drainage, access, and utilities as set forth herein;

WHEREAS, Crosslands is developing a retail shopping center on the Crosslands Property, which will have access to both Osceola Parkway and Orange Blossom Trail from the Access Road;

WHEREAS, Deerfield is constructing a mixed use development on the Trailside Parcel, which Trailside Parcel will also utilize the Access Road for access and which will also utilize the Stormwater Management System, including the detention and retention ponds on the Crosslands Parcel for stormwater and surface water drainage from the Trailside Parcel, which ponds are identified in the SFWMD Permit as Pond 309B and Pond 600;

WHEREAS, Crosslands and Deerfield desire to develop the Crosslands Parcel and the Deerfield Parcel cohesively with shared use of certain amenities and infrastructure; and

WHEREAS, Deerfield and Crosslands desire to grant certain reciprocal easements over, on, upon, across, under and through each of the above-described Parcels and between certain of the above-described Lots as set forth in this Agreement.

WHEREAS, the Association was formed, inter alia, for the purpose of, and has been delegated the responsibility for the maintenance of the Drainage Areas pursuant to the terms and conditions of that certain Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center dated as of March 13, 2002, and recorded in Official Records Book 2030, Page 219, of the Public Records of Osceola County, Florida, as amended, modified, and supplemented through the date hereof (the “Declaration”).

NOW THEREFORE, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), the mutual covenants and agreements herein contained, the mutual advantages arising hereunder, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Owners hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein as part of this Agreement.

2. Definitions. In addition to those terms defined elsewhere in this Agreement, the following defined terms shall have the meanings set forth below:

(a) “County”: Osceola County, Florida.
(b) “Drainage Easement Areas”: That portion of the Crosslands Parcel identified as the “Drainage Easement Areas” on Exhibit “D” attached hereto and incorporated herein.

(c) “Replat”: OSCEOLA CORPORATE CENTER - REPLAT TWENTY THREE-, according to the plat thereof as recorded in Plat Book 252, Pages 189 through 192, Public Records of Osceola County, Florida.

(d) “Sanitary Sewer and Water Easement Area”: That portion of the Crosslands Parcel and the Trailside Parcel identified as the “Sanitary Sewer Easement Area” on Exhibit “F” attached hereto and incorporated herein.

(e) “Stormwater Management System”: The stormwater management system, including, without limitation, the retention and detention ponds identified in the SFWMD Permit as Pond 309B and Pond 600 located within the Crosslands Parcel, and all piping, swales, berms, ditches and facilities related thereto for stormwater drainage, which is designed, constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or re-use water to prevent or reduce flooding, over drainage, environmental degradation and water pollution, or to otherwise affect the quality and quantity of discharge which has been constructed in accordance with the SFWMD Permit to accommodate stormwater and surface water drainage from the Crosslands Parcel and the Trailside Parcel as well as from other lands including use by the County pursuant to a separate drainage easement of record for the discharge of stormwater and surface water runoff from Osceola Parkway.

(f) “SFWMD Permit”: That certain master stormwater and surface water permit issued by the South Florida Water Management District (“SFWMD”) governing the Stormwater Management System serving the Parcels and other real property within Osceola Corporate Center, identified as Permit# 49-00477-S, issued on March 22, 1990, as amended and modified through the date hereof, including, without limitation by Application #130620-12, dated October 8, 2013, with respect to the Drainage Facilities defined in this Agreement, as such application may be further modified thereafter.

3. **Establishment of Easements Across the Trailside Parcel.**

(a) Deerfield hereby grants, dedicates and establishes for the benefit of Crosslands and the Crosslands Parcel non-exclusive perpetual easements for the construction, installation and continued operation, maintenance, repair, alteration, inspection and replacement of underground water, sewer, telecommunications, and other utilities (together with all related systems), equipment, fibers, and property (together with rights of ingress and egress as is reasonably necessary in connection therewith) over, on, upon, across, under and through the Sanitary Sewer and Water Easement Area lying within the Trailside Parcel (the “Crosslands Utility Easement”), including, without limitation, the right and easement to connect and/or tie into and thereafter utilize any utility lines now existing or hereinafter installed by Deerfield on, under or within the Sanitary Sewer and Water Easement Area. Nothing contained herein shall limit or restrict the right of Deerfield to construct improvements which do not materially impair
Crosslands’ use of the Crosslands Utility Easement on, in or over the Sanitary Sewer and Water Easement Area for the purpose set forth herein.

(b) Deerfield hereby declares, grants, dedicates, and establishes for the benefit of Lots 4 through 8 of the Replat (which parcels are all located within the Trailside Parcel south of the Access Road) non-exclusive reciprocal perpetual cross access easements for pedestrian and vehicular access, and ingress, egress and passage by pedestrian and motor vehicles over, on, upon, and across all internal roadways, parking areas, sidewalks, and driveways, drive lanes, and curb cuts as may be installed, constructed, expanded, reduced or altered from time to time for the purpose of providing cross access between Lots 4 through 8 and allowing unobstructed vehicular traffic throughout all internal roadways and access to the Access Road, including commercial vehicular traffic such as delivery trucks for the purpose of loading and unloading, and allowing pedestrian access along walkways, sidewalks, and parking areas.

4. **Establishment of Easements Across the Crossland Parcel.**

(a) Crosslands hereby grants, dedicates and establishes for the benefit of Deerfield and the Trailside Parcel a non-exclusive perpetual easement for stormwater and surface water drainage through the Drainage Facilities (as defined below) over, on, under, across and through all portions of the Stormwater Management System located within the Drainage Easement Areas (the “Drainage Easement”). Nothing contained herein shall limit or restrict the right of Crosslands to construct improvements which do not materially impair Deerfield’s access to or use of the Drainage Easement Areas on, under, across, in, through or over the Drainage Easement Areas and/or any of the Drainage Facilities, including, without limitation, sidewalks and parking areas. Crosslands shall be obligated to maintain the Drainage Facilities as contemplated by Section 7 hereof, failing which Deerfield shall have the right to make any necessary repairs or conduct maintenance to the Drainage Facilities together with the right to enter onto and an easement for access over the portion of the Crosslands Parcel necessary to make any such repairs or maintenance. As used herein, the term “Drainage Facilities” shall mean the retention ponds, swales, pipes, drainage lines, conduits, berms, and any other facilities located or to be located in the Drainage Easement Areas for the purpose of providing stormwater and surface water management and storage in accordance with all applicable County ordinances and permits, the SFWMD Permit, and any permit from the U.S. Army Corps of Engineers, if applicable.

(b) Crosslands hereby grants, dedicates and establishes for the benefit of Deerfield and the Trailside Parcel non-exclusive perpetual easements for the construction, installation and continued operation, maintenance, repair, alteration, inspection and replacement of underground water, sewer, telecommunications, and other utilities (together with all related systems), equipment, fibers and property (together with rights of ingress and egress as is reasonably necessary in connection therewith) over, on, upon, across, under and through the Sanitary Sewer and Water Easement Area lying within the Crosslands Parcel (the “Trailside Utility Easement”), including, without limitation, the right and easement to connect and/or tie into and thereafter utilize any utility lines now existing or hereinafter installed by Crosslands on, under, or within the Sanitary Sewer and Water Easement Area. Nothing contained herein shall limit or restrict the right of Crosslands to construct improvements which do not materially impair
Deerfield’s use of the Trailside Utility Easement on, in or over the Sanitary Sewer and Water Easement Area for the purpose set forth herein.

5. **Waterline and Sanitary Sewer System.** Crosslands and Deerfield hereby agree to grant any required easements to the Tohopekaliga Water Authority in order for it to provide water, sewer, and reuse/gray water service to the Crosslands Parcel and the Trailside Parcel and to convey any of the waterline system facilities constructed by Crosslands to the Tohopekaliga Water Authority as required by it as a condition to providing such services.

6. **Maintenance and Operation of Easement Areas.**

   (a) The Association shall maintain (or cause to be repaired and maintained) the Drainage Facilities and the Drainage Easement Areas in a state of good condition and repair and to operate the Stormwater Management System in accordance with the terms and conditions of the SFWMD Permit. Such maintenance shall include the exercise of practices which allow the Stormwater Management System to provide drainage, water storage, conveyance, or other capabilities in accordance with the terms and conditions of the SFWMD Permit.

   (b) Deerfield hereby covenants to Crosslands that Deerfield shall perpetually keep and maintain the platted landscaping and buffer areas within the Trailside Parcel in good and clean condition and state of repair, making such replacements of shrubs, grass, plants, mulch and ground cover as is necessary and as may be required by the County, and keeping and repairing irrigation pipes and sprinklers as is necessary and at all times keeping the landscaping and buffer areas adequately weeded, fertilized and watered. All such installation, maintenance and repair by Deerfield shall be effected in such a manner so as to minimize interference with Crosslands’ use and enjoyment of the Crosslands Parcel and Crosslands’ use and enjoyment of the easements for the purposes granted hereunder.

   (c) Crosslands hereby covenants to Deerfield that Crosslands shall perpetually keep and maintain the platted landscaping and buffer areas within the Crosslands Parcel in good condition and state of repair, making such replacements of shrubs, plants, mulch and ground cover as is necessary and may be required by the County, and keeping and repairing irrigation pipes and sprinklers as is necessary and at all times keeping the landscaping and buffer areas adequately weeded, fertilized and watered. All such installation, maintenance and repair by Crosslands shall be effected in such a manner so as to minimize interference with Deerfield’s use and enjoyment of the Deerfield Parcel and Deerfield’s use and enjoyment of the easements for the purposes granted hereunder.

7. **Parking; Driveways; Lighting.**

   (a) The Owners shall each provide onsite paved and striped parking areas and driveways that meet the requirements of the Osceola County Municipal Code and that comply with any development permits, building permits, zoning ordinances, and site plan approvals issued by the County for the respective Parcel in accordance with the intended use of such Parcel. The parking areas and driveways shall comply with all of the applicable foregoing requirements, which may include, without limitation, the required number of parking spaces, the size of parking spaces, configuration of driving lanes within parking areas, the materials to be
used in paving areas, the curbing to be provided in parking areas, and the pedestrian walkways and required landscaping.

(b) All light sources used to illuminate the streets and parking areas in the Crosslands Parcel and the Trailside Parcel shall be consistent as to color and type of lighting. All light poles shall be uniform in design and size throughout the Property. Any street lights installed by either Owner and not maintained by the County or the Kissimmee Utility Authority shall be maintained by the respective Parcel Owner.

8. **Limitation of Easements.** Each of the parties hereto agrees that the exercise of their rights pursuant to the easements granted hereunder shall be reasonable and shall be used so as to comply with all governmental rules and regulations, and shall not unreasonably affect the usage by the other parties hereto, and their respective successors, assigns, tenants and mortgagees, of their respective Parcels.

9. **Retained Rights.** Deerfield and Crosslands hereby reserve all rights in the easement parcels conveyed hereby to the extent not inconsistent with the easements granted hereby, including, without limitation, the right to grant further easements and rights with respect to such easement parcels.

10. **Running With the Land.** It is the intention of the parties hereto that the rights and easements herein established for the benefit of the Parcels identified herein shall run with, and be appurtenant to, such Parcels and shall be burdens upon the Parcels upon which they are imposed, shall run with each of said Parcels and shall bind and benefit the owner of said Parcels and their successors, tenants, assigns, successors-in-title, and mortgagees.

11. **Extent of Liability.** The Owners of the Parcels described herein shall be liable hereunder only for obligations which arise during the period said person or entity owns the subject Parcels. Upon the transfer, assignment, conveyance, or termination by said Owner of all of its right, title, and interest in and to said Parcel, said Owner shall have no further rights or liabilities hereunder for any matter arising subsequent to such transfer, assignment, conveyance, or termination, and the transferee or successor shall thereupon become liable for all such obligations and shall receive all rights which have arisen or which arise while said transferee, or successor is the owner of said Parcel. The foregoing shall not be deemed to limit the liability of the parties hereto (or their respective successors) under any separate agreement which may now or hereafter exist between such parties, which liability shall be governed by the terms of such separate agreements, if any.

12. **Remedies.** In the event an Owner fails to perform its obligations hereunder, fails to pay any costs and expenses owed by such Owner, or otherwise defaults under the terms of this Agreement, the other Owner shall have the right to seek and obtain injunctive or other equitable relief to prevent or restrain a violation of such terms and provisions, and in addition to or in lieu thereof, they may also seek to collect actual (put not punitive, speculative or contingent) damages for any such violation.

13. **Default.** If there is a failure by an Owner to perform, fulfill or observe any agreement contained within this Agreement, to be performed, fulfilled or observed by it,
continuing for thirty (30) days or such sooner period as is reasonably required in situations involving potential danger to the health or safety of persons in, on or about the Crosslands Parcel, the Trailside Parcel, or any portion or part thereof, or substantial deterioration of any portion or part thereof, in each case after written notice specifying the default, the other Owner may, at its election, cure such failure or breach on behalf of the defaulting party. Any reasonable amount which the curing party so electing shall expend for such purpose, or which shall otherwise be due by either party to the other, shall be paid to the party to whom due on demand, upon delivery of its invoice, together with interest at a rate (the “Default Rate”) equal to the lower of (i) two percent (2%) per annum in excess of the Prime Rate from time to time published in the Wall Street Journal, (or if same is no longer published, a comparable financial publication), or (ii) the maximum rate permissible from time to time under applicable law, from the date of the expenditure to the date of payment in full. The provisions of this Paragraph shall be in all respects subject and subordinate to the lien of any mortgage or deeds of trust at any time or from time to time on the land of the defaulting party and rights of the holder or holders of any mortgage or deeds of trust. Furthermore, the curing party shall have a lien on the Parcel of the defaulting Owner for the amount of said expenses plus accrued interest as set forth above; provided, however, that if there is a bona fide dispute as to the existence of such default or of the amount due and all undisputed amounts are paid, there shall be no right to place a lien on such Owner’s Parcel until such dispute is settled by final court decree or mutual agreement. Any such lien shall not be effective until the filing thereof in the Public Records of Osceola County, Florida and any such lien shall be subject to foreclosure in the same manner as is a claim of lien, in accordance with Florida law.

14. **Litigation.** In the event of any litigation in connection with these easements, the prevailing party shall be entitled to recover all reasonable costs in connection therewith, including attorneys’ fees and such costs and fees as may be incurred in connection with any appellate or bankruptcy proceedings.

15. **Invalidity.** If any part of this Agreement is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited or invalid, but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.

16. **Waiver.** The failure or delay of any party at any time to require performance by another party of any provision of this Agreement, even if known, shall not affect the rights of such party to require performance of that provision or to exercise any right, power or remedy hereunder, and any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to or demand on any party in any case shall, of itself, entitle such party to any other or further notice or demand in similar or other circumstances.

17. **Third Parties.** Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any person other than the parties hereto and their respective legal representatives, tenants, mortgagees, successors and permitted assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall
any provision give any third persons any right of subrogation or action over or against any party to this Agreement.

18. **Applicable Law.** This Agreement shall be governed by, and construed and enforced in accordance with, the internal laws of the State of Florida without regard to principles of conflicts of laws.

19. **Notices.** All notices given pursuant to this Agreement shall be in writing and shall be given by certified or registered United States mail, postage or delivery charge prepaid, return receipt requested, by personal delivery or by nationally recognized overnight express delivery service (such as FedEx) addressed to the person and address designated below (or in the absence of such designation, to the person and address shown on the then current real property tax rolls of Osceola County, Florida):

Notices as to Deerfield shall be sent to:
Deerfield Land Corporation
14901 South Orange Blossom Trail
Orlando, FL 32837
Attn: Thomas M. Roehlk, Esq.

With a copy to:
Alan C. Sheppard, Jr., Esq.
Greenberg Traurig, P.A.
450 South Orange Avenue, Suite 650
Orlando, FL 32801

Notices as to Crosslands shall be sent to:
Osceola Crossings Owner, LLC
c/o O'Conner Capital Partners
535 Madison Avenue
New York, NY 10022
Attn: William O'Connor

With a copy to:
Brian Fallon
O'Conner Capital Partners
535 Madison Avenue
New York, NY 10022

The person and address to which notices are to be given may be changed at any time by any party upon written notice to the other parties. All notices given pursuant to this Agreement shall be deemed given upon the date of delivery of the notice or other document, or in the case of refusal to accept delivery or inability to deliver the notice or other document, the date of the attempted delivery or refusal to accept delivery.

20. **Permitted Delays.** If either Owner shall be delayed or prevented from the performance of its obligations hereunder by reason of strike, lockouts, labor troubles, failure of power, riots, insurrection, war, acts of God, shortage of building materials or other reason of like nature, not the fault of such party or which is beyond such party's reasonable control (hereinafter, a "Permitted Delay"), such Owner shall be excused for the period of time equivalent to the delay caused by such Permitted Delay. Notwithstanding the foregoing, any
extension of time for a Permitted Delay shall be conditioned upon the Owner seeking an extension of time delivering written notice of such Permitted Delay to the other Owner within ten (10) business days of the event causing the Permitted Delay.

21. Amendments. This Agreement may not be amended, modified, or supplemented except in writing executed by all parties hereto and duly recorded in the public records of Osceola County, Florida.

22. Cooperation and Further Assurances. The parties agree to mutually cooperate and to execute such documents as may be reasonably required for the use, development and benefit of the Trailside Parcel and the Crosslands Parcel consistent with the provisions of this Agreement and the easements hereby granted.

[SIGNATURES APPEAR ON NEXT PAGE]
IN WITNESS WHEREOF, the Parties hereto have executed this instrument as of the date and year first set forth above.

WITNESSES

By: \(\text{Nerida Montalto}\)
Print Name: Nerida Montalto

By: \(\text{Susan Comnes Chiono}\)
Print Name: Susan Comnes Chiono

“DEERFIELD”

DEERFIELD LAND CORPORATION, a Delaware corporation

By: \(\text{Thomas M Roehk}\)
Name: Thomas M Roehk
Title: VICE PRESIDENT & SECRETARY

WITNESSES

By: \(\text{Nerida Montalto}\)
Print Name: Nerida Montalto

By: \(\text{Susan Comnes Chiono}\)
Print Name: Susan Comnes Chiono

“CROSSLANDS”

LANDLORD:

OSCEOLA CROSSINGS OWNER, LLC, a Florida limited liability company

By: Osceola Crosslands, LLC, a Florida limited liability company, its sole member

By: OCP Crossings Member LLC, a Delaware limited liability company, its Manager

By: \(\text{Thomas M Roehk}\)
Name: Thomas M Roehk
Title: MANAGER

WITNESSES

By: \(\text{Nerida Montalto}\)
Print Name: Nerida Montalto

By: \(\text{Susan Comnes Chiono}\)
Print Name: Susan Comnes Chiono

“ASSOCIATION”

OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation

By: \(\text{Thomas M Roehk}\)
Name: Thomas M Roehk
Title: VICE PRESIDENT & SECRETARY
STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 7th day of October 2014 by Thomas M. Roehlk, as Vice President of DEERFIELD LAND CORPORATION, a Delaware corporation, who executed the foregoing instrument on behalf of said entity for the purposes therein expressed. He personally appeared before me and is either (✓) personally known to me or ( ) has produced __________________________ as identification.

[NOTARY SEAL]

Notary: __________________________

Print Name: Susan Coumes Chiono

Notary Public, State of Florida

My commission expires: April 19, 2015
STATE OF FLORIDA  
) SS:
COUNTY OF OSCEOLA  
)

I hereby certify that the foregoing instrument was acknowledged before me this 7th day of October, 2014, by Thomas M. Roehlk, as Authorized Representative of OCP Crossings Owner, LLC, a Delaware limited liability company, as the manager of Osceola Crosslands, LLC, a Florida limited liability company, as the sole member of Osceola Crossings Owner, LLC, a Florida limited liability company, who executed the foregoing instrument on behalf of said entity for the purposes therein expressed. He/She personally appeared before me and is either (✓) personally known to me or ( ) has produced as identification

Affix Notary Stamp/Seal Below:

[Notary Seal]

SUSAN COUMES CHIONO
MY COMMISSION # EE 054226
EXPIRES: April 19, 2015
Bonded thru Notary Public Underwriter

NOTARY PUBLIC – signature above

Printed Name: Susan Coomes Chiono
Commission Number: EE 054226
Commission Expiration: April 19, 2015
STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 7th day of October 2014 by Thomas M. Raethke, as Vice President/Secretary of OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation, who executed the foregoing instrument on behalf of said entity for the purposes therein expressed. He personally appeared before me and is either / personally known to me or ( ) has produced __________________________ as identification.

Notary: Susan Coumes Chiono
Print Name: Susan Coumes Chiono
Notary Public, State of Florida
My commission expires: April 19, 2015
EXHIBIT "A"

(Site Plan)
EXHIBIT “B”

(Legal Description of Trailside Parcel)

Lots 3, 4, 5, 6, 7 and 8, OSCEOLA CORPORATE CENTER - REPLAT TWENTY THREE-, according to the plat thereof as recorded in Plat Book 23, Pages 189 through 192, Public Records of Osceola County, Florida.
EXHIBIT “C”

(Legal Description of Crosslands Parcel)

Lots 1 and 2, OSCEOLA CORPORATE CENTER - REPLAT TWENTY THREE-, according to the plat thereof as recorded in Plat Book 23, Pages 189 through 192, Public Records of Osceola County, Florida.
EXHIBIT "D"

(Description Of Drainage Easement Area)
A tract of land being a portion of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

COMMENCE at the West 1/4 corner of Section 3, Township 25 South, Range 29 East, of Osceola County, Florida; thence South 89°36'18" East, along the North line of the Southwest 1/4 of said Section 3, a distance of 924.68 feet to the POINT OF BEGINNING; thence run South 00°00'50" East, a distance of 130.04 feet to a point of curvature of a curve concave Northwesterly and having a radius of 28.00 feet and a central angle of 90°18'03"; thence run Southwesterly along the arc of said curve for a distance of 44.13 feet to the point of tangency; thence run North 89°42'47" West, a distance of 216.14 feet to a point of curvature of a curve concave Southeasterly and having a radius of 51.00 feet and a central angle of 90°17'13"; thence run Southwesterly along the arc of said curve for a distance of 80.37 feet to the point of tangency; thence run South, a distance of 73.45 feet to a point of curvature of a curve concave Northwesterly and having a radius of 21.00 feet and a central angle of 89°55'43"; thence run Southwesterly along the arc of said curve for a distance of 32.96 feet to the point of tangency; thence run South 89°55'43" West, a distance of 111.15 feet; thence run South 39°54'50" West, a distance of 39.10 feet; thence run South 47°05'41" East, a distance of 23.49 feet to a point on the Southerly line of Osceola Corporate Center-Replat Twenty Three, as recorded in Plat Book 23, Page 189, of the Public Records of Osceola County, Florida; thence along said Southerly line the following three courses and distances: North 89°59'36" East, a distance of 181.51 feet; thence run North 00°00'17" East, a distance of 140.62 feet; thence run South 89°43'50" East, a distance of 262.00 feet to the Southwest corner of Lot 7 of said Plat; thence run North 00°00'23" West, along the West line of Lot 7 of the aforesaid plat, a distance of 10.67 feet; thence North 00°00'15" West, along the West line of said Lot 7 and Lot 6, a distance of 150.00 feet; thence North 00°01'06" West, along the West line of Lot 6 and Lot 4 of the aforesaid plat, a distance of 161.24 feet; thence North 00°01'01" East, along the West line of Lot 4, a distance of 152.52; thence run North 14°03'26" West, a distance of 12.62 feet to the Northwest corner of said Lot 4; said point being on the
Southerly right of way line of Centerview Boulevard; thence Westerly along said Southerly right of way line the following four course and distances: South 75°56′34″ West, a distance of 290.83 feet to a point of curvature of a curve concave Northerly and having a radius of 1,024.00 feet and a central angle of 06°03′43″; thence run Westerly along the arc of said curve for a distance of 108.34 feet to a point of reverse curvature concave Southerly having a radius of 488.00 feet and a central angle of 07°15′08″; thence run Westerly along the arc of said curve for a distance of 61.77 feet to the point of tangency; thence run South 74°45′10″ West, a distance of 126.66 feet; thence, departing the Southerly right of way line of Centerview Boulevard, run South 15°14′50″ East, a distance of 14.32 feet; thence run North 69°18′15″ East, a distance of 6.74 feet; thence run North 74°14′35″ East, a distance of 76.61 feet; thence run North 76°07′03″ East, a distance of 73.42 feet; thence run North 80°25′26″ East, a distance of 102.36 feet; thence run North 76°37′11″ East, a distance of 283.30 feet to a point of curvature of a curve concave Southwesterly and having a radius of 28.00 feet and a central angle of 103°21′59″; thence run Southeasterly along the arc of said curve for a distance of 50.51 feet to the point of tangency; thence run South 00°00′50″ East, a distance of 222.79 feet to the POINT OF BEGINNING.

Containing 40,059 square feet or 0.920 acres, more or less.
SKETCH OF DESCRIPTION ATTACHMENT "A"
– NOT A SURVEY –

CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING
--- | --- | --- | --- | --- | ---
C1 | 44.13' | 28.00' | 90'18'03" | 39.70 | S45°08'11"W
C2 | 80.37' | 51.00' | 90'17'13" | 72.31 | S45°08'36"W
C3 | 32.96' | 21.00' | 89'55'43" | 29.68 | S44°57'52"W
C4 | 108.34' | 1024.00' | 6'03'43" | 108.29 | S78°58'25"W
C5 | 61.77' | 488.00' | 7'15'08" | 61.73 | S78°22'43"W
C6 | 50.51' | 28.00' | 103'21'59" | 43.94 | S51°41'49"E

LINE TABLE

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SURVEYOR'S NOTES
1) Bearings are based on the North line of the Southwest 1/4 of Section 3, Township 23 South, Range 29 East, Osceola County, Florida, as being South 89°56'16" East.
2) See sheets 1 and 2 for Legal Description. See sheet 3 for drawing.

Tinklepaugh SURVEYING SERVICES
850 Courtland Street, Suite 2-A • Orlando, Florida 32804
Tel# (407) 262-0057 LICENSED BUSINESS No. 3770

//T14897/T14897.DWG SX-8209

Exhibit D - 4
A tract of land being a portion of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

COMMENCE at the West 1/4 corner of Section 3, Township 25 South, Range 29 East, of Osceola County, Florida; thence North 00°15'33" East, along the West line of the Northwest 1/4 of said Section 3, a distance of 681.44 feet to a point on the North line of Lot 1, Osceola Corporate Center-Replat Twenty Three, as recorded in Plat Book ___, Page ___, of the Public Records of Osceola County, Florida; thence along said North line the following three courses and distances: North 86°14'09" East, a distance of 30.86 feet; thence South 63°19'06" East, a distance of 108.04 feet; thence South 83°46'58" East, a distance of 82.64 feet to the POINT OF BEGINNING; thence continue along the North line of said Lot 1 the following six courses and distances: South 83°46'58" East, a distance of 49.71 feet; thence run South 66°18'48" East, a distance of 135.36 feet; thence run South 80°11'39" East, a distance of 166.70 feet; thence run North 87°18'25" East, a distance of 95.88 feet; thence run North 83°06'47" East, a distance of 79.97 feet; thence run North 63°04'29" East, a distance of 118.57 feet to the Northwest corner of Lot 3 of said plat; thence along the West line of said Lot 3 the following four courses and distances; South 15°15'41" East, a distance of 45.67 feet; thence run North 82°52'50" East, a distance of 5.53 feet to a point of curvature of a curve concave Southwesterly and having a radius of 20.00 feet and a central angle of 97°07'10"; thence run Southeasterly along the arc of said curve for a distance of 33.90 feet to the point of tangency; thence run South, a distance of 210.42 feet to the Southwest corner of said Lot 3; said point being on the Northerly right of way line of Centerview Boulevard, thence along said Northerly right of way line, the following five courses and distances: run South 75°56'34" West, a distance of 289.89 feet to a point of curvature of a curve concave Northerly and having a radius of 988.00 feet and a central angle of 04°04'36"; thence run Westerly along the arc of said curve for a distance of 70.30 feet to the point of tangency; thence run South 80°01'10" West, a distance of 7.86 feet to a point of curvature of a curve concave Southerly and having a radius of 552.00 feet and a central angle of 05°16'00"; thence run Westerly
along the arc of said curve for a distance of 50.74 feet to the point of tangency; thence run South 74°45'10" West, a distance of 172.08 feet; thence, departing the Northerly right of way line of Centerview Boulevard, run North 16°15'36" West, a distance of 165.66 feet to a point on a curve concave Westerly having a tangent bearing of North 17°52'22" West and a radius of 52.00 feet; thence run Northerly along the arc of said curve through a central angle of 09°00'09" for a distance of 8.17 feet to the point of tangency; thence run North 26°52'31" West, a distance of 63.65 feet to a point of curvature of a curve concave Southwesterly and having a radius of 52.00 feet and a central angle of 06°32'31"; thence run Northwesterly along the arc of said curve for a distance of 5.94 feet to the point of tangency; thence run North 33°24'49" West, a distance of 61.47 feet; thence run North 35°02'09" West, a distance of 58.23 feet to a point of curvature of a curve concave Easterly and having a radius of 5.00 feet and a central angle of 66°27'06"; thence run Northerly along the arc of said curve for a distance of 5.80 feet to the point of tangency; thence run North 31°22'57" East, a distance of 121.61 feet to the POINT OF BEGINNING.

Containing 203,130 square feet or 4.663 acres, more or less.
SKETCH OF DESCRIPTION
ATTACHMENT "A"
– NOT A SURVEY –

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SURVEYOR'S NOTES
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Exhibit D - 8
EXHIBIT "F"

(Description of Sanitary Sewer Easement Area)

The area of real property within Tract A, OSCEOLA CORPORATE CENTER - REPLAT TWENTY THREE-, according to the plat thereof as recorded in Plat Book 23, Pages 189 through 192, Public Records of Osceola County, Florida.