This Instrument was Prepared by
and should be Returned to:

Melissa Cupps Battles, Esq.
Mateer & Harbert, P.A.
225 E. Robinson Street, Suite 600
Orlando, Florida 32801

SIGNAGE EASEMENT AGREEMENT

THIS SIGNAGE EASEMENT AGREEMENT (hereinafter referred to as this “Agreement”) is made and entered into as of the 11th day of December, 2018, the (“Effective Date”) by DEERFIELD LAND CORPORATION, a Delaware corporation (“Deerfield”) and OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation (the “Association”) (collectively, “Grantor”) in favor of ORLANDO HEALTH, INC., a Florida not for profit corporation (“Grantee”); and with Grantor and Grantee hereinafter sometimes referred to collectively as an “Owner” or the “Owners”.

RECITALS

WHEREAS, Deerfield has previously replatted certain platted real property which includes the Grantor Property (as hereinafter defined) and the Grantee Property (as hereinafter defined) and which is legally described as OSCEOLA CORPORATE CENTER – REPLAT THIRTY, according to the plat thereof, recorded in Plat Book 26, Page 26, of the public records of Osceola County, Florida (“Replat 30”);

WHEREAS, Grantee is the owner of fee simple title to that certain real property legally described as Lot 1, OSCEOLA CORPORATE CENTER-REPLAT THIRTY, according to the plat thereof, recorded in Plat Book 26, Page 26, of the public records of Osceola County, Florida (the “Grantee Property”);

WHEREAS, Deerfield is the current owner and holder of fee simple title to that certain parcel of real property identified as Lot 3, of OSCEOLA CORPORATE CENTER-REPLAT THIRTY, according to the plat thereof, recorded in Plat Book 26, Page 26, of the public records of Osceola County, Florida (“Lot 3 of Replat 30”) and the Association is the current owner and holder of fee simple title to that certain parcel of real property identified as Tract A, OSCEOLA CORPORATE CENTER-REPLAT THIRTY, recorded in Plat Book 26, Page 26, of the public records of Osceola County, Florida (“Tract A of Replat 30”) (collectively, Tract A of Replat 30 and Lot 3 of Replat 30 are referred to as the “Grantor Property”) (the Grantor Property, and the Grantee Property are sometimes referred to as a “Parcel” or collectively as the “Parcels”);

WHEREAS, Grantee desires to construct, locate, and maintain certain signage on portions of the Grantor Property in the areas described on Exhibit “A” (the “Orange Avenue Sign Easement Area”) and Exhibit “B” (the “Directional Sign Easement Area”) attached hereto and
incorporated by reference herein (the Orange Avenue Sign Easement Area and the Directional Sign Easement Area are collectively referred to herein as the "Easement Areas"); and

WHEREAS, Grantor is willing to grant to Grantee, its successors and assigns, and for the benefit of the Grantee Property, an easement over, across, and under the Easement Areas to construct, locate, and maintain signage in the Easement Areas for the foregoing purposes pursuant to the terms and conditions as hereinafter provided.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

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

2. **Grant of Easements.** Grantor hereby grants to Grantee a non-exclusive, perpetual easement for Grantee, at Grantee’s option, to construct, and once constructed to operate, maintain, repair, replace, and use certain signs (the “Sign Improvements”) to be located in the Easement Areas, and the right to install and maintain related utilities, including connection to Grantee’s power, now or hereafter serving the Grantee Property, together with the right of ingress and egress from the roadways adjacent to the Easement Areas over such portions of the Grantor Property immediately adjacent to the Easement Areas as required or reasonably necessary for the enjoyment of the easements granted herein. Grantee shall have the right, at Grantee’s sole cost and expense, to construct, and once constructed Grantee shall be required to update, modify, replace, and repair the Sign Improvements, at Grantee’s sole cost and expense, in accordance with all governmental laws, ordinances and regulations, including, without limitation, all restrictions set forth in the current Planned Development zoning applicable to the Property identified as PD #17-00029, dated June 25, 2018 (the “PD”), and in that certain Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 2030, Page 219, as may be amended and supplemented from time to time (the “Declaration”), and the Osceola Corporate Center General and Specific Development Guidelines dated January, 2016. The Grantee shall be responsible for obtaining at its sole cost and expense all required sign permits from Osceola County, Florida permitting the construction and operation of the Sign Improvements. The Sign Improvements may be illuminated and may include any of Grantee’s or its tenant’s brands, trade names, trademarks, service marks, logos, or symbols existing from time to time. Unless otherwise agreed in writing by Grantee, the right to place signage on the Sign Improvements in the Directional Sign Easement Area shall be exclusive to Grantee and its tenants, and no other owner of any portion of the Grantor Property shall have a right to display signage on the Sign Improvements in the Directional Sign Easement Area. The Sign Improvements in the Orange Avenue Sign Easement Area shall include two (2) panels for use by the Grantor and which may be allocated by Grantor for use by the owners or occupants of either or both of Lot 2 of Replat 30 and Lot 3 of Replat 30, in Grantor’s sole discretion, if such owner or occupant elects to place signage on the Sign Improvements; provided, however, either of the owner(s) of Lot 2 of Replat
30 and Lot 3 of Replat 30 which places signage thereon shall each, as applicable: (i) reimburse Grantee for one-third (1/3) of Grantee's documented costs to construct the Sign Improvements for each of the two (2) signage panels; and (ii) be solely responsible for the costs of installation, maintenance, repair, and replacement of said party's respective panel signage on the Sign Improvements in the Orange Avenue Sign Easement Area.

3. **Maintenance and Repair.** Grantee shall be solely responsible for the operation, maintenance, and repair of its panel signage on the Sign Improvements in the Orange Avenue Sign Easement Area and for any Sign Improvements installed in the Directional Sign Easement Area including, without limitation, irrigation for maintenance of all landscaping, utilities, and structural elements of said Sign Improvements. Subject to reimbursement from the owner(s)/occupant(s) of Lot 2 of Replat 30 and/or Lot 3 of Replat 30 as set forth herein, Grantee shall bear all responsibility for the ongoing operation, maintenance and repair of all Sign Improvements constructed within the Orange Avenue Sign Easement Area (other than the respective panels utilized by Grantee and the owner(s)/occupant(s) of Lot 2 of Replat 30 and/or Lot 3 of Replat 30) including, without limitation, irrigation for maintenance of all landscaping, utilities, and structural elements of the Sign Improvements (the "Sign Maintenance Costs"). At such time as any owner or occupant of either Lot 2 of Replat 30 or Lot 3 of Replat 30 shall place a panel on the Sign Improvements in the Orange Avenue Sign Easement Area, each such owner or occupant shall be responsible for reimbursing Grantee for one-third (1/3) of the Sign Maintenance Costs per panel sign installed by such owner/occupant (i.e. if any owner/occupant shall place two (2) panels on the Sign Improvements, such owner/occupant shall be responsible for two-thirds (2/3) of the Sign Maintenance Costs). Each owner or occupant with a panel on the Sign Improvements in the Orange Avenue Sign Easement Area shall reimburse Grantee for its share of the Sign Maintenance Costs within thirty (30) days of receipt of any invoice from Grantee documenting such expenses. In the event Grantee fails to maintain and repair the Sign Improvements (other than panels on the signage within the Orange Avenue Sign Easement Area used by either or both of the owners or occupants of Lot 2 of Replat 30 and Lot 3 of Replat 30, as applicable), in accordance with the standards required by the sign permit issued by, or any other standards established by, Osceola County, Florida, the PD and the Declaration, and such failure to maintain or repair is not cured within thirty (30) days' notice thereof, Grantor shall be entitled, but not obligated, in its discretion to make such repairs at its expense. Grantee shall then reimburse Grantor for all such expenses within thirty (30) days of receipt of an invoice from Grantor documenting such expenses. If Grantee shall fail to make payment within such timeframe, then Grantor shall have the right to exercise any and all rights and remedies available to Grantor at law or in equity.

4. **No Termination.** No breach of this Agreement shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which such Owner may have hereunder by reason of any breach of this Agreement. Any breach, however, shall not defeat or render invalid the lien of any mortgage, but this Agreement shall be binding upon and effective against such Owner of any of said property, or any portion thereof, whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

ORL 299754668v5
5. **Effect of Sale.** If any Owner sells all or any portion of a Parcel owned by it, then after the date of such sale, the selling Owner shall have no further obligation under, and pursuant to this Agreement and with respect to that portion of such Parcel sold, such obligation shall fall to the purchasing Owner. In the event any purchasing owner of the Grantee Property (other than Grantor) shall cease use or operation of the Sign Improvements for more than two (2) years, then this Agreement shall terminate automatically if use is not resumed within thirty (30) days after delivery by Grantor of a notice of its intent to terminate this Agreement for nonuse of the Sign Improvements. Grantor shall then have the unilateral right to record a termination of this Agreement in the public records of the County; provided, however Grantee agrees to execute such termination if requested by Grantor.

6. **Indemnification.** Grantee shall indemnify and hold Grantor harmless from and against all claims, liabilities and expenses (including reasonable attorneys’ fees through all levels of proceedings) relating to any accidents, injuries, losses, or damages (collectively, “Losses”) incurred by any person or property arising from the negligent, intentional or willful acts or omissions of Grantee, its contractors, employees, agents, and others acting on behalf of Grantee with respect to such the easement granted herein. The foregoing notwithstanding, such indemnification shall not extend to any Losses incurred as a result of the gross negligence or willful misconduct of Grantor.

7. **Reasonable Use of Easement.** The Easement Areas shall be used and enjoyed by each Owner, subject to the terms of this Agreement, in such a manner so as not to unreasonably interfere with, obstruct, or delay the conduct and operations of the business of any other Owner at any time conducted on its Parcel, including, without limitation, public access to and from said business. Grantor’s development of the Grantor Property shall not unreasonably interfere with Grantee’s easement rights in the Easement Areas granted herein.

8. **Miscellaneous.**

a. **Governing Laws; Venue.** This Agreement shall be construed and governed in accordance with the laws of the State of Florida. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof, and, accordingly, this Agreement and the terms set forth herein shall not be more strictly construed against any one of the parties hereto. Venue for any action involving this Agreement shall lie only in Osceola County, Florida. GRANTOR AND GRANTEE HEREBY EXPRESSLY WAIVE THE RESPECTIVE RIGHTS OF EACH TO A TRIAL BY JURY FOR ANY LITIGATION ARISING FROM THIS AGREEMENT.

b. **Severability.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
b. **Attorney’s Fees.** In the event of litigation arising under this Agreement, or in the event any party finds it necessary to institute litigation for the purpose of establishing or enforcing its rights under this Agreement, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party or parties, in addition to any damages otherwise due, reasonable attorneys’ fees, paralegals’ fees and expert fees whether incurred at trial, on appeal, or in bankruptcy proceedings.

c. **Construction of Agreement.** In construing this Agreement, the singular shall be held to include the plural, the plural shall include the singular, the use of any gender shall include every other and all genders, and captions and paragraph headings shall be disregarded.

d. **Time is of the Essence.** Time shall be of the essence for each and every provision hereof.

e. **Notices.** Any notices to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand delivery, sent by recognized overnight courier (such as FedEx or UPS) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope, and addressed as follows:

**If to Grantee:**
Orlando Health, Inc.
1414 Kuhl Ave.
MP-71
Orlando, Florida 32806
Facsimile: (321) 843-1783
Telephone: (321) 841-6761
Attention: Matt Taylor
E-mail: matt.taylor@orlandohealth.com

**With a copy to:**
Mateer & Harbert, P.A.
225 S. Robinson Street, Suite 600
Orlando, Florida 32801
Facsimile: (407) 423-2016
Telephone: (407) 425-9044
Attention: Melissa Cupps Battles, Esq.
E-mail: mbattles@mateerharbert.com

**If to Grantor:**
Deerfield Land Corporation
14901 South Orange Blossom Trail
Orlando, Florida 32837
Telephone: (407) 826-4514
Facsimile: (407) 826-4505
Attention: Mr. Thomas M. Roehlk, Vice President
E-mail: tomroehlk@upperware.com
With a copy to: Greenberg Traurig, P.A.
450 South Orange Avenue, Suite 650
Orlando, Florida 32801
Telephone: (407) 420-1000
Facsimile: (407) 420-5909
Attention: Alan C. Sheppard, Jr., Esq.
E-mail: shepparda@gtlaw.com

or to such other street address or addresses as the party to be given notice may have furnished in writing to the party or parties seeking or desiring to give notice, as a place for the giving of such notice, provided that no change in address shall be effective until ten (10) days after sent or given to the other parties in the manner set forth above. Any notice given in accordance with the foregoing, shall be deemed given when delivered personally, or if mailed three (3) business days after it shall have been deposited in the United States mail, or the next business day after it has been deposited with a recognized overnight courier such as FedEx or UPS.

f. Recordation of Agreement. Upon execution by Grantor and Grantee, this Agreement shall be recorded in the Public Records of Osceola County, Florida.

g. Further Assurances. In addition to the acts recited in this Agreement, Grantor and Grantee agree to perform or cause to be performed any and all further acts as may be reasonably necessary to complete the transactions contemplated hereby, including the execution and/or recordation of further instruments.

h. Waiver; Invalidity. Any failure to enforce any provision contained in this Agreement shall in no way be deemed a waiver of the right to do so thereafter. The invalidity, violation, abandonment or waiver of any one or more of any of the provisions hereof shall not affect or impair the remaining portions of this Agreement.

i. Authority. By their execution hereof, each person executing this Agreement hereby warrants that they have full power and authority to bind any corporation, partnership, trust or other entity for which he or she purports to act hereunder.

j. Successors and Assigns. This Agreement and the rights, privileges and obligations created hereunder shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of Grantor and Grantee. Notwithstanding anything in this Agreement to the contrary, Grantor and Grantee and their respective heirs, personal representatives, successors and assigns shall be liable only for obligations under this Agreement accruing during such party’s period of ownership, provided that the foregoing limitation shall not be deemed to require Grantor or Grantee to forgive or remove any existing liens recorded in accordance with this Agreement.
k. **Counterparts.** This Agreement may be executed in a number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

l. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties. There are no other agreements, representations or warranties other than as set forth herein. This Agreement may not be changed, altered or modified except by an instrument in writing signed by the then fee title holders of all of the Grantor Property and the Grantee Property, and recorded in the Public Records of Osceola County, Florida.

m. **Character of Easements.** The Easements granted herein shall be appurtenant to the applicable Parcels constituting the dominant estate, and none of the easements and rights may be transferred, assigned, or encumbered, except as an appurtenance to such Parcels. The easements granted herein are non-exclusive, and the promises, covenants, conditions, restrictions, and encumbrances created herein shall be covenants running with the land. For the purpose of the easements and rights, the Parcel benefited will constitute the dominant estate, and the particular Parcel which respectively is burdened by such easements and rights will constitute the servient estate. Each of the easements and rights contained in this Agreement (whether affirmative or negative in nature) are made for the direct, mutual, and reciprocal benefit of each Parcel, and will create mutual, equitable servitudes upon each Parcel in favor of the other Parcel, to the extent set forth in this Agreement. With or without specific reference thereto, the conveyance of an interest in all or any part of the Grantor Property or the Grantee Property shall be subject to the benefits and burdens of this Agreement to the same extent as if the terms of this Agreement were set forth in such conveyance in full.

n. **No Rights in Public; No Implied Easements.** Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Parcels. Except for the signage easement specifically described herein, no other easements shall be implied by this Agreement.

[Remainder of Page Intentionally Left Blank]

[Signature Pages Follow]
IN WITNESS WHEREOF, this Agreement has been duly executed by the parties as of
the date first above written.

WITNESSES:

Karen M. Sheehan
Witness #1 Signature
Print Name: Karen M. Sheehan

Nerida Delgado
Witness #2 Signature
Print Name: Nerida Delgado

GRANTOR:

DEERFIELD LAND CORPORATION, a
Delaware corporation

By: Thomas M. Rochik, Vice President and
Secretary

STATE OF FLORIDA
COUNTY OF Orange

I hereby certify that the foregoing Signage Easement Agreement was acknowledged
before me this 14th day of December, 2018, by Thomas M. Rochik, as Vice President and
Secretary of DEERFIELD LAND CORPORATION, a Delaware corporation, on behalf of said
corporation. He [X] is personally known to me, or [ ] has produced ______________
_________________________ as identification.

NOTARY STAMP:

Nerida Delgado
NOTARY PUBLIC
Print Name: Nerida Delgado
WITNESSES:

Karen M. Speelman
Witness #1 Signature
Print Name: Karen M. Speelman

Ricardo Delgado
Witness #2 Signature
Print Name: Ricardo Delgado

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

By:

Name: Thomas M. Roehl
Title: Vice President & Secretary

STATE OF FLORIDA )
) ss:
COUNTY OF Orange )

I hereby certify that the foregoing Drainage Easement Agreement was acknowledged before me this 11th day of December, 2018, by Thomas M. Roehl, as Vice President & Secretary of OSCEOLA CORPORATE CENTER MASTER OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of said corporation. He [ ] is personally known to me, or [ ] has produced as identification.

NOTARY STAMP:

NERIDA DELGADO
Notary Public - State of Florida
Commission # 6612925
My Comm. Expires Dec 26, 2019

NERIDA DELGADO
Print Name: NERIDA DELGADO

ORL 29975469v5
WITNESSES:

[Signature]
Witness #1 Signature
Print Name: [Angela Howard]

[Signature]
Witness #2 Signature
Print Name: [Teresa M. McLaughlin]

GRANTEE:

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

By: [Signature]
Matthew S. Taylor, Vice President, Asset Strategy

Date Executed: 11/16/2018

STATE OF FLORIDA

COUNTY OF ORANGE

I hereby certify that the foregoing Signage Easement Agreement was acknowledged before me this [16] day of NOVEMBER, 2018, by Matthew S. Taylor, as Vice President, Asset Strategy of ORLANDO HEALTH, INC., a Florida not for profit corporation, on behalf of said corporation. He [✓] is personally known to me, or [ ] has produced as identification.

NOTARY STAMP:

[Notary Seal]
Notary Public State of Florida
Michelle M. Allen
My Commission FF 957962
Expires 03/11/2020

NOTARY PUBLIC

Print Name: Michelle M. Allen
EXHIBIT "A"

ORANGE AVENUE SIGN EASEMENT AREA

LEGAL DESCRIPTION
SECTION 3, TOWNSHIP 25 SOUTH, RANGE 29 EAST
CITY OF KISSIMMEE, COUNTY OF OSCEOLA, STATE OF FLORIDA

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

COMMENCE AT THE NORTHEAST CORNER OF LOT 3 OF THE AFORESAID PLAT; SAID
POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No.527 / ORANGE
AVENUE AND BEING ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS
OF 1576.35 FEET AND A CHORD BEARING OF SOUTH 07°38'23" WEST; THENCE
SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE,
THROUGH A CENTRAL ANGLE OF 01°31'05" FOR A DISTANCE OF 41.76 FEET TO THE
POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE AFORESAID
WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS
OF 1576.35 FEET AND A CHORD BEARING OF SOUTH 06°37'41" WEST; THENCE
SOUTHERLY THROUGH A CENTRAL ANGLE OF 00°30'25" FOR A DISTANCE OF 13.95 FEET; THENCE
DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 82°26'38" WEST, A
DISTANCE OF 20.65 FEET; THENCE NORTH 07°33'22" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 82°26'38" EAST, A DISTANCE OF 18.91 FEET TO A POINT ON A CURVE,
CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 48.0 FEET AND A CHORD
BEARING OF SOUTH 47°43'22" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF
SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°12'16", A DISTANCE OF 1.85 FEET TO
THE POINT OF BEGINNING.

CONTAINING 307 SQUARE FEET, MORE OR LESS.

The above description is in accordance with the Attachment "A", prepared by American Layout & Land Surveying dated June 29, 2018

Robert W. Monaco, P.S.M.
Professional Surveyor & Mapper
Florida License No. LS980
June 29, 2018

ORL 289754688v5

Exhibit A - 1
EXHIBIT "B"

DIRECTIONAL SIGN EASEMENT AREA

LEGAL DESCRIPTION
SECTION 3, TOWNSHIP 25 SOUTH, RANGE 29 EAST
CITY OF KISSIMMEE, COUNTY OF OSCEOLA, STATE OF FLORIDA

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

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 3, OF THE AFORESAID PLAT;
THENCE SOUTH 30°35'05" EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE
OF 14.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 30°35'05"
EAST, ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET; THENCE DEPARTING THE
WEST LINE OF SAID LOT 3, RUN SOUTH 59°24'55" WEST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 30°35'05" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 59°24'55"
EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40 SQUARE FEET, MORE OR LESS.

The above description is in accordance with the Attachment “A”, prepared by American Layout &
Land Surveying dated June 29, 2018

Robert W. Monaco
Robert W. Monaco, P.S.M.
Professional Surveyor & Mapper
Florida License No. LS5980
June 29, 2018

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

LOT 1
OSCEOLA CORPORATE CENTER
- REPLAT TWENTY EIGHT
PLAT BOOK 25, PAGE 155

POINT OF COMMENCEMENT
NORTHWESTERN CORNER OF
LOT 3, OSCEOLA CORPORATE
CENTER-REPLAT THIRTY

S 30° 35' 05" E
14.50'

POINT OF BEGINNING

N 59° 24' 55" E
4.00'

N 30° 35' 05" W
10.00'

TRACT A
DRAINAGE AND RETENTION

S 59° 24' 55" W
4.00'

LOT 3

OSCEOLA CORPORATE CENTER
- REPLAT THIRTY -
PLAT BOOK 26, PAGE 26

SURVEYOR'S NOTES
1) Drawings are made by the Aid of OSCEOLA CORPORATE CENTER-REPLAT ThirtY, as shown in Plat Book 25, Page 155, and Plat Book 26, Page 26
2) See Sheet 1 for Legend Distinction

AMERICAN LAYOUT & LAND SURVEYING, LLC
5415 Aloma Avenue, Suite 300, Orlando, Florida 32804
Tele. No. (407) 787-6300
LICENSED BUSINESS No. 6831

EXHIBIT B - 2

ORL 299754668v5