LEGAL DESCRIPTIONS

Parcels:

Parcel Number: 03-25-29-4612-0001-0010
Client: Deerfield Land Corporation
14901 S Orange Blossom Trail
Orlando, Florida 32837

Parcel Number: 03-25-29-4612-0001-0020
Client: Deerfield Land Corporation
14901 S Orange Blossom Trail
Orlando, Florida 32837

ORIGINAL DESCRIPTION – LOT 1

Lot 1, Osceola Corporate Center – Parcel 19 South, as per plat thereof as recorded in Plat Book 25, Page 169 of the Public Records of Osceola County, Florida.

Containing 21.421 Acres, +/-.

ORIGINAL DESCRIPTION – LOT 2

Lot 2, Osceola Corporate Center – Parcel 19 South, as per plat thereof as recorded in Plat Book 25, Page 169 of the Public Records of Osceola County, Florida.

Containing 1.069 Acres, +/-.

See Attachment “A” and “B” for the Sketch of Legal as prepared by American Layout & Land Surveying.

Robert W. Monaco, P.S.M.
Professional Surveyor & Mapper
Florida License No. LS980
November 30, 2018
SKETCH OF LEGAL DESCRIPTION
ATTACHMENT "A"
- NOT A SURVEY -

L = 210.95'  R = 1367.40'
Δ = 8' 50' 21"

OSCEOLA PARKWAY
(RIGHT OF WAY VARIES (R.B. 6, PG. 147)

LOT 1
933,142 SQUARE FEET
21.422 ACRES

OSCEOLA CORPORATE CENTER - PARCEL 19 SOUTH
(PLAT BOOK 25, PG. 169)

SURVEYOR'S NOTES
1) Bearings are based on the plat of
OSCEOLA CORPORATE CENTER - PARCEL
19 SOUTH, as recorded in Plat Book 25,
Page 169, Public Records of Osceola
County, Florida.
## LINE TABLE

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<th>Length</th>
<th>Direction</th>
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<td>S89°41'17&quot;E</td>
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<tr>
<td>L2</td>
<td>645.98</td>
<td>S0°00'00&quot;E</td>
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<tr>
<td>L3</td>
<td>546.35</td>
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<td>572.84</td>
<td>N33°23'41&quot;W</td>
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<td>N68°24'46&quot;E</td>
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<tr>
<td>L13</td>
<td>184.52</td>
<td>N0°00'00&quot;E</td>
</tr>
</tbody>
</table>

AMERICAN LAYOUT & LAND SURVEYING
5125 Adanson Street, Suite 800, Orlando, Florida 32804
Tele. No. (844) 787-8399
LICENSED BUSINESS No. 8131
AMERICAN LAYOUT/JOBS/1650/1650-LOT1 SOD
SKETCH OF LEGAL DESCRIPTION
ATTACHMENT "B"
- NOT A SURVEY -

LOT 1
OSCEOLA CORPORATE CENTER - PARCEL 19 SOUTH
(P.B. 25, PG. 169)

SURVEYOR'S NOTES
1) Bearings are based on the plat of Osceola Corporate Center - PARCEL 19 SOUTH as per plot thereof as recorded in Plot Book 25, Page 169 of the Public Records of Osceola County, Florida.

AMERICAN LAYOUT & LAND SURVEYING
5125 Adanson Street, Suite 800, Orlando, Florida 32804
Tele. No. (844) 787-8399
LICENSED BUSINESS No. 8131
LEGAL DESCRIPTIONS

MODIFIED DESCRIPTION – LOT 1

Lot 1, Osceola Corporate Center – Parcel 19 South, as per plat thereof as recorded in Plat Book 25, Page 169 of the Public Records of Osceola County, Florida. 21.421 Acres +/-.

LESS: A portion of Lot 1, Osceola Corporate Center – Parcel 19 South, as per plat thereof as recorded in Plat Book 25, Page 169 of the Public Records of Osceola County, Florida more particularly described as follows:

Begin at the Northeasterly corner of Lot 2, Osceola Corporate Center – Parcel 19 South, as per plat thereof as recorded in Plat Book 25, Page 169 of the Public Records of Osceola County, Florida; said point being on a curve, concave Southeasterly, having a radius of 1367.40 feet and a chord bearing of N81°39’01”E; thence Easterly along the Southerly right of way line of East Osceola Parkway, and the North line of Lot 1 of the aforesaid Plat, through a central angle of 00°21’18” for a distance of 8.47 feet; thence departing said line, run S00°03’30”E, a distance of 248.37 feet; thence S68°24’46”W, a distance of 175.80 feet; thence N26°38’12”W, a distance of 61.65 feet; thence N68°24’46”E, a distance of 196.24 feet; thence N00°00’00”E, a distance of 184.52 feet to the Point of Beginning. 0.304 Acres +/-.

Remaining portion of Lot 1 contains 21.117 Acres +/-.

MODIFIED DESCRIPTION – LOT 2

Lot 2, Osceola Corporate Center – Parcel 19 South, as per plat thereof as recorded in Plat Book 25, Page 169 of the Public Records of Osceola County, Florida. 1.069 Acres +/-.

Together with: A portion of Lot 1, Osceola Corporate Center – Parcel 19 South, as per plat thereof as recorded in Plat Book 25, Page 169 of the Public Records of Osceola County, Florida more particularly described as follows:

Begin at the Northeasterly corner of Lot 2, Osceola Corporate Center – Parcel 19 South, as per plat thereof as recorded in Plat Book 25, Page 169 of the Public Records of Osceola County, Florida; said point being on a curve, concave Southeasterly, having a radius of 1367.40 feet and a chord bearing of N81°39’01”E; thence Easterly along the Southerly right of way line of East Osceola Parkway, and the North line of Lot 1 of the aforesaid Plat, through a central angle of 00°21’18” for a distance of 8.47 feet; thence departing said line, run S00°03’30”E, a distance of 248.37 feet; thence S68°24’46”W, a distance of 175.80 feet; thence N26°38’12”W, a distance of 61.65 feet; thence N68°24’46”E, a distance of 196.24 feet; thence N00°00’00”E, a distance of 184.52 feet to the Point of Beginning. 0.304 Acres +/-.

Containing 1.373 Acres +/-.

See Attachments “A” and “B” for the Sketch of Legal.

Robert W. Monaco, P.S.M.
Professional Surveyor & Mapper
Florida License No. LS5980
November 26, 2018
SKETCH OF LEGAL ATTACHMENT "A"
- NOT A SURVEY -

POINT OF BEGINNING
NORTHEAST CORNER OF LOT 2
OSCEOLA CORPORATE CENTER
PARCEL 19 SOUTH, P.B. 25, PG. 169

SCALE: 1" = 200'

N 0' 00' 00" E 184.52'
N 68° 24' 46" E 196.24'

RENAISSANCE PARK, A COMMERCIAL
CONDONIMIUM
(CONDOMINIUM BOOK 13, PAGE 37)

SOURCE OF RIGHT OF WAY
E 120' POWER LINE EASEMENT
O.B. 376, PAGE 627

LOT 2

LESS FROM LOT 1
13,261 SQUARE FEET
0.304 ACRES

S 68° 24' 46" W 175.80'

REMAINING PORTION OF LOT 1
919,881 SQUARE FEET
21.117 ACRES

OSCEOLA CORPORATE CENTER - PARCEL 19 SOUTH
(PLAT BOOK 25, PG. 169)

SURVEYOR'S NOTES
1) Bearings are based on the plat of
OSCEOLA CORPORATE CENTER—PARCEL
19 SOUTH, as recorded in Plat Book 25,
Page 169, Public Records of Osceola
County, Florida.
LOT 1
OSCEOLA CORPORATE CENTER - PARCEL 19 SOUTH
(P.B. 25, PG. 169)