



Interoffice Memorandum

10-18-17P03:35 RCVD

10-18-17P03:27 RCVD

DATE: October 9, 2017

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office *SD for*

FROM: Alberto A. Vargas, MArch., Manager, Planning Division

CONTACT PERSON: John Smogor, Planning Administrator *John Smogor*
 Planning Division 407-836-5616 and john.smogor@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC) Public Hearing

Project Name: Sunbridge Planned Development / Land Use Plan (PD / LUP) – Case # CDR-17-08-268

Type of Hearing: Substantial Change

Applicant: Richard L. Levey, Tavistock East Services, LLC

Commission District: 4

General Location: North and south of SR 528, approximately 3.5 miles east of SR 417.

BCC Public Hearing Required by: Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

LEGISLATIVE FILE # 17-1374

*November 28 2017
2pm*

**Clerk's Advertising
Requirements:**

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

A PD substantial change to modify Board of County Commissioner condition of approval #30 from November 29, 2016, to require the developer to enter into a Joint Park Development Agreement with the County to participate in the funding and development of the Adequate Public Facility (APF) Community Park shown on the Final Regulating Plan prior to the County's acceptance of subdivision improvements of the first residential neighborhood or the recording of any plat for single- or multi-family residential development, in lieu of prior to approval of the first residential Preliminary Subdivision Plan.

Material Provided:

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

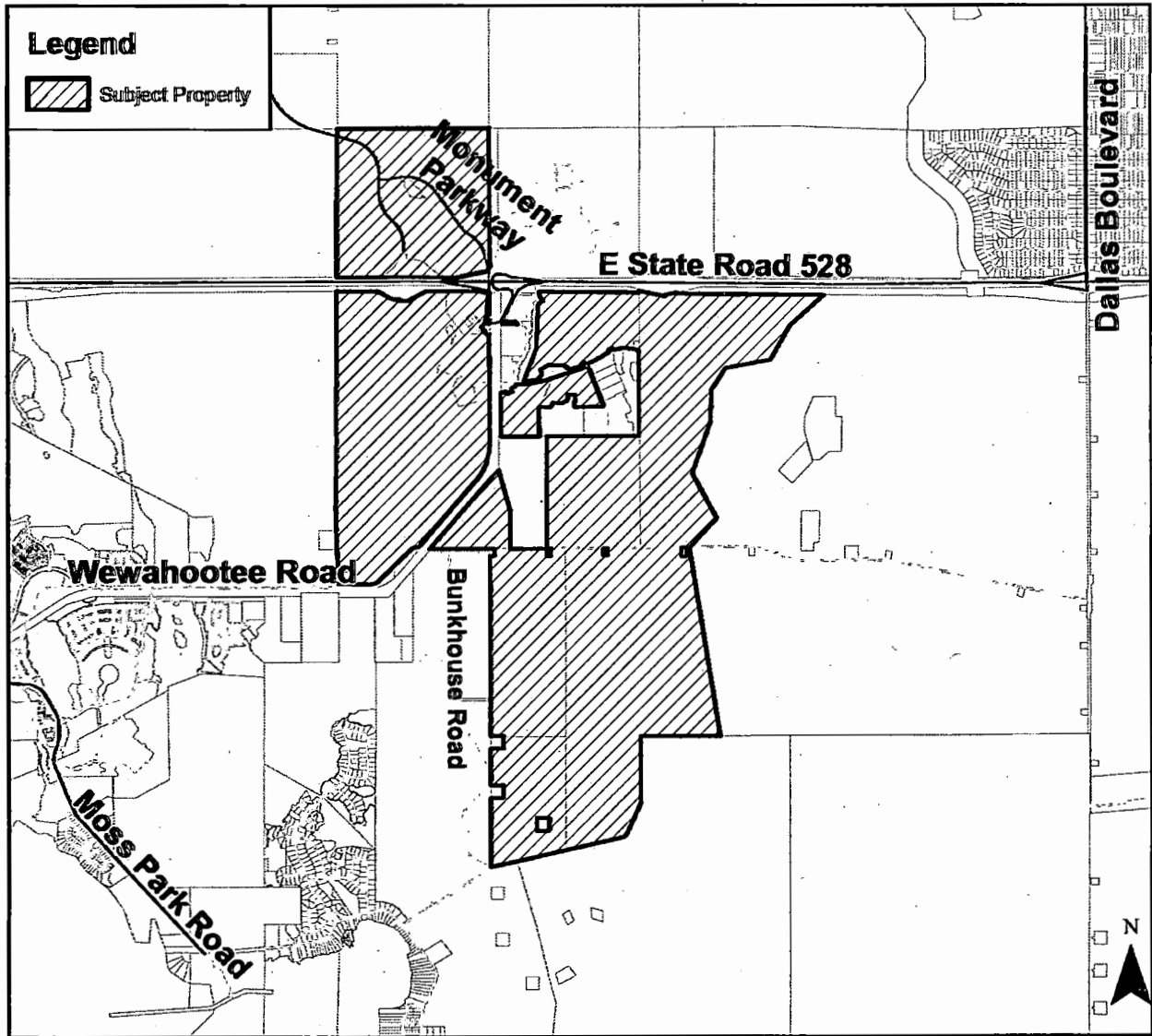
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

Location Map

Sunbridge PD / RP CDR-17-08-268



If you have any questions regarding this map, please call John Smogor at 407-836-5616.

**ICP, Camino Reale "110' Strip" and IWE (lying West of the CPA Line)
(Prepared by DWMA)
January 14, 2016**

DESCRIPTION:

PARCEL A:

That portion of Section 1, Township 24 South, Range 31 East and a portion of Section 6, Township 24 South, Range 32 East, Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 24 South, Range 32 East; thence run North 89 degrees 57 minutes 33 seconds East along the North line of said Section 6, a distance of 300.00 feet for the POINT OF BEGINNING; thence continue along said North line of Section 6 North 89 degrees 57 minutes 33 seconds East a distance of 1725.00 feet; thence departing said North line run South 00 degrees 02 minutes 17 seconds West a distance of 3975.92 feet to the point of intersection with the centerline of Wewahootee Road; thence run South 89 degrees 39 minutes 56 seconds West along said centerline of Wewahootee Road a distance of 4167.66 feet to the point of intersection with the Easterly line of an O.U.C. Railroad Right of Way as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355), Public Records of Orange County, Florida; thence run North 41 degrees 09 minutes 44 seconds East along the Easterly line of said O.U.C. Railroad Right of Way a distance of 3673.80 feet; thence continue along the East line of said O.U.C. Right of Way North 00 degrees 02 minutes 17 seconds East a distance of 1203.04 feet to the POINT OF BEGINNING.

LESS

That portion of Section 6, Township 24 South, Range 32 East, Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 24 South, Range 32 East; thence run North 89 degrees 57 minutes 33 seconds East along the North line of said Section 6, a distance of 300.00 feet for the POINT OF BEGINNING; thence continue along said North line of Section 6 North 89 degrees 57 minutes 33 seconds East a distance of 1725.00 feet; thence departing said North line run South 00 degrees 02 minutes 17 seconds West a distance of 3975.92 feet to the point of intersection with the centerline of Wewahootee Road; thence run South 89 degrees 39 minutes 56 seconds West along said centerline of Wewahootee Road a distance of 1300.00 feet; thence departing said centerline of Wewahootee Road, run North 00 degrees 02 minutes 17 seconds East, a distance of 1309.07 feet; thence run North 16 degrees 05 minutes 22 seconds West a distance of 1530.10 feet to the point of intersection with the Easterly line of an O.U.C. Right of Way as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355), Public Records of Orange County, Florida; thence run North 00 degrees 02 minutes 17 seconds East along the East line of said O.U.C. Railroad Right of Way a distance of 1203.04 feet to the POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS:

That portion of Section 1, Township 24 South, Range 31 East, and a portion of Section 6, Township 24 South, Range 32 East, Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 24 South, Range 32 East; thence run North 89 degrees 57 minutes 33 seconds East along the North line of said Section 6, a distance of 300.00 feet to the point of intersection with the East line of an O.U.C. Railroad Right of Way Easement as recorded in Official Records Book 3307, Page 215 (Official Records Book 3590, Page 355), Public Records of Orange County, Florida; thence run South 00 degrees 02 minutes 17 seconds West along the East line of said O.U.C. Railroad Right of Way Easement a distance of 1203.04 feet to the POINT OF BEGINNING; thence departing said Right of Way Easement line run South 16 degrees 05 minutes 22 seconds East, a distance of 1530.10 feet; thence run South 00 degrees 02 minutes 17 seconds West a distance of 1309.07 feet to the point of intersection with the centerline of Wewahootee Road; thence run South 89 degrees 39 minutes 56 seconds West along said centerline of Wewahootee Road a distance of 2867.66 feet to the point of intersection with the Easterly line of the aforementioned O.U.C. Railroad Right of Way as recorded in Official Records Book 3307, Page 2154 (Official Records Book 3590, Page 355); thence run North 41 degrees 09 minutes 44 seconds East along the Easterly line of said O.U.C. Railroad Right of Way a distance of 3673.80 feet to the POINT OF BEGINNING.

And

A parcel of land located in the South half of Section 6, Township 24 South, Range 32 East, Orange County, Florida, known as Wewahootee Road, 30 feet wide being 15 feet on both sides of the following described center line:

Beginning at point at the intersection of the West line of Section 6 and the center line of Wewahootee Road, said point being North 0°08'00" West 1328.89 feet from the Southwest corner of said Section 6, thence running along the center line of said road North 89°38'44" East 721.68 feet to the West line of CORRECT CRAFT as recorded in Plat Book 68, Pages 61 through 63, of the Public Records of Orange County, Florida.

Together with easement rights for the benefit of Parcel A:

Master Drainage System Easement recorded May 5, 1987 in Official Records Book 3884, Page 433, Public Records of Orange County, Florida.

PARCEL B

(CONSISTING OF NORTHWEST PARCEL, NORTHEAST PARCEL, CENTER PARCEL, SOUTHEAST PARCEL, SOUTHWEST PARCEL AND TRACT 8 PARCEL)

NORTHWEST PARCEL:

A parcel of land located in Section 25, Township 23 South, Range 31 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at Southeast corner of said Section 25; thence North 00° 02' 15" West, 315.07 feet to the Point of Beginning, said point being on the Northerly right of way line of State Road 528 (Bee Line Expressway) as shown on an Orlando - Orange County Expressway Authority Right of Way Map, Section 1.1 - 1.2, 75002 - 3501; thence the following courses and distances along said Northerly right of way line, South 78° 27' 52" West, 1320.50 feet; thence North 89° 33' 17" West, 1263.28 feet; thence South 89° 45' 47" West, 2878.58 feet to a point on the West line of said Section 25; thence leaving said Northerly right of way line, run North 00° 14' 09" East along said West line 2600.49 feet to the West 1/4 corner of said Section 25; thence continue along said West line, North 00° 16' 31" East, 2654.65 feet to the Northwest corner of said Section 25; thence leaving said West line, run North 89° 52' 15" East along the North line of said Section 25 a distance of 2656.50 feet to the North 1/4 corner of said Section 25; thence continue along said North line, North 89° 54' 29" East, 2750.01 feet to the Northeast corner of said Section 25; thence leaving said North line, run South 00° 05' 21" East along the East line of said Section 25 a distance of 2656.64 feet to the East 1/4 corner of said Section 25; thence continue along said East line, South 00° 02' 15" East, 2342.69 feet to the Point of Beginning.

LESS AND EXCEPT A, B AND C AS SET FORTH BELOW:

A) ALAFAYA TRAIL EXTENSION (Official Records Book 8893, Page 1974)

All of that part of the Northwest 1/4 and the Southwest 1/4 of Section 25, Township 23 South, Range 31 East, Orange County, Florida lying within 60.00 feet left and right of the following described centerline:

Commence at the Northwest corner of the Northwest 1/4 of Section 25, Township 23 South, Range 31 East, Orange County, Florida; thence run S. 00° 17' 00" W. along the West line of the Northwest 1/4 of said Section 25 a distance of 263.92 feet for a Point of Beginning; thence departing said West line run S. 74° 33' 39" E. for a distance of 622.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 1206.23 feet; thence run Southeasterly along the arc of said curve through a central angle of 74° 33' 39" a distance of 1569.70 feet to the point of tangency; thence run S. 00° 00' 00" E. tangent to said curve a distance of 703.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 1206.23 feet; thence run Southeasterly along the arc of said curve through a central angle of 44° 30' 10" a distance of 936.90 feet to the point of tangency; thence run S. 44° 30' 10" E. tangent to said curve a distance of 255.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 1206.23 feet; thence run Southeasterly along the arc of said curve through a central angle of 44° 14' 56" a distance of 931.56 feet to the point of tangency; thence run S. 00° 15' 14" E. a distance of 144.58 feet to the end of said centerline. The right of way lines left and right of the above described centerline are intended to extend or shorten as necessary to terminate at the West line of the Northwest 1/4 of said Section 25.

B) PARCEL 900 WATER RETENTION AREA POND NO. 1 (Official Records Book 8893, Page 1974)

That part of the Northwest 1/4 and the Northeast 1/4 of Section 25, Township 23 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 25, Township 23 South, Range 31 East, Orange County, Florida; thence run S. 00° 17' 00" W. along the West line of the Northwest 1/4 of said Section 25 a distance of 263.92 feet to a point on the centerline of the Alafaya Trail Extension (120 ft. right of way); thence departing said West line run S. 74° 33' 39" E. along said centerline a distance of 622.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 1206.23 feet; thence run Southeasterly along the arc of said curve and continue along said centerline through a central angle of 74° 33' 39" a distance of 1569.70 feet to the point of tangency; thence departing said curve and said centerline run N. 90° 00' 00" E. radial to the aforesaid curve a distance of 60.00 feet; thence run S. 00° 00' 00" W. a distance of 178.53 feet for a Point of Beginning; thence run N. 90° 00' 00" E. a distance of 400.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 1030.00 feet and a chord bearing of S. 76° 16' 28" E.; thence run Easterly along the arc of said curve through a central angle of 27° 27' 05" a distance of 493.49 feet to the end of said curve; thence departing said curve run N. 38° 54' 59" E. a distance of 135.79 feet; thence run S. 57° 21' 12" E. a distance of 215.54 feet; thence run S. 03° 24' 53" E. a distance of 102.85 feet; thence run S. 59° 38' 01" E. a distance of 228.73 feet; thence run S. 31° 42' 13" E. a distance of 272.10 feet; thence run S. 32° 54' 29" W. a distance of 40.03 feet; thence run S. 66° 21' 07" E. a distance of 143.81 feet; thence run S. 23° 38' 53" W. a distance of 40.00 feet; thence run N. 66° 21' 07" W. a distance of 150.33 feet; thence run S. 32° 54' 29" W. a distance of 85.93 feet; thence run N. 77° 29' 35" W. a distance of 361.52 feet; thence run N. 28° 33' 16" W. a distance of 498.02 feet; thence run N. 38° 54' 59" E. a distance of 67.70 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 990.00 feet and a chord bearing of N. 76° 30' 33" W.; thence run Westerly along arc of said curve through a central angle of 26° 58' 53" a distance of 466.21 feet to the point of tangency; thence run S. 90° 00' 00" W. tangent to said curve a distance of 400.15 feet; thence run N. 00° 00' 00" E. a distance of 40.00 feet to the Point of Beginning.

C) Lands conveyed to Orange County by General Warranty Deed recorded May 11, 2010 in Official Records Book 10042, Page 7271, Public Records of Orange County, Florida.

NORTHEAST PARCEL:

Tracts B, C and E, International Corporate Park, Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida; Together with an un-platted portion of Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 31; thence North 89° 50' 52" East along the North line of said Section 31 a distance of 1759.72 feet; thence leaving said North line, run South 00° 09' 08" East, 277.78 feet to the Point of Beginning, being a point on the Southerly right of way line of State Road 528 (Bee Line Expressway) as shown on an Orlando - Orange County Expressway Authority Right of Way Map, Section 1.1 - 1.2, 75002 - 3501; thence South 89° 33' 17" East along said Southerly right of way line 3191.50 feet; thence South 77° 36' 38" East along said Southerly right of way line 379.91 feet to a point on the East line of said Section 31; thence

leaving said Southerly right of way line, run South $00^{\circ} 09' 42''$ West along said East line 2180.32 feet to a point on the Northerly right of way line of Aerospace Parkway as shown on said plat of International Corporate Park, Phase One - Unit I; thence the following courses and distances along said Northerly right of way line, also being a point on a non-tangent curve concave Southerly, having a radius of 1347.24 feet, a central angle of $36^{\circ} 56' 23''$ and a chord of 853.63 feet that bears North $86^{\circ} 30' 03''$ West; thence leaving said East line, run along the arc of said curve a distance of 868.59 feet to the point of compound curvature of a curve to the left, having a radius of 1070.69 feet and a central angle of $2^{\circ} 10' 46''$; thence along the arc of said curve a distance of 40.73 feet to the point of reverse curvature of a curve to the right, having a radius of 50.00 feet and a central angle of $84^{\circ} 25' 07''$; thence along the arc of said curve a distance of 73.67 feet to the point of tangency; thence North $22^{\circ} 43' 54''$ West, 22.15 feet; thence South $67^{\circ} 16' 06''$ West, 118.00 feet; thence South $22^{\circ} 43' 54''$ East, 22.15 feet to the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of $84^{\circ} 25' 07''$; thence along the arc of said curve a distance of 73.67 feet to the point of reverse curvature of a curve to the left, having a radius of 1070.69 feet and a central angle of $6^{\circ} 14' 50''$; thence along the arc of said curve a distance of 116.74 feet to the point of reverse curvature of a curve to the right, having a radius of 3000.00 feet and a central angle of $6^{\circ} 16' 38''$; thence along the arc of said curve a distance of 328.67 feet to the point of compound curvature of a curve to the right, having a radius of 3771.72 feet and a central angle of $10^{\circ} 25' 58''$; thence along the arc of said curve a distance of 686.78 feet to the point of tangency; thence South $72^{\circ} 08' 58''$ West, 153.55 feet to the point of curvature of a curve to the right, having a radius of 759.00 feet and a central angle of $9^{\circ} 59' 11''$; thence along the arc of said curve a distance of 132.29 feet to the point of tangency; thence South $82^{\circ} 08' 09''$ West, 125.46 feet to the point of curvature of a curve to the left, having a radius of 841.00 feet and a central angle of $19^{\circ} 58' 23''$; thence along the arc of said curve a distance of 293.17 feet to the point of tangency; thence South $62^{\circ} 09' 46''$ West, 125.47 feet to the point of curvature of a curve to the right, having a radius of 759.00 feet and a central angle of $9^{\circ} 59' 11''$; thence along the arc of said curve a distance of 132.29 feet to the point of tangency; thence South $72^{\circ} 08' 58''$ West, 263.87 feet to the point of curvature of a curve to the right, having a radius of 3771.72 feet and a central angle of $13^{\circ} 02' 44''$; thence along the arc of said curve a distance of 858.77 feet to a point on the East boundary line of International Corporate Park Parcel 10, as recorded in Plat Book 67, Pages 56 through 58, of the Public Records of Orange County, Florida; thence leaving said curve and Northerly right of way line, run the following courses and distances along said East boundary line, North $21^{\circ} 32' 39''$ East, 1243.02 feet; thence North $02^{\circ} 04' 41''$ East, 1563.62 feet; thence North $50^{\circ} 48' 16''$ East, 212.12 feet; thence North $29^{\circ} 05' 08''$ West, 267.49 feet; thence North $01^{\circ} 45' 25''$ West, 282.79 feet to the Point of Beginning.

LESS AND EXCEPT A AND B AS SET FORTH BELOW:

A) LOT 17B (Official Records Book 8863, Page 3058) A parcel of land located in Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the Southeast corner of Tract B, per the plat of International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida, said point also being a point on the Northerly right of way line of Aerospace Parkway per said plat; thence North $29^{\circ} 27' 50''$ West along the Easterly line of said Tract B a distance of 71.13 feet; thence leaving said Easterly line, run North $46^{\circ} 52' 12''$ East, 94.06 feet; thence North $03^{\circ} 15'$

47" West, 95.34 feet; thence North 29° 18' 31" West, 96.26 feet; thence North 03° 27' 06" East, 14.24 feet; thence North 60° 09' 14" East, 387.28 feet; thence South 29° 44' 05" East, 35.23 feet; thence South 82° 38' 26" East, 93.95 feet; thence North 85° 31' 12" East, 60.47 feet; thence South 89° 21' 05" East, 271.59 feet; thence North 76° 59' 12" East, 36.24 feet; thence South 40° 50' 55" East, 30.90 feet; thence South 62° 10' 43" East, 48.20 feet; thence South 68° 26' 08" East, 43.11 feet; thence South 48° 44' 34" East, 62.59 feet; thence South 60° 51' 00" East, 59.07 feet to a point on said Northerly right of way line of Aerospace Parkway; thence the following courses and distances along said Northerly right of way line of Aerospace Parkway, said point also being a point on a non-tangent curve concave Southeasterly, having a radius of 841.00 feet, a central angle of 19° 58' 23" and a chord of 291.69 feet that bears South 72° 08' 58" West; thence along the arc of said curve a distance of 293.17 feet to the point of tangency; thence South 62° 09' 46" West, 125.47 feet to the point of curvature of a curve to the right, having a radius of 759.00 feet and a central angle of 9° 59' 11"; thence along the arc of said curve a distance of 132.29 feet to the point of tangency; thence South 72° 08' 58" West, 263.87 feet to the point of curvature of a curve to the right, having a radius of 3771.72 feet and a central angle of 3° 43' 34"; thence along the arc of said curve a distance of 245.29 feet to the Point of Beginning.

B) Tract C, International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida.

CENTER PARCEL:

A parcel of land located in the Southwest quarter of Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the Southwest corner of said Section 31; thence North 89° 57' 33" East along the South line of the Southwest 1/4 of said Section 31, a distance of 400.00 feet to the Point of Beginning, said point being on the East right of way line of a 400.00' Orlando Utilities Commission railroad right of way, as recorded in Official Records Book 3435, Page 2304 of the Public Records of Orange County, Florida; thence North 00° 04' 18" West, along said East right of way 1827.01 feet to the Southerly right of way line of Aerospace Parkway, per the plat of International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida; thence leaving said East right of way line, run the following courses and distances along said Southerly right of way line, North 89° 57' 30" East, 501.51 feet to the point of curvature of a curve to the left, having a radius of 3867.72 feet and a central angle of 17° 48' 33"; thence along the arc of said curve a distance of 1202.20 feet to the point of tangency; thence North 72° 08' 58" East, 149.25 feet to the Westerly boundary line of Lot 1, per said International Corporate Park Phase One - Unit I; thence leaving said Southerly right of way line, run the following courses and distances along said Westerly boundary line, South 23° 53' 08" West, 1160.22 feet; thence South 00° 08' 58" East, 997.50 feet to said South line of the Southwest 1/4 of Section 31; thence leaving said Westerly boundary line, run South 89° 57' 33" West along said South line, 1356.91 feet to the Point of Beginning.

LESS AND EXCEPT:

LOT 11 (Official Records Book 8863, Page 3384)

A parcel of land located in Section 31, Township 23 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the intersection of the Southerly right of way line of Aerospace Parkway according to the Plat of International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida and the East right of way line of a 400.00 foot wide Orlando Utilities Commission railroad right of way per Official Records Book 3435, Page 2304 of the Public Records of Orange County, Florida; thence run North 89° 57' 30" East, along said Southerly right of way line 501.63 feet to the point of curvature of a curve to the left, having a radius of 3867.72 feet and a central angle of 0° 29' 04"; thence along the arc of said curve and Southerly right of way line a distance of 32.70 feet; thence leaving said curve and Southerly right of way line, run the following courses and distances along the Wetland line as Flagged by Glatting Jackson Kercher Anglin Lopez Rinehard, Inc. and field location by Vanasse Hangen Brustlin, Inc., South 31° 02' 45" West, 41.15 feet; thence South 45° 31' 39" West, 38.41 feet; thence South 24° 39' 04" West, 26.59 feet; thence South 85° 33' 10" West, 60.83 feet; thence South 20° 19' 12" West, 38.84 feet; thence South 82° 00' 51" West, 41.68 feet; thence South 20° 38' 33" East, 49.51 feet; thence South 20° 29' 01" East, 34.88 feet; thence South 32° 23' 04" East, 36.10 feet; thence South 64° 36' 19" West, 55.63 feet; thence North 77° 20' 10" West, 37.93 feet; thence South 48° 51' 17" West, 69.83 feet; thence South 46° 54' 16" West, 37.00 feet; thence North 45° 21' 47" West, 65.33 feet; thence South 48° 06' 38" West, 20.87 feet; thence North 84° 09' 20" West, 22.19 feet; thence South 64° 15' 23" West, 26.32 feet; thence North 08° 00' 36" East, 41.67 feet; thence South 34° 05' 24" East, 21.88 feet; thence North 71° 04' 51" East, 25.11 feet; thence North 00° 40' 18" East, 34.32 feet; thence North 87° 06' 41" West, 31.97 feet; thence South 55° 25' 44" West, 28.10 feet; thence South 66° 42' 19" West, 47.39 feet; thence South 74° 06' 57" West, 79.87 feet to a point on the aforesaid East right of way line of a 400.00 foot wide Orlando Utilities Commission railroad right of way; thence leaving said Wetland line, run North 00° 03' 46" West, along said East right of way line 295.53 feet to the Point of Beginning.

SOUTHEAST PARCEL:

A parcel of land located in Section 6, Township 24 South, Range 32 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the Northeast corner of said Section 6; thence South 00° 32' 57" East along the East line of said Section 6, a distance of 2654.81 feet to the East 1/4 corner of said Section 6; thence continue along said East line, South 00° 35' 47" East, 1311.44 feet to the centerline of Wewahootee Road; thence leaving said East line, run South 89° 39' 56" West, along said centerline of Wewahootee Road, 3324.79 feet to the East Boundary line of Correct Craft, Inc. as recorded in the Special Warranty Deed, Official Records Book 6091, Page 2523 of the Public Records of Orange County, Florida, and the East line of LOT 1, CORRECT CRAFT, as recorded in Plat Book 68, Pages 61 through 63, of said Public Records; thence leaving said centerline of Wewahootee Road, run North 00° 02' 17" East along said East boundary line and East line of said LOT 1, 3975.92 feet to the North line of said Section 6, thence leaving said East Boundary line, run North 89° 57' 33" East along said North line 636.81 feet to the North 1/4 corner of said Section 6; thence continue along the North line of said Section 6, North 89° 48' 12" East, 2646.20 feet to the Point of Beginning.

SOUTHWEST PARCEL:

Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Tract F, Tract G, Tract H, Tract I and Tract J International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida, together with additional land located in Section 1, Township 24 South, Range 31 East and Section 36, Township 23 South, Range 31 East Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the Northeast corner of said Section 36, said point also being on the West right of way line of a 400.00 feet Orlando Utilities Commission Railroad right of way, as recorded in the Official Records Book 3435, Page 2304, of the Public Records of Orange County, Florida; thence the following courses and distances along said West right of way line and the East line of said Section 36, run South $00^{\circ} 07' 13''$ East, 533.10 feet to the Point of Beginning; also being a point on the Southerly right of way line of State Road 528 (Bee Line Expressway) as shown on an Orlando - Orange County Expressway Authority Right of Way Map, Section 1.1 - 1.2, 75002 - 3501; thence continue along said West right of way line and East line, South $00^{\circ} 07' 13''$ East, 2123.46 feet to the East 1/4 corner of said Section 36; thence continue along said West right of way line and East line, South $00^{\circ} 04' 18''$ East, 2922.70 feet to the Southeast corner of said Section 36; thence leaving said East line of Section 36 and the West right of way line, run the following courses and distances along the East line of said Section 1 and the West right of way line of a 300.00 feet Orlando Utilities Commission Railroad right of way, as recorded in the Official Records Book 3590, Page 355, of the Public Records of Orange County, Florida, South $00^{\circ} 02' 07''$ West, 343.69 feet to the point of curvature of a curve to the right, having a radius of 1990.00 feet and a central angle of $41^{\circ} 06' 13''$; thence leaving said East line of Section 1, run along the arc of said curve and West right of way line a distance of 1427.61 feet to the point of tangency; thence South $41^{\circ} 13' 36''$ West, 3123.90 feet to the centerline of Wewahootee Road, as recorded in the Official Records Book 5761, Pages 3567-3602, of the Public Records of Orange County, Florida; thence leaving said West right of way line, run the following courses and distances along said centerline, South $89^{\circ} 39' 56''$ West, 21.10 feet to the point of curvature of a curve to the left, having a radius of 400.00 feet and a central angle of $44^{\circ} 01' 33''$; thence along the arc of said curve a distance of 307.36 feet to the point of tangency; thence South $45^{\circ} 38' 23''$ West, 1557.46 feet to the point of curvature of a curve to the right, having a radius of 400.00 feet, a central angle of $38^{\circ} 11' 16''$; thence along the arc of said curve a distance of 266.60 feet to a point on the South line of said Section 1; thence leaving said centerline of Wewahootee Road, run North $89^{\circ} 50' 55''$ West along said South line 1199.62 feet to the Southwest corner of said Section 1; thence leaving said South line, run North $01^{\circ} 53' 15''$ West along the West line of said Section 1 a distance of 2660.90 feet to the West 1/4 corner of said Section 1; thence continue along said West line, North $00^{\circ} 46' 04''$ East, 2646.14 feet to the Northwest corner of said Section 1; thence North $88^{\circ} 06' 44''$ West along the South line of said Section 36 a distance of 10.78 feet to the Southwest corner of said Section 36; thence North $00^{\circ} 09' 05''$ East along the West line of said Section 36 a distance of 2923.13 feet to the West 1/4 corner of said Section 36; thence continue along said West line, North $00^{\circ} 10' 56''$ East, 2412.09 feet to said Southerly right of way line of State Road 528 (Bee Line Expressway); thence leaving said West line of Section 36, run the following courses and distances along said Southerly right of way, North $89^{\circ} 45' 47''$ East, 2879.03 feet; thence South $89^{\circ} 33' 17''$ East, 1261.51 feet; thence South $77^{\circ} 38' 56''$ East, 1328.23 feet to the Point of Beginning.

LESS AND EXCEPT A, B, C, D, AND E AS SET FORTH BELOW:

A) Limited Access Right of Way (Official Records Book 4282, Page 3520)

Commence at the Southeast corner of the Northeast 1/4 of Section 36, Township 23 South, Range 31 East, Orange County, Florida; thence N00°07'13"W along the East line of said Northeast 1/4, 1047.59 feet to the POINT OF BEGINNING, said point of beginning of a line of limited access and a point on a curve concave Northerly and having a radius of 482.42 feet; thence departing said East line on a chord bearing of N69°04'46"W run Northwesterly along the arc of said curve, through a central angle of 16°47'58", 141.45 feet; thence S79°13'57"W, 27.35 feet to the end of the line of limited access; thence continue S79°13'57"W, 50.29 feet to a point on the Southeasterly right-of-way line of I.C.P. Boulevard, also being a point on a curve concave Northerly and having a radius of 811.94 feet; thence on a chord bearing of N29°19'13"E run Northeasterly along the arc of said curve through a central angle of 14°08'57", 200.51 feet to the beginning of a line of limited access; thence S20°35'32"E, 77.64 to a point on a curve concave Northerly and having a radius of 382.42 feet; thence on a chord bearing of S67°23'14"E run Southeasterly along the arc of said curve, through a central angle of 13°24'54", 89.54 feet to a point on the aforesaid East line of the NE 1/4 of Section 36 and the end of the line of limited access; thence S00°07'13"E, along said East line, 103.17 feet to the POINT OF BEGINNING.

B) Pump Station (Official Records Book 5543, Page 2698)

A portion of the NE 1/4 of Section 36, Township 23 South, Range 31 East, Orange County, Florida, being a portion of the land described in a Special Warranty Deed recorded February 5, 1988 in Official Records Book 3955, Pages 3115 through 3131, of the Public Records of Orange County, Florida;

Being more particularly described as follows: BEGIN at the Southeast corner of Tract "J", INTERNATIONAL CORPORATE PARK, PHASE ONE-UNIT I, according to the plat thereof recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida, thence run S00°07'13"E along the East line of the Northeast quarter of said Section 36, (said East line also being the West line of a 400' wide Orlando Utilities Commission railroad right-of-way per Official Records Book 3435, Page 2304, Public Records of Orange County, Florida), for a distance of 105.12 feet; thence, leaving said East line of said Northeast quarter and said West O.U.C. (Orlando Utilities Commission) right-of-way line, run S89°52'47"W, (non-radial), a distance of 131.63 feet to a point on a curve concave Northwesterly having a radius of 811.94 feet, said point also being on the Easterly right-of-way line of I.C.P. Boulevard, as shown on aforesaid Plat Book 23, Pages 38 through 41; thence run Northeasterly along the arc of said curve and along said Easterly right-of-way line for a distance of 94.04 feet through a central angle of 06°38'11", said curve having a chord length of 93.99 feet bearing N22°43'15"E, to the Southwest corner of aforesaid Tract "J", of said Plat Book 23, Pages 38 through 41; thence, leaving aforesaid curve and aforesaid Easterly right-of-way line of I.C.P. Boulevard, run along the South boundary of said Tract "J" for the following four (4) courses: run S70°35'50"E (radial), 19.81 feet; thence N89°52'47"E, 56.48 feet; thence N00°07'13"W, 25.12 feet; thence run N89°52'47"E, 20.00 feet to the
POINT OF BEGINNING.

C) Retention/Detention Pond Area (Official Records Book 4282, Page 3520)

Commence at the Southeast corner of the Northeast 1/4 of Section 36, Township 23 South, Range 31 East, Orange County, Florida; thence N00°07'13"W along the East line of said Northeast 1/4, 677.59 feet to the POINT OF BEGINNING; Continue N00°07'13"W, 370.00 feet to a point on the

Southerly right-of-way line of the Bee Line Expressway (S.R. 528) access road and being a point on a curve concave Northerly and having a radius of 482.42 feet; thence departing said East line on a chord bearing of N69°04'46"W run Northwesterly along the arc of said curve, through a central angle of 16°47'58", 141.45 feet; thence S79°13'57"W, 27.35 feet to a line of limited access and a point on a curve concave Northwesterly having a radius of 846.94 feet; thence on a chord bearing of S41°15'40"W run Southwesterly along the arc of said curve through a central angle of 14°43'36", 217.69 feet to the end of said line of limited access; thence S38°45'10"E, 323.44 feet; thence N89°52'47"E, 100.00 feet to the POINT OF BEGINNING.

D) That part of Aerospace Parkway and International Corporate Park Boulevard per said plat of International Corporate Park Phase One - Unit I, a public right of way lying in Section 36.

E) Tract J, International Corporate Park Phase One - Unit I, as recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida.

TRACT 8 PARCEL:

TRACT 8, INTERNATIONAL CORPORATE PARK - PARCEL 10, as recorded in Plat Book 67, Pages 56 through 58, of the Public Records of Orange County, Florida.

TOGETHER WITH EASEMENT RIGHTS 1 THROUGH 13 FOR THE BENEFIT OF PARCEL B:

1. Reservations and Easements set forth in Warranty Deed recorded October 6, 1983 in Official Records Book 3427, Page 1809; and First Amendment recorded September 18, 1992 in Book 4462, Page 4935, Public Records of Orange County, Florida (Offsite);

2. Master Drainage System Easement recorded May 5, 1987 in Official Records Book 3884, Page 433, Public Records of Orange County, Florida;

3. Right of Way Agreement recorded June 24, 1987 in Official Records Book 3897, Page 4993; and as amended by First Amendment to Right of Way Agreement recorded August 20, 1991 in Official Records Book 4317, Page 4727, Public Records of Orange County, Florida;

4. Underground Utility and Drainage Easement recorded October 19, 1987 in Official Records Book 3929, Page 1912, Public Records of Orange County, Florida;

5. Underground Utility Easement recorded October 19, 1987 in Official Records Book 3929, Page 1923, Public Records of Orange County, Florida;

6. Easement recorded October 26, 1987 in Official Records Book 3931, Page 179, Public Records of Orange County, Florida (Offsite);

7. Department of Corrections Temporary Construction Easement recorded October 26, 1987 in Official Records Book 3931, Page 186, Public Records of Orange County, Florida (Offsite);

8. Right of Way Agreement recorded December 30, 1987 in Official Records Book 3946, Page 3172, Public Records of Orange County, Florida;
9. Temporary Construction Easement Agreement recorded December 30, 1987 in Official Records Book 3946, Page 3186, Public Records of Orange County, Florida;
10. Easement Agreement recorded May 28, 1999 in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida;
11. Rights and easements set forth in Special Warranty Deed recorded September 20, 2000 in Official Records Book 6091, Page 2513, Public Records of Orange County, Florida;
12. Rights and easements set forth in Special Warranty Deed recorded September 20, 2000 in Official Records Book 6091, Page 2523, Public Records of Orange County, Florida; and
13. Easement Agreement recorded July 19, 2001 in Official Records Book 6305, Page 5872, Public Records of Orange County, Florida.

PARCEL C:

A TRACT OF LAND, BEING A PORTION OF LOT 1, INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 38 THROUGH 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°48'23" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1145.89 FEET; THENCE RUN NORTH 00°11'48" WEST, 639.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 21°11'40", AN ARC LENGTH OF 425.40 FEET, A CHORD LENGTH OF 422.98 FEET AND A CHORD BEARING OF NORTH 10°47'38" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 21°23'28" WEST, 24.06 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 68°36'32" WEST, 30.00 FEET; THENCE RUN SOUTH 29°50'29" WEST, 32.92 FEET; THENCE RUN SOUTH 89°50'29" WEST, 1015.88 FEET; THENCE RUN NORTH 01°52'18" EAST, 425.48 FEET; THENCE RUN NORTH 88°07'35" WEST, 232.71 FEET; THENCE RUN SOUTH 00°22'18" EAST, 64.23 FEET; THENCE RUN SOUTH 16°02'55" WEST, 153.31 FEET; THENCE RUN SOUTH 60°51'00" WEST, 93.12 FEET; THENCE RUN SOUTH 63°16'37" WEST, 107.36 FEET; THENCE RUN SOUTH 89°00'01" WEST, 143.24 FEET; THENCE RUN NORTH 66°41'16" WEST, 65.77 FEET; THENCE RUN SOUTH 85°59'18" WEST, 107.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 38.75 FEET, A CENTRAL ANGLE OF 60°29'27", AN ARC LENGTH OF 40.91 FEET, A CHORD LENGTH OF 39.04 FEET, AND A CHORD BEARING OF SOUTH 55°44'35" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 25°29'51" WEST, 137.40 FEET; THENCE RUN SOUTH

89°50'29" WEST, 399.17 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 1; THENCE RUN NORTH 23°53'33" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1115.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE TRIANGLE PARKWAY; THENCE RUN NORTH 72°08'58" EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1070.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG SAID CURVE, HAVING A RADIUS OF 3867.72 FEET, A CENTRAL ANGLE OF 04°23'50", AN ARC LENGTH OF 296.84 FEET, A CHORD LENGTH OF 296.77 FEET, AND A CHORD BEARING OF NORTH 69°57'03" EAST; THENCE, NON-RADIAL TO SAID CURVE, RUN SOUTH 21°23'28" EAST, 1508.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION CONVEYED TO ORANGE COUNTY IN WARRANTY DEED RECORDED MARCH 6, 2009 IN OFFICIAL RECORDS BOOK 9839, PAGE 626, PUBLIC RECORD OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH EASEMENT RIGHTS GRANTED IN:

1) MASTER STORMWATER DRAINAGE AGREEMENT RECORDED MAY 5, 1987 IN OFFICIAL RECORDS BOOK 3884, PAGE 440, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;

2) BORROW PIT EASEMENT RECORDED MAY 5, 1987 IN OFFICIAL RECORDS BOOK 3884, PAGE 442; AS AFFECTED BY SECTION 9 OF THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 14, 2006 IN OFFICIAL RECORDS BOOK 8860, PAGE 3134, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;

3) DECLARATION OF CROSS EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 14, 2006 IN OFFICIAL RECORDS BOOK 8860, PAGE 3101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND

4) CROSS EASEMENT AGREEMENT RECORDED MARCH 19, 2008 IN OFFICIAL RECORDS BOOK 9632, PAGE 3846, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND:

That part of Section 1, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 1; thence N00°08'02"W along the East line of the Southeast 1/4 of said Section 1 for a distance of 1218.30 feet to the POINT OF BEGINNING; thence S89°32'00"W, 2246.81 feet to the Southeasterly right-of-way line of a 300 foot wide Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3471, Page 617, of the Public Records of Orange County, Florida; thence N41°08'54"E along said Southeasterly right-of-way line 147.13 feet to the centerline of Wewahootee Road, as recorded in

Official Records Book 5761, Page 3567, of said Public Records; thence N89°32'00"E along said centerline 2149.73 feet to the aforesaid East line of the Southeast 1/4; thence S00°08'02"E along said East line 110.00 feet to the POINT OF BEGINNING.

AND:

A parcel of land within the Southeast 1/4 of Section 1, Township 24 South, Range 31 East, Orange County, Florida, lying South of the centerline of Wewahootee Road, and lying Northwesterly of the Northwest right-of-way line of a 300 foot wide Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3471, Page 617, of said Public Records, more particularly described as follows:

Commence at the South 1/4 corner of said Section 1; thence N00°16'08"W along the West line of the Southeast 1/4 of said Section 1 for a distance of 1056.39 feet to said Northwest right-of-way line of a 300 foot wide Orlando Utilities Commission Railroad right-of-way and the POINT OF BEGINNING; thence continue N00°16'08"W along said West line 204.81 feet to the centerline of said Wewahootee Road and a point on a non-tangent curve concave Southeasterly having a radius of 400.00 feet and a chord bearing of N74°23'53"E; thence Northeasterly along said centerline and the arc of said curve through a central angle of 30°43'36" for a distance of 214.51 feet to the point of tangency; thence N89°45'41"E along said centerline 25.70 feet to said Northwesterly right-of-way line; thence S41°08'54"W along said Northwesterly right-of-way line 347.84 feet to the POINT OF BEGINNING.

AND:

That part of Sections 32, 33 and 34, Township 23 South, Range 32 East; all of Sections 5, 7 and 8, Township 24 South, Range 32 East; that part of Sections 4, 6, 9 and 18, Township 24 South, Range 32 East, all lying in Orange County, Florida, more particularly described as follows:

Commence at the Southwest corner of said Section 5; thence run N00°34'58"W, along the West line of the Southwest 1/4 of said Section 5 for a distance of 1333.50 feet to the POINT OF BEGINNING; thence continue N00°34'58"W along said West line, 1311.44 feet to the West 1/4 corner of said Section 5; thence N00°33'01"W along the West line of the Northwest 1/4 of said Section 5 for a distance of 2655.00 feet to the Northwest corner of said Section 5; thence N00°00'52"W along the West line of the Southwest 1/4 of said Section 32 for a distance of 2928.81 feet to the West 1/4 corner of said Section 32; thence N00°09'33"E along the West line of the Northwest 1/4 of said Section 32 for a distance of 2199.52 feet to the South right-of-way line of the Martin Anderson Beachline Expressway (SR 528) as recorded in Official Records Book 1533, Page 371, of the Public Record of Orange County, Florida; thence run the following seven (7) courses along said South right-of-way line: S77°35'21"E, 948.51 feet; thence N00°28'04"E, 61.26 feet; thence N78°29'36"E, 1328.78 feet; thence S89°34'41"E, 8325.62 feet; thence N89°16'47"E, 1078.27 feet; thence S00°49'55"E, 299.60 feet; thence N89°22'29"E, 180.67 feet to the centerline of the Econlockhatchee River and Reference Point A; thence Southerly along said centerline 18,672 feet more or less to a point which bears S15°55'50"W, 16,115.43 feet from said Reference Point A, said point being on the South line of the Southwest 1/4 of said Section 9; thence S89°53'19"W along said South line 2068.95 feet to the Southwest corner of said Section 9; thence

S89°46'01"W along the South line of the Southeast 1/4 of said Section 8 for a distance of 2643.34 feet to the South 1/4 corner of said Section 8; thence S89°45'58"W along the South line of the Southwest 1/4 of said Section 8 for a distance of, 2657.52 feet to the Northeast corner of said Section 18; thence S00°04'46"W along the East line of the Northeast 1/4 of said Section 18 for a distance of 2373.19 feet to the centerline of the Disston Canal; thence run the following five (5) courses along said centerline: thence S24°55'59"W, 1234.87 feet to the point of curvature of a curve concave Northwesterly having a radius of 140.00 feet and a chord bearing of S51°12'01"W; thence Southwesterly along the arc of said curve through a central angle of 52°32'03" for a distance of 128.37 feet to the point of tangency; thence S77°28'02"W, 3885.21 feet; thence S77°56'38"W, 914.16 feet; thence S58°14'24"W, 16.45 feet to the West line of the Southwest 1/4 of said Section 18; thence N00°00'08"W along said West line, 1938.09 feet to the West 1/4 corner of said Section 18; thence N00°07'29"W along the West line of the Northwest 1/4 of said Section 18 for a distance of, 498.15 feet to the Southwest corner of lands described in Official Records Book 4268, Page 1042, of said Public Records (City of Cocoa, Florida - Well Site Number 21); thence run the following three (3) courses along the South, East and North lines of said lands: N89°52'31"E, 450.00 feet; thence N00°07'29"W, 450.00 feet; thence S89°52'31"W, 450.00 feet to the West line of the Northwest 1/4 of said Section 18; thence N00°07'29"W along said West line, 1300.01 feet to the Southwest corner of said lands described in Official Records Book 4268, Page 1042, of said Public Records (City of Cocoa, Florida - Well Site Number 20); thence run the following three (3) courses along the South, East and North lines of said lands: N89°52'32"E, 450.00 feet; thence N00°07'28"W, 450.00 feet; thence S89°49'58"W, 449.95 feet to the West line of the Southwest 1/4 of said Section 7; thence N00°03'11"W, along said West line 2612.89 feet to the West 1/4 corner of said Section 7; thence N00°05'32"W along the West line of the Northwest 1/4 of said Section 7 for a distance of, 2655.69 feet to the Northwest corner of said Section 7; thence N00°08'02"W along the West line of the Southwest 1/4 of said Section 6 for a distance of 1328.30 feet to the centerline of the Wewahootee Grade; thence N89°32'00"E along said centerline, 721.40 feet; thence N89°44'57"E along said centerline, 1299.99 feet; thence N89°39'59"E, along said centerline 3324.43 feet to the POINT OF BEGINNING;

Less and Except the following five City of Cocoa, Florida - Well Sites as described in Official Records Book 1012, Page 220, of the Public Records of Orange County, Florida:

Well Site "K"

Commencing at the Southwest corner of Section 5, Township 24 South, Range 32 East, Orange County, Florida; thence Northerly along the West line of said Section 5, a distance of 1337.28 feet (N00°34'58"W, 1333.50 feet measured) to an intersection with the centerline of Wewahootee Grade; thence Easterly along the said centerline a distance of 3832 feet (N89°34'02"E, 1449.20 feet and N89°36'27"E, 2382.74 feet measured) to the POINT OF BEGINNING; thence continuing along said centerline a distance of 208.71 feet (N89°36'27"E, 208.71 feet measured); thence Southerly at a right angle to said centerline a distance of 308.71 feet (S00°23'33"E, 308.71 feet measured); thence Westerly parallel to said centerline a distance of 208.71 feet (S89°36'27"W, 208.71 feet measured); thence Northerly at a right angle to said centerline a distance of 308.71 feet (N00°23'33"W, 308.71 feet measured) to the POINT OF BEGINNING. Subject to a right-of-way over the Northerly 100 feet for road purposes.

Well Site "L"

Commencing at the Southwest corner of Section 5, Township 24 South, Range 32 East, Orange County, Florida; thence Northerly along the West line of Section 5, a distance of 1337.28 feet (N00°34'58"W, 1333.50 feet measured) to an intersection with the centerline of Wewahootee Grade; thence Easterly along the said centerline a distance of 1450 feet (N89°34'02"E, 1449.20 feet measured) to the POINT OF BEGINNING; thence continuing along said centerline a distance of 208.71 feet (N89°36'27"E, 208.71 feet measured); thence Southerly at a right angle to said centerline a distance of 308.71 feet (S00°23'33"E, 308.71 feet measured); thence Westerly parallel to said centerline a distance of 208.71 feet (S89°36'27"W, 208.71 feet measured); thence Northerly at a right angle to said centerline a distance of 308.71 feet (N00°23'33"W, 308.71 feet measured) to the POINT OF BEGINNING. Subject to a right-of-way over the Northerly 100 feet for road purposes.

Well Site "M"

Commencing at the Southeast corner of Section 6, Township 24 South, Range 32 East, Orange County, Florida; thence Northerly along the East line of Section 6, 1337.28 feet (N00°34'58"W, 1333.50 feet measured) to an intersection with the centerline of Wewahootee Grade; thence Westerly along the said centerline a distance of 1180 feet (S89°39'59"W, 1179.67 feet measured) to the POINT OF BEGINNING; thence Southerly at a right angle to the Wewahootee Grade centerline a distance of 247.56 feet (S00°21'33"E, 244.31 feet measured); thence Westerly parallel to the said centerline a distance of 147.56 feet (S89°38'27"W, 147.56 feet measured); thence Northerly and at a right angle to said centerline a distance of 247.56 feet (N00°21'33"W, 244.37 feet measured) to the centerline of said grade; thence Easterly along the said centerline a distance of 147.56 feet (N89°39'59"E, 147.56 feet measured) to the POINT OF BEGINNING. Subject to a right-of-way over the Northerly 100 feet for road purposes.

Well Site "N"

Commencing at the Southeast corner of Section 6, Township 24 South, Range 32 East, Orange County, Florida; thence Northerly along the East line of Section 6 a distance of 1337.28 feet (N00°34'58"W, 1333.50 feet measured) to an intersection with the centerline of Wewahootee Grade; thence Westerly along the said centerline a distance of 3180 feet (S89°39'59"W, 3179.05 feet measured) to the POINT OF BEGINNING; thence Southerly at a right angle to the Wewahootee Grade centerline a distance of 247.56 feet (S00°21'33"E, 245.19 feet measured); thence Westerly parallel to the said centerline a distance of 147.56 feet (S89°38'27"W, 147.56 feet measured); thence Northerly and at a right angle to said centerline a distance of 247.56 feet (N00°21'33"W, 245.26 feet measured) to the centerline of said Grade; thence Easterly along the said centerline a distance of 147.56 feet (N89°44'57"E, 2.19 feet measured and N89°39'59"E, 145.37 feet measured) to the POINT OF BEGINNING. Subject to a right-of-way over the Northerly 100 feet for road purposes.

Well Site "O"

Commencing at the Southwest corner of Section 6, Township 24 South, Range 32 East, Orange County, Florida; thence Northerly along the West line of Section 6 a distance of 1326.04 feet (N00°08'02"W, 1328.30 feet measured) to an intersection with the centerline of Wewahootee Grade and the POINT OF BEGINNING; thence Easterly along said centerline a distance of 147.56

feet (N89°32'00"E, 147.56 feet measured); thence Southerly parallel to the West line of said Section 6, a distance of 247.56 feet (S00°08'02"E, 246.64 feet measured); thence Westerly parallel to the centerline of Wewahootee Grade a distance of 147.56 feet (S89°38'27"W, 147.56 feet measured) to the West line of said Section 6; thence Northerly along said West line a distance of 247.56 feet (N00°08'02"W, 246.36 feet measured) to the POINT OF BEGINNING.

Less and Except the following City of Cocoa, Florida - Well Site described in Order of Taking recorded in Official Records Book 4268, Page 1042, of the Public Records of Orange County, Florida:

Well Site #22:

Commence at the Northwest corner of Section 18, Township 24 South, Range 32 East, Orange County, Florida, and run S00°31'23"W, along the West line of said Section 18, a distance of 2160.40 feet (S00°07'29"E, 2160.40 feet measured); thence run S89°28'37"E a distance of 1135.60 feet (N89°52'31"E, 1136.01 feet measured); thence run S29°49'23"E a distance of 967.57 feet (S30°28'15"E, 967.23 feet measured) to the POINT OF BEGINNING; thence run S00°37'10"W a distance of 331.58 feet (S00°01'42"E, 331.58 feet measured); thence run S89°22'50"E a distance of 450.00 feet (N89°58'18"E, 450.00 feet measured); thence run N00°37'10"E a distance of 450.00 feet (N00°01'42"W, 450.00 feet measured); thence run N89°22'50"W a distance of 450.00 feet (S89°58'18"W, 450.00 feet measured); thence run S00°37'10"W a distance of 118.42 feet (S00°01'42"E, 118.42 feet measured) to the POINT OF BEGINNING.

Less and Except all of the above described parcel of land lying Easterly of the following described line:

Commence at the Southwest corner of the Southeast 1/4 of Section 8, Township 24 South, Range 32 East; thence N89°46'01"E, along the South line of said Southeast 1/4 a distance of 175.57 feet to the POINT OF BEGINNING; thence departing said South line run N09°15'45"W, a distance of 6739.67 feet; thence N42°56'37"E, 1411.00 feet; thence N28°40'16"W, 1796.62 feet; thence N19°50'33"E, 1955.48 feet; thence N01°28'36"E, 1129.65 feet; thence N33°23'35"E, 923.57 feet; thence N79°28'20"E, 1623.18 feet; thence N29°46'06"E, 1397.71 feet; thence N48°04'07"E, 1962.60 feet to the South right-of-way line of the Martin Anderson Beachline Expressway (SR 528) as recorded in Official Records Book 1533, Page 371, of the Public Records of Orange County, Florida and the POINT OF TERMINATION.

Together containing 4,787.157 acres more or less, and being subject to any rights-of-way, restrictions and easements of record.