

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

Sara Solomon, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
a portion of 08-24-27-7526-02-002

Project: Waterleigh Commercial Construction
(B25901430) #103202

THIS IS A DONATION

UTILITY EASEMENT

THIS INDENTURE, made as of the date signed below, between Four Ways Capital Group, LLC, a Florida limited liability company, whose address is 103 Commerce Street, Suite 160, Lake Mary, Florida 32746, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

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GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

Project: Waterleigh Commercial Construction (B25901430) #103202

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

[Signature]
Signature
Ameyl Robinson
Print Name

Mailing Address:
1073 Wā Lomo Pl

City: Lake Mary State: FL

Zip Code: 32746

Four Ways Capital Group, LLC,
a Florida limited liability company

By: [Signature]
Signature
Sadique Jaffer
Print Name

Managing Member
Title

WITNESS #2

[Signature]
Signature
Amelia Ren Maynor
Print Name

Mailing Address: 316 N BLUE LAKE AVE

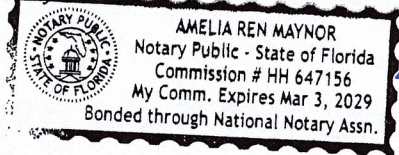
City: DELAND State: FL

Zip Code: 32724

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26 day of Feb, 2026, by Sadique Jaffer, as Managing Member, of Four Ways Capital Group, LLC, a Florida limited liability company, on behalf of the company. The individual is personally known to me or has produced _____ as identification.

(Notary Stamp)



[Signature]
Notary Signature
Amelia Ren Maynor
Print Notary Name
Notary Public of: state of FLORIDA
My Commission Expires: Mar 3, 2029

Project: Waterleigh Commercial Construction (B25901430) #103202

MORTGAGEE'S JOINDER AND CONSENT TO UTILITY EASEMENT

The undersigned hereby certifies that it is the holder of the following security instrument as listed below:

Title of Security Instrument	Date of Recording	Recording Reference
Mortgage, Security Agreement, Financing Statement and Assignment of Rents	October 11, 2023	20230590308
Assignment of Rents, Leases, Profits and Contracts	October 11, 2023	20230590309
UCC Financing Statement	October 11, 2023	20230590310

and recorded in the Public Records of Orange County, Florida (collectively the “**Security Instrument**”), and that the undersigned hereby joins in and consents to the execution and recording of the foregoing utility easement, and agrees that the Security Instrument, as it has been, and as it may be, modified, amended, and/or assigned from time to time, shall be subordinated to the utility easement, as said utility easement may be modified, amended, and/or assigned from time to time.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{Signature on following page}

Project: Waterleigh Commercial Construction (B25901430) #103202

IN WITNESS WHEREOF, the undersigned has duly executed this Mortgagee's Joinder and Consent to Utility Easement as of the date of the signature set forth below.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

MORTGAGEE

WITNESS #1
Jacque Wing
Signature
Jacque Wing
Print Name

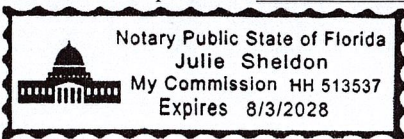
Mailing Address: 2338 Citadel Way
City: Melbourne State: FL
Zip Code: 32940

WITNESS #2
Angela Torello
Signature
Angela Torello
Print Name

Mailing Address: 2338 Citadel Way
City: Melbourne State: FL
Zip Code: 32940

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of March, 2026, by John Forbes, as Commercial Rel. Mgr., of United Community Bank, a South Carolina corporation, on behalf of the corporation. The individual is personally known to me or has produced _____ as identification.



(Notary Stamp)

United Community Bank
a South Carolina corporation

By: John Forbes
Signature

John Forbes
Print Name

Commercial Relationship Manager
Title

Mailing Address: 2338 Citadel Way #103
City: Viera State: FL
Zip Code: 32940

Julie Sheldon
Notary Signature

Julie Sheldon
Print Notary Name

Notary Public of: Florida

My Commission Expires: 08/03/2028

LEGAL DESCRIPTION

EXHIBIT "A" NOT A SURVEY

PROJECT NAME: WATERLEIGH COMMERCIAL CONSTRUCTION
BUILDING PERMIT NUMBER: B25901430

CERTIFY TO ORANGE COUNTY UTILITIES

A STRIP OF LAND, BEING A PORTION OF LOT 2B, WATERLEIGH VILLAGE CENTER REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 63 THROUGH 68, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHERLY MOST CORNER OF SAID LOT 2B, SAID CORNER BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WATERWAY PASSAGE DRIVE, WATERLEIGH PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 6 THROUGH 16 OF SAID PUBLIC RECORDS, AND A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 547.50 FEET, WITH A CHORD BEARING OF SOUTH 62°31'18" WEST, AND A CHORD DISTANCE OF 43.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°30'03" FOR A DISTANCE OF 43.01 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 25°13'40" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ORANGE COUNTY 10.00 FEET UTILITY EASEMENT ACCORDING TO DOCUMENT NUMBER 20170655923 OF SAID PUBLIC RECORDS AND A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 557.50 FEET, WITH A CHORD BEARING OF SOUTH 64°57'08" WEST, AND A CHORD DISTANCE OF 3.51 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°21'37" FOR A DISTANCE OF 3.51 FEET TO A POINT ON A NON-TANGENT LINE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY LINE RUN SOUTH 24°14'18" EAST FOR A DISTANCE OF 7.07 FEET; THENCE RUN SOUTH 65°45'42" WEST FOR A DISTANCE OF 12.04 FEET; THENCE RUN NORTH 24°14'18" WEST FOR A DISTANCE OF 7.06 FEET TO A POINT ON AFORESAID SOUTHERLY LINE OF THE ORANGE COUNTY 10.00 FEET UTILITY EASEMENT, ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 557.50 FEET, WITH A CHORD BEARING OF NORTH 65°45'04" EAST, AND A CHORD DISTANCE OF 12.04 FEET; THENCE RUN NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°14'16" FOR A DISTANCE OF 12.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 84.81 SQUARE FEET, MORE OR LESS

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION
& TABLES



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#8627

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE NORTHERLY LINE OF LOT 2B, WATERLEIGH VILLAGE CENTER REPLAT BEING OF SOUTH 44°59'21" EAST.
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20250871

DATE: 11/17/2025

SCALE: N/A

REVISED: 1/12/2026

CALC BY: WB

DRAWN BY: JJ

CHECKED BY: WB

FOR THE LICENSED BUSINESS #8627 BY:



Digitally signed by

James L Rickman

Date: 2026.01.20

13:54:14 -05'00'

JAMES L. RICKMAN, PSM #5633

SKETCH OF DESCRIPTION

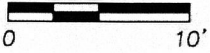
EXHIBIT "A" NOT A SURVEY

PROJECT NAME: WATERLEIGH COMMERCIAL CONSTRUCTION
BUILDING PERMIT NUMBER: B25901430

CERTIFY TO ORANGE COUNTY UTILITIES



SCALE: 1"=10'



WATERWAY PASSAGE DRIVE
WATERLEIGH PHASE 2A
PB 92, PGS 6-16
(95.00' WIDE R/W)

R=547.50'
CB=S62°31'18"W
CD=43.00'
Δ=04°30'03"
L=43.01'

POINT OF COMMENCEMENT
NORTHERLY MOST
CORNER OF LOT 2B

SOUTHERLY R/W LINE
OF WATERWAY PASSAGE DRIVE

NORTHERLY LINE
OF LOT 2B

LOT 1
WATERLEIGH
VILLAGE CENTER
PB 102, PGS 101-103
BASIS OF BEARINGS
S44°59'21"E

ORANGE COUNTY
10.00' UE
DOC# 20170655923

SOUTHERLY LINE
OF ORANGE
COUNTY 10.00 UE
DOC# 20170655923

POINT OF BEGINNING

TERRA LAGO STREET
WATERLEIGH VILLAGE
CENTER REPLAT
PB 113, PGS 63-68
(90.00' WIDE PRIVATE R/W)

LOT 2B
WATERLEIGH VILLAGE
CENTER REPLAT
PB 113, PGS 63-68

LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°13'40"E	10.00'
L2	S24°14'18"E	7.07'
L3	S65°45'42"W	12.04'
L4	N24°14'18"W	7.06'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	557.50'	S64°57'08"W	3.51'	00°21'37"	3.51'
C2	557.50'	N65°45'04"E	12.04'	01°14'16"	12.04'

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	NT NON-TANGENT	CD CHORD DISTANCE
LB LICENSED BUSINESS	R/W RIGHT OF WAY	L LENGTH
PSM PROFESSIONAL SURVEYOR AND MAPPER	DOC# DOCUMENT NUMBER	Δ CENTRAL ANGLE
PB PLAT BOOK	R RADIUS	UE UTILITY EASEMENT
PG(S) PAGES	CB CHORD BEARING	

JOB #: 20250871

DATE: 10/22/2025

SCALE: 1" = 50'

REVISED: 1/12/2026

CALC BY: WB

DRAWN BY: KS

CHECKED BY: WB