



Interoffice Memorandum

AGENDA ITEM

February 25, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development
Services Department

CONTACT PERSON: **Mitchell Glasser, Manager**
Housing and Community Development Division
407-836-5190

SUBJECT: March 22, 2022 – Consent Item
Global Modification to Mortgages and Other Loan Documents for
Emerald Villas Phase Three

On June 17, 2021, Orange County issued a Request for Proposal Y21-1046-RM (RFP-Y21) for the development of multi-family affordable housing with funding from Orange County's Housing Trust Fund program. On September 14, 2021, the Board approved the ranking and selection of four firms under RFP-Y21. Emerald Villas Phase Three, LLC is one of the selected firms and the development will consist of 90 affordable, rental units for low and very low-income households. The proposed property for Emerald Villas Phase Three also contains another affordable development for seniors, Emerald Villas Phase Two, also known as the Preserve at Emerald Villas. The property is located at 3204 El Primo Way in Orlando and consists of 96 units that were completed on June 12, 2020. As part of the approvals for Phase Two, a series of liens and other documents were recorded on the property to provide for the construction of and to ensure the affordability of the project.

In order to secure new financing for Phase Three, the developer is requesting a modification to the existing mortgages and documents and release of the liens only on that portion of the property where Phase Three will be constructed. The Global Modification to Mortgages and Other Loan Documents ("Agreement") has been prepared to provide for this modification and partial lien release. A legal description of the Release Parcel can be found in Exhibit B of the Agreement.

The County Attorney's Office has reviewed this Agreement as to form.

ACTION REQUESTED: Approval and execution of Global Modification to Mortgages and Other Loan Documents (Emerald Villas Phase Two) by and among Emerald Villas Phase Two, LLC; Florida Community Loan Fund, Inc.; Florida Housing Finance Corporation; Neighborhood Lending Partners of Florida, Inc.; Orange County; Bank of America, N.A.; and BANC of America CDC Special Holding Company, Inc. to provide document modifications and partial lien releases for Emerald Villas Phase Three. District 2

JW:MG
Attachment

BCC Mtg. Date: March 22, 2022

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

Patricia K. Green, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

**GLOBAL MODIFICATION TO
MORTGAGES
AND OTHER LOAN DOCUMENTS**

(Emerald Villas Phase Two)

THIS GLOBAL MODIFICATION TO MORTGAGES AND OTHER LOAN DOCUMENTS (this "Modification"), effective as of _____, 2022, is entered into by and among:

1. EMERALD VILLAS PHASE TWO, LLC, a Florida limited liability company ("Borrower"),
2. FLORIDA COMMUNITY LOAN FUND, INC. ("FCLF"),
3. FLORIDA HOUSING FINANCE CORPORATION ("FHFC"),
4. NEIGHBORHOOD LENDING PARTNERS OF FLORIDA, INC., a Florida non-profit corporation ("NLP")
5. ORANGE COUNTY, a political subdivision of the State of Florida ("County"), and
6. BANK OF AMERICA, N.A., a national banking association, and BANC OF AMERICA CDC SPECIAL HOLDING COMPANY, INC., a North Carolina corporation (the "Investors").

RECITALS

- A. Borrower is the Owner of the real property located in Orange County, Florida, and more particularly described on Exhibit "A" attached hereto (the "Property").
- B. Borrower constructed a multifamily apartment building (the "Project") on the Property.

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Patricia K. Green, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

**GLOBAL MODIFICATION TO
MORTGAGES
AND OTHER LOAN DOCUMENTS**

(Emerald Villas Phase Two)

THIS GLOBAL MODIFICATION TO MORTGAGES AND OTHER LOAN DOCUMENTS (this “Modification”), effective as of Feb. 24, 2023, is entered into by and among:

1. EMERALD VILLAS PHASE TWO, LLC, a Florida limited liability company (“Borrower”),
2. FLORIDA COMMUNITY LOAN FUND, INC. (“FCLF”),
3. FLORIDA HOUSING FINANCE CORPORATION (“FHFC”),
4. NEIGHBORHOOD LENDING PARTNERS OF FLORIDA, INC., a Florida non-profit corporation (“NLP”)
5. ORANGE COUNTY, a political subdivision of the State of Florida (“County”), and
6. BANK OF AMERICA, N.A., a national banking association, and BANC OF AMERICA CDC SPECIAL HOLDING COMPANY, INC., a North Carolina corporation (the “Investors”).

RECITALS

- A. Borrower is the Owner of the real property located in Orange County, Florida, and more particularly described on Exhibit “A” attached hereto (the “Property”).
- B. Borrower constructed a multifamily apartment building (the “Project”) on the Property.

- C. FCLF made a loan to the Borrower in the original principal amount of \$2,050,000 as a construction/permanent loan (the "FCLF Loan"). The FCLF Loan is secured by, among other things, a first mortgage encumbering the Property (the "FCLF Loan Mortgage"). In addition to the FCLF Loan Mortgage as described below, the following documents evidence, secure or govern the FCLF Loan:
- i) Mortgage and Security Agreement from Emerald Villas Phase Two, LLC, a Florida limited liability company, as mortgagor, to Florida Community Loan Fund, Inc., a Florida not for profit corporation, as mortgagee, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134754;
 - ii) Assignment of Leases, Rents and Contract Rights by Emerald Villas Phase Two, LLC, a Florida limited liability company, as assignor, to Florida Community Loan Fund, Inc., a Florida not for profit corporation, as assignee, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134755;
 - iii) UCC-1 Financing Statement from Emerald Villas Phase Two, LLC, as debtor, to Florida Community Loan Fund, Inc., as secured party, recorded March 6, 2019, in Official Records Instrument Number 20190134756; and
 - iv) Intercreditor Funding and Standstill Agreement, among Bank of America, N.A., Florida Community Loan Fund, Inc., Florida Housing Finance Corporation, Neighborhood Lending Partners of Florida, Inc., Orange County, Florida, and Emerald Villas Phase Two, LLC, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134831, all of the public records of Orange County, Florida.

Together with that certain Promissory Note from Emerald Villas Phase Two, LLC, a Florida limited liability company, to Florida Community Loan Fund, Inc., a Florida not for profit corporation, a Loan Agreement, and various Guaranties, Indemnities, and other documents pertaining to the FCLF Loan (together with items (i) – (iv) above, the "FCLF Documents")

- D. FHFC made a SAIL loan to Borrower in the amount of \$4,950,000 (the "SAIL Loan"), the proceeds of which were used to finance a portion of the Project. The SAIL Loan is secured by, among other things, a second mortgage encumbering the Property (the "SAIL Loan Mortgage"). In addition to the SAIL Loan Mortgage as described below, the following documents evidence, secure or govern the SAIL Loan:
- i) Land Use Restriction Agreement from Emerald Villas Phase Two, LLC, a Florida limited liability company, to Florida Housing Finance Corporation, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134757;
 - ii) Mortgage and Security Agreement (SAIL loan) from Emerald Villas Phase Two, LLC, a Florida limited liability company, as mortgagor, to Florida Housing Finance

Corporation, as mortgagee, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134758;

- iii) Assignment of Leases, Rents and Contract Rights from Emerald Villas Phase Two, LLC, a Florida limited liability company, as assignor, to Florida Housing Finance Corporation, as assignee, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134759;
- iv) UCC Financing Statement by Emerald Villas Phase Two, LLC, a Florida limited liability company, as debtor, in favor of Florida Housing Finance Corporation, as secured party, recorded March 6, 2019, in Official Records Instrument Number 20190134760; and
- v) Intercreditor Funding and Standstill Agreement, among Bank of America, N.A., Florida Community Loan Fund, Inc., Florida Housing Finance Corporation, Neighborhood Lending Partners of Florida, Inc., Orange County, Florida, and Emerald Villas Phase Two, LLC, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134831, all of the public records of Orange County, Florida.

Together with that certain Promissory Note from Emerald Villas Phase Two, LLC, a Florida limited liability company, to FHFC, a Loan Agreement, and various Guaranties, Indemnities, and other documents pertaining to the SAIL Loan (together with items (i) – (v) above, the “SAIL Documents”)

E. FHFC made an ELI loan to Borrower in the amount of \$975,000 (the “ELI Loan”), the proceeds of which were used to finance a portion of the Project. The ELI Loan is secured by, among other things, a third mortgage encumbering the Property (the “ELI Loan Mortgage”). In addition to the ELI Loan Mortgage as described below, the following documents evidence, secure or govern the ELI Loan:

- i) Mortgage and Security Agreement (ELI loan) from Emerald Villas Phase Two, LLC, a Florida limited liability company, as mortgagor, to Florida Housing Finance Corporation, as mortgagee, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134761;
- ii) Assignment of Leases, Rents and Contract Rights from Emerald Villas Phase Two, LLC, a Florida limited liability company, as assignor, to Florida Housing Finance Corporation, as assignee, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134762;
- iii) UCC Financing Statement by Emerald Villas Phase Two, LLC, a Florida limited liability company, as debtor, in favor of Florida Housing Finance Corporation, as secured party, recorded March 6, 2019, in Official Records Instrument Number 20190134763; and

- iv) Intercreditor Funding and Standstill Agreement, among Bank of America, N.A., Florida Community Loan Fund, Inc., Florida Housing Finance Corporation, Neighborhood Lending Partners of Florida, Inc., Orange County, Florida, and Emerald Villas Phase Two, LLC, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134831, all of the public records of Orange County, Florida.

Together with that certain Promissory Note from Emerald Villas Phase Two, LLC, a Florida limited liability company, to FHFC, a Loan Agreement, and various Guaranties, Indemnities, and other documents pertaining to the ELI Loan (together with items (i) – (iv) above, the “ELI Documents“)

- F. NLP made a loan to Borrower in the amount of \$3,200,000 (the “NLP Loan”), the proceeds of which were used to finance a portion of the Project. The NLP Loan is secured by, among other things, a fourth mortgage encumbering the Property (the “NLP Loan Mortgage”). In addition to the NLP Loan Mortgage as described below, the following documents evidence, secure or govern the NLP Loan:

- i) Multifamily Mortgage, Assignment of Rents and Security Agreement (NSP loan) from Emerald Villas Phase Two, LLC, as mortgagor, in favor of Neighborhood Lending Partners of Florida, Inc., as mortgagee, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134827;
- ii) Collateral Assignment of Rents and Leases from Emerald Villas Phase Two, LLC, as assignor, in favor of Neighborhood Lending Partners of Florida, Inc., as assignee, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134828;
- iii) UCC-1 Financing Statement from Emerald Villas Phase Two, LLC, as debtor, in favor of Neighborhood Lending Partners of Florida, Inc., as secured party, recorded March 6, 2019, in Official Records Instrument Number 20190134829;
- iv) Agreement between Orange County, Florida, Seville Place Preservation, LLC and Neighborhood Lending Partners, Inc. regarding the Neighborhood Stabilization Program and the State Housing Initiative Partnership Program, recorded February 12, 2019, in Official Records Instrument Number 20190087427; and Agreement between Orange County, Florida and Emerald Villas Phase Two, LLC and Neighborhood Lending Partners of Florida, Inc., regarding The Neighborhood Stabilization Program recorded April 8, 2019 in Official Records Instrument Number 20190212737; and
- v) Intercreditor Funding and Standstill Agreement, among Bank of America, N.A., Florida Community Loan Fund, Inc., Florida Housing Finance Corporation, Neighborhood Lending Partners of Florida, Inc., Orange County, Florida, and Emerald Villas Phase Two, LLC, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134831, all of the public records of Orange County, Florida.

Together with that certain Promissory Note from Emerald Villas Phase Two, LLC, a Florida limited liability company, to NLP, a Loan Agreement, and various Guaranties, Indemnities, and other documents pertaining to the NLP Loan (together with items (i) – (v) above, the “NLP Documents“).

- G. Orange County made a loan to Borrower in the amount of \$75,000 (the “County Loan”), the proceeds of which were used to finance a portion of the Project. The County Loan is secured by, among other things, a fifth mortgage encumbering the Property (the “County Loan Mortgage”). In addition to the County Loan Mortgage as described below, the following documents evidence, secure or govern the County Loan:
- i) Mortgage and Security Agreement (Orange County) from Emerald Villas Phase Two, LLC, a Florida limited liability company to Orange County, a political subdivision of the State of Florida, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134830; and
 - ii) Intercreditor Funding and Standstill Agreement, among Bank of America, N.A., Florida Community Loan Fund, Inc., Florida Housing Finance Corporation, Neighborhood Lending Partners of Florida, Inc., Orange County, Florida, and Emerald Villas Phase Two, LLC, dated February 28, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134831, all of the public records of Orange County, Florida.

Together with that certain Promissory Note from Emerald Villas Phase Two, LLC, a Florida limited liability company, to the County pertaining to the County Loan (together with items (i) – (ii) above, the “County Documents“).

- H. Borrower also entered into that certain Declaration of Restrictive Covenants in favor of the County recorded on February 10, 2020 in Official Records Instrument Number 20200079118 (the “Covenant”) in favor of the County, pertaining to a waiver of impact fees in consideration of the Borrower’s agreement to use the Project for affordable housing.
- I. Borrower, FHFC, and U.S. Bank National Association (the “Trustee”) executed that certain Land Use Restriction Agreement dated February 1, 2019, and recorded March 6, 2019, in Official Records Instrument Number 20190134749, as amended by First Amendment to Land Use Restriction Agreement recorded August 4, 2021, in Official Records Instrument Number 20210471004, of the public records of Orange County, Florida (collectively, the “Bond LURA”) in connection with a bond loan provided by FHFC which has since been paid in full and the mortgage pertaining thereto has been released of record. The Bond LURA remains in effect as to the Property. The Trustee has been released as a party to the Bond LURA.
- J. Each of the Investors has a membership interest in the Borrower and desires to evidence its approval regarding the provisions of this Modification.

- K. The FCLF Documents, SAIL Documents, ELI Documents, NLP Documents, County Documents, Covenant and Bond LURA are collectively referred to herein as the "Documents".
- L. Borrower has requested that each of the parties holding mortgages or otherwise benefitting from any of the Documents described in these Recitals release that portion of the Property legally described in Exhibit "B" attached hereto (the "Release Parcel") from the lien and operation of the Documents, and each of said parties has agreed to grant such release, as hereinafter provided.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth in this Modification and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 1 MODIFICATIONS TO THE DOCUMENTS

The above Recitals are by reference incorporated in and specifically made a part of this Modification as if fully set forth herein.

1. FCLF hereby releases the Release Parcel from the lien and operation of the FCLF Documents; provided, however, that the Release Parcel is released from the operation of its Environmental Indemnity Agreement only to the extent that the event or occurrence giving rise to the indemnities or remedies in favor of FCLF thereunder first occurs after the date hereof.
2. FHFC hereby releases the Release Parcel from the lien and operation of the SAIL Documents; provided, however, that the Release Parcel is released from the operation of its Environmental Indemnity Agreement only to the extent that the event or occurrence giving rise to the indemnities or remedies in favor of FHFC thereunder first occurs after the date hereof.
3. FHFC hereby releases the Release Parcel from the lien and operation of the ELI Documents; provided, however, that the Release Parcel is released from the operation of its Environmental Indemnity Agreement only to the extent that the event or occurrence giving rise to the indemnities or remedies in favor of FHFC thereunder first occurs after the date hereof.
4. FHFC hereby releases the Release Parcel from the operation of the Bond LURA.
5. NLP hereby releases the Release Parcel from the lien and operation of the NLP Documents; provided, however, that the Release Parcel is released from the operation of its Environmental Indemnification Agreement only to the extent that the event or occurrence giving rise to the indemnities or remedies in favor of NLP thereunder first occurs after the date hereof.

6. County hereby releases the Release Parcel from the lien and operation of the County Documents and the Covenant.
7. Each of the Investors consents to the modifications and releases provided by the parties to this Modification.
8. The Project's legal description contained in the Documents is hereby deleted and replaced by the legal description attached hereto as Exhibit C.

SECTION 2
MISCELLANEOUS

1. All recording information refers to the Public Records of Orange County, Florida.
2. Except as modified by this Modification, the Documents shall remain in full force and effect and are ratified and confirmed by the respective parties thereto.
3. This Modification shall be construed, and the obligations, rights and remedies of the parties hereunder shall be determined, in accordance with the laws of the State of Florida without regard to conflicts of laws or principles, except to the extent that the laws of the United States of America may prevail.
4. This Modification shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

COUNTERPART SIGNATURE PAGE FOR
FIRST GLOBAL MODIFICATION TO
MORTGAGES AND OTHER LOAN DOCUMENTS

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the date first set forth above.

BORROWER:

EMERALD VILLAS PHASE TWO, LLC, a Florida limited liability company

By: Emerald Villas Phase Two Manager, LLC, a Florida liability company, its Manager

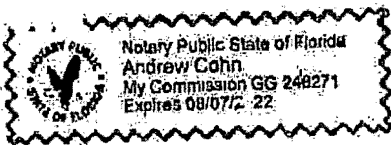
By: 
Tony Del Pozzo, Vice President


STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 12 day of JANUARY, 2022, by Tony Del Pozzo, as Vice President of Emerald Villas Phase Two Manager, LLC, a Florida limited liability company, the Manager of Emerald Villas Phase Two, LLC, a Florida limited liability company, on behalf of the companies.

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____




Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

COUNTERPART SIGNATURE PAGE FOR
FIRST GLOBAL MODIFICATION TO
MORTGAGES AND OTHER LOAN DOCUMENTS

**FLORIDA COMMUNITY LOAN
FUND, INC.**, a Florida not for
profit corporation



By: _____
Name: Ignacio Esteban
Title: Chief Executive Officer

STATE OF FLORIDA)

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 18 day of April, 2022, by Ignacio Esteban, as Chief
Executive Officer of Florida Community Loan Fund, Inc., a Florida not for profit corporation, on
behalf of the corporation.

Personally Known OR Produced Identification _____

Type of Identification Produced: N/A



JANET H DE GUEHERY
Commission # GG 207428
Expires August 11, 2022
Bonded Thru Budget Notary Services

Janet H de Guehery
Notary Public Signature
Notary Public, State of Florida
Commission No.: GG 207428
My Commission Expires: 8/11/2022

COUNTERPART SIGNATURE PAGE FOR
FIRST GLOBAL MODIFICATION TO
MORTGAGES AND OTHER LOAN DOCUMENTS

(Emerald Villas Phase Two / SAIL/ELI / 2016-109/2016-367BS

FHFC:

FLORIDA HOUSING FINANCE
CORPORATION

By: *MB*
Name: Marisa Button
Title: Managing Dir. of MultiFamily Prog.

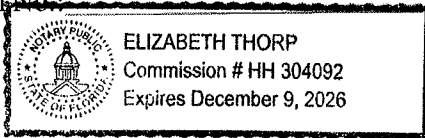
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of [physical presence or [] online notarization, this 21st day of December 2022 by Marisa Button, as Managing Director of MF Program of Florida Housing Finance Corporation.

Personally Known OR Produced Identification

Type of Identification Produced: _____

Elizabeth D. Thorp
Notary Public; State of Florida
My Commission Expires: _____
My Commission No: _____



COUNTERPART SIGNATURE PAGE FOR
FIRST GLOBAL MODIFICATION TO
MORTGAGES AND OTHER LOAN DOCUMENTS

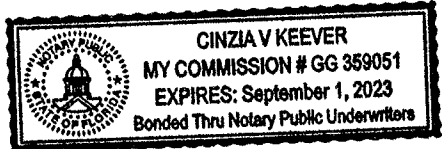
**NEIGHBORHOOD LENDING PARTNERS OF
FLORIDA, INC.**, a Florida not for profit
corporation

By: *Thomas Pepe*
Name: Thomas Pepe
Title: SVP

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 27th day of OCTOBER 2022, by THOMAS PEPE
SVP, as SVP of NEIGHBORHOOD LENDING PARTNERS OF
FLORIDA, INC., a Florida not for profit corporation, on behalf of the corporation. Said person
is personally known to me or has produced a valid driver's license as identification.

Cinzia V KEEVER
Notary Public; State of Florida
My Commission Expires: _____
My Commission No.: _____



COUNTERPART SIGNATURE PAGE FOR
FIRST GLOBAL MODIFICATION TO
MORTGAGES AND OTHER LOAN DOCUMENTS

ATTEST
for County Clerk:

COUNTY:

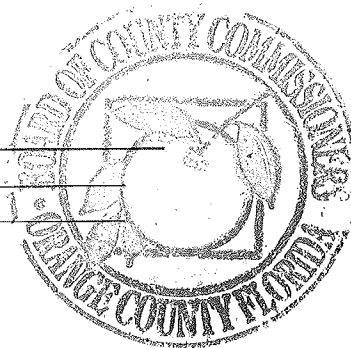
ORANGE COUNTY, a political subdivision of the
State of Florida

By: Emily Rivera
Name: Emily Rivera

Approved as to form and legal sufficiency:

By: Byron W. Brooks
Name: Byron W. Brooks
Title: County Administrator

By: _____
Name: _____
Assistant County Attorney

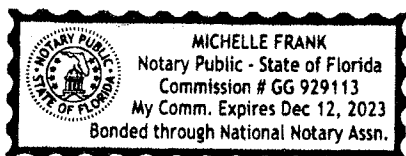


STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 24th day of March, 2022,
by Byron Brooks, as County Administrator, ORANGE COUNTY, a political
subdivision of the State of Florida.

Personally Known OR Produced Identification _____

Type of Identification Produced: _____



Michelle Frank
Notary Public, State of Florida
Commission No.: GG 929113
My Commission Expires: 12-12-23

COUNTERPART SIGNATURE PAGE FOR
FIRST GLOBAL MODIFICATION TO
MORTGAGES AND OTHER LOAN DOCUMENTS

INVESTOR:

BANK OF AMERICA, N.A., a national banking
association

By: Regina Bender
Name: Regina Bender
Title: SV. Vice President

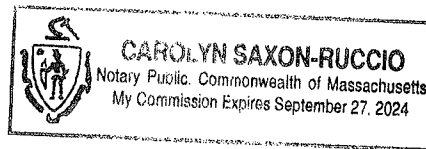
STATE OF Massachusetts
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of [] physical presence or
[] online notarization, this 10th day of January, 2022, by Regina Bender as
Agent of Bank of America, N.A., a national banking association
2023

Personally Known OR Produced Identification _____

Type of Identification Produced: _____

Carolyn Saxon-Ruccio
Notary Public, State of Massachusetts
Commission No.: 802211
My Commission Expires: Sept. 27, 2024



COUNTERPART SIGNATURE PAGE FOR
FIRST GLOBAL MODIFICATION TO
MORTGAGES AND OTHER LOAN DOCUMENTS

INVESTOR:

**BANC OF AMERICA CDC SPECIAL
HOLDING COMPANY, INC.**, a North Carolina
corporation

By: *Regina Bender*
Name: *Regina Bender*
Title: *VP, Vice President*

STATE OF Massachusetts

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 10th day of January 2022, by Regina Bender, as Agent of BANC OF AMERICA CDC SPECIAL HOLDING COMPANY, INC., a North Carolina corporation 2023

Personally Known OR Produced Identification _____

Type of Identification Produced: _____

Carolyn Saxon-Ruccio
Notary Public, State of Massachusetts
Commission No.: 802211
My Commission Expires: SEPT 27, 2024

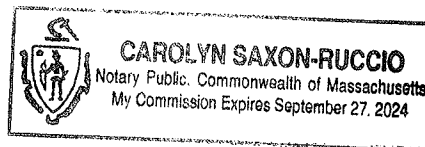


EXHIBIT "A"

ORIGINAL PROPERTY
EMERALD VILLAS PHASE TWO

From the South 1/4 corner of Section 7, Township 22 South, Range 29 East, Orange County, Florida, run North 00°01'24" West, along the 1/4 section line for 516.15 feet; thence run North 89°50'13" West, parallel with the South line of the Southwest 1/4 of said Section 7, for 40.00 feet to a point on the West right-of-way line of Pine Hills Road; thence run North 00°01'24" West, along said right-of-way line for 469.46 feet to a point of curve; thence run Northeasterly along the arc of a curve concave to the East and having for its elements a radius of 995.93 feet, a central angle of 04°03'34", a chord of 70.55 feet and a chord bearing of North 02°00'27" East, for an arc distance of 70.56 feet; thence run North 00°01'24" West, for 92.81 feet to a point of curve, thence run Northeasterly along the arc of a curve concave to the Southeast and having for its elements a radius of 622.96 feet, a central angle of 11°45'07", a chord of 127.55 feet and a chord bearing of North 17°21'00" East, for an arc distance of 127.78 feet; thence run North 13°58'36" East, for 104.50 feet; thence run North 76°01'24" West, for 10.00 feet to a point of curve; thence run Northeasterly along the arc of a curve concave to the Northwest and having for its elements a radius of 767.51 feet, a central angle of 02°40'38", a chord of 35.86 feet and a chord bearing of North 12°38'17" East, for an arc distance of 35.86 feet to the Southeast corner of Tract "A" of the VILLAS AT PINE HILLS, according to the plat thereof, as recorded in Plat Book 13, page 114, of the public records of Orange County, Florida; thence departing the West right-of-way line of Pine Hills Road, run South 89°02'08" West, along the South line of said VILLAS AT PINE HILLS for 611.70 feet and for the POINT OF BEGINNING; thence run South 01°07'48" East, for 466.28 feet; thence run South 88°59'59" West, for 611.87 feet; thence run North 00°01'24" West, parallel with the East line of the Southwest 1/4 of said Section 7 for 466.72 feet, thence run North 89°02'08" East, along the South line of said VILLAS AT PINE HILLS for 602.86 feet to the POINT OF BEGINNING.

Together with Easements for access, utilities and lift station granted by Access and Lift Station Agreement and Easement by and between Seville Place Holdings, Ltd., a Florida limited partnership and Emerald Villas Phase Two, LLC, a Florida limited liability company, recorded in Official Records Instrument Number 20190134747, of the public records of Orange County, Florida

EXHIBIT "B"
RELEASE PARCEL

SKETCH OF DESCRIPTION


DESCRIPTION PHASE 3

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE N00°01'24"W ALONG THE 1/4 SECTION LINE A DISTANCE OF 516.15 FEET; THENCE N89°50'13"W PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE HILLS ROAD; THENCE N00°01'24"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 469.46 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 995.93 FEET, A CHORD BEARING OF N02°00'27"E, A CHORD DISTANCE OF 70.55 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'35", A DISTANCE OF 70.56 FEET; THENCE N00°01'24"W A DISTANCE OF 92.81 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 622.96 FEET, A CHORD BEARING OF N17°21'00"E, A CHORD DISTANCE OF 127.55 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45'07", A DISTANCE OF 127.78 FEET; THENCE N13°58'36"E A DISTANCE OF 104.50 FEET; THENCE N76°01'24"W A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 767.51 FEET, A CHORD BEARING OF N12°38'17"E, A CHORD DISTANCE OF 35.86 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°40'38", A DISTANCE OF 35.86 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF THE VILLAS AT PINE HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF PINE HILLS ROAD, RUN S89°02'08"W ALONG THE SOUTH LINE OF SAID VILLAS AT PINE HILLS A DISTANCE OF 748.51 FEET FOR A POINT OF BEGINNING; THENCE S00°46'00"E A DISTANCE OF 83.75 FEET; THENCE S31°09'38"W A DISTANCE OF 40.53 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 101.91 FEET, A CHORD BEARING OF S53°33'42"W, A CHORD DISTANCE OF 63.13 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°05'13", A DISTANCE OF 64.19 FEET TO A POINT OF NON-TANGENCY; THENCE S78°07'49"W A DISTANCE OF 119.25 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.50 FEET, A CHORD BEARING OF S38°40'54"W, A CHORD DISTANCE OF 89.59 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°53'49", A DISTANCE OF 97.08 FEET; THENCE S00°46'00"E A DISTANCE OF 78.14 FEET; THENCE S89°11'37"W A DISTANCE OF 9.69 FEET; THENCE S00°47'11"E A DISTANCE OF 76.00 FEET; THENCE S90°00'00"W A DISTANCE OF 22.33 FEET; THENCE S00°48'23"E A DISTANCE OF 20.30 FEET; THENCE S89°14'00"W A DISTANCE OF 192.83 FEET TO A POINT ON THE EAST LINE OF FORREST PARK UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°01'24"W PARALLEL WITH THE EAST LINE OF THE SW 1/4 OF SAID SECTION 7 AND ALONG THE EAST LINE OF SAID FORREST PARK UNIT 7 A DISTANCE OF 419.68 FEET TO A POINT ON THE SOUTH LINE OF SAID VILLAS AT PINE HILLS; THENCE N89°02'07"E ALONG SAID SOUTH LINE A DISTANCE OF 466.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 131,347 SQUARE FEET OR 3.015 ACRES MORE OR LESS.

THIS SKETCH IS NOT A BOUNDARY SURVEY.

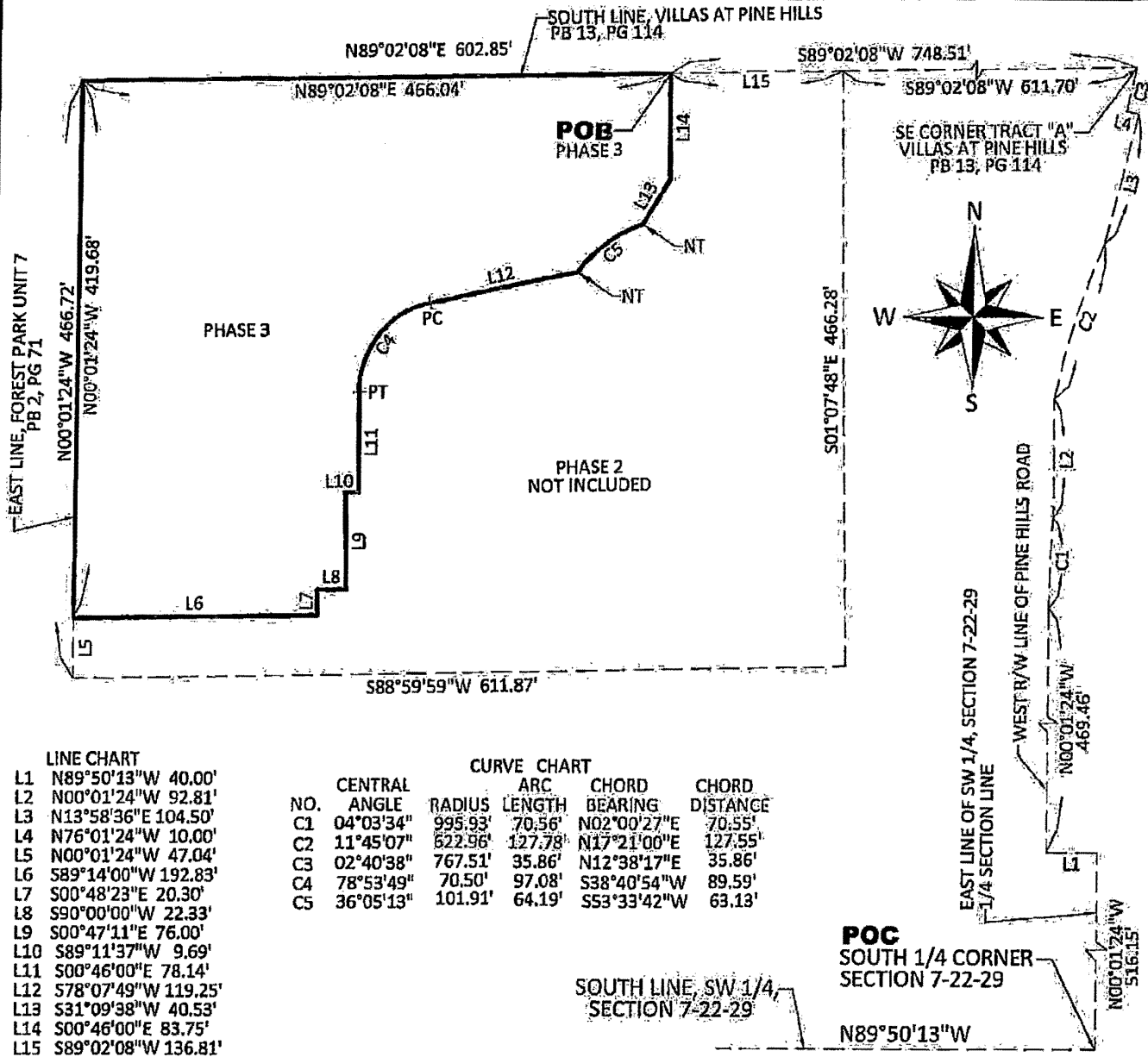
SHEET 1 OF 2

| | | |
|--|---|--|
| JOB: #40018 | PREPARED FOR: EMERALD VILLAS PHASE TWO, LLC THX | REVISIONS: |
| CF# 7-22-29 PARCEL B PHASE 2-3SOD | BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF SW 1/4, SECTION 7-22-29 BEING; N00°01'24"W. | |
| DATE: 4-25-18 | | |
| SCALE: 1" = 120' | | |
| DRAWN BY: GLT | | |
| <p>THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.</p> |  <p>ACCURIGHT</p> | <p>LEGEND</p> <ul style="list-style-type: none"> IR - IRON ROD L - ARC LENGTH MEAS - MEASURED NT - NON TANGENT N&D - NAIL & DISK ORB - OFFICIAL RECORDS BOOK F&M - PLAT & MEASURED PB - PLAT BOOK PC - POINT OF CURVATURE PO - PAGE POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT PT - POINT OF TANGENCY RW - RIGHT OF WAY R - RADIUS UB - UTILITY BOX UE - UTILITY EASEMENT WF - WOOD FENCE |
| <p>JAMES D. BRAY, PSM 6507 *NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.* OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507 ON 4/25/2018.</p> | <p>ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475 2012 E. Robinson Street Orlando, Florida 32803 www.AccurightSurveys.net Admin@AccurightSurveys.net PHONE: (407) 894-8314</p> | |

SKETCH OF DESCRIPTION

DESCRIPTION

(SEE SHEET 1 OF 2)



LINE CHART

| | | |
|-----|-------------|---------|
| L1 | N89°50'13"W | 40.00' |
| L2 | N00°01'24"W | 92.81' |
| L3 | N13°58'36"E | 104.50' |
| L4 | N76°01'24"W | 10.00' |
| L5 | N00°01'24"W | 47.04' |
| L6 | S89°14'00"W | 192.83' |
| L7 | S00°48'23"E | 20.30' |
| L8 | S90°00'00"W | 22.33' |
| L9 | S00°47'11"E | 76.00' |
| L10 | S89°11'37"W | 9.69' |
| L11 | S00°46'00"E | 78.14' |
| L12 | S78°07'49"W | 119.25' |
| L13 | S31°09'38"W | 40.53' |
| L14 | S00°46'00"E | 83.75' |
| L15 | S89°02'08"W | 136.81' |

CURVE CHART

| NO. | CENTRAL ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----|---------------|---------|------------|---------------|----------------|
| C1 | 04°03'34" | 995.93' | 70.56' | N02°00'27"E | 70.55' |
| C2 | 11°45'07" | 622.96' | 127.78' | N17°21'00"E | 127.55' |
| C3 | 02°40'38" | 767.51' | 35.86' | N12°38'17"E | 35.86' |
| C4 | 78°53'49" | 70.50' | 97.08' | S38°40'54"W | 89.59' |
| C5 | 36°05'13" | 101.91' | 64.19' | S53°33'42"W | 63.13' |

SOUTH LINE, SW 1/4, SECTION 7-22-29

THIS SKETCH IS NOT A BOUNDARY SURVEY.

SHEET 2 OF 2

JOB: #49018
 CF# 7-22-29 PARCEL B - PHASE 2 - 3SOD
 DATE: 4-25-18
 SCALE: 1" = 120'
 DRAWN BY: GLT

PREPARED FOR: EMERALD VILLAS PHASE TWO, LLC THX
 BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF SW 1/4, SECTION 7-22-29 BEING: N00°01'24"W.

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



ACCURIGHT SURVEYS
 OF ORLANDO INC., LB 4475
 2012 E. Robinson Street Orlando, Florida 32803
 www.AccurightSurveys.net
 Admin@AccurightSurveys.net
 PHONE: (407) 894-8314

LEGEND

| | | | |
|-------|--------------------------|------|-----------------------|
| CL | CENTERLINE | IR | IRON ROD |
| CALC | CALCULATED | L | ARC LENGTH |
| CW | CONCRETE BLOCK WALL | MEAS | MEASURED |
| CLF | CHAIN LINK FENCE | NT | NON TANGENT |
| CM | CONCRETE MONUMENT | N&D | NAIL & DISK |
| CP | CONCRETE PAD | ORB | OFFICIAL RECORDS BOOK |
| CONC | CONCRETE | P&M | PLAT & MEASURED |
| COVD | COVERED | PB | PLAT BOOK |
| CW | CONCRETE WALKWAY | PC | POINT OF CURVATURE |
| D | CENTRAL ANGLE | PG | PAGE |
| DB | DEED BOOK | POB | POINT OF BEGINNING |
| DE | DRAINAGE EASEMENT | POC | POINT OF COMMENCEMENT |
| DW | DRIVEWAY | PT | POINT OF TANGENCY |
| EP | EDGE OF PAVEMENT | R/W | RIGHT OF WAY |
| EASMT | EASEMENT | R | RADIUS |
| FEE | FINISHED FLOOR ELEVATION | UB | UTILITY BOX |
| FND | FOUND | UE | UTILITY EASEMENT |
| IP | IRON PIPE | WF | WOOD FENCE |

EXHIBIT "C"

REVISED DESCRIPTION OF EMERALD VILLAS PHASE TWO PROPERTY,
AFTER GIVING EFFECT TO RELEASE OF THE RELEASE PARCEL

SKETCH OF DESCRIPTION

DESCRIPTION

PHASE 2

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE N00°01'24"W ALONG THE 1/4 SECTION LINE A DISTANCE OF 516.15 FEET; THENCE N89°50'13"W PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE HILLS ROAD; THENCE N00°01'24"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 469.46 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 995.93 FEET, A CHORD BEARING OF N02°00'27"E, A CHORD DISTANCE OF 70.55 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'35", A DISTANCE OF 70.56 FEET; THENCE N00°01'24"W A DISTANCE OF 92.81 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 622.96 FEET, A CHORD BEARING OF N17°21'00"E, A CHORD DISTANCE OF 127.55 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45'07", A DISTANCE OF 127.78 FEET; THENCE N13°58'36"E A DISTANCE OF 104.50 FEET; THENCE N76°01'24"W A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 767.51 FEET, A CHORD BEARING OF N12°38'17"E, A CHORD DISTANCE OF 35.86 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°40'38", A DISTANCE OF 35.86 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF THE VILLAS AT PINE HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF PINE HILLS ROAD, RUN S89°02'08"W ALONG THE SOUTH LINE OF SAID VILLAS AT PINE HILLS A DISTANCE OF 611.70 FEET FOR A POINT OF BEGINNING; THENCE S01°07'48"E A DISTANCE OF 466.28 FEET; THENCE S88°59'59"W A DISTANCE OF 611.87 FEET TO A POINT ON THE EAST LINE OF FORREST PARK UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°01'24"W PARALLEL WITH THE EAST LINE OF THE SW 1/4 OF SAID SECTION 7 AND ALONG THE EAST LINE OF SAID FORREST PARK UNIT 7 A DISTANCE OF 47.04 FEET; THENCE N89°14'00"E A DISTANCE OF 192.83 FEET; THENCE N00°48'23"W A DISTANCE OF 20.30 FEET; THENCE N90°00'00"E A DISTANCE OF 22.33 FEET; THENCE N00°47'11"W A DISTANCE OF 76.00 FEET; THENCE N89°11'37"E A DISTANCE OF 9.69 FEET; THENCE N00°46'00"W A DISTANCE OF 78.14 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.50 FEET, A CHORD BEARING OF N38°40'54"E, A CHORD DISTANCE OF 89.59 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°53'49", A DISTANCE OF 97.08 FEET; THENCE N78°07'49"E A DISTANCE OF 1.19.25 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 101.91 FEET, A CHORD BEARING OF N53°33'42"E, A CHORD DISTANCE OF 63.13 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°05'13", A DISTANCE OF 64.19 FEET TO A POINT OF NON-TANGENCY; THENCE N31°09'38"E A DISTANCE OF 40.53 FEET; THENCE N00°46'00"W A DISTANCE OF 83.75 FEET TO A POINT ON THE SOUTH LINE OF SAID VILLAS AT PINE HILLS; THENCE N89°02'07"E ALONG SAID SOUTH LINE A DISTANCE OF 136.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 151,968 SQUARE FEET OR 3.488 ACRES MORE OR LESS.

THIS SKETCH IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2

JOB #49018
 CF#7-22-29PARCEL-B-PHASE2-3SOD
 DATE: 4-25-18
 SCALE: 1" = 120'
 DRAWN BY: GLT

PREPARED FOR: EMERALD VILLAS PHASE TWO, LLC THX
 BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF SW 1/4, SECTION 7-22-29 BEING: N00°01'24"W

REVISIONS:

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507 ON 4/25/2018.



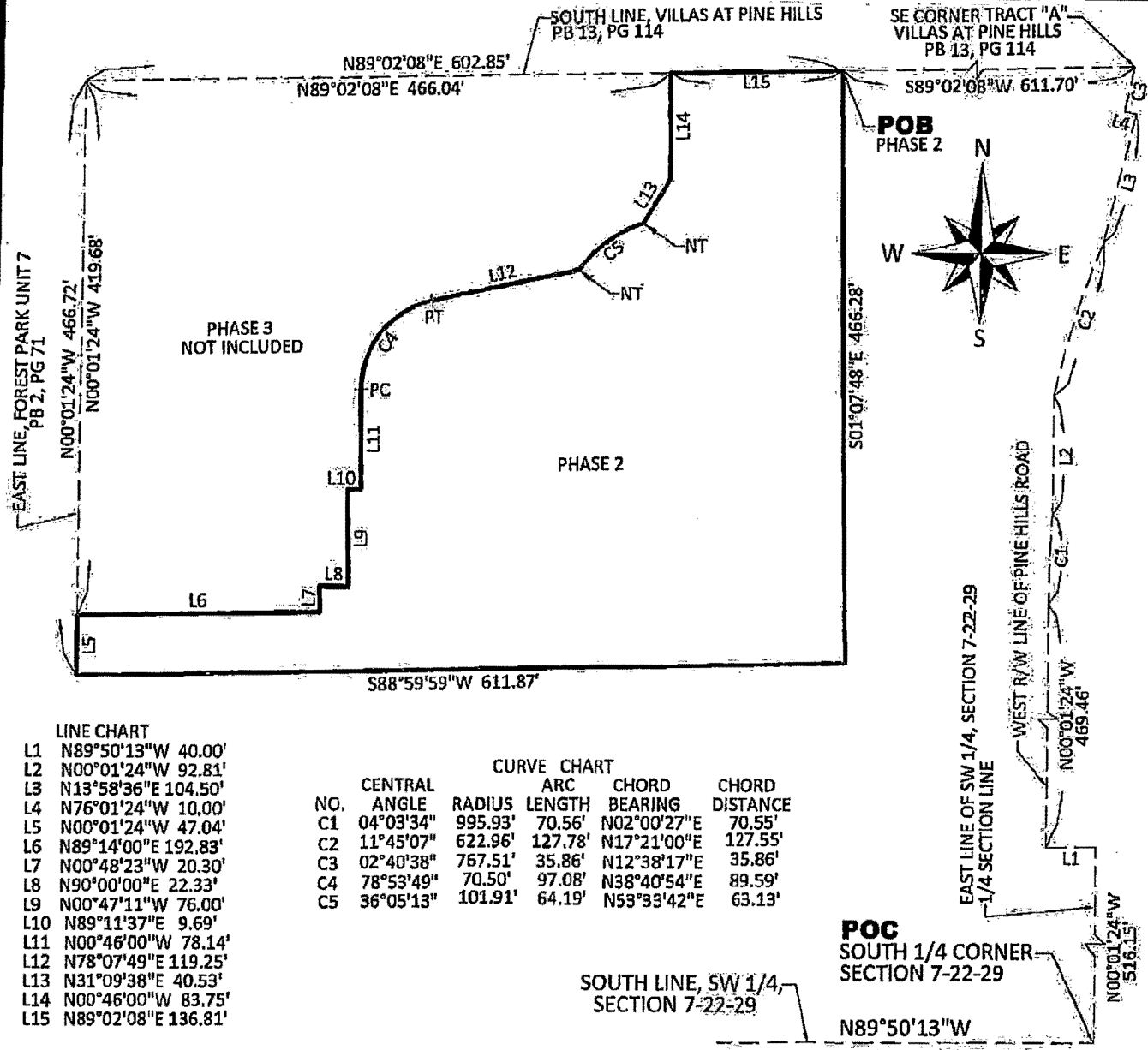
ACCURIGHT SURVEYS
 OF ORLANDO INC., LB 4475
 2012 E. Robinson Street Orlando, Florida 32803
 www.AccurightSurveys.net
 Admin@AccurightSurveys.net
 PHONE: (407) 894-8314

| LEGEND | | | |
|--------|----------------------------|------|-------------------------|
| CL | - CENTERLINE | IR | - IRON ROD |
| CALC | - CALCULATED | L | - ARC LENGTH |
| CBW | - CONCRETE BLOCK WALL | MEAS | - MEASURED |
| CLF | - CHAIN LINK FENCE | NT | - NON TANGENT |
| CM | - CONCRETE MONUMENT | NBD | - NAIL & DISK |
| CP | - CONCRETE PAD | ORB | - OFFICIAL RECORDS BOOK |
| CONC | - CONCRETE | P&M | - PLAT & MEASURED |
| COVD | - COVERED | PB | - PLAT BOOK |
| GW | - CONCRETE WALKWAY | PC | - POINT OF CURVATURE |
| D | - CENTRAL ANGLE | PG | - PAGE |
| DB | - DEED BOOK | POB | - POINT OF BEGINNING |
| DE | - DRAINAGE EASEMENT | POC | - POINT OF COMMENCEMENT |
| DW | - DRIVEWAY | PT | - POINT OF TANGENCY |
| EP | - EDGE OF PAVEMENT | R/W | - RIGHT OF WAY |
| ESMT | - EASEMENT | R | - RADIUS |
| FEE | - FINISHED FLOOR ELEVATION | UB | - UTILITY BOX |
| FND | - FOUND | UE | - UTILITY EASEMENT |
| IP | - IRON PIPE | WF | - WOOD FENCE |

SKETCH OF DESCRIPTION

DESCRIPTION

(SEE SHEET 1 OF 2)



LINE CHART

| | | |
|-----|-------------|---------|
| L1 | N89°50'13"W | 40.00' |
| L2 | N00°01'24"W | 92.81' |
| L3 | N13°58'36"E | 104.50' |
| L4 | N76°01'24"W | 10.00' |
| L5 | N00°01'24"W | 47.04' |
| L6 | N89°14'00"E | 192.83' |
| L7 | N00°48'23"W | 20.30' |
| L8 | N90°00'00"E | 22.33' |
| L9 | N00°47'11"W | 76.00' |
| L10 | N89°11'37"E | 9.69' |
| L11 | N00°46'00"W | 78.14' |
| L12 | N78°07'49"E | 119.25' |
| L13 | N31°09'38"E | 40.53' |
| L14 | N00°46'00"W | 83.75' |
| L15 | N89°02'08"E | 136.81' |

CURVE CHART

| NO. | ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----|-----------|---------|------------|---------------|----------------|
| C1 | 04°03'34" | 995.93' | 70.56' | N02°00'27"E | 70.55' |
| C2 | 11°45'07" | 622.96' | 127.78' | N17°21'00"E | 127.55' |
| C3 | 02°40'38" | 767.51' | 35.86' | N12°38'17"E | 35.86' |
| C4 | 78°53'49" | 70.50' | 97.08' | N38°40'54"E | 89.59' |
| C5 | 36°05'13" | 101.91' | 64.19' | N53°33'42"E | 63.13' |

SOUTH LINE, SW 1/4, SECTION 7-22-29

POC SOUTH 1/4 CORNER SECTION 7-22-29

THIS SKETCH IS NOT A BOUNDARY SURVEY.

SHEET 2 OF 2

JOB #49018
 CF#7-22-29PARCEL-B-PHASE2-3SOD
 DATE: 4-28-18
 SCALE: 1" = 120'
 DRAWN BY: GJT

PREPARED FOR: EMERALD VILLAS PHASE TWO, LLC THX
 BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF SW 1/4, SECTION 7-22-29 BEING: N00°01'24"W.

REVISIONS:

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



ACCURIGHT SURVEYS
 OF ORLANDO INC., LB 4475
 2012 E. Robinson Street Orlando, Florida 32803
 www.AccurightSurveys.net
 Admin@AccurightSurveys.net
 PHONE: (407) 894-8314

| LEGEND: | |
|---------|----------------------------|
| IR | - IRON ROD |
| L | - ARC LENGTH |
| MEAS | - MEASURED |
| NT | - NON TANGENT |
| N&D | - NAIL & DISK |
| ORB | - OFFICIAL RECORDS BOOK |
| P&M | - PLAT & MEASURED |
| PB | - PLAT BOOK |
| PC | - POINT OF CURVATURE |
| PO | - PAGE |
| POB | - POINT OF BEGINNING |
| POC | - POINT OF COMMENCEMENT |
| PT | - POINT OF TANGENCY |
| R/W | - RIGHT OF WAY |
| R | - RADIUS |
| UB | - UTILITY BOX |
| UE | - UTILITY EASEMENT |
| WF | - WOOD FENCE |
| CALC | - CALCULATED |
| CBW | - CONCRETE BLOCK WALL |
| CLF | - CHAIN LINK FENCE |
| CM | - CONCRETE MONUMENT |
| CP | - CONCRETE PAD |
| CONC | - CONCRETE |
| COVD | - COVERED |
| CW | - CONCRETE WALKWAY |
| D | - CENTRAL ANGLE |
| DB | - DEED BOOK |
| DE | - DRAINAGE EASEMENT |
| DW | - DRIVEWAY |
| EP | - EDGE OF PAVEMENT |
| ESMT | - EASEMENT |
| FFE | - FINISHED FLOOR ELEVATION |
| FND | - FOUND |
| IP | - IRON PIPE |