

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

E. Price Jackson, 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:

portions of 33-24-30-6061-34-001, 33-24-30-6061-34-002, 33-24-30-6061-34-003,
33-24-30-6061-34-004, 33-24-30-6061-34-005, and 33-24-30-6061-34-006 as to One Oak Nona West,
LLC, and 33-24-30-6061-15-002 and 33-24-30-6061-18-001 as to DHIC - Nona West, LLC

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

THIS IS A DONATION

*This Corrective Utility Easement replaces and supersedes that certain Utility Easement
filed January 12, 2022 in its entirety, and recorded as Document No. 20220031050 of the
Public Records of Orange County, Florida.*

CORRECTIVE UTILITY EASEMENT

THIS INDENTURE, made as of the date signed below, between **One Oak Nona West, LLC**, a Florida limited liability company, whose address is 907 South Fort Harrison Avenue, Suite 102, Clearwater, Florida 33756 and **DHIC – Nona West, LLC**, a Delaware limited liability company, whose address is 1341 Horton Circle, Arlington, Texas 76011, each as to portions of their property as referenced above, collectively the GRANTORS, 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 GRANTORS, 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

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

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.

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

{signatures on following pages}

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

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

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

WITNESS #1

Suzanna Sucevic
Signature
Suzanna Sucevic
Print Name

Mailing Address: 907 S. Ft. Harrison Ave., Ste. 102

City: Clearwater State: FL

Zip Code: 33756

WITNESS #2

Rebecca Hoffman
Signature
Rebecca Hoffman
Print Name

Mailing Address: 907 S. Ft. Harrison Ave., Ste. 102

City: Clearwater State: FL

Zip Code: 33756

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of July, 2025, by Andrew J. Hupp, as manager, of Hupp RE Holdings, LLC, a Florida limited liability company, as Manager of One Oak Nona West, 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)



One Oak Nona West, LLC,
a Florida limited liability company

By: Hupp RE Holdings, LLC,
a Florida limited liability company,
its Manager

By: *[Signature]*
Signature

Andrew J. Hupp

Print Name
manager

Title

Suzanna Sucevic
Notary Signature

Suzanna Sucevic
Print Notary Name

Notary Public of: Florida

My Commission Expires: 3/15/2026

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

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

WITNESS #1

Alex Lion-Do

Signature

ALEX LION-DO

Print Name

Mailing Address: 2500 MAITLAND CTR PKWY

City: MAITLAND State: FL

Zip Code: 32751

DHIC – Nona West, LLC,
a Delaware limited liability company

By: DHI Communities II, LLC,
a Delaware limited liability company,
its Authorized Member

By: *Matthew Mitchell*

Signature

MATTHEW MITCHELL

Print Name

V.P.

Title

WITNESS #2

Michelle Humes

Signature

Michelle Humes

Print Name

Mailing Address: 2500 Maitland Ctr Rkwy

City: Maitland State: FL

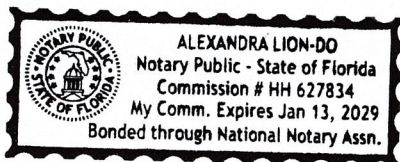
Zip Code: 32751

STATE OF
COUNTY OF

FLORIDA
ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of JUNE, 20 25, by MATTHEW MITCHELL as V.P., of DHI Communities II, LLC, a Delaware limited liability company, as Authorized Member of DHIC – Nona West, LLC, a Delaware limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



Alex Lion-Do

Notary Signature

ALEX LION-DO

Print Notary Name

Notary Public of: FL

My Commission Expires: 1/13/2029

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

MORTGAGEE'S JOINDER AND CONSENT TO CORRECTIVE 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, Assignment of Rents and Security Agreement	January 8, 2025	Doc #20250015228
Assignment of Leases and Rents	January 8, 2025	Doc #20250015229
UCC-1 Financing Statement	January 8, 2025	Doc #20250015230
Subordination, Non-Disturbance and Attornment Agreement	January 21, 2025	Doc #20250036842

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 Corrective 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 Corrective Utility Easement, as said Corrective Utility Easement may be modified, amended, and/or assigned from time to time.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{Signature on following page}

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

IN WITNESS WHEREOF, the undersigned has duly executed this Mortgagee's Joinder and Consent to Corrective 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

Sam Johnson
WITNESS #1
Signature
Laurie Johnson
Print Name

BCL-CRE 3 LLC,
an Illinois limited liability company

By: Elan Peretz
Authorized Signatory

Mailing Address: 450 Skokie Blvd, Bldg 600
City: Northbrook State: IL
Zip Code: 60062

Mailing Address: 450 Skokie Boulevard, Building 600

City: Northbrook State: Illinois

Zip Code: 60062

Erika Heeres
WITNESS #2
Signature
Erika Heeres
Print Name

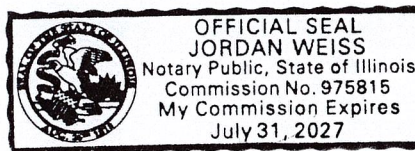
Mailing Address: 450 Skokie Blvd. Ste 604
City: Northbrook State: IL
Zip Code: 60062

STATE OF Illinois
COUNTY OF Waukegan

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of May, 2020, by Elan Peretz, as Authorized Signatory, of BCL-CRE 3 LLC, an Illinois limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)

Jordan Weiss
Notary Signature
Jordan Weiss
Print Notary Name
Notary Public of: Illinois
My Commission Expires: July 31, 2021



Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

PROPERTY OWNERS ASSOCIATION JOINDER AND CONSENT
TO CORRECTIVE UTILITY EASEMENT

The undersigned hereby certifies that it has been granted certain easement rights by virtue of that certain declaration as listed below:

Title of Declaration	Date of Recording	Recording Reference
Development Agreement and Grant of Easements	June 1, 2023	Doc #20230308082
Declaration of Covenants, Conditions, Easements and Restrictions for Nona West	June 1, 2023	Doc #20230308084
First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Nona West	October 18, 2024	Doc #20240595072
Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Nona West	January 8, 2025	Doc #20250015223

and recorded in the Public Records of Orange County, Florida (collectively the “**Declaration**”), and that the undersigned hereby joins in and consents to the execution and recording of the foregoing Corrective Utility Easement and agrees that such Corrective Utility Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Declaration to the contrary.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{Signature on following page}

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

IN WITNESS WHEREOF, the undersigned has duly executed this Property Owners' Association Joinder and Consent to Corrective 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

WITNESS #1

Alex Lion-Do

Signature

ALEX LION-DO

Print Name

Mailing Address: 2500 MAITLAND CTR PKWY

City: MAITLAND State: FL

Zip Code: 32751

WITNESS #2

Avery Brooks

Signature

Avery Brooks

Print Name

Mailing Address: 2500 Maitland Center Pkwy

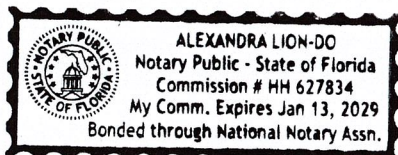
City: Maitland State: FL

Zip Code: 32751

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of JUNE, 2025, by MATTHEW MITCHELL as V. P. of Nona West Infrastructure Property Owners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



Nona West Infrastructure Property Owners Association, Inc.,
a Florida not for profit corporation

By: Matthew Mitchell

Signature

Matthew Mitchell

Print Name

VP

Title

Mailing Address: 2500 Maitland Center Blvd 311

City: Maitland State: FL

Zip Code: 32751

Notary Signature

Alex Lion-Do

ALEX LION-DO

Print Notary Name

Notary Public of: FL

My Commission Expires: 1/13/2029

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

TENANT JOINDER AND CONSENT TO CORRECTIVE UTILITY EASEMENT

The undersigned hereby certifies that it is the tenant described in the following encumbrances upon the above described Corrective Utility Easement:

Title of Encumbrance	Date of Recording	Recording Reference
Declaration of Easements and Restrictions and Short Form Lease	January 21, 2025	Doc #20250036841
Subordination, Non-Disturbance and Attornment Agreement	January 21, 2025	Doc #20250036842

and recorded in the Public Records of Orange County, Florida, (collectively, the “Encumbrances”) and that the undersigned hereby joins in and consents to the execution and recording of the foregoing Corrective Utility Easement and agrees that the Encumbrances, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Type of Easement, as said easement may be modified, amended, and/or assigned from time to time.

Remainder of page intentionally left blank

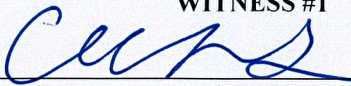
{Signature continued on following page}

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

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

TENANT/LESSEE

WITNESS #1


Signature
Christine C. Titeo
Print Name

Mailing Address: 5200 Buffington Road

City: Atlanta State: GA

Zip Code: 30349

WITNESS #2


Signature
Emily Hootkins
Print Name

Mailing Address: 5200 Buffington Road

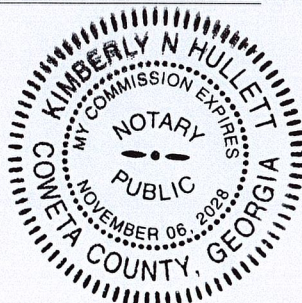
City: Atlanta State: GA

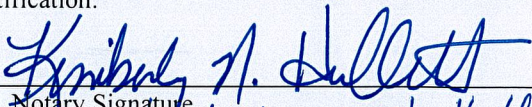
Zip Code: 30349

STATE OF GEORGIA
COUNTY OF FULTON

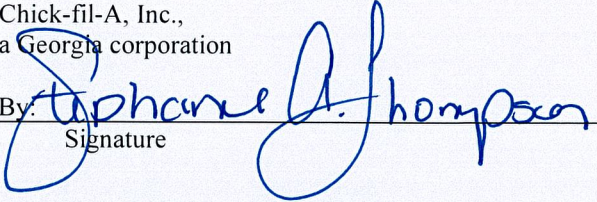
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of July, 2025, by Stephanie Thompson as Director, of Chick-fil-A, Inc., a Georgia corporation, on behalf of the corporation. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)




Notary Signature
Kimberly N. Hullett
Print Notary Name
Notary Public of: Georgia
My Commission Expires: Nov. 6, 2028

Chick-fil-A, Inc.,
a Georgia corporation

By: 
Signature

Stephanie Thompson
Print Name
Director, Legal Operations

Title

Mailing Address: 5200 Buffington Road

City: Atlanta State: GA

Zip Code: 30349

Project: Tyson & Florida Hospital Prop., Boggy Creek Road-Watermain/Forcemain (18-E-035) #96848

Exhibit A

*(see the attached two sketches of description prepared by
Southeastern Surveying and Mapping Corporation identified as
Drawing No. 61866010, revised 11/30/2020, consisting of three (3) pages and
Drawing No. 61866012, revised 11/30/2020, consisting of three (3) pages
for a total of six (6) pages)*

SCHEDULE "A"

**TYSON & FLORIDA HOSPITAL
PROPERTIES, BOGGY CREEK ROAD—
WATERMAIN/FORCEMAIN
ORANGE COUNTY UTILITIES PROJECT
NUMBER: 18-E-035**

DESCRIPTION: UTILITY EASEMENT

A portion of the Northeast Quarter and a portion of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

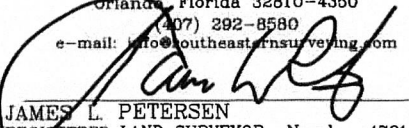
Commence at the Southeast corner of the North 509.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence North 89°51'09" West, a distance of 90.02 feet along the South line of said North 509.00 feet of the Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING, said point being on the the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Page 8562, Public Records of Orange County, Florida; thence continue North 89°51'09" West, a distance of 25.00 feet along said South line to a point on a line that is 25.00 feet West of and parallel with said West right of way line; thence along said parallel line the following two (2) courses and distances : North 00°57'49" West, a distance of 506.86 feet; thence North 00°58'17" West, a distance of 1066.73 feet to a point on the North line of a 35.00 foot wide access and drainage easement as described in Official Records Book 9711, Page 8567, Public Records of Orange County, Florida; thence South 76°33'30" East, a distance of 25.81 feet along the North line of said 35.00 foot wide access and drainage easement to a point on said West right of way line; thence along said right of way line the following two (2) courses and distances : South 00°58'17" East, a distance of 1060.30 feet; thence South 00°57'49" East, a distance of 507.34 feet to the POINT OF BEGINNING.

Containing 39,265 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the North 509.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida being North 89°51'09" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 2-3

DESCRIPTION	Date: 06/12/2019 KR		Certification Number LB2108 61866010
	Job Number: 61866	Scale: 1" = 100'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED : 11/30/2020		
	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		
FOR BOGGY CREEK COMMERCIAL, LLC	 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791		

SKETCH OF DESCRIPTION
 TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK ROAD—
 WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES PROJECT
 NUMBER: 18-E-035

MATCH LINE
 SEE SHEET 3

LINE 25.00' WEST OF AND PARALLEL
 WITH THE WEST RIGHT OF WAY LINE

NE 1/4 OF SECTION 33-24-30

EAST - WEST MID SECTION LINE SECTION 33-24-30

SE 1/4 OF SECTION 33-24-30

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021
 ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

LINE 25.00' WEST OF AND PARALLEL
 WITH THE WEST RIGHT OF WAY LINE
 N00°57'49"W 506.86'

EASEMENT

UTILITY

WEST RIGHT OF WAY LINE

S00°58'17"E 1060.30'

S00°57'49"E 507.34'

60.00' ADDITIONAL RIGHT OF WAY
 PER OFFICIAL RECORDS BOOK
 9711, PAGE 8562

60.00' ADDITIONAL RIGHT OF WAY
 PER OFFICIAL RECORDS BOOK 9711, PAGE 8562

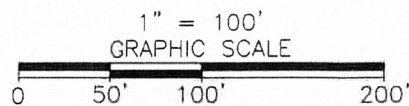
BOGGY CREEK ROAD

RIGHT OF WAY VARIES

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°51'09"W	90.02'
L2	N89°51'09"W	25.00'

LEGEND :

L1 = LINE NUMBER



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

e-mail: info@southeasternsurveying.com

SOUTH LINE OF THE NORTH 509.00'
 OF THE NE 1/4 OF THE SE 1/4

L2

L1

POINT OF BEGINNING

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF THE NORTH
 509.00' OF THE NE 1/4 OF THE
 SE 1/4 OF SECTION 33-24-30

Revised : 11/30/2020
 Drawing No. 61866010
 Job No. 61866
 Date: 06/12/2019
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3

SKETCH OF DESCRIPTION

NORTH LINE OF A 35.00' WIDE ACCESS
AND DRAINAGE EASEMENT PER OFFICIAL
RECORDS BOOK 9711, PAGE 8567

SOUTH LINE OF A 35.00' WIDE ACCESS
AND DRAINAGE EASEMENT PER OFFICIAL
RECORDS BOOK 9711, PAGE 8567

LINE TABLE

LINE #	BEARING	LENGTH
L3	S76°33'30"E	25.81'

PARCEL IDENTIFICATION NUMBER
33-24-30-0000-00-021
ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
OFFICIAL RECORDS BOOK 9721, PAGE 3105

LINE 25.00' WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE

N00°58'17"W 1066.73'

UTILITY EASEMENT

WEST RIGHT OF WAY LINE

S00°58'17"E 1060.30'

60.00' ADDITIONAL RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9711, PAGE 8562

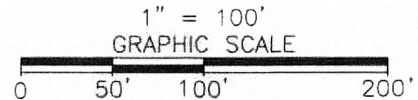
BOGGY CREEK ROAD

RIGHT OF WAY VARIES

TYSON & FLORIDA HOSPITAL
PROPERTIES, BOGGY CREEK
ROAD-WATERMAIN/FORCEMAIN
ORANGE COUNTY UTILITIES
PROJECT NUMBER: 18-E-035

LEGEND :

L3 = LINE NUMBER



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108
e-mail: info@southeasternsurveying.com

MATCH LINE
SEE SHEET 2

Revised : 11/30/2020
Drawing No. 61866010
Job No. 61866
Date: 06/12/2019
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEETS 1 THROUGH 3

SCHEDULE "A"

TYSON & FLORIDA HOSPITAL PROPERTIES, BOGGY CREEK ROAD— WATERMAIN/FORCEMAIN ORANGE COUNTY UTILITIES PROJECT NUMBER: 18-E-035

DESCRIPTION: UTILITY EASEMENT

A portion of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the North 515.00 feet of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence North 89°51'09" West, a distance of 40.00 feet along a Westerly projection of the South line of the North 515.00 feet of said Northeast Quarter of the Southeast Quarter to a point on a line that is 40.00 feet West of and parallel with the West line of said Northeast Quarter of the Southeast Quarter; thence North 00°38'24" West, a distance of 30.00 feet along said parallel line to a point on the South line of the North 485.00 feet of said Northeast Quarter of the Southeast Quarter; thence South 89°51'09" East, a distance of 1240.26 feet along said South line of the North 485.00 feet of Northeast Quarter of the Southeast Quarter to a point on a line that is 25.00 feet West of and parallel with the West right of way line of Boggy Creek Road per Official Records Book 9721, Page 3105, Public Records of Orange County, Florida; thence South 00°57'49" East, a distance of 20.00 feet along said parallel line to a point on a line that is 4.00 feet North of and parallel with the South line of the North 509.00 feet of said Northeast Quarter of the Southeast Quarter; thence North 89°51'09" West, a distance of 930.34 feet along said parallel line; thence departing said parallel line South 00°38'24" East, a distance of 10.00 feet to a point on the South line of the North 515.00 feet of said Northeast Quarter of the Southeast Quarter; thence North 89°51'09" West, a distance of 270.03 feet along said South line of the North 515.00 feet of the Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING.

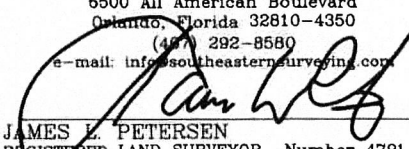
Containing 27,906 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the West line of the Northeast Quarter of the Southeast Quarter of Section 33, Township 24 South, Range 30 East, Orange County, Florida being North 00°38'24" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 2-3

DESCRIPTION FOR BOGGY CREEK COMMERCIAL, LLC	Date: 06/13/2019 KR		Certification Number LB2108 61866012
	Job Number: 61866	Scale: 1" = 100'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED : 11/30/2020		
	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		


JAMES L. PETERSEN
 REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
**TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK
 ROAD— WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES
 PROJECT NUMBER: 18-E-035**

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°51'09"W	40.00'
L2	N00°38'24"W	30.00'
L4	S00°38'24"E	10.00'

LEGEND :

L1 = LINE NUMBER



PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021
 ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

SOUTH LINE OF THE NORTH 485.00' OF THE NE 1/4
 OF THE SE 1/4 OF SECTION 33-24-30

S89°51'09"E 1240.26'

UTILITY EASEMENT

N89°51'09"W 270.03'

N89°51'09"W 930.34'

SOUTH LINE OF THE NORTH 515.00'
 OF THE NE 1/4 OF THE SE 1/4 OF
 SECTION 33-24-30

LINE 4.00' NORTH OF AND PARALLEL WITH
 THE SOUTH LINE OF THE NORTH 509.00'
 OF THE NE 1/4 OF THE SE 1/4 OF
 SECTION 33-24-30

POINT OF BEGINNING

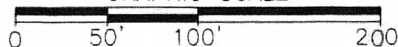
SOUTHWEST CORNER OF THE NORTH
 515.00' OF THE NE 1/4 OF THE SE 1/4
 OF SECTION 33-24-30

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-057
 ORLANDO AIRPORT PROPERTY, LLC.
 NO DOCUMENTATION GIVEN

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-056
 BOGGY CREEK COMMERCIAL, LLC
 ORANGE COUNTY PROPERTY APPRAISER'S
 DOCUMENT NUMBER 20190278631



1" = 100'
 GRAPHIC SCALE



THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3

SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

e-mail: info@southeasternsurveying.com

Revised : 11/30/2020
 Drawing No. 61866012
 Job No. 61866
 Date: 06/13/2019
 SHEET 2 OF 3
 See Sheet 1 for Description

MATCH LINE SEE SHEET 3

SKETCH OF DESCRIPTION
**TYSON & FLORIDA HOSPITAL
 PROPERTIES, BOGGY CREEK
 ROAD— WATERMAIN/FORCEMAIN
 ORANGE COUNTY UTILITIES
 PROJECT NUMBER: 18-E-035**

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-021
 ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S00°57'49"E	20.00'

SOUTH LINE OF THE NORTH 485.00' OF THE NE 1/4
 OF THE SE 1/4 OF SECTION 33-24-30

S89°51'09"E 1240.26'

UTILITY EASEMENT

LINE 25.00' WEST OF AND PARALLEL
 WITH THE WEST RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

60.00' ADDITIONAL RIGHT OF WAY PER
 OFFICIAL RECORDS BOOK 9721, PAGE 3105

BOGGY CREEK ROAD
 RIGHT OF WAY VARIES



MATCH LINE SEE SHEET 2

N89°51'09"W 930.34'

LINE 4.00' NORTH OF AND PARALLEL WITH THE
 SOUTH LINE OF THE NORTH 509.00' OF THE NE 1/4
 OF THE SE 1/4 OF SECTION 33-24-30

LEGEND :

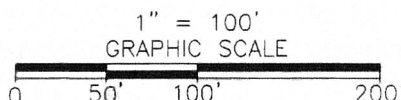
L3 = LINE NUMBER

PARCEL IDENTIFICATION NUMBER
 33-24-30-0000-00-035
 FRANCISCO J. BONNEMAISON, TRUSTEE
 OFFICIAL RECORDS BOOK 8949, PAGE 3077



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

Revised : 11/30/2020
 Drawing No. 61866012
 Job No. 61866
 Date: 06/13/2019
 SHEET 3 OF 3
 See Sheet 1 for Description



THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 THROUGH 3 e-mail: info@southeasternsurveying.com