

SURVEYOR'S AFFIDAVIT REGARDING LEGAL DESCRIPTIONS

STATE OF FLORIDA

COUNTY OF Orange

BEFORE ME, the undersigned authority, personally appeared GARY B. KRICK ("Affiant"), a registered professional surveyor and mapper with a license number of LS 4245, and as President of SOUTHEASTERN SURVEYING AND MAPPING CORPORATION (herein "Southeastern Surveying"), on behalf of said company, who being first duly sworn on oath says:

1. That Lennar Homes, LLC, as Petitioner under a Petition to Establish the Storey Park Community Development District, seeks to have the City of Orlando, Florida (the "City"), establish a Florida community development district in accordance with Chapter 190, *Florida Statutes*, with external boundaries as described and depicted in Composite Exhibit "A-1" attached hereto and incorporated herein (the "District Property").
2. That the legal description describing the District Property, as defined above, is identical in every way to the legal description contained within that certain Ownership and Encumbrance Report issued by Fidelity National Title Insurance Company on November 24, 2014 with an order number of 5047095, a copy of which is attached hereto as Composite Exhibit "A-2", and that the two identical legal descriptions describe one and the same parcel of real property.
3. That there are no gaps, gores, hiatuses, overlaps, encroachments, or other deviations whatsoever in the external boundaries of the District Property nor is any property within the external boundaries of the District excluded from the District.
4. That Lennar Homes, LLC, the law firm of Latham, Shuker, Eden & Beaudine, LLP and the City of Orlando, Florida shall rely upon this Affidavit and the information contained herein in connection with their submittal to the City of a Petition to Establish the Storey Park Community Development District.
5. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be true and correct in all respects.

Signature on next page

FURTHER AFFIANT SAYETH NAUGHT.

DATED: December 3, 2014

SOUTHEASTERN SURVEYING AND
AND MAPPING CORPORATION,
a Florida corporation

WITNESSES:

X Georgia Connell

Print: Georgia Connell

X Debra J. Leise

Print: Debra J. Leise

By: Gary B. Krick

Gary B. Krick, President
Professional License No.: LS 4245

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 3rd day of December, 2014 by GARY B. KRICK, as President of Southeastern Surveying and Mapping Corporation, a Florida corporation, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

(SEAL)

Kelli Taylor
Notary Public; State of Florida
Print Name: Kelli Taylor
My Commission Expires: 11/17/16
My Commission No.: FF 131143



COMPOSITE EXHIBIT "A-1"

Map and Description of District's External Boundaries

Description by this Surveyor:

A portion of Sections 32 and 33, Township 23 South, Range 31 East and a portion of Sections 3, 4, 5, 9 and 10, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 250, Public Records of Orange County, Florida a distance of 1,720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances: S 14°22'29" W a distance of 154.31 feet; thence S 29°19'04" E a distance of 68.91 feet; thence S 15°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.69 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'15" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.96 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet; thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00 feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682, Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances: N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances: N 36°35'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet;

thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N 16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of aforesaid lands described Official Records Book 3717, Page 250, a distance of 3,642.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the SW 1/4 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the SW 1/4 of the NE 1/4, said point being the Northeast corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the said East line a distance of 1,331.09 feet to a point on the South line of the Southwest 1/4 of said Section 3; thence N 89°39'25" W along the South line of the Southwest 1/4 of said Section 3 a distance of 1,791.62 feet to a point on the Northerly right of way line of Wewahootee Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of 653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along said right of way line the following three (3) courses and distances: S 23°08'49" W a distance of 301.23 feet; thence S 20°56'14" W a distance of 308.13 feet; thence S 21°05'31" W a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad Right of Way as described in Official Records Book 3491, Page 539, Public Records of Orange County, Florida; thence S 57°16'16" W along the Northerly right of way line of said Orlando Utility Commission Railroad Right of Way a distance of 2,612.65 feet to a point on the North right of way line of Moss Park Road as shown on Orange County Highway Construction Right of Way Map dated May 30, 1997; thence N 89°49'06" W along said North line a distance of 17.41 feet to a point on the North-South Mid-Section line of said Section 9, Township 24 South, Range 31 East, Orange County, Florida; thence N 01°27'48" E along said North-South Mid-Section line a distance of 1,289.57 feet to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 9; thence S 89°49'02" E along the North line of said SW 1/4 of the NE 1/4 a distance of 542.59 feet to a point on the Easterly line of lands described in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence N 34°57'14" W along said Easterly line a distance of 1,467.83 feet to a point on the Northerly line of said lands; thence N 89°49'05" W a distance of 128.19 feet along said Northerly line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty seven (27) courses and distances: N 25°56'42" W a distance of 40.91 feet; thence N 43°36'26" W a distance of 113.74 feet; thence N 78°37'45" W a distance of 92.41

feet; thence N 53°04'07" W a distance of 119.25 feet; thence N 61°07'49" W a distance of 102.32 feet; thence N 03°01'33" E a distance of 60.43 feet; thence N 19°19'40" W a distance of 134.33 feet; thence N 03°27'21" W a distance of 147.32 feet; thence N 08°18'35" W a distance of 78.53 feet; thence N 05°50'03" E a distance of 81.26 feet; thence N 11°33'09" E a distance of 118.54 feet; thence N 02°28'33" E a distance of 129.41 feet; thence N 11°10'37" W a distance of 134.44 feet; thence N 27°40'10" W a distance of 168.92 feet; thence N 08°50'34" E a distance of 103.69 feet; thence N 24°00'29" W a distance of 132.92 feet; thence N 27°05'25" W a distance of 78.04 feet; thence N 30°27'25" W a distance of 132.63 feet; thence N 19°41'52" W a distance of 131.58 feet; thence N 55°48'08" W a distance of 76.67 feet; thence N 85°10'00" W a distance of 112.04 feet; thence N 06°46'01" E a distance of 79.18 feet; thence N 36°56'35" E a distance of 56.40 feet; thence N 84°29'55" E a distance of 78.75 feet; thence N 05°35'47" E a distance of 154.84 feet; thence N 00°51'59" W a distance of 50.27 feet; thence N 71°16'28" W a distance of 8.73 feet to a point on the South line of said Florida Gas Transmission Company Easement; thence N 01°12'09" W a distance of 79.21 feet; thence N 88°47'51" E a distance of 521.90 feet; thence N 88°34'23" E a distance of 374.86 feet to a point on said wetland boundary line; thence along said wetland boundary line the following forty six (46) courses and distances: N 35°17'58" W a distance of 45.24 feet; thence N 29°50'06" W a distance of 76.60 feet; thence N 20°00'16" W a distance of 109.79 feet; thence N 31°11'44" W a distance of 117.44 feet; thence N 12°26'14" W a distance of 91.52 feet; thence N 10°13'20" W a distance of 176.26 feet; thence N 10°54'26" W a distance of 176.57 feet; thence N 23°13'24" W a distance of 157.74 feet; thence N 04°42'01" W a distance of 173.90 feet; thence N 09°44'30" E a distance of 105.26 feet; thence N 31°28'46" W a distance of 87.44 feet; thence N 23°51'13" W a distance of 96.24 feet; thence N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; thence S 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.62 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°36'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence S 01°12'09" E a distance of 13.50 feet; thence departing said wetland boundary line S 88°47'51" W a distance of 342.83 feet to the point of curvature of a curve concave Southerly, having a radius of 11,062.50 feet; thence Westerly a distance of 78.81 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.81 feet); thence along said wetland boundary line the following twenty (20) courses and distances: N 01°36'38" W a distance of 13.50 feet; thence N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 36°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'42" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N

37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N 85°35'39" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances: N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence N 27°34'50" E a distance of 61.81 feet; thence N 50°35'34" E a distance of 181.89 feet; thence N 39°01'03" E a distance of 137.32 feet; thence N 17°24'32" E a distance of 98.53 feet; thence N 02°44'02" E a distance of 94.77 feet; thence N 11°40'29" E a distance of 56.68 feet; thence N 03°41'03" E a distance of 61.32 feet; thence N 03°54'36" W a distance of 79.78 feet; thence N 17°12'14" E a distance of 117.32 feet; thence N 87°21'21" W a distance of 57.66 feet; thence N 79°58'08" W a distance of 60.11 feet; thence S 87°15'15" W a distance of 123.37 feet; thence N 83°56'05" W a distance of 87.73 feet; thence N 51°07'53" W a distance of 72.89 feet; thence N 51°48'14" W a distance of 116.39 feet; thence N 50°56'35" W a distance of 80.45 feet; thence N 65°02'12" W a distance of 52.93 feet to a point on said East right of way line of State Road No. 417 (Eastern Beltway); thence along said East.right of way line the following ten (10) courses and distances: thence N 19°56'49" W a distance of 237.18 feet; thence N 69°55'30" E a distance of 18.76 feet; thence N 20°04'30" W a distance of 279.73 feet; thence S 83°35'53" W a distance of 144.00 feet; thence N 06°24'07" W a distance of 339.61 feet; thence N 03°24'07" W a distance of 952.59 feet; thence N 86°35'50" E a distance of 293.37 feet; thence N 03°58'22" W a distance of 457.06 feet; thence N 35°32'14" W a distance of 143.94 feet; thence N 03°58'30" W a distance of 181.89 feet to a point on the Southerly line of a 60.00 foot wide Florida Power Corporation Easement as described in Official Records Book 1893, Page 946, Public Records of Orange County, Florida; thence N 63°46'19" W along said Southerly line and along said right of way line a distance of 164.89 feet; thence N 10°45'34" E along said right of way line a distance of 62.26 feet to a point on the Northerly line of said Florida Power Corporation Easement; thence S 63°46'19" E along said Northerly line a distance of 675.42 feet to the Point of Beginning.

Containing 860.80 acres more or less.

COMPOSITE EXHIBIT "A-2"

**Ownership and Encumbrance Report
Issued by Fidelity National Title Insurance Company
November 24, 2014**



Fidelity National Title Insurance Company

North American Title Company
700 NW 107 Avenue, Suite 100
Miami, FL 33172
Phone: 305-552-1102
Fax: 305-229-6578

Fidelity National Title Insurance Company

OWNERSHIP AND ENCUMBRANCE REPORT

Order No.: 5047095

This will serve to certify that Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Orange County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from November 18, 1984, through November 18, 2014 at 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

PARCEL 1:

A portion of Sections 32 and 33, Township 23 South, Range 31 East and a portion of Sections 3, 4, 5, 9 and 10, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 250, Public Records of Orange County, Florida a distance of 1,720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances: S 14°22'29" W a distance of 154.31 feet; thence S 29°19'04" E a distance of 68.91 feet; thence S 15°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.69 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'15" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.96 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet;

thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00 feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682, Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances: N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances: N 36°35'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet; thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N 16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of aforesaid lands described Official Records Book 3717, Page 250, a distance of 3,642.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the SW 1/4 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the SW 1/4 of the NE 1/4, said point being the Northeast corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the said East line a distance of 1,331.09 feet to a point on the South line of the Southwest 1/4 of said Section 3; thence N 89°39'25" W along the South line of the Southwest 1/4 of said Section 3 a distance of 1,791.62 feet to a point on the Northerly right of way line of Wewahootee Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of

653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along said right of way line the following three (3) courses and distances: S 23°08'49" W a distance of 301.23 feet; thence S 20°56'14" W a distance of 308.13 feet; thence S 21°05'31" W a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad Right of Way as described in Official Records Book 3491, Page 539, Public Records of Orange County, Florida; thence S 57°16'16" W along the Northerly right of way line of said Oriando Utility Commission Railroad Right of Way a distance of 2, 612.65 feet to a point on the North right of way line of Moss Park Road as shown on Orange County Highway Construction Right of Way Map dated May 30, 1997; thence N 89°49'06" W along said North line a distance of 17.41 feet to a point on the North-South Mid-Section line of said Section 9, Township 24 South, Range 31 East, Orange County, Florida; thence N 01°27'48" E along said North-South Mid-Section line a distance of 1,289.57 feet to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 9; thence S 89°49'02" E along the North line of said SW 1/4 of the NE 1/4 a distance of 542.59 feet to a point on the Easterly line of lands described in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence N 34°57'14" W along said Easterly line a distance of 1,467.83 feet to a point on the Northerly line of said lands; thence N 89°49'05" W a distance of 128.19 feet along said Northerly line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty seven (27) courses and distances: N 25°56'42" W a distance of 40.91 feet; thence N 43°36'26" W a distance of 113.74 feet; thence N 78°37'45" W a distance of 92.41 feet; thence N 53°04'07" W a distance of 119.25 feet; thence N 61°07'49" W a distance of 102.32 feet; thence N 03°01'33" E a distance of 60.43 feet; thence N 19°19'40" W a distance of 134.33 feet; thence N 03°27'21" W a distance of 147.32 feet; thence N 08°18'35" W a distance of 78.53 feet; thence N 05°50'03" E a distance of 81.26 feet; thence N 11°33'09" E a distance of 118.54 feet; thence N 02°28'33" E a distance of 129.41 feet; thence N 11°10'37" W a distance of 134.44 feet; thence N 27°40'10" W a distance of 168.92 feet; thence N 08°50'34" E a distance of 103.69 feet; thence N 24°00'29" W a distance of 132.92 feet; thence N 27°05'25" W a distance of 78.04 feet; thence N 30°27'25" W a distance of 132.63 feet; thence N 19°41'52" W a distance of 131.58 feet; thence N 55°48'08" W a distance of 76.67 feet; thence N 85°10'00" W a distance of 112.04 feet; thence N 06°46'01" E a distance of 79.18 feet; thence N 36°56'35" E a distance of 56.40 feet; thence N 84°29'55" E a distance of 78.75 feet; thence N 05°35'47" E a distance of 154.84 feet; thence N 00°51'59" W a distance of 50.27 feet; thence N 71°16'28" W a distance of 8.73 feet to a point on the South line of said Florida Gas Transmission Company Easement; thence N 01°12'09" W a distance of 79.21 feet; thence N 88°47'51" E a distance of 521.90 feet; thence N 88°34'23" E a distance of 374.86 feet to a point on said wetland boundary line; thence along said wetland boundary line the following forty six (46) courses and distances: N 35°17'58" W a distance of 45.24 feet; thence N 29°50'06" W a distance of 76.60 feet; thence N 20°00'16" W a distance of 109.79 feet; thence N 31°11'44" W a distance of 117.44 feet; thence N 12°26'14" W a distance of 91.52 feet; thence N 10°13'20" W a distance of 176.26 feet; thence N 10°54'26" W a distance of 176.57 feet; thence N 23°13'24" W a distance of 157.74 feet; thence N 04°42'01" W a distance of 173.90 feet; thence N 09°44'30" E a distance of 105.26 feet; thence N 31°28'46" W a distance of 87.44 feet; thence N 23°51'13" W a distance of 96.24 feet; thence N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance

of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; N 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.62 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°36'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence S 01°12'09" E a distance of 13.50 feet; thence departing said wetland boundary line S 88°47'51" W a distance of 342.83 feet to the point of curvature of a curve concave Southerly, having a radius of 11,062.50 feet; thence Westerly a distance of 78.81 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.81 feet); thence along said wetland boundary line the following twenty (20) courses and distances: N 01°36'38" W a distance of 13.50 feet; thence N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 36°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'42" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N 37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N 85°35'39" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances: N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence N 27°34'50" E a distance of 61.81 feet; thence N 50°35'34" E a distance of 181.89 feet; thence N 39°01'03" E a distance of 137.32 feet; thence N 17°24'32" E a distance of 98.53 feet; thence N 02°44'02" E a distance of 94.77 feet; thence N 11°40'29" E a distance of 56.68 feet; thence N 03°41'03" E a distance of 61.32 feet; thence N 03°54'36" W a distance of 79.78 feet; thence N 17°12'14" E a distance of 117.32 feet; thence N 87°21'21" W a distance of 57.66 feet; thence N 79°58'08" W a distance of 60.11 feet; thence S 87°15'15" W a distance of 123.37 feet; thence N 83°56'05" W a distance of 87.73 feet; thence N 51°07'53" W a distance of 72.89 feet; thence N 51°48'14" W a distance of 116.39 feet; thence N 50°56'35" W a distance of 80.45 feet; thence N 65°02'12" W a distance of 52.93 feet to a point on said East right of way line of State Road No. 417 (Eastern Beltway); thence along said East right of way line the following ten (10) courses and distances; thence N 19°56'49" W a distance of 237.18 feet; thence N 69°55'30" E a distance of 18.76 feet; thence N 20°04'30" W a distance of 279.73 feet; thence S 83°35'53" W a distance of 144.00 feet; thence N 06°24'07" W a distance of 339.61 feet; thence N 03°24'07" W a distance of 952.59 feet; thence N 86°35'50" E a distance of 293.37 feet; thence N 03°58'22" W a distance of 457.06 feet;

thence N 35°32'14" W a distance of 143.94 feet; thence N 03°58'30" W a distance of 181.89 feet to a point on the Southerly line of a 60.00 foot wide Florida Power Corporation Easement as described in Official Records Book 1893, Page 946, Public Records of Orange County, Florida; thence N 63°46'19" W along said Southerly line and along said right of way line a distance of 164.89 feet; thence N 10°45'34" E along said right of way line a distance of 62.26 feet to a point on the Northerly line of said Florida Power Corporation Easement; thence S 63°46'19" E along said Northerly line a distance of 675.42 feet to the Point of Beginning.

LESS THE FOLLOWING DESCRIBED LANDS

PARCEL I, described as follows:

Commence at the Southeast corner of Section 4, Township 24 South, Range 31 East, Orange County, Florida, run N 89° 48' 53" W, along the South line of said Section 4, a distance of 742.26 feet, to the Westerly right of way line of proposed Innovation Way South and Point of Beginning; said point also being on a non-tangential curve that runs Southwesterly, run thence through a central angle of 03° 35' 35", having a radius of 1143.00 feet, and whose long chord bears S 18° 05' 49" W for a distance of 71.66 feet, run along the arc of said curve and Westerly right of way line, 71.68 feet, to the point of tangency; run thence S 16° 18' 02" W, continuing along said right of way line, a distance of 874.27 feet to the beginning of a curve; said curve turning to the right through a central angle of 40° 58' 21", having a radius of 1460.00 feet, and whose long chord bears S 36° 47' 13" W for a distance of 1021.95 feet, run thence Southwesterly along the arc of said curve and right of way line, 1044.05 feet, to the point of tangency; run thence S 57° 16' 23" W, along said right of way line, for a distance of 823.54 feet to a point on a line; departing said right of way line, run thence N 53° 59' 20" W for a distance of 5.22 feet to a point on a line, thence N 06° 24' 19" W for a distance of 134.10 feet to a point on a line thence N 01° 28' 03" E for a distance of 82.01 feet to a point on a line, thence N 09° 13' 46" W for a distance of 132.68 feet to a point on a line, thence N 04° 45' 05" E for a distance of 100.57 feet to a point on a line, thence N 28° 41' 49" E for a distance of 140.66 feet to a point on a line, thence N 63° 58' 14" E for a distance of 103.82 feet to a point on a line, thence N 56° 33' 53" E for a distance of 107.34 feet to a point on a line, thence S 48° 28' 22" E for a distance of 55.24 feet to a point on a line, thence S 53° 50' 50" E for a distance of 83.91 feet to a point on a line, thence S 54° 42' 15" E for a distance of 99.67 feet to a point on a line, thence S 74° 19' 32" E for a distance of 39.20 feet to a point on a line, thence N 67° 45' 10" E for a distance of 38.91 feet to a point on a line, thence N 09° 12' 34" E for a distance of 164.58 feet to a point on a line, thence N 06° 24' 31" E for a distance of 158.13 feet to a point on a line, thence N 12° 51' 46" E for a distance of 80.99 feet to a point on a line, thence N 05° 15' 59" W for a distance of 163.84 feet to a point on a line, thence N 20° 05' 15" W for a distance of 169.43 feet to a point on a line, thence N 43° 15' 15" W for a distance of 150.87 feet to a point on a line, thence N 15° 36' 12" W for a distance of 179.42 feet to a point on a line, thence N 04° 16' 58" W for a distance of 153.19 feet to a point on a line, thence N 17° 36' 10" E for a distance of 136.96 feet to a point on a line, thence N 01° 36' 09" W for a distance of 170.57 feet to a point on a line, thence N 00° 23' 27" E for a distance of 153.92 feet to a point on a line, thence N 18° 26' 32" W for a distance of 151.67 feet to a point on a line, thence N 25° 44' 11" W for a distance of 238.12 feet to a point on a line, thence N 17° 41' 58" W for a distance of 234.75 feet to a point on a line, thence N 04° 35' 26" W for a distance of 195.29 feet to a point on a line, thence N 33° 09' 00" W for a distance of 114.73 feet to a point on a line, thence N 31° 04' 44" W for a distance of 159.62 feet to a point on a line, thence N 27° 36' 43" W for a distance of 140.24 feet to a point on a line, thence N 09° 37' 58" W for a distance of 107.15 feet to a point on a line, thence N 12° 18' 14" W for a distance of 126.84 feet to a point on a line, thence N 10° 54' 47" W for a distance of 166.44

feet to a point on a line, thence N 41° 13' 46" W for a distance of 142.37 feet to a point on a line, thence N 19° 22' 37" W for a distance of 100.79 feet to a point on a line, thence N 02° 53' 50" W for a distance of 141.06 feet to a point on a line, thence N 09° 57' 26" W for a distance of 100.69 feet to a point on a line, thence N 26° 19' 12" W for a distance of 105.62 feet to a point on a line, thence N 52° 00' 34" W for a distance of 103.37 feet to a point on a line, thence N 67° 53' 49" E for a distance of 50.07 feet to a point on a line, thence N 23° 28' 56" W for a distance of 39.41 feet, to the South right of way line of proposed Innovation Way North; run thence N 88° 34' 23" E, along said South right of way line for a distance of 1491.02 feet to the beginning of a curve, said curve turning to the left through a central angle of 24° 30' 52", having a radius of 1651.00 feet, and whose long chord bears N 76° 18' 57" E for a distance of 701.01 feet, run Northeasterly along the arc of said curve and right of way line, 706.39 feet, to the beginning of a curve, said curve turning to the right through a central angle of 87° 26' 00", having a radius of 25.00 feet, and whose long chord bears S 72° 13' 29" E for a distance of 34.55 feet departing Innovation Way right of way line, run thence Southeasterly along the arc of said curve, 38.15 feet, to the point of tangency; thence S 28° 30' 29" E a distance of 10.77 feet to the beginning of a curve, said curve turning to the right through a central angle of 26° 33' 34", having a radius of 350.00 feet, and whose long chord bears S 15° 13' 42" E for a distance of 160.79 feet, run thence Southerly along the arc of said curve, 162.24 feet, to the point of tangency; thence S 01° 56' 55" E, a distance of 129.11 feet, to the beginning of a curve, said curve turning to the left through a central angle of 57° 32' 25", having a radius of 450.00 feet, and whose long chord bears S 30° 43' 08" E for a distance of 433.17 feet, run thence Southeasterly along the arc of said curve, 451.92 feet to the point of tangency; thence S 59° 29' 20" E for a distance of 394.66 feet, to the beginning of a curve, said curve turning to the right through a central angle of 58° 13' 52", having a radius of 350.00 feet, and whose long chord bears S 30° 22' 24" E for a distance of 340.60 feet, run thence Southerly along the arc of said curve, 355.71 feet, to the point of tangency; thence S 01° 15' 28" E, for a distance of 417.43 feet, to the beginning of a curve, said curve turning to the right through a central angle of 86° 21' 50", having a radius of 25.00 feet, and whose long chord bears S 41° 55' 27" W for a distance of 34.22 feet, run thence Southwesterly along the arc of said curve, 37.68 feet, to the North right of way line of aforesaid proposed Innovation Way South, said point also being on a curve, said curve turning to the left through a central angle of 65° 12' 45", having a radius of 1143.00 feet, and whose long chord bears S 52° 29' 59" W, for a distance of 1231.84 feet, run thence Southwesterly along the arc of said curve and said right of way line, 1300.93 feet, to the Point of Beginning.

Together with PARCEL J-1 described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 4, Township 24 South, Range 31 East, Orange County, Florida; run thence N 00° 43' 38" W, along the West line of said Southeast 1/4, 2309.71 feet, to the Point of Beginning, said point also being on the North right of way line of proposed Innovation Way North; thence S 88° 34' 23" W, along said right of way line, for a distance of 103.94 feet; departing said right of way line, run thence N 21° 33' 25" W for a distance of 92.22 feet to a point on a line, thence N 23° 11' 46" W for a distance of 90.33 feet to a point on a line, thence N 03° 48' 39" W for a distance of 105.17 feet to a point on a line, thence N 14° 38' 02" W for a distance of 126.03 feet to a point on a line, thence N 41° 24' 37" W for a distance of 133.04 feet to a point on a line, thence N 06° 53' 43" W for a distance of 125.28 feet to a point on a line, thence N 08° 33' 36" W for a distance of 128.52 feet to a point on a line, thence N 08° 49' 37" E for a distance of 131.77 feet to a point on a line, thence N 07° 49' 13" W for a distance of 122.66 feet to a point on a line, thence N 02° 39' 08" W for a distance of 172.44 feet to a point on a line, thence N 03° 02' 40" E for a distance of 87.17 feet to a point on a line, thence N 35° 02' 41" E for a distance of 117.80 feet to a point on a line, thence N 56° 38' 48" E for a

distance of 126.48 feet to a point on a line, thence N 65° 25' 14" E for a distance of 105.06 feet to a point on a line, thence S 77° 02' 27" E for a distance of 36.25 feet to a point on a line, thence N 73° 05' 22" E for a distance of 53.73 feet to a point on a line, thence S 65° 56' 29" E for a distance of 96.74 feet to a point on a line, thence S 50° 24' 55" E for a distance of 161.09 feet to a point on a line, thence S 39° 49' 02" E for a distance of 126.10 feet to a point on a line, thence S 46° 29' 09" E for a distance of 143.16 feet to a point on a line, thence S 40° 10' 09" E for a distance of 200.76 feet to a point on a line, thence S 39° 15' 21" E for a distance of 55.39 feet to a point on a line, thence S 43° 29' 17" E for a distance of 185.44 feet to a point on a line, thence S 37° 47' 54" E for a distance of 91.21 feet to a point on a line, thence S 40° 19' 59" E for a distance of 104.46 feet to a point on a line, thence S 53° 28' 15" E for a distance of 116.74 feet to a point on a line, thence S 55° 34' 15" E for a distance of 153.52 feet to a point on a line, thence S 67° 41' 50" E for a distance of 104.40 feet to a point on a line, thence S 74° 15' 13" E for a distance of 133.21 feet to a point on a line, thence N 83° 49' 47" E for a distance of 105.04 feet to a point on a line, thence S 51° 52' 00" E for a distance of 79.01 feet to a point on a line, thence S 55° 13' 56" E for a distance of 136.69 feet to a point on a line, thence S 32° 02' 39" E for a distance of 109.88 feet to a point on a line, thence S 05° 04' 01" E for a distance of 101.68 feet to a point on a line, thence S 03° 43' 40" E for a distance of 56.66 feet to the beginning of a non-tangential curve, and North right of way line; said curve turning to the right through 07° 40' 29", having a radius of 1499.00 feet, and whose long chord bears S 84° 44' 08" W for a distance of 200.64 feet, run Westerly along the arc and said right of way line, 200.79 feet, to the point of tangency; run thence S 88° 34' 23" W, along said right of way line, 1429.84 feet, to the Point of Beginning.

Together with PARCEL M-1 described as follows:

Commence at the Southwest corner of Section 3, Township 24 South, Range 31 East, Orange County, Florida; run S 89° 39' 25" E, along the South line of said Section 3, 185.13 feet to the Westerly right of way line of Wewahootee Road and beginning of a non-tangential curve to the Southwest, said curve turning to the left through a central angle of 44° 11' 05", having a radius of 653.41 feet, and whose long chord bears S 45° 14' 21" W for a distance of 491.50 feet; thence run along the arc of said curve and right of way line 503.89 feet, to a point of tangency; run thence S 23° 08' 49" W continuing on said right of way line, for a distance of 301.23 feet to a point on a line thence S 20° 56' 14" W for a distance of 190.39 feet to the Point of Beginning; thence continuing along said Westerly right of way line S 20° 56' 14" W for a distance of 117.74 feet to a point on a line thence S 21° 05' 31" W for a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad described in Official Record Book 3491, Pages 539-543, of the Public Records of Orange County, Florida, thence S 57° 16' 16" W, along said Northerly Railroad right of way, for a distance of 1975.23 feet to a point on a line; thence departing said North right of way line, run N 53° 59' 20" W for a distance of 35.52 feet to a point on the South right of way line of proposed Innovation Way South; run thence N 57° 16' 23" E along said South right of way line, 770.62 feet to the beginning of a curve; said curve turning to the left through a central angle of 40° 58' 21", having a radius of 1596.00 feet, and whose long chord bears N 36° 47' 13" E for a distance of 1117.14 feet, run Northeasterly along the arc of said curve and right-of-way line, 1141.31 feet to the point of tangency; run thence N 16° 18' 02" E continuing along said right of way line, for a distance of 283.03 feet, to a point on a line departing said right of way line, run thence S 73° 47' 08" E, for a distance of 468.21 feet to the Point of Beginning.

PARCEL 2:

PARCEL I, described as follows:

Commence at the Southeast corner of Section 4, Township 24 South, Range 31 East, Orange County, Florida, run N 89° 48' 53" W, along the South line of said Section 4, a distance of 742.26 feet, to the Westerly right of way line of proposed Innovation Way South and Point of Beginning; said point also being on a non-tangential curve that runs Southwesterly, run thence through a central angle of 03° 35' 35", having a radius of 1143.00 feet, and whose long chord bears S 18° 05' 49" W for a distance of 71.66 feet, run along the arc of said curve and Westerly right of way line, 71.68 feet, to the point of tangency; run thence S 16° 18' 02" W, continuing along said right of way line, a distance of 874.27 feet to the beginning of a curve; said curve turning to the right through a central angle of 40° 58' 21", having a radius of 1460.00 feet, and whose long chord bears S 36° 47' 13" W for a distance of 1021.95 feet, run thence Southwesterly along the arc of said curve and right of way line, 1044.05 feet, to the point of tangency; run thence S 57° 16' 23" W, along said right of way line, for a distance of 823.54 feet to a point on a line; departing said right of way line, run thence N 53° 59' 20" W for a distance of 5.22 feet to a point on a line, thence N 06° 24' 19" W for a distance of 134.10 feet to a point on a line thence N 01° 28' 03" E for a distance of 82.01 feet to a point on a line, thence N 09° 13' 46" W for a distance of 132.68 feet to a point on a line, thence N 04° 45' 05" E for a distance of 100.57 feet to a point on a line, thence N 28° 41' 49" E for a distance of 140.66 feet to a point on a line, thence N 63° 58' 14" E for a distance of 103.82 feet to a point on a line, thence N 56° 33' 53" E for a distance of 107.34 feet to a point on a line, thence S 48° 28' 22" E for a distance of 55.24 feet to a point on a line, thence S 53° 50' 50" E for a distance of 83.91 feet to a point on a line, thence S 54° 42' 15" E for a distance of 99.67 feet to a point on a line, thence S 74° 19' 32" E for a distance of 39.20 feet to a point on a line, thence N 67° 45' 10" E for a distance of 38.91 feet to a point on a line, thence N 09° 12' 34" E for a distance of 164.58 feet to a point on a line, thence N 06° 24' 31" E for a distance of 158.13 feet to a point on a line, thence N 12° 51' 46" E for a distance of 80.99 feet to a point on a line, thence N 05° 15' 59" W for a distance of 163.84 feet to a point on a line, thence N 20° 05' 15" W for a distance of 169.43 feet to a point on a line, thence N 43° 15' 15" W for a distance of 150.87 feet to a point on a line, thence N 15° 36' 12" W for a distance of 179.42 feet to a point on a line, thence N 04° 16' 58" W for a distance of 153.19 feet to a point on a line, thence N 17° 36' 10" E for a distance of 136.96 feet to a point on a line, thence N 01° 36' 09" W for a distance of 170.57 feet to a point on a line, thence N 00° 23' 27" E for a distance of 153.92 feet to a point on a line, thence N 18° 26' 32" W for a distance of 151.67 feet to a point on a line, thence N 25° 44' 11" W for a distance of 238.12 feet to a point on a line, thence N 17° 41' 58" W for a distance of 234.75 feet to a point on a line, thence N 04° 35' 26" W for a distance of 195.29 feet to a point on a line, thence N 33° 09' 00" W for a distance of 114.73 feet to a point on a line, thence N 31° 04' 44" W for a distance of 159.62 feet to a point on a line, thence N 27° 36' 43" W for a distance of 140.24 feet to a point on a line, thence N 09° 37' 58" W for a distance of 107.15 feet to a point on a line, thence N 12° 18' 14" W for a distance of 126.84 feet to a point on a line, thence N 10° 54' 47" W for a distance of 166.44 feet to a point on a line, thence N 41° 13' 46" W for a distance of 142.37 feet to a point on a line, thence N 19° 22' 37" W for a distance of 100.79 feet to a point on a line, thence N 02° 53' 50" W for a distance of 141.06 feet to a point on a line, thence N 09° 57' 26" W for a distance of 100.69 feet to a point on a line, thence N 26° 19' 12" W for a distance of 105.62 feet to a point on a line, thence N 52° 00' 34" W for a distance of 103.37 feet to a point on a line, thence N 67° 53' 49" E for a distance of 50.07 feet to a point on a line, thence N 23° 28' 56" W for a distance of 39.41 feet, to the South right of way line of proposed Innovation Way North; run thence N 88° 34' 23" E, along said South right of way line for a distance of 1491.02 feet to the beginning of a curve, said curve turning to the left through a central angle of 24° 30' 52", having a radius of 1651.00 feet, and whose long chord bears N 76° 18' 57" E for a distance of 701.01 feet, run Northeasterly along the arc of said curve and right of

way line, 706.39 feet, to the beginning of a curve, said curve turning to the right through a central angle of $87^{\circ} 26' 00''$, having a radius of 25.00 feet, and whose long chord bears $S 72^{\circ} 13' 29'' E$ for a distance of 34.55 feet departing Innovation Way right of way line, run thence Southeasterly along the arc of said curve, 38.15 feet, to the point of tangency; thence $S 28^{\circ} 30' 29'' E$ a distance of 10.77 feet to the beginning of a curve, said curve turning to the right through a central angle of $26^{\circ} 33' 34''$, having a radius of 350.00 feet, and whose long chord bears $S 15^{\circ} 13' 42'' E$ for a distance of 160.79 feet, run thence Southerly along the arc of said curve, 162.24 feet, to the point of tangency; thence $S 01^{\circ} 56' 55'' E$, a distance of 129.11 feet, to the beginning of a curve, said curve turning to the left through a central angle of $57^{\circ} 32' 25''$, having a radius of 450.00 feet, and whose long chord bears $S 30^{\circ} 43' 08'' E$ for a distance of 433.17 feet, run thence Southeasterly along the arc of said curve, 451.92 feet to the point of tangency; thence $S 59^{\circ} 29' 20'' E$ for a distance of 394.66 feet, to the beginning of a curve, said curve turning to the right through a central angle of $58^{\circ} 13' 52''$, having a radius of 350.00 feet, and whose long chord bears $S 30^{\circ} 22' 24'' E$ for a distance of 340.60 feet, run thence Southerly along the arc of said curve, 355.71 feet, to the point of tangency; thence $S 01^{\circ} 15' 28'' E$, for a distance of 417.43 feet, to the beginning of a curve, said curve turning to the right through a central angle of $86^{\circ} 21' 50''$, having a radius of 25.00 feet, and whose long chord bears $S 41^{\circ} 55' 27'' W$ for a distance of 34.22 feet, run thence Southwesterly along the arc of said curve, 37.68 feet, to the North right of way line of aforesaid proposed Innovation Way South, said point also being on a curve, said curve turning to the left through a central angle of $65^{\circ} 12' 45''$, having a radius of 1143.00 feet, and whose long chord bears $S 52^{\circ} 29' 59'' W$, for a distance of 1231.84 feet, run thence Southwesterly along the arc of said curve and said right of way line, 1300.93 feet, to the Point of Beginning.

Together with PARCEL J-1 described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 4, Township 24 South, Range 31 East, Orange County, Florida; run thence $N 00^{\circ} 43' 38'' W$, along the West line of said Southeast 1/4, 2309.71 feet, to the Point of Beginning, said point also being on the North right of way line of proposed Innovation Way North; thence $S 88^{\circ} 34' 23'' W$, along said right of way line, for a distance of 103.94 feet; departing said right of way line, run thence $N 21^{\circ} 33' 25'' W$ for a distance of 92.22 feet to a point on a line, thence $N 23^{\circ} 11' 46'' W$ for a distance of 90.33 feet to a point on a line, thence $N 03^{\circ} 48' 39'' W$ for a distance of 105.17 feet to a point on a line, thence $N 14^{\circ} 38' 02'' W$ for a distance of 126.03 feet to a point on a line, thence $N 41^{\circ} 24' 37'' W$ for a distance of 133.04 feet to a point on a line, thence $N 06^{\circ} 53' 43'' W$ for a distance of 125.28 feet to a point on a line, thence $N 08^{\circ} 33' 36'' W$ for a distance of 128.52 feet to a point on a line, thence $N 08^{\circ} 49' 37'' E$ for a distance of 131.77 feet to a point on a line, thence $N 07^{\circ} 49' 13'' W$ for a distance of 122.66 feet to a point on a line, thence $N 02^{\circ} 39' 08'' W$ for a distance of 172.44 feet to a point on a line, thence $N 03^{\circ} 02' 40'' E$ for a distance of 87.17 feet to a point on a line, thence $N 35^{\circ} 02' 41'' E$ for a distance of 117.80 feet to a point on a line, thence $N 56^{\circ} 38' 48'' E$ for a distance of 126.48 feet to a point on a line, thence $N 65^{\circ} 25' 14'' E$ for a distance of 105.06 feet to a point on a line, thence $S 77^{\circ} 02' 27'' E$ for a distance of 36.25 feet to a point on a line, thence $N 73^{\circ} 05' 22'' E$ for a distance of 53.73 feet to a point on a line, thence $S 65^{\circ} 56' 29'' E$ for a distance of 96.74 feet to a point on a line, thence $S 50^{\circ} 24' 55'' E$ for a distance of 161.09 feet to a point on a line, thence $S 39^{\circ} 49' 02'' E$ for a distance of 126.10 feet to a point on a line, thence $S 46^{\circ} 29' 09'' E$ for a distance of 143.16 feet to a point on a line, thence $S 40^{\circ} 10' 09'' E$ for a distance of 200.76 feet to a point on a line, thence $S 39^{\circ} 15' 21'' E$ for a distance of 55.39 feet to a point on a line, thence $S 43^{\circ} 29' 17'' E$ for a distance of 185.44 feet to a point on a line, thence $S 37^{\circ} 47' 54'' E$ for a distance of 91.21 feet to a point on a line, thence $S 40^{\circ} 19' 59'' E$ for a distance of 104.46 feet to a point on a line, thence $S 53^{\circ} 28' 15'' E$ for a distance of 116.74 feet to a point on a line, thence $S 55^{\circ}$

34' 15" E for a distance of 153.52 feet to a point on a line, thence S 67° 41' 50" E for a distance of 104.40 feet to a point on a line, thence S 74° 15' 13" E for a distance of 133.21 feet to a point on a line, thence N 83° 49' 47" E for a distance of 105.04 feet to a point on a line, thence S 51° 52' 00" E for a distance of 79.01 feet to a point on a line, thence S 55° 13' 56" E for a distance of 136.69 feet to a point on a line, thence S 32° 02' 39" E for a distance of 109.88 feet to a point on a line, thence S 05° 04' 01" E for a distance of 101.68 feet to a point on a line, thence S 03° 43' 40" E for a distance of 56.66 feet to the beginning of a non-tangential curve, and North right of way line; said curve turning to the right through 07° 40' 29", having a radius of 1499.00 feet, and whose long chord bears S 84° 44' 08" W for a distance of 200.64 feet, run Westerly along the arc and said right of way line, 200.79 feet, to the point of tangency; run thence S 88° 34' 23" W, along said right of way line, 1429.84 feet, to the Point of Beginning.

Together with PARCEL M-1 described as follows:

Commence at the Southwest corner of Section 3, Township 24 South, Range 31 East, Orange County, Florida; run S 89° 39' 25" E, along the South line of said Section 3, 185.13 feet to the Westerly right of way line of Wewahootee Road and beginning of a non-tangential curve to the Southwest, said curve turning to the left through a central angle of 44° 11' 05", having a radius of 653.41 feet, and whose long chord bears S 45° 14' 21" W for a distance of 491.50 feet; thence run along the arc of said curve and right of way line 503.89 feet, to a point of tangency; run thence S 23° 08' 49" W continuing on said right of way line, for a distance of 301.23 feet to a point on a line thence S 20° 56' 14" W for a distance of 190.39 feet to the Point of Beginning; thence continuing along said Westerly right of way line S 20° 56' 14" W for a distance of 117.74 feet to a point on a line thence S 21° 05' 31" W for a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad described in Official Record Book 3491, Pages 539-543, of the Public Records of Orange County, Florida. thence S 57° 16' 16" W, along said Northerly Railroad right of way, for a distance of 1975.23 feet to a point on a line; thence departing said North right of way line, run N 53° 59' 20" W for a distance of 35.52 feet to a point on the South right of way line of proposed Innovation Way South; run thence N 57° 16' 23" E along said South right of way line, 770.62 feet to the beginning of a curve; said curve turning to the left through a central angle of 40° 58' 21", having a radius of 1596.00 feet, and whose long chord bears N 36° 47' 13" E for a distance of 1117.14 feet, run Northeasterly along the arc of said curve and right-of-way line, 1141.31 feet to the point of tangency; run thence N 16° 18' 02" E continuing along said right of way line, for a distance of 283.03 feet, to a point on a line departing said right of way line, run thence S 73° 47' 08" E, for a distance of 468.21 feet to the Point of Beginning.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Moss Park Properties, LLLP, a Florida limited liability limited partnership f/k/a Moss Park Properties, Ltd., a Florida limited partnership, by virtue of the Deeds recorded in Official Records Book 3717, page 250, Official Records Book 4506, page 1144, Official Records Book 4506, page 1148 and Official Records Book 5408, page 1400, Public Records of Orange County, Florida.

AND

Lennar Homes, LLC, a Florida limited liability company, by virtue of the Special Warranty Deeds recorded in Official Records Book 10542, page 680 and Official Records Book 10556, page 2288, Public Records of Orange County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Easement Grant by and between Cox and Gale Associates, Inc., Grantor, and Florida Gas Transmission Company, a Delaware corporation, Grantee, recorded November 15, 1967, in Official Records Book 1682, Page 340; Partial Release of Easement recorded October 25, 1991, in Official Records Book 4339, Page 3883; Encroachment Agreement recorded August 25, 2014 in Official Records Book 10794, page 9186, all of the Public Records of Orange County, Florida.
2. Easement Grant by and between Leedy Corporation, Grantor, and Florida Gas Transmission Company, a Delaware corporation, Grantee, recorded November 15, 1967, in Official Records Book 1682, Page 342; Partial Release of Easement recorded October 25, 1991, in Official Records Book 4339, Page 3883; Encroachment Agreement recorded August 25, 2014 in Official Records Book 10794, page 9186, all of the Public Records of Orange County, Florida.
3. Easement Grant by and between Lake W. Coleman, John C. Putnam, Dennis N. Folken, J. Thomas Gurney, Jr. and W.T. Cox, Jr., Grantor's and Florida Gas Transmission Company, a Delaware corporation, Grantee, recorded November 15, 1967, in Official Records Book 1682, Page 344; Partial Release of Easement recorded October 25, 1991, in Official Records Book 4339, Page 3883; Encroachment Agreement recorded August 25, 2014 in Official Records Book 10794, page 9186, all of the Public Records of Orange County, Florida.
4. Easement Grant by and between John Howard Keuhl, as Trustee under Wil-Jem Land Trust, Grantor, and Florida Gas Transmission Company, a Delaware corporation, Grantee, recorded November 15, 1967, in Official Records Book 1682, Page 351; Encroachment Agreement recorded August 25, 2014 in Official Records Book 10794, page 9186, Public Records of Orange County, Florida.
5. Easement by and between The Leedy Corporation, Grantor, and Florida Power Corporation, Grantee, recorded August 6, 1969, in Official Records Book 1859, Page 978, Public Records of Orange County, Florida.
6. Easement by and between George W. Johnson, Trustee, Grantor, and Florida Power Corporation, Grantee, recorded November 21, 1969, in Official Records Book 1893, Page 946, Public Records of Orange County, Florida.

7. Drainage Easement by and between Gary T. Randall, Individually and as Trustee, and as Trustee of the Gary T. Randall Revocable Trust dated June 23, 1986, Grantor, and The Orlando/Orange County Expressway Authority, Grantee, recorded July 16, 1991, in Official Records Book 4306, Page 1151, Public Records of Orange County, Florida.
8. Distribution Easement by and between Moss Park Properties, Ltd., a Florida limited partnership, Grantor, and Florida Power Corporation, Grantee, recorded October 18, 1988, in Official Records Book 4024, Page 77, Public Records of Orange County, Florida.
9. Easement by and between Moss Park Properties, Ltd., a Florida limited partnership, Grantor and Florida Power Corporation, Grantee, recorded February 23, 1989, in Official Records Book 4058, Page 1932, Public Records of Orange County, Florida.
10. Agreement by and between Orange County, Florida, and Lake Nona Corporation, et al, recorded May 17, 1994, in Official Records Book 4741, Page 4672, Public Records of Orange County, Florida.
11. Capacity Enhancement Agreement by and between The School Board of Orange County, Florida; Moss Park Properties, LLLP, a Florida limited liability partnership and Schools Financing Consortium, LLC, a Florida limited liability company, recorded April 19, 2007 in Official Records Book 9219, Page 1709, of the Public Records of Orange County, Florida.
12. Innovation Way/Moss Park Road Extension - Phase I Transportation Agreement by and between Orange County, Florida, and Moss Park Properties, LLLP, a Florida limited liability limited partnership, recorded October 31, 2007, in Official Records Book 9488, Page 2509, Public Records of Orange County, Florida.
13. Capacity Enhancement Agreement by and between The School Board of Orange County, Florida, and Moss Park Properties, LLLP, a Florida limited liability partnership, recorded November 13, 2007, in Official Records Book 9504, Page 995, Public Records of Orange County, Florida.
14. All rights of Ingress, egress, light, air and view to, from or across any State Road 417 right of way property which may otherwise accrue to any property adjoining said right of way as reflected in Warranty Deed recorded July 18, 2008, in Official Records Book 9732, Page 1831, Public Records of Orange County, Florida.
15. Notice of Environmental Resource or Surface Water Management Permit recorded August 31, 2009 in Official Records Book 9926, page 2411, Public Records of Orange County, Florida.
16. First Amendment to Innovation Way/Moss Park Road Extension-Phase 1 Transportation

Agreement recorded October 23, 2012 in Official Records Book 10462, page 3281, Public Records of Orange County, Florida.

17. Temporary Access and Utility Easement in favor of Orange County, recorded October 26, 2012 in Official Records Book 10464, page 4966; First Amendment to Temporary Access and Utility Easement recorded October 20, 2014 in Official Records Book 10822, page 4757, Public Records of Orange County, Florida.
18. Utility Easement in favor of Orange County recorded November 16, 2012 in Official Records Book 10475, page 4628; First Amendment to Utility Easement recorded October 20, 2014 in Official Records Book 10822, page 4773, Public Records of Orange County, Florida.
19. Temporary Construction Easement in favor of Orange County recorded November 16, 2012 in Official Records Book 10475, page 4636, Public Records of Orange County, Florida.
20. Additional Covenants Agreement by and between Moss Park Properties, LLLP, a Florida limited liability limited partnership and Lennar Homes, LLC, a Florida limited liability company, recorded March 22, 2013 in Official Records Book 10542, page 686, Public Records of Orange County, Florida.
21. Temporary Construction and Access Easement Agreement by and between Moss Park Properties, LLLP, a Florida limited liability limited partnership and Lennar Homes, LLC, a Florida limited liability company, recorded March 22, 2013 in Official Records Book 10542, page 695, Public Records of Orange County, Florida.
22. Partial Assignment of Seller's Permits, Approvals and Development Rights by and between Moss Park Properties, LLLP, a Florida limited liability limited partnership and Lennar Homes, LLC, a Florida limited liability company, recorded March 22, 2013 in Official Records Book 10542, page 725, Public Records of Orange County, Florida.
23. Partial Assignment of Owner's Capacity Credits Under Capacity Enhancement Agreement (#06-023-8) from Moss Park Properties, LLLP, a Florida limited liability limited partnership to Lennar Homes, LLC, a Florida limited liability company, recorded March 22, 2013 in Official Records Book 10542, page 737, Public Records of Orange County, Florida.
24. Memorandum of Contract by and between Moss Park Properties, LLLP, a Florida limited liability limited partnership and Lennar Homes, LLC, a Florida limited liability company, recorded March 22, 2013 in Official Records Book 10542, page 745, Public Records of Orange County, Florida.

25. Memorandum of Master Development Agreement between Moss Park Properties, LLLP, a Florida limited liability limited partnership and Lennar Homes, LLC, a Florida limited liability company, recorded March 22, 2013 in Official Records Book 10542, page 760, Public Records of Orange County, Florida.
26. Annexation and Development Agreement recorded December 27, 2013 in Official Records Book 10681, page 9316, Public Records of Orange County, Florida.
27. First Amendment to Annexation and Development Agreement recorded December 27, 2013 in Official Records Book 10681, page 9372, Public Records of Orange County, Florida.
28. Confirmatory Memorandum of Lease recorded in Official Records Book 9781, page 9194; Affidavit recorded in Official Records Book 9781, page 9201; Memorandums of Assignment recorded in Official Records Book 6454, page 729 and Official Records Book 6454, page 736; Florida Assignment and Assumption of Lease or Other Agreement recorded in Official Records Book 9562, page 12; and Assignment and Assumption of Lease recorded in Official Records Book 10556, page 2292, all of the Public Records of Orange County, Florida. (Tower Site)
29. Memorandum of Site Agreement by and between Tower Asset Sub, Inc. and VoiceStream Tampa/Orlando, Inc., recorded October 22, 2003 in Official Records Book 7161, page 2709, Public Records of Orange County, Florida. (Tower Site)
30. Short Form Lease by and between American Tower Asset Sub, LLC and Verizon Wireless Personal Communications LP d/b/a Verizon Wireless, recorded February 9, 2009 in Official Records Book 9825, page 8206, Public Records of Orange County, Florida. (Tower Site)
31. Mortgage, Fixture Filing and Assignment of Leases and Rents executed by American Tower Asset Sub, LLC in favor of American Tower Depositor Sub, LLC, recorded January 10, 2008 in Official Records Book 9562, page 150 and Assignment of Mortgage, Fixture Filing and Assignment of Leases and Rents in favor of LaSalle Bank National Association recorded December 21, 2010 in Official Records Book 10149, page 3302, Public Records of Orange County, Florida. (Tower Site)
32. Notice of Commencement recorded August 5, 2014 in Official Records Book 10785, page 5711, Public Records of Orange County, Florida.
33. Notice of Commencement recorded August 15, 2014 in Official Records Book 10791, page 653, Public Records of Orange County, Florida.
34. Deed of Conservation Easement recorded August 25, 2014 in Official Records Book 10794, page 9048, Public Records of Orange County, Florida.

35. Permanent Access Easement in favor of South Florida Water Management District recorded August 26, 2014 in Official Records Book 10795, page 8251, Public Records of Orange County, Florida.
36. Amended and Restated Innovation Way South Right-of-Way Agreement recorded October 20, 2014 in Official Records Book 10822, page 4560, Public Records of Orange County, Florida.
37. Utilities Coordination Development Agreement recorded October 20, 2014 in Official Records Book 10822, page 4681, Public Records of Orange County, Florida.
38. Temporary Access and Utility Easement in favor of Orange County recorded October 20, 2014 in Official Records Book 10822, page 4784, Public Records of Orange County, Florida.
39. Notice of Commencement recorded October 29, 2014 in Official Records Book 10827, page 5676, Public Records of Orange County, Florida.
40. Notice of Commencement recorded October 29, 2014 in Official Records Book 10827, page 5686, Public Records of Orange County, Florida.
41. Real property taxes for the year 2014 are unpaid for the following parcels:
 - 04-24-31-0000-00001, in the gross amount of \$14,864.49
 - 04-24-31-0000-00003, in the gross amount of \$9,741.89
 - 04-24-31-0000-00004, in the gross amount of \$2,454.26
 - 09-24-31-0000-00001, in the gross amount of \$2,794.60
 - 09-24-31-0000-00008, in the gross amount of \$3,924.67
 - 09-24-31-0000-00012, in the gross amount of \$367.18
 - 09-24-31-0000-00038, in the gross amount of \$595.16

No taxes are due for the following parcel:

09-24-31-0000-00032, in the gross amount of \$0.00

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use

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and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Fidelity National Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of \$1,000.00.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Fidelity National Title Insurance Company


Nancy.Durrance@fnf.com 407-340-7513

Margarita Calderon, its agent.