

PARCEL III (LUCERNE MEDICAL CENTER) ORANGE COUNTY, FLORIDA

TRACT 1

That portion of Lots P, Q, S, T, U and V of GEORGE STARKEY'S SUBDIVISION, as recorded in Plat Book A, Page 52, and a portion of Lot 1, O.T. WALLACE SUBDIVISION, as recorded in Plat Book J, Page 1, both being recorded in the Public Records of Orange County, Florida being described as follows:

Commence at the City of Orlando geographic information system control monument #G.I.S. 540, said monument lies North 81 degrees 34 minutes 28 seconds West of City of Orlando geographic information system control monument #G.I.S. 549 when calculated along the horizontal plane, run North 86 degrees 46 minutes 11 seconds West, 114.44 feet to a point of intersection on the Northerly right of way line of Gore Street and the Northwesternly right of way line of State Road 527 (Orange Avenue), said point being the POINT OF BEGINNING; thence South 89 degrees 33 minutes 59 seconds West along said Northerly right of way line of Gore Street, 229.90 feet to the Easterly right of way line of South Main Lane as depicted in the aforesaid plat of GEORGE STARKEY'S SUBDIVISION, said point also being on the West line of said Lot U; thence run North 00 degrees 32 minutes 15 seconds West along said Easterly right of way line and the Westerly line of aforesaid Lots U, T, S & P, 803.22 feet to the Southerly right of way line of Lucerne Circle; thence North 89 degrees 18 minutes 55 seconds East along said Southerly right of way line, 183.43 feet to the Westerly right of way line of aforesaid State Road 527; thence along said right of way line the following five courses and distances: South 04 degrees 28 minutes 58 seconds East, 158.80 feet; South 00 degrees 32 minutes 42 seconds East, 184.50 feet; North 89 degrees 36 minutes 27 seconds East, 12.70 feet; South 04 degrees 28 minutes 58 seconds east, 453.28 feet; South 42 degrees 32 minutes 31 seconds West, 12.25 feet to the POINT OF BEGINNING.

TRACT 2

The South 60 feet of the West 127 feet of Lot 4, and all of Lots 5 and 6, of GEORGE STARKEY'S SUBDIVISION, as recorded in Miscellaneous Book 4, Page 184, of the Public Records of Orange County, Florida, LESS the South 5 feet for road right of way, being more particularly described as follows:

Commence at City of Orlando geographic information system control monument #G.I.S. 540, said monument lies North 81 degrees 34 minutes 28 seconds West of City of Orlando geographic information system control monument #G.I.S. 549 when calculated along the horizontal plane, run North 86 degrees 46 minutes 11 seconds West, 114.44 feet to a point of intersection on the Northerly right of way line of Gore Street and the Northwesternly right of way line of State Road 527 (Orange Avenue); thence South 89 degrees 33 minutes 59 seconds West along said Northerly right of way line of Gore Street 269.90 feet in the Westerly right of way line of South Main Lane as depicted on Plat Book A, Page 52, of the aforesaid Public Records, said point also being the POINT OF BEGINNING; thence continue South 89 degrees 33 minutes 59 seconds West along said Northerly right of way

line of Gore Street, 270.04 feet to the Easterly right of way line of Kuhl Avenue, as depicted in Miscellaneous Book 4, Page 184, of aforesaid Public Records of Orange County, Florida; thence North 00 degrees 33 minutes 12 seconds West along said the Easterly right of way line and the Westerly line of aforesaid Lots 4 & 5, 355.15 feet to the North line of the South 60.00 feet of said Lot 4; thence South 00 degrees 32 minutes 12 seconds East along said East line 60.00 feet to the Northerly line of said Lots 5 and 6; thence North 89 degrees 31 minutes 25 seconds East along said Northerly line, 143.12 feet to the aforesaid Westerly right of way line of South Main Lane; thence South 00 degrees 32 minutes 15 seconds East along said Westerly line, 295.35 feet to the POINT OF BEGINNING.

TRACT 3

That portion of Lots 1 through 6 (inclusive), Block I, of T.J. DEMPSEY'S ADDITION TO ORLANDO, as recorded in Plat Book A, Page 28 and that portion of Lots 33 through 35 (inclusive) of T.J. DEMPSEY'S 2ND ADDITION TO ORLANDO, as recorded in Plat Book C, page 73, all being of the Public Records of Orange County, Florida, being described as follows:

Commence at City of Orlando geographic information systems control monument #G.I.S. 540, said monument lies North 81 degrees 34 minutes 28 seconds West of City of Orlando geographic information systems control monument lies North 81 degrees 34 minutes 28 seconds West of City of Orlando geographic information systems control monument #G.I.S. 549 when calculated along the horizontal plane run North 86 degrees 46 minutes 11 seconds West 114.44 feet to a point of intersection on the Northerly right of way line of Gore Street and the Northwesterly right of way line of State Road 527 (Orange Avenue); thence South 89 degrees 33 minutes 59 seconds West along said Northerly right of way line of Gore Street, 579.94 feet to the Westerly right of way line of Kuhl Avenue, as depicted in Miscellaneous Book 4, Page 184, of said Public Records of Orange County, Florida, said point also being the POINT OF BEGINNING; thence continue South 89 degrees 33 minutes 29 seconds West along aforesaid Northerly right of way line, 480.03 feet to the Westerly line of said Lot 6, said point also being on the Easterly right of way line of Lucerne Terrace; thence North 00 degrees 32 minutes 04 seconds West along said Easterly right of way line and the Westerly line of said Block I, 435.46 feet to the Northerly line of aforesaid Lot 1, said point also being on the Southerly right of way line of Ernestine Street; thence North 89 degrees 34 minutes 10 seconds East along said Northerly lines, 479.89 feet to the aforesaid Westerly right of way line of Kuhl Avenue; thence South 00 degrees 33 minutes 12 seconds East along said Westerly right of way line 435.52 feet to the POINT OF BEGINNING.