

Prepared By and Return To:

Sara W. Bernard, P.A.  
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Bank of America Center  
P.O. Box 4961  
Orlando, Florida 32802-4961

For Recording Purposes Only

**TERMINATION AND RELEASE OF PRIMARY LEASEHOLD  
MORTGAGE AND SECURITY AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS, ORANGE COUNTY**, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 (“**County**”), **CITY OF ORLANDO**, a municipal corporation organized and existing under the laws of the State of Florida (“**City**”), whose address is c/o Office of Legal Affairs, City of Orlando, Florida, 3<sup>rd</sup> Floor, City Hall, 400 South Orange Avenue, Orlando, Florida 32801 and **LAKE NONA LAND COMPANY, LLC**, a Florida limited liability company (“**LNLC**”), with an address of 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, FL 32827 (County, City and LNLC shall be referred to herein jointly as the “**Mortgagee**”), are the owners and holders of that certain Primary Leasehold Mortgage and Security Agreement (the “**Mortgage**”) executed by **SANFORD BURNHAM PREBYS MEDICAL DISCOVERY INSTITUTE, INC.**, a California nonprofit public benefit 501(c)(3) corporation (f/k/a Burnham Institute for Medical Research) (“**Mortgagor**”), with an address of 6400 Sanger Road, Orlando, FL 32827, recorded May 16, 2007 in Official Records Book 9262, Page 2637, in the Public Records of Orange County, Florida, which encumbers the Mortgaged Property (as defined in the Mortgage), which Mortgaged Property includes the property being more particularly described on **Exhibit “A”** (the “**Land**”), to secure the investment of the Grant Funds in the Permanent Facilities Site and the performance of Mortgagor’s obligations under the Grant Agreement and the Ground Lease (as all of such terms are defined or used in the Mortgage);

**NOW, THEREFORE**, for the sum of Ten Dollars (\$10.00) to it paid by the said Mortgagor, prior to or at the time of the execution hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and accepted by said Mortgagee, Mortgagee does hereby terminate said Mortgage and does hereby remise, release, quit-claim, exonerate and discharge the Mortgaged Property, including the Land, from the lien, security interest and operation of said Mortgage, all unto the said Mortgagor, and its successors or assigns;

**TO HAVE AND TO HOLD** the Mortgaged Property, including the Land, and every part thereof, and any and all appurtenances thereunto, to the said Mortgagor, and its successors or assigns, forever, released, freed, exonerated and discharged of and from the lien and encumbrance of and any security interest created by said Mortgage.

**IN WITNESS WHEREOF**, the said Mortgagee has executed this TERMINATION AND RELEASE OF PRIMARY LEASEHOLD MORTGAGE AND SECURITY AGREEMENT, as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**“COUNTY”**

**ORANGE COUNTY**, a charter county and political subdivision of the State of Florida

By: Board of County Commissioners

By: \_\_\_\_\_  
Teresa Jacobs  
Orange County Mayor

Date: \_\_\_\_\_

ATTEST: Phil Diamond, CPA, County  
Comptroller as Clerk of the Board of  
County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

Printed Name: \_\_\_\_\_

**“CITY”**

**CITY OF ORLANDO**, a municipal corporation  
organized and existing under the laws of the State  
of Florida

By: \_\_\_\_\_  
Buddy Dyer, Mayor

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND RELIANCE OF THE  
CITY OF ORLANDO, FLORIDA, ONLY:

Date: \_\_\_\_\_

\_\_\_\_\_  
Mayanne Downs, City Attorney

Signed, sealed and delivered  
in the presence of:

**“LNLC”**

**LAKE NONA LAND COMPANY, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_

**STATE OF** \_\_\_\_\_ )

)

**COUNTY OF** \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_, as \_\_\_\_\_ of **LAKE NONA LAND COMPANY, LLC**, a Florida limited liability company, on behalf of the company. She/He is either personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"****Legal Description of Land****Description:**

That part of Section 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 26; thence N89°17'38"W along the South line of the Southeast 1/4 of said Section 26 for a distance of 371.16 feet; thence N43°43'49"E, 229.28 feet; thence N30°56'19"E, 288.27 feet; thence N47°29'38"W, 18.00 feet; thence N40°26'49"W, 42.94 feet; thence N40°26'49"W, 157.19 feet; thence N26°23'48"W, 360.97 feet; thence S27°24'00"W, 61.96 feet; thence N34°54'59"W, 352.22 feet; thence N25°05'40"E, 127.07 feet; thence N56°41'49"W, 225.45 feet; thence S75°02'30"W, 242.11 feet; thence S68°38'50"W, 385.25 feet; thence N89°12'59"W, 200.64 feet; thence N78°41'22"W, 371.10 feet; thence N73°22'47"W, 79.91 feet; thence N84°23'32"W, 223.73 feet; thence S49°37'58"W, 224.15 feet; thence S57°54'58"W, 315.66 feet; thence S52°24'26"W, 582.43 feet; thence S58°44'09"W, 401.34 feet; thence S77°44'08"W, 192.26 feet; thence S86°18'27"W, 159.50 feet; thence N80°02'25"W, 378.16 feet; thence N06°43'58"E, 105.88 feet to the POINT OF BEGINNING; thence N01°41'57"W, 577.73 feet to a point on a non-tangent curve concave Northerly having a radius of 3530.00 feet and a chord bearing of N71°55'18"E; thence Easterly along the arc of said curve through a central angle of 07°43'15" for a distance of 475.68 feet to the point of tangency; thence N68°03'41"E, 11.90 feet to the point of curvature of a curve concave Southerly having a radius of 40.00 feet and a chord bearing of S77°24'16"E; thence Easterly along the arc of said curve through a central angle of 69°04'06" for a distance of 48.22 feet to the point of tangency; thence S42°52'13"E, 684.67 feet to the point of curvature of a curve concave Westerly having a radius of 40.00 feet and a chord bearing of S09°08'02"W; thence Southerly along the arc of said curve through a central angle of 104°00'31" for a distance of 72.61 feet to the point of compound curvature of a curve concave Northerly having a radius of 1420.00 feet and a chord bearing of S78°56'08"W; thence Westerly along the arc of said curve through a central angle of 35°35'41" for a distance of 882.17 feet to the point of tangency; thence N83°16'02"W, 94.57 feet to the POINT OF BEGINNING.

Together with that certain beneficial Temporary Road Access and Utilities Easement Agreement (West Portion) by Lake Nona Land Company, LLC in favor of Orange County, Florida recorded of even date herewith in the Public Records of Orange County, Florida and being more particularly described as follows:

**Access Easement A:**

That part of Section 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 26; thence N89°17'38"W along the South line of the Southeast 1/4 of said Section 26 for a distance of 371.16 feet; thence N43°43'49"E, 229.28 feet; thence N30°56'19"E, 288.27 feet; thence N47°29'38"W, 18.00 feet; thence N40°26'49"W, 42.94 feet; thence N42°45'07"E, 1079.80 feet; thence N39°37'19"E, 60.00 feet to a point on a non-

tangent curve concave Northeasterly having a radius of 390.00 feet and a chord bearing of N45°35'05"W; thence Northwesterly along the arc of said curve through a central angle of 09°35'11" for a distance of 65.25 feet to the point of tangency; thence N40°47'30"W, 94.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 450.00 feet and a chord bearing of N62°38'58"W; thence Northwesterly along the arc of said curve through a central angle of 43°42'57" for a distance of 343.34 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 1170.00 feet and a chord bearing of N61°18'13"W; thence Northwesterly along the arc of said curve through a central angle of 46°24'28" for a distance of 947.66 feet to the point of tangency; thence N38°05'59"W, 71.05 feet; thence N33°45'58"W, 115.10 feet; thence N28°23'17"W, 61.07 feet; thence N38°05'59"W, 246.30 feet to the point of curvature of a curve concave Easterly having a radius of 40.00 feet and a chord bearing of N05°38'09"E; thence Northerly along the arc of said curve through a central angle of 87°28'15" for a distance of 61.07 feet to the point of cusp with a curve concave Northwesterly having a radius of 1976.87 feet and a chord bearing of S60°31'23"W; thence Southwesterly along the arc of said curve through a central angle of 22°18'14" for a distance of 769.55 feet to the point of tangency; thence S71°40'30"W, 54.22 feet to the point of curvature of a curve concave Northerly having a radius of 1850.00 feet and a chord bearing of S86°04'19"W; thence Westerly along the arc of said curve through a central angle of 28°47'39" for a distance of 929.72 feet to the point of tangency; thence N79°31'51"W, 124.38 feet to the POINT OF BEGINNING; thence N10°28'09"E, 180.00 feet; thence N79°31'51"W, 543.29 feet to the point of curvature of a curve concave Southerly having a radius of 1340.00 feet and a chord bearing of S80°00'37"W; thence Westerly along the arc of said curve through a central angle of 40°55'02" for a distance of 956.95 feet to the point of tangency; thence S59°33'06"W, 191.92 feet to the point of curvature of a curve concave Northerly having a radius of 40.00 feet and a chord bearing of N81°39'34"W; thence Westerly along the arc of said curve through a central angle of 77°34'40" for a distance of 54.16 feet to the point of tangency; thence N42°52'13"W, 110.05 feet; thence S47°07'47"W, 120.00 feet; thence S42°52'13"E, 66.00 feet to the point of curvature of a curve concave Westerly having a radius of 40.00 feet and a chord bearing of S08°20'26"W; thence Southerly along the arc of said curve through a central angle of 102°25'20" for a distance of 71.50 feet to the point of tangency; thence S59°33'06"W, 58.00 feet; thence S30°26'54"E, 180.00 feet; thence N59°33'06"E, 115.27 feet to the point of curvature of a curve concave Southerly having a radius of 40.00 feet and a chord bearing of S81°39'34"E; thence Easterly along the arc of said curve through a central angle of 77°34'40" for a distance of 54.16 feet to the point of tangency; thence S42°52'13"E, 594.11 feet to the point of curvature of a curve concave Westerly having a radius of 50.00 feet and a chord bearing of S13°04'03"W; thence Southerly along the arc of said curve through a central angle of 111°52'33" for a distance of 97.63 feet to the point of compound curvature of a curve concave Northerly having a radius of 3470.00 feet and a chord bearing of S72°23'38"W; thence Westerly along the arc of said curve through a central angle of 06°46'36" for a distance of 410.41 feet to a non-tangent line; thence S14°13'04"E, 60.00 feet to a point on a non-tangent curve concave Northerly having a radius of 3530.00 feet and a chord bearing of N71°55'18"E; thence Easterly along the arc of said curve through a central angle of 07°43'15" for a distance of 475.68 feet to the point of tangency; thence N68°03'41"E, 11.90 feet to the point of curvature of a curve concave Southerly having a radius of 40.00 feet and a chord bearing of S77°24'16"E; thence Easterly along the arc of said curve through a central angle of 69°04'06" for a distance of 48.22 feet to the point of tangency; thence S42°52'13"E, 684.67 feet to the point of curvature of a curve concave Westerly having a radius of 40.00 feet and a chord bearing of S09°08'02"W; thence Southerly along the arc of said curve through a central angle of 104°00'31" for a distance of 72.61 feet to the point of compound curvature of a curve concave Northerly having a radius of 1420.00 feet and a chord bearing of S78°56'08"W; thence Westerly along the arc of said curve through a central angle of 35°35'41" for a distance of 882.17 feet to the point of tangency; thence

N83°16'02"W, 94.57 feet; thence S06°43'58"W, 60.00 feet; thence S83°16'02"E, 94.57 feet to the point of curvature of a curve concave Northerly having a radius of 1480.00 feet and a chord bearing of N74°36'21"E; thence Easterly along the arc of said curve through a central angle of 44°15'14" for a distance of 1143.12 feet to a non-tangent line; thence N42°50'10"W, 60.27 feet to a point on a non-tangent curve concave Northerly having a radius of 40.00 feet and a chord bearing of N85°04'59"W; thence Westerly along the arc of said curve through a central angle of 84°25'32" for a distance of 58.94 feet to the point of tangency; thence N42°52'13"W, 1434.17 feet to the point of curvature of a curve concave Easterly having a radius of 40.00 feet and a chord bearing of N08°20'26"E; thence Northerly along the arc of said curve through a central angle of 102°25'20" for a distance of 71.50 feet to the point of tangency; thence N59°33'06"E, 134.65 feet to the point of curvature of a curve concave Southerly having a radius of 1160.00 feet and a chord bearing of N80°00'37"E; thence Easterly along the arc of said curve through a central angle of 40°55'02" for a distance of 828.41 feet to the point of tangency; thence S79°31'51"E, 543.29 feet to the POINT OF BEGINNING.

Together with that certain beneficial Temporary Construction and Access Easement Agreement dated February 22, 2007 by Boggy Creek Improvement District in favor of Lake Nona Land Company, LLC, recorded March 9, 2007 in Official Records Book 9152, Page 526, as amended by that certain Amended and Restated Temporary Construction and Access Easement Agreement by Boggy Creek Improvement District in favor of Lake Nona Land Company, LLC, recorded of even date herewith, as assigned by that certain Partial Assignment of Amended and Restated Temporary Construction and Access Easement Agreement by Lake Nona Land Company, LLC in favor of Orange County, Florida and Burnham Institute for Medical Research, recorded of even date herewith in the Public Records of Orange County, Florida and being more particularly described as follows:

#### **Access Easement B-1:**

That part of Sections 25 and 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 26; thence N89°17'38"W along the South line of the Southeast 1/4 of said Section 26 for a distance of 371.16 feet; thence N43°43'49"E, 229.28 feet; thence N30°56'19"E, 288.27 feet; thence N47°29'38"W, 18.00 feet; thence N40°26'49"W, 42.94 feet; thence N42°45'07"E, 1079.80 feet; thence N39°37'19"E, 60.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 390.00 feet and a chord bearing of N45°35'05"W; thence Northwesterly along the arc of said curve through a central angle of 09°35'11" for a distance of 65.25 feet to the point of tangency; thence N40°47'30"W, 94.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 450.00 feet and a chord bearing of N62°38'58"W; thence Northwesterly along the arc of said curve through a central angle of 43°42'57" for a distance of 343.34 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 1170.00 feet and a chord bearing of N61°18'13"W; thence Northwesterly along the arc of said curve through a central angle of 46°24'28" for a distance of 947.66 feet to the point of tangency; thence N38°05'59"W, 71.05 feet; thence N33°45'58"W, 115.10 feet; thence N28°23'17"W, 61.07 feet; thence N38°05'59"W, 246.30 feet to the point of curvature of a curve concave Easterly having a radius of 40.00 feet and a chord bearing of N05°38'09"E; thence Northerly along the arc of said curve through a central angle of 87°28'15" for a distance of 61.07 feet to the POINT OF BEGINNING, said point being the point of reverse curvature of a curve concave Northwesterly having a radius of 1976.87 feet and a chord bearing of N33°32'53"E; thence Northeasterly along the arc of said curve through a central angle of

31°38'45" for a distance of 1091.88 feet to the point of tangency; thence N17°43'31"E, 499.71 feet to the point of curvature of a curve concave Westerly having a radius of 1825.00 feet and a chord bearing of N09°00'08"E; thence Northerly along the arc of said curve through a central angle of 17°26'46" for a distance of 555.70 feet to the point of tangency; thence N00°16'44"E, 129.61 feet; thence S89°43'18"E, 5.00 feet to the Southwest corner of Drainage Easement Part "B", as described in Official Records Book 8222, Page 2047, of the Public Records of Orange County, Florida; thence N00°16'44"E along the West line of said Drainage Easement Part "B" for a distance of 238.09 feet to the point of curvature of a curve concave Westerly having a radius of 2944.94 feet and a chord bearing of N02°50'56"W; thence Northerly along the arc of said curve and said West line through a central angle of 06°15'20" for a distance of 321.53 feet to the Southerly limited access right-of-way line of the Eastern Beltway (State Road No. 417), as described in Official Records Book 8689, Page 1335, of the Public Records of Orange County, Florida, and a point on a non-tangent line; thence S84°01'24"W along said Southerly limited access right-of-way line, 160.01 feet to the East line of Drainage Easement Part "A", as described in said Official Records Book 8222, Page 2047, and a point on a non-tangent curve concave Westerly having a radius of 2784.93 feet and a chord bearing of S02°50'56"E; thence departing said Southerly limited access right-of-way line run Southerly along the arc of said curve and said East line through a central angle of 06°15'20" for a distance of 304.06 feet to the point of tangency; thence S00°16'44"W along said East line, 238.09 feet to the South line of said Drainage Easement Part "A"; thence N89°43'14"W along said South line, 25.00 feet; thence departing said South line run S00°16'44"W, 129.61 feet to the point of curvature of a curve concave Westerly having a radius of 1645.00 feet and a chord bearing of S09°00'08"W; thence Southerly along the arc of said curve through a central angle of 17°26'46" for a distance of 500.89 feet to the point of tangency; thence S17°43'31"W, 499.71 feet to the point of curvature of a curve concave Northwesterly having a radius of 1796.87 feet and a chord bearing of S44°42'00"W; thence Southwesterly along the arc of said curve through a central angle of 53°56'59" for a distance of 1691.93 feet to the point of tangency; thence S71°40'30"W, 54.22 feet to the point of curvature of a curve concave Northerly having a radius of 1670.00 feet and a chord bearing of S86°04'19"W; thence Westerly along the arc of said curve through a central angle of 28°47'39" for a distance of 839.26 feet to the point of tangency; thence N79°31'51"W, 124.38 feet; thence S10°28'09"W, 180.00 feet; thence S79°31'51"E, 124.38 feet to the point of curvature of a curve concave Northerly having a radius of 1850.00 feet and a chord bearing of N86°04'19"E; thence Easterly along the arc of said curve through a central angle of 28°47'39" for a distance of 929.72 feet to the point of tangency; thence N71°40'30"E, 54.22 feet to the point of curvature of a curve concave Northwesterly having a radius of 1976.87 feet and a chord bearing of N60°31'23"E; thence Northeasterly along the arc of said curve through a central angle of 22°18'14" for a distance of 769.55 feet to the POINT OF BEGINNING.

Being subject to any rights-of-way, restrictions and easements of record.

#### **Access Easement B-2:**

That part of Section 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 26; thence N89°17'38"W along the South line of the Southeast 1/4 of said Section 26 for a distance of 371.16 feet; thence N43°43'49"E, 229.28 feet; thence N30°56'19"E, 288.27 feet; thence N47°29'38"W, 18.00 feet; thence N40°26'49"W, 42.94 feet; thence N40°26'49"W, 157.19 feet; thence N26°23'48"W, 360.97 feet; thence S27°24'00"W,



61.96 feet; thence N34°54'59"W, 352.22 feet; thence N25°05'40"E, 127.07 feet; thence N56°41'49"W, 225.45 feet; thence S75°02'30"W, 242.11 feet; thence S68°38'50"W, 385.25 feet; thence N89°12'59"W, 200.64 feet; thence N78°41'22"W, 371.10 feet; thence N73°22'47"W, 79.91 feet; thence N84°23'32"W, 223.73 feet; thence S49°37'58"W, 224.15 feet; thence S57°54'58"W, 241.02 feet; thence N01°26'01"W, 942.93 feet; thence S79°31'51"E, 10.22 feet to the POINT OF BEGINNING; thence continue S79°31'51"E, 51.46 feet; thence N10°28'09"E, 69.13 feet; thence N79°31'51"W, 26.60 feet; thence S10°28'09"W, 10.00 feet; thence N79°31'51"W, 37.32 feet; thence S01°26'01"E, 60.43 feet to the POINT OF BEGINNING.

Being subject to any rights-of-way, restrictions and easements of record.

Together with that certain beneficial Declaration of Temporary Drainage Easement (Portion F-2/South Campus Drive) by Lake Nona Land Company, LLC recorded of even date herewith in the Public Records of Orange County, Florida and being more particularly described as follows:

**Drainage Easement C:**

That part of Section 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 26; thence N89°17'38"W along the South line of the Southeast 1/4 of said Section 26 for a distance of 371.16 feet; thence N43°43'49"E, 229.28 feet; thence N30°56'19"E, 288.27 feet; thence N47°29'38"W, 18.00 feet; thence N40°26'49"W, 42.94 feet; thence N40°26'49"W, 157.19 feet; thence N26°23'48"W, 360.97 feet; thence S27°24'00"W, 61.96 feet; thence N34°54'59"W, 352.22 feet; thence N25°05'40"E, 127.07 feet; thence N56°41'49"W, 225.45 feet; thence S75°02'30"W, 242.11 feet; thence S68°38'50"W, 385.25 feet; thence N89°12'59"W, 200.64 feet; thence N78°41'22"W, 371.10 feet; thence N73°22'47"W, 79.91 feet; thence N84°23'32"W, 31.95 feet to the POINT OF BEGINNING; thence N84°23'32"W, 191.78 feet; thence S49°37'58"W, 224.15 feet; thence S57°54'58"W, 315.66 feet; thence S52°24'26"W, 582.43 feet; thence S58°44'09"W, 139.74 feet; thence N26°36'27"W, 116.70 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1420.00 feet and a chord bearing of N58°18'12"E; thence Northeasterly along the arc of said curve through a central angle of 11°47'32" for a distance of 292.25 feet to the point of tangency; thence N52°24'26"E, 379.04 feet to the point of curvature of a curve concave Southeasterly having a radius of 1480.00 feet and a chord bearing of N53°38'53"E; thence Northeasterly along the arc of said curve through a central angle of 02°28'54" for a distance of 64.11 feet to the point of tangency; thence N54°53'20"E, 401.46 feet to the point of curvature of a curve concave Southerly having a radius of 430.00 feet and a chord bearing of N70°22'24"E; thence Easterly along the arc of said curve through a central angle of 30°58'07" for a distance of 232.42 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 40.00 feet and a chord bearing of N45°08'25"E; thence Northeasterly along the arc of said curve through a central angle of 81°26'05" for a distance of 56.85 feet to a non-tangent line; thence S80°45'34"E, 60.21 feet to a point on a non-tangent curve concave Northeasterly having a radius of 40.00 feet and a chord bearing of S36°14'53"E; thence Southeasterly along the arc of said curve through a central angle of 81°20'31" for a distance of 56.79 feet to the point of reverse curvature of a curve concave Southerly having a radius of 425.00 feet and a chord bearing of S75°48'47"E; thence Easterly along the arc of said curve through a central angle of 02°12'44" for a distance of 16.41 feet to a non-tangent line; thence S15°17'35"W, 97.47 feet to the POINT OF BEGINNING.

Together with that certain beneficial Declaration of Permanent Drainage Easement (Portion of UCF Site) by Lake Nona Land Company, LLC recorded of even date herewith in the Public Records of Orange County, Florida and being more particularly described as follows:

**Drainage Easement B:**

That part of Section 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 26; thence N89°17'38"W along the South line of the Southeast 1/4 of said Section 26 for a distance of 371.16 feet; thence N43°43'49"E, 229.28 feet; thence N30°56'19"E, 288.27 feet; thence N47°29'38"W, 18.00 feet; thence N40°26'49"W, 42.94 feet; thence N40°26'49"W, 157.19 feet; thence N26°23'48"W, 360.97 feet; thence S27°24'00"W, 61.96 feet; thence N34°54'59"W, 352.22 feet; thence N25°05'40"E, 127.07 feet; thence N56°41'49"W, 225.45 feet; thence S75°02'30"W, 242.11 feet; thence S68°38'50"W, 385.25 feet; thence N89°12'59"W, 200.64 feet; thence N78°41'22"W, 269.36 feet to the POINT OF BEGINNING; thence N78°41'22"W, 101.74 feet; thence N73°22'47"W, 79.91 feet; thence N84°23'32"W, 31.95 feet; thence N15°17'35"E, 97.47 feet; thence S74°42'25"E, 5.00 feet to the point of curvature of a curve concave Northerly having a radius of 800.00 feet and a chord bearing of S75°43'12"E; thence Easterly along the arc of said curve through a central angle of 02°01'33" for a distance of 28.29 feet to the point of reverse curvature of a curve concave Southerly having a radius of 800.00 feet and a chord bearing of S75°43'12"E; thence Easterly along the arc of said curve through a central angle of 02°01'33" for a distance of 28.29 feet to the point of tangency; thence S74°42'25"E, 151.32 feet; thence S15°17'35"W, 87.88 feet to the POINT OF BEGINNING.

Together with that certain beneficial Declaration of Temporary Drainage Easement (Portion South of UCF) by Lake Nona Land Company, LLC recorded of even date herewith in the Public Records of Orange County, Florida and being more particularly described as follows:

**Drainage Easement A:**

That part of Sections 26, 35 and 36, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 26; thence N89°17'38"W along the South line of the Southeast 1/4 of said Section 26 for a distance of 371.16 feet to the POINT OF BEGINNING; thence N43°43'49"E, 229.28 feet; thence N30°56'19"E, 288.27 feet; thence N47°29'38"W, 18.00 feet; thence N40°26'49"W, 42.94 feet; thence N40°26'49"W, 157.19 feet; thence N26°23'48"W, 360.97 feet; thence S27°24'00"W, 61.96 feet; thence S26°23'48"E, 202.58 feet; thence S00°42'32"W, 457.97 feet; thence S43°43'49"W, 211.61 feet; thence N46°16'11"W, 39.45 feet; thence S76°16'28"W, 641.02 feet; thence N77°34'11"W, 383.44 feet; thence S45°00'00"W, 96.21 feet; thence N45°00'00"W, 354.60 feet; thence N00°42'22"E, 1032.45 feet; thence N78°41'22"W, 101.74 feet; thence S00°42'22"W, 1093.32 feet; thence S45°00'00"E, 396.74 feet; thence S45°00'00"W, 25.00 feet; thence S01°57'25"W, 92.18 feet; thence S46°57'25"W, 340.04 feet; thence S26°19'31"E, 193.13 feet; thence S30°42'55"E, 296.83 feet; thence N85°47'52"E, 199.19 feet; thence N15°04'37"E, 281.77 feet; thence N29°05'43"E, 190.93 feet; thence N72°55'28"E, 201.62 feet; thence S79°25'18"E, 238.47 feet; thence S53°30'16"E, 194.32 feet; thence S15°55'17"E, 148.01 feet; thence S00°23'13"E, 290.22 feet;

thence S43°43'09"E, 113.49 feet; thence S83°51'12"E, 89.73 feet; thence S58°27'52"E, 185.39 feet; thence S89°24'37"E, 89.49 feet; thence N51°17'52"E, 73.63 feet; thence S04°56'09"E, 46.85 feet; thence S89°24'37"E, 274.15 feet; thence N17°06'48"W, 167.14 feet; thence N36°36'20"E, 165.23 feet; thence N20°09'42"W, 123.43 feet to the point of curvature of a curve concave Easterly having a radius of 500.00 feet and a chord bearing of N10°03'46"W; thence Northerly along the arc of said curve through a central angle of 20°11'53" for a distance of 176.26 feet to a non-tangent line; thence N90°00'00"W, 64.83 feet; thence N01°31'15"E, 200.91 feet; thence N46°16'11"W, 538.86 feet; thence N43°43'49"E, 21.74 feet to the POINT OF BEGINNING.

Together with that certain Access License Agreement (Permanent Facilities) dated of even date herewith by Lake Nona Land Company, LLC in favor of Orange County, Florida.