



DEC 06 2005 *ju/b/b*

INSTR 20050876394  
OR BK 08387 PG 3525 PGS=12  
MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
12/27/2005 03:59:33 PM  
REC FEE 103.50

This document prepared by and returned to:  
Miranda F. Fitzgerald, Esq.  
Lowndes, Drosdick, Doster,  
Kantor & Reed, P.A.  
215 North Eola Drive  
Orlando, FL 32801

**PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD  
SUPPLEMENTAL AGREEMENT**

THIS SUPPLEMENTAL AGREEMENT (this "Agreement") is made and entered into by and among **KERINA, INC.**, a Delaware corporation ("Kerina"), whose address is c/o Kathy Keller, 124 East Colonial Drive, Orlando, Florida 32801, **SAND LAKE INVESTMENTS, LTD.**, a Florida limited partnership ("SLI"), whose address is P. O. Box 420669, Kissimmee, Florida 34742, Attention: Vanna K. Baker, and **ORANGE COUNTY, FLORIDA**, a Charter County and political subdivision of the State of Florida (the "County"), whose address is c/o County Administrator, 201 S. Rosalind Avenue, Orlando, Florida 32801.

RECITALS

WHEREAS, Kerina, SLI, the County and BVC Partners I, LLC, a Florida limited liability company ("BVC") are parties to that certain Palm Parkway to Apopka-Vineland Connector Road Agreement (the "Connector Road Agreement") will be recorded in the Public Records of Orange County, Florida subsequent to the execution of this Agreement; and

WHEREAS, Kennedy Funding, Inc., a New Jersey corporation, whose address is Two University Plaza, Suite 402, Hackensack, New Jersey 07601, as co-agent, and Anglo-American Financial LLC, a Delaware limited liability company, whose address is 675 Berkmar Court, Charlottesville, Virginia 22901, as co-agent (collectively, the "Mortgagees") are the holders of that certain Mortgage recorded in Official Records Book 8169, Page 1425, in the Public Records of Orange County, Florida, encumbering certain property owned by BVC, which property is described in Exhibit "A" attached hereto (the "BVC Property"); and

WHEREAS, the Mortgagees wish to be notified in the event of any alleged default on the part of BVC under the terms and conditions of the Connector Road Agreement.

NOW THEREFORE, for and in consideration of the Mortgagees' execution of the joinder and consent that is included in the Connector Road Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Kerina, SLI and the County agree as follows:

STATE OF FLORIDA, COUNTY OF ORANGE  
I HEREBY CERTIFY this is a copy of a document  
approved by the BCC on DEC 06 2005  
MARTHA O. HAYNIE, COUNTY COMPTROLLER  
By: [Signature] Date: DEC 09 2005



1. In the event any party to this agreement gives a notice of default (the "Notice") to BVC under the terms and conditions of the Connector Road Agreement, the party giving the Notice to BVC shall, at the same time, also send a copy of the Notice to the Mortgagees at the addresses set forth below:

Kennedy Funding, Inc.  
Two University Plaza, Suite 402  
Hackensack, New Jersey 07601

Anglo-American Financial LLC  
675 Berkmar Court  
Charlottesville, Virginia 22901

2. All parties to the Connector Road Agreement shall provide the Mortgagees thirty (30) days opportunity to cure any BVC default after receiving the above Notice. The curing of any BVC default shall be at the option of the Mortgagees.

3. Recordation. This Agreement shall be recorded among the Public Records of Orange County, Florida.

COPY

SIGNATURE BLOCKS APPEAR ON FOLLOWING PAGES

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement on the dates specified below.

Witnesses:

**KERINA, INC.**  
**a Delaware corporation**

*Gail C. Patterson*  
Name: GAIL C. PATTERSON

By: *Miranda F. Fitzgerald*  
Miranda F. Fitzgerald  
Vice President

Date: November 30, 2005

*Carol A. Duckworth*  
Name: CAROL A. DUCKWORTH

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of November 2005, by Miranda F. Fitzgerald, Vice President of KERINA, INC., a Delaware corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.



Carol A. Duckworth  
MY COMMISSION # DD227792 EXPIRES  
August 10, 2007  
BONDED THRU TROY FAIR INSURANCE, INC.

By: *Carol A. Duckworth*  
Print Name: CAROL A. DUCKWORTH  
Notary Public - State of Florida  
Commission No. DD 227792  
My Commission Expires: 8/10/07

SIGNATURE BLOCKS CONTINUE ON FOLLOWING PAGE

Witnesses:

**SAND LAKE INVESTMENTS, LTD., a  
Florida limited partnership**

James C. Carter  
Name: JAMES C. CARTER

By: Smith-Baker Enterprises, LLC, a Florida  
limited liability company, its general partner

Charnese M. Toro  
Name: Charnese M. Toro

By: Vanna K. Baker  
Vanna K. Baker, Member

and

James C. Carter  
Name: JAMES C. CARTER  
Charnese M. Toro  
Name: Charnese M. Toro

By: SLH Revocable Trust Dated Sept. 30, 1998,  
Member

By: Hannah L. Smith  
Hannah L. Smith, Trustee

Date: 12.2.05

10/17

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2 day of December, 2005, by Vanna K. Baker, Member, of Smith-Baker Enterprises, LLC, a Florida limited liability company, as general partner, and by Hannah L. Smith, Trustee, of SLH Revocable Trust Dated Sept. 30, 1998, as Member, of SAND LAKE INVESTMENTS, LTD., a Florida limited partnership. They are personally known to me or have produced \_\_\_\_\_ as identification.

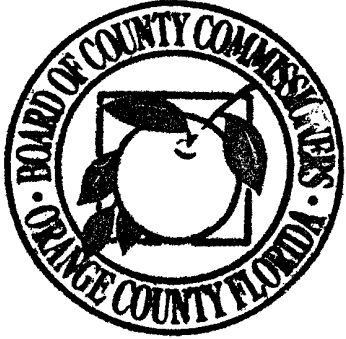


Charnese M. Toro  
My Commission DD146694  
Expires November 11, 2006

By: Charnese M. Toro  
Print Name: Charnese M. Toro  
Notary Public - State of Florida  
Commission No. DD146694  
My Commission Expires: November 11, 2006

SIGNATURE BLOCKS CONTINUE ON FOLLOWING PAGE

(Official Seal)



**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

BY: *Richard T. Crotty*  
Richard T. Crotty  
Orange County Mayor

ATTEST:

DATE: 12.7.05

Martha O. Haynie  
Orange County Comptroller  
Clerk to the Board

By: *Martha O. Haynie*  
Deputy Clerk  
Name: *MARATHA O. HAYNIE*

**Exhibit "A"**

**Legal Description of BVC Property**

A parcel of land lying in Section 15, Township 24 South, Range 28 East and in Section 14, Township 24 South, Range 28 East, more particularly described as follows:

Commence at the South 1/4 corner of said Section 15, thence run North 00° 02'12" East 663.16 feet along the East line of the Southwest 1/4 of said Section 15 to the Southwest corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 15 and the Point of Beginning; thence run South 89° 50'25" West 334.28 feet along the South line of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 15 to the Northwest corner of Lot 1, Block 25, of ORANGE CENTER, as recorded in Plat Book D, Page 143, of the Public Records of Orange County, Florida; thence run North 00° 00'29" East 152.17 feet along the East line of said Plat Book D, Page 143; thence run North 89° 09'15" West 16.00 feet to the Northeast corner of Lot 16, Block 26 of said Plat Book D, Page 143; thence run South 00° 00'29" West 102.27 feet along the East line of said Block 26 to the Southeast corner of said Block 26; thence run North 89° 30'27" West 120.07 feet along the South line of said Block 26 to the Southwest corner of said Block 26; thence run North 00° 01'08" East 103.01 feet along the West line of said Block 26 to the Northwest corner of the aforementioned Lot 16; thence run North 89° 09'15" West 50.01 feet to the Northeast corner of Lot 9, Block 2 of aforementioned Plat Book D, Page 143; thence run South 00° 01'08" West 103.32 feet along the East line of said Block 2 to the Southeast corner of said Block 2; thence run North 89° 30'27" West 120.07 feet along the South line of said Block 2 to the Southwest corner of Lot 12 of said Block 2; thence run North 00° 01'47" East 104.06 feet along the West line of Lots 9, 10, 11 and 12 of said Block 2 to the Northwest corner of said Lot 9; thence run North 89° 09'15" West 16.00 feet to the Northeast corner of Lot 16 of said Block 2; thence run South 00° 01'47" West 104.16 feet along the East line of Lots 13, 14, 15 and 16 of said Block 2 to the Southeast corner of said Lot 13; thence run North 89° 30'27" West 469.07 feet along the South line of Blocks 1 and 2 of said Plat Book D, Page 143, to the Southwest corner of said Block 1; thence run North 00° 19'38" West 300.92 feet along the West line of said Block 1 to the Northwest corner of said Block 1; thence run South 89° 59'34" East 658.31 feet along the North line of said Blocks 1 and 2 to the Northwest corner of aforementioned Block 26; thence run North 00° 22'17" West 352.60 feet along the West line of Block 27 of said Plat Book D, Page 143 to the Northwest corner of said Block 27; thence run North 89° 44'05" East 136.97 feet along the North line of said Block 27 to the East line of said Plat Book D, Page 143; thence run North 00° 00'29" East 149.91 feet along said East line; thence run South 89° 45'23" West 137.15 feet along the South line of Lot 17, Block 28, of said Plat Book D, Page 143 to the Southwest corner of said Lot 17; thence run North 00° 00'05" West, 412.74 feet along the West line of Blocks 28 and 29 of said Plat Book D, Page 143, to the Northwest corner of Lot 18 of said Block 29; thence run North 89° 48'07" East 137.22 feet along the North line of said Lot 18 to the East line of said Plat Book D, Page 143; thence run North 00° 00'29" East 552.02 feet along said East line and the East line of the Plat of THERON H. KEENS ADDITION AND SUBDIVISION as recorded in Plat Book F, Page 28, of the Public Records of Orange County, Florida, to the South line of Block 54 of said Plat Book F, Page 28; thence run South 89° 59'03" East 241.15 feet along the South line of Blocks 53 and 54 of said Plat Book F, Page 28 to the Southeast corner of said Block 53; thence run North 00° 03'06" East 165.11 feet along the East line of said Block 53; thence run North 00° 02'12" East 1344.06 feet along a line being parallel with the East line of the Northwest 1/4 of said Section 15 to the North line of the South 1/2 of the Northwest 1/4 of said Section 15; thence run North 89° 47'24" East 94.00 feet along said North line; thence run South 89° 36'41" East 115.60 feet along the North line of Lot 40, MUNGER LAND COMPANY SUBDIVISION OF SECTION 15, as recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida; thence run South 00° 02'12" West 1343.70 feet along a line parallel with the East line of the Northwest

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1/4 of said Section 15; thence run South 89° 59'24" East 215.68 feet along the South line of the Northeast 1/4 of said Section 15 to the Southwest corner of Lot 58 of said Plat Book E, Page 22; thence run North 00° 00'10" West 1342.28 feet along the West line of Lots 58 and 39 of said Plat Book E, Page 22 to the Northwest corner of said Lot 39; thence run South 89° 36'41" East 991.10 feet along the North line of Lots 37, 38 and 39 of said Plat Book E, Page 22 to a point on the South line of CENTRAL ORANGE PARK SUBDIVISION as recorded in Plat Book O, Pages 63 through 65, of the Public Records of Orange County, Florida; thence run South 89° 32'15" East 1321.11 feet along said South line to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of aforementioned Section 15; thence run South 00° 17'54" East 1325.32 feet along the East line of said Northeast 1/4 to the East 1/4 corner of said Section 15; thence run North 89° 09'03" East 1319.89 feet along the North line of the Southwest 1/4 of aforementioned Section 14 to the Northwesterly right of way line of State Road No. 400; thence run South 38° 21'49" West 760.20 feet along said right of way line; thence run South 51° 38'11" East 250.00 feet along said right of way line; thence run South 38° 21'49" West 2439.39 feet along said right of way line to the South line of the Southeast 1/4 of said Section 15; thence run South 89° 47'42" West 848.17 feet along the South line of the Southeast 1/4 of said Section 15 to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of aforementioned Section 15; thence run North 00° 08'59" West 661.91 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 15; thence run South 89° 50'55" West 1331.59 feet along the South line of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 15 to the Southwest corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 15 and Point of Beginning.

**LESS:**

A parcel of land known as the KINGSLAND PARCEL, described as that portion of Lot 113 of MUNGER LAND COMPANY SUBDIVISION, recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida, lying West of the right of way for Interstate 4, all being located in Orange County, Florida. (Lying in Section 14, Township 24 South, Range 28 East).

**LESS:**

**Segment A**

A portion of Sections 14 and 15; Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the North right of way line of East Sand Lake Road with the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence run North 00° 06'54" West along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, a distance of 635.14 feet to a point on the North boundary line of the plat of ORANGE CENTER, according to the plat thereof as recorded in Plat Book D, Page 143, Public Records of Orange County, Florida; thence run South 89° 52'18" West, along the North boundary line thereof, a distance of 62.79 feet for the Point of Beginning; thence run South 89° 52'18" West, a distance of 224.11 feet to a point on a non-tangent curve, concave Southeasterly, having a radius of 865.00 feet and a central angle of 44° 19'08"; thence on a chord bearing of North 70° 16'10" East, run 669.09 feet along the arc of said curve to a point; thence run South 87° 34'15" East, a distance of 87.29 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 735.00 feet and a central angle of 54° 04'47"; thence on a chord bearing of North 65° 23'21" East, run 693.74 feet along the arc of said curve to the point of tangency thereof; thence run North 38° 20'58" East, a distance of 171.29 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 2435.00 feet and a central angle of 15° 30'14"; thence run Northeasterly, along the arc of said curve, a distance of 658.90 feet to the point of tangency thereof; thence run North 22° 50'44" East, a distance of 222.17 feet to the point of curvature of a curve, concave Southeasterly, having a radius of

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1465.00 feet and a central angle of 15° 30'14"; thence run Northeasterly, along the arc of said curve, a distance of 396.42 feet to the point of tangency thereof; thence run North 38° 20'58" East, a distance of 326.34 feet to a point on the South boundary line of CENTRAL ORANGE PARK, according to the plat thereof as recorded in Plat Book O, Pages 63 through 65, Public Records of Orange County, Florida; thence run North 89° 11'29" East, along the South boundary line thereof, a distance of 167.65 feet; thence run South 38° 20'58" West, a distance of 432.21 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 1335.00 feet and a central angle of 15° 30'14"; thence run Southwesterly, along the arc of said curve, a distance of 361.25 feet to the point of tangency thereof; thence run South 22° 50'44" West, a distance of 222.17 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 2565.00 feet and a central of 15° 30'14"; thence run Southwesterly, along the arc of said curve, a distance of 694.08 feet to the point of tangency thereof; thence run South 38° 20'58" West, a distance of 171.29 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 865.00 feet and central angle of 54° 04'47"; thence run Southwesterly, along the arc of said curve, a distance of 816.44 feet to the point of tangency thereof; thence run North 87° 34'15" West, a distance of 87.29 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 735.00 feet and a central angle of 31° 10'22"; thence run Southwesterly, along the arc of said curve, a distance of 399.89 feet to the Point of Beginning.

**LESS: (Reid Parcel)**

Part of Section 15, Township 24 South, Range 28 East, being more particularly described as follows:

Commence at the Southeast corner of Block 53, THERON H. KEENS ADDITION AND SUBDIVISION as recorded in Plat Book F, Page 28, of the Public Records of Orange County, Florida; thence along the South line of said Block 53 and its Westerly extension North 89° 59'03" West 169.33 feet to the Easterly line of Block 54 of said THERON H. KEENS ADDITION and the Point of Beginning; thence along said Easterly line South 00° 00'29" West 18.94 feet to the South line of said Block 54; thence along said South line South 89° 55'41" West 71.82 feet to the East line of said THERON H. KEENS ADDITION; thence along said East line North 00° 00'29" East 14.05 feet to said Westerly extension of the South line of Block 53; thence along said line South 89° 59'03" East 71.82 feet to the Point of Beginning.

**TOGETHER WITH:**

**(Old roadway right of way)**

A portion of Sections 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the North right of way line of East Sand Lake Road with the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence run North 00° 06'54" West, along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, a distance of 635.14 feet to a point on the North boundary line of the plat of ORANGE CENTER, according to the plat thereof as recorded in Plat Book D, Page 143, Public Records of Orange County, Florida; thence run South 89° 52'18" West, along the North boundary line thereof, a distance of 62.79 feet for the Point of Beginning; thence run South 89° 52'18" West, a distance of 224.11 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 865.00 feet and a central angle of 44° 19'08"; thence on a chord bearing of North 70° 16'10" East, run 669.09 feet along the arc of said curve to a point; thence run South 87° 34'15" East, a distance of 87.29 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 735.00 feet and a central angle of 54° 04'47"; thence on a chord bearing of North 65° 23'21" East, run 693.74 feet along the arc of said curve to the point of tangency thereof; thence run North 38° 20'58" East, a distance of 171.29 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 2435.00 feet and a central angle of 15° 30'14"; thence run Northeasterly, along the arc of said curve, a distance of 658.90 feet to the point of tangency thereof; thence run North 22° 50'44" East, a distance of

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222.17 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 1465.00 feet and a central angle of 15° 30'14"; thence run Northeasterly along the arc of said curve, a distance of 396.42 feet to the point of tangency thereof; thence run North 38° 20'58" East, a distance of 326.34 feet to a point on the South boundary line of CENTRAL ORANGE PARK, according to the plat thereof as recorded in Plat Book O, Pages 63 through 65, Public Records of Orange County, Florida; thence run North 89° 11'29" East, along the South boundary line thereof, a distance of 167.65 feet; thence run South 38° 20'58" West, a distance of 432.21 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 1335.00 feet and a central angle of 15° 30'14"; thence run Southwesterly, along the arc of said curve, a distance of 361.25 feet to the point of tangency thereof; thence run South 22° 50'44" West, a distance of 222.17 feet to the point of curvature of a curve concave Northwesterly, having a radius of 2565.00 feet and a central angle of 15° 30'14"; thence run Southwesterly along the arc of said curve, a distance of 694.08 feet to the point of tangency thereof; thence run South 38 ° 20'58" West, a distance of 171.29 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 865.00 feet and a central angle of 54° 04'47"; thence run Southwesterly, along the arc of said curve, a distance of 816.44 feet to the point of tangency thereof; thence run North 87° 34'15" West, a distance of 87.29 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 735.00 feet and a central angle of 31° 10'22"; thence run Southwesterly, along the arc of said curve, a distance of 399.89 feet to the Point of Beginning.

**LESS AND EXCEPT THE FOLLOWING:  
(New road right of way)  
JPC Development Corporation (Segment A)**

A portion of Section 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the North right of way line of East Sand Lake Road with the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence run North 00° 06'54" West, along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, a distance of 635.14 feet to a point on the North boundary line of the plat of ORANGE CENTER, according to the plat thereof as recorded in Plat Book D, Page 143, Public Records of Orange County, Florida; thence run South 89° 52'18" West, along the North boundary line thereof, a distance of 53.80 feet for the Point of Beginning; thence continue South 89° 52'18" West, a distance of 224.32 feet to a point on a non-tangent curve, concave Southeasterly, having a radius of 885.00 feet and a central angle of 31° 31'32"; thence on a chord bearing of North 64° 03'08" East, run 486.95 feet along the arc of said curve to the point of tangency thereof; thence run North 79° 48'54" East, a distance of 159.57 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 1485.00 feet and a central angle of 57° 46'13"; thence run Northeasterly, along the arc of said curve, a distance of 1497.30 feet to the point of tangency thereof; thence run North 22° 02'41" East, a distance of 100.71 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 2165.00 feet and a central angle of 16° 18'17"; thence run Northeasterly, along the arc of said curve, a distance of 616.09 feet to the point of tangency thereof; thence run North 38° 20'58" East, a distance of 291.52 feet to a point on the South boundary line of CENTRAL ORANGE PARK, according to the plat thereof as recorded in Plat Book O, Pages 63 through 65, Public Records of Orange County, Florida; thence run North 89° 11'29" East, along the South boundary line thereof, a distance of 167.65 feet; thence run South 38° 20'58" West, a distance of 397.38 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 2035.00 feet and a central angle of 16 ° 18'17"; thence run Southwesterly, along the arc of said curve, a distance of 579.10 feet to the point of tangency thereof; thence run South 22° 02'41" West, a distance of 100.71 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 1615.00 feet and a central angle of 57° 46'13"; thence run Southwesterly, along the arc of said curve, a distance of 1628.37 feet to the point of tangency thereof; thence run South 79° 48'54" West, a distance of 159.57 feet to the point of curvature of a curve, concave

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Southeasterly, having a radius of 755.00 feet and a central angle of 18° 41'05"; thence run Southwesterly, along the arc of said curve, a distance of 246.21 feet to the Point of Beginning.

**ALSO LESS AND EXCEPT THE FOLLOWING:**

Lot 1 and Tract C, MARBELLA - PHASE 1 according to the plat thereof as recorded in Plat Book 42, Pages 149 and 150, of the Public Records of Orange County, Florida.

**ALSO LESS AND EXCEPT THE FOLLOWING:**

A parcel of land lying in Sections 14 and 15, Township 24 South, Range 28 East, and part of Lots 111 and 112, MUNGER LAND COMPANY as recorded in Plat Book E, Page 22 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 15, also being the West 1/4 corner of said Section 14; thence North 89° 09'03" East along the North line of the Southwest 1/4 of said Section 14, also being the South line of CENTRAL ORANGE PARK as recorded in Plat Book O, Pages 63 through 65, of the Public Records of Orange County, Florida, 799.00 feet to the Point of Beginning, also being a point on the Easterly line of a parcel described in Official Records Book 5433, Pages 789 and 790 of the Public Records of Orange County, Florida; thence along the aforementioned North line run North 89° 09'03" East 520.89 feet to a point on the Northwesterly right of way line of State Road 400 (Interstate Highway No. 4); thence run South 38° 21'49" West along said right of way line 760.20 feet; thence continuing along said right of way line, run the following two courses: South 51° 38'11" East 250.00 feet; thence South 38° 21'49" West 1577.12 feet to the Northeast corner of MARBELLA-PHASE 1 as recorded in Plat Book 42, Pages 149 and 150 of the Public Records of Orange County, Florida; thence run North 51° 38'08" West 553.43 feet along the Northerly line of said plat to the Easterly line of aforementioned parcel described in Official Records Book 5433, Pages 789 and 790 and a point on a curve concave to the Northwest having a radius of 1615.00 feet, a central angle of 33° 58'42" and a chord of 943.78 feet that bears North 39° 00'37" East; thence Northeasterly along said Easterly line and the arc of said curve, 957.75 feet to a point of tangency; thence run North 22° 01'18" East along said Easterly line, 100.71 feet to a point of curvature of a curve concave to the Southeast, having a radius of 2035.00 feet, a central angle of 16° 18'17" and a chord of 577.15 feet that bears North 30° 10'27" East; thence run Northeasterly 579.10 feet along the arc of said curve and said Easterly line to a point of tangency; thence run North 38° 19'35" East along said Easterly line 396.38 feet to the Point of Beginning.

**ALSO LESS AND EXCEPT THE FOLLOWING:**

Lot 2 and Tracts "A" and "B" MARBELLA - PHASE 1, according to the plat thereof as recorded in Plat Book 42, Pages 149 and 150, of the Public Records of Orange County, Florida.

***ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:***

**PARCEL 1:**

A parcel of land lying in Sections 14 and 15, Township 24 South, Range 28 East, and part of Lots 40 and 57, MUNGER LAND COMPANY as recorded in Plat Book E, Page 22 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the South Quarter corner of said Section 15; thence run North 00° 02' 12" East 663.16 feet along the East line of the Southwest Quarter of said Section 15 to the Southwest corner of the North Half

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of the Southwest Quarter of the Southeast Quarter of said Section 15 and the POINT OF BEGINNING, also being a point on the North line of ORANGE CENTER as recorded in Plat Book D, Page 143 of the Public Records of Orange County, Florida; thence run South 89° 50' 25" West 334.28 feet along the South line of the North half of the Southeast Quarter of the Southwest Quarter of said Section 15 to the Northwest corner of Lot 1, Block 25 of said Plat Book D, Page 143, also being a point on the East line of said plat; thence run North 00° 00' 29" East 50.00 feet along said East line to a point on the South line of Blocks 26, 2, and 1 and the easterly extension thereof of said Plat Book D, Page 143; thence run North 89° 30' 27" West 791.20 feet along said South line to the Southwest corner of said Block 1; thence run North 00° 19' 38" West 300.92 feet along the West line of said Block 1 to the Northwest corner of said Block 1; thence run South 89° 59' 34" East 658.31 feet along the North line of said Blocks 1 and 2 and the easterly extension thereof to the Northwest corner of said Block 26; thence run North 00° 22' 17" West 352.60 feet along the West line of Block 27 and the extension thereof of said Plat Book D, Page 143, to the Northwest corner of said Block 27; thence run North 89° 44' 05" East 136.97 feet along the North line of said Block 27 and the easterly extension thereof to a point on the East line of said Plat Book D, Page 143; thence run North 00° 00' 29" East 149.91 feet along said East line to the south line of Lot 17, Block 28 and the easterly extension thereof, of said Plat Book D, Page 143; thence run South 89° 45' 23" West 137.15 feet along said line to the Southwest corner of said Lot 17; thence run North 00° 00' 05" West 412.74 feet along the West line of Blocks 28 and 29, to the Northwest corner of Lot 18, Block 29 of said Plat Book D, Page 143; thence run North 89° 48' 07" East 137.22 feet along the North line of said Lot 18 and the extension thereof to a point on the southerly extension of the East line of PLAT OF THERON H. KEEN'S ADDITION AND SUBDIVISION as recorded in Plat Book F, Page 28 of the Public Records of Orange County, Florida; thence run North 00° 00' 29" East 537.97 feet along said East line to a point on the South line of Block 54 of said Plat Book F, Page 28; thence run North 89° 55' 33" East 71.82 feet along said line to the Southeast corner of said Block 54; thence run North 00° 00' 45" West 13.94 feet along the East line of said Block 54 to the South line of Block 53 and its westerly extension thereof; thence run South 89° 59' 03" East 169.33 feet along said South line to the Southeast corner of said Block 53, also being a point on the East line of Plat Book F, Page 28; thence run North 00° 03' 06" East 165.11 feet along said East line to a point on the East-West Center Section line, also being the Northeast corner of said Plat Book F, Page 28; also being a point on a line 94.00 feet West of and parallel with the East line of the Northwest Quarter of said Section 15; thence run North 00° 02' 12" East 1344.06 feet along the East line of aforementioned ORANGE CENTER to a point on the North line of the South Half of the Northwest Quarter of said Section 15; thence along said line run North 89° 47' 24" East 94.00 feet to a point on the North-South Center Section line of said Section 15, also being the Northwest corner of Lot 40, MUNGER LAND COMPANY as recorded in Plat Book E, Page 22 of the Public Records of Orange County, Florida; thence along the North line of said Lot 40 run South 89° 36' 41" East 115.60 feet to a point on a line 115.60 feet East of and parallel with the West line of the Northeast Quarter of said Section 15; thence along said parallel line run South 00° 02' 12" West 1343.70 feet to a point on the East-West Center Section line of said Section 15, also being a point on the South line of Lot 57 of said Plat Book E, Page 22; thence along said line South 89° 59' 24" East 215.68 feet to the Southeast corner of said Lot 57; thence run North 00° 00' 10" West along the West line of said Lot 58 and Lot 39, 1342.28 feet to the Northwest corner of said Lot 39; thence run South 89° 36' 41" East, 991.10 feet along the North line of Lots 37, 38 & 39 of said Plat Book E, Page 22 to a point on the South line of CENTRAL ORANGE PARK as recorded in Plat Book O, Pages 63 through 65 of the Public Records of Orange County, Florida; thence run South 89° 32' 15" East, 1321.11 feet along said South line to the Northeast corner of the Southeast Quarter of the Northeast Quarter of aforementioned Section 15; thence run South 00° 17' 54" East, 1325.32 feet along the East line of the Northeast Quarter of said Section 15 to the East Quarter corner of said Section 15, also being the West Quarter corner of said Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence run along the North line of the Southwest Quarter of said Section 14, North 89° 09' 03" East, 631.30 feet to a point on the Westerly line of a Parcel described in deed recorded in Official Records Book 5433, Pages 777 through 781 of the Public Records of Orange County, Florida; thence along said westerly line run the following six (6) courses: South 38° 20' 58"

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West, 291.52 feet to a point of curvature of a curve concave to the southeast, having a radius of 2165.00 feet and a central angle of  $16^{\circ} 18' 17''$ ; thence run southwesterly 616.09 feet along the arc of said curve to a point of tangency; thence run South  $22^{\circ} 02' 41''$  West, 100.71 feet to a point of curvature of a curve concave northwesterly, having a radius of 1485.00 feet and a central angle of  $57^{\circ} 46' 13''$ ; thence run southwesterly 1497.30 feet along the arc of said curve to a point of tangency; thence run South  $79^{\circ} 48' 54''$  West, 159.57 feet to a point of curvature of a curve concave to the southeast, having a radius of 885.00 feet, a central angle of  $31^{\circ} 31' 32''$  and a chord bearing South  $64^{\circ} 03' 08''$  West; thence run southwesterly 486.95 feet along the arc of said curve to a point on the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 15; also being a point on the North line of Plat Book D, Page 143; thence run along said line South  $89^{\circ} 50' 55''$  West, 1053.47 feet to the POINT OF BEGINNING.

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