

### THIRD AMENDMENT TO CONTRIBUTION AGREEMENT

**THIS THIRD AMENDMENT TO CONTRIBUTION AGREEMENT** (the “Third Amendment” or this “Agreement”) is entered into this \_\_\_\_\_, 2024, by and between:

- City of Ocala, a Florida municipal corporation (“City”); and
- KAS Ocala, LLC, a Florida limited liability company (“KAS”).

**WHEREAS:**

- A. City and KAS, either in its own capacity or as successor in title to the original parties, are parties to the Prior Concurrency Agreement,<sup>1</sup> the Present Contribution Agreement and Combined Second Amendment.
- B. This instrument concerns only the Present Contribution Agreement and does not further amend the Prior Concurrency Agreement.
- C. Following the execution of the Combined Second Amendment, City has determined that it needs to acquire the Additional Easement Parcels from Seller, and to otherwise amend the Combined Second Amendment, and therefore the Present Contribution Agreement, as set forth herein.

**NOW THEREFORE**, in consideration of the matters set forth above (which are incorporated herein by reference), the exchange of the mutual promises set forth herein, and other good and valuable consideration, the parties hereto agree as follows:

1. **Definitions.** In addition to any definitions otherwise set forth in this Agreement, the following terms are defined:
  - 1.1. All terms defined in the Combined Second Amendment have the same meaning herein unless they are otherwise defined below.
  - 1.2. *Additional Easement Parcels* – As defined in paragraph 2.1.3.
  - 1.3. *Combined Second Amendment* – The *Second Amendment to Concurrency Agreement and Second Amendment to Contribution Agreement* recorded in OR Book 7785, Page 161, pursuant to which the Prior Concurrency Agreement and Prior Contribution Agreement were amended.
  - 1.4. *Future East-West Road* – One or more of the following, all as generally depicted and labeled as such on the Future East-West Roads Sketch, attached hereto as **Exhibit C**:
    - 1.4.1. *EW Road East* – The portion of the Future East-West Road that commences at SW 38th Avenue and proceeds in a westerly direction across the KAS Property until its intersection with the right-of-way for SW 44th Avenue, a/k/a SW 43rd Court (“SW 44th Avenue”).
    - 1.4.2. *EW Road Middle* – The portion of the Future East-West Road that commences at SW 44th Avenue and proceeds in a westerly direction to the western boundary of

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<sup>1</sup> Terms that are not otherwise defined in these Whereas paragraphs are defined in paragraph 1 below.

real property owned by Country Green, Inc., with Marion County Tax Parcel ID Number 23320-005-25 (the “Country Green Parcel”).

- 1.4.3. *EW Road West* – The portion of the Future East-West Road that commences at the terminus of EW Road Middle (at the western boundary of the Country Green Parcel) and proceeds in a southerly and westerly direction until, as elected by City in its reasonable discretion, the western terminus of the developed portion of the KAS Property or where the EW Road West connects to roads that are either then existing or planned for the near future to the west of the KAS Property.
  - 1.5. *KAS Property* – The real property owned by KAS with Marion County Tax Parcel ID Numbers 2380-000-001 and 23812-001-00.
  - 1.6. *Present Contribution Agreement* – The Prior Contribution Agreement as amended by the Combined Second Amendment.
  - 1.7. *Prior Concurrency Agreement* – The *Concurrency Development Agreement Pursuant to Chapter 163, Florida Statutes [Improvements Related to the SW 44th Avenue Corridor Project]* as recorded in OR Book 3757, Page 337<sup>2</sup> (the “Original Concurrency Agreement”), as amended by the *Third Amendment to Concurrency Development Pursuant to Chapter 163, Florida Statutes [Improvements Related to the SW 44th Avenue Corridor Project]* recorded in OR Book 5085, Page 1451 (the “Third Amendment to Concurrency Agreement”).
  - 1.8. *Prior Contribution Agreement* – The *Right-Of-Way Contribution and Roadway Construction Agreement (SW 44th Avenue Project)* as recorded in OR Book 4658, Page 1453 (the “Original Contribution Agreement”), as amended by the *Addendum to Right-Of-Way Contribution and Roadway Construction Agreement (SW 44th Avenue Project)* recorded in OR Book 5055, Page 1116 (the “Third Amendment to Contribution Agreement”).
  - 1.9. *Remaining Parcels* – As defined in the Combined Second Amendment and as modified pursuant to paragraph 2.2 below.
  - 1.10. *Roundabout* – As defined in the Combined Second Amendment.
2. **Remaining Parcels.**
- 2.1. The Remaining Parcels were defined in **Exhibit C** attached to the Combined Second Amendment.
    - 2.1.1. As contemplated by Section 3.7 of the Combined Second Amendment, the descriptions in the Combined Second Amendment were based upon then-approved Plans and the parties contemplated that the descriptions may change prior to Closing.
    - 2.1.2. Some of the descriptions of the Remaining Parcels have been revised so that they more accurately reflect the description of the Remaining Parcels.

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<sup>2</sup> All recording references refer to the Public Records of Marion County, Florida.

- 2.1.3. Further, City has determined that it needs additional real property for easements (the “Additional Easement Parcels”) from Seller, being the *Permanent Utility Easement B & Temporary Construction Easement B* and *Permanent Utility Easement C & Temporary Construction Easement C* as set forth on the attached **Exhibit A**.
    - 2.1.4. In addition, City and KAS have agreed that, in lieu of KAS conveying to City fee simple title for certain drainage retention areas and drainage conveyance facilities (collectively the “Drainage Facilities”), City will accept drainage easements (the “Drainage Easements”) for the Drainage Facilities.
    - 2.1.5. Finally, at the time of the Combined Second Amendment, the description of the Roundabout Parcel did not exist. The legal description have now been prepared.
  - 2.2. The Remaining Parcels under the Combined Second Amendment is amended to add the Additional Easement Parcels and the Roundabout Parcel.
  - 2.3. Further, attached hereto as **Exhibit A** are the correct descriptions for the Remaining Parcels. Such Exhibit replaces **Exhibit C** to the Combined Second Amendment.
3. **Title Matters.** Pursuant to the Combined Second Agreement, City has obtained the Commitments and accepts title to the Remaining Parcels as evidenced thereby. At Closing, Seller shall provide the evidence, affidavits and other documents referred to in Section 5.3 of the Combined Second Agreement, as well as execute the other documents required by the Combined Second Agreement.
4. **Survey.** City has obtained the Survey as contemplated by Section 4 of the Combined Second Agreement and accepts the condition of the Remaining Parcels as evidenced thereby.
5. **Closing.**
  - 5.1. Section 5.1 of the Combined Second Agreement is amended to provide that the Closing Date shall be a date chosen by City within two weeks after the Effective Date of this Third Amendment.
  - 5.2. Seller and Buyer shall use commercially reasonable good faith efforts to cause the Closing to occur simultaneously with the Closing under the Northern Owner Donation Agreement.
  - 5.3. Attached to the Combined Second Agreement **Exhibit B** was a list of the Conveyance Documents. Attached hereto as **Exhibit B** is an updated list of the Conveyance Documents which replaces **Exhibit B** to the Combined Second Agreement. The parties have agreed upon the forms of the Conveyance Documents.
6. **Roundabout.**
  - 6.1. The Remaining Parcels as described in the attached **Exhibit A** include the KAS Roundabout Parcel (as defined in the Combined Second Agreement). Further, as contemplated by Section 2.2.b of the Combined Second Agreement, City has entered into a contract to acquire the Northern Owner Roundabout Parcel as contemplated by Section 2.2.b of the Combined Second Agreement.

- 6.2. As set forth in paragraph 5, City and Seller are simultaneously Closing this Agreement with the Closing of the Northern Owner Contract.
- 6.3. Thus, at the Closing of this Agreement, City shall also have acquired the Northern Owner Roundabout Parcel.
7. **Occurrence of Contingencies.** All Contingencies set forth in the Present Contribution Agreement have occurred.
8. **Future East-West Roads.**
  - 8.1. The Present Contribution Agreement is amended to add this paragraph 8.
  - 8.2. The Future East-West Roads, as well as the approximate location of each, are set forth on the Future East-West Roads Sketch, attached hereto as **Exhibit C**. The Future East-West Roads Sketch depicts the approximate locations of the Future East-West Roads only. The exact location of the Future East-West Roads will be determined by KAS (or its successors) during the development process for the KAS Property.
  - 8.3. KAS shall design, permit, and construct the Future East-West Roads as follows:
    - 8.3.1. KAS shall design, permit, and construct EW Road East in connection with its development of any portion of the KAS Property between SW 44th Avenue and SW 38th Avenue.
    - 8.3.2. KAS shall design, permit, and construct EW Road Middle in connection with its development of any portion of the KAS Property south of EW Road Middle and east of the western boundary of the Country Green Parcel.
    - 8.3.3. KAS shall design, permit, and construct EW Road West in connection with its development of any portion of the KAS Property from the western boundary of the Country Green Parcel to the western boundary of the KAS Property.
  - 8.4. Following the design and permitting of each Future East-West Road:
    - 8.4.1. KAS shall convey to City clear title for the right of way (between 80 and 100 feet wide) required for the Future East-West Road (the "EW ROW") so designed. Such EW ROW shall include:
      - a. All areas reasonably needed for the Future East-West Road so designed.
      - b. All areas needed for stormwater management and retention for the Future East-West Road so designed. To provide some or all of such areas, KAS may modify, enlarge or relocate one or more of the Drainage Facilities pursuant to the rights of KAS to do so under the instrument conveying the Drainage Easements to City referred to in paragraph 9.3 of this Third Amendment.
      - c. Easement areas as needed for the installation of water, sewer and electric utilities (including guy wire easements) which may be provided by utility easements.

- 8.4.2. The conveyances shall be pursuant to the procedures for conveyance of the *Remaining Parcels* set forth in paragraphs 3 and 4 of the Combined Second Amendment, modified to refer to the provisions of this Third Amendment concerning the EW ROW.
    - 8.4.3. KAS may construct such Future East-West Road in phases consistent with its development plan and as permitted by City.
  - 8.5. After a particular Future East-West Road has been designed, permitted and constructed, and the right of way conveyed to the City therefor, City will execute and deliver to KAS a recordable instrument acknowledging the completion of KAS's obligations in connection with such Future East-West Road.
  - 8.6. The provisions of this paragraph 8 are in addition to other requirements or conditions for development of the KAS Property under the City Comprehensive Plan or City Code.
  - 8.7. KAS has advised City that it intends to seek a satisfactory impact fee credit and reimbursement agreement (the "Impact Fee Credit Agreement") with Marion County to obtain credits against transportation impact fees in exchange for KAS designing, permitting and constructing the Future East-West Road, as well as the value of right of way conveyed in connection therewith. City agrees to cooperate with, and to support, KAS' request to obtain an acceptable Impact Fee Credit Agreement with County and, in connection therewith, to provide to County any required information, agreements, documentation or other items to process and coordinate the negotiations and executions of the Impact Fee Credit Agreement.
9. **Drainage Easements.**
  - 9.1. City has determined that it does not need to hold fee simple title to the drainage retention areas it has constructed and is willing to accept Drainage Easements for such drainage retention areas as well as other Drainage Facilities that convey Stormwater from SW 44th Avenue into the drainage retention areas.
  - 9.2. Therefore, the Present Contribution Agreement is amended to provide that, in lieu of conveyance of fee simple title to the drainage retention areas, KAS will convey to City Drainage Easements for such drainage retention areas as well as the other Drainage Facilities.
  - 9.3. City and KAS have agreed to the form of the instrument conveying the drainage easements as set forth in the attached **Exhibit B**.
10. **Exhibits.**
  - 10.1. All exhibits attached to this Agreement are being incorporated by reference.
  - 10.2. The following exhibits are attached to this Agreement.
    - 10.2.1. **Exhibit A** – Remaining Parcels.
    - 10.2.2. **Exhibit B** – Conveyance Documents.

10.2.3. **Exhibit C** – Future East-West Roads Sketch

11. **Effect on Present Contribution Agreement.** Except as expressly set forth herein, the Present Contribution Agreement is not amended or modified. All references to “this Agreement,” or similar documents shall be deemed to refer to the Present Contribution Agreement as amended hereby.

**THEREFORE**, the parties have executed this Agreement on the day and year first written above.

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**CITY**

City of Ocala, a Florida municipal corporation

**ATTEST:**

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Angel B. Jacobs  
City Clerk

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Barry Mansfield  
President, Ocala City Council

Approved as to form and legality

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William Sexton  
City Attorney

**KAS**

KAS Ocala, LLC, a Florida limited liability  
company

By: \_\_\_\_\_  
Kenneth A. Steel, Jr. as Manager

**EXHIBIT A  
REMAINING PARCELS**

**NORTHERN DRA PARCEL**

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S89°52'11"E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27 AND ALONG THE NORTH LINE OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (HEREINAFTER REFERRED TO AS SAID LANDS), 100.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S89°52'11"E, ALONG SAID NORTH LINE (AND ALONG THE NORTH LINE OF SAID LANDS), 365.00 FEET; THENCE DEPARTING SAID NORTH LINE (AND DEPARTING THE NORTH LINE OF SAID LANDS), S00°23'47"W, ALONG A LINE THAT RUNS PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 27, 250.00 FEET; THENCE N89°52'11"W, PARALLEL WITH THE AFOREMENTIONED NORTH LINE OF THE NORTHEAST 1/4 (AND PARALLEL WITH THE AFOREMENTIONED NORTH LINE OF SAID LANDS), 365.00 FEET, TO AN INTERSECTION WITH THE LINE THAT LIES 100.00 FEET EASTERLY OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4 OF SECTION 27; THENCE N00°23'47"E, ALONG SAID PARALLEL LINE, 250.00 FEET TO THE POINT OF BEGINNING.

**SOUTHERN DRA PARCEL**

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NW 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: COO PSM 5756 MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N89°55'30"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, 101.56 FEET, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FORMERLY KNOWN AS S.W. 44TH AVENUE) AND TO THE POINT OF BEGINNING; THENCE CONTINUE N89°55'30"W, ALONG SAID SOUTH LINE (AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF SAID PUBLIC RECORDS, HEREINAFTER REFERRED TO AS SAID LANDS), 199.99 FEET;

THENCE DEPARTING SAID SOUTH LINE (AND DEPARTING THE SOUTH LINE OF SAID LANDS) N04°41'47"W, 412.20 FEET; THENCE N89°55'48" E, 175.00 FEET TO A NON-TANGENT INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY OF S.W. 43RD COURT, SAID WESTERLY RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1005.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND CURVE, 163.55 FEET, THROUGH A CENTRAL ANGLE OF 09°19'27" AND A CHORD BEARING AND DISTANCE OF S05°17'48"E, 163.37 FEET, TO THE POINT OF TANGENCY, THEREOF; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S09°57'31"E, 252.42 FEET, TO THE POINT OF BEGINNING.

#### EAST-WEST ROAD PARCEL

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S00°23'47"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, 446.07 FEET, TO THE NORTHERNMOST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE S00°23'47"W, ALONG SAID WEST LINE (AND ALONG THE WEST LINE OF THE LANDS DESCRIBED IN SAID WARRANTY DEED), 418.66 FEET, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH FORMERLY KNOWN AS S.W. 44TH AVENUE AS MORE PARTICULARLY DESCRIBED IN SAID WARRANTY DEED); THENCE CONTINUE S00°23'47"W, ALONG SAID WEST LINE (AND ALONG THE WEST LINE OF THE LANDS DESCRIBED IN SAID WARRANTY DEED) AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 458.26 FEET, TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN THE CORRECTIVE QUITCLAIM DEED TO TRUSTEE RECORDED IN OFFICIAL RECORDS BOOK 5328, AT PAGE 894, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED IN SAID WARRANTY DEED) AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID CORRECTIVE QUITCLAIM DEED TO TRUSTEE, N89°34'41"W, 35.01 FEET, TO A CORNER OF THE LANDS DESCRIBED IN SAID WARRANTY DEED AND TO THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID CORRECTIVE QUITCLAIM DEED TO TRUSTEE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED IN SAID WARRANTY DEED), THE FOLLOWING THREE COURSES: S00°25'19"W, 30.00 FEET; THENCE S89°34'41"E, 12.03 FEET; THENCE S44°35'27"E, 14.15 FEET, TO ITS INTERSECTION WITH THE LINE THAT LIES 40.00 FEET SOUTH OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED SOUTH LINE OF THE LANDS DESCRIBED IN SAID CORRECTIVE QUITCLAIM DEED TO TRUSTEE AND ALSO THE LINE THAT LIES 40.00 FEET SOUTH OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE SOUTH LINE OF THE LANDS DESCRIBED IN EXHIBIT B OF THE CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5255, AT PAGE 1427, OF SAID PUBLIC RECORDS; THENCE

N89°34'41"W, ALONG SAID PARALLEL LINE, 878.04 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE LANDS DESCRIBED IN SAID CORRECTIVE WARRANTY DEED; THENCE DEPARTING SAID PARALLEL LINE, N00°24'03"E, ALONG SAID SOUTHERLY PROJECTION, 40.00 FEET, TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN SAID CORRECTIVE WARRANTY DEED; THENCE S89°34'41"E, ALONG THE AFOREMENTIONED SOUTH LINE OF THE LANDS DESCRIBED IN SAID CORRECTIVE WARRANTY DEED, 295.87 FEET, TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN SAID CORRECTIVE WARRANTY DEED AND TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN SAID CORRECTIVE QUITCLAIM DEED TO TRUSTEE; THENCE CONTINUE S89°34'41"E, ALONG THE AFOREMENTIONED SOUTH LINE OF THE LANDS DESCRIBED IN SAID CORRECTIVE QUITCLAIM DEED TO TRUSTEE, 560.16 FEET, TO THE POINT OF BEGINNING.

#### ROUNDAABOUT SOUTHWEST SUPPLEMENTAL RIGHT-OF-WAY

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S00°23'47"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, 446.07 FEET, TO THE NORTHERNMOST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (HEREINAFTER REFERRED TO AS SAID LANDS); THENCE CONTINUE S00°23'47"W, ALONG SAID WEST LINE (AND ALONG THE WEST LINE OF SAID LANDS), 418.66 FEET, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH FORMERLY KNOWN AS S.W. 44TH AVENUE AS MORE PARTICULARLY DESCRIBED IN SAID WARRANTY DEED); THENCE CONTINUE S00°23'47"W, ALONG SAID WEST LINE (AND ALONG THE WEST LINE OF SAID LANDS) AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 458.26 FEET, TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN THE CORRECTIVE QUITCLAIM DEED TO TRUSTEE RECORDED IN OFFICIAL RECORDS BOOK 5328, AT PAGE 894, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND ALONG THE WESTERLY LINE OF SAID LANDS) AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5328, AT PAGE 894, N89°34'41"W, 35.01 FEET, TO A CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183; THENCE DEPARTING THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5328, AT PAGE 894, ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND ALONG THE WESTERLY LINE OF SAID LANDS), THE FOLLOWING THREE COURSES: S00°25'19"W, 30.00 FEET; THENCE S89°34'41"E, 12.03 FEET; THENCE S44°35'27"E, 14.15 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND ALONG THE WESTERLY LINE OF SAID LANDS), THE FOLLOWING THREE COURSES: S44°35'27"E, 35.36 FEET; THENCE S00°23'47"W, 5.02 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1006.11 FEET; THENCE ALONG SAID CURVE, 254.43 FEET, THROUGH A CENTRAL ANGLE OF 014°29'21" AND A CHORD BEARING

AND DISTANCE OF S07°38'28"W, 253.75 FEET, TO ITS INTERSECTION WITH THE LINE THAT LIES 20.00 FEET WEST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE (AND THE WESTERLY LINE OF SAID LANDS) AND CURVE, N00°23'47"E, ALONG SAID PARALLEL LINE, 200.54 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY, ALONG SAID CURVE, 25.96 FEET, THROUGH A CENTRAL ANGLE OF 18°08'30" AND A CHORD BEARING AND DISTANCE OF N36°23'58"W, 25.86 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 30.68 FEET, THROUGH A CENTRAL ANGLE OF 012°33'22" AND A CHORD BEARING AND DISTANCE OF N39°11'32"W, 30.62 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 81.10 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF N61°14'46"W, 77.83 FEET, TO THE POINT OF CUSP THEREOF WITH THE LINE THAT LIES 40.00 FEET SOUTH OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5328, AT PAGE 894; THENCE S89°34'41"E, ALONG SAID PARALLEL LINE, 110.49 FEET, TO THE POINT OF BEGINNING.

#### ROUNDAABOUT EAST PARCEL

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NE 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S00°23'47"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, 446.07 FEET, TO THE NORTHERNMOST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (HEREINAFTER REFERRED TO AS SAID LANDS), AND TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH FORMERLY KNOWN AS S.W. 44TH AVENUE AS MORE PARTICULARLY DESCRIBED IN SAID WARRANTY DEED); THENCE S17°25'56"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND ALONG THE EASTERLY LINE OF SAID LANDS), 100.21 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1693.33 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE (AND ALONG THE EASTERLY LINE OF SAID LANDS) SOUTHERLY, 305.90 FEET, THROUGH A CENTRAL ANGLE OF 10°21'02" AND A CHORD BEARING AND DISTANCE OF S12°15'26"E, 305.49 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE (AND DEPARTING THE EASTERLY LINE OF SAID LANDS), S89°36'13"E, 2.42 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING

A RADIUS OF 2415.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, 286.58 FEET, THROUGH A CENTRAL ANGLE OF  $06^{\circ}47'57''$  AND A CHORD BEARING AND DISTANCE OF  $S03^{\circ}00'11''E$ , 286.41 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE  $S00^{\circ}23'47''W$ , ALONG THE LINE THAT LIES 5.00 FEET EAST OF, AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH, THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE (AND THE AFOREMENTIONED EASTERLY LINE OF SAID LANDS), 22.90 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTHEASTERLY, ALONG SAID CURVE, 74.27 FEET, THROUGH A CENTRAL ANGLE OF  $51^{\circ}53'39''$  AND A CHORD BEARING AND DISTANCE OF  $S25^{\circ}33'02''E$ , 71.76 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 45.41 FEET, THROUGH A CENTRAL ANGLE OF  $18^{\circ}35'01''$  AND A CHORD BEARING AND DISTANCE OF  $S42^{\circ}12'21''E$ , 45.21 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 81.10 FEET, THROUGH A CENTRAL ANGLE OF  $56^{\circ}39'50''$  AND A CHORD BEARING AND DISTANCE OF  $S61^{\circ}14'46''E$ , 77.83 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE  $S89^{\circ}34'41''E$ , 114.53 FEET; THENCE  $S00^{\circ}25'19''W$ , 80.00 FEET; THENCE  $N89^{\circ}34'41''W$ , 114.53 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 81.10 FEET, THROUGH A CENTRAL ANGLE OF  $56^{\circ}39'50''$  AND A CHORD BEARING AND DISTANCE OF  $S62^{\circ}05'24''W$ , 77.83 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 43.18 FEET, THROUGH A CENTRAL ANGLE OF  $17^{\circ}40'22''$  AND A CHORD BEARING AND DISTANCE OF  $S42^{\circ}35'40''W$ , 43.01 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 66.02 FEET, THROUGH A CENTRAL ANGLE OF  $46^{\circ}07'36''$  AND A CHORD BEARING AND DISTANCE OF  $S28^{\circ}22'03''W$ , 64.25 FEET, TO THE POINT OF CUSP THEREOF WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE (AND WITH THE AFOREMENTIONED EASTERLY LINE OF SAID LANDS), SAID EASTERLY RIGHT-OF-WAY LINE (AND SAID EASTERLY LINE) BEING A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1119.51 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND SAID EASTERLY LINE) AND CURVE, 100.69 FEET, THROUGH A CENTRAL ANGLE OF  $05^{\circ}09'12''$  AND A CHORD BEARING AND DISTANCE OF  $N02^{\circ}43'39''E$ , 100.66 FEET, TO A NON-TANGENT INTERSECTION; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND SAID EASTERLY LINE), THE FOLLOWING SIX COURSES:  $N45^{\circ}24'49''E$ , 49.48 FEET; THENCE  $N00^{\circ}25'19''E$ , 60.00 FEET; THENCE  $N89^{\circ}34'41''W$ , 12.03 FEET; THENCE  $N44^{\circ}35'27''W$ , 49.51 FEET; THENCE  $N00^{\circ}23'47''E$ , 198.13 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1693.33 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND SAID EASTERLY LINE) AND CURVE, 221.01 FEET, THROUGH A CENTRAL ANGLE OF  $07^{\circ}28'41''$  AND A CHORD BEARING AND DISTANCE OF  $N03^{\circ}20'34''W$ , 220.85 FEET, TO THE POINT OF BEGINNING.

EASEMENTS:

DRAINAGE AND INGRESS / EGRESS EASEMENT TO NORTHERN DRA PARCEL

A STRIP OF LAND (30.00 FEET WIDE) BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S00°23'47"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, 38.17 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, S79°18'19"E, 101.64 FEET, TO AN INTERSECTION WITH THE LINE THAT LIES 100.00 FEET EAST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4; THENCE S00°23'47"W, ALONG SAID PARALLEL LINE, 30.49 FEET; THENCE DEPARTING SAID PARALLEL LINE, N79°18'19"W, 101.64 FEET, TO AN INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4; THENCE N00°23'47"E, ALONG SAID WEST LINE, 30.49 FEET, TO THE POINT OF BEGINNING.

#### GUYING EASEMENT G

A 5.00-FOOT-WIDE STRIP OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: COO PSM 5756 MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N09°57'31"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FORMERLY KNOWN AS S.W. 44TH AVENUE), 270.14 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 905.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY, 502.31 FEET, THROUGH A CENTRAL ANGLE OF 31°48'06" AND A CHORD BEARING AND DISTANCE OF N05°56'32"E, 495.89 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N21°50'35"E, 98.58 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1106.11 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY, 169.51 FEET, THROUGH A CENTRAL ANGLE OF 08°46'50" AND A CHORD BEARING AND DISTANCE OF N17°27'10"E, 169.35 FEET, TO A NON-TANGENT INTERSECTION; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N25°03'24"E, 50.33 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N25°03'24"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1.82 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1119.51 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY,

3.24 FEET, THROUGH A CENTRAL ANGLE OF 00°09'57" AND A CHORD BEARING AND DISTANCE OF N10°21'42"E, 3.24 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND CURVE, S79°20'46"E, 20.00 FEET; THENCE S10°39'14"W, 5.00 FEET; THENCE N79°20'46"W, 20.44 FEET, TO THE POINT OF BEGINNING.

#### GUYING EASEMENT K

A 5.00-FOOT-WIDE STRIP OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: COO PSM 5756 MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N89°55'30"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, 101.56 FEET, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FORMERLY KNOWN AS S.W. 44TH AVENUE); THENCE DEPARTING SAID SOUTH LINE, N09°57'31"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 252.42 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1005.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE, NORTHWESTERLY, 299.28 FEET, THROUGH A CENTRAL ANGLE OF 17°03'43" AND A CHORD BEARING AND DISTANCE OF N01°25'40"W, 298.17 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE, N82°17'39"W, 20.00 FEET; THENCE N07°14'45"E, 5.00 FEET; THENCE S82°17'39"E, 20.00 FEET, TO A NON-TANGENT INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE AND CURVE HAVING A RADIUS OF 1005.00 FEET; THENCE SOUTHWESTERLY, 5.00 FEET, THROUGH A CENTRAL ANGLE OF 00°17'06" AND A CHORD BEARING AND DISTANCE OF S07°14'45"W, 5.00 FEET, TO THE POINT OF BEGINNING.

#### GUYING EASEMENT L

A 5.00-FOOT-WIDE STRIP OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: COO PSM 5756 MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N89°55'30"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, 101.56 FEET, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FORMERLY KNOWN AS S.W. 44TH

AVENUE); THENCE DEPARTING SAID SOUTH LINE, N09°57'31"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 252.42 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1005.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY, 484.74 FEET, THROUGH A CENTRAL ANGLE OF 27°38'08" AND A CHORD BEARING AND DISTANCE OF N03°51'33"E, 480.06 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE, N72°43'54"W, 20.00 FEET; THENCE N17°49'10"E, 5.00 FEET; THENCE S72°43'54"E, 20.00 FEET, TO A NON-TANGENT INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE AND CURVE HAVING A RADIUS OF 1005.00 FEET; THENCE SOUTHWESTERLY, 5.00 FEET, THROUGH A CENTRAL ANGLE OF 00°17'06" AND A CHORD BEARING AND DISTANCE OF S17°49'10"W, 5.00 FEET, TO THE POINT OF BEGINNING.

#### TREE TRIMMING EASEMENT

A 10.00-FOOT-WIDE STRIP OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: COO PSM 5756 MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N89°55'30"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, 101.56 FEET, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FORMERLY KNOWN AS S.W. 44TH AVENUE); THENCE DEPARTING SAID SOUTH LINE, N09°57'31"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 252.42 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1005.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE, NORTHWESTERLY, 163.55 FEET, THROUGH A CENTRAL ANGLE OF 09°19'27" AND A CHORD BEARING AND DISTANCE OF N05°17'48"W, 163.37 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S89°55'48"W, 10.00 FEET, TO A NON-TANGENT INTERSECTION WITH THE LINE THAT LIES 10.00 FEET WESTERLY OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (HEREINAFTER REFERRED TO AS SAID PARALLEL LINE), SAID PARALLEL LINE BEING A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1015.00 FEET; THENCE NORTHEASTERLY, ALONG SAID PARALLEL LINE AND CURVE, 398.09 FEET, THROUGH A CENTRAL ANGLE OF 22°28'19" AND A CHORD BEARING AND DISTANCE OF N10°36'25"E, 395.55 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID PARALLEL LINE, N21°50'35"E, 98.58 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 996.11 FEET; THENCE CONTINUE ALONG SAID PARALLEL LINE AND CURVE, NORTHEASTERLY, 163.12 FEET, THROUGH A CENTRAL ANGLE OF 09°22'57" AND A CHORD BEARING AND DISTANCE OF N17°09'06"E, 162.94 FEET, TO ITS INTERSECTION WITH THE LINE THAT LIES 20.00 FEET WEST OF (AS MEASURED PERPENDICULARLY TO AND

RUNNING PARALLEL WITH) THE EAST LINE OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 27 (NOW HEREINAFTER REFERRED TO AS SAID PARALLEL LINE); THENCE DEPARTING SAID CURVE AND FORMER PARALLEL LINE, S00°23'47"W, ALONG SAID PARALLEL LINE, 43.53 FEET, TO ITS NON-TANGENT INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID WESTERLY RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1006.11 FEET; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND CURVE, 122.17 FEET, THROUGH A CENTRAL ANGLE OF 06°57'27" AND A CHORD BEARING AND DISTANCE OF S18°21'52"W, 122.10 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S21°50'35"W, 98.58 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1005.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, SOUTHWESTERLY, 394.27 FEET, THROUGH A CENTRAL ANGLE OF 22°28'39" AND A CHORD BEARING AND DISTANCE OF S10°36'15"W, 391.75 FEET, TO THE POINT OF BEGINNING.

#### PERMANENT UTILITY EASEMENT A

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NE 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S00°23'47"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, 413.41 FEET, TO THE POINT OF BEGINNING; THENCE S17°25'56"E, ALONG THE LINE THAT LIES 10.00 FEET NORTHEASTERLY OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH FORMERLY KNOWN AS S.W. 44TH AVENUE AS MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS SAID LANDS) AND ALONG THE NORTHWESTERLY PROJECTION THEREOF, 131.30 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1703.33 FEET; THENCE CONTINUE ALONG SAID PARALLEL LINE AND CURVE, SOUTHEASTERLY, 530.02 FEET, THROUGH A CENTRAL ANGLE OF 17°49'43" AND A CHORD BEARING AND DISTANCE OF S08°31'05"E, 527.89 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID PARALLEL LINE, S00°23'47"W, 82.11 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 77.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTHEASTERLY, ALONG SAID CURVE, 71.06 FEET, THROUGH A CENTRAL ANGLE OF 52°52'38" AND A CHORD BEARING AND DISTANCE OF S26°02'32"E, 68.57 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 51.23 FEET, THROUGH A CENTRAL ANGLE OF 19°34'01" AND A CHORD BEARING AND DISTANCE OF S42°41'51"E, 50.98 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 72.00 FEET; THENCE SOUTHEASTERLY,

ALONG SAID CURVE, 71.21 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF S61°14'46"E, 68.34 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S89°34'41"E, 114.53 FEET; THENCE S00°25'19"W, 10.00 FEET; THENCE N89°34'41"W, 114.53 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 81.10 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF N61°14'46"W, 77.83 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 45.41 FEET, THROUGH A CENTRAL ANGLE OF 18°35'01" AND A CHORD BEARING AND DISTANCE OF N42°12'21"W, 45.21 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 74.27 FEET, THROUGH A CENTRAL ANGLE OF 51°53'39" AND A CHORD BEARING AND DISTANCE OF N25°33'02"W, 71.76 FEET, TO THE POINT OF TANGENCY THEREOF WITH THE LINE THAT LIES 5.00 FEET EAST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE (AND WITH THE AFOREMENTIONED EASTERLY LINE OF SAID LANDS); THENCE N00°23'47"E, ALONG SAID PARALLEL LINE, 22.90 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2415.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY, ALONG SAID CURVE, 286.58 FEET, THROUGH A CENTRAL ANGLE OF 06°47'57" AND A CHORD BEARING AND DISTANCE OF N03°00'11"W, 286.41 FEET; THENCE DEPARTING SAID CURVE, N89°36'13"W, 2.42 FEET, TO A NON-TANGENT INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE (AND THE AFOREMENTIONED EASTERLY LINE OF SAID LANDS), SAID EASTERLY LINE BEING A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1693.33 FEET; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND CURVE (AND ALONG THE EASTERLY LINE OF SAID LANDS), 305.90 FEET, THROUGH A CENTRAL ANGLE OF 10°21'02" AND A CHORD BEARING AND DISTANCE OF N12°15'26"W, 305.49 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND ALONG THE EASTERLY LINE OF SAID LANDS) N17°25'56"W, 100.21 FEET, TO ITS INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4 AND TO THE NORTHERNMOST CORNER OF SAID LANDS; THENCE N00°23'47"E, ALONG SAID WEST LINE, 32.66 FEET, TO THE POINT OF BEGINNING.

#### TEMPORARY CONSTRUCTION EASEMENT A

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NE 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S00°23'47"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, 446.07 FEET, TO THE NORTHERNMOST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (HEREINAFTER REFERRED TO AS SAID LANDS),

AND TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH FORMERLY KNOWN AS S.W. 44TH AVENUE AS MORE PARTICULARLY DESCRIBED IN SAID WARRANTY DEED); THENCE S17°25'56"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND ALONG THE EASTERLY LINE OF SAID LANDS), 100.21 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1693.33 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE (AND ALONG THE EASTERLY LINE OF SAID LANDS) SOUTHEASTERLY, 265.95 FEET, THROUGH A CENTRAL ANGLE OF 08°59'56" AND A CHORD BEARING AND DISTANCE OF S12°55'59"E, 265.68 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE (AND DEPARTING THE EASTERLY LINE OF SAID LANDS), S89°36'13"E, 10.12 FEET, TO A NON-TANGENT INTERSECTION WITH THE LINE THAT LIES 10.00 FEET EASTERLY OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE (AND AFOREMENTIONED EASTERLY LINE OF SAID LANDS), SAID LINE BEING A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1703.33 FEET; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE AND CURVE, 260.95 FEET, THROUGH A CENTRAL ANGLE OF 08°46'39" AND A CHORD BEARING AND DISTANCE OF S03°59'33"E, 260.69 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID PARALLEL LINE, S00°23'47"W, 82.11 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 77.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTHEASTERLY, ALONG SAID CURVE, 71.06 FEET, THROUGH A CENTRAL ANGLE OF 52°52'38" AND A CHORD BEARING AND DISTANCE OF S26°02'32"E, 68.57 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 51.23 FEET, THROUGH A CENTRAL ANGLE OF 19°34'01" AND A CHORD BEARING AND DISTANCE OF S42°41'51"E, 50.98 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 72.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 71.21 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF S61°14'46"E, 68.34 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S89°34'41"E, 114.53 FEET; THENCE S00°25'19"W, 10.00 FEET; THENCE N89°34'41"W, 114.53 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 81.10 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF N61°14'46"W, 77.83 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 45.41 FEET, THROUGH A CENTRAL ANGLE OF 18°35'01" AND A CHORD BEARING AND DISTANCE OF N42°12'21"W, 45.21 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 74.27 FEET, THROUGH A CENTRAL ANGLE OF 51°53'39" AND A CHORD BEARING AND DISTANCE OF N25°33'02"W, 71.76 FEET, TO THE POINT OF TANGENCY THEREOF WITH A LINE THAT LIES 5.00 FEET EAST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE (AND WITH THE AFOREMENTIONED EASTERLY LINE OF SAID LANDS); THENCE N00°23'47"E, ALONG SAID PARALLEL LINE, 22.90 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2415.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY, ALONG SAID CURVE, 286.58 FEET, THROUGH A CENTRAL ANGLE OF 06°47'57" AND A CHORD BEARING AND DISTANCE OF N03°00'11"W,

286.41 FEET; THENCE DEPARTING SAID CURVE, N89°36'13"W, 2.42 FEET, TO A NON-TANGENT INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE (AND THE EASTERLY LINE OF SAID LANDS), SAID EASTERLY LINE BEING A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1693.33 FEET; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND CURVE (AND ALONG THE EASTERLY LINE OF SAID LANDS), NORTHERLY, 39.95 FEET, THROUGH A CENTRAL ANGLE OF 01°21'06" AND A CHORD BEARING AND DISTANCE OF N07°45'28"W, 39.95 FEET, TO THE POINT OF BEGINNING.

PERMANENT UTILITY EASEMENT B & TEMPORARY CONSTRUCTION EASEMENT B

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NE 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S00°23'47"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, 446.07 FEET, TO THE NORTHERNMOST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (HEREINAFTER REFERRED TO AS SAID LANDS), AND TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 43RD COURT (A PUBLIC RIGHT-OF-WAY 100 FEET WIDE FORMERLY KNOWN AS S.W. 44TH AVENUE AS MORE PARTICULARLY DESCRIBED IN SAID WARRANTY DEED); THENCE S17°25'56"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND ALONG THE EASTERLY LINE OF SAID LANDS), 100.21 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1693.33 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE (AND ALONG THE EASTERLY LINE OF SAID LANDS) SOUTHEASTERLY, 526.89 FEET, THROUGH A CENTRAL ANGLE OF 17°49'41" AND A CHORD BEARING AND DISTANCE OF S08°31'04"E, 524.77 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND ALONG THE EASTERLY LINE OF SAID LANDS) THE FOLLOWING FIVE COURSES: S00°23'47"W, 198.13 FEET; THENCE S44°35'27"E, 49.51 FEET; THENCE S89°34'41"E, 12.03 FEET; THENCE S00°25'19"W, 60.00 FEET; THENCE S45°24'49"W, 49.48 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1119.51 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND CURVE (AND ALONG THE EASTERLY LINE OF SAID LANDS), SOUTHWESTERLY, 100.69 FEET, THROUGH A CENTRAL ANGLE OF 05°09'12" AND A CHORD BEARING AND DISTANCE OF S02°43'39"W, 100.66 FEET, TO THE POINT OF BEGINNING AND TO THE POINT OF CUSP WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND CURVE (AND DEPARTING THE EASTERLY LINE OF SAID LANDS) NORTHEASTERLY, ALONG SAID CURVE, 66.02 FEET, THROUGH A CENTRAL ANGLE OF 46°07'36" AND A CHORD BEARING AND DISTANCE OF N28°22'03"E, 64.25 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 43.18 FEET, THROUGH A CENTRAL ANGLE OF 17°40'22" AND A

CHORD BEARING AND DISTANCE OF N42°35'40"E, 43.01 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 81.10 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF N62°05'24"E, 77.83 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S89°34'41"E, 114.53 FEET; THENCE S00°25'19"W, 10.00 FEET; THENCE N89°34'41"W, 114.53 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 72.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 71.21 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF S62°05'24"W, 68.34 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 53.89 FEET, THROUGH A CENTRAL ANGLE OF 20°35'08" AND A CHORD BEARING AND DISTANCE OF S44°03'03"W, 53.60 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 77.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 65.17 FEET, THROUGH A CENTRAL ANGLE OF 48°29'48" AND A CHORD BEARING AND DISTANCE OF S30°05'44"W, 63.25 FEET, TO THE POINT OF CUSP THEREOF WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE (AND WITH THE AFOREMENTIONED EASTERLY LINE OF SAID LANDS), SAID EASTERLY RIGHT-OF-WAY LINE (AND SAID EASTERLY LINE) BEING A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1119.51 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE (AND SAID EASTERLY LINE) AND CURVE, 10.66 FEET, THROUGH A CENTRAL ANGLE OF 00°32'44" AND A CHORD BEARING AND DISTANCE OF N05°34'37"E, 10.66 FEET, TO THE POINT OF BEGINNING.

#### PERMANENT UTILITY EASEMENT C & TEMPORARY CONSTRUCTION EASEMENT C

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 6449, AT PAGE 877, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PARCEL LYING IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 8" X 8" OCTAGONAL CONCRETE MONUMENT WITH BRASS DISK STAMPED "1/4 SEC. COR. 22, 27" MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S00°23'47"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, 446.07 FEET, TO THE NORTHERNMOST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5072, AT PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (HEREINAFTER REFERRED TO AS "SAID LANDS"); THENCE CONTINUE S00°23'47"W, ALONG SAID WEST LINE (AND ALONG THE WEST LINE OF "SAID LANDS"), 418.66 FEET, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 43RD AVENUE (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH FORMERLY KNOWN AS S.W. 44TH AVENUE AS MORE PARTICULARLY DESCRIBED IN SAID WARRANTY DEED); THENCE CONTINUE S00°23'47"W, ALONG SAID WEST LINE (AND ALONG THE WEST LINE OF "SAID LANDS") AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 458.26 FEET, TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN THE CORRECTIVE QUITCLAIM DEED TO TRUSTEE RECORDED IN OFFICIAL RECORDS BOOK 5328, AT PAGE 894, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND ALONG THE WESTERLY LINE OF "SAID LANDS")

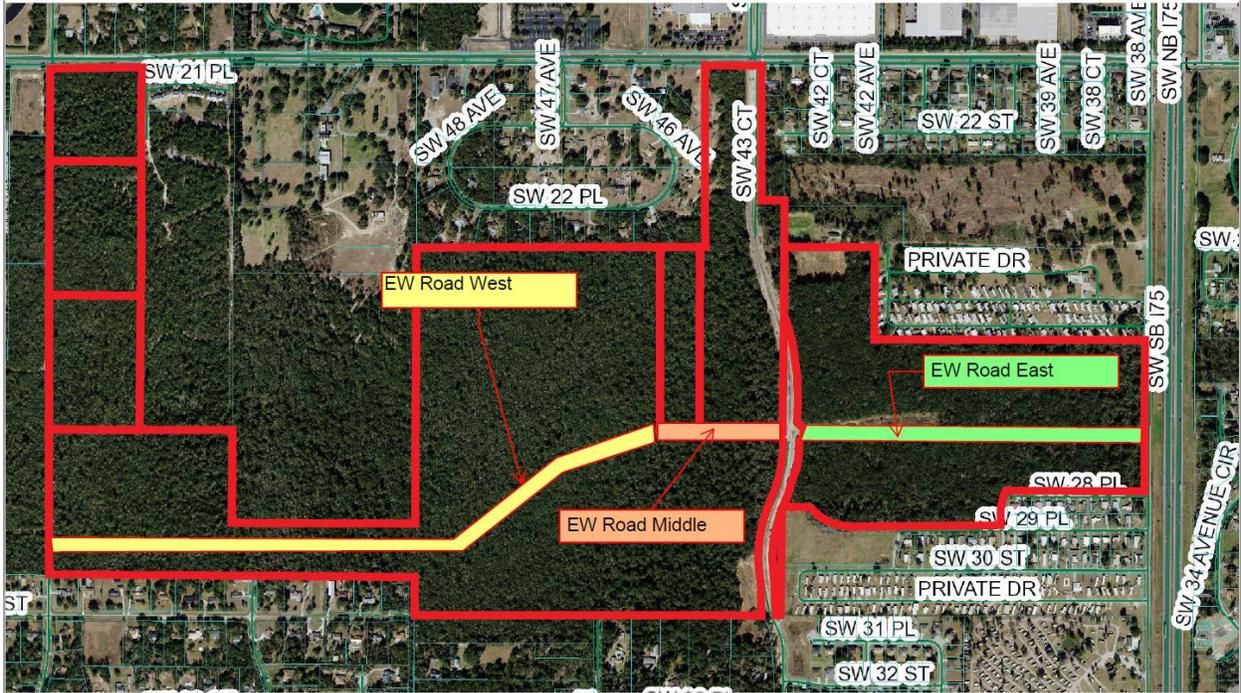
AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID CORRECTIVE QUITCLAIM DEED, N89°34'41"W, 35.01 FEET, TO A CORNER OF "SAID LANDS"; THENCE DEPARTING THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID CORRECTIVE QUITCLAIM DEED, ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND ALONG THE WESTERLY LINE OF "SAID LANDS"), THE FOLLOWING FOUR COURSES: S00°25'19"W, 30.00 FEET; THENCE S89°34'41"E, 12.03 FEET; THENCE S44°35'27"E, 49.51 FEET; THENCE S00°23'47"W, 5.02 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1006.11 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE (AND ALONG THE WESTERLY LINE OF "SAID LANDS"), SOUTHWESTERLY, 254.43 FEET, THROUGH A CENTRAL ANGLE OF 14°29'21" AND A CHORD BEARING AND DISTANCE OF S07°38'28"W, 253.75 FEET, TO ITS INTERSECTION WITH THE LINE THAT LIES 20.00 FEET WEST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27 AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE HAVING A RADIUS OF 1006.11 FEET (AND ALONG THE WESTERLY LINE OF "SAID LANDS"), SOUTHWESTERLY, 37.30 FEET, THROUGH A CENTRAL ANGLE OF 02°07'27" AND A CHORD BEARING AND DISTANCE OF S15°56'52"W, 37.30 FEET, TO ITS INTERSECTION WITH THE LINE THAT LIES 30.00 FEET WEST OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27 (HEREINAFTER REFERRED TO AS SAID PARALLEL LINE); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE (AND DEPARTING THE WESTERLY LINE OF "SAID LANDS"), N00°23'47"E, ALONG SAID PARALLEL LINE, 233.92 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 72.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTHWESTERLY, ALONG SAID CURVE, 20.40 FEET, THROUGH A CENTRAL ANGLE OF 16°14'16" AND A CHORD BEARING AND DISTANCE OF N37°21'05"W, 20.34 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 32.87 FEET, THROUGH A CENTRAL ANGLE OF 12°33'22" AND A CHORD BEARING AND DISTANCE OF N39°11'32"W, 32.81 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 72.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 71.21 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF N61°14'46"W, 68.34 FEET, TO THE POINT OF TANGENCY THEREOF WITH THE LINE THAT LIES 50.00 FEET SOUTH OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE AFOREMENTIONED SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5328, AT PAGE 894 (NOW HEREINAFTER REFERRED TO AS SAID PARALLEL LINE); THENCE N89°34'41"W, ALONG SAID PARALLEL LINE, 767.55 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE LANDS DESCRIBED IN THE CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5255, AT PAGE 1427, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID PARALLEL LINE, N00°24'03"E, ALONG SAID SOUTHERLY PROJECTION, 10.00 FEET; THENCE DEPARTING SAID SOUTHERLY PROJECTION, S89°34'41"E, 767.55 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 81.10 FEET, THROUGH A CENTRAL ANGLE OF 56°39'50" AND A CHORD BEARING AND DISTANCE OF S61°14'46"E, 77.83 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 30.68 FEET, THROUGH A CENTRAL ANGLE OF 12°33'22" AND A CHORD BEARING AND

DISTANCE OF  $S39^{\circ}11'32''E$ , 30.62 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 82.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 25.96 FEET, THROUGH A CENTRAL ANGLE OF  $18^{\circ}08'30''$  AND A CHORD BEARING AND DISTANCE OF  $S36^{\circ}23'58''E$ , 25.86 FEET, TO AN INTERSECTION WITH THE AFOREMENTIONED PARALLEL LINE THAT LIES 20.00 FEET WEST OF (AS MEASURED PERPENDICULARLY TO) THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 27 (NOW HEREINAFTER REFERRED TO AS SAID PARALLEL LINE); THENCE  $S00^{\circ}23'47''W$ , ALONG SAID PARALLEL LINE, 200.54 FEET, TO THE POINT OF BEGINNING.

**EXHIBIT B**  
**CONVEYANCE DOCUMENTS**

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| 1. | Special Warranty Deed (E/W Road)   |
| 2. | Grant of Drainage Easements (Northern DRA, Drainage Conveyance Easement, Southern DRA) |
| 3. | Guy Anchor Easements   |
| 4. | Tree Trimming Easement   |
| 5. | Utility Easements and TCEs   |

**EXHIBIT C  
FUTURE EAST-WEST ROADS SKETCH**



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