

CUL Cover Sheet

Checked for Duplicate Document

DM ID _____

Document Type: **CURRENT UPLAND LEASES**

Instrument: [] Parent Lease ^{# 5} Amendment to Lease [] Assignment of Lease
[] Release [] Partial Release [] Easement [] Use Agreement [] Sublease
[] Amendment to Sublease [] Release of Sublease [] Other

Lease Number: **2721**

Document Date: **09-14-2007**

Original County: **ORANGE**

Section: **11**

Township: **22S**

Range: **31E**

Total Area/Area Unit: **217.27** | X Acreage | Square Feet

County Bk/Pg/Type | **ORANGE** | **B** | **P** | **O**

Instrument Number: _____

Comments:
➤ **AMEND #5 TO**
The University of Central Florida
➤ **Adding Lands**

DATE PREPPED: *10-15-2007* **FLIP CARDS:** **INVENTORY #:** *480541.0*
 MAA'D For Rescan & Additional Pgs

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

Memorandum

Date: 10/8/07

TO: Kathy Miklus, Planning Manager
Title and Land Records Section
Bureau of Survey and Mapping (MS 108)

FROM: Judy Woodward (STAFF NAME)
Bureau of Public Land Administration (MS 130)

SUBJECT: Transmittal of Land Documents to Title:

Easement # _____

Deed # _____

Lease Document# 2721 Amend # 5

Associated with Lease # _____
(use when sending easements or deeds as needed)

Project Name HCF / Research Facility

Received by: [Signature]
(Title and Land Records Section Staff)

Received Date: 10-5-2007

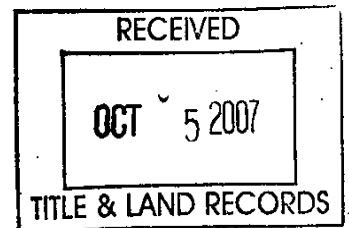
Please return copy of signed and dated transmittal memorandum

to Judy Woodward of BPLA, MS #130.

(initials of writer/preparer)

Attachments

cc: BPLA File Log



ATL1

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

AMENDMENT NUMBER 5 TO LEASE NUMBER 2721

THIS LEASE AMENDMENT is entered into this 14th day of September, 2007, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR" and THE UNIVERSITY OF CENTRAL FLORIDA BOARD OF TRUSTEES (successor in interest by operation of law to the Florida Board of Education, which was the successor in interest by type two transfer pursuant to s. 20.06(2), Florida Statutes to the Florida Board of Regents), hereinafter referred to as "LESSEE";

W I T N E S S E T H

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on January 22, 1974, LESSOR and LESSEE entered into Lease Number 2721; and

WHEREAS, LESSOR and LESSEE desire to amend this lease to add land to the leased premises.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of Lease Number 2721 is hereby amended to include the real property described in Exhibit "A," attached hereto, and by reference made a part hereof.
2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of the Lease Number 2721, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE as of the date of this amendment.
3. It is understood and agreed by LESSOR and LESSEE that this Amendment Number 5 to Lease Number 2721 is hereby binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the parties have caused this lease amendment to be executed on the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

Judy Woodward
Witness
Judy Woodward
Print/Type Witness Name

By: Gloria C. Barber (SEAL)
GLORIA C. BARBER, OPERATIONS AND MANAGEMENT CONSULTANT MANAGER, BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION OF STATE LANDS, STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Alicia Buffin
Witness
Alicia Buffin
Print/Type Witness Name

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14th day of September, 2007, by Gloria C. Barber, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

Sylvia S. Roberts
Notary Public, State of Florida

Print/Type Notary Name
Commission Number:
Commission Expires:



Approved as to Form and Legality
By: [Signature]
DEP Attorney

THE UNIVERSITY OF CENTRAL FLORIDA BOARD
OF TRUSTEES

Sandra M. Cherepow
Witness

Sandra M. Cherepow
Print/Type Witness Name

Amy J. Tomel
Witness

Amy J. Barnickel
Print/Type Witness Name

By: John C. Hitt (SEAL)

John C. Hitt
Print/Type Name

Title: President

"LESSEE"

Legal Content Approved
J. Clark 9/4/07

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of September, 2007, by John C. Hitt as President, of The University of Central Florida Board of Trustees. He/she is personally known to me or has produced as identification.



Rebecca Matos
Commission # DD383950
Expires January 5, 2009
Bonded Troy Fain - Insurance, Inc. 800-365-7015

Rebecca Matos
Notary Public, State of Florida

Rebecca Matos
Print/Type Notary Name

Commission Number: DD383950

Commission Expires: Jan. 5, 09

Exhibit A

This Instrument Prepared By and Return to: Michael Ryan, Esquire Lowndes, Drosdick, Doster, Kantor & Reed, P.A. 215 North Eola Drive Orlando, Florida 32801

APPROVED AS TO FORM AND LEGALITY By: [Signature] DEP Attorney Date: 2/16/94

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of February, A.D., 1994, between ORANGE COUNTY RESEARCH AND DEVELOPMENT AUTHORITY, a research and development authority organized and existing under the laws of the State of Florida, of the County of Orange in the State of Florida, grantor, and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Orange County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Property Appraiser's Parcel ID Number: 11-22-31-0000-00-001; ID No. 11-22-31-0000-00-003; ID No. 11-22-31-0000-00-013; and ID No. 11-22-31-0000-00-018;

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

TO HAVE AND TO HOLD the same unto the said grantee in fee simple forever.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

IN WITNESS WHEREOF the grantor has executed these presents, the day and year first written.

Signed, sealed and delivered in the presence of:

[Signature] (SIGNATURE OF FIRST WITNESS)

BEVERLY B. WAGNER (PRINTED, TYPED OR STAMPED NAME OF FIRST WITNESS)

[Signature] (SIGNATURE OF SECOND WITNESS)

Barbara W. Lyon (PRINTED, TYPED OR STAMPED NAME OF SECOND WITNESS)

STATE OF Florida) COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 15th day of February, 1994, by Thomas T. Ross, Chairman of the Orange County Research and Development Authority, a research and development authority organized and existing under the laws of the State of Florida, on behalf of the authority. Such person (Notary Public must check applicable box):

- [x] is personally known to me. [] produced a current driver license. [] produced [] as identification.

(NOTARY PUBLIC SEAL)

[Signature] Notary Public

BEVERLY B. WAGNER (Printed, Typed or Stamped Name of Notary Public, State of Florida Notary Public) My Comm. expires Jan. 23, 1997 Commission No. CC252650 My Commission Expires:

Orange Co FL 4784435 02/24/94 03:50:42pm DR Bk 4703 Pg 1802 Rec 24.00

SPECIAL WARRANTY DEED REVISED 4/8/94

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: The Southeast Quarter of the Northeast Quarter of Section 11, Township 22 South, Range 31 East, Orange County, Florida (LESS road right of way on East).

AND ALSO

PARCEL 2:

2A: The West Half of the Northeast Quarter and the West Half of the Southeast Quarter of Section 11, Township 22 South, Range 31 East, (LESS that portion platted as BONNEVILLE SECTION 1, as recorded in Plat Book W, Page 90, Public Records of Orange County, Florida, and LESS that portion platted as BONNEVILLE SECTION 2, as recorded in Plat Book W, Page 111, Public Records of Orange County, Florida, and LESS that portion platted as PALM LAKES ESTATES, FIRST ADDITION, as recorded in Plat Book U, Page 72, Public Records of Orange County, Florida).

AND ALSO

2B: The Southeast Quarter of the Southeast Quarter of said Section 11, Township 22 South, Range 31 East (LESS that portion platted as PALM LAKES ESTATES, FIRST ADDITION, as recorded in Plat Book U, Page 72, Public Records of Orange County, Florida, and LESS right of way for Percival Road).

LESS (FROM PARCEL 2B):

Lots 1 through 7 inclusive of Block "H" of PALM LAKES ESTATES, 1st ADDITION as recorded in Plat Book 'U', Page 72, Public Records of Orange County, Florida; and also Beginning at the northeast corner of the aforementioned Lot 1, run thence N 89°52'41" E, 180.00 feet, thence S 00°07'19" E, 311.00 feet to the northeast corner of the aforementioned Lot 7, thence S 89°52'41" W, 180.00 feet along the north lines of the aforementioned Lots 7 and 6, to the northwest corner of Lot 6, thence N 00°07'19" W, 311.00 feet along the east lines of Lots 1 through 4, inclusive, to the Point of Beginning.

AND ALSO

2C: That portion of the Southwest Quarter of said Section 11, Township 22 South, Range 31 East, lying Easterly and Southerly of the Easterly and Southerly lines of the following described

Exhibit "A" - Page 1

REVISED 2-10-94 BSM
8-11-94

land: Beginning at a point which is South 89 degrees 41 minutes 06 seconds West 767.39 feet and North 00 degrees 02 minutes 59 seconds West 1730.68 feet from the South Quarter corner of said Section 11, run thence North 00 degrees 02 minutes 59 seconds West 912.43 feet, more or less, to a point on the North line of said Southwest Quarter; thence Easterly along the North line of said Southwest Quarter a distance of 660 feet; thence South 00 degrees 02 minutes 59 seconds East a distance of 914.96 feet, more or less; thence South 89 degrees 51 minutes 01 seconds West 660 feet to the Point of Beginning.

And only that portion of the Southwest Quarter of said Section lying Easterly and Southerly of the Easterly and Southerly line of BONNEVILLE SECTION 2, as recorded in Plat Book W, Page 111, Public Records of Orange County, Florida, and lying North of the North line of BONNEVILLE SECTION 1, as recorded in Plat Book W, Page 90, Public Records of Orange County, Florida.

LESS (FROM PARCEL 2C):

From the Northwest corner of Lot 1, Block 1, BONNEVILLE SECTION 2, as recorded in Plat Book W, Page 111, Public Records of Orange County, Florida, run South 89 degrees 45 minutes 25 seconds East 100.00 feet along the North boundary of said Block 1 to the Southwest corner of that certain parcel of land shown as Description 5 and recorded in Official Records Book 2667, Page 1441, Public Records of Orange County, Florida; thence continue South 89 degrees 45 minutes 25 seconds East 170.93 feet along said North boundary of Block 1 and the South boundary of said Description 5 for the POINT OF BEGINNING, said Point of Beginning being a point on the Westerly boundary of that certain parcel of land shown as Parcel C as recorded in Official Records Book 3336, Page 2017, Public Records of Orange County, Florida; thence continue South 89 degrees 45 minutes 25 seconds East 489.07 feet along said South boundary and said Westerly boundary to the Southeast corner of said Description 5, said Southeast corner being a point on said Westerly boundary of Parcel C; thence run North 00 degrees 14 minutes 35 seconds East 714.76 feet along the East boundary of said Description 5 and said Westerly boundary of Parcel C to a point being South 00 degrees 14 minutes 35 seconds West 200.00 feet from the Northeast corner of said Description 5; thence run South 89 degrees 58 minutes 17 seconds East 30.51 feet along a line parallel with the North boundary of the Southwest Quarter of Section 11, Township 22 South, Range 31 East; thence run South 00 degrees 14 minutes 35 seconds West 1089.05 feet along a line parallel with the aforesaid East boundary of Description 5 to a point on the Northeasterly boundary of the aforesaid Block 1 of BONNEVILLE SECTION 2, thence run North 44 degrees

Exhibit "A" - Page 2

45 minutes 25 seconds West 383.78 feet along said Northeasterly boundary to the beginning of a tangent curve concave Southwesterly, having a radius of 351.00 feet and an intersection angle of 45 degrees 00 minutes 00 seconds; thence run Northwesterly 275.67 feet along the arc of said curve and said Northeasterly boundary to the POINT OF BEGINNING.

AND ALSO

PARCEL 3: The Northeast Quarter of the Northeast Quarter of Section 11, Township 22 South, Range 31 East, Orange County, Florida; LESS the North 200.00 feet of the East 218.00 feet and LESS the East 172.00 feet and LESS the East 480.00 feet of the South 164.79 feet.

AND ALSO

PARCEL 4: From the Northwest corner of Lot 1, Block 1, BONNEVILLE SECTION 2, as recorded in Plat Book W, Page 111, Public Records of Orange County, Florida, run South 89 degrees 45 minutes 25 seconds East 100.00 feet along the North boundary of said Block 1 to the Southwest corner of that certain parcel of land shown as Description 5 as recorded in Official Records Book 2667, Page 1441, Public Records of Orange County, Florida, said Southwest corner also being a Southeasterly corner of that certain parcel of land shown as Parcel A as recorded in Official Records Book 3336, Page 2017, Public Records of Orange County, Florida, said Southwest corner also being the Southeast corner of Block 5, CENTRAL FLORIDA RESEARCH PARK SECTION-1, as recorded in Plat Book 12, Pages 123 through 126, Public Records of Orange County, Florida; thence continue South 89 degrees 45 minutes 25 seconds East 660.00 feet to the Southeast corner of said Description 5, said Southeast corner also being a point on the Westerly boundary of that certain parcel of land shown as Parcel C as recorded in said Official Records Book 3336, Page 2017; thence run North 00 degrees 14 minutes 35 seconds East 714.76 feet along the East boundary of said Description 5 and said Westerly boundary of Parcel C for the POINT OF BEGINNING, said Point of Beginning being South 00 degrees 14 minutes 35 seconds West 200.00 feet from the Northeast corner of said Description 5; thence run North 89 degrees 58 minutes 17 seconds West 660.00 feet along a line parallel with the North boundary of the Southwest Quarter of Section 11, Township 22 South, Range 31 East to a 4 inch x 4 inch concrete monument with disk stamped RLS 1585 and RLS 1819, said 4 inch x 4 inch concrete monument being on the West boundary of said Description 5, said West boundary also being the East boundary of the aforesaid Parcel A; thence run North 00 degrees 14 minutes 35 seconds East 200.00 feet along said East boundary to the Northwest corner of said Description 5, said Northwest corner being a point on the aforesaid North boundary of the Southwest Quarter;

Exhibit "A" - Page 3

thence run South 89 degrees 58 minutes 17 seconds East 660.00 feet along said North boundary to the aforesaid Northeast corner of Description 5, said Northeast corner also being a point on the aforesaid Westerly boundary of Parcel C; thence run South 00 degrees 14 minutes 35 seconds West 200.00 feet to the POINT OF BEGINNING.

AJLBM492
LDB 2/2/93

RECORDED & RETURNED
Martha Higgins
County Recorder, Orange Co., FL