

SEP 29 1933

118858 BOOK 640 PAGE 316

COUNTY OF ORANGE DEED NO. 1092
STATE OF FLORIDA

through the
TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

(1) Harry H. Price and Elizabeth R. Price, his wife, 701 Lake Davis Dr.,
of the City of Orlando, County of Orange, State of Florida, GRANTEE
WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 3rd day of April, 1944, in the County of ORANGE, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Three hundred fourteen and 100 DOLLARS (\$314.00) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, their heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of ORANGE, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec. Tp. Rg. Ac.	Amount Rec'd
5155-1933		W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$	10 22 31 10	12.75
7375-1930 18609-1933		W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ & W $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$	10 22 31 40	50.25
5160-1933		W $\frac{1}{2}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$	11 22 31 10	12.75
Bal 7378-1930 Bal 18617-1933		NW $\frac{1}{4}$ of NW $\frac{1}{4}$ & NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$	11 22 31 50	62.75
7386-1930 18637-1933		NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ & NW $\frac{1}{4}$ of SW $\frac{1}{4}$	14 22 31 50	125.25
7390-1930 18640-1933		E $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$	15 22 31 20	50.25
				\$314.00

AS TO LANDS IN TRACTS OR COMPOSITE TRACTS AGGREGATING TEN (10) ACRES OR MORE: RESERVING unto the State of Florida the title to an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals which may be found on or under the said land, together with the right to explore for and to mine and develop the same; and further

RESERVING unto the State of Florida easement for State Road Right of Way Two Hundred (200) feet wide, lying equally on each side of the center line of any State Road, existing on the date of this deed through so much of any parcel herein described as is within One Hundred (100) feet of said center line.

(5) TO HAVE AND TO HOLD the above-granted and described premises unto the said GRANTEE, and their heirs, successors, and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.

(6) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the AUG 19 1944

(SEAL)

TRUSTEES INTERNAL
IMPROVEMENT FUND

(SEAL)

DEPARTMENT OF
AGRICULTURE

STATE OF FLORIDA

BY

W. B. H. H. H. GOVERNOR (SEAL)

W. B. H. H. H. COMPTROLLER (SEAL)

W. B. H. H. H. TREASURER (SEAL)

W. B. H. H. H. ATTORNEY GENERAL (SEAL)

W. B. H. H. H. COMMISSIONER (SEAL)
OF AGRICULTURE

As and Composing the
TRUSTEES OF THE INTERNAL IMPROVEMENT
FUND OF THE STATE OF FLORIDA.

Filed in the office of the Clerk of the
Circuit Court of Orange County, Florida
on the 29 day
of Aug A.D. 19 44
at 2 o'clock P. M. and recorded
in DEED Book No. 640
on page 317 and record verified.

W. B. H. H. H. Clerk

32/10

ORANGE COUNTY QUITCLAIM PART DEED NO. 1092
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the State of Florida, by its Trustees of the Internal Improvement Fund, by Part Deed No. 1092, Orange County, of August 19, 1944, conveyed unto Harry H. Price and Elizabeth R. Price, his wife

grantee,
a certain parcel therein described, and subject to the reservation for State Road Right of Way as therein defined (the last recorded owner of the title of said property now being Orange County Associates, Inc.

)and

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WHEREAS, The State Road Department of Florida has advised that the property hereinafter described is not necessary for highway purposes, and has approved the release and quitclaim of said reservation for State Road Right of Way to the extent hereinafter set forth;

NOW, THEREFORE, the State of Florida, by its Trustees of the Internal Improvement Fund, in consideration of the sum of Ten Dollars (\$10.00) and the foregoing considerations, have remised, released and quitclaimed and by these presents do remise, release and quitclaim unto the said Orange County Associates, Inc.

successors and
its/ ~~heirs~~ and assigns forever all right, title, interest, claim and demand arising out of the following reservation, to-wit:

RESERVING UNTO THE STATE OF FLORIDA easement for State Road Right of Way Two Hundred (200) feet wide lying equally on each side of the centerline of any State Road existing on the date of this deed through so much of any parcel herein described as is within One Hundred (100) feet of said centerline,

Part
as contained in that certain Deed No. 1092 as to so much of said right of way described as follows:

All of said reservation as contained in Part Orange County Deed No. 1092, insofar as same affects $W\frac{1}{4}$ of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ and $W\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$, Section 10, Township 22 South, Range 31 East; $NW\frac{1}{4}$ of $NW\frac{1}{4}$ and $NE\frac{1}{4}$ of $SW\frac{1}{4}$ of $NW\frac{1}{4}$, Section 11, Township 22 South, Range 31 East, Orange County, Florida.

RECORDED & RECORD VERIFIED

Richard H. Russell Clerk of
Circuit Court, Orange Co., Fla.

STATE ROAD DEPARTMENT OF FLORIDA
DIVISION OF RIGHTS OF WAY
DESCRIPTION APPROVED

JUN 29 1964 By *A. T. M.*

ORANGE COUNTY
JUL 9 1964
030
STAMP TAX

IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund have hereunto subscribed their names and affixed the official seal of said Trustees and have caused the Seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this

JUN 30 1964

SEAL - TRUSTEES OF INTERNAL
IMPROVEMENT FUND

SEAL - DEPARTMENT OF
AGRICULTURE

STATE OF FLORIDA
BY:

Lawrence B. Bryant GOVERNOR
Ray E. Gandy COMPTROLLER
Edwin P. Brown TREASURER
James L. Hayes ATTORNEY GENERAL
Doyk Conner COMMISSIONER OF AGRICULTURE

AS AND CONSTITUTING THE TRUSTEES OF THE
INTERNAL IMPROVEMENT FUND OF THE STATE OF
FLORIDA.

NOV 1 1944

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BOOK 643 PAGE 277

COUNTY OF ORANGE DEED NO. 1102
STATE OF FLORIDA

through the
TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

(1) J. H. Lord, Jr. and Willie Mae Lord, his wife, 844 Mayfield,
of the City of Winter Park, County of Orange, State of Florida, GRANTEE
WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 1st day of May, 1944, in the County of Orange, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of One thousand twenty six & 100/100 DOLLARS (\$1,026.00) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, their heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of Orange, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec. Tp. Rg. Ac.	Amount Rec'd
7377-1930		W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$	10 22 31 20	\$ 26.00
18608-1933				
Pt 6628-1930		Lots 5 to 14 & 16, Blk 1; Lots 1 to 6,		
Pt 17348-1933		9 to 16, Blk 2; Lots 1 to 4, 6 to 16,		
		Blk 3; Lot 3, Blk 4; Lots 1, 2, 4, 7, Blk 5;		
		Lots 1 to 16, Blk 6; Sylvan Heights,		
		Plat Book 0, page 2.		
				1,000.00
				\$1,026.00

AS TO LANDS IN TRACTS OR COMPOSITE TRACTS AGGREGATING TEN (10) ACRES OR MORE: RESERVING unto the State of Florida the title to an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals which may be found on or under the said land, together with the right to explore for and to mine and develop the same; and further

RESERVING unto the State of Florida easement for State Road Right of Way Two Hundred (200) feet wide, lying equally on each side of the center line of any State Road existing on the date of this deed through so much of any parcel herein described as is within One Hundred (100) feet of said center line.

(5) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and their heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.

(6) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the OCT 9 1944

(SEAL)
TRUSTEES INTERNAL
IMPROVEMENT FUND

(SEAL)
DEPARTMENT OF
AGRICULTURE

STATE OF FLORIDA
BY:
Governor (SEAL)
Comptroller (SEAL)
Treasurer (SEAL)
Attorney General (SEAL)
Commissioner of Agriculture (SEAL)
As and Comptroller the
TRUSTEES OF THE INTERNAL IMPROVEMENT
FUND OF THE STATE OF FLORIDA.

Filed in the office of the Clerk of the
Circuit Court of Orange County, Florida
on the 1 day
of Nov A.D. 1944
at 9:30 o'clock P. M. and recorded
in 643 Book No. 643
on page 277-8 and record verified.

On Hay Clerk

9:10 am 1592 143717
DEED BOOK 684 PAGE 382
JAN 19 1946

COUNTY OF ORANGE DEED NO. 1429

STATE OF FLORIDA THROUGH THE
TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

(1) TO HARRY H. Price and Elizabeth R. Price, his wife, 701 Lk Davis Dr,
of the City of Orlando, County of Orange, State of Florida, GRANTEE

WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 21st day of Oct., 1945, in the County of ORANGE, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore;

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of one hundred and no/100 DOLLARS

(\$100.00) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, their heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of ORANGE, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec. Tp. Rg. Ac.	Amount Rec'd
Ctr. No.	Year	Description		Special Bid
7803	1929	Lots 1 to 12, Blk A, Fraternal Park,		4100.00
Pt. 18558	1933	Plat Book O, page 29.		
7804	1929	Lots 13 to 24, Blk A, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7805	1929	Lots 25 to 36, Blk A, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7806	1929	Lots 37 to 48, Blk A, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7807	1929	Lots 1 to 12, Blk B, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7808	1929	Lots 13 to 24, Blk B, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7809	1929	Lots 25 to 36, Blk B, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7810	1929	Lots 37 to 48, Blk B, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7811	1929	Lots 1 to 12, Blk C, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7812	1929	Lots 13 to 24, Blk C, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7813	1929	Lots 25 to 36, Blk C, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7814	1929	Lots 37 to 48, Blk C, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7815	1929	Lots 1 to 12, Blk D, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7816	1929	Lots 13 to 24, Blk D, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		
7817	1929	Lots 25 to 36, Blk D, Fraternal Park,		
Pt. 18558	1933	Plat Book O, page 29.		

684 383

Pt. 7818 1929	Lots 37 to 49, Blk D, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7819 1929	Lots 1 to 12, Blk E, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7820 1929	Lots 13 to 24, Blk E, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7821 1929	Lots 25 to 36, Blk E, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7822 1929	Lots 37 to 49, Blk E, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7823 1929	Lots 1 to 12, Blk F, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7824 1929	Lots 13 to 24, Blk F, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7825 1929	Lots 25 to 36, Blk F, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7826 1929	Lots 37 to 49, Blk F, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7827 1929	Lots 1 to 12, Blk G, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7828 1929	Lots 13 to 24, Blk G, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7829 1929	Lots 25 to 36, Blk G, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7830 1929	Lots 37 to 49, Blk G, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7831 1929	Lots 3 to 11, Blk H, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7832 1929	Lots 14 to 24, Blk H, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7833 1929	Lots 25 to 36, Blk H, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.
Pt. 7834 1929	Lots 37 to 49, Blk H, Fraternal Park,
Pt. 18558 1933	Plat Book O, page 29.

Total

\$100.00



Filed in the office of the Clerk of the Circuit Court of Orange County, Florida
on the 19th day of Jan A.D. 1946 at 9 o'clock A.M. and
recorded in Book No. 684 on page 384 and record verified.
Clerk By [Signature] Deputy

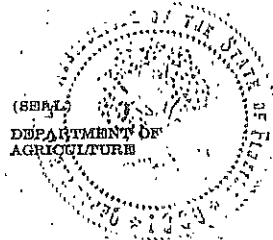
(5) AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner.

(6) AS TO ALL LANDS outside of any municipality, as of this date, there is reserved unto the State of Florida an easement for state road right of way, two hundred feet (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line.

(7) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and their heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.

(8) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the DEC 11 1945

TRUSTEES INTERNAL
IMPROVEMENT FUND



STATE OF FLORIDA BY:

[Signature] GOVERNOR (SEAL)

[Signature] COMPTROLLER (SEAL)

[Signature] TREASURER (SEAL)

[Signature] ATTORNEY GENERAL (SEAL)

[Signature] COMMISSIONER (SEAL)
OF AGRICULTURE

As and Composing the
TRUSTEES OF THE INTERNAL IMPROVEMENT
FUND OF THE STATE OF FLORIDA.

613027 RECORDED

MAR 24 9 09 AM 1959

EASEMENT

O.R. 516 PAGE 391

THIS INDENTURE, Made this 9th day of March

A. D. 1959, by and between ORANGE COUNTY ASSOCIATES, INC. of the County of Orange and State of Florida, party of the first part, and the COUNTY OF ORANGE, STATE OF FLORIDA, for the use and benefit of Orange County, Florida, party of the second part,

WITNESSETH, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, cash in hand paid by the party of the second part to the party of the first part, receipt of which is hereby acknowledged, the said party of the first part has granted unto the party of the second part, and does by these presents grant an easement over, under and upon the following described land situate in Orange County, Florida, to-wit:

South Canal: Tract No. 1

A strip of land 50 feet in width extending 25 feet on either side of the following described line: Beginning at a point which is South 0 degrees 02 minutes 59 seconds East 158.38 feet from the SE corner of Lot 13, Block A of Bonnevillie Section 1 as recorded in Plat Book W, page 90, run thence South 89 degrees 33 minutes 31 seconds West 1118.00 feet, thence South 7 degrees 44 minutes 41 seconds West 1097.00 feet, thence South 42 degrees 46 minutes 42 seconds East 369.00 feet, thence South 31 degrees 43 minutes 02 seconds East 326.00 feet, thence South 7 degrees 03 minutes 17 seconds East 1168.00 feet, thence South 79 degrees 42 minutes 02 seconds East 610.00 feet, thence South 0 degrees 04 minutes 02 seconds East 2694.00 feet to the North right of way line of Route #50 and approximately 422.00 feet West of the centerline of Bonnevillie Drive.

South of Section 1: Tract No. 2

Beginning at the SE corner of Block A, Bonnevillie Section 1, as recorded in Plat Book W, page 90 of the Public Records of Orange County, Florida, run thence South 0 degrees 02 minutes 59 seconds West 184.00 feet, thence South 89 degrees 57 minutes 01 seconds East 184.00 feet to the P. R. C. of a curve to the right of radius 184.00 feet and central angle 90 degrees 00 minutes 00 seconds, run thence Northwesterly along said curve 289.03 feet to the P. T., said P. T. being North 44 degrees 57 minutes 01 seconds West 260.22 feet from the above mentioned P. R. C. and also being the Point of Beginning.



South of Section 1: Tract No. 3

A strip of land 40 feet in width extending South 30 feet and North 10 feet from the following described line: Commencing at the South 1/4 corner of Section 14 Township 22 South Range 31 East, run thence North 0 degrees 03 minutes 09 seconds East 2684.15 feet and South 89 degrees 56 minutes 51 seconds West, 226.00 feet to the Point of Beginning which also is the SE corner of Lot 9, Block 102 of Palm Lakes Estates, 5th Addition as recorded in Plat Book U, page 85, of the Public Records of Orange County, Florida. Run thence West approximately 1140.00 feet to the East line of Tract No. 1, mentioned above.

Between Section 1 and 2: Tract No. 4

The West 40 feet of Lots 1 through 5 of Block J of Palm Lakes Estates, 1st Addition as recorded in Plat Book U, page 72, of the Public Records of Orange County, Florida, and a strip of land 40 feet in width extending 20 feet on either side of the following described line: Beginning 20 feet East of the NW corner of the aforementioned Block J, run thence North 0 degrees 07 minutes 19 seconds West 109.00 feet, thence North 88 degrees 50 minutes 21 seconds West 624.09 feet to the East boundary of Tract No. 5, mentioned above.

Northeast Section 2: Tract No. 5

Beginning at the NE corner of Block #1 of Bonnevillè Section 2, as recorded in Plat Book W, page 111, of the Public Records of Orange County, Florida, run thence North 45 degrees 02 minutes 59 seconds West 707.29 feet to the P. T. of a curve to the left of radius 351.00 feet and central angle 45 degrees 00 minutes 00 seconds run thence Northwesterly along said curve 275.67 feet to the P. C., said P. C. being North 67 degrees 32 minutes 59 seconds West 269.05 feet from the aforementioned P. T., thence North 89 degrees 57 minutes 01 seconds East 489.07 feet, thence South 0 degrees 02 minutes 59 seconds East 301.00 feet, thence South 45 degrees 02 minutes 59 seconds East, 397.27 feet, thence South 44 degrees 57 minutes 01 seconds West 30.00 feet to the Point of Beginning.

North Side of Section 2: Tract No. 6

A strip of land 40 feet in width extending 20 feet on either side of the following described line: Beginning at a point which is North 0 degrees 02 minutes 59 seconds West 20.00 feet from the NE corner of Block 11 of Bonnevillè Section 2, as recorded in Plat Book W, Page 111, of the Public Records of Orange County, Florida, run thence South 89 degrees 57 minutes 01 seconds West 910.00 feet.

ca. 516-398

West Side of Section 2: Tract No. 7

A strip of land 30 feet in width extending 15 feet on either side of the following described line: Beginning at a point which is South 89 degrees 57 minutes 01 seconds West 15.00 feet from the NW corner of Block 10 of Bonneville Section 2 as recorded in Plat Book W, Page 111, of the Public Records of Orange County, Florida, run thence South 0 degrees 02 minutes 59 seconds East 351.00 feet to the P. T. of a curve to the left of radius 1225.93 feet and central angle of 45 degrees 00 minutes 00 seconds run thence Southerly along said curve 962.84 feet to the P. C., said P. C. being South 22 degrees 32 minutes 59 seconds East 938.29 feet from the aforementioned P. T., thence South 45 degrees 02 minutes 59 seconds East 572.99 feet thence South 0 degrees 02 minutes 59 seconds East 109.07 feet to the South line of Section 11 Township 22 South Range 31 East, approximately 1057.58 feet West of the S 1/4 corner of Section 11 Township 22 South Range 31 East, thence South 0 degrees 02 minutes 59 seconds East, 998.00 feet to the North line of Tract 1, mentioned above.

North Outfall; Tract No. 8

A strip of land 100 feet in width extending 50 feet either side of the following described line: Commencing at the NW corner of Block 1, Bonneville, Section 2, as recorded in Plat Book W, page 111, of the Public Records of Orange County, Florida, run thence North 0 degrees 02 minutes 59 seconds West 660.00 feet, thence South 89 degrees 06 minutes 59 seconds East, 431.34 feet to the Point of Beginning. Run thence North 12 degrees 25 minutes 59 seconds East 1243.48 feet, thence North 69 degrees 09 minutes 14 seconds East 623.83 feet, thence North 35 degrees 40 minutes 44 seconds East 530.50 feet, thence North 3 degrees 14 minutes 14 seconds East 1024.58 feet to a point on the North line of Section 14 Township 22 South Range 29 East, approximately 795 feet East of the North 1/4 corner.

Through Sewage Treatment Plant: Tract No. 9

A strip of land 40 feet in width extending 20 feet either side of the following described line: Beginning at a point North 0 degrees 02 minutes 59 seconds West 20.00 feet from the NE corner of Block 11, Bonneville, Section 2, as recorded in Plat Book W, page 111, of the Public Records of Orange County, Florida, run thence North 89 degrees 57 minutes 01 seconds East 180.00 feet, thence North 0 degrees 02 minutes 59 seconds West 620.00 feet, thence North 89 degrees 57 minutes 01 seconds East 620.00 feet, thence South 0 degrees 02 minutes 59 seconds East, 640.00 feet to the South line of the Sewage Treatment Plant 10 acre tract.

O.R. 516 No 304

TO HAVE AND TO HOLD the same as an easement for the purpose of using and maintaining a drainage ditch on the above described property for the passage of surface waters.

IN WITNESS WHEREOF the said ORANGE COUNTY ASSOCIATES, INC. has caused these presents to be signed in its name by its President, and its corporate seal to be affixed thereto, attested by its Secretary, the day and year first above written.

Signed, sealed and delivered in the presence of:

Laurel K. Cohen

Haris J. Austin

ORANGE COUNTY ASSOCIATES, INC.

BY:

President

Attest:

Secretary

STATE OF

New Jersey

COUNTY OF

Atlantic

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FRANK ADAMUCCI and LAWRENCE M. PERSKIE, to me known to be the President and Secretary respectively, of ORANGE COUNTY ASSOCIATES, INC., a Florida corporation, and the persons who signed and executed the foregoing instrument as such officers, respectively of said corporation, and they acknowledged to and before me that they executed the same and affixed the seal of said corporation thereto as such officers of said corporation, for and on its behalf and as its act and deed, for the uses and purposes therein expressed, and that they were duly authorized so to do.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this 9th day of March, A. D., 1959.

RECORDED & RECORD VERIFIED

Arthur L. Newell Clerk of
Circuit Court, Orange Co., Fla.

Notary Public

My Commission expires: 11/1/56

55932 RECORDED JAN 24 4 51 PM 1965

O.R. 1512 PG 372

302/24

ASSIGNMENT OF REVERSIONARY RIGHTS

THIS ASSIGNMENT, made this 30th day of December, 1965, by
HARRY H. PRICE, single,

WITNESSETH, That

WHEREAS, Harry H. Price, single, by deed dated June 27, 1964, and
by Corrective Deed dated September 17, 1964, conveyed to The State Board
of Education of Florida for the use of the State Board of Control, certain
property in Section 3, Township 22 South, Range 31 East, Orange County,
Florida, for the location of a college or university, and

WHEREAS, the aforesaid deeds contained provisions as follows:

"Party of the second part further covenants that if on or before
June 30, 1974 the State of Florida, or any agency or instrumentality
thereof, has not commenced actual construction on the property
herein conveyed or other property which forms the entire contiguous
tract of land being conveyed to the State Board of Education of
Florida as a site for a university or college, of permanent-type
facilities for university or college purposes pursuant to plans and
specifications approved by the appropriate authority of the State,
the title to this property shall revert in fee simple to the grantor
hereof, or their successors or assigns; it being the intent of grantor
herein that if party of the second part commences actual construction
of permanent-type facilities as herein described upon any part or
parcel of the entire so-called "university site," comprising an
area in excess of 1,000 acres, which consists of the parcel described
herein, together with a number of other parcels which are adjoining
and contiguous to this parcel or to each other, before June 30, 1974,
the requirements as to the commencement of construction of
permanent-type facilities will have been discharged in full and the
reversionary clause of the original deed is deemed ineffective as
of this date."

and

WHEREAS, by agreement between Harry H. Price and Orange County,
Florida, dated May 17, 1964, provision was made for the assignment of said
reversionary rights to Orange County, Florida, upon payment in full by
Orange County, Florida, for the property of Harry H. Price.

NOW, THEREFORE, in consideration of the payment in full of the
purchase price for the following described property:

NE 1/4 of SW 1/4 of SE 1/4 and SW 1/4 of SW 1/4 of SE 1/4
and SE 1/4 of SW 1/4 and N 1/2 of SE 1/4 and W 3/4 of
SW 1/4 of NE 1/4 and W 3/4 of SE 1/4 of SE 1/4, all in
Section 3, Township 22 South, Range 31 East.

Attor. H. H. Price & Redeemer
CH

O.R. 1512 pg 873

Harry H. Price, single, hereby grants, bargains, sells, assigns, transfers, quit-claims and sets over to Orange County, Florida, all the reversionary rights, title and interest he may have in the aforesaid property by virtue of the reservations contained in the aforesaid deeds or any other rights, title and interest he may have in the aforesaid property except as has been conveyed to the State Board of Education of Florida as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of December, 1965.

Signed, sealed and delivered in presence of:

Charlotte R. Price
Julie C. Jones

Harry H. Price (SEAL)
Harry H. Price

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared HARRY H. PRICE, single, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of December, 1965.

Julie C. Jones
Notary Public, State of Florida at Large

My Commission expires:

Jan. 27 1968



RECORDED & RECORD VERIFIED

William W. Kendall Clerk of
Circuit Court, Orange Co., Fla.

"COPY OF ORIGINAL RECEIVED IN THIS OFFICE AS IS"

MI CROFILM DEPT.

106882 RECORDED
DEC 7 11 59 AM 1966
O.R. 1593 PG 871

600
PM

THIS INDENTURE, Made this 27th day of Sept, 1966,
between Haydon Burns, Governor of the State of Florida, Tom Adams, Secretary
of State of said State, Earl Faircloth, Attorney General of said State,
Broward Williams, Treasurer of said State, and Floyd T. Christian, Superintendent
of Public Instruction of said State, as and constituting the State Board of
Education of Florida, grantors, and the Florida Power Corporation, a corpora-
tion organized and existing under the laws of the State of Florida, and to
its successors and assigns, grantee;



WITNESSETH:

1. That the grantors, for and in consideration of One (\$1.00) Dollar, and
other good and valuable considerations, to them in hand paid by the grantee,
the receipt whereof is hereby acknowledged, hereby grant unto the grantee,
its successors and assigns, an easement for a right-of-way to be used for
the construction, operation, and maintenance of electric transmission lines
with the necessary appurtenances for the lines and for an electrical substation
site; also the right to cut, trim and keep clear all trees, brush and under-
growth that may endanger the proper construction, operation and maintenance
of said transmission lines, in, over, upon and across the following described
lands of the grantors situated in the County of Orange, State of Florida,
and more particularly described as follows:

The South 160 feet of the East 2,700 feet of the N W $\frac{1}{4}$ of
Section 11, Township 22 South, Range 31 East

For Florida Power Corporation substation and right-of-way for power lines
thereto, as shown on attached drawing dated August 15, 1966.

2. In granting this easement it is agreed and understood that the grantee
will submit the necessary drawings as to the height, types and location of
the poles, frame structures, and necessary appurtenances to be used to the
Florida Board of Regents Architect/Engineer for approval prior to construction,
and that all construction will be accomplished by the grantee without cost
or obligation to the grantor.

3. That the grantee shall not, without previous license in writing by the grantors, or their successors in office, assign this easement or any rights hereunder, or any part thereof.
4. The grantee, by the acceptance of this easement, agrees, for itself and its successors and assigns, that it or they will not do, or suffer to be done, in or upon said lands, or as affecting said lands, or the property thereon, any act which may result in damage or depreciation of value to said lands, or the property thereon, or any part thereof, unless specifically permitted by the terms of this easement.
5. The right to enter over and upon adjoining or adjacent lands of the grantors as herein authorized is restricted to such entry as may be necessary, and at reasonable times and occasions, and shall in no instance interfere in any manner with the use of such adjoining or adjacent lands of the grantors, the Florida Board of Regents, their agents, or by an institution under their supervision or control, and shall in all respects be subject to the convenience, control and direction of the grantors or their agents.
6. The grantee agrees to save the grantors, severally, the Florida Board of Regents, their agents, servants and employees, harmless from and indemnify them against any loss or damage of any kind incident to or resulting in any way from any injury to any person or damage to property growing out of the position or condition of poles, wires, cables, supports or accessories, or the operation of said power or transmission lines and the substation.

U.R. 1593 PC 873

3


7. Nothing herein shall be construed to prohibit or interfere with the grantors' use of the land or property including the construction of necessary roads to connect with access roads from the south over which the easement is granted, or for any other purpose not inconsistent with the grantee's operation and maintenance of its power transmission lines.

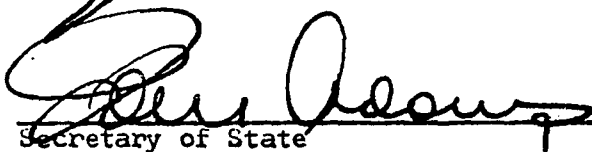
8. The easement herein granted shall terminate if at any time its use is discontinued or the easement abandoned for one year.

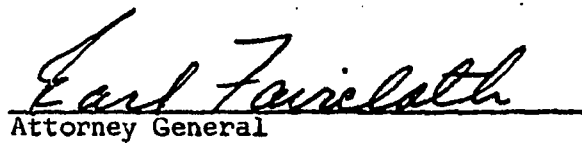
9. In the event grantee should fail to observe or comply with any of the provisions or conditions of this easement, on its part to be performed, this easement and all rights thereunder shall be null and void unless such default shall be corrected within thirty days after written notice by the grantors.

4
O.R. 1593 PG 874

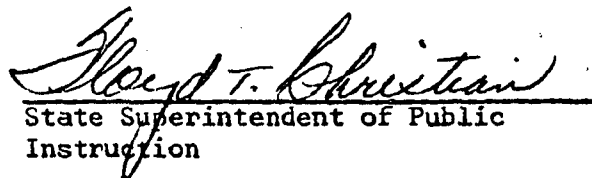
IN WITNESS WHEREOF, the members of the State Board of Education of Florida have hereunto set their hands and seals and have caused the seal of the Trustees of the Internal Improvement Fund of the State of Florida to be impressed hereon, on the day and year first hereinabove set out.

 (SEAL)
Governor

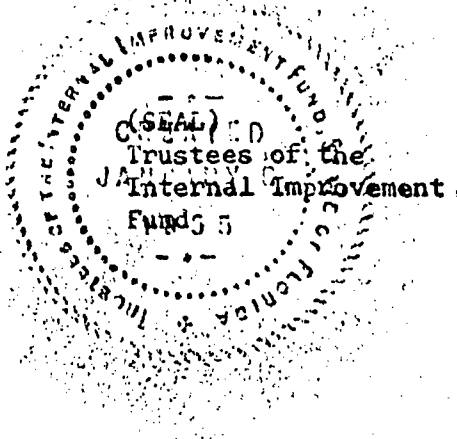
 (SEAL)
Secretary of State

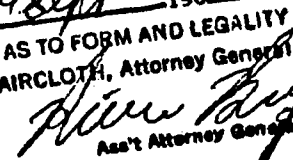
 (SEAL)
Attorney General

 (SEAL)
State Treasurer

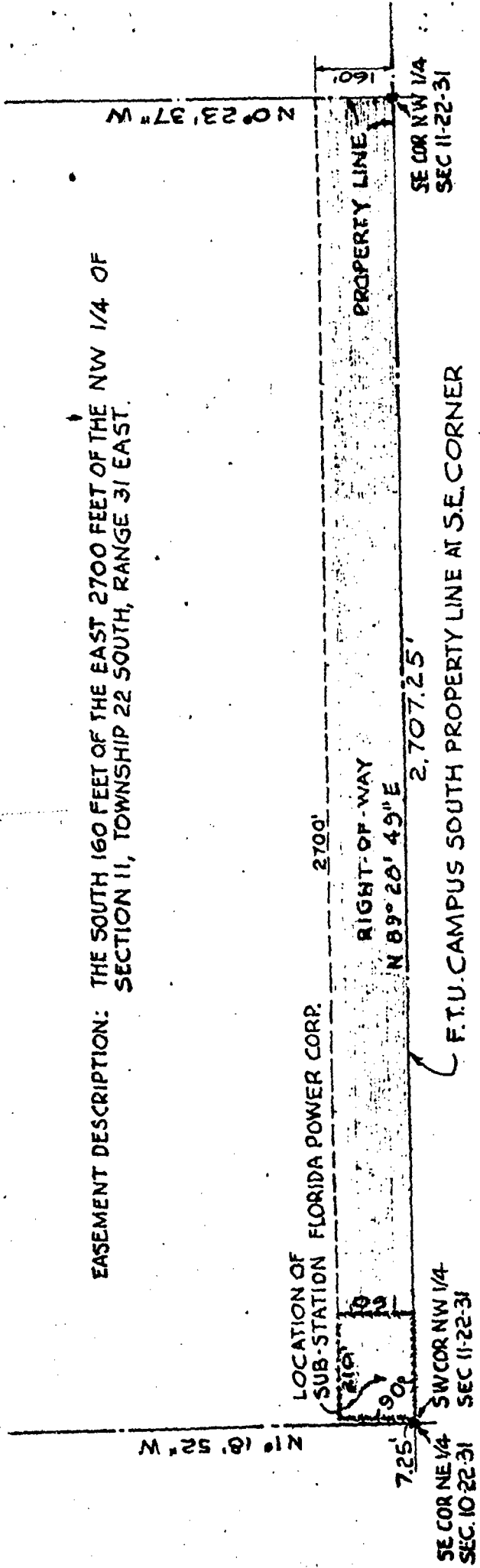
 (SEAL)
State Superintendent of Public Instruction

As and constituting the STATE BOARD OF
EDUCATION OF FLORIDA

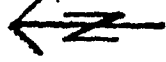


14 Sept 1966
APPROVED AS TO FORM AND LEGALITY
EARL FAIRCLOTH, Attorney General
By 
Asst. Attorney General

EASEMENT DESCRIPTION: THE SOUTH 160 FEET OF THE EAST 2700 FEET OF THE NW 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 31 EAST.



O.R. 1593 PG 875



RIGHT-OF-WAY EASEMENT AND SUB-STATION LOCATION
FLORIDA TECHNOLOGICAL UNIVERSITY, ORANGE COUNTY

SCALE ONE INCH = 300 FEET
* CONCRETE MONUMENT
AUGUST 15, 1966

ALL SURVEY INFORMATION ON THIS DRAWING
IS FROM A SURVEY MADE APRIL 21, 1966 BY
WM.P.HART, REGISTERED LAND SURVEYOR 890

RECORDED & RECORD VERIFIED

John D. Newell Clerk of
Circuit Court, Orange Co., Fla.

938943 ORANGE
CO., FL

Nov 3 3 55 PM '75

C.R. 2656 Pg 1760

STATE OF FLORIDA

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

E A S E M E N TNo. 25575

X THIS INDENTURE, Made and entered into this 2nd day of June, A. D. 1975, between STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, acting pursuant to its authority set forth in Section 253.03, Florida Statutes, party of the first part, GRANTOR herein, and FLORIDA POWER CORPORATION, a corporation organized and existing under the laws of the State of Florida, with its principal place of business at 3201 - 34th Street South, in the City of St. Petersburg, Florida, party of the second part, GRANTEE herein,

WHEREAS, Grantor is the owner of the hereinafter described premises, constituting property used and possessed by the Florida Board of Regents, which board has agreed to the proposed use of this land under this instrument; and

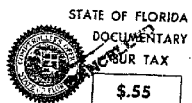
WHEREAS, Grantee has requested Grantor to grant an easement for the construction, installation, operation and maintenance of electric transmission and distribution lines and related facilities, over, under, upon and across the following described land, lying and being in Orange County, Florida, to-wit:

The West 1/2 of Section 2, Township 22 South, Range 31 East, subject to right of way for road over the North 40 feet thereof. The East 1/2, and that part of the East 1/2 of the West 1/2 of Section 3, Township 22 South, Range 31 East, lying East of Alafaya Trail, subject to right of way for road over the North 40 feet thereof. The Northeast 1/4, and that part of the Northwest 1/4 lying East of Alafaya Trail, and that part of the Northwest 1/4 of the Southwest 1/4, less the South 60 feet, lying East of Alafaya Trail, of Section 10, Township 22 South, Range 31 East. The Northwest 1/4 of Section 11, Township 22 South, Range 31 East.

NOW THEREFORE, for and in consideration of the mutual benefits hereunder and all mutual covenants and conditions contained herein, Grantor does hereby grant to the Grantee, for electric distribution purposes only, the right, privilege and easement to locate its electrical service facilities over, under, upon and across said

*Return to: Florida Power Corporation
P.O. Box 14042, St. Petersburg, Fla. 33793*

LEGAL DESCRIPTION APPROVED
AND
THIS INSTRUMENT WAS PREPARED BY
JAMES T. WILLIAMS
ELLIOT BUILDING
TALLAHASSEE, FLORIDA 32304



No. 25575

Page 2

above described land, to construct, operate, maintain, repair and remove its facilities and attain ingress and egress to and upon the premises for the purpose of exercising rights and privileges herein granted.

The parties hereto agree as follows:

Grantee shall have the right to operate, inspect, alter, improve, repair, remove and rebuild its facilities together with the rights and privileges necessary and convenient for the full use and enjoyment thereof.

Grantor covenants that it has the right to convey this easement and the Grantee shall have quiet and peaceful possession, use and enjoyment of said easement.

Grantor shall not utilize the areas in which the facilities are located in any way or manner which would create a dangerous condition with respect to said facilities or create any interference with the construction, reconstruction, removal, repair or safe operation and safe maintenance thereof, without written notification to Grantee and submission of written plans of such utilization of the easement area.

The intent of this instrument is that Grantor shall provide specific easement areas to Grantee for electric lines and related facilities to serve existing and future development within the above described property. Accordingly, such specific easement areas within said property will be designated on numbered drawings furnished by Grantee as the need shall arise and approved by an appropriate administrative official of the Board of Regents, whereupon said drawings shall be recorded as a supplement to this easement. Such specific easement areas shall be a minimum of ten feet in width extending at least five feet on each side of the centerline of all electric lines, with appropriately wider or larger easement areas when required by higher voltages or related facilities.

No provision of this instrument shall conflict with or supersede the provisions of that certain Indenture of the 27th day of September, 1966, between the State Board of Education of Florida

No. 25575

Page 3

and Grantee herein and which granted an easement for electrical transmission line rights of way and a substation site located in the NW 1/4 of Section 11, Township 22 South, Range 31 East.

By acceptance of this easement, Grantee covenants and agrees to investigate all claims of every nature at its own expense, and to indemnify, protect, defend, hold and save harmless the State of Florida Board of Trustees of the Internal Improvement Trust Fund and the State of Florida from any and all claims, actions, lawsuits and demands of any kind or nature arising out of this agreement, other than for acts of negligence of the Grantor, its agents or employees.

This easement is effective, subject, however, to the automatic reversion to the Grantor of all lands described herein and the cessation and termination of this easement when said lands are not utilized for the purposes outlined in this instrument; and any costs or expenses arising out of the implementation of this clause shall be borne completely, wholly and entirely by the Grantee.

The recordation of this instrument shall constitute acceptance of the aforementioned conditions, reservations, reversions and covenants.

IN TESTIMONY WHEREOF, the Trustees, for and on behalf of the State of Florida Board of Trustees of the Internal Improvement Trust Fund have hereunto subscribed their names and have caused the official seal of said State of Florida Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Florida, on the day and year first above written.

(SEAL)
STATE OF FLORIDA
BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST
FUND

Reubin O. D. Andrew
Governor

James A. Smythe
Secretary of State

Robert H. Harlan
Attorney General

Genard M. Lewis
Comptroller

No. 25575

Page 4

Thomas W. Smalley
Treasurer

Belmont D. Tullis
Commissioner of Education

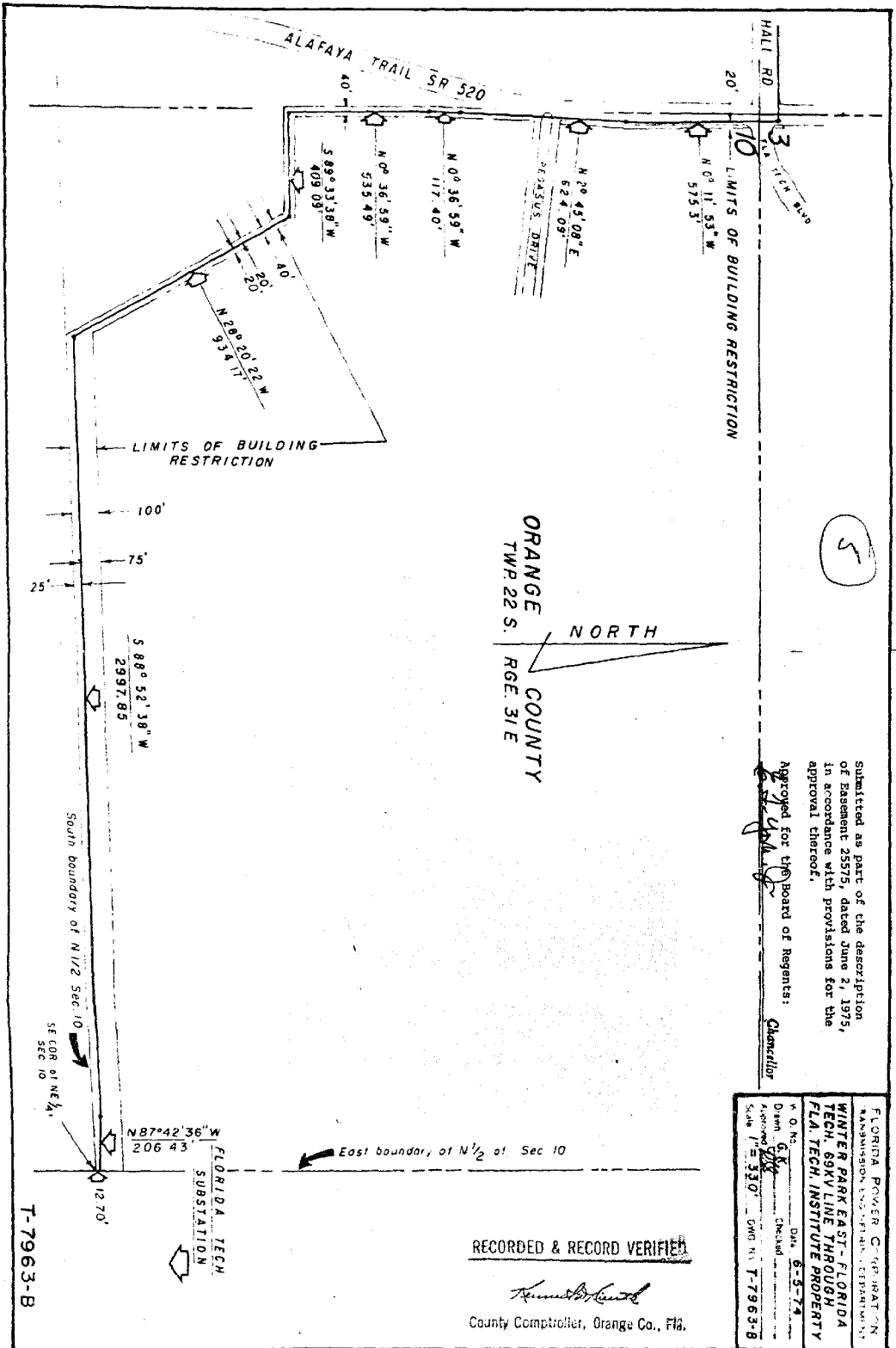
Doyle Connor
Commissioner of Agriculture

As and Constituting the State of
Florida Board of Trustees of the
Internal Improvement Trust Fund

APPROVED: FLORIDA BOARD OF REGENTS

(SEAL)
FLORIDA BOARD OF REGENTS

BY: Robert S. Mautz
Chancellor



Action no. 23450
ATE2

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

AMENDMENT NUMBER ONE TO EASEMENT NUMBER 25575

THIS EASEMENT AMENDMENT is entered into this 16th day of
OCTOBER, 2014, by and between the BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred
to as "GRANTOR" and DUKE ENERGY FLORIDA, INC., d/b/a DUKE ENERGY, a Florida
corporation, f/k/a FLORIDA POWER CORPORATION, hereinafter referred to as
"GRANTEE";

WITNESSETH

WHEREAS, GRANTOR, 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 June 2, 1975, GRANTOR granted Easement Number 25575 to
GRANTEE for construction, installation, operation and maintenance of electric
transmission and distribution lines and related facilities (the "Easement");
and

WHEREAS, the Easement provided that future specific easement areas
would be designated by numbered drawings furnished by the Grantee as the need
arises, and as approved by the Florida Board of Regents; and

WHEREAS the University of Central Florida, as successor in interest to
the Florida Board of Regents lease no. 2721 from Grantor to the Florida Board
of Regents, has provided a written statement of need and approval; and

WHEREAS, GRANTOR AND GRANTEE desire to amend said easement to include the specific easement areas within the easement area through this recorded supplement.

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

1. The legal description of the easement area of Easement Number 25575 is hereby amended to include, as a supplement, the specific easement areas within the easement area and designated on the drawings described in Exhibit "A" attached hereto, and by reference made a part hereof, for the purpose of installing two new distribution feeder lines.
2. The terms of this Amendment shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.
3. It is understood and agreed by GRANTOR and GRANTEE that in each and every respect the terms and conditions of Easement Number 25575, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by GRANTOR and GRANTEE as of the effective date of this Amendment.

Remainder of page intentionally left blank.
Signature page to follow.

IN WITNESS WHEREOF, the parties have caused this 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

David Lee Fewell
Witness

DAVE FEWELL
Print/Type Witness Name

Robert C. Crutcher
Witness

Robert C. Crutcher
Print/Type Witness Name

By: Cheryl McCall (SEAL)
Cheryl McCall, CHIEF,
BUREAU OF PUBLIC LAND ADMINISTRATION,
DIVISION OF STATE LANDS, FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

"GRANTOR"

STATE OF FLORIDA
COUNTY OF LEON

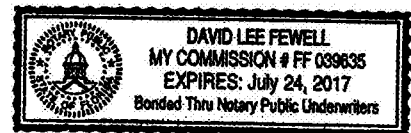
The foregoing instrument was acknowledged before me this 16th day of OCTOBER, 2014, by Cheryl McCall, as Chief, Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

David Lee Fewell
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:



Approved as to Form and Legality

By: [Signature]
DEP Attorney

Duke Energy Florida, Inc., d/b/a
Duke Energy, a Florida corporation,
f/k/a Florida Power corporation

Benita Rostel
Witness
Benita Rostel
Print/Type Name

By: K. Tietig (SEAL)

Kris Tietig
Print/Type Name

Nick Brana
Witness

Title: Manager, Land Services
Distribution (ROW)

NICK BRANA
Print/Type Name

"GRANTEE"

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 13th date of OCTOBER, 2014, by Kris Tietig, as Manager, Land Services Distribution (ROW), of Duke Energy Florida, Inc, d/b/a Duke Energy, a Florida corporation, f/k/a Florida Power Corporation, He is personally known to me or has produced _____ as identification.

Nick Brana
Notary Public, State of Florida

NICK BRANA
Print/Type Notary Name

Commission Number: FF052769

Commission Expires: SEPT. 10, 2017

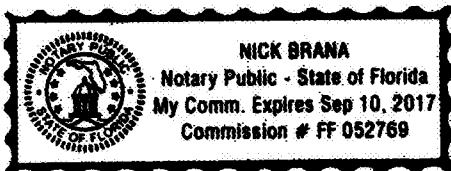
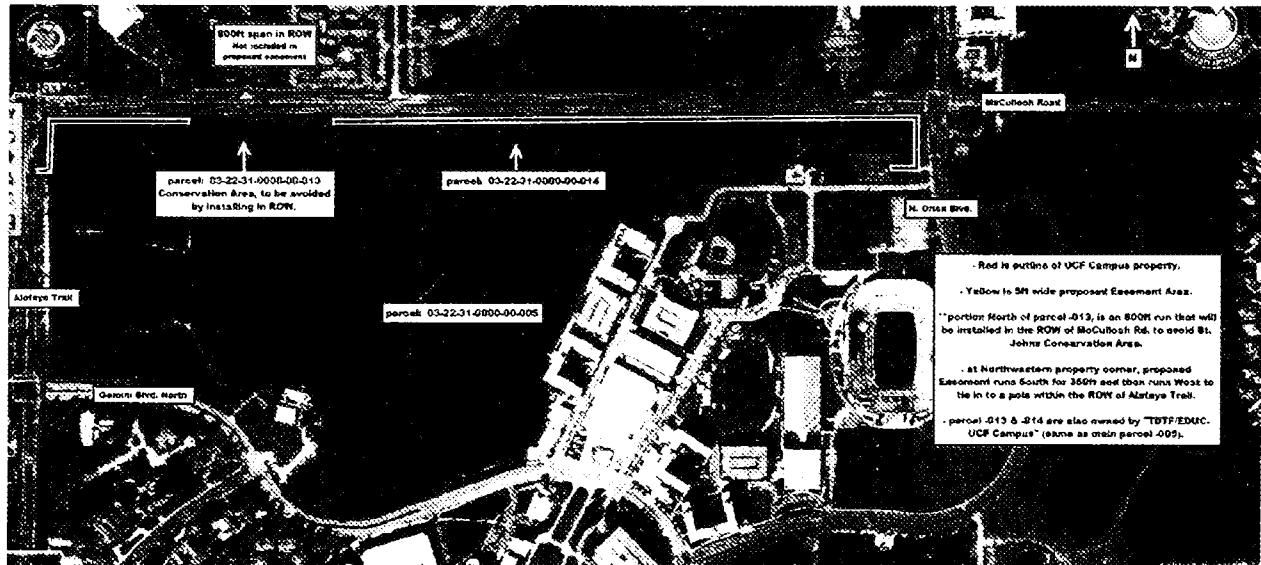
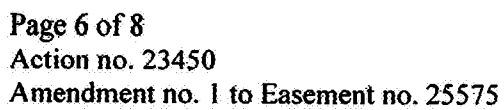


EXHIBIT "A"
PAGE 1 OF 4







DOC # 20180073131
02/06/2018 14:18 PM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$0.70
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

MEMORANDUM OF EASEMENT

This Memorandum of Easement, by **FLORIDA POWER CORPORATION n/k/a DUKE ENERGY FLORIDA, LLC, a Florida Limited Liability Company d/b/a DUKE ENERGY** (hereinafter "DUKE ENERGY"), Post Office Box 14042, St. Petersburg, Florida 33733.

WITNESSETH:

WHEREAS, pursuant to instrument dated June 2, 1975 which was recorded on November 3, 1975, at **Official Records Book 2656, Pages 1760-1764** of the Public Records of Orange County, Florida as **Instrument No. 938943**, (the "Original Easement"), **FLORIDA POWER CORPORATION (n/k/a DUKE ENERGY)** was granted an easement for the transmission and distribution of electricity across certain property described therein, which property includes the following lands in Orange County, Florida, and referred to hereinafter as the Easement Area to wit:

The West 1/2 of Section 2, Township 22 South, Range 31 East, subject to Right of Way for road over the North 40 feet thereof. The East 1/2, and that part of the East 1/2 of the West 1/2 of Section 3, Township 22 South, Range 31 East, lying East of Alafaya Trail, subject to Right of Way for road over the North 40 feet thereof. The Northeast 1/4, and that part of the Northwest 1/4 lying East of Alafaya Trail, and that part of the Northwest 1/4 of the Southwest 1/4, less the South 60 feet, lying East of Alafaya Trail, of Section 10, Township 22 South, Range 31 East. The Northwest 1/4 of Section 11, Township 22 South, Range 31 East.

Tax Parcel Number: 03-22-31-0000-00-005

WHEREAS, the Original Easement requires that DUKE ENERGY furnish numbered drawings depicting the specific location of facilities which are constructed to serve any future development within the Easement Area as necessary to supplement the Original Easement; and

WHEREAS, DUKE ENERGY installed new Distribution Underground facilities to accommodate future development and furnish electrical service, as depicted in the attached Exhibit "A", Work Drawing No. 1478537, attached hereto and made a part thereof; and

WHEREAS, DUKE ENERGY also installed new Distribution Underground facilities to accommodate future development and furnish electrical service, as depicted in the attached Exhibit "B", Work Drawing No. 1518941, attached hereto and made a part thereof; and

WHEREAS, DUKE ENERGY also installed new Distribution Underground facilities to accommodate future development and furnish electrical service, as depicted in the attached Exhibit "C", Work Drawing No. 13576, attached hereto and made a part thereof; and

WHEREAS, DUKE ENERGY also installed new Distribution Underground facilities to accommodate future development and furnish electrical service, as depicted in the attached Exhibit "D", Work Drawing No. 1624283, attached hereto and made a part thereof; and

PROVIDED, ALWAYS, NEVERTHELESS, that nothing herein contained shall in any way or manner impair, alter, or diminish the grant, vesting, purpose, effect, encumbrance or provision of the Original Easement cited hereinbefore.

IN WITNESS WHEREOF, DUKE ENERGY has hereunto affixed their hands and seals the day and year first above written.

DUKE ENERGY FLORIDA, LLC d/b/a DUKE ENERGY, a Florida Limited Liability Company

WITNESSES:

Katherine Lopez
Signature of First Witness

Katherine Lopez
Print or Type Name of First Witness

[Signature]
Signature

By: Kris Tietig, Manager Land Services – Florida Region

Nick Brana
Signature of Second Witness

NICK BRANA
Print or Type Name of Second Witness

Mailing Address:

3300 Exchange Place, NP4A
Lake Mary, Florida 32746

State of Florida)
County of Seminole) ss

The foregoing instrument was acknowledged before me this 9th day of January, 2018, by Kris Tietig, as Manager Land Services - Florida Region of DUKE ENERGY FLORIDA, LLC, a Florida limited liability company, who is personally known to me.

NOTARY SEAL



NICK BRANA
Commission # GG 113983
Expires September 10, 2021
Bonded Thru Budget Notary Services

Nick Brana
Name: NICK BRANA
Notary Public
Serial Number:
My Commission Expires:

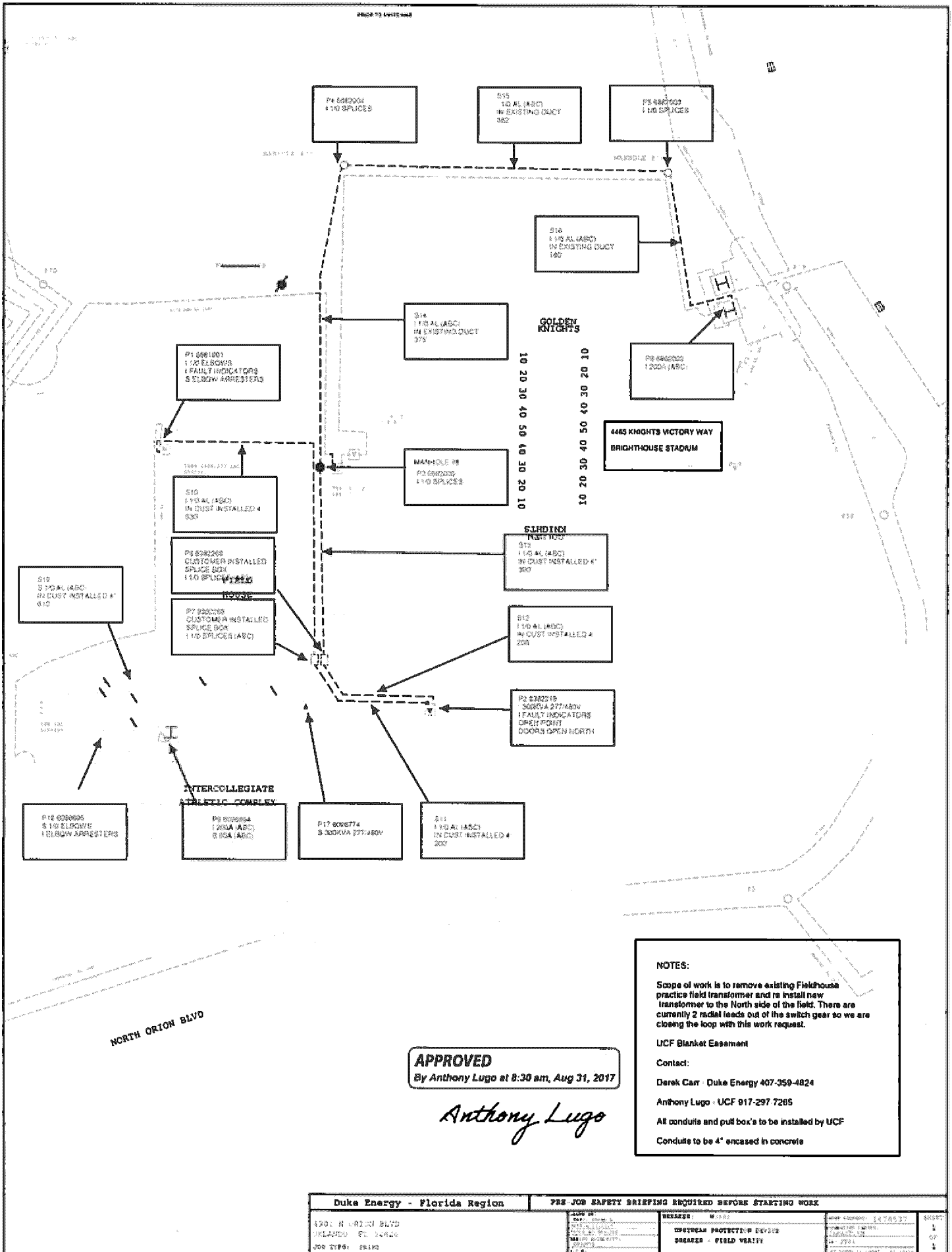


EXHIBIT "B"

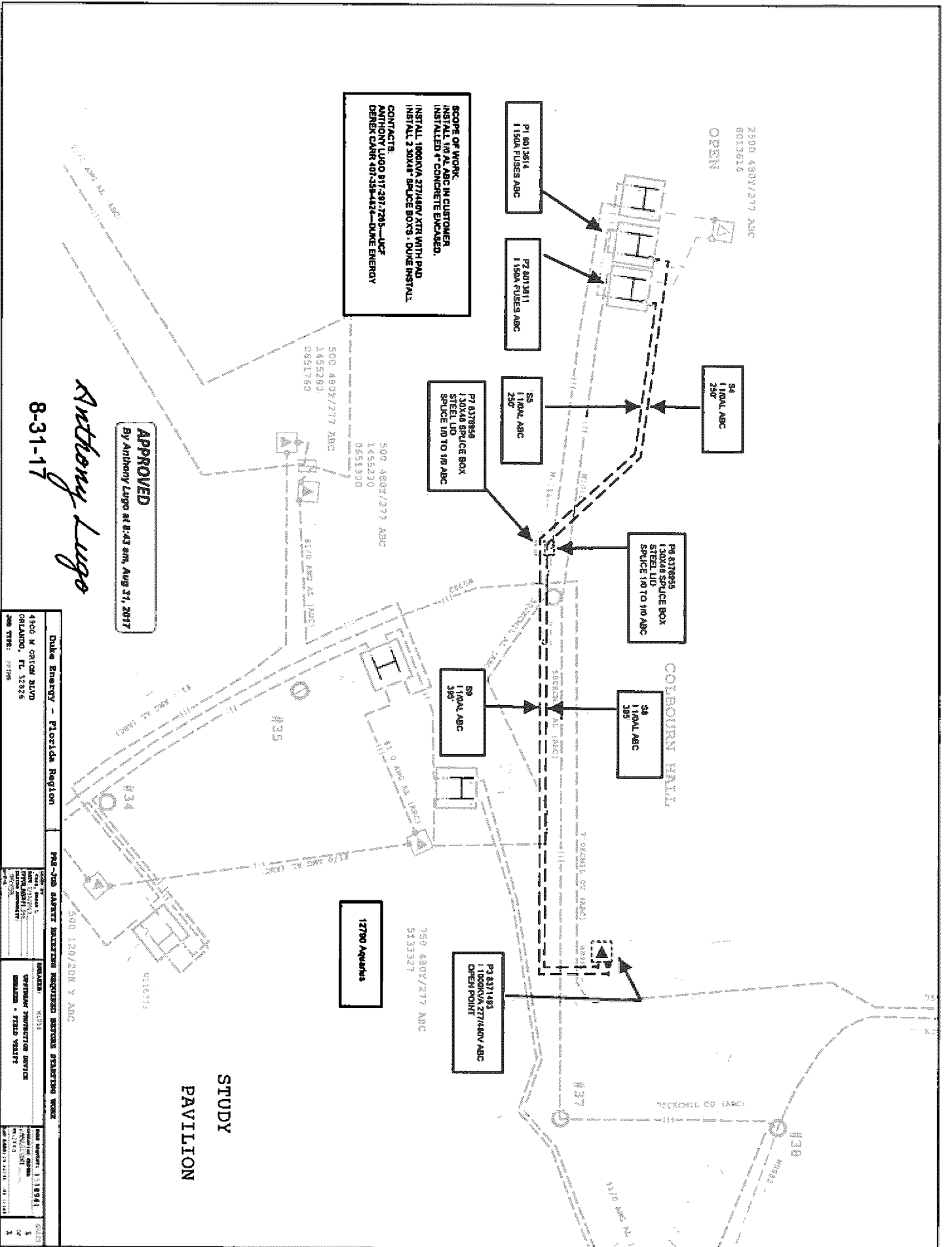
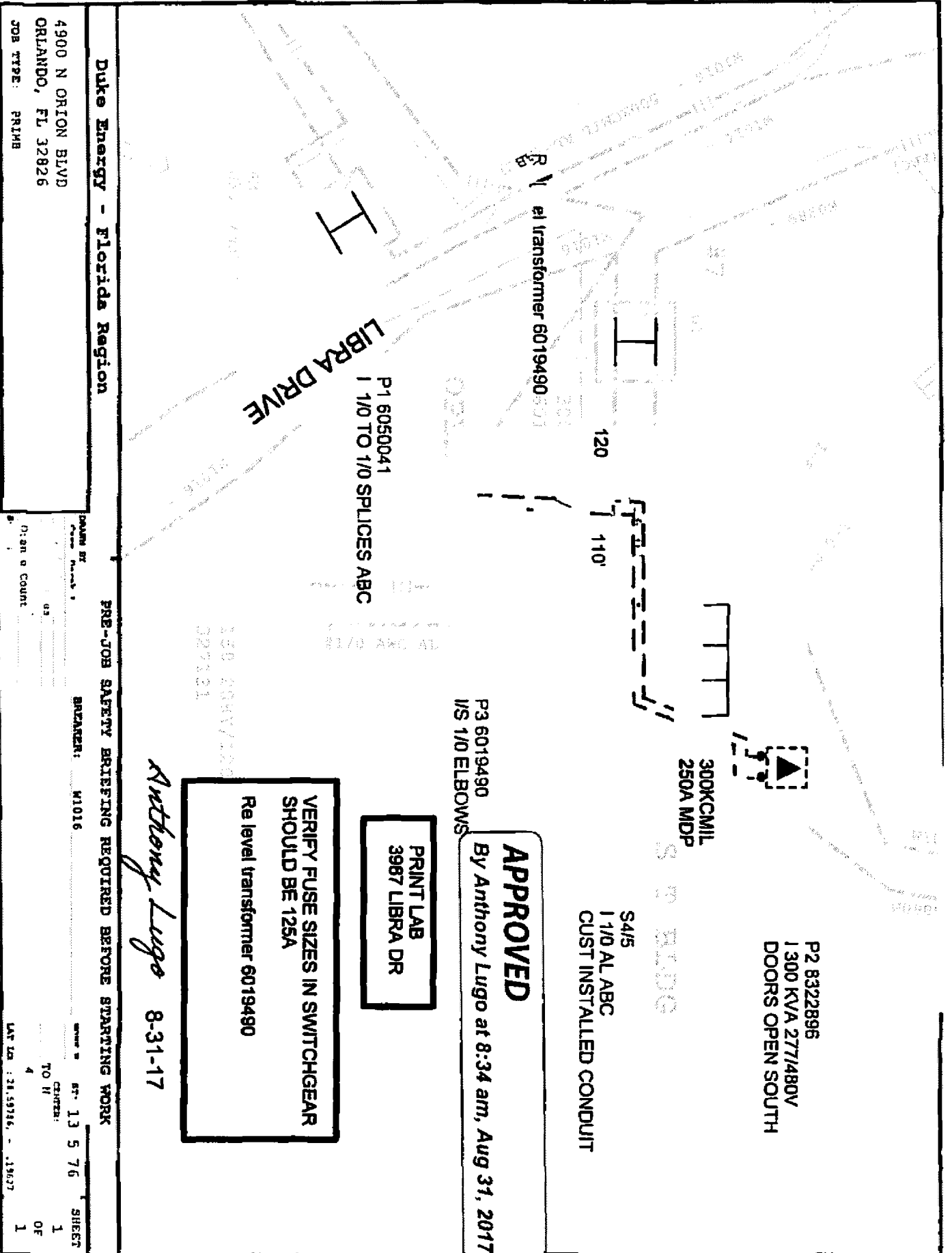


EXHIBIT "C"



Duke Energy - Florida Region

4900 N ORION BLVD
ORLANDO, FL 32826

JOB TYPE: PRMB

PRE-JOB SAFETY BRIEFING REQUIRED BEFORE STARTING WORK

BRACKET: M1016

ST: 13 5 76

SHEET

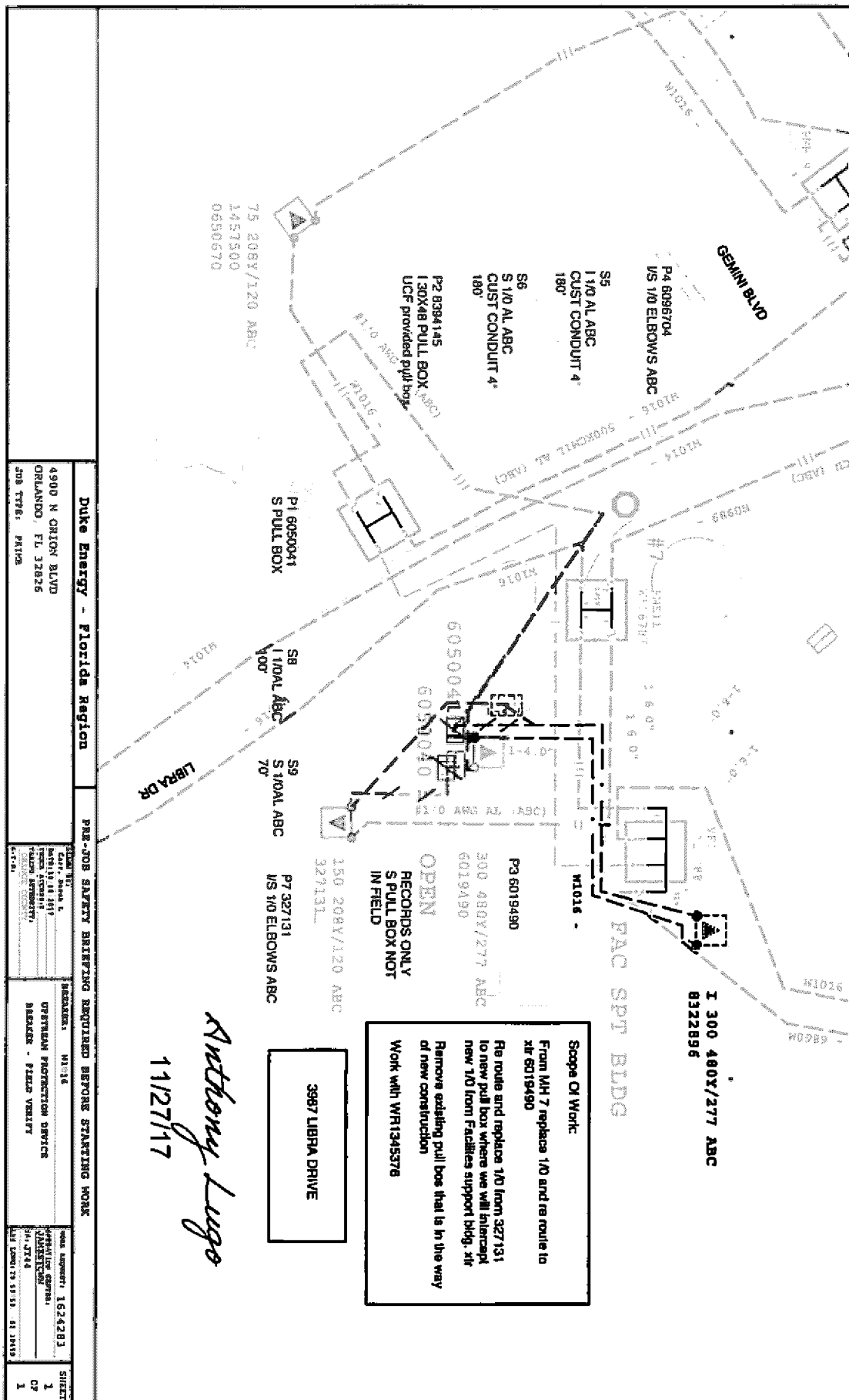
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STATE OF FLORIDA
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUNDE A S E M E N TNo. 26199

THIS INDENTURE, Made and entered into this 8th day of December, A. D. 1981, between the STATE OF FLORIDA through the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, acting pursuant to its authority set forth in Sections 197.381 and 253.03, Florida Statutes, party of the first part, Grantor herein, and the ORANGE COUNTY RESEARCH AND DEVELOPMENT AUTHORITY, a body corporate and politic created, established, organized and existing pursuant to Chapter 159, Florida Statutes (1979), party of the second part, Grantee herein,

WHEREAS, Grantor is the owner of the hereinafter described premises, constituting property used and possessed by the Florida Board of Regents, which board has agreed to the proposed use of this land under this instrument, and

WHEREAS, the Grantor has been requested to grant certain right-of-way, utility and drainage easements over, under, across and upon a portion of the following described land, lying and being in Orange County, Florida, to-wit:

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Commencing at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 10, Township 22 South, Range 31 East, Orange County, Florida, run thence N. $00^{\circ} 11' 04''$ West along the East line of said Northwest quarter of the Southwest quarter a distance of 323.37 feet for the point of beginning on a curve concave Southerly having a radius of 539.08 feet; thence from a tangent bearing of S. $79^{\circ} 42' 54''$ West run Westerly along the arc of said curve 61.39 feet through a central angle of $06^{\circ} 31' 29''$ to the point of tangency; thence run South $73^{\circ} 11' 25''$ West 50.00 feet to the Easterly right-of-way line of Alafaya Trail (S-520) as shown on State Road Department Right-of-Way Map Section 75701-2601; thence run N. $16^{\circ} 48' 35''$ West along said easterly right-of-way line 124.66 feet; thence North $73^{\circ} 11' 25''$ East 50.00 feet to the point of curvature of a curve concave Northwest-erly having a radius of 363.50 feet and a central angle of $11^{\circ} 25' 16''$; thence run Northeast-erly along the arc of said curve 72.46 feet to the point of reverse curvature of a curve concave Southerly having a radius of 436.50 feet; thence run Easterly along the arc of said curve 31.66

Return to Lowndes, Droadick, Doster & Kantor (MR)
P. O. Box 2809
Orlando, Florida 32802



(Enc)

feet through a central angle of $04^{\circ} 09' 19''$ to the aforementioned East line of the Northwest quarter of the Southwest quarter of Section 10; thence run South $0^{\circ} 11' 04''$ East along said East line 146.62 feet to the point of beginning.

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

That the Grantor, for and in consideration of mutual benefits here under and all mutual covenants and conditions contained herein does hereby covenant, stipulate and agree as follows, to-wit:

1. That Grantor does hereby declare and give, grant, transfer, convey and assign unto Grantee and its successors and assigns, forever, the following-described rights, privileges and easements, to-wit:

A non-exclusive easement over, under, across and upon said above described land for ingress and egress and road right-of-way purposes, and for the further purpose of constructing, locating and maintaining thereon a paved roadway, utility lines and facilities, street lights, signs, landscaping, curbs, gutters and other drainage facilities, together with the right to do any and all things necessary, useful or convenient for the enjoyment by Grantee of such easement, including but not limited to the right to pave and maintain roadways thereon as well as the right to install, locate, relocate, maintain, operate and repair street lights, signs, landscaping, curbs, gutters, and other drainage facilities including, without limitation, pipes, lines, mains, conduits, manholes, joints, valves, and other facilities necessary or useful for sewer, water, telephone, electric, gas and any and all other utility services, together with the right to grade, cut and fill, excavate, and to remove trees, brush, undergrowth, and any other obstructions interfering with the location, construction, operation and maintenance of said improvements.

2. That it is intended, and the Grantor does hereby declare, that the easement hereinabove granted shall be an easement appurtenant to and for the benefit of the Authority Property as more particularly described on Exhibit "A" attached hereto and all other real property from time to time included within and developed as part of the Grantee's research and development park, (hereinafter referred to as the "Research Park Lands") by whatever name known, and that said easement for ingress

and egress shall run with the title to all Research Park Lands. Additionally, the Grantee shall be entitled to transfer, convey and assign to any grantee of any portion of the Research Park Lands, (and their respective successors and assigns, including mortgagees), as part of the title thereto the non-exclusive right and privilege to use the easement hereinabove granted for such purposes as are not inconsistent with the purposes for which the same have been granted as the Grantee shall deem to be appropriate. Further, the Grantee shall be entitled to transfer, convey and assign to any provider of utility services the non-exclusive right and privilege to use the utility easement over the said above described land or any portion thereof for utility purposes. Copies of such utility easements or permits shall be sent to grantor.

The parties hereto agree as follows:

Grantee shall have the right to operate, inspect, alter, improve, repair, remove, and rebuild its facilities together with the rights and privileges necessary and convenient for the full use and enjoyment thereof.

Grantor covenants that it has the right to convey this easement and the Grantee shall have quiet and peaceful possession, use and enjoyment of said easement.

By acceptance of this easement, Grantee covenants and agrees to investigate all claims of every nature at its own expense, and to indemnify, protect, defend, hold and save harmless the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and the State of Florida from any and all claims, actions, lawsuits and demands of any kind or nature arising out of this agreement, other than for acts of negligence of the Grantor, its agents or employees.

This easement is effective, subject, however, to the automatic reversion to the Grantor of all lands described herein and the cessation and termination of this easement when, in the opinion of the Grantor, said lands are not utilized for the purposes outlined in this easement; and any costs or expenses

arising out of the implementation of this clause shall be borne completely, wholly and entirely by the Grantee.

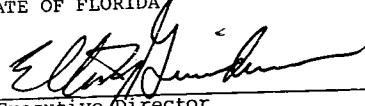
The recordation of this instrument shall constitute acceptance of the aforementioned conditions, reservations, re-versions and covenants.

IN TESTIMONY WHEREOF, by authority granted December 8, 1981 the legally designated agent of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida has hereunto subscribed his name and has caused the official seal of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to be hereunto affixed, in the City of Tallahassee, Florida, on the day and year first above written.

(SEAL)
BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST
FUND OF THE STATE
OF FLORIDA

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

BY


Executive Director

Department of Natural Resources

APPROVED AS TO
FORM & LEGALITY

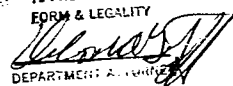

DEPARTMENT ATTORNEY

EXHIBIT "A"

AUTHORITY PROPERTY

MAP 11, A:

Begin at the Southwest corner of the SE 1/4 of Section 10, Township 22 North, Range 31 East, run thence N 00 degrees 09 minutes 58 seconds E along the west line of said SE 1/4 a distance of 1354.16 feet to the Southwest corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 10, thence N 89 degrees 13 minutes 03 seconds E, a distance of 689.69 feet to the Southeast corner of said W 1/2 of the NW 1/4 of the SE 1/4, thence N 00 degrees 03 minutes 46 seconds W a distance of 1350.10 feet to the Northeast corner of said W 1/2 of the NW 1/4 of the SE 1/4, thence N 89 degrees 58 minutes 41 seconds E along the north line of the SE 1/4 of said Section 10, a distance of 2051.31 feet to the Northeast corner of said SE 1/4, thence N 89 degrees 36 minutes 39 seconds E along the north line of the SW 1/4 of Section 11, Township 22 South, Range 31 East a distance of 1944.25 feet, thence S 00 degrees 11 minutes 40 seconds E a distance of 912.43 feet to a point on the North line of Bonneville Section 2, as recorded in Plat Book "W" on page 111, Public Records of Orange County, Florida; thence along the Northerly and Westerly boundary of Bonneville Section 2, the following courses and distances S 89 degrees 43 minutes 10 seconds W, 1840.3 feet to the Northwest corner of said Bonneville Section 2; thence S 00 degrees 11 minutes 40 seconds E a distance of 351.0 feet to the P.C. of a curve concave Easterly, having a radius of 1210.93 feet, run thence Southerly along the arc of said curve, through a central angle of 45 degrees 00 minutes 00 seconds a distance of 951.05 feet to the P.T., thence S 45 degrees 11 minutes 40 seconds E a distance of 579.10 feet, thence S 00 degrees 11 minutes 40 seconds E a distance of 115.28 feet to the Southwest corner of said Bonneville Section 2, thence departing from said Bonneville Section 2, run thence S 89 degrees 32 minutes 24 seconds W along the north line of Section 14, Township 22 South, Range 31 East a distance of 311.06 feet to the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 14, thence S 00 degrees 16 minutes 25 seconds W a distance of 1293.71 feet to the Southeast corner of said NW 1/4 of the NW 1/4 thence S 89 degrees 55 minutes 27 seconds E a distance of 681.90 feet to the Southeast corner of the W 1/2 of the NE 1/4 of said Section 14, thence 00 degrees 02 minutes 53 seconds E along the east line of said NW 1/4 a distance of 522.42 feet to an intersection with a westerly extension of the South line of Lot 13, Block A of Bonneville Section 1, as recorded in Plat Book "W," on page 90, Public Records of Orange County, Florida, thence N 89 degrees 49 minutes 30 seconds E along said extension a distance of 151.91 feet to the Southeast corner of said Lot 13, said point being the P.C. curve concave Easterly having a radius of 184.0 feet, run thence along the arc of said curve and the Westerly right-of-way line of Bonneville Drive through a central angle of 90 degrees 00 minutes 00 seconds a distance of 269.03 feet to the Point of Reverse Curve, said curve being concave westerly having a radius of 113.24 feet, thence run along the arc of said curve and the westerly line of Bonneville Drive, through a central angle of 89 degrees 59 minutes 50 seconds a distance of 186.73 feet to the P.T. and the Northeast corner of Lot 1, Block 101, Palm Lakes Estates, Fifth Addition, as recorded in Plat Book "C," on page 85, Public Records of Orange County, Florida, thence S 89 degrees 49 minutes 20 seconds W a distance of 169.0 feet to the Northwest corner of said Lot 1, Block 101, thence S 00 degrees 10 minutes 40 seconds E along the West line of said Palm Lakes Estates, Fifth Addition, a distance of 781.50 feet, thence S 89 degrees 49 minutes 20 seconds W a distance of 4394.43 feet to a point on the East line of the W 1/4 of the NE 1/4 of Section

15, Township 22 South, Range 31 East, thence N 00 degrees 15 minutes 00 seconds W along the East line of the W 1/4 of the NE 1/4 of Section 15 to intersection with the northerly right-of-way line of Lakanosta Trail as shown on the plat of University South Unit One as recorded in Plat Book 5, page 86, of the Public Records of Orange County, Florida, thence run Northwesterly along said Northerly right-of-way line to its intersection with the North line of said NE 1/4 of Section 15; thence run East along said North line to the point of beginning.

PARCEL B

That portion of the West 1/2 of Section 14, Township 22 South, Range 31 East, lying South of a line described as follows:

From the Northwest corner of said Section 14, run thence S 00 degrees 43 minutes 30 seconds W along the West line of said Section 14 a distance of 1821.83 feet to point of beginning, thence N 89 degrees 49 minutes 20 seconds E a distance of 2349.74 feet, more or less, to a point on the West line of Palm Lake Estates, Fifth Addition, as recorded in Plat Book "U," on Page 85, Public Records of Orange County, Florida, at a point lying 781.50 feet S 00 degrees 10 minutes 40 seconds E from the Northwest corner of Lot 1, Block 101,

(Less Palm Lake Estates, Fifth Addition); and (Less the East 3/4 of the SE 1/4 of the SW 1/4 of said Section 14).

And also,

That portion of Section 23, Township 22 South, Range 31 East Described as:

The East 115.05 feet of the West 200 feet of the W 1/2 of the E 1/2 of the NW 1/4 of the NW 1/4, and the West 34.95 feet of the North 1045.21 feet of the W 1/2 of the E 1/2 of the NW 1/4 of the NW 1/4, and the West 34.95 feet of the W 1/2 of the E 1/2 of the NW 1/4 of the NW 1/4 (less the North 1045.21 feet).

And also,

That portion of the East 3/4 of the NE 1/4 of Section 15, Township 22 South, Range 31 East, lying South of a line described as follows:

From the Northeast corner of said Section 15, run S 00 degrees 43 minutes 30 seconds W along the East line of said Section 15 a distance of 1821.28 feet, more or less, thence S 89 degrees 49 minutes 20 seconds W a distance of 2044.69 feet, more or less, to a point on the West line of said East 3/4 of the NE 1/4 at a point 1736.30 feet South of the North line of said Section 15.

And also,

The NW 1/4 of the SE 1/4 of said Section 15,

And also,

The SE 1/4 of the NE 1/4 of the SW 1/4 of said Section 15,

And also,

The West 1/2 of the East 1/2 of the SW 1/4 of the SE 1/4 of said Section 15.

And also,

The SW 1/4 of the SW 1/4 of the SE 1/4 of said Section 15.

Subject to easements of record.

PARCEL C

The West 1/2 of the NE 1/4 and the West 1/2 of the SE 1/4 of Section 11, Township 22 South, Range 31 East, (less that portion platted as Bonneville Section 1, as recorded in Plat Book "W," on page 90, Public Records of Orange County, Florida, and, less that portion platted as Bonneville Section 2, as recorded in Plat Book "W," on 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," on page 72, Public Records of Orange County, Florida).

And Also,

The SE 1/4 of the SE 1/4 of said Section 11, (less that portion platted as Palm Lakes Estates, First Addition, as recorded in Plat Book "U," on page 72, Public Records of Orange County, Florida, and less right-of-way for Percival Road).

And also,

That portion of the SW 1/4 of said Section 11, lying Easterly and Southerly of the Easterly and Southerly lines of the following described land: Beginning at a point which is S 89 degrees 41 minutes 06 seconds W 767.39 feet and N 00 degrees 02 minutes 59 seconds W, 1730.63 feet from the South 1/4 corner of said Section 11, run thence N 00 degrees 02 minutes 59 seconds W 912.43 feet, more or less, to a point on the North line of said SW 1/4, thence Easterly along the North line of the SW 1/4 a distance of 660 feet, thence S 00 degrees 02 minutes 59 seconds E a distance of 914.96 feet, more or less, thence S 89 degrees 51 minutes 01 seconds W, 660 feet to the point of beginning.

And only that portion of the SW 1/4 of said Section lying Easterly and Southerly of the Easterly and Southerly line of Bonneville Section 2, as recorded in Plat Book "W," on 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," on page 90, Public Records of Orange County, Florida.

PARCEL D

The NE 1/4 of Section 2, Township 22 South, Range 31 East,

And also that portion of the West 1/2 of Section 1, Township 22 South, Range 31 East, lying West of Tanner Road and North of Palm Lake Estates, Fourth Addition, as recorded in Plat Book "U," on page 91, Public Records of Orange County, Florida, and North of Palm Lake Estates, Second Addition, as recorded in Plat Book "U," on page 83, Public Records of Orange County, Florida.

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PARCEL E

Commencing at the Southwest corner of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 22 South, Range 31 East, Orange County, Florida, run thence N.0°3'17"E. along the East line of said West 1/2 of the Northwest 1/4 of the Southeast 1/4 a distance of 544.24 feet to a point on a curve concave Southerly having a radius of 994.63 feet; thence from a tangent bearing of N.65°05'41"W. run Westerly along the arc of said curve 1001.62 feet through a central angle of 57°41'54" to the point of tangency; thence S.53°11'25"W. 59.49 feet to the point of curvature of a curve concave Northwesternly having a radius of 897.42 feet and a central angle of 24°00'00"; thence run Southwesterly along the arc of said curve 375.91 feet to the point of tangency; thence S.83°11'25"W. 242.90 feet to the point of curvature of a curve concave Northerly having a radius of 1684.42 feet and a central angle of 19°42'43"; thence run Westerly along the arc of said curve 265.62 feet to the point of reverse curvature of a curve concave Southerly having a radius of 839.08 feet; thence run Westerly along the arc of said curve 124.07 feet through a central angle of 13°11'14" to the West line of aforementioned Northeast 1/4 of the Southwest 1/4 of Section 10; thence from a tangent bearing of S.73°42'54"W. run N.00°11'04"W. along said West line 146.62 feet to a point on a curve concave Southerly having a radius of 436.50 feet; thence from a tangent bearing of N.65°55'28"E. run Easterly along the arc of said curve 310.53 feet through a central angle of 39°26'51" to the point of reverse curvature of a curve concave Northerly having a radius of 592.69 feet and a central angle of 22°10'54"; thence run Easterly along the arc of said curve 115.56 feet to the point of curvature of a curve concave Northwesternly having a radius of 777.40 feet and a central angle of 24°00'00"; thence run North-easterly along the arc of said curve 325.64 feet to the point of tangency; thence N.59°11'25"E. 83.45 feet to the point of curvature of a curve concave Southerly having a radius of 1114.63 feet; thence run Easterly along the arc of said curve 1162.64 feet through a central angle of 54°37'05" to the aforementioned East line of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 10; thence run S.10°03'17"W. along said East line 132.68 feet to the point of beginning. Containing therein 6.161 ± Acres.

RECORDED & RECORD VERIFIED

Thomas H. Walker

County Comptroller, Orange Co., Fla.