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PHASE 1 ENVIRONMENTAL SITE ASSESSMENT 2 ACRE TRACT CENTRAL FLORIDA  
RESEARCH PARK NTC ORLANDO FL  
8/1/1999  
UNIVERSAL ENGINEERING SCIENCES

SEP 07 1999

FACILITIES PLANNING



# UNIVERSAL ENGINEERING SCIENCES

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2-ACRE TRACT  
CENTRAL FLORIDA RESEARCH PARK  
ORANGE COUNTY, FLORIDA**

**UES Project No. 10054-002-01  
Report No. 75431  
Date: August 1999**

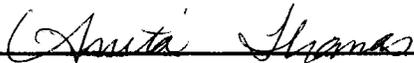
**Prepared For:**

**EnSite Design Consultants, Inc.  
605 Delaney Avenue  
Suite 610  
Orlando, Florida 32801**

**Prepared By:**

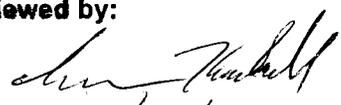
**Universal Engineering Sciences, Inc.  
3532 Maggie Boulevard  
Orlando, Florida 32811  
(407)423-0504**

**Prepared By:**

  
\_\_\_\_\_

**Anita Thomas, E.I.  
Staff Engineer**

**Reviewed by:**

  
8/27/99  
\_\_\_\_\_

**Eric R. Krebill, P.G.  
Senior Geologist  
Florida License No. 0001162**

**FINDING OF SUITABILITY FOR LEASE  
REVIEW/SUFFICIENCY STATEMENT  
PROPERTY AT NAVAL AIR WARFARE CENTER  
TO UNIVERSITY OF CENTRAL FLORIDA**

**ENVIRONMENTAL TECHNICAL REVIEW**

Reviewer's Name: Jim Ferro  
Reviewer's 187  
Receipt Date: 9/30/99  
Date Review Completed: \_\_\_\_\_  
Reviewer's Signature: Jim Ferro

I have reviewed subject FOSL completeness and technical sufficiency.  
I  recommend  do not recommend forwarding for the CO's signature  
  
 See attached comments.

**LEGAL REVIEW**

Reviewer's Name: Steve Beverly  
Reviewer's Title: Environmental Attorney  
Code: 09Csab  
Receipt Date: 9/30/99  
Date Review Completed: 10/18/99  
Reviewer's Signature: SA Beverly

I have reviewed subject FOSL for legal sufficiency.  
I  recommend  do not recommend forwarding for the CO's signature. *if comments addressed*  
  
 See attached comments.  
  
*Comments incorporated (Poc) 10/22/99*

**LAND MANAGEMENT REVIEW**

Reviewer's Name: Laurens Pitts  
Reviewer's Title: Environmental Planning  
Code: 064  
Receipt Date: Jamena M. Pitts 9/30  
Date Review Completed: 9-30  
Reviewer's Signature: \_\_\_\_\_

I have reviewed subject FOSL for completeness, for environmental planning, and for NEPA sufficiency.  
I  recommend  do not recommend forwarding for the CO's signature.  
  
 See attached comments.

Reviewer's Name: Raymond Nelson  
Reviewer's Title: Head, Real Estate  
Code: 061  
Receipt Date: 9-30-99  
Date Review Completed: 10-1-99  
Reviewer's Signature: R. Nelson

I have reviewed subject FOSL for real estate sufficiency.  
I  recommend  do not forwarding for the CO's signature.  
  
 See attached comments.

**Note to Reviewers:**

Please review the attached FOSL and sign the above sufficiency statement. Attach specific comments if you do not feel the document is ready for the CO's signature. Reviewer's signature and date of review is required.

Please return completed form and any comments to:

Name: Barbara Eller  
Code: 18711  
SDIV Phone X5811

21 September 1999

MEMORANDUM

FROM: Code 0612/SPC Steve Campbell  
TO: Code 187 Jim Ferro

Subj: OUT-LEASE TO THE UNIVERSITY OF CENTRAL FLORIDA AT NAWCSTD  
ORLANDO, FL

Encl: (1) Phase 1 Environmental Site Assessment 2-Acre Tract Central Florida Research  
Park, Orange County, Florida

1. Enclosure (1) is forwarded for your review in regards to the subject Out-Lease to the University of Central Florida. The Navy plans to out-lease approximately 2 acres of land to the University of Central Florida under existing special legislation. A lease has been prepared and executed by the University of Central Florida and is awaiting execution by the Navy. A Categorical Exclusion is being prepared in order to satisfy the NEPA documentation.
2. A Finding of Suitability to Lease (FOSL) to the University of Central Florida is desired if this Phase 1 Environmental Site Assessment meets the standards of an Environmental Baseline Survey.
3. Job Order Number 32B374 can be used up to \$1,500.00.
4. Additional information can be obtained from Steve Campbell at X-7492.

**FINDING OF SUITABILITY FOR LEASE  
TO  
UNIVERSITY OF CENTRAL FLORIDA  
ORLANDO, FLORIDA**

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**1.0 Purpose**

This Finding of Suitability for Lease (FOSL) documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property located at the Naval Air Warfare Training Center, Orlando, Florida, (hereinafter referred to as Subject Property) is environmentally suitable for lease to the University of Central Florida (UCF). This decision is based on the information contained in a Phase I Environmental Site Assessment prepared by Universal Engineering Sciences, Inc. (UES), Orlando, Florida. Factors leading to this determination and concurrence by the Navy as well as other pertinent information related to lease requirements are stated below.

**2.0 Property Description**

Subject property is a 2.299 acre tract at the southeast corner of the Central Florida Research Park in Orange County, FL, and is located approximately 15 miles east of Orlando. It has been owned by the Navy since 1985. This portion of the original 40.4 acre parcel.

**3.0 Past Use and Proposed Use**

Aerial photographs dating from 1939 indicate that no development has occurred on Subject Property. There is a small area in the western portion of the property that appears to have been used as an exercise/park area.

The FY 1999 DoD Appropriations Bill authorizes the leasing of this land for the purpose of allowing the construction of an office building for the University. Construction of the building will be at the expense of the UCF. In exchange for the lease, the Naval Air Warfare Center, Training Systems Division, Orlando, FL, will be provided space within the building.

**4.0 Environmental Findings**

Site investigations documented in the Phase I Environmental Site Assessment prepared by UES at the request of UCF conclude that there are no adverse environmental findings associated with subject property. The property has been categorized under the Department of Defense Property Condition Classification System as 1/WHITE (uncontaminated), which means that there has been no

release, or disposal of hazardous substances or petroleum products (including no migration of these substances from adjacent areas) on the property.

## 5.0 Requirements Applicable to Property Lease

a. National Environmental Policy Act. In accordance with the National Environmental Policy Act of 1970, a Categorical Exclusion has been executed for this real property transaction and is attached hereto.

b. Hazardous Substance Notice. The attached Environmental Site Assessment documents that no hazardous substances were stored, released or disposed of on subject property.

c. Environmental Compliance Agreements, Permits and Orders. There are no environmental compliance agreements, permits, or orders associated with Subject Property.

d. Land and/or Groundwater Use Restrictions. There are no land and/or groundwater use restrictions associated with subject property.

d. Notification to Regulatory Agencies and Public. This FOST was prepared in accordance with DoD guidance concerning non-Base Closure and Realignment Act real property lease and disposal. Regulatory comments were not solicited in connection with this FOST since it is not anticipated that the lease will extend beyond the date of termination of government operations at NAWC and because there have been no hazardous substance releases or remedial actions undertaken that would otherwise warrant regulatory agency review.

## 6.0 Suitability Determination

**NOW THEREFORE**, based upon my review of the information contained in the aforementioned Environmental Site Assessment, I have determined that subject property is suitable for lease to the University of Central Florida for the stated purpose.

2 Nov 1999

DATE

W. H. Lewis

W. H. LEWIS, CAPT CEC USN  
Commanding Officer  
Southern Division  
Naval Facilities Engineering Command  
Charleston, SC

**ENVIRONMENTAL LEASE RESTRICTIONS  
PROPERTY FOR  
UNIVERSITY OF CENTRAL FLORIDA, ORLANDO, FLORIDA**

The following restrictions, as a minimum, shall be included in the lease for 2.299 acre parcel to be leased to the University of Central Florida (referred to herein as the lease premises). The lease premises are located at the Central Florida Research Park approximately 15 miles east of Orlando, Florida. These restrictions are necessary to ensure the protection of human health and the environment and to prevent the interruption of any environmental restoration activities to be conducted by the Navy:

1. The sole purpose(s) for which the lease premises and any improvements thereon may be used, in the absence of prior written approval of the Government for any other use, shall be industrial.

2. The Lessee shall neither transfer nor assign this Lease or any interest therein or any property on the leased premises, nor sublet the leased premises or any part thereof or any property thereon, nor grant any interest, privilege, or license whatsoever in connection with this Lease without the prior written approval of the Government. Such approval will not be unreasonably withheld or delayed. Every sublease shall contain the Environmental Protection provisions herein stated.

3. Lessee and any sublessee or licensee shall comply with the applicable federal, state and local laws, regulations and standards that are or may become applicable to Lessee's activities on the leased premises.

4. Lessee and any sublessee or licensee shall be solely responsible for obtaining at its own cost and expense any environmental permits required for its operations under the lease, independent of any existing permits. Copies of all permits obtained shall be provided to the Government.

5. Government's rights under this lease specifically include the right for Government officials to inspect upon reasonable notice the lease premises for compliance with environmental, safety, and occupational health laws and regulations, whether or not the Government is responsible for enforcing them. Such inspections are without prejudice to the right of duly constituted enforcement officials to make such inspections. The Government normally will give the Lessee, sublessee, or licensee twenty-four (24) hours prior notice of its intention to enter the lease premises unless it determines that entry is required for safety, environmental, operations, or security purposes. The Lessee shall have no claim on account of any entries against the United States or any officer, agent, employee or contractor thereof.

6. The Government, the U.S.EPA, and the Florida Department of Environmental Protection (FDEP), their officers, agents, employees, contractors, and subcontractors have the right, upon reasonable notice to Lessee and any sublessee or licensee, to enter upon the leased premises for the purposes enumerated below and for such other purposes consistent with needs associated with execution of the Government's Installation Restoration Program (IRP);

a. To conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, test pitting, soil boring, and other activities related to the IRP;

**ENVIRONMENTAL LEASE RESTRICTIONS  
PROPERTY FOR  
UNIVERSITY OF CENTRAL FLORIDA, ORLANDO, FLORIDA**

b. To inspect field activities of the Government and its contractors and subcontractors in implementing the IRP;

c. To conduct any test or survey required by the U.S.EPA or FDEP or otherwise relating to the implementation of the IRP or other assessment of environmental conditions on the leased premises or to verify any data submitted to the U.S.EPA or FDEP relating to such program or conditions;

d. To construct, operate, maintain, or undertake any other response or remedial action as required or necessary under the NTC Orlando installation restoration program, including, but not limited to, monitoring wells, pumping wells, and treatment facilities.

7. The Lessee, sublessee, and any licensee agrees to comply with the provisions of any Government health or safety plan in effect under the IRP during the course of any of the above described response or remedial actions. Any inspection, survey, investigation, or other response or remedial action will, to the extent practicable, be coordinated with representatives designated by the Lessee and any sublessee or licensee. The Lessee and any sublessees, assignees, licensees, or invitees shall have no claim on account of such entries against the Government or any officer, agent, employee, contractor, or subcontractor thereof. In addition, the Lessee, sublessee, or license shall comply with all applicable federal, state and local occupational safety and health regulations. Nothing herein shall obligate the Government to compensate Lessee or any third person for any lost profits, lost opportunities, wages or operating expenses or any other costs incurred as a result of Lessee's compliance with this provision.

8. The Lessee and any sublessees or licensees shall strictly comply with all applicable hazardous waste management and permitting requirements under the Resource Conservation and Recovery Act (RCRA) and/or State of Florida equivalent. Except as specifically authorized by the Government in writing, the Lessee must provide at its own expense all necessary hazardous waste management facilities as any existing Government hazardous waste management facilities will not be made available to the Lessee, sublessee or any licensee. The Lessee, sublessee, or licensee will not use any DoD component accumulation points for either hazardous or non-hazardous wastes nor will the Lessee, sublessee, or any licensee permit its hazardous wastes to be commingled with hazardous waste of any DoD component. Any violation of the requirements of this condition may be deemed a material breach of this lease.

9. The Lessee shall have a Government-approved plan for responding to hazardous waste, fuel, and other chemical spills prior to commencement of operations on the leased premises. Such plan shall be independent of any existing Government plan for NAWC unless agreed to by the Government otherwise, shall not rely on use of installation personnel or equipment for necessary fire response and/or spill containment. Should the Government provide fire response and/or spill containment services upon request of the Lessee, or because Lessee was not, in the opinion of the Contracting officer, conducting timely cleanup actions, the Lessee shall reimburse the Government for the cost of such services.

**ENVIRONMENTAL LEASE RESTRICTIONS  
PROPERTY FOR  
UNIVERSITY OF CENTRAL FLORIDA, ORLANDO, FLORIDA**

10. The Lessee shall not construct or make or permit its sublessees, licensees, or assigns to construct or make any substantial alterations, additions, or improvements to or installations upon or otherwise modify or alter the lease premises in any way without the prior written approval of the Government. Such approval may include a requirement to provide the Government with a performance and payment bond satisfactory to it in all respects and other requirements deemed necessary to protect the interests of the Government. For construction or alterations, additions, modifications, improvements or installations (collectively "work") in the proximity of any known IRP site, such approval may also include a requirement for written approval by the Government's Remedial Project Manager in addition to the approval by the Contracting Officer. Except as such written approval shall expressly provide otherwise, all such approved alterations, additions, modifications, improvements, and installations shall become Government property when annexed to the lease premises.

11. Lessee shall not conduct or permit any sublessee(s) or licensee(s) to conduct any subsurface excavation, digging, drilling or other disturbance of the surface at any time without the prior written permission of the Government. If, after written approval by the Government, the Lessee undertakes any subsurface excavation, digging, drilling, or other disturbance of the surface, the Lessee shall immediately notify the Government should it become aware of any previously undocumented or undisclosed environmental contamination, buried debris, or foreign material while engaging in such activities.

12. Lessee shall indemnify and hold harmless the Government from any costs, expenses, liabilities, fines or penalties resulting from discharges, emissions, spills, storage, disposal, arising from Lessee's occupancy, use or operations, or any other action by Lessee or any sublessee giving rise to Government liability, civil or criminal, or responsibility under Federal, state, or local environmental laws. This provision shall survive the expiration or termination of the lease, and Lessee's obligations hereunder shall apply whenever Government incurs costs or liabilities for Lessee's or any sublessee's actions. The Government shall indemnify and hold Lessee harmless to the extent authorized in Section 330 of Public Law 102-484.

13. The Lessee and any sublessee shall provide prior written notification to the Government of any articles, tools, equipment, or devices brought on-site which contain radioactive material. Examples of potential radiological sources include radium-containing dials, gauges, and illuminators; tritium in illuminators and exit signs; thorium in optical lenses or welding consumables; abrasive blasting material; or any radioactive source used for calibration, medical diagnosis or therapy, or industrial radiography. The Lessee is responsible for removal of any such potential radiological sources upon termination of the Lease.

14. Storage, treatment, or disposal of toxic or hazardous materials on the Leased Premises is prohibited except as otherwise provided in accordance with 10 U.S.C. 2692.

**CATEGORICAL EXCLUSION  
NATIONAL ENVIRONMENTAL POLICY ACT**

**LAND LEASE  
with  
UNIVERSITY OF CENTRAL FLORIDA**

The proposed action is granting of a lease for approximately 2.299 acres of undeveloped land to the University of Central Florida (UCF) and the subsequent use of approximately 15,000 square feet within a new facility to be built on the site by UCF. This property is located at the southeast corner of Research Parkway and Loop Road North Entrance within Central Florida Research Park, in Orange County, Florida.

The Naval Air Warfare Center, Training System Division (NAWCTSD) was the original anchor tenant in the Central Florida Research Park located approximately 15 miles east of Orlando, Florida. Approximately 40.4 acres of land were conveyed to the Navy by UCF and the State of Florida in 1985. The adjoining property is now a well-established research park and the campus of the University of Central Florida. UCF has proposed to lease approximately 2.299 acres of this land from NAWCTSD at no cost to UCF for a period not to exceed fifty years. UCF will construct a facility of approximately 45,000 square feet on this site to be used for research and development in the fields of law enforcement, public safety, and civil and national defense. In lieu of rent UCF will supply the Navy with approximately 15,000 square feet in this facility.

This lease/use arrangement was authorized by Special Legislation contained in Public Law 105-262, Department of Defense Appropriations Bill of FY-99.

A Phase I Environmental Site Assessment was performed on the property in accordance with requirements of the ASTM Practice E1527-97. This assessment revealed no evidence of unresolved recognized environmental conditions in connection with the property.

This action (to lease land and use office space) will not negatively affect public health or safety; will not involve an action that is determined to have the potential for significant environmental effects on wetlands, endangered or threatened species, historical or archeological resources, or hazardous waste sites; will not involve affects on the human environment that are highly uncertain, involve unique or unknown risks, or that are scientifically controversial; will not establish precedents or make decisions in principle for future actions with significant effects; and/or threaten a violation of Federal, State, or local law or requirements imposed for protection of the environment.

This action meets the criteria as defined in 32 Code of Federal Regulations 775 (DOD Procedures for Implementing the National Environmental Policy Act) for Categorical

Exclusion Nos. 9 and 17. Categorical Exclusion No. 9 states - *New construction that is consistent with existing land use and, when completed, the use or operation of which complies with existing regulatory requirements; e.g., a building on a parking lot with associated discharges/runoff within existing handling capacities, a bus stop along a roadway, and a foundation pad for portable buildings within a building complex.*

Categorical Exclusion No. 17 states - *Renewals and/or initial real estate ingrats and outgrants involving existing facilities and land wherein use does not change significantly. That includes, but is not limited to, existing or Federally-owned or privately-owned housing, office, storage, warehouses, laboratory, and other special purpose space.*

The Navy has determined that the proposed action will not have a significant effect on the human environment individually or cumulatively, under normal circumstances, and therefore neither an Environmental Assessment nor and Environmental Impact Statement is required.

 9/24/99  
Date

B. C. Babchuck  
Lieutenant Commander, CEC, USN  
Public Works Officer, NAWCTSD, Orlando  
By direction of the Commanding Officer



**DEPARTMENT OF THE NAVY**

SOUTHERN DIVISION

NAVAL FACILITIES ENGINEERING COMMAND

P.O. BOX 190010

2155 EAGLE DRIVE

NORTH CHARLESTON, S.C. 29419-9010

**MEMORANDUM FOR THE RECORD**

Date: 28 Sep 1999

From: Code 187

To: FILE

Subj: PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR LEASE OF PROPERTY TO  
THE UNIVERSITY OF CENTRAL FLORIDA, ORANGE COUNTY, FL

1. Subject Environmental Site Assessment has been reviewed.
2. On behalf of SOUTHNAVFACENGCOM, the methodology and findings are concurred in by the undersigned.

A handwritten signature in black ink that reads "James R. Ferro".

JAMES R. FERRO

Head, Installation Restoration III Branch

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## **1.0 SUMMARY**

The subject property investigated as part of this Phase I Environmental Site Assessment (ESA) consists of an undeveloped parcel comprising approximately 2.3 acres. The subject property is located within Central Florida Research Park at the southeast corner of Research Parkway and Loop Road - North Entrance. Please refer to the Site Location Map presented in Appendix A-1 and the Site Plan presented in Appendix A-2 for additional information.

Based on the findings of this Phase I ESA conducted in accordance with American Society for Testing and Materials (ASTM) format E1527 and the requirements of the Division of State Land Instructions, we conclude the following:

1. We found no evidence of recognized environmental conditions with respect to past uses of the subject property or adjoining properties based on our field observations, historical research, and public records review.
2. We found no evidence of petroleum product or hazardous materials storage or use at the subject property.
3. We found no evidence indicating the presence of underground storage tanks (USTs), polychlorinated biphenyls (PCBs), drinking water wells, seeps, illegal dumping, unusual odors, or stressed vegetation on the subject property or on adjoining sites based on our field observations, interviews, and historical and public records review.
4. Evidence exists indicating the presence of one facility (U.S. Navy - Naval Air Warfare Training Center) within the ASTM minimum search distance that contains leaking USTs based on our regulatory agency contact and field observations. A Contamination Assessment Report (CAR), by Piedmont Environmental Services, Inc. dated December 1997, the extent of contamination is limited to within a couple foot radius of the former UST area (which is located approximately 700 feet southwest of the subject property). Based on our review of the available public records pertaining to inspections of the petroleum storage site in the vicinity, the U.S. Naval Air Warfare Training Center does not appear likely to have impacted the subject property due to the distance of the former UST from the subject property and the limited extent of contamination as indicated in the 1997 CAR.
5. Evidence exists indicating the presence of two facilities (Central Florida Research Park and Laser Photonic, Inc.) within the ASTM minimum search distance that formerly or currently generate(d) hazardous waste or use(d) hazardous materials based on our regulatory agency contact and field observations. Based on our review of the available public records pertaining to inspections and investigations at hazardous waste generators in the property vicinity, there is no history of hazardous material discharge and, therefore, it does not appear likely that impacts to the subject property have occurred due to the distance from the subject property and the lack of reported contamination.



Based on the conclusions of the Phase I ESA conducted at the referenced property, Universal Engineering Sciences, Inc. (UES) finds no evidence of unresolved recognized environmental conditions which would warrant further investigation at this time.

## **2.0 INTRODUCTION**

### **2.1 PURPOSE**

The primary purpose of this assessment was to conduct an investigation of the subject property and surrounding properties for signs of potential hazardous substances or petroleum impacts and to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties. This environmental assessment was conducted following the ASTM E1527-97 Standard Practice for Environmental Site Assessments and the requirements of the Division of the State Lands Instructions. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E1527 guidelines.

This assessment was completed by Anita Thomas, Staff Engineer, and reviewed by Eric R. Krebill, Professional Geologist, both employees of Universal Engineering Sciences, Inc. Qualifications of personnel participating in this assessment are provided in Appendix B.

### **2.2 SPECIAL TERMS AND CONDITIONS**

The scope of work does not include an evaluation of asbestos containing building materials, lead based paint, radon, environmental compliance, site geotechnics (soils, foundations, site retention, etc.), wetlands, endangered species, or construction materials testing. UES can provide these additional services, if necessary.

This Phase I ESA meet(s) the requirements as set forth in ASTM E1527 and the requirements of the Department of Environmental Protection, Division of State Lands. The accuracy, correctness and completeness of this Phase I ESA is provided with knowledge of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended.

This report is intended for the sole use of EnSite Design Consultants, Inc. and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. Its contents may not be relied upon by other parties without the explicit written consent of UES. This is not a statement of suitability of the property for any use or purpose. In accepting this report, all parties herein mentioned agree to the General Conditions of the Agreement between UES and EnSite Design Consultants, Inc., dated August 13, 1999. A copy of the General Conditions is contained in Appendix C.



## **2.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

The findings of this report represent our professional judgement; no warranty is expressed or implied. These findings are relevant to the dates of our site work and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within the report. Universal Engineering Sciences can accept no responsibility for interpretations of these data made by other parties.

This report, and the information contained herein, shall be the sole property of UES until payment of any unpaid balance is made in full. The client agrees that until payment is made in full, the client shall not have a proprietary interest in this report or the information contained herein. UES shall have the absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the client in the event of nonpayment of outstanding fees by the client pursuant to UES's General Conditions.

## **2.4 LIMITING CONDITIONS AND METHODOLOGY USED**

There were no constraints which would impede our inspection of the property or obstruct our view, such as perimeter fences or inaccessible structures present.

This report has been prepared in accordance with the requirements of the Division of State Lands Instructions and ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process (Designation E1527-97). Methodology followed good commercial and customary practice with a goal to identify recognized environmental conditions that would be subject to an enforcement action if brought to the attention of appropriate government agencies.

## **3.0 PROPERTY DESCRIPTION**

### **3.1 LOCATION AND LEGAL DESCRIPTION**

The subject property, a 2-acre tract within Central Florida Research Park, is located at the southeast corner of Research Parkway and Loop Road - North Entrance in Orange County, Florida. The subject property is located within Section 10, Township 22 South, Range 31 East as referenced in the "Oviedo SW, Florida" United States Geological Survey (USGS) topographic quadrangle map presented in Appendix A-1 (Site Location Map). Please also refer to the Site Plan in Appendix A-2, the Aerial Photograph in Appendix A-3, and to the legal description of the property attached with the historical property ownership chain-of-title report in Appendix D. The legal description was obtained from a Lease Boundary/Topographic Survey of the subject property by GAI Consultants-Southeast, Inc., which was provided to UES by the client.

### **3.2 PROPERTY AND VICINITY CHARACTERISTICS**

At the time of our investigation, the subject property appeared as undeveloped land, and comprised approximately two acres. The property vicinity is characterized as an industrial park



Please refer to the Site Location Map in Appendix A-1, the Site Plan in Appendix A-2, the 1999 Aerial Photograph in Appendix A-3, and Section 3.7 for additional details.

### 3.3 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE PROPERTY

At the time of our site investigation, we observed the subject property was undeveloped. We observed a paved concrete sidewalk and two sanitary sewer manways along the north property boundary.

### 3.4 INFORMATION REPORTED BY USER REGARDING ENVIRONMENTAL LIENS

The History of Deeds For Environmental Audit was conducted by the Fidelity Title & Guaranty Co. The report does not indicate the presence of environmental liens currently held against the subject parcel. Please refer to the historical property ownership report in Appendix D.

No other information was provided to UES with respect to any environmental liens on the subject property.

### 3.5 CURRENT PROPERTY USE

At the time of our site investigation, the subject property was undeveloped.

### 3.6 PAST PROPERTY USES

Based on our review of aerial photographs, property title records, and interviews, the subject property has not been developed or used for any purpose, except for a fitness exercise area at the western portion of the subject property. The remainder of the subject property does not appear to have been developed or used for any purpose. None of the past uses of the subject property appear to have presented an environmental concern.

### 3.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

Currently, the properties adjoining the subject property are used as follows:

<b>Table 1 Description of Adjoining Properties</b>	
<b>Direction From Subject Property</b>	<b>Description of Property Use</b>
North	Research Parkway is adjoining the subject property to the north. Raytheon (Laser Photonic, Inc.) is adjoining north of Research Parkway.
East	A paved asphalt parking lot for the Research Pavilion, a multi-tenant office building.
South	Loop Road - North Entrance adjoining south of the subject property. A parking lot for the U.S. Naval Air Warfare Center Training Systems Division is adjoining south of Loop Road.



<b>Table 1 Description of Adjoining Properties</b>	
<b>Direction From Subject Property</b>	<b>Description of Property Use</b>
West	Loop Road - North Entrance is adjoining west of the subject property. Undeveloped land is adjoining west of Loop Road, and the U.S. Naval Air Warfare Center Training Systems Division is adjoining southwest of Loop Road.

According to a review of the earliest aerial photograph available (1939), the adjoining properties surrounding the property were undeveloped. Research Parkway appeared adjacent to the north of the subject property in the 1984 aerial photograph. The property adjoining north of Research Parkway appeared in the 1984 aerial photograph. The Research Pavilion and the Naval Training Center appeared adjoining the subject property in the 1987 aerial photograph.

### **3.8 SITE PLAN**

Please review the Site Plan presented in Appendix A-2. The Site Plan shows the property boundaries and surrounding roads.

### **4.0 RECORDS REVIEW**

#### **4.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE**

As a part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the subject property. UES obtained an ASTM site search report through the DataMap Technology Corporation (DTC). A copy of the regulatory database report is contained in Appendix E. UES also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP) Central District and the Orange County Environmental Protection Department (OCEPD), as needed. The following state and federal sources were consulted during this record review:

#### State and County Database Review (FDEP and OCEPD)

- FDEP, Leaking Underground Storage Tanks (LUST)
- FDEP, Registered Underground Storage Tanks (UST)
- FDEP, Registered Aboveground Storage Tanks (AST)
- FDEP, State Hazardous Waste Sites (SHWS)
- FDEP, Solid Waste Facilities/Landfill Sites (SWF/LS)
- FDEP, EDB Application Zone Delineation Maps of Florida



Federal Database Review [United States Environmental Protection Agency -(EPA)]

- EPA, Comprehensive Environmental Response, Compensation, and Liability Act Index (CERCLIS)
- EPA, Toxic Release Inventory System (TRIS)
- EPA, Facilities Index System List (FINDS)
- EPA, Resource Conservation & Recovery Act Index System List (RCRIS)
- EPA, Emergency Response Notification System List (ERNS)
- EPA, RCRA Administrative Action Tracking System (RAATS)
- EPA, National Priorities List (NPL)

Table 2 lists the minimum search distances used during this assessment as set forth in ASTM E1527.

<b>TABLE 2</b>	
<b>Minimum Search Distances - ASTM E1527</b>	
<b>SOURCE</b>	<b>SEARCH DISTANCE</b>
Federal NPL Site List (National Priorities List)	1.0 mile
Federal CERCLIS List (Comprehensive Environmental Response Compensation and Liability Act of 1980)	0.5 mile
Federal RCRA TSD Facilities (Resource Conservation and Recovery Act)	1.0 mile
Federal RCRA Generators Lists	Property and adjoining properties
Federal ERNS List (Emergency Response Notification System)	Property only
States Lists of Hazardous Waste Sites	1.0 mile
State Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State Leaking UST List (Underground Storage Tanks)	0.5 mile
State Registered UST List	Property and adjoining properties

4.1.1 FLORIDA STATE AND ORANGE COUNTY RECORDS REVIEW

According to information provided by DTC, the subject property is not listed on the state or county databases. One LUST site (US Navy - Naval Training Air Warfare Training Center) in the vicinity of the subject property is listed within the minimum search distance as specified by ASTM. Please refer to the Environmental FirstSearch report in Appendix E for details.

The US Navy - Naval Air Warfare Training Center facility is adjoining southwest of the subject property. According to a Tank Closure Report by Piedmont Environmental Sciences, a 1,000-gallon UST used to supply diesel fuel to an onsite emergency generator was replaced with a new 500-gallon double-walled aboveground storage tank (AST) in May 1997. The UST was formerly located approximately 700 feet southwest of the subject property. The groundwater analysis indicated slightly elevated levels of aromatic volatiles. According to a Contamination Assessment Report (CAR) dated December 1997, the reported direction of shallow



groundwater flow is to the northeast and the reported depth to the water table is approximately 4 to 5 feet below land surface (bls). Concentrations of 2.8 micrograms per liter ( $\mu\text{g/L}$ ) of ethylbenzene and 4.2  $\mu\text{g/L}$  of total xylenes were detected in the groundwater. Soil contamination was not detected during the contamination assessment. The CAR stated "based on the laboratory results, the extent of contamination is limited to within a couple foot radius of the former UST area." The potential for the US Navy - Naval Training Air Warfare Training Center to have impacted the subject property appears low, due to the distance of the former UST from the subject property.

In addition to reviewing the Environmental FirstSearch report, UES performed reconnaissance of the property vicinity to identify any sites not mapped by DTC due to inadequate or inaccurate address information and to look for unregistered facilities. No additional petroleum fueling or storage facilities were observed within a half mile of the subject property during field reconnaissance performed by UES.

The FDEP, ethylene dibromide (EDB) application zone delineation map of Orange County, Florida does not indicate EDB has impacted the groundwater within geographic Section 10. EDB was formerly used in citrus grove applications as a fumigant against nematodes.

#### 4.1.2 FEDERAL RECORDS REVIEW

The regulatory database radius map report indicates three small quantity generators of hazardous waste (Central Florida Research Park, Metters Industries, and Laser Photonic, Inc.) are located in the vicinity of the subject property. Metters Industries is not adjoining the subject property and therefore not within the minimum search distance specified by ASTM.

Laser Photonic, Inc. (Raytheon) is adjoining north of Research Parkway. The FDEP Hazardous Waste Section last inspected this facility in January 1985, at which time it was in compliance. OCEPD does not maintain a file for this facility. Laser Photonic, Inc. does not appear to have impacted the subject property, due to the lack of documented contamination.

Central Florida Research Park office is located within the Research Pavilion building adjoining to the east. This facility was added into OCEPD Hazardous Waste database on July 30, 1999, and has not been inspected. The FDEP Central District Hazardous Waste Section does not maintain a file for this facility. Central Florida Research Park does not appear to have impacted the subject property, due to the lack of documented contamination.

No additional facilities suspected of generating hazardous wastes were observed by UES during reconnaissance of the property vicinity.



#### 4.2 PHYSICAL SETTING SOURCES

The "Oviedo SW, Florida" USGS topographic quadrangle map, Orange County Soil Survey, Florida Department of Natural Resources' Environmental Geology Series - Orlando Sheet, and regulatory files available regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity. Analysis of the physical setting is discussed in Section 5.9.

#### 4.3 HISTORICAL USE INFORMATION

##### 4.3.1 AERIAL PHOTOGRAPH REVIEW

To evaluate the previous land uses of the subject property and surrounding areas, a series of aerial photographs was reviewed. The aerial photographs provide a progressive overview of parcels pertaining to this assessment.

We reviewed aerial photographs from 1939 to 1999, all except the 1999 aerial photograph were available at the Orange County Public Works Department. Please refer to Appendix A-3 for a copy of the 1999 Aerial Photograph. Descriptions of UES' observations are outlined in Table 4.

<b>TABLE 4</b>			
<b>Summary of Aerial Photograph Observations</b>			
<b>Photograph Date</b>	<b>Scale</b>	<b>Photograph Quality</b>	<b>Remarks</b>
1939	1" = 660'	Fair	The subject and adjoining properties are undeveloped. Alafaya Trail is present further west of the subject property.
1947	1" = 800'	Fair	No significant changes were observed since the previous aerial photograph.
1958	N/A	N/A	The 1958 aerial photograph was not available for review.
1963	1" = 440'	Fair	Significant residential development has occurred further southeast of the subject property. No other significant changes were observed since the previous aerial photograph.
1965	1" = 660'	Fair	Several dirt trails are present at the adjoining properties. No other significant changes were observed since the previous aerial photograph.
1967	1" = 660'	Fair	Some of the current structures within the University of Central Florida (UCF) campus have developed further north of the subject property. No other significant changes were observed since the previous aerial photograph.



**TABLE 4**  
**Summary of Aerial Photograph Observations**

Photograph Date	Scale	Photograph Quality	Remarks
1969	1" = 660'	Fair	Significant development has occurred within the UCF campus further north of the subject property. No other significant changes were observed since the previous aerial photograph.
1971	1" = 660'	Fair	No significant changes were observed since the previous aerial photograph.
1975	1" = 300'	Fair	Significant residential development has occurred west of Alafaya Trail. No other significant changes were observed since the previous aerial photograph.
1978	1" = 300'	Fair	No significant changes were observed since the previous aerial photograph.
1981	1" = 300'	Fair	No significant changes were observed since the previous aerial photograph.
1984	1" = 300'	Fair	Research Parkway is present adjoining the subject property to the north. Technology Parkway appears partially constructed west of the subject property. The current structure has developed at the property adjoining north of Research Parkway. Additional structures have developed further northwest of the subject property. Progressive Drive has been constructed northwest of the subject property. No other significant changes were observed since the previous aerial photograph.
1987	1" = 300'	Fair	The current structure and associated parking lot have developed at the adjoining property to east. Loop Road - North Entrance appears under construction adjacent to the west of the subject property. The structures and associated parking lot adjoining to the south and southwest also appear to be under construction. Additional structures have developed to the northwest and northeast, within Central Florida Research Park. No other significant changes were observed since the previous aerial photograph.
1990	1" = 300'	Poor	Two structures have developed north of the subject property, within Central Florida Research Park. No other significant changes were observed since the previous aerial photograph.
1994	1" = 300'	Good	The property adjoining to the northeast, north of Research Parkway, appears to have been cleared for construction. No other significant changes were observed since the previous aerial photograph.



TABLE 4 Summary of Aerial Photograph Observations			
Photograph Date	Scale	Photograph Quality	Remarks
1997	1" = 300'	Good	The property adjoining to the northeast, north of Research Parkway, has developed with the current structure. No other significant changes were observed since the previous aerial photograph.
1999	1" = 300'	Good	The subject property appears undeveloped and wooded. The property adjoining west of Loop Road North Entrance is also undeveloped. No other significant changes were observed since the previous aerial photograph.

#### 4.3.2 PROPERTY OWNERSHIP RECORDS

The History of Deeds For Environmental Audit report for the subject property was provided to UES through the Fidelity Title & Guaranty Co. From the review of this document, we were able to review ownership of the subject parcel from prior to 1944 through the present day.

The subject property is currently owned by the United States of America, acting by and through the Department of the Navy. The property was owned by three individuals and several corporations from 1944 to the present. The report does not indicate that the parcel had been owned or leased for industrial purposes, chemical production, petroleum dispensing, mining of oil, gas or minerals, or had been used as a waste disposal repository. This was confirmed from our aerial photograph and historical records review that indicates that the property has not been developed for commercial or industrial use. A copy of the chain-of-title is attached in Appendix D.

#### 4.3.3 SANBORN FIRE INSURANCE MAP REVIEW

Fire Insurance Maps generated by the Sanborn Map Company were not required, since development of the subject and adjoining properties was determined through review of aerial photographs and interviews. Sanborn maps are not likely available due to the historically rural nature of the property vicinity.

#### 4.3.4 CITY DIRECTORY REVIEW

The 1984, 1989, 1994, and 1999 city directories by the City Publishing Co. were reviewed at the Orange County Library. We reviewed city directory listings for Research Parkway, Technology Parkway, and Progressive Drive. The city directory review did not reveal the historical presence of any additional businesses not listed in the State or Federal records that may be considered a potential environmental concern to the subject property.



#### 4.3.5 LAND USE RECORDS

According to the 1996 TRW-REDI Map, the subject property was zoned IND-3, Industrial Park District.

Building records were not reviewed, since review of aerial photographs indicate the subject property has remained undeveloped from 1939 until the present day.

#### 4.3.6 OTHER HISTORICAL SOURCES

No other historical sources were reviewed during this assessment.

### **4.4 PRIOR ASSESSMENT**

No prior environmental assessment reports were provided to UES by the client or current property owners.

## **5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS**

### **5.1 SITE RECONNAISSANCE**

On August 18, 1999, a walkover inspection of the subject property was completed by Anita Thomas. The purpose of the site visit was to investigate the current conditions of the subject property and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. The inspection included walking the accessible portions of the interior of the parcel and walking the site perimeter. This visual inspection of the property focused primarily on its surface features. Site photographs are included in Appendix F.

Our observations during the site investigation were as follows:

The subject property was undeveloped. The majority of the subject property was covered with dense vegetation. We observed an exercise area at the western portion of the subject property. We observed miscellaneous trash scattered along the east and north property boundaries.

We observed no evidence of petroleum product or hazardous materials storage or use at the subject property. We found no evidence indicating the presence of obvious surface discharges, indications of liquid waste dumping or disposal, underground storage tanks (USTs), polychlorinated biphenyls (PCBs), drinking water wells, seeps, illegal dumping, unusual odors, pits, ponds, lagoons, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. No recognized environmental conditions were noted on the subject property.



## **5.2 SITE VICINITY RECONNAISSANCE**

Reconnaissance of the property vicinity was performed by Anita Thomas on August 18, 1999 to verify regulatory database information and evaluate land practices in the vicinity which may have the potential to adversely impact the subject property. No unreported petroleum or suspected hazardous waste generators were observed in the immediate property vicinity. No additional facilities were identified which were suspected to have caused an environmental impact to the subject property.

## **5.3 INTERVIEWS**

UES spoke with Joe Wallace, Director of the Central Florida Research Park, to obtain information regarding his knowledge of environmental concerns with respect to the subject property and vicinity. He stated that he was part of the Orange County Research and Development Authority, who purchased the entire Central Florida Research Park property in the early 1980's. He stated the subject property is currently owned by the United States Navy. He stated the U.S. Navy is planning to lease the subject property to UCF, who intends to develop the subject property. He stated the subject property has never been developed. He also stated that he was not aware of any environmental concerns at the subject property or in its vicinity.

UES was unable to interview Lieutenant Commander Bruce Babychuk of the United States Navy, who is in charge of facilities.

UES spoke with Lucy Albrecht of FDEP Central District Hazardous Waste Section, to obtain information of complaints regarding the subject property. She stated they have no information available on the subject property.

UES spoke with Deidre Deware of the Orange County Fire Department, to obtain information regarding emergency responses or fires/spills of hazardous materials at the subject property. She stated they have no information available on the subject property.

UES made attempts to contact Scott Thompson, of the Orange County Environmental Health Department, to obtain information of complaints regarding the subject property, but was unable to interview him.

UES spoke with Bill Claypool, of the Permitting Section of the Orange County Development Engineering Department, to obtain information if any permits had been applied or granted for the subject property. He stated that according to their records no permits were applied or granted for fill at the subject property.

Interview documentation is contained in Appendix G.



#### **5.4 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES**

No hazardous substances in connection with identified uses were observed at the subject property the day of our reconnaissance.

#### **5.5 HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS**

No hazardous substance containers or unidentified substance containers were observed at the subject property the day of our site reconnaissance.

#### **5.6 STORAGE TANKS**

During our site reconnaissance, no indications of storage tanks were observed. Our regulatory research did not indicate the presence of registered storage tanks at the subject property.

#### **5.7 INDICATORS OF PCBs**

During our site reconnaissance, we did not observe electrical transformers or other indicators of PCBs.

#### **5.8 INDICATORS OF SOLID WASTE DISPOSAL**

There were no indicators of solid waste disposal observed at the subject property the day of our site reconnaissance.

#### **5.9 PHYSICAL SETTING ANALYSIS**

The "Oviedo SW, Florida" USGS topographic quadrangle map, Orange County Soil Survey, Florida Department of Natural Resources' Environmental Geology Series - Orlando Sheet, and regulatory files available regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity.

Based on our site reconnaissance, review of USGS maps, aerial photographs, location of the subject property, and the present environmental related conditions of adjacent and nearby properties, the potential for migration of petroleum contamination or hazardous waste contamination from offsite sources appears low.

##### **5.9.1 TOPOGRAPHY**

The USGS topographic quadrangle map titled "Oviedo SW, Florida" was referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located approximately 70 feet above sea level. The topography in the vicinity slopes gently to the east. A copy of the USGS Quadrangle Map is provided as Appendix A-1 (Site Location Map).



### 5.9.2 SOILS/GEOLOGY

The general geology of Orange County is characterized by 30 to 50 feet of undifferentiated fine to medium grained sands and clayey sands of Holocene age overlying the Miocene age Hawthorn Group. The Hawthorn is approximately 100 feet thick and is comprised of interbedded layers of clay, clayey sand, sandy clay, and phosphatic carbonates. The underlying Tertiary age carbonates gently dip east under an increasing thickness of younger sediments.

According to the 1986 Soil Conservation Service, Orange County Soil Survey, surficial soils at the subject property are classified primarily as Smyrna fine sand. This soil is nearly level and poorly drained. A seasonal high water table is within 10 inches of the surface for 1 to 4 months, and recedes to a depth of 10 to 40 inches for more than 6 months. The permeability is rapid, and the available water capacity is low.

### 5.9.3 HYDROGEOLOGY

The general hydrogeology of Orange County includes an unconfined surficial aquifer separated from the Floridan aquifer by the Hawthorn Group. The surficial aquifer is recharged by rainfall and can yield small to moderate amounts of water to small diameter wells. The Floridan aquifer may reach 2,000 feet in thickness and is the primary source of the public water supply. The direction of shallow groundwater flow is generally toward surface water bodies.

The property does not contain surface water bodies.

A CAR dated December 1997, conducted at the U.S. Naval Air Warfare Training Center by Piedmont Environmental Services, indicated the shallow groundwater flow direction is to the northeast.

### **5.10 ANY OTHER CONDITIONS OF CONCERN**

According to the Florida Statewide Radiation Study commissioned by the Florida Institute of Phosphate Research, the relative radon potential for Orange County is medium-low. The average radon concentration measured during the survey in Orange County was 0.7 picoCurie per liter (pCi/L).

No other conditions of environmental concern were observed.

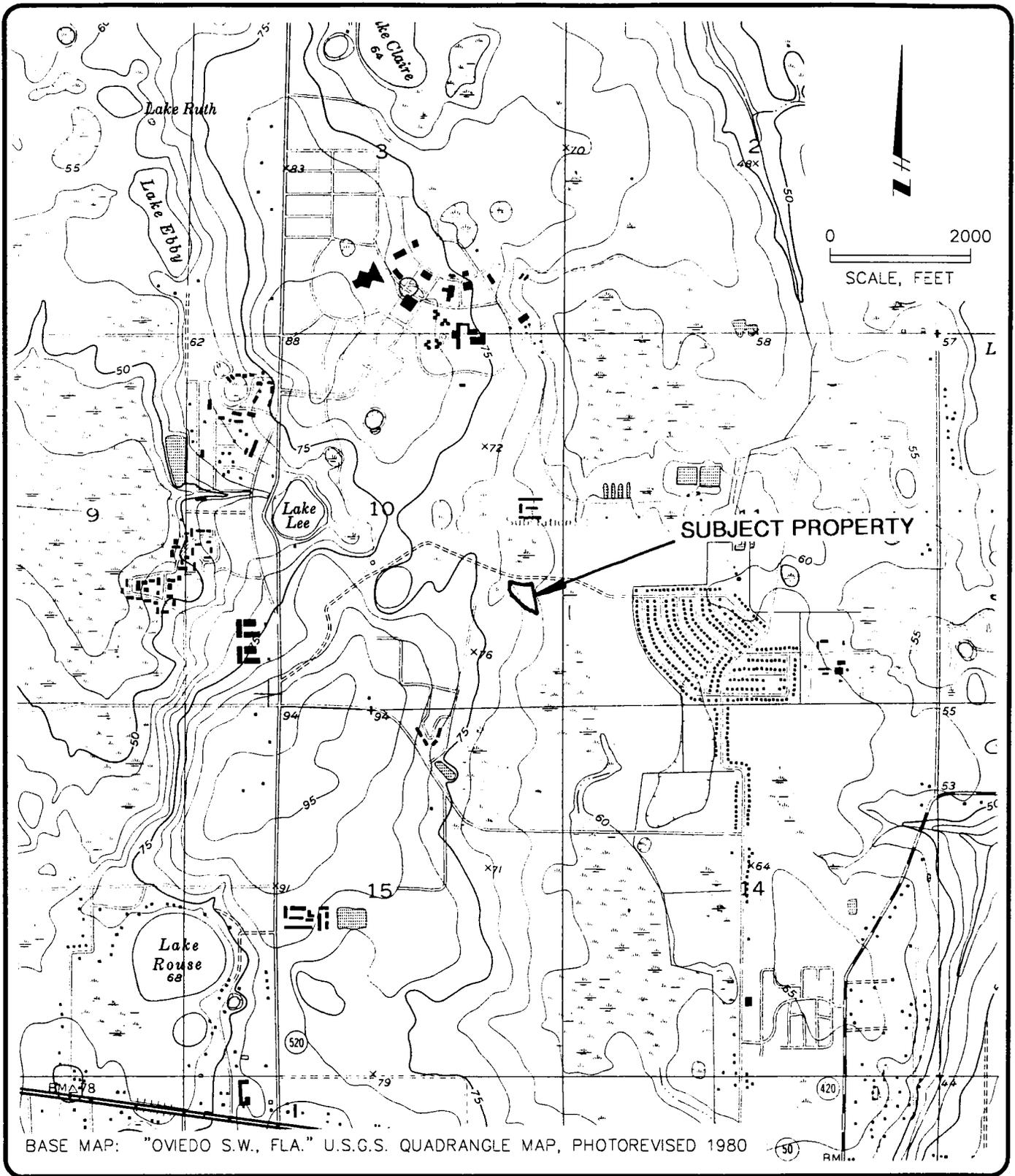


## **6.0 FINDINGS AND CONCLUSIONS**

We have performed this Phase I ESA in accordance with the scope and limitations of ASTM Practice E1527-97 at the 2-acre tract located at the southeast corner of Research Parkway and Loop Road North Entrance within Central Florida Research Park, in Orange County, Florida, and as defined by the legal description attached in Appendix D. Any exceptions to or deletions from this practice are described in Sections 2.2, 2.3 and 2.4 of this report. This assessment has revealed no evidence of unresolved recognized environmental conditions in connection with the property. In conclusion, based on the findings of this investigation, no further investigation is warranted at this time.



# **APPENDIX A**

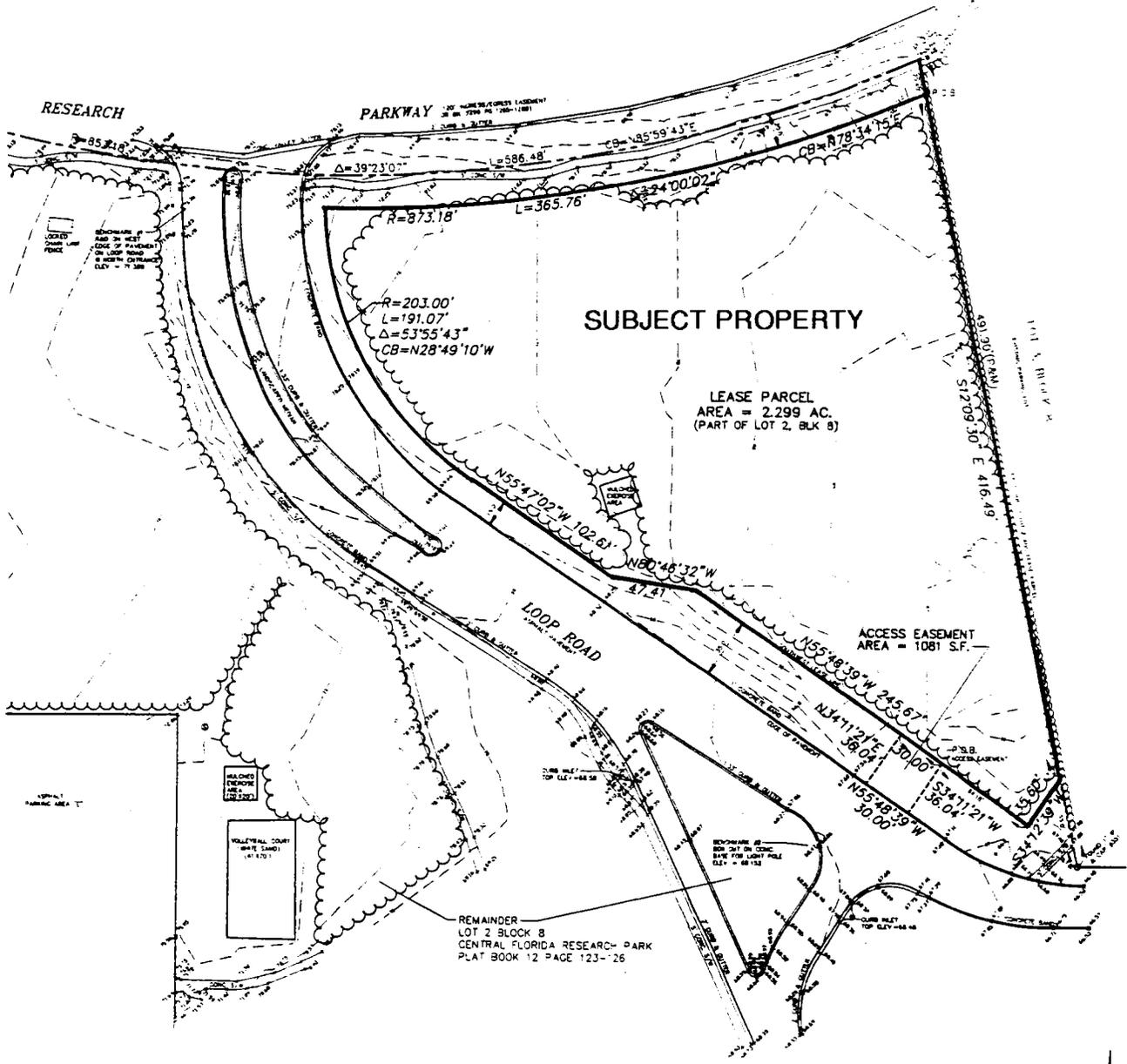


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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2-ACRE TRACT, CENTRAL FLORIDA RESEARCH PARK  
ORANGE COUNTY, FLORIDA**

**U.S.G.S. SITE LOCATION MAP**

DRAWN BY: G.B.	DATE: 8/24/99	CHECKED BY: AT	DATE: 3/29/99
SCALE: AS SHOWN	PROJECT NO: 10054-002-01	REPORT NO: 75431	PAGE NO: A-1



THIS PLAN BASED ON DRAWING PROVIDED BY CLIENT



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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2-ACRE TRACT, CENTRAL FLORIDA RESEARCH PARK  
ORANGE COUNTY, FLORIDA**

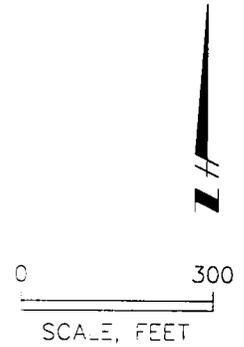
**SITE PLAN**

DRAWN BY: G.B.	DATE: 8/24/99	CHECKED BY: AT	DATE: 8/24/99
SCALE: AS SHOWN	PROJECT NO: 10054-002-01	REPORT NO: 75481	PAGE NO: A-2



LEGEND:

- 1 SUBJECT PROPERTY
- 2 U.S. NAVAL AIR WARFARE TRAINING CENTER
- 3 LASER PHOTONIC
- 4 CENTRAL FLORIDA RESEARCH PARK
- A RESEARCH PARKWAY
- B TECHNOLOGY PARKWAY
- C PROGRESSIVE DRIVE
- D LOOP ROAD - NORTH ENTRANCE



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PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2-ACRE TRACT, CENTRAL FLORIDA RESEARCH PARK  
ORANGE COUNTY, FLORIDA

1999 AERIAL PHOTOGRAPH

DRAWN BY: G.B.	DATE: 8/24/99	CHECKED BY:	DATE:
SCALE: AS SHOWN	PROJECT NO: 10054-002-01	REPORT NO:	PAGE NO: A-3

# **APPENDIX B**



## **ANITA THOMAS, E.I.**

**Title:** Staff Engineer

**Experience:** Ms. Thomas has provided field and office support services for environmental assessment. Ms. Thomas developed a working knowledge of EPA Region IV and Florida Department of Environmental Protection (FDEP) sampling, decontamination and quality assurance protocol, with specific expertise in field sampling methods, monitor well installations, oversight, chain-of-custody record keeping, and data management.

**Related  
Projects:**

- City of Orlando, Orlando, Florida. Ms. Thomas was responsible for field investigations of soil groundwater and surface water at the former Naval Training Center Golf Course for arsenic contamination. As field Supervisor, Ms. Thomas was responsible for the coordination of sampling, chain-of-custody record keeping, and arsenic concentration mapping.
- Phase I Environmental Assessments, Various Locations, Central Florida. Ms. Thomas has been responsible for environmental property assessments for the purpose of acquisitions or refinancing in which specific sites are investigated for potential hazardous/toxic wastes and/or petroleum exposures. Included within these assessments are review of historical ownership, examination of historical land use activities and ownership, examination of historical aerial photography, a field review of the site and nearby properties, regulatory file review, and a summary report to recommend the appropriate action.
- Phase II Environmental Assessments, Various Locations, Central Florida. Ms. Thomas has been responsible for Phase II Environmental Assessments which are based on Phase I results. These assessments include analysis of soil and groundwater samples at selected locations for key chemical indicators of hazardous waste/petroleum products, and summary reports describing detected chemicals, state or federal action levels, and recommended actions.
- Former Greene's Pine Castle Service Center, Orlando, Florida. Ms. Thomas performed a Preliminary Contamination Assessment at this former service station. The purpose of the investigation was to assess the approximate extent of contamination. This assessment included analysis of groundwater samples for specific petroleum contaminants, detailed soil and hydrogeologic investigations, summary report and recommendations for cleanup approach.

**Academic**

**Background:** Bachelor of Science, Environmental Engineering, University of Florida, 1998

**UES Office:** Orlando Headquarters



## **ERIC KREBILL, P.G.**

**Title:** Senior Geologist

**Expertise:** Environmental Sciences, Hydrogeology

**Experience:** Mr. Krebill is a senior level project manager at Universal Engineering Sciences, Inc. responsible for management of activities and personnel required for assessment and remediation of environmentally impacted sites. He formerly worked as an office manager for a national environmental consulting firm. He is currently responsible for development and implementation of contamination assessment and remediation strategies, project budgeting and cost projections, project coordination, personnel supervision, health and safety protocol, quality assurance requirements, and technical review. Mr. Krebill has work experience in a variety of geologic settings and has worked closely with federal, state, and local regulatory agencies coordinating site specific compliance requirements. He has worked in Florida since 1988 on petroleum contaminated sites and is intimately familiar with Chapter 62-770 and the current state cleanup program.

Mr. Krebill has over 13 years of experience managing contamination assessment and subsurface remediation projects. Many of the projects were performed in order to comply with regulatory programs including Florida Petroleum Pre-Approval Program and non-program petroleum sites, RCRA, NPDES, industrial waste, hazardous waste, landfills, and environmental permitting programs. He has completed environmental related projects for private individuals, corporations, and government agencies. Mr. Krebill has written or reviewed numerous regulatory approved contamination assessment reports and remedial action plans.

Mr. Krebill has experience managing real estate development and divestment environmental assessments and site clean-ups performed for a variety of financial institutions. The assessment projects include environmental site screening inspections; Phase I and Phase II assessments; asbestos surveys; radon monitoring; sinkhole geophysical studies; wetland restoration; spill prevention, control, and countermeasure plans; best management practice plans; and regulatory compliance audits. Mr. Krebill has supervised site cleanups including hazardous and non-hazardous drum removal, contaminated soil removal, and miscellaneous tire and garbage removal. The current practice for site cleanups emphasizes source removal evaluation of natural attenuation for site restoration and point of compliance monitoring.

The following representative project descriptions are provided to show the range of project types Mr. Krebill has managed during his career.

### **Related Projects:**

- FDEP Pre-Approval Petroleum Cleanup Contractor - Mr. Krebill is currently the project manager for several Pre-Approval Petroleum Cleanup Program sites. As project manager, he proposes contamination assessment and remediation tasks in accordance with the Standard Operating Procedures for the Petroleum Pre-Approval Program with the FDEP project manager's approval. He then coordinates completion of approved activities, prepares or reviews reports documenting the work performed, and handles financial project management including invoicing, change orders, and contract cost reductions.



**ERIC KREBILL, P.G. - Continued**

- Regional Environmental Consultant Office Manager, Applied Earth Sciences, Inc. Mr. Krebill managed the Orlando branch office for a period of five years. His responsibilities included management of office staff, inventory, and finances. Duties included regulatory liaison, client services and business development, coordination of assessment and remediation work, delegation of work to technical and support personnel, technical oversight, report review, field safety, and quality assurance. Mr. Krebill was responsible for training of technical personnel and developed corporate standard operating procedures for various fieldwork activities.
- FDEP/Orange County Cleanup Contractor - During former employment with another environmental consulting firm, Mr. Krebill was the contract manager for state petroleum cleanup sites managed by the Orange County Environmental Protection Department (OCEPD). As contract manager, Mr. Krebill prepared work plans and cost proposals to perform contamination assessment and remediation activities at high priority petroleum cleanup sites. In addition, Mr. Krebill coordinated and provided oversight of field activities and reporting.
- Real Estate Phase I Environmental Site Assessment, Melbourne, Florida. Mr. Krebill performed a Phase I assessment at a commercial property for a financial institution. No environmental concerns were observed during a physical inspection of the site and surrounding area. A review of regulatory database listings identified several properties in the area with past land use practices with potential to impact the subject property. A review of historical aerial photographs provided a historical perspective of land use activities which allowed an accurate evaluation of contaminant impact potential.
- Real Estate Phase II Environmental Site Assessment, Winter Springs, Florida. Mr. Krebill performed a Phase I site inspection at a trailer park for a financial institution and observed that improper used oil handling procedures were causing an environmental impact. Soil impacted by spillage of waste oil was excavated and a temporary watertable monitor well was installed and sampled to determine groundwater quality. Property management personnel were provided proper used oil storage and disposal instruction.
- Landfill Permit Hydrogeological Assessment, Orange County, Florida A hydrogeological investigation was performed in accordance with state and county requirements to be used for engineering design of a proposed landfill and to allow a predictive evaluation of the movement and composition of future discharge from the site. Literature review indicated regional hydrogeologic information and site specific investigation was completed to define geology and hydrology and their relationships to regional patterns including groundwater flow, background quality of groundwater, hydraulic connections between aquifers, and area well use zone of influence on the potential landfill. The site investigation included standard penetration test (SPT) soil borings, soil material laboratory analysis of representative samples, installation of piezometers and monitor wells, measurement of groundwater elevations, aquifer characteristics determination, groundwater sampling, and analysis.



**ERIC KREBILL, P.G. - Continued**

- Landfill Closure Hydrogeological Assessment And Groundwater Monitoring Plan, Sanford, Florida. A landfill initiated by the navy in the 1950s and later used for municipal dumping was closed prior to government regulation. The state requested development of a Groundwater Monitoring Plan (GWMP) to monitor potential discharges. A hydrogeological assessment was performed to support development of a GWMP. The investigation included definition of the extent of landfilling, evaluation of landfill contents, performance of soil borings, installation of piezometers and monitor wells, and groundwater elevation measurements. The field data were evaluated to define relationships of the waste area to site geology and hydrology. A GWMP was developed to evaluate background groundwater quality and to monitor potential migration pathways of potential contaminants associated with identified wastes.
- Petroleum and Hazardous Waste Hydrogeological Investigations Assessment and remediation of contaminated properties requires an understanding of geologic and hydraulic conditions and knowledge of contaminant properties to evaluate how the contaminants will move through the subsurface. Mr. Krebill has completed hundreds of hydrogeological assessments in conjunction with contamination assessment and remediation. Nearly all of the investigations include performing soil borings to observe soil types and perform field screening for contaminants and installation of monitor wells for groundwater flow measurements, groundwater quality sampling, and aquifer characteristics testing. Based on relationships of contaminants to the site hydrogeology, pilot tests are performed to evaluate effectiveness of various remedial methods. The success of limited measures or full scale remedial system installations to accomplish site restoration is dependent upon the accuracy of the hydrogeological assessment.
- Soil and Groundwater Remediation, Orlando, Florida. Subsequent to receiving approval of a Contamination Assessment Report, Mr. Krebill designed a soil and groundwater remediation system designed to remove both dissolved petroleum hydrocarbons and TCE from the subsurface. The TCE was migrating under the site from a neighboring electronics facility. A vacuum extraction system was implemented for soil remediation and a pump and treat system was installed to remediate groundwater. Groundwater treatment was design was based on elevated TCE concentrations reported at the electronics facility.
- Regional Client Environmental Manager, The Southland Corporation. Mr. Krebill fulfilled the role of Senior Project Manager for all 7-Eleven stores located in the Southeastern region of the United States. He was responsible for coordination and completion of all petroleum contamination assessment/remediation, air/water environmental permitting, and storage tank removal oversight. Mr. Krebill acted as regulatory liaison, developed corporate environmental program protocols, and provided financial projections and cost saving ideas.
- Sinkhole Investigation, Tampa, Florida. A land developer wished to assess the potential for sinkhole occurrence at a parcel proposed for residential development. Mr. Krebill reviewed the regional geology and hydrogeology to determine an appropriate geophysical method for mapping subsurface structure. Seismic reflection and refraction was performed in a grid pattern across the proposed development area. The seismic data was processed and interpreted to show that there was very little potential of sinkhole development.



**ERIC KREBILL, P.G. - Continued**

- Industrial Wastewater Permitting, DeLand, Florida. A truck rental maintenance facility operating a truck wash bay generated fluids considered industrial waste. A permit was required which included wastewater treatment provisions. Mr. Krebill designed a fluid collection and recycling treatment system and completed the permit which gained regulatory approval.
- Water Supply Permitting, Marion County, Florida. A proposed golf course required a Water Management District Consumptive Use Permit in order to use groundwater for domestic and irrigation purposes. A portion of the permit requirements included a Hydrogeologic Report which discussed regional and site specific geology and hydrogeology. An aquifer pumping test was performed at a withdrawal rate of 1.8 million gallons per day and data gathered during the test was analyzed to measure aquifer characteristics, evaluate production limits, and assess potential impacts to groundwater quality and water levels within the selected production zone and adjacent production zones. The aquifer characteristics were used as input data in computer modeling software to simulate the radius of influence of multiple wells based upon future use forecasts.

**Academic**

**Background:** Bachelor of Science, Geology, Northern Arizona University, 1984

**Registrations:** Professional Geologist; Florida, Georgia, South Carolina  
OSHA Hazmat  
C.P.R. and First Aid

**UES Office:** Orlando Headquarters

**UNIVERSAL ENGINEERING SCIENCES, INC.**  
**GENERAL CONDITIONS**

**SECTION 1: RESPONSIBILITIES**

- 1.1 Universal Engineering Sciences, Inc., heretofore referred to as the "Consultant," has the responsibility for providing the services described under the "Scope of Services" section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.
- 1.2 The "Client" or duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

**SECTION 2: STANDARD OF CARE**

- 2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.
- 2.2 The Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

**SECTION 3: SITE ACCESS AND SITE CONDITIONS**

- 3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.
- 3.2 The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee schedule and expense reimbursement policy.

**SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL**

- Soil or water samples obtained from the project during performance of the work shall remain the property of the Client.
- 4.2 The Consultant will dispose of or return to Client all remaining soils and rock samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.
  - 4.3 Samples which are contaminated by petroleum products or other chemical waste will be returned to Client for treatment or disposal, consistent with all appropriate federal, state, or local regulations.

**SECTION 5: BILLING AND PAYMENT**

- 5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications.
- 5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent [1-1/2%] per month, or the maximum rate allowed by law, on past due accounts.
- 5.3 If the Consultant incurs any expenses to collect overdue billings on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

**SECTION 6: OWNERSHIP OF DOCUMENTS**

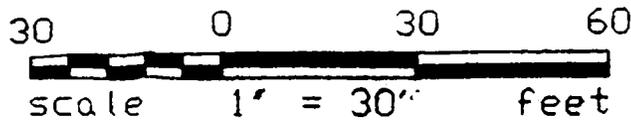
- 6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.
- 6.2 Client agrees that all reports and other work furnished to the Client or his agents, which is not paid for, will be returned upon demand and will not be used by the Client for any purpose.
- 6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

**SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS**

Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

# **APPENDIX C**

# **APPENDIX D**



**LEGAL DESCRIPTION  
LEASE PARCEL TO UCF**

A certain portion of Lot 2 Block 8, Central Florida Research Park according to the plat thereof recorded in Plat Book 12 page 123-126 of the public records of Orange County Florida said Parcel being more particularly described as follows;

Commence at the Northeast corner of said Lot 2 and run S 12° 09' 30" E along the East line of said lot for 20.40 feet to a Point of Beginning; thence continue S 12° 09' 30" E along said East line for 418.49 feet; thence S 34° 12' 39" W for 35.80 feet; thence N 55° 48' 39" W for 245.87 feet; thence N 80° 46' 32" W for 47.41 feet; thence N 55° 47' 02" W for 102.61 feet to a point on a circular curve deflecting to the right; thence Northwesterly along said curve having a radius of 203.00 feet through a central angle of 53° 55' 43" a chord bearing of N 28° 49' 10" W and an arc length of 191.07 feet to a point on a non tangent curve deflecting to the left; thence Northeasterly along said curve having a radius of 873.18 feet through a central angle of 24° 00' 02", a chord bearing of N 78° 34' 15" E for an arc length of 385.76 feet to the Point of Beginning. Said Parcel contains 2.299 acres of land and together with the following described access easement;

Commence at the Northeast corner of said Lot 2 and run S 12° 09' 30" E along the East line of said lot for 436.89 feet ; thence S 34° 12' 39" W for 35.80 feet; thence N 55° 48' 39" W along the Southwest line of the aforementioned lease area for 64.18 feet to the Point of Beginning; thence S 34° 11' 21" W for 36.04 feet to the edge of pavement of the existing roadway known as Loop Road; thence N 55° 48' 39" W along said edge of pavement for 30.00 feet; thence N 34° 11' 21" E for 36.04 feet to the aforementioned Southwest line; thence S 55° 48' 39" E along said line for 30.00 feet to the Point of Beginning. Said easement contains 1081 square feet.

**SURVEYORS NOTES**

1. This Lease Boundary/Topographic Survey was produced for the exclusive use of Modarse & Associates and the University of Central Florida and their associated subcontractors to build a Center of Public Safety. Use by others requires the signature of the signing Professional Land Surveyor See Note 9.
2. The contracted limits of this project are shown hereon as defined by Oscar Lunar of the Department of the Navy on December 4, 1998. This site lies in Section 10 Township 22 South, Range 31 East in Orange County Florida.
3. The surveyor did not have the benefit of a title policy or any right of way deeds to confirm if there are any easements or rights of way takings that may affect this site.
4. The Surveyor relied on Mapping of NAWCTSD by Glace & Rodcliffe Inc. dated 10/6/95 as supplied by the Department of the Navy.

10' 11" 8" M  
 16' 19"  
 LOT 3, BLOCK 8  
 EXISTING PARKING LOT  
 EAST LINE OF LOT 2 AND LEASE PARCEL

HISTORY OF DEEDS  
FOR ENVIRONMENTAL AUDIT

Prepared Exclusively For:

UNIVERSAL ENGINEERING SCIENCES

Ms. Anita Thomas

Prepared By:

Fidelity Title and Guaranty Company  
2233 Lee Road, Suite 101  
Winter Park, Florida 32789  
(407) 740-7131 PHONE  
(407) 740-6275 FAX

# HISTORY OF DEEDS

## FOR ENVIRONMENTAL AUDIT

Order No.: 99.04898  
Your File No.: Central Florida Research Park  
FOR: UNIVERSAL ENGINEERING SCIENCES  
Ms. Anita Thomas  
PARCEL: Real Estate located in Orange County, Florida described as follows:  
  
PLEASE SEE ATTACHED EXHIBIT "A"

<u>OWNER</u>	<u>OWNED SINCE</u>	<u>Ref. # Official Records Book/Page</u>
*The United States of America, acting by and through the Department of the Navy	10-12-83	3429/1105
Orange County Research and Development Authority	12-30-82	3336/2017
Orange County Research and Development Authority	11-02-82	3335/1582
Orange County Research and Development Authority	10-27-82	3335/1578
James P. Fitzgerald, Jr., as Trustee	10-27-82	3335/1575
Barnett Banks Trust Company, N.A., as Trustee	03-31-81	3182/2574
William E. Doster, as Trustee	03-30-81	3182/2568
Alfred L. Deutsch, not individually, but as one of the Trustees	05-14-76	2699/1595
Florentes, Inc.	12-23-70	2024/0303
The First National Bank at Orlando	12-15-69	1901/0281
Florentes, Inc.	12-18-69	1910/0841

<u>OWNER</u>	<u>OWNED SINCE</u>	<u>Ref. # Official Records Book/Page</u>
Orange County Associates, Inc.	01-13-56	0058/0289
Frank Adamucci	12-29-55	0055/0480
Collings' Lakes, Inc.	12-29-55	0055/0474
David Miller	08-10-55	0008/0629
Harry H. Price	07-19-51	0087/0185
		<u>Deed Book</u>
Harry H. Price	02-16-44	0623/0270

Easement information pertinent to legal description:

NONE

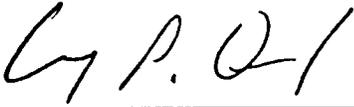
Lease information pertinent to legal description:

NONE

Please note that deeds are listed from the most recently recorded deeds to the oldest deed found within our fifty year search to the most recent recording. An asterisk (\*) next to an owner's name indicates current ownership. This search includes all deeds recorded in **Orange County, Florida** on the described property through **August 13, 1999** at 4:00 p.m.

**I hereby certify to Universal Engineering Sciences that to the best of my personal knowledge and belief that the foregoing Report accurately reflects matters of Public Record as defined by F.S. §28.222 as to the names and legals noted herein. This Report is governed by F.S. §627.7843(3) which limits liability for any incorrect information to a maximum of \$1,000.00. This Report is not a Title Opinion, Title Policy, Warranty of Title or any other assurance as to the status of title. Consumers and other parties relying upon this Report are urged to consult with an attorney for legal counsel and advice regarding a Title Opinion and the availability of Title Insurance.**

Prepared by:



---

Larry P. Deal

**Fidelity Title and Guaranty Company**  
2233 Lee Road, Suite 101  
Winter Park, FL 32789  
(407) 740-7131

EXHIBIT "A"

A certain portion of Lot 2 Block 8, Central Florida Research Park according to the plat thereof recorded in Plat Book 12 page 123-128 of the public records of Orange County Florida said Parcel being more particularly described as follows:

Commence at the Northeast corner of said Lot 2 and run S 12° 09' 30" E along the East line of said lot for 20.40 feet to a Point of Beginning; thence continue S 12° 09' 30" E along said East line for 418.49 feet; thence S 34° 12' 39" W for 35.60 feet; thence N 55° 48' 39" W for 245.67 feet; thence N 80° 48' 32" W for 47.41 feet; thence N 55° 47' 02" W for 102.61 feet to a point on a circular curve deflecting to the right; thence Northwestery along said curve having a radius of 203.00 feet through a central angle of 53° 55' 43" a chord bearing of N 28° 49' 10" W and an arc length of 191.07 feet to a point on a non tangent curve deflecting to the left; thence Northeastery along said curve having a radius of 873.18 feet through a central angle of 24° 00' 02" a chord bearing of N 78° 34' 15" E for an arc length of 388.78 feet to the Point of Beginning. Said Parcel contains 2.299 acres of land and together with the following described access easement:

Commence at the Northeast corner of said Lot 2 and run S 12° 09' 30" E along the East line of said lot for 436.89 feet; thence S 34° 12' 39" W for 35.60 feet; thence N 55° 48' 39" W along the Southwest line of the aforementioned lease area for 64.18 feet to the Point of Beginning; thence S 34° 11' 21" W for 38.04 feet to the edge of pavement of the existing roadway known as Loop Road; thence N 55° 48' 39" W along said edge of pavement for 30.00 feet; thence N 34° 11' 21" E for 38.04 feet to the aforementioned Southwest line; thence S 55° 48' 39" E along said line for 30.00 feet to the Point of Beginning. Said easement contains 1081 square feet.

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed the 12<sup>th</sup> day of October, 1983, by ORANGE COUNTY RESEARCH AND DEVELOPMENT AUTHORITY, a research and development authority organized and existing under the laws of the State of Florida, (hereinafter referred to as the "Grantor") to THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY, a branch of the Armed Forces of the United States of America (hereinafter referred to as the "Grantee").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its successors and assigns forever, that certain piece, parcel or tract of land situate in Orange County, Florida more particularly described as follows, to wit:

X  
Lot 2, Block 8, CENTRAL FLORIDA RESEARCH PARK SECTION I, according to the Plat thereof as recorded in Plat Book 12, Pages 123 through 126 of the Public Records of Orange County, Florida;

and which is also described as follows, to wit:

Commence at the Southwest corner of Section 11, Township 22 South, Range 31 East, Orange County, Florida; run N. 89 degrees 34 minutes 38 seconds E. along the South line of the Southwest 1/4 of said Section 11 a distance of 250.00 feet for a point of beginning; thence run S. 00 degrees 17 minutes 05 seconds E. along a Southerly projection of the East line of the West 250.00 feet of the Southwest 1/4 of said Section 11, 347.02 feet; thence S. 89 degrees 42 minutes 55 seconds W. 1425.00 feet; thence N. 00 degrees 17 minutes 05 seconds W. 300.08 feet to a point on the South line of the Southeast 1/4 of Section 10, Township 22 South, Range 31 East; thence continue N. 00 degrees 17 minutes 05 seconds W. 299.92 feet; thence S. 89 degrees 42 minutes 55 seconds W. 252.86 feet to the point of curvature of a curve concave Southerly having a radius of 187.51 feet and a central angle of 19 degrees 56 minutes 35 seconds; thence run Westerly along the arc of said curve 65.27 feet to the point of tangency; thence S. 69 degrees 46 minutes 20 seconds W. 114.83 feet to a point on the Easterly right-of-way of Technology Parkway, said point being a point on a curve concave Southwesterly having a radius of 810.00 feet; thence from a tangent bearing of N. 20 degrees 13 minutes 40 seconds W. run along said right-of-way line and along the arc of said curve through a central angle of 05 degrees 40 minutes 05 seconds a distance of 80.13 feet; thence departing said curve run N. 69 degrees 46 minutes 20 seconds E. 118.80 feet to the point of curvature of a curve concave Southerly having a radius of 267.51 feet and a central angle of 19 degrees 56 minutes 35 seconds; thence run along the arc of said curve a distance of 93.11 feet to the point of tangency; thence N. 89 degrees 42 minutes 55 seconds E. 252.86 feet; thence N. 00 degrees 17 minutes 05 seconds W. 789.07 feet to a point on the Southerly right-of-way line of Research Parkway, said

This instrument was prepared by and should be returned to  
WILLIAM E. COSTER  
Lowndes, Droschick, Coster & Kantor  
Professional Association  
215 North Eola Drive  
Post Office Box 2809  
Orlando, Florida 32802

point being on a curve concave Northerly having a radius of 853.18 feet; thence from a tangent bearing of S. 74 degrees 18 minutes 43 seconds E. run Easterly along said right-of-way line and along the arc of said curve through a central angle of 39 degrees 23 minutes 07 seconds a distance of 586.48 feet; thence departing said curve run S. 12 degrees 09 minutes 30 seconds E. 491.90 feet; thence N. 89 degrees 42 minutes 55 seconds E. 750.00 feet to the East line of the West 250.00 feet of the Southwest 1/4 of said Section 11; thence S. 00 degrees 17 minutes 05 seconds E. along said East line of West 250.00 feet a distance of 677.98 feet to the point of beginning.

said piece, parcel or tract of land being hereinafter referred to as the "Subject Property."

TOGETHER WITH a non-exclusive easement for ingress and egress to and from the Subject Property and the publicly dedicated right-of-way for Alafaya Trail as more particularly described in and created by that certain Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated January 26, 1982 and recorded on July 16, 1982 in Official Records Book 3296, Page 1248 of the Public Records of Orange County, Florida, said non-exclusive easement for ingress and egress being hereinafter referred to as the "Access Easement."

TOGETHER WITH all the tenements, hereditaments, rights, privileges, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. It is expressly provided, however, that in the event Grantee shall fail to commence the construction of a Naval Training Equipment Center on the Subject Property on or before April 1, 1986, then, and in that event, fee simple title to the Subject Property shall automatically revert back unto the Grantor on April 1, 1986. Grantor agrees, however, that the aforesaid automatic reverter shall automatically terminate and be extinguished upon Grantee's expenditure of funds for the purpose of erecting the planned improvements comprising said Naval Training Equipment Center.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple, that the Grantor has good right and lawful authority to convey the Subject Property to Grantee, that, except as hereinafter provided, the Subject Property is free and clear of and from all encumbrances made by the Grantor, and that the Grantor will defend the title to the Subject Property against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

THE CONVEYANCE made herein is, however, expressly made SUBJECT TO the following exceptions, to wit:

1. That certain Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated January 26, 1982 and recorded on July 16, 1982 in Official Records Book 3296, Page 1248 of the Public Records of Orange County, Florida, as amended by that certain First Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated November 9, 1982 and recorded on November 12, 1982 in Official Records Book 3326, Page 302 of the Public Records of

Orange County, Florida, and as further amended by that certain Second Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated December 16, 1982 and recorded on December 17, 1982 in Official Records Book 3334, Page 466 of the Public Records of Orange County, Florida, and as further amended by that certain Third Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated September 27, 1983 and recorded on September 28, 1983 in Official Records Book 3423, Page 2491 of the Public Records of Orange County, Florida.

2. That certain Agreement between the Orange County Research and Development Authority and Orange County, Florida dated March 5, 1981 and recorded on January 29, 1982 in Official Records Book 3256, Page 1876 of the Public Records of Orange County, Florida.

3. That certain Utility Service Contract between the Orange County Research and Development Authority and the University of Central Florida dated March 13, 1981, a Memorandum of which was recorded on January 29, 1982 in Official Records Book 3256, Page 1859 of the Public Records of Orange County, Florida.

4. That certain Easement Dedication Agreement between the Orange County Research and Development Authority and Orange County, Florida dated September 26, 1983 and recorded on September 28, 1983 in Official Records Book 3423, Page 1484 of the Public Records of Orange County, Florida.

5. Those easements and other matters shown on the Plat of CENTRAL FLORIDA RESEARCH PARK SECTION I, as recorded in Plat Book 12, Pages 123 through 126 of the Public Records of Orange County, Florida.

6. That certain Easement No. 26199 executed by the State of Florida through the Trustees of the Internal Improvement Trust Fund to and in favor of the Orange County Research and Development Authority dated December 8, 1981 and recorded on January 26, 1982 in Official Records Book 3255, Page 1426 of the Public Records of Orange County, Florida. (as to the Access Easement only)

THE GRANTEE, by its acceptance of this Deed, covenants and agrees that, if, for any reason, prior to April 1, 1986, Grantee shall either (a) determine that it is unable or unwilling to commence the construction of said Naval Training Equipment Center on the Subject Property on or before April 1, 1986, or (b) determine that its current plan for construction of an approximately two hundred thousand (200,000) square foot Naval Training Equipment Center is to be materially reduced in scope, such that Grantee no longer requires all of the Subject Property for that purpose, then Grantee shall, upon making either of such determinations, immediately notify Grantor of that fact in writing and deliver to Grantor a properly executed affidavit or other appropriate instrument, in recordable form, evidencing and manifesting its intention not to utilize and, therefore, to disclaim any further interest in all of the Subject Property or a particular portion thereof for the erection of the planned Naval Training Equipment Center and upon the filing of such affidavit or other appropriate instrument of disclaimer among the Public Records of Orange County, Florida, the aforesaid reverter shall thereupon become effective as to that portion or all of the Subject Property with respect to which Grantee has so disclaimed any further right, title or interest.

THIS SPECIAL WARRANTY DEED and every undertaking made pursuant hereto by the Orange County Research and Development Authority is made and executed on behalf of the Orange County Research and Development Authority by one or more of its officers, agents or members in their capacities as such officer, agent or member, and not individually. The obligations of the Orange County Research and Development Authority hereunder, if any, shall not be binding upon the officers, agents or members of the Orange County Research and Development Authority, individually or personally, but shall be binding only upon the Orange County Research and Development Authority.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its officers thereunto duly authorized and its corporate seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

ORANGE COUNTY RESEARCH AND DEVELOPMENT AUTHORITY

*William E. Walter*  
*Virginia T. Jensen*

By: *Leslie L. Ellis*  
Leslie L. Ellis, Chairman

Attest: *William H. Robinson*  
William H. Robinson,  
Secretary

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of October, 1983, by Leslie L. Ellis, as Chairman and William H. Robinson, as Secretary 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 said authority.

*William E. Walter*  
Notary Public  
My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires Aug. 11, 1987  
Bonded thru First Fidelity Insurance, Inc.

RECORDED & RECORD VERIFIED

*Thomas H. Baker*  
County Comptroller, Orange Co., Fla.

This instrument was prepared by and should be returned to  
WILLIAM E. DOSTER  
Lowndes, Drossick, Doster & Kantor  
Professional Association  
215 North Eola Drive  
Post Office Box 2809  
Orlando, Florida 32802

1874718

Dec 30 9 43 AM '82

O.R. 3336 PG 2017

TRUSTEE'S DEED

1  
304 THIS TRUSTEE'S DEED is made and executed as of this day of December, 1982, by BARNETT BANKS TRUST COMPANY, N.A., a national banking association organized and existing under the laws of the United States of America, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 9591 DATED MARCH 31, 1981, whose post office address is Barnett Bank Building, 250 South Park Avenue, Winter Park, Florida 32787 (hereinafter referred to as the "Grantor"), to ORANGE COUNTY RESEARCH AND DEVELOPMENT AUTHORITY, a research and development authority organized and existing under the laws of the State of Florida whose post office address is Post Office Box 25000, Orlando, Florida 32816 (hereinafter referred to as the "Grantee"):

W I T N E S S E T H:

.45  
THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Orange County, Florida, viz:

Real property described on Exhibit "A" attached hereto and by this reference made a part hereof as if fully set forth herein verbatim

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to said lands.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that Grantor has good right and lawful authority to sell and convey said land; that all conditions precedent, if any, to the exercise of its power to sell and convey said land have been satisfied and fulfilled.

THIS instrument and every undertaking made pursuant hereto by BARNETT BANKS TRUST COMPANY, N.A., is made by BARNETT BANKS TRUST COMPANY, N.A. AS TRUSTEE UNDER LAND TRUST AGREEMENT NO. 8591 DATED MARCH 31, 1981, by one or more of its officers or agents in their capacity as such officer or agent, and not individually; and the warranties and covenants herein contained shall be understood not to be binding upon BARNETT BANKS TRUST COMPANY, N.A. or any of the stockholders, officers or agents of BARNETT BANKS TRUST COMPANY, N.A., personally, but shall be binding only upon the trust estate under Land Trust Agreement No. 8591 dated March 31, 1981. (L)

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

BARNETT BANKS TRUST COMPANY,  
N.A., A NATIONAL BANKING  
ASSOCIATION, AS TRUSTEE UNDER  
LAND TRUST AGREEMENT NO. 8591,  
dated March 31, 1981

William E. Doster

By: James R. Lobbey  
James R. Lobbey,  
Vice President

Helena King

Attest: Robert J. Lopez  
Senior Trust Officer

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, 1982 by James R. Lobley, Vice President and ROBERT J. LESPERANCE, as SR. TRUST OFFICER of BARNETT BANKS TRUST COMPANY, N.A., a national banking association, as TRUSTEE UNDER LAND TRUST AGREEMENT NO. 8591, DATED MARCH 31, 1981 on behalf of said national banking association, as Trustee, as aforesaid.

*William E. Doster*

Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Aug. 11, 1983  
Bounded By American Fire & Casualty Company



ORANGE COUNTY  
303166

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
PB DEC 30 '82  
10529  
00.45

PARCEL A:

Begin at the Southwest corner of the Southeast quarter of Section 10, Township 22 South, Range 31 East, run thence North 00 degrees 09 minutes 50 seconds East along the West line of said Southeast quarter a distance of 1359.46 feet to the Southwest corner of the West half of the Northwest quarter of the Southeast quarter of said Section 10, thence North 89 degrees 13 minutes 03 seconds East, a distance of 689.69 feet to the Southeast corner of said West half of the Northwest quarter of the Southeast quarter, thence North 00 degrees 03 minutes 46 seconds West, a distance of 1350.20 feet to the Northeast corner of said West half of the Northwest quarter of the Southeast quarter, thence North 89 degrees 58 minutes 41 seconds East along the North line of the Southeast quarter of said Section 10, a distance of 2052.31 feet to the Northeast corner of said Southeast quarter, thence North 89 degrees 36 minutes 39 seconds East along the North line of the Southwest quarter of Section 11, Township 22 South, Range 31 East a distance of 1944.25 feet, thence South 00 degrees 11 minutes 40 seconds East 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: South 89 degrees 48 minutes 20 seconds West, 1040.0 feet to the Northwest corner of said Bonneville Section 2; thence South 00 degrees 11 minutes 40 seconds East a distance of 351.0 feet to the Point of Curvature 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 951.06 feet to the Point of Tangency, thence South 45 degrees 11 minutes 40 seconds East a distance of 579.20 feet, thence South 00 degrees 11 minutes 40 seconds East a distance of 115.28 feet to the Southwest corner of said Bonneville Section 2, thence departing from said Bonneville Section 2, run thence South 89 degrees 32 minutes 24 seconds West 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 Northwest quarter of the Northwest quarter of said Section 14, thence South 00 degrees 16 minutes 25 seconds West a distance of 1293.71 feet to the Southeast corner of said Northwest quarter of the Northwest quarter thence South 89 degrees 55 minutes 27 seconds East a distance of 681.90 feet to the Southeast corner of the West half of the Northeast quarter of the Northwest quarter of said Section 14, thence North 00 degrees 02 minutes 53 seconds East along the East line of the said West half of the Northeast quarter of the Northwest quarter 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 North 89 degrees 49 minutes 30 seconds East along said extension a distance of 151.81 feet to the Southeast corner of said Lot 13, said point being the Point of Curvature 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 289.03 feet to the Point of Reverse Curve, said curve being concave Westerly having a radius of 118.24 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 185.73 feet to the Point of Tangency and the Northeast corner of Lot 1, Block 101, Palm Lakes Estates Fifth Addition, as recorded in Plat Book U, on Page 85, Public Records of Orange County, Florida, thence South 89 degrees 49 minutes 20 seconds West a distance of 160.0 feet to the Northwest corner of said Lot 1, Block 101, thence South 00 degrees 10 minutes 40 seconds East along the West line of said Palm Lakes Estates, Fifth Addition, a distance of 781.50 feet, thence South 89 degrees 49 minutes 20 seconds West a distance of 4394.43 feet to a point on the East line of the West quarter of the Northeast quarter of Section 15, Township 22 South, Range 31 East, thence North 00 degrees 15 minutes 00 seconds West, a distance of 1736.30 feet to the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of said Section 15, thence South 87 degrees 27 minutes 25 seconds West a distance of 689.96 feet to the Point of Beginning. Containing 390.35 acres.

PARCEL B:

That portion of the West half 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 South 00 degrees 43 minutes 30 seconds West along the West line of said Section 14 a distance of 1821.83 feet, thence North 89 degrees 49 minutes 20 seconds East, 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 South 00 degrees 10 minutes 40 seconds East from the Northwest corner of Lot 1, Block 101, (less Palm Lake Estates, Fifth Addition) and (less the East 3/4 of the Southeast quarter of the Southwest quarter 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 West half of the East half of the Northwest quarter of the Northwest quarter, and the West 84.95 feet of the North 1045.21 feet of the West half of the East half of the Northwest quarter of the Northwest quarter, and the West 84.95 feet of the West half of the East half of the Northwest quarter of the Northwest quarter (less the North 1045.21 feet).

AND ALSO

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

AND ALSO

The Northwest quarter of the Southeast quarter of said Section 15,

AND ALSO

The Southeast quarter of the Northeast quarter of the Southwest quarter of said Section 15,

AND ALSO

The West half of the East half of the Southwest quarter of the Southeast quarter of said Section 15,

AND ALSO

The Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 15. Subject to easements of record. Containing 283.71 acres.

PARCEL C:

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, 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 Southeast quarter of the Southeast quarter 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 Southwest quarter 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 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 the 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, 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. Subject to easements of record. Containing 144.095 acres.

PARCEL D:

The Northeast quarter of Section 2, Township 22 South, Range 31 East, and also that portion of the West half 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 82, Public Records of Orange County, Florida. Subject to easements of record. Containing 226.788 acres.

PARCEL E:

From the South 1/4 corner of Section 10, Township 22 South, Range 31 East, run Thence N00° 09' 50" E along the West Line of the SE 1/4 of said Section 10 a distance of 87.03 feet, Thence run S87° 55' 00" E a distance of 21.96 feet to the P.C. of a curve concave Southwesterly, having a radius of 649.25 feet, run Thence along the arc of said curve through a central angle of 46° 53' 27" a distance of 531.35 feet for a point of beginning, Thence on a radial bearing of N48° 58' 27" E run 253.00 feet, Thence run N06° 32' 15" E a distance of 341.22 feet, Thence S88° 14' 08" E a distance of 18.93 feet to the P.C. of a curve concave Southerly having a radius of 210.43 feet, run Thence along the arc of said curve through a central angle of 16° 00' 51" a distance of 58.81 feet to the point of tangency, run Thence S72° 13' 17" E a distance of 113.26 feet to the P.C. of a curve concave Northerly having a radius of 330.00 feet, run Thence along the arc of said curve through a central angle of 05° 46' 43" a distance of 33.28 feet to the point of tangency, run Thence S78° 00' 00" E a distance of 220.72 feet, Thence S12° 00' 00" W a distance of 224.98 feet to a point on the South Line of said SE 1/4, Thence entering Section 15, Township 22 South, Range 31 East Run S12° 00' 00" W a distance of 375.87 feet to the P.C. of a curve concave Northwesterly, having a radius of 488.12 feet, run Thence along the arc of said Curve through a central angle of 46° 12' 00" a distance of 393.59 feet to the point of tangency, Thence N 31° 48' 00" W a distance of 484.21 feet to the point of curve of the first above described curve having a radius of 649.25, run Thence along the arc of said curve through a central angle of 09° 13' 33" a distance of 104.54 feet to the point of beginning.

## EXHIBIT A

- Page 4 -

LESS AND EXCEPT FROM THE ABOVE-DESCRIBED PARCELS A,B,C,D AND E THE FOLLOWING-DESCRIBED PARCELS, TO WIT:

PARCEL 1: (Condo)

Lot 1, UNIVERSITY SOUTH-UNIT ONE according to the Plat thereof recorded in Plat Book 5, Page 86, of the Public Records of Orange County, Florida.

PARCEL 2: (AES)

Commencing at the Southwest corner of the Southwest 1/4 of Section 11, Township 22 South, Range 31 East, Orange County, Florida, run North 89°34'38" East along the South line of said Southwest 1/4 a distance of 250.00 feet to the East line of the West 250.00 feet of aforesaid Southwest 1/4 of Section 11; thence run North 00°17'05" West along said East line a distance of 1202.98 feet for the point of beginning; thence continue North 00°17'05" West along said East line 519.05 feet to a point on the Southerly right of way of Research Parkway; thence run North 55°22'55" East along said right of way line a distance of 400.41 feet to the point of curvature of a curve concave Southeasterly having a radius of 764.94 feet and a central angle of 09°29'53"; thence run Northeasterly along the arc of said curve and said right of way line 125.81 feet to the Westerly right of way of Libra Drive; thence run South 22°07'22" East along the Westerly right of way of Libra Drive 63.26 feet to the point of curvature of a curve concave South-westerly having a radius of 360.00 feet and a central angle of 21°56'43"; thence run Southerly along the arc of said curve 137.89 feet to the point of tangency; thence continue South 00°10'39" East along said Westerly right of way and a Southerly projection thereof 615.05 feet; thence run South 89°49'31" West 489.00 feet to the point of beginning.

PARCEL 3: (NTEC)

A parcel of land lying in Section 10, 11, 14 and 15, Township 22 South, Range 31 East Orange County, Florida. Being more particularly described as follows:

Commencing at the Southwest corner of Section 11, Township 22 South, Range 31 East, Orange County, Florida, run N89°34'38"E along the South line of the Southwest 1/4 of said Section 11 a distance of 250.00 feet for a point of beginning; thence run S.00°17'05"E. along a Southerly projection of the East line of the West 250.00 feet of the Southwest 1/4 of said Section 11, 347.02 feet; thence S.89°42'55"W. 1425.00 feet; thence N.00°17'05"W. 300.08 feet to a point on the South line of the Southeast 1/4 of Section 10, Township 22 South, Range 31 East; thence continue N.00°17'05"W. 299.92 feet; thence S.89°42'55"W. 252.86 feet to the point of a curvature of a curve concave Southerly having a radius of 187.51 feet and a central angle of 19°56'35"; thence run Westerly along the arc of said curve 65.27 feet to the point of tangency; thence S.69°46'20"W. 114.83 feet to the Easterly right of way of Drive "A", said point being a point on a curve concave Southwesterly having a radius of 810.00 feet; thence from a tangent bearing of N.20°13'40"W. run along said right of way line and along the arc of said curve through a central angle of 05°40'05" a distance of 80.13 feet; thence departing said curve run N.69°46'20"E. 118.80 feet to the point of curvature of a curve concave Southerly having a radius of 267.51 feet and a central angle of 19°56'35"; thence run along the arc of said curve a distance of 93.11 feet to the point of

EXHIBIT A

- Page 5 -

tangency; thence N.89°42'55"E. 252.86 feet; thence N.00°17'05"W. 789.07 feet to the Southerly right of way line of Research Parkway, said point being on a curve concave Northerly having a radius of 853.18 feet; thence from a tangent bearing of S.74°18'43"E. run Easterly along said right of way line and along the arc of said curve through a central angle of 39°23'07" a distance of 586.48 feet; thence departing said curve run S.12°09'30"E. 491.90 feet; thence N.89°42'55"E. 750.00 feet to the East line of the West 250.00 feet of the Southwest 1/4 of said Section 11; thence S.00°17'05"E. along said East line of West 250.00 feet a distance of 677.98 feet to the point of beginning.

RECORDED & RECORD VERIFIED

*Thomas H. Locken*  
 County Comptroller, Orange Co., Fla.

1872978 ORANGE  
CO., FL

DEC 27 10 31 AM '82

G.R. 3335 PG 1582

1300  
pct

TRUSTEE'S DEED

~~October~~ THIS TRUSTEE'S DEED is made and executed this <sup>2nd</sup> day of ~~October~~ <sup>November</sup> 1982, by BARNETT BANKS TRUST COMPANY, N.A., a national banking association organized and existing under the laws of the United States of America, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 8591 DATED MARCH 31, 1981, whose post office address is Barnett Bank Building, 250 South Park Avenue, Winter Park, Florida 32787 (hereinafter referred to as the "Grantor"), to ORANGE COUNTY RESEARCH AND DEVELOPMENT AUTHORITY, a research and development authority organized and existing pursuant to the laws of the State of Florida, whose post office address is Post Office Box 25000, Orlando, Florida 32816 (hereinafter referred to as the "Grantee"):

45

W I T N E S S E T H :

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Orange County, Florida, viz:

Begin at the Southeast Corner of Section 10, Township 22 South, Range 31 East run S 87 Degrees 27 Minutes 25 Seconds W along the South line of the Southeast 1/4 of said Section 10 and a distance of 149.69 feet; thence departing said South line run N 00 Degrees 17 Minutes 05 Seconds W parallel with and 149.58 feet West of (when measured perpendicular to) the East line of the Southeast 1/4 of said Section 10 a distance of 339.48 feet; thence S 89 Degrees 42 Minutes 55 Seconds W a distance of 1,025.42 feet; thence N 00 Degrees 17 Minutes 05 Seconds W a distance of 789.07 feet to the Southerly right-of-way line of Research Parkway, said point being on a curve concave Northerly having a radius of 853.18 feet; thence from a tangent bearing of S 74 Degrees 18 Minutes 43 Seconds E run Easterly along said right-of-way line and along the arc of said curve through a central angle of 39 Degrees 23 Minutes 07 Seconds a distance of 586.48 feet; thence departing said curve and said right-of-way line run S 12 Degrees 09 Minutes 30 Seconds E a distance of 491.90 feet; thence N 89 Degrees 42 Minutes 55 Seconds E a distance of 500.00 feet to the east line of the Southeast 1/4 of said Section 10; thence continue N 89 Degrees 42 Minutes 55 Seconds E a distance of 250.00 feet to the East line of the West 250.00 feet of the Southwest 1/4 of Section 11, Township 22 South, Range 31 East; thence S 00 Degrees 17 Minutes 05 Seconds E along said East line 677.98 feet to the South line of the Southwest 1/4 of said Section 11; thence S 89 Degrees 34 Minutes 38 Seconds W along said South line 250.00 feet to the point of beginning.

TR

Return to: Lowndes, D., D. & K. (J.C.Y.)  
215 North Eola Drive  
Orlando, Florida 32802

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to said lands.

TO HAVE AND TO HOLD, the same in fee simple forever.

THIS conveyance is expressly made subject to the following matters, to wit:

This instrument was prepared by and should be returned to  
WILLIAM E. DOSTER  
Lowndes, Drosdick, Doster & Kantor  
Professional Association  
215 North Eola Drive  
Post Office Box 2809  
Orlando, Florida 32802

1. Applicable zoning and other ordinances, laws, rules and regulations relating to the use and ownership of land, whether imposed by Orange County, the State of Florida, or the United States of America, or any agency, bureau, department or political subdivision thereof.

2. Taxes and assessments levied or assessed upon or against the subject property subsequent to the date hereof, and taxes or assessments which are not shown as existing liens by the public records.

3. That certain Utility Service Contract between the University of Central Florida and the Orange County Research and Development Authority dated March 31, 1981, a Memorandum which was recorded on January 29, 1982 in Official Records Book 3256, Page 1859 of the Public Records of Orange County, Florida.

4. That certain Agreement between Orange County, Florida and the Orange County Research and Development Authority dated March 5, 1981 and recorded on January 29, 1982 in Official Records Book 3256, Page 1876 of the Public Records of Orange County, Florida.

5. That certain Declaration of Covenants, Conditions, Restrictions, Reservations and Easements executed by Barnett Banks Trust Company, N.A., As Trustee Under That Certain Land Trust Agreement Dated March 31, 1981, Dated January 26, 1982 and recorded on July 16, 1982 in Official Records Book 3296, Page 1248 of the Public Records of Orange County, Florida.

AND the Grantor hereby covenants with said Grantee that Grantor has good right and lawful authority to sell and convey said land; that all conditions precedent, if any, to the exercise of its power to sell and convey said land have been satisfied and fulfilled; that said land is free of all encumbrances made by Grantor (other than those encumbrances set forth above); and that Grantor will defend the title to said land against the lawful claims (other than those claims arising by virtue of the matters set forth above) of all persons claiming by, through or under Grantor, but against none other.

THIS instrument and every undertaking made pursuant hereto by BARNETT BANKS TRUST COMPANY, N.A., is made by BARNETT BANKS TRUST COMPANY, N.A. AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 8591 DATED MARCH 31, 1981, by one or more of its officers or agents in their capacity as such officer or agent, and not individually; and the warranties and covenants herein contained shall be understood not to be binding upon BARNETT BANKS TRUST COMPANY, N.A. or any of the stockholders, officers or agents of BARNETT BANKS TRUST COMPANY, N.A., personally, but shall be binding only upon the trust estate under that certain Land Trust Agreement No. 8591 dated March 31, 1981.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its proper officers thereunto duly

205183

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
DEC 27 '82  
00.45  
10533

authorized, the day and year first above written.

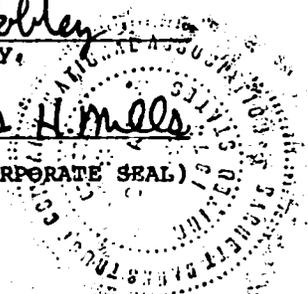
Signed, sealed and delivered  
in the presence of:

BARNETT BANKS TRUST COMPANY,  
N.A., A NATIONAL BANKING  
ASSOCIATION, AS TRUSTEE UNDER  
THAT CERTAIN LAND TRUST AGREEMENT  
NO. 8591 DATED MARCH 31, 1981

Jean McConnell  
Mary Lou Duggins

By: James R. Lobley  
James R. Lobley,  
Vice President

Attest: Frances H. Mills  
(CORPORATE SEAL)



STATE OF FLORIDA  
COUNTY OF ORANGE

2nd The foregoing instrument was acknowledged before me this 2nd day of October, 1982 by James R. Lobley, Vice President and Frances H. Mills, as Trust Officer of BARNETT BANKS TRUST COMPANY, N.A., a national banking association, as TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 8591 DATED MARCH 31, 1981 on behalf of said national banking association, as Trustee, as aforesaid.

John G. Mark  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My commission expires March 13, 1986



RECORDED & RECORD VERIFIED

Thomas H. Fisher  
County Comptroller, Orange Co., Fla.

1872977 ORANGE  
CO., FL

DEC 27 10 31 AM '82

O.R. 3335 PG 1578

1700  
x100  
pd

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made and executed this 27 day of October, 1982, by JAMES P. FITZGERALD, JR., as TRUSTEE for the CHERYL KIM FITZGERALD IRREVOCABLE TRUST DATED MARCH 27, 1980; JAMES P. FITZGERALD, JR., as TRUSTEE for the JAMES MAHLON FITZGERALD IRREVOCABLE TRUST DATED MARCH 27, 1980; JAMES P. FITZGERALD, JR., as TRUSTEE for the JOHN ANTHONY FITZGERALD IRREVOCABLE TRUST DATED MARCH 27, 1980; and JAMES P. FITZGERALD, JR., as TRUSTEE for the KAREN LEA FITZGERALD IRREVOCABLE TRUST DATED MARCH 27, 1980, (hereinafter together referred to as the "Grantor"), to ORANGE COUNTY RESEARCH AND DEVELOPMENT AUTHORITY, a research and development authority organized and existing pursuant to the laws of the State of Florida, whose post office address is Post Office Box 25000, Orlando, Florida 32816 (hereinafter referred to as the "Grantee"):

45

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Orange County, Florida, viz:

Beginning at the Southwest corner of Section 11, Township 22 South, Range 31 East, run N 89 degrees 34 minutes 38 seconds E along the South line of the Southwest 1/4 of said Section 11 a distance of 250.00 feet to East line of the West 250.00 feet of the Southwest 1/4 of said Section 11; thence departing said South line run S 00 degrees 17 minutes 05 seconds E along a Southerly projection of said East line 347.02 feet; thence S 89 degrees 42 minutes 55 seconds W a distance of 1,425.00 feet; thence N 00 degrees 17 minutes 05 seconds W a distance of 300.08 feet to the South line of the Southeast 1/4 of Section 10, Township 22 South, Range 31 East; thence continue N 00 degrees 17 minutes 05 seconds W a distance of 299.92 feet; thence S 89 degrees 42 minutes 55 seconds W a distance of 252.86 feet to the point of curvature of a curve concave Southerly having a radius of 187.51 feet and a central angle of 19 degrees 56 minutes 35 seconds; thence run Westerly along the arc of said curve 65.27 feet to the point of tangency; thence S 69 degrees 46 minutes 20 seconds W a distance of 114.83 feet to the Easterly right-of-way line of Drive "A", said point being a point on a curve concave Southwesterly having a radius of 810.00 feet; thence from a tangent bearing of N 20 degrees 13 minutes 40 seconds W run along said right-of-way line and along the arc of said curve through a central angle of 05 degrees 40 minutes 05 seconds a distance of 80.13 feet; thence departing said curve and said right-of-way line run N 69 degrees 46 minutes 20 seconds E a distance of 118.80 feet to the point of curvature of a curve concave Southerly having a radius of 267.51 feet and a central angle of 19 degrees 56 minutes 35 seconds; thence run along the arc of said curve a distance of 93.11 feet to the point of tangency; thence N 89 degrees 42 minutes 55 seconds E a distance of 1,278.29 feet; thence S 00 degrees 17 minutes 05 seconds E along a line 149.58 feet West of and parallel with the West line of the Southwest 1/4 of

Return to: Lowndes, D., D. & K. (J.C.Y.)  
215 North Eola Drive  
Orlando, Florida 32802

(D)

This instrument was prepared by and should be returned to:

WILLIAM E. DOSTER  
Lowndes, Drosdick, Doster & Kantor  
Professional Association  
215 North Eola Drive  
Post Office Box 2809  
Orlando, Florida

said Section 11 a distance of 339.48 feet to the South line of the Southeast 1/4 of said Section 10; thence N 87 degrees 27 minutes 25 seconds E along said South line a distance of 149.69 feet to the point of beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to said lands.

TO HAVE AND TO HOLD, the same in fee simple forever.

THIS conveyance is expressly made subject to the following matters, to wit:

1. Applicable zoning and other ordinances, laws, rules and regulations relating to the use and ownership of land, whether imposed by Orange County, the State of Florida, or the United States of America, or any agency, bureau, department or political subdivision thereof.

2. Taxes and assessments levied or assessed upon or against the subject property subsequent to the date hereof, and taxes or assessments which are not shown as existing liens by the public records.

3. That certain Utility Service Contract between the University of Central Florida and the Orange County Research and Development Authority dated March 31, 1981, a Memorandum which was recorded on January 29, 1982 in Official Records Book 3256, Page 1859 of the Public Records of Orange County, Florida.

4. That certain Agreement between Orange County, Florida and the Orange County Research and Development Authority dated March 5, 1981 and recorded on January 29, 1982 in Official Records Book 3256, Page 1876 of the Public Records of Orange County, Florida.

5. That certain Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated January 20, 1982 and executed by Barnett Banks Trust Company, N.A., As Trustee Under That Certain Land Trust Agreement Dated March 31, 1981, recorded on July 16, 1982 in Official Records Book 3296, Page 1248 of the Public Records of Orange County, Florida.

AND the Grantor hereby covenants with said Grantee that Grantor has good right and lawful authority to sell and convey said land; that all conditions precedent, if any, to the exercise of his power to sell and convey said land have been satisfied and fulfilled; that said land is free of all encumbrances made by Grantor (other than those encumbrances set forth above); and that Grantor will defend the title to said land against the lawful claims (other than those claims arising by virtue of the matters set forth above) of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents

ORANGE COUNTY

205162

STATE OF FLORIDA  
 DOCUMENTARY STAMP TAX  
 DEPT. OF REVENUE  
 PB DEC 27 1982  
 10533



00.45

to be executed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Charles P. Harris

James P. Fitzgerald, Jr.  
(As to every signature on  
this page)

James P. Fitzgerald, Jr. (SEAL)  
JAMES P. FITZGERALD, JR., AS  
TRUSTEE OF THE CHERYL KIM  
FITZGERALD IRREVOCABLE TRUST  
DATED MARCH 27, 1980

James P. Fitzgerald, Jr. (SEAL)  
JAMES P. FITZGERALD, JR., AS  
TRUSTEE OF THE JAMES MAHLON  
FITZGERALD IRREVOCABLE TRUST  
DATED MARCH 27, 1982

James P. Fitzgerald, Jr. (SEAL)  
JAMES P. FITZGERALD, JR., AS  
TRUSTEE OF THE JOHN ANTHONY  
FITZGERALD IRREVOCABLE TRUST  
DATED MARCH 27, 1980

James P. Fitzgerald, Jr. (SEAL)  
JAMES P. FITZGERALD, JR., AS  
TRUSTEE OF THE KAREN LEA  
FITZGERALD IRREVOCABLE TRUST  
DATED MARCH 27, 1980

STATE OF South Carolina  
COUNTY OF Beaufort

The foregoing instrument was acknowledged before me this  
27 day of October, 1982 by James P. Fitzgerald,  
Jr., as Trustee of the Cheryl Kim Fitzgerald Irrevocable Trust  
dated March 27, 1980 on behalf of said Trust.

Edmund S. Frazier, III  
Notary Public  
My Commission Expires: March 27, 1985

STATE OF South Carolina  
COUNTY OF Beaufort

The foregoing instrument was acknowledged before me this  
27 day of October, 1982 by James P. Fitzgerald,  
Jr., as Trustee of the James Mahlon Fitzgerald Irrevocable  
Trust dated March 27, 1980 on behalf of said Trust.

Edmund S. Frazier, III  
Notary Public  
My Commission Expires: March 11, 1985

STATE OF *South Carolina*  
COUNTY OF *Beaufort*

The foregoing instrument was acknowledged before me this  
*27* day of *October*, 1982 by James P. Fitzgerald,  
Jr., as Trustee of the John Anthony Fitzgerald Irrevocable  
Trust dated March 27, 1980 on behalf of said Trust.

*Edward S. Kemin*  
Notary Public  
My Commission Expires: *March 11, 1990*



STATE OF *South Carolina*  
COUNTY OF *Beaufort*

The foregoing instrument was acknowledged before me this  
*27* day of *October*, 1982 by James P. Fitzgerald,  
Jr., as Trustee of the Karen Lea Fitzgerald Irrevocable Trust  
dated March 27, 1980 on behalf of said Trust.

*Edward S. Kemin*  
Notary Public  
My Commission Expires: *March 11, 1990*



RECORDED & RECORD VERIFIED

*Thomas H. Fisher*  
County Comptroller, Orange Co., Fla.

1872976 ORANGE  
CO., FL  
DEC 27 10 31 AM '82  
O.R. 3335 PG 1575

13<sup>00</sup>/<sub>100</sub>  
+ 1<sup>00</sup>/<sub>100</sub>  
pk

TRUSTEE'S DEED

2/10<sup>00</sup>

THIS TRUSTEE'S DEED is made and executed as of this 27<sup>th</sup> day of October, 1982, by BARNETT BANKS TRUST COMPANY, N.A., a national banking association organized and existing under the laws of the United States of America, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 8591 DATED MARCH 31, 1981, whose post office address is Barnett Bank Building, 250 South Park Avenue, Winter Park, Florida 32787 (hereinafter referred to as the "Grantor"), to JAMES P. FITZGERALD, JR., as TRUSTEE for the CHERYL KIM FITZGERALD IRREVOCABLE TRUST DATED MARCH 27, 1980, and for the JAMES MAHLON FITZGERALD IRREVOCABLE TRUST DATED MARCH 27, 1980, and for the JOHN ANTHONY FITZGERALD IRREVOCABLE TRUST DATED MARCH 27, 1980, and for the KAREN LEA FITZGERALD IRREVOCABLE TRUST DATED MARCH 27, 1980, whose post office address is c/o Richard H. Wallace, Jr., Windsor Lake Landing, One Windsor Point Road, Columbia, South Carolina 29206 (hereinafter referred to as the "Grantee").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Orange County, Florida, viz:

Return to  
Lowndes, D., D. & K. (J.C.Y.)  
215 North Eola Drive  
Orlando, Florida 32802

Beginning at the Southwest corner of Section 11, Township 22 South, Range 31 East, run N 89 degrees 34 minutes 38 seconds E along the South line of the Southwest 1/4 of said Section 11 a distance of 250.00 feet to East line of the West 250.00 feet of the Southwest 1/4 of said Section 11; thence departing said South line run S 00 degrees 17 minutes 05 seconds E along a Southerly projection of said East line 347.02 feet; thence S 89 degrees 42 minutes 55 seconds W a distance of 1,425.00 feet; thence N 00 degrees 17 minutes 05 seconds W a distance of 300.08 feet to the South line of the Southeast 1/4 of Section 10, Township 22 South, Range 31 East; thence continue N 00 degrees 17 minutes 05 seconds W a distance of 299.92 feet; thence S 89 degrees 42 minutes 55 seconds W a distance of 252.86 feet to the point of curvature of a curve concave Southerly having a radius of 187.51 feet and a central angle of 19 degrees 56 minutes 35 seconds; thence run Westerly along the arc of said curve 65.27 feet to the point of tangency; thence S 69 degrees 46 minutes 20 seconds W a distance of 114.83 feet to the Easterly right-of-way line of Drive "A", said point being a point on a curve concave Southwesterly having a radius of 810.00 feet; thence from a tangent bearing of N 20 degrees 13 minutes 40 seconds W run along said right-of-way line and along the arc of said curve through a central angle of 05 degrees 40 minutes 05 seconds a distance of 80.13 feet; thence departing said curve and said right-of-way line run N 69 degrees 46 minutes 20 seconds E a distance of 118.80 feet to the point of curvature of a curve concave Southerly having a radius of 267.51 feet and a central angle of 19 degrees 56 minutes 35 seconds; thence run along the arc of said curve a distance of 93.11 feet to the point of tangency; thence N 89 degrees 42 minutes 55 seconds E a distance of 1,278.29 feet; thence S 00 degrees 17 minutes 05 seconds E along a line 149.58 feet West of and

This instrument was prepared by and should be returned to  
WILLIAM E. DOSTER  
Lowndes, Drosdick, Doster & Kantor  
Professional Association  
215 North Eola Drive  
Post Office Box 2239

parallel with the West line of the Southwest 1/4 of said Section 11 a distance of 329.48 feet to the South line of the Southeast 1/4 of said Section 10; thence N 87 degrees 27 minutes 25 seconds E along said South line a distance of 149.69 feet to the point of beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to said lands.

TO HAVE AND TO HOLD, the same in fee simple forever.

THIS conveyance is expressly made subject to the following matters, to wit:

1. Applicable zoning and other ordinances, laws, rules and regulations relating to the use and ownership of land, whether imposed by Orange County, the State of Florida, or the United States of America, or any agency, bureau, department or political subdivision thereof.

2. Taxes and assessments levied or assessed upon or against the subject property subsequent to the date hereof, and taxes or assessments which are not shown as existing liens by the public records.

3. That certain Utility Service Contract between the University of Central Florida and the Orange County Research and Development Authority dated March 31, 1981, a Memorandum which was recorded on January 29, 1982 in Official Records Book 3256, Page 1859 of the Public Records of Orange County, Florida.

4. That certain Agreement between Orange County, Florida and the Orange County Research and Development Authority dated March 5, 1981 and recorded on January 29, 1982 in Official Records Book 3256, Page 1876 of the Public Records of Orange County, Florida.

5. That certain Declaration of Covenants, Conditions, Restrictions, Reservations and Easements executed by Barnett Banks Trust Company, N.A., As Trustee Under That Certain Land Trust Agreement Dated March 31, 1981, Dated January 26, 1982 and recorded on July 16, 1982 in Official Records Book 3296, Page 1248 of the Public Records of Orange County, Florida.

AND the Grantor hereby covenants with said Grantee that Grantor has good right and lawful authority to sell and convey said land; that all conditions precedent, if any, to the exercise of its power to sell and convey said land have been satisfied and fulfilled; that said land is free of all encumbrances made by Grantor (other than those encumbrances set forth above); and that Grantor will defend the title to said land against the lawful claims (other than those claims arising by virtue of the matters set forth above) of all persons claiming by, through or under Grantor, but against none other.

THIS instrument and every undertaking made pursuant hereto by BARNETT BANKS TRUST COMPANY, N.A., is made by BARNETT BANKS TRUST COMPANY, N.A. AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 8591 DATED MARCH 31, 1981, by one or more of its officers or agents in their capacity as such officer or agent, and not individually; and the warranties and covenants herein contained shall be understood not to be binding upon BARNETT BANKS TRUST COMPANY, N.A. or any of the stockholders, officers or agents of BARNETT BANKS TRUST COMPANY, N.A., personally, but

shall be binding only upon the trust estate under that certain Land Trust Agreement No. 8591 dated March 31, 1981.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

BARNETT BANKS TRUST COMPANY, N.A., A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 8591 DATED MARCH 31, 1981

*Jean McConnell*  
*Mary Lou Higgins*

By: *James R. Lobley*  
James R. Lobley,  
Vice President

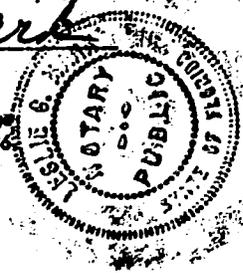
Attest: *Frances H. Mills*

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2 day of November, 1982 by James R. Lobley, Vice President and *Frances H. Mills*, as Trust Officer of BARNETT BANKS TRUST COMPANY, N.A., a national banking association, as TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 8591 DATED MARCH 31, 1981 on behalf of said national banking association, as Trustee, as aforesaid.

*Ladell G. Mark*  
Notary Public  
My Commission Expires:  
Notary Public, State of Florida at Large  
My commission expires March 18, 1986



ORANGE COUNTY  
205181  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
P.B. DEC 27 82  
10533  
216.00

RECORDED & RECORD VERIFIED

*Thomas H. Fisher*  
County Comptroller, Orange Co., Fla.

1633834 ORANGE  
CO., FL

APR 1 10 25 AM '81 3182 PG 2574

22

SPECIAL WARRANTY DEED

40 THIS SPECIAL WARRANTY DEED is made and executed the 31st day of March, 1981, by WILLIAM E. DOSTER, AS TRUSTEE (hereinafter called the "Grantor"), to BARNETT BANKS TRUST COMPANY, N.A., AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT NO. 8591, dated March 31, 1981, whose post office address is Barnett Bank Building, 250 South Park Avenue, Winter Park, Florida 32787 (hereinafter variously called the "Grantee" and "Trustee");

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, viz:

The legal description of the lands conveyed hereby are more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference thereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever upon the trusts and for the uses and purposes herein set forth.

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof; to dedicate parks, streets, greenbelt areas, easements, highways and alleys over and across the property; and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell, to grant options to purchase, to sell on any terms, and to convey any right, title or interest in said property, or any part thereof, either with or without consideration; to convey said property or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee; to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of ninety-nine (99) years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; easements and any other charges or encumbrances of any kind on the property; to release, convey or assign any right

(L)

title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability of the Trustee, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed; provided, however, that the foregoing shall not operate to absolve the beneficiaries of the Trust for any such personal liability.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the Trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the Trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such

(d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

AND the Grantor hereby covenants with said Trustee that the land is free from all encumbrances made by the Grantor and that the Grantor will defend the same against the lawful claims and demands of all persons claiming by, through or under said Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

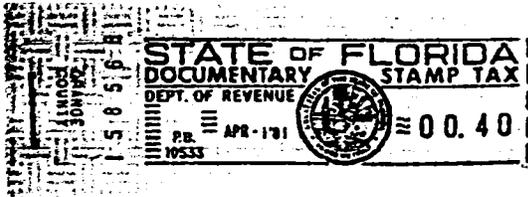
Signed, sealed and delivered in the presence of:

Alan G. Fickett  
Vernon Swartzel

William E. Doster  
William E. Doster, as Trustee

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 1981, by WILLIAM E. DOSTER, AS TRUSTEE.



Michael B.  
Notary Public  
My Commission Expires:  
Notary Public, State of Florida at Large  
My Commission Expires Sept. 18, 1981  
Issued by American Fur & Cattle Company

PARCEL A:

Begin at the Southwest corner of the Southeast quarter of Section 10, Township 22 South, Range 31 East, run thence North 00 degrees 09 minutes 50 seconds East along the West line of said Southeast quarter a distance of 1359.46 feet to the Southwest corner of the West half of the Northwest quarter of the Southeast quarter of said Section 10, thence North 89 degrees 13 minutes 03 seconds East, a distance of 689.69 feet to the Southeast corner of said West half of the Northwest quarter of the Southeast quarter, thence North 00 degrees 03 minutes 46 seconds West, a distance of 1350.20 feet to the Northeast corner of said West half of the Northwest quarter of the Southeast quarter, thence North 89 degrees 58 minutes 41 seconds East along the North line of the Southeast quarter of said Section 10, a distance of 2052.31 feet to the Northeast corner of said Southeast quarter, thence North 89 degrees 36 minutes 39 seconds East along the North line of the Southwest quarter of Section 11, Township 22 South, Range 31 East a distance of 1944.25 feet, thence South 00 degrees 11 minutes 40 seconds East 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: South 89 degrees 48 minutes 20 seconds West, 1040.0 feet to the Northwest corner of said Bonneville Section 2; thence South 00 degrees 11 minutes 40 seconds East a distance of 351.0 feet to the Point of Curvature 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 951.06 feet to the Point of Tangency, thence South 45 degrees 11 minutes 40 seconds East a distance of 579.20 feet, thence South 00 degrees 11 minutes 40 seconds East a distance of 115.28 feet to the Southwest corner of said Bonneville Section 2, thence departing from said Bonneville Section 2, run thence South 89 degrees 32 minutes 24 seconds West 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 Northwest quarter of the Northwest quarter of said Section 14, thence South 00 degrees 16 minutes 25 seconds West a distance of 1293.71 feet to the Southeast corner of said Northwest quarter of the Northwest quarter thence South 89 degrees 55 minutes 27 seconds East a distance of 681.90 feet to the Southeast corner of the West half of the Northeast quarter of the Northwest quarter of said Section 14, thence North 00 degrees 02 minutes 53 seconds East along the East line of the said West half of the Northeast quarter of the Northwest quarter 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 North 89 degrees 49 minutes 30 seconds East along said extension a distance of 151.81 feet to the Southeast corner of said Lot 13, said point being the Point of Curvature curve concave Easterly having a radius of 194.0 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 289.03 feet to the Point of Reverse Curve, said curve being concave Westerly having a radius of 116.24 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 185.23 feet to the Point of Tangency and the Northeast

corner of Lot 1, Block 101, Palm Lake Estate Fifth Addition, as recorded in Plat Book U, on Page 85, Public Records of Orange County, Florida, thence South 89 degrees 49 minutes 20 seconds West a distance of 160.0 feet to the Northwest corner of said Lot 1, Block 101, thence South 00 degrees 10 minutes 40 seconds East along the West line of said Palm Lake Estates, Fifth Addition, a distance of 781.50 feet, thence South 89 degrees 49 minutes 20 seconds West a distance of 4394.43 feet to a point on the East line of the West quarter of the Northeast quarter of Section 15, Township 22 South, Range 31 East, thence North 00 degrees 15 minutes 00 seconds West, a distance of 1736.30 feet to the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of said Section 15, thence South 87 degrees 27 minutes 25 seconds West a distance of 689.96 feet to the Point of Beginning.

PARCEL B:

That portion of the West half 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 South 00 degrees 43 minutes 30 seconds West along the West line of said Section 14 a distance of 1821.83 feet, thence North 89 degrees 49 minutes 20 seconds East, 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 South 00 degrees 10 minutes 40 seconds East from the Northwest corner of Lot 1, Block 101, (less Palm Lake Estates, Fifth Addition) and (less the East 3/4 of the Southeast quarter of the Southwest quarter of said Section 14).

AND ALSO

That portion of Section 23, Township 22 South, Range 31 East described as: ~~The East 1/2 of the West 200 feet of~~ the West half of the East half of the Northwest quarter of the Northwest quarter, and the West 84.95 feet of the North 1045.21 feet of the West half of the East half of the Northwest quarter of the Northwest quarter, and the West 84.95 feet of the West half of the East half of the Northwest quarter of the Northwest quarter (less the North 1045.21 feet).

AND ALSO

That portion of the East 3/4 of the Northeast quarter 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 South 00 degrees 43 minutes 30 seconds West along the East line of said Section 15, a distance of 1821.28 feet, more or less, thence South 89 degrees 49 minutes 20 seconds West a distance of 2044.69 feet, more or less, to a point on the East line of said East 3/4 of the Northeast quarter at a point ~~1736.30 feet~~ ~~of the West line of said Section 15.~~

AND ALSO

The Northwest quarter of the Southeast quarter of said Section 15,

~~AND ALSO~~  
The Southeast quarter of the Northeast quarter of the Southwest quarter of said Section 15,

AND ALSO

The West half of the East half of the Southwest quarter of the Southeast quarter of said Section 15,

AND ALSO

The Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 15. Subject to easements of record.

PARCEL C:

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, 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 Lake Estates, First Addition, as recorded in Plat Book U, on Page 72, Public Records of Orange County, Florida.)

AND ALSO

The Southeast quarter of the Southeast quarter of said Section 11, (less that portion platted as Palm Lake 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 Southwest quarter 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 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 the 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, 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. Subject to easements of record.

PARCEL D:

The Northeast quarter of Section 2, Township 22 South, Range 31 East, and ~~less that portion of the West half 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.~~ Subject to easements of record.

AND ALSO

All of the following real property described ~~on the attached Exhibit "B"~~ *JSD* which is not included in the above described lands.

From the South 1/4 corner of Section 10, Township 22 South, Range 31 East, run Thence N00° 09' 50" E along the West Line of the SE 1/4 of said Section 10 a distance of 87.03 feet, Thence run S87° 55' 00" E a distance of 21.96 feet to the P.C. of a curve concave Southwesterly, having a radius of 649.25 feet, run Thence along the arc of said curve through a central angle of 46° 53' 27" a distance of 531.35 feet for a point of beginning, Thence on a radial bearing of N48° 58' 27" E run 253.00 feet, Thence run N06° 32' 15" E a distance of 341.22 feet, Thence S88° 14' 08" E, a distance of 18.93 feet to the P.C. of a curve concave Southerly having a radius of 210.43 feet, run Thence along the arc of said curve through a central angle of 16° 00' 51" a distance of 58.81 feet to the point of tangency, run Thence S72° 13' 17" E a distance of 113.26 feet to the P.C. of a curve concave Northerly having a radius of 330.00 feet, run Thence along the arc of said curve through a central angle of 05° 46' 43" a distance of 33.28 feet to the point of tangency, run Thence S78° 00' 00" E a distance of 220.72 feet, Thence S12° 00' 00" W a distance of 224.98 feet to a point on the South Line of said SE 1/4, Thence entering Section 15, Township 22 South, Range 31 East Run S12° 00' 00" W a distance of 375.87 feet to the P.C. of a curve concave Northwesterly, having a radius of 488.12 feet, run Thence along the arc of said Curve through a central angle of 46° 12' 00" a distance of 393.59 feet to the point of tangency, Thence N 31° 48' 00" W a distance of 484.21 feet to the point of curve of the first above described curve having a radius of 649.25, run Thence along the arc of said curve through a central angle of 09° 13' 33" a distance of 104.54 feet to the point of beginning.

Containing 8.566 Acres.

RECORDED & RECORD VERIFIED

*Thomas H. Keller*

County Comptroller, Orange Co., Fla.

TRUSTEE'S DEED

1900  
per

1633833 ORANGE  
CO., FL

APR 1 10 26 AM '81 C.S. 3182 PC 2568

10,000.00

I, WILLIAM A. BROWN, acting herein solely as Reorganization Trustee (and in no manner individually) of CITIZENS MORTGAGE INVESTMENT TRUST ("CMIT") in Proceedings for Reorganization (the "Proceedings") under Chapter X of the Bankruptcy Act, duly appointed by the United States District Court for the District of Massachusetts (the "Court") under Case No. 78-1878-JG, for consideration paid and in consideration of the sum of----- TWO MILLION FIVE HUNDRED THOUSAND (\$2,500,000.00)-----Dollars, to be paid and received by me as such Reorganization Trustee, do hereby, pursuant to the power conferred upon me as such Reorganization Trustee by Order of the Court dated November 20, 1980 and every other power hereunto enabling, grant and convey to:

William E. Doster, as Trustee,  
having an address, for purposes  
hereof, at Post Office Box 2809  
Orlando, Florida 32802

(the "Grantee")

(1) All of my right, title and interest as such Reorganization Trustee, and all of the right, title and interest of CMIT, in and to the land, together with the buildings and improvements thereon and appurtenances thereto, situated in Orlando, Orange County, Florida, bounded and described as set forth on Exhibit A which, having been duly initialled by me as such Reorganization Trustee, is attached hereto and made a part hereof as fully as if herein set forth at length, and

(2) All such right, title and interest, if any, as I may have, as such Reorganization Trustee, and all such right, title and interest, if any, of CMIT in and to the land, together with the buildings and improvements thereon and appurtenances thereto, situated in said Orlando, bounded and described as set forth on Exhibit B which, having been duly initialled by me as such Reorganization Trustee, is attached hereto and made a part hereof as fully as if herein set forth at length.

TO HAVE AND TO HOLD all such right, title and interest in and to the premises as are covered and referred to in paragraphs (1) and (2) hereof, subject to the matters hereinafter referred to, forever.

The foregoing premises are hereby conveyed subject to the following:

1. Ad Valorem real property taxes and personal property taxes for the current year.
2. Recorded utility easements, and the following:
  - (a) Easement dated March 9, 1959, recorded in Official Records Book 516, Page 391, Orange County, Florida in favor of the County of Orange, State of Florida as shown on survey dated January 15, 1968, by Michaels Engineering Co.
  - (b) Easement in favor of Florida Power & Light Co. recorded in Official Records Book 336, Pages 606 and 607, Public Records of Orange County, Florida; and also recorded in Official Records Book 2765, Page 327 and Page 329.
  - (c) Agreement and Declaration of Restrictions dated December 22, 1966, as recorded in Official Records Book 1603, Page 596, Public Records of Orange County, Florida.
3. Applicable building and zoning ordinances.

This instrument was prepared by and should be returned to  
WILLIAM E. DOSTER  
Lowndes, Professional Association  
2100 North Eola Drive  
Post Office Box 2809  
Orlando, Florida 32802

O.R. 3182 #2569

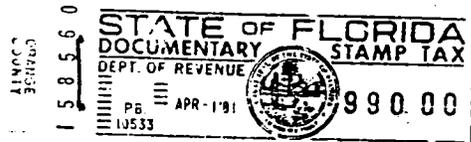
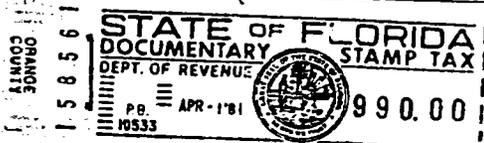
As such Reorganization Trustee, I do hereby represent and warrant unto the Grantee that I am the Reorganization Trustee of CMIT in the foregoing Proceedings, duly appointed as such by the Court on October 6, 1978 and that, as such Reorganization Trustee I have all such power and authority, pursuant to the foregoing Order of the Court, dated November 20, 1980, to execute, acknowledge and deliver the within Deed and to convey the premises covered hereby.

EXECUTED as a sealed instrument on this 30th day of March, 1981.

Witness:

*Melvin M. Prague*  
*Walter B.*

*William A. Brown*  
WILLIAM A. BROWN, Reorganization Trustee of CITIZENS MORTGAGE INVESTMENT TRUST, and in no manner individually

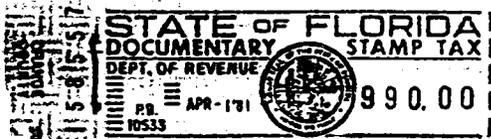


COMMONWEALTH OF MASSACHUSETTS

SUFFOLK:SS.

March 30, 1981

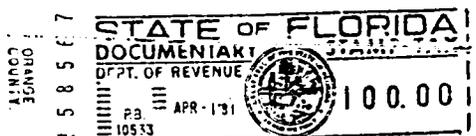
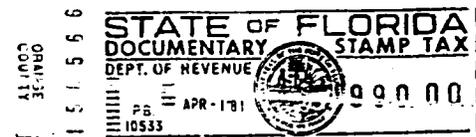
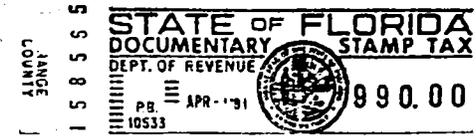
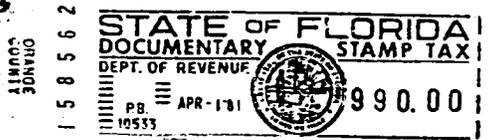
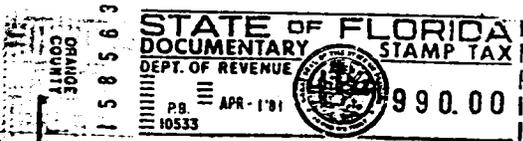
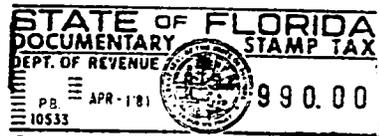
Then personally appeared, before me, the above-named WILLIAM A. BROWN, Reorganization Trustee of CITIZENS MORTGAGE INVESTMENT TRUST, and acknowledged the foregoing instrument to be his free act and deed.



*Melvin M. Prague*  
Melvin M. Prague - Notary Public

My commission expires: Oct. 24, 1986

This Instrument Prepared by:  
Melvin M. Prague, Esquire  
Barron & Stadfeld  
18 Tremont Street  
Boston, Mass. 02108



## EXHIBIT A

PARCEL A:

G. 3182 #2570

Begin at the Southwest corner of the Southeast quarter of Section 10, Township 22 South, Range 31 East, run thence North 00 degrees 09 minutes 50 seconds East along the West line of said Southeast quarter a distance of 1359.46 feet to the Southwest corner of the West half of the Northwest quarter of the Southeast quarter of said Section 10, thence North 89 degrees 13 minutes 03 seconds East, a distance of 689.69 feet to the Southeast corner of said West half of the Northwest quarter of the Southeast quarter, thence North 00 degrees 03 minutes 46 seconds West, a distance of 1350.20 feet to the Northeast corner of said West half of the Northwest quarter of the Southeast quarter, thence North 89 degrees 58 minutes 41 seconds East along the North line of the Southeast quarter of said Section 10, a distance of 2052.31 feet to the Northeast corner of said Southeast quarter, thence North 89 degrees 36 minutes 39 seconds East along the North line of the Southwest quarter of Section 11, Township 22 South, Range 31 East a distance of 1944.25 feet, thence South 00 degrees 11 minutes 40 seconds East 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: South 89 degrees 48 minutes 20 seconds West, 1040.0 feet to the Northwest corner of said Bonneville Section 2; thence South 00 degrees 11 minutes 40 seconds East a distance of 351.0 feet to the Point of Curvature 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 951.06 feet to the Point of Tangency, thence South 45 degrees 11 minutes 40 seconds East a distance of 579.20 feet, thence South 00 degrees 11 minutes 40 seconds East a distance of 115.28 feet to the Southwest corner of said Bonneville Section 2, thence departing from said Bonneville Section 2, run thence South 89 degrees 32 minutes 24 seconds West 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 Northwest quarter of the Northwest quarter of said Section 14, thence South 00 degrees 16 minutes 25 seconds West a distance of 1293.71 feet to the Southeast corner of said Northwest quarter of the Northwest quarter thence South 89 degrees 55 minutes 27 seconds East a distance of 681.90 feet to the Southeast corner of the West half of the Northeast quarter of the Northwest quarter of said Section 14, thence North 00 degrees 02 minutes 53 seconds East along the East line of the said West half of the Northeast quarter of the Northwest quarter 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 North 89 degrees 49 minutes 30 seconds East along said extension a distance of 151.81 feet to the Southeast corner of said Lot 13, said point being the Point of Curvature 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 289.03 feet to the Point of Reverse Curve, said curve being concave Westerly having a radius of 118.24 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 125.73 feet to the Point of Tangency and the Northeast corner of Lot 1, Block 101, Palm Lakes Estates Fifth Addition, as recorded in Plat Book U, on Page 85, Public Records of Orange County, Florida, thence South 89 degrees 49 minutes 20 seconds West a distance of 160.0 feet to the Northwest corner of said Lot 1, Block 101, thence South 00 degrees 10 minutes 40 seconds East along the West line of said Lot 1, Block 101, Palm Lakes Estates, Fifth Addition, a distance of 781.50 feet, thence South 89 degrees 49 minutes 20 seconds West a distance of 4394.43 feet to a point on the East line of the West quarter of the Northeast quarter of Section 15, Township 22 South, Range 31 East, thence North 00 degrees 15 minutes 00 seconds West, a distance of 1736.30 feet to the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of said Section 15, thence South 87 degrees 27 minutes 25 seconds West a distance of 689.96 feet to the Point of Beginning. Containing 390.35 acres.

with

PARCEL B:

Ct. 3182 PC2571

That portion of the West half 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 South 00 degrees 43 minutes 30 seconds West along the West line of said Section 14 a distance of 1821.83 feet, thence North 89 degrees 49 minutes 20 seconds East, 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 South 00 degrees 10 minutes 40 seconds East from the Northwest corner of Lot 1, Block 101, (less Palm Lake Estates, Fifth Addition) and (less the East 3/4 of the Southeast quarter of the Southwest quarter 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 West half of the East half of the Northwest quarter of the Northwest quarter, and the West 84.95 feet of the North 1045.21 feet of the West half of the East half of the Northwest quarter of the Northwest quarter, and the West 84.95 feet of the West half of the East half of the Northwest quarter of the Northwest quarter (less the North 1045.21 feet).

AND ALSO

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

AND ALSO

The Northwest quarter of the Southeast quarter of said Section 15,

AND ALSO

The Southeast quarter of the Northeast quarter of the Southwest quarter of said Section 15,

AND ALSO

The West half of the East half of the Southwest quarter of the Southeast quarter of said Section 15,

AND ALSO

The Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 15. Subject to easements of record. Containing 283.71 acres.

PARCEL C:

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, 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 Southeast quarter of the Southeast quarter 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 Peruvian...

WAB

EXHIBIT A

- Page 3 -

C.S. 3182 PG 2572

AND ALSO

That portion of the Southwest quarter 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 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 the 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, 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. Subject to easements of record. Containing 144.095 acres.

PARCEL D:

The Northeast quarter of Section 2, Township 22 South, Range 31 East, and also that portion of the West half 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. Subject to easements of record. Containing 226.788 acres.

EXHIBIT B

C.R. 3182 pg. 2573

From the South 1/4 corner of Section 10, Township 22 South, Range 31 East, run Thence N00° 09' 50" E along the West Line of the SE 1/4 of said Section 10 a distance of 87.03 feet, Thence run S87° 55' 00" E a distance of 21.96 feet to the P.C. of a curve concave Southwesterly, having a radius of 649.25 feet, run Thence along the arc of said curve through a central angle of 46° 53' 27" a distance of 531.35 feet for a point of beginning, Thence on a radial bearing of N48° 58' 27" E run 253.00 feet, Thence run N06° 32' 15" E a distance of 341.22 feet, Thence S88° 14' 08" E a distance of 18.93 feet to the P.C. of a curve concave Southerly having a radius of 210.43 feet, run Thence along the arc of said curve through a central angle of 16° 00' 51" a distance of 58.81 feet to the point of tangency, run Thence S72° 13' 17" E a distance of 113.26 feet to the P.C. of a curve concave Northerly having a radius of 330.00 feet, run Thence along the arc of said curve through a central angle of 05° 46' 43" a distance of 33.28 feet to the point of tangency, run Thence S78° 00' 00" E a distance of 220.72 feet, Thence S12° 00' 00" W a distance of 224.98 feet to a point on the South Line of said SE 1/4, Thence entering Section 15, Township 22 South, Range 31 East Run S12° 00' 00" W a distance of 375.87 feet to the P.C. of a curve concave Northwesterly, having a radius of 488.12 feet, run Thence along the arc of said Curve through a central angle of 46° 12' 00" a distance of 393.59 feet to the point of tangency, Thence N 31° 48' 00" W a distance of 484.21 feet to the point of curve of the first above described curve having a radius of 649.25, run Thence along the arc of said curve through a central angle of 09° 13' 33" a distance of 104.54 feet to the point of beginning.

Containing 8.566 Acres.

RECORDED & RECORD VERIFIED

*Thomas H. Fisher*

County Comptroller, Orange Co., Fla.

WHD

993653 ORANGE CO., FL

MAY 17 9 43 AM '76

2699 1595

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA.

CIVIL ACTION NO. 75-3091

ALFRED L. DEUTSCH, etc., )

Plaintiff, )

vs. )

FLORENTES, INC., etc., et al, )

Defendants. )

FILED IN OFFICE MAY 14 4 05 PM '76 RANDALL P. KIRKLAND CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA

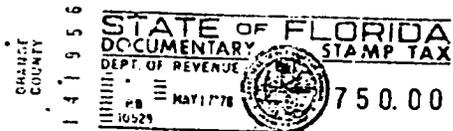
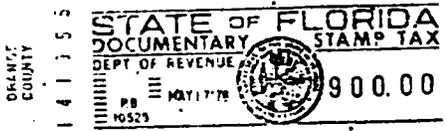
Handwritten notes: 1,650.00, 605.00

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on February 27, 1976, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Orange County, Florida :

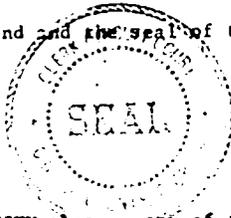
As per the legal description attached hereto and made a part hereof by reference.



was sold to Alfred L. Deutsch, not individually, but as one of the Trustees of Citizens Mortgage Investment Trust, a Massachusetts business trust,

WITNESS my hand and the seal of the Court on May 14, 1976

(SEAL)



RANDALL P. KIRKLAND, AS CLERK

By Pearl Tallent Deputy Clerk

I HEREBY CERTIFY that a copy of the foregoing has been mailed to all Counsel on the list attached hereto and made a part hereof by reference,

this 14th day of May, 1976

(SEAL)

RANDALL P. KIRKLAND, CLERK

By Pearl Tallent D.C.



PARCEL A:

Begin at the Southwest corner of the SE 1/4 of Section 10, Township 22 South, Range 31 East, run thence  $N00^{\circ}09'50"E$  along the west line of said SE 1/4 a distance of 1359.46 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  $NSS^{\circ}13'03"E$ , 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  $N00^{\circ}03'45"W$  a distance of 1350.20 feet to the Northeast corner of said W 1/2 of the NW 1/4 of the SE 1/4, thence  $NSS^{\circ}58'41"E$  along the north line of the SE 1/4 of said Section 10, a distance of 2052.31 feet to the Northeast corner of said SE 1/4, thence  $N89^{\circ}36'39"E$  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  $S00^{\circ}11'40"E$  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:  $SS9^{\circ}48'20"W$ , 1040.0 feet to the Northwest corner of said Bonneville Section 2; thence  $S00^{\circ}11'40"E$  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  $45^{\circ}00'00"$  a distance of 951.06 feet to the P.T., thence  $S45^{\circ}11'40"E$  a distance of 579.20 feet, thence  $S00^{\circ}11'40"E$  a distance of 115.28 feet to the Southwest corner of said Bonneville Section 2, thence departing from said Bonneville Section 2, run thence  $S89^{\circ}32'24"W$  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  $S00^{\circ}16'25"W$  a distance of 1293.71 feet to the Southeast corner of said NW 1/4 of the NW 1/4 thence  $S89^{\circ}55'27"E$  a distance of 681.90 feet to the Southeast corner of the W 1/2 of the NE 1/4 of the NW 1/4 of said Section 14, thence  $N00^{\circ}02'53"E$  along the east line of said W 1/2 of the NE 1/4 of the 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  $N89^{\circ}49'30"E$  along said extension a distance of 151.81 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  $90^{\circ}00'00"$  a distance of 289.03 feet to the Point of Reverse Curve, said curve being concave westerly having a radius of 118.24 feet, thence run along the arc of said curve and the westerly line of Bonneville Drive, through a central angle of  $89^{\circ}59'50"$  a distance of 185.73 feet to the P.T. and the Northeast corner of Lot 1, Block 101, Palm Lakes Estates Fifth Addition, as recorded in Plat Book "U", on page 85, Public Records of Orange County, Florida, thence  $S89^{\circ}49'20"W$  a distance of 160.0 feet to the Northeast corner of said Lot 1, Block 101, thence  $S00^{\circ}10'40"E$  along the West line of said Palm Lakes Estates, Fifth Addition, a distance of 781.50 feet, thence  $S89^{\circ}49'20"W$  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  $S89^{\circ}15'09"$  a distance of 1736.30 feet to the Northeast corner of the W 1/2 of the NW 1/4 of the NE 1/4 of said Section 15, thence  $S89^{\circ}27'25"W$  a distance of 689.96 feet to the Point of Beginning. Containing 390.35 acres.

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 then :  
S 00°43'30"W along the West line of said Section 14 a distance of 1821.83 feet, thence N 89°49'20"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°10'40"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 84.95 feet of the North 1045.21 feet on the W 1/2 of the E 1/2 of the NW 1/4 of the NW 1/4, and the West 84.95 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°43'30"W along the East line of said Section 15 a distance of 1821.28 feet, more or less, thence S 89°49'20"W a distance of 2044.69 feet, more or less, to a point on the East 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 easement of record.  
Containing 283.71 acres.

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°41'06"W, 767.39 feet and N 00°02'59"W, 1730.68 feet from the South 1/4 corner of said Section 11, run thence N 00°02'59"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°02'59"E a distance of 914.96 feet, more or less, thence S 89°51'01"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.

Subject to easement of record.  
Containing 144.095 acres.

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.

Subject to easements of record.  
Containing 226.766 acres.

C.R. 2699 vs 1599

JAMES W. SEARS, ESQ., Attorney for Defendant McDERMID ELECTRIC, INC., 6900 South Orange Blossom Trail, Orlando, Florida 32809;

MARVIN L. BEAMAN, JR., Esquire, ANDREWS, SMATHERS, TEPPER & KEMP, Attorney for Defendant VANDALIA CORPORATION, 801 North Magnolia Avenue, Suite 402, P.O. Box 3627, Orlando, Florida 32802;

DONALD R. CORBETT, Attorney for Defendant JOHN CARROZZA, P O. Box 2363, Orlando, Florida;

CHARLES L. STEINBERG, Attorney for Defendants ALPHA ELECTRIC SUPPLY, INC., and CONSOLIDATED ELECTRICAL DISTRIBUTORS-SOUTHEAST, INC., 1492 CNA Tower, Orlando, Florida 32801;

E.O. PALERMO, Esquire, SHACKLEFORD, FARRIOR, STALLINGS & EVANS, Attorneys for Defendant, DIXIE LIME AND STONE COMPANY, P.O. Box 3324, Tampa, Florida 33601;

H. JAMES BRETT, Esquire, Attorney for Defendant B & H SALES, INC., 25 South Magnolia Avenue, Orlando, Florida 32801;

RAY L. LILLEY, Attorney for Defendants FLORENTES, INC., a Michigan corporation, UNIVERSITY SOUTH, INC., a Florida corporation, JOSEPH BATLEMENTE and CARMELA BATLEMENTE, his wife, SAM BATLEMENTO and NANCY BATLEMENTO, his wife, LUIGI BADALEMENTE and ROSE BADALEMENTE, his wife, 55 East Washington Street, Orlando, Florida 32801;

LAWRENCE MATHEWS, ESQ. Attorney for Defendant A & B HEAT & AIR, INC., P.O. BOX 3063, Orlando, Florida 32802;

FRANCIS V. GAY, Esq., VAN DEN BERG, GAY & BURKE, Attorneys for Defendant QUAIL HOLLOW ENGINEERING, INC., 16 South Magnolia Avenue, P.O. Box 793, Orlando, Florida 32802;

J. FENIMORE COOPER, ESQ., Adams, Gilman & Cooper, Attorneys for Defendant COOPER-BENTON, INC., 200 East Robinson St. #720. Orlando.

FELDER AND BERMAN, ESQUIRES, Attorneys for Defendants, FLORENTES, INC. and UNIVERSITY/SOUTH, INC., P.O. Drawer B, Winter Park, Fla. 32789;

1200/pt

QUIT-CLAIM DEED FROM CORPORATION

RAMCO FORM 42

388156 RECORDED JAN 20 9 35 AM '71 D.R. 2024 PG 303

This Quit-Claim Deed, Executed this 23rd day of December, A.D. 1970, by THE FIRST NATIONAL BANK AT ORLANDO, a national banking association

-a corporation existing under the laws of United States of America, and having its principal place of business at Orlando, Orange County, Florida

first party, to

FLORENTES, INC., a Michigan corporation

whose postoffice address is

29433 Southfield Road, Southfield, Michigan

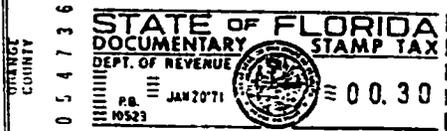
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Orange State of Florida to wit:

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

300  
55



To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: *[Signature]* Trust Officer

THE FIRST NATIONAL BANK AT ORLANDO

Signed, sealed and delivered in the presence of:

*Martha Van Braken*  
*Joris E. Kemp*

By *Clifford M. Hames*  
Sr. Vice President & Trust Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Clifford M. Hames and B. H. Welsh

Senior Vice President and Trust Officer, and Trust Officer, respectively of the corporation named in first party, well known to me to be the / *[Signature]* in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of December, 1970

*Martha Van Braken*  
Notary Public, State of Florida at Large  
My Commission Expires 10/10/1973  
Issued by Notary Public's Examination Commission

CT

This instrument prepared by Thomas T. Ross for the firm of Akerman, Senterfitt, Edison & Wharton 1st Natl. Bk. Bldg. - Orlando-Fla.

In Section 23, Township 22 South, Range 31 East:  
 The East 115.05 feet of the West 200 feet of the  
 West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ .  
 The West 84.95 feet of the North 1045.21 feet of  
 the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ .  
 The West 84.95 feet of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$   
 of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  (Less North 1045.21 feet).

Lot 10, Block O, PALM LAKES ESTATES, SECOND  
 ADDITION, according to the plat thereof as recorded  
 in Plat Book U, page 83, Public Records of Orange  
 County, Florida.

Lands Located in Orange County, Florida:

**IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 31 EAST:**

1. The North  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  lying West of North Tanner Road.
2. The South  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  lying West of North Tanner Road.
3. The North  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  lying West of North Tanner Road.
4. The South  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  lying West of North Tanner Road

**LESS AND EXCEPT:**

5. The South 400 feet of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ .
6. The South  $\frac{1}{4}$  of the South  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ .

Lands Described and Platted in the following subdivisions:  
 Palm Lakes Estates, Second Addition, Plat Book U, page 83.  
 Palm Lakes Estates, Third Addition, Plat Book U, page 89.  
 Palm Lakes Estates, Fourth Addition, Plat Book U, page 91.

**IN SECTION 2, TOWNSHIP 22 SOUTH, RANGE 31 EAST:**

7. All the NE  $\frac{1}{4}$ .

**IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST:**

8. The SE  $\frac{1}{4}$ , less the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ .

**IN SECTION 11, TOWNSHIP 22 SOUTH, RANGE 31 EAST:**

9. The West  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ .
10. The SW  $\frac{1}{4}$ .
11. The West  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ .
12. The SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ .

**LESS:**

Begin at the NE corner of Lot 1, Block H, of Palm Lakes Estates,  
 First Addition, as recorded in Plat Book U, page 72, Public  
 Records of Orange County, Florida, run thence N  $89^{\circ}52'41''$  E. 180  
 feet, thence S  $0^{\circ}07'19''$  E. 311.0 feet, thence S.  $89^{\circ}52'41''$  W.  
 180 feet, thence N  $0^{\circ}07'19''$  W. 311.0 feet to the point of beginning.

**ALSO LESS:**

29. Begin at a point which is S.  $89^{\circ}41'06''$  West along the section line  
 767.39 feet and North  $0^{\circ}02'59''$  West 1730.68 feet from the South  
 one quarter corner of Section 11, Township 22 South, Range 31 East,  
 and on the North line of Lot 2, Block 1, 100.00 feet East of the NW  
 corner of said Block 1, Bonneville Section 2, as recorded in Plat Book  
 W, page 111, Public Records of Orange County, Florida, thence run  
 N  $89^{\circ}57'01''$  East along North line of said "Bonneville Section 2", and  
 the North line of Lots 2, 3, and 4, 660.00 feet, thence N.  $0^{\circ}02'59''$   
 West 914.26 feet to the North line of the SW  $\frac{1}{4}$  of Section 11, Twp. 22  
 South, Range 31 East, thence S.  $89^{\circ}44'46''$  West along the quarter  
 Section line 660.00 feet to a point 1954.10 feet East of the West one  
 quarter corner of Section 11, Township 22 South, Range 31 East, thence  
 South  $0^{\circ}02'59''$  East 911.92 feet to the point of beginning, containing  
 13.8 acres.

Schedule A continued.

ALSO LESS:

30. Beginning at a point which is South 89° 41' 06" West 676.85 feet from the N-1/4 corner of Section 14, T22S, R31E, (Said North 1/4 corner of Section 14 being the South 1/4 corner of Section 11, T22S, R31E) run thence South 89° 41' 06" West 130 feet, thence North 0° 07' 38" West 116.28 feet, thence North 89° 41' 06" East 130 feet, thence South 0° 07' 38" East 116.28 feet to the point of beginning.

ALSO LESS:

Lands Described and Platted in the following Subdivisions:

- Palm Lakes Estates, First Addition, Plat Book U, Page 72
- Palm Lakes Estates, Seventh Addition, Plat Book U, Page 129
- Palm Lakes Estates, Eighth Addition, Plat Book U, Page 131
- Bonneville, Section One, Plat Book W, Page 80
- Bonneville, Section Two, Plat Book W, Page 111

IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 31 EAST

13. The West 1/2 of the NW-1/4
14. The West 1/2 of the SE-1/4 of NW-1/4
15. The West 1/2 of the SW-1/4
16. The West 1/4 of the SE-1/4 of the SW-1/4
17. The West 1/2 of the East 1/2 of the NE-1/4 of the NW-1/4
18. The South 1/2 of the East 1/4 of the NE-1/4 of the NW-1/4
19. The East 1/2 of the SE-1/4 of the NW-1/4
20. The NE-1/4 of the SW-1/4
21. None

LESS:

Lands Described and Platted in the following Subdivisions:

- Palm Lakes Estates, Seventh Addition, Plat Book U, Page 129
- Palm Lakes Estates, Fifth Addition, Plat Book U, Page 85
- Palm Lakes Estates, Plat Book U, Page 71

IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 31 EAST

22. The East 3/4 of the NE-1/4
23. None
24. The NW-1/4 of the SE-1/4
25. The SW-1/4 of the SW-1/4 of the SE-1/4
26. The West 1/2 of the East 1/2 of the SW-1/4 of the SE-1/4
27. The SE-1/4 of the NE-1/4 of the SW-1/4

IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST

28. The East 1/2 of the NE-1/4 of the NW-1/4

LESS: Lands described and Platted in the following Subdivisions:

- Palm Lakes Estates, Plat Book U, Page 71

Schedule A continued.

ALSO: The following properties lying in Subdivision recorded as shown in the Public Records of Orange County, Florida.

IN PALM LAKES ESTATES, Plat Book U, page 71.

Lots 3, 4, 5, 6, 7, 17, 19, 20 and 24.

IN PALM LAKES ESTATES, First Addition, Plat Book U, page 72.

Block A, Lots 4, 5, 6 and 7.

Block D, Lots 2 through 14, inclusive.

Block E, Lots 2 through 13, inclusive.

Block F, Lots 6 through 13, inclusive.

Block G, Lots 1 and 2.

Block H, Lots 8 through 14, inclusive.

IN PALM LAKES ESTATES, Second Addition, Plat Book U, page 83.

Block N, Lots 1 through 4, inclusive, and Lots 7 through 22 inclusive.

Block O, Lots 1 through 4, inclusive, Lots 7, 8 and 9, Lots 11 and 13, and Lots 17 and 18.

Block P, Lots 1 through 4, inclusive, and Lots 7, 8, 11, 15 and 16.

Block Q, Lots 1, 2, 3, 5, 6, 7, and 8.

IN PALM LAKES ESTATES, Third Addition, Plat Book U, page 98.

Block L, Lots 1 through 5, inclusive, and Lots 7 through 25, inclusive.

Block M, Lots 1 through 28, inclusive.

IN PALM LAKES ESTATES, Fourth Addition, Plat Book U, page 91.

Block R, Lots 1 through 15, inclusive, and Lot 17.

Block S, Lots 1, 3, 7, 8, 9, 10, 12 and 13.

IN PALM LAKES ESTATES, Fifth Addition, Plat Book U, page 85.

Block 102, Lots 1 through 17, inclusive.

Block 103, Lots 7 through 16, inclusive.

Block 104, Lots 1 through 11, inclusive.

Block 105, Lots 1 through 13, inclusive.

IN BONNEVILLE, Section One, Plat Book W, page 90.

Block B, Lots 12, 13, 14 and 15.

Block C, Lots 8, 9, 10 and 11, and Lots 15 through 19, inclusive.

Block D, Lots 13, 14 and 15.

IN BONNEVILLE, Section Two, Plat Book W, page 111.

Block 1, Lots 7 through 18, inclusive.

Block 2, Lots 13, 14 and 15.

Lands located in Orange County, Florida, to which grantor does not warrant title:

IN PALM LAKES ESTATES, Plat Book U, page 71.

Lots 17 and 20.

IN PALM LAKES ESTATES, First Addition, Plat Book U, page 72.

Block G, Lot 1.  
Block H, Lot 14.

IN PALM LAKES ESTATES, Second Addition, Plat Book U, page 83.

Block N, Lots 10, 11, 13, 17, 18 and 19.  
Block O, Lots 1, 2, 7, 8, 9, 11 and 12.  
Block P, Lots 1, 7, 11, 15 and 16.  
Block Q, Lots 2, 6, 7 and 8.

IN PALM LAKES ESTATES, Third Addition, Plat Book U, page 90.

Block L, Lots 4, 8, 9, 10 and 11.  
Block M, Lot 25.

IN PALM LAKES ESTATES, Fourth Addition, Plat Book U, page 91.

Block S, Lots 7, 8, 12 and 13.

IN BONNEVILLE, Section One, Plat Book W, page 90.

Block C, Lots 10 and 11.

RECORDED & RECORD VERIFIED

*Handwritten Signature* Clerk of  
Circuit Court, Orange Co., Fla.

.30  
.55

Return to: Mr. George Cary  
950 N. Hunter Boulevard  
Birmingham, Michigan 48011

307554 RECORDED

DEED AND TRUST

DEC 18 12 06 PM '69

O.R. 1901 R 281

825  
70

THIS INDENTURE WITNESSETH, that the Grantors, Florentes, Inc., a Michigan corporation for the County of Oakland and State of Michigan for and in consideration of one dollar, and other good and valuable considerations in hand paid, CONVEY AND QUITCLAIM unto The First National Bank at Orlando ~~Citizens National Bank, a Florida banking corporation, 200 South Orange Avenue, Orlando, Florida~~

as TRUSTEE under the provisions of an agreement for sale dated the 7th day of November, 1969, known as Trust Number \_\_\_\_\_, the following described real estate in the County of Orange and State of Florida, to-wit:

In Section 23, Township 22 South, Range 31 East:  
The East 115.05 feet of the West 200 feet of the West 1/2 of the East 1/2 of the NW 1/4 of the NW 1/4.  
The West 84.95 feet of the North 1045.21 feet of the West 1/2 of the East 1/2 of the NW 1/4 of the NW 1/4.  
The West 84.95 feet of the West 1/2 of the East 1/2 of the NW 1/4 of the NW 1/4 (Less North 1045.21 feet).

In addition thereto, all lands located in Orange County, Florida, set forth in Schedules A and C, consisting of four pages attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, by said trustee, be obliged to see to the applications of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement.

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
ORANGE COUNTY  
DEC 18 1969  
00.30

ORANGE COUNTY  
DOCUMENTARY SUR TAX  
FLORIDA  
DEC 18 1969  
00.55

70

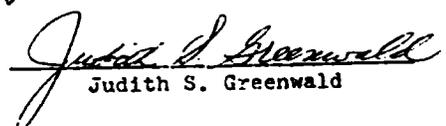
W. HERRICK  
ROBINSON  
1963, Florida

as. 1901 re 282

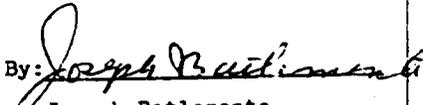
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

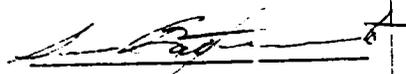
IN WITNESS WHEREOF, said corporation, by its' officers and with authority of its' board of directors, have set their hand and seal on this 15<sup>th</sup> day of December, 1969.

  
\_\_\_\_\_  
John Palumbo

  
\_\_\_\_\_  
Judith S. Greenwald

Florentes, Inc., a  
Michigan Corporation,

By:   
\_\_\_\_\_  
Joseph Batlemento  
President - Florentes, Inc.

  
\_\_\_\_\_  
Sam Batlemento  
Vice President  
Florentes, Inc.

  
\_\_\_\_\_  
Luigi Badalamenti  
Secretary - Florentes, Inc.

STATE OF MICHIGAN }  
COUNTY OF Oakland } SS

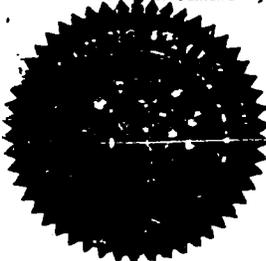
AR 1901 PC 283

On this 15<sup>th</sup> day of December, 1969 before me, a Notary Public in and for said County, personally appeared Joseph Batlemente, Sam Batlemento. and Luigi Badalamente, to me personally known, who, being by me duly sworn, each for himself, did say that Joseph Batlemente is the President, Sam Batlemento is the Vice-President and Luigi Badalamente the Secretary of Florentes, Inc., a Michigan Corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporations, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said Joe Batlemente, Sam Batlemento and Luigi Badalamente acknowledged said instrument to be the free act and deed of said corporation.

Judith S. Greenwald  
JUDITH S. GREENWALD  
Notary Public,  
OAKLAND County, Michigan

My commission expires: June 14 1971

STATE OF MICHIGAN }  
County of Oakland } ss.



LYNN D. ALLEN

I, LYNN D. ALLEN Clerk of the County of Oakland, and of the Circuit Court of said County, the same being a Court of Record having by law a seal do hereby certify that Judith S. Greenwald

before whom the foregoing was taken and who subscribed his name to the certificate of proof or acknowledgment of the annexed instrument was, at the time

of taking such proof, acknowledgment or affidavit, a Notary Public

in and for the said County and residing therein, duly commissioned and sworn and authorized by the laws of said State to take and certify affidavits and the acknowledgment or proof of deeds or other written instruments to be recorded in said State; and further that I am well

acquainted with the handwriting of such Judith S. Greenwald

and verily believes the signature of said certificate of proof, acknowledgment or affidavit, is his genuine signature.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Pontiac, Michigan,  
this 15 day of December 19 69

Lynn D. Allen  
County Clerk.

SCHEDULE "A"

OR. 1901 PG 284

Lands Located in Orange County, Florida:

IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 31 EAST:

1. The North 1/2 of the NW 1/4 lying West of North Tanner Road.
2. The South 1/2 of the NW 1/4 lying West of North Tanner Road.
3. The North 1/2 of the SW 1/4 lying West of North Tanner Road.
4. The South 1/2 of the SW 1/4 lying West of North Tanner Road.

LESS AND EXCEPT:

5. The South 400 feet of the SE 1/4 of the SW 1/4.
6. The South 1/4 of the South 1/2 of the SW 1/4 of the SW 1/4

Lands Described and Platted in the following subdivision:  
Palm Lakes Estates, Second Addition, Plat Book U, page 83.  
Palm Lakes Estates, Third Addition, Plat Book U, page 90.  
Palm Lakes Estates, Fourth Addition, Plat Book U, page 91.

IN SECTION 2, TOWNSHIP 22 SOUTH, RANGE 31 EAST:

7. All the NE 1/4.

IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST:

8. The SE 1/4, less the West 1/2 of the NW 1/4 of the SE 1/4

IN SECTION 11, TOWNSHIP 22 SOUTH, RANGE 31 EAST:

9. The West 1/2 of the NE 1/4.
10. The SW 1/4.
11. The West 1/2 of the SE 1/4.
12. The SE 1/4 of the SE 1/4.

LESS:

Begin at the NE corner of Lot 1, Block H, of Palm Lakes Estates, First Addition, as recorded in Plat Book U, page 72, Public Records of Orange County, Florida, run thence N 89° 52' 41" E. 180 feet, thence S 0° 07' 19" E. 311.0 feet, thence S. 89° 52' 41" W. 180 feet, thence N 0° 07' 19" W. 311.0 feet to the point of beginning.

ALSO LESS:

29. Begin at a point which is S. 89° 41' 06" West along the section line 757.39 feet and North 0° 02' 59" West 1730.63 feet from the South one quarter corner of Section 11, Township 22 South, Range 31 East, and on the North line of Lot 2, Block 1, 100.00 feet East of the NW corner of said Block 1, Bonneville Section 2, as recorded in Plat Book U, page 111, Public Records of Orange County, Florida, thence run N 89° 57' 01" East along North line of said "Bonneville Section 2" and the North line of Lots 2, 3, and 4, 660.00 feet, thence N. 0° 02' 59" West 914.26 feet to the North line of the SW 1/4 of Section 11, Township 22 South, Range 31 East, thence S. 89° 44' 46" West along the quarter Section line 660.00 feet to a point 1954.10 feet East of the West one quarter corner of Section 11, Township 22 South, Range 31 East, thence South 0° 02' 59" East 911.92 feet to the point of beginning, containing 13.8 acres.

Module A continued.

ALSO LESS:

d.R. 1901 P.C. 285

30. Beginning at a point which is South  $89^{\circ} 41' 06''$  West 676.85 feet from the N-1/4 corner of Section 14, T22S, R31E, (Said North 1/4 corner of Section 14 being the South 1/4 corner of Section 11, T22S, R31E) run thence South  $89^{\circ} 41' 06''$  West 130 feet, thence North  $0^{\circ} 07' 38''$  West 116.28 feet, thence North  $89^{\circ} 41' 06''$  East 130 feet, thence South  $0^{\circ} 07' 38''$  East 116.28 feet to the point of beginning.

ALSO LESS:

Lands Described and Platted in the following Subdivisions:

Palm Lakes Estates, First Addition, Plat Book U, Page 72  
Palm Lakes Estates, Seventh Addition, Plat Book U, Page 129  
Palm Lakes Estates, Eighth Addition, Plat Book U, Page 131  
Bonneville, Section One, Plat Book W, Page 90  
Bonneville, Section Two, Plat Book W, Page 111

IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 31 EAST

13. The West 1/2 of the NW-1/4
14. The West 1/2 of the SE-1/4 of NW-1/4
15. The West 1/2 of the SW-1/4
16. The West 1/4 of the SE-1/4 of the SW-1/4
17. The West 1/2 of the East 1/2 of the NE-1/4 of the NW-1/4
18. The South 1/2 of the East 1/4 of the NE-1/4 of the NW-1/4
19. The East 1/2 of the SE-1/4 of the NW-1/4
20. The NE-1/4 of the SW-1/4
21. None

LESS:

Lands Described and Platted in the following Subdivisions:

Palm Lakes Estates, Seventh Addition, Plat Book U, Page 129  
Palm Lakes Estates, Fifth Addition, Plat Book U, Page 85  
Palm Lakes Estates, Plat Book U, Page 71

IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 31 EAST

22. The East 3/4 of the NE-1/4
23. None
24. The NW-1/4 of the SE-1/4
25. The SW-1/4 of the SW-1/4 of the SE-1/4
26. The West 1/2 of the East 1/2 of the SW-1/4 of the SE-1/4
27. The SE-1/4 of the NE-1/4 of the SW-1/4

IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST

28. The East 1/2 of the NE-1/4 of the NW-1/4

LESS: Lands described and Platted in the following Subdivisions:

Palm Lakes Estates, Plat Book U, Page 71

Schedule A continued.

**D.R. 1901 P. 286**

ALSO: The following properties lying in Subdivisions recorded as shown in the Public Records of Orange County, Florida.

IN PALM LAKES ESTATES, Plat Book U, page 71.

Lots 3, 4, 5, 6, 7, 19 and 24.

IN PALM LAKES ESTATES, First Addition, Plat Book U, page 72.

Lots 4, 5, 6 and 7, Block A,  
All Block D, Less Lot 1,  
All Block E, Less Lots 1 and 14.  
All Block F, Less Lots 1, 2, 3, 4, 5 and 14.  
All Block G.  
All Block H, Less Lots 1, 2, 3, 4, 5, 6, 7 and 14.

IN PALM LAKES ESTATES, Second Addition, Plat Book U, page 83.

All Block N, less Lots 5, 6, 7, 8, 9, 12, 14, 15 and 16.  
All Block O, less Lots 6, 10, 13, 14, 15, and 16.  
All Block P, less Lots 5, 6, 9, 10, 12, 13, 14 and 7.  
All Block Q, Less Lots 4, 9 and 10.

IN PALM LAKES ESTATES, Third Addition, Plat Book U, page 90.

All Block L, less Lots 6, 27, 28, 29 and 30.  
All Block M, Less Lot 25.

IN PALM LAKES ESTATES, Fourth Addition, Plat Book U, page 91.

All Block R, Less Lots 16, 18, 19, 20 and 21.  
All Block S, Less Lots 2, 4, 5, 6, 11, and 14.

IN PALM LAKES ESTATES, Fifth Addition, Plat Book U, page 85.

All Block 102, Less Lots 1 and 2,  
All Block 103, less Lots 1, 2, 3, 4, 5, 6 and 17.  
All Block 104, less Lots 12, 13 and 14.  
All Block 105, less Lot 14.

IN BONNEVILLE, Section One, Plat Book W, page 90.

Lots 8, 9, 15, 16, 17, 18 and 19, Block C,  
Lots 13, 14 and 15, Block D,  
Lots 12, 13, 14 and 15, Block B.

IN BONNEVILLE, Section Two, Plat Book W, page 111.

All Block 1, less Lots 1, 2, 3, 4, 5, and 6.  
Lots 13, 14 and 15, Block 2.

SCHEDULE "C"

G.R. 1901 PG 287

A. IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 31 EAST.

1. The North 1/2 of the NW 1/4 lying West of North Tanner Road.
2. The South 1/2 of the NW 1/4 lying West of North Tanner Road.
3. The North 1/2 of the SW 1/4 lying West of North Tanner Road.
4. The South 1/2 of the SW 1/4 lying West of North Tanner Road.

LESS AND EXCEPT:

The South 400 feet of the SE 1/4 of the SW 1/4;  
The South 1/4 of the South 1/2 of the SW 1/4 of the SW 1/4.  
Lands Described and Platted in the following subdivisions:

Palm Lakes Estates, Second Addition, Plat Book U, page 83.  
Palm Lakes Estates, Third Addition, Plat Book U, page 90.  
Palm Lakes Estates, Fourth Addition, Plat Book U, page 91.

B. ALSO: The following described properties lying in Subdivisions recorded as shown in the Public Records of Orange County, Florida.

5. In Palm Lakes Estates, Second Addition, Plat Book U, page 83.  
Block N, Lots 1, 2, 3, 4, 10, 11, 13, 17, 18, 19, 20, 21 and 22.  
Block O, Lots 1, 2, 3, 4, 5, 7, 8, 9, 11, 12, 17 and 18.  
Block P, Lots 1, 2, 3, 4, 7, 8, 11, 15, and 16.  
Block Q, Lots 1, 2, 3, 5, 6, 7, and 8.
6. In Palm Lakes Estates, Third Addition, Plat Book U, page 90.  
Block L, Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26.  
Block M, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28.
7. In Palm Lakes Estates, Fourth Addition, Plat Book U, page 91.  
Block S, Lots 1, 3, 7, 8, 9, 10, 12 and 13.  
Block R, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 17.

RECORDED & RECORD VERIFIED

*Handwritten Signature* Clerk of  
Circuit Court, Orange Co., Fla.

3 1 4 0 2 0

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WARRANTY DEED

THIS WARRANTY DEED, Made and executed this 18th day of December, 1969, by ORANGE COUNTY ASSOCIATES, INC., a Florida corporation, having its principal place of business at Orlando, Florida, hereinafter called the grantor, to FLORENTES, INC., a Michigan corporation, authorized to do business in the State of Florida, whose address is 29433 Southfield Road, Southfield, Michigan, hereinafter called the grantee,

5325  
1-17-78

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release and convey and confirm unto the grantee, his successors and assigns, all that certain land situate in Orange County, Florida, to-wit:

All lands described in Schedule "A", which is attached hereto and made a part hereof.

All lands described in Schedule "B", which is attached hereto and made a part hereof, which lands are not warranted by the grantor.

Subject to taxes for the year 1969 and subsequent years.

Subject to restrictions of record.

Subject to an Agreement and Declaration between Bonnevillie Utilities, Inc., a Florida corporation, Orange County Associates, Inc., a Florida corporation, Harding Lakes, Inc., a Florida corporation, Citizens National Bank of Orlando, as Ancillary Administrator, C. T. A. of the Estate of Frank Adamucci, deceased, and Andrew R. Love, David F. Greenberg and First Camden National Bank and Trust Company, as Co-Trustees of the Estate of Frank Adamucci, deceased, which provides that Bonnevillie Utilities, Inc. shall have the exclusive right to supply water and sanitary sewer service to the property which is the subject of said contract and provided that if Bonnevillie Utilities, Inc. is unwilling or unable to furnish such service at its usual and customary contributions toward the cost, construction and installations necessary to supply said water and sewer service, it shall release of record its right to said exclusive service.

Subject to easements to Florida Power Corporation and to the Florida Power and Light Corporation.

Subject to easements for drainage and rights of way to Orange County, Florida.

Subject to reservations of oil, mineral and other rights by the Trustees of the Internal Improvement Fund of the State of Florida.

Subject to rights of holders of Agreements for Deeds and lot owners in Palm Lakes Estates to the use of Lake Fire and access to it.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

ORANGE COUNTY  
A DEPARTMENT  
OF THE STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:  
JAMES C. ROBERTSON  
GRASS, HOLT AND COMPANY  
ATTORNEYS AND ACCOUNTANTS AT LAW  
200 East Central Ave., Suite 201, Orlando, Florida 32801

314020

Ch. 1910 N. 842

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances except taxes for the year 1969, and as set forth herein.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, this day and year first above written.

Signed, Sealed and Delivered in the presence of:

ORANGE COUNTY ASSOCIATES, INC.

Andrew R. Love

By: Andrew R. Love (SEAL)  
President

James E. McCaughey

Attest: James E. McCaughey (SEAL)  
Secretary

(CORPORATE SEAL)

STATE OF NEW JERSEY  
COUNTY OF CAMDEN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ANDREW R. LOVE and JAMES E. McCAUGHEY, well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses: freely and voluntarily under authority duly vested in them by said corporation; and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 15 day of December, 1969.

Arthur A. [Signature]

Notary Public, in and for the State and County aforesaid.

My Commission expires:

1970

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SCHEDULE "A"

Lands Located in Orange County, Florida:

IN SECTION 1, TOWNSHIP 27 SOUTH, RANGE 31 EAST:

1. The North 1/2 of the NW 1/4 lying West of North Tanner Road
2. The South 1/2 of the NW 1/4 lying West of North Tanner Road.
3. The North 1/2 of the SW 1/4 lying West of North Tanner Road.
4. The South 1/2 of the SW 1/4 lying West of North Tanner Road

LESS AND EXCEPT:

5. The South 400 feet of the SE 1/4 of the SW 1/4.
6. The South 1/4 of the South 1/2 of the SW 1/4 of the SW 1/4.

Lands Described and Platted in the following subdivisions:  
Palm Lakes Estates, Second Addition, Plat Book U, page 83.  
Palm Lakes Estates, Third Addition, Plat Book U, page 90.  
Palm Lakes Estates, Fourth Addition, Plat Book U, page 91.

IN SECTION 2, TOWNSHIP 22 SOUTH, RANGE 31 EAST:

7. All the NE 1/4.

IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST:

8. The SE 1/4, less the West 1/2 of the NW 1/4 of the SE 1/4.

IN SECTION 11, TOWNSHIP 22 SOUTH, RANGE 31 EAST:

9. The West 1/2 of the NE 1/4.
10. The SW 1/4.
11. The West 1/2 of the SE 1/4.
12. The SE 1/4 of the SE 1/4.

LESS:

Begin at the NE corner of Lot 1, Block H, of Palm Lakes Estates, First Addition, as recorded in Plat Book U, page 72, Public Records of Orange County, Florida, run thence N 89° 32' 41" E. 100 feet, thence S 0° 07' 19" E. 311.0 feet, thence S. 89° 52' 41" W. 100 feet, thence N. 0° 07' 19" W. 311.0 feet to the point of beginning.

ALSO LESS:

29. Begin at a point which is S. 89° 41' 06" West along the section line 767.39 feet and North 0° 02' 59" West 1730.68 feet from the South one quarter corner of Section 11, Township 22 South, Range 31 East, and on the North line of Lot 2, Block 1, 100.00 feet East of the NW corner of said Block 1, Bonneville Section 2, as recorded in Plat Book U, page 111, Public Records of Orange County, Florida, thence run N 80° 57' 01" East along North line of said "Bonneville Section 2", and the North line of Lots 2, 3, and 4, 660.00 feet, thence N. 0° 02' 59" West 914.26 feet to the North line of the SW 1/4 of Section 11, Twp. 22 South, Range 31 East, thence S. 89° 44' 46" West along the quarter Section line 660.00 feet to a point 1954.10 feet East of the West one quarter corner of Section 11, Township 22 South, Range 31 East, thence South 0° 02' 59" East 911.02 feet to the point of beginning, containing 13.8 acres.

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Schedule A continued.

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ALSO LESS:

30. Beginning at a point which is South 89° 41' 06" West 676.85 feet from the N-1/4 corner of Section 14, T22S, R31E, (Said North 1/4 corner of Section 14 being the South 1/4 corner of Section 11, T22S, R31E) run thence South 89° 41' 06" West 130 feet, thence North 0° 07' 38" West 116.28 feet, thence North 89° 41' 06" East 130 feet, thence South 0° 07' 38" East 116.28 feet to the point of beginning.

ALSO LESS:

Lands Described and Platted in the following Subdivisions:

- Palm Lakes Estates, First Addition, Plat Book U, Page 12
- Palm Lakes Estates, Seventh Addition, Plat Book U, Page 129
- Palm Lakes Estates, Eighth Addition, Plat Book U, Page 131
- Bonneville, Section One, Plat Book W, Page 99
- Bonneville, Section Two, Plat Book W, Page 111

IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 31 EAST

- 13. The West 1/2 of the NW-1/4
- 14. The West 1/2 of the SE-1/4 of NW-1/4
- 15. The West 1/2 of the SW-1/4
- 16. The West 1/4 of the SE-1/4 of the SW-1/4
- 17. The West 1/2 of the East 1/2 of the NE-1/4 of the NW-1/4
- 18. The South 1/2 of the East 1/4 of the NE-1/4 of the NW-1/4
- 19. The East 1/2 of the SE-1/4 of the NW-1/4
- 20. The NE-1/4 of the SW-1/4
- 21. None

LESS:

Lands Described and Platted in the following Subdivisions:

- Palm Lakes Estates, Seventh Addition, Plat Book U, Page 129
- Palm Lakes Estates, Fifth Addition, Plat Book U, Page 85
- Palm Lakes Estates, Plat Book U, Page 71

IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 31 EAST

- 22. The East 3/4 of the NE-1/4
- 23. None
- 24. The NW-1/4 of the SE-1/4
- 25. The SW-1/4 of the SW-1/4 of the SE-1/4
- 26. The West 1/2 of the East 1/2 of the SW-1/4 of the SE-1/4
- 27. The SE-1/4 of the NE-1/4 of the SW-1/4

IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST

- 28. The East 1/2 of the NE-1/4 of the NW-1/4

LESS: Lands described and Platted in the following Subdivisions:

- Palm Lakes Estates, Plat Book U, Page 71

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Schedule A continued.

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ALSO: The following properties lying in Subdivision recorded as shown in the Public Records of Orange County, Florida.

IN PALM LAKES ESTATES, Plat Book U, page 71.

Lots 3, 4, 5, 6, 7, 17, 19, 20 and 24.

IN PALM LAKES ESTATES, First Addition, Plat Book U, page 72.

Block A, Lots 4, 5, 6 and 7.  
Block D, Lots 2 through 14, inclusive.  
Block E, Lots 2 through 13, inclusive.  
Block F, Lots 6 through 13, inclusive.  
Block G, Lots 1 and 2.  
Block H, Lots 8 through 14, inclusive.

IN PALM LAKES ESTATES, Second Addition, Plat Book U, page 83.

Block N, Lots 1 through 4, inclusive, and Lots 7 through 22 inclusive.  
Block O, Lots 1 through 4, inclusive, Lots 7, 8 and 9, Lots 11 and 12, and Lots 17 and 18.  
Block P, Lots 1 through 4, inclusive, and Lots 7, 8, 11, 15 and 16.  
Block Q, Lots 1, 2, 3, 5, 6, 7, and 8.

IN PALM LAKES ESTATES, Third Addition, Plat Book U, page 84.

Block L, Lots 1 through 5, inclusive, and Lots 7 through 25, inclusive.  
Block M, Lots 1 through 25, inclusive.

IN PALM LAKES ESTATES, Fourth Addition, Plat Book U, page 91.

Block R, Lots 1 through 15, inclusive, and Lot 17.  
Block S, Lots 1, 3, 7, 8, 9, 10, 12 and 13.

IN PALM LAKES ESTATES, Fifth Addition, Plat Book U, page 85.

Block 102, Lots 1 through 17, inclusive.  
Block 103, Lots 7 through 16, inclusive.  
Block 104, Lots 1 through 11, inclusive.  
Block 105, Lots 1 through 15, inclusive.

IN BONNEVILLE, Section One, Plat Book W, page 90.

Block B, Lots 12, 13, 14 and 15.  
Block C, Lots 8, 9, 10 and 11, and Lots 15 through 19, inclusive.  
Block D, Lots 13, 14 and 15.

IN BONNEVILLE, Section Two, Plat Book W, page 111.

Block 1, Lots 7 through 18, inclusive.  
Block 2, Lots 13, 14 and 15.

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SCHEDULE "B"

Lands located in Orange County, Florida, to which grantor does not warrant title:

IN PALM LAKES ESTATES, Plat Book U, page 71.

Lots 17 and 20.

IN PALM LAKES ESTATES, First Addition, Plat Book U, page 72.

Block G, Lot 1.  
Block H, Lot 14.

IN PALM LAKES ESTATES, Second Addition, Plat Book U, page 81.

Block N, Lots 10, 11, 12, 17, 18 and 19.  
Block O, Lots 1, 2, 7, 8, 9, 11 and 12.  
Block P, Lots 1, 7, 11, 15 and 16.  
Block Q, Lots 2, 6, 7 and 8.

IN PALM LAKES ESTATES, Third Addition, Plat Book U, page 90.

Block L, Lots 4, 8, 9, 10 and 11.  
Block M, Lot 25.

IN PALM LAKES ESTATES, Fourth Addition, Plat Book U, page 91.

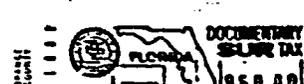
Block S, Lots 7, 8, 12 and 13.

IN DIXNEVILLE, Section One, Plat Book W, page 90.

Block C, Lots 10 and 11.

PREPARED & REVIEWED

*[Signature]* Clerk of  
Circuit Court, Orange Co., Fla.



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BOOK

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WARRANTY DEED

THIS WARRANTY DEED, Made the 13th day of January, A.D. 1956, by FRANK ADAMUCCI and ROSE ADAMUCCI his wife, of the City of Margate, County of Atlantic, State of New Jersey, hereinafter called the grantors, to ORANGE COUNTY ASSOCIATES, INC., a corporation existing under the laws of the State of Florida, and having its principal place of business at 513 High Street, Burlington, New Jersey, hereinafter called the grantee.

195.80 \$  
73.70

WITNESSETH: That the grantors for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Orange County, Florida.

Atty. in FF  
HOLD To  
Con. L  
To  
L. L. Robinson  
Robinson

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining .

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons whomsoever; that said land is free and clear of all encumbrances, except taxes accruing subsequent to 1955 and road rights-of-way of record.

Said land being described as follows, to wit:

Lands in Section 1, Township 22 South, Range 31 East:

$S\frac{1}{2}$  of  $SW\frac{1}{4}$  lying West of N. Tanner Road, less  $S\frac{1}{2}$  of  $S\frac{1}{2}$  of  $SW\frac{1}{4}$  of said  $SW\frac{1}{4}$ ; also less South 400 feet of  $SE\frac{1}{4}$  of  $SW\frac{1}{4}$  of Section 1;

$N\frac{1}{2}$  of  $NW\frac{1}{4}$  lying West of N. Tanner Road;

$S\frac{1}{2}$  of  $NW\frac{1}{4}$  lying West of N. Tanner Road;

$N\frac{1}{2}$  of  $SW\frac{1}{4}$  lying West of N. Tanner Road;

All in Section 1, Township 22 South, Range 31 East.

Lands in Section 2, Township 22 South, Range 31 East:

$N\frac{1}{2}$  of  $NW\frac{1}{4}$ ;

$SE\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

$W\frac{3}{4}$  of  $E\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{3}{4}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$SE\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$SW\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

$E\frac{3}{4}$  of  $N\frac{1}{2}$  of  $SW\frac{1}{4}$ , being 62.8 acres, more or less.

All in Section 2, Township 22 South, Range 31 East

Lands in Section 3, Township 22 South, Range 31 East:

$W\frac{3}{4}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$NE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$SE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$SE\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$NE\frac{1}{4}$  of  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;



$W\frac{3}{4}$  of  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{3}{4}$  of  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

All in Section 3, Township 22 South, Range 31 East.

Lands in Section 10, Township 22 South, Range 31 East:

$E\frac{1}{2}$  of  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $SE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $SE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $W\frac{1}{2}$  of  $SE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$SW\frac{1}{4}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $W\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $SE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NE\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

All in Section 10, Township 22 South, Range 31 East.

Lands in Section 11, Township 22 South, Range 31 East:

$NW\frac{1}{4}$  of  $SW\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

$NE\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

$NW\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

$S\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

$NE\frac{1}{4}$  of  $SW\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of SW $\frac{1}{4}$ ;

NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

SE $\frac{1}{4}$  of SE $\frac{1}{4}$  (less W $\frac{1}{2}$  of E $\frac{1}{2}$ );

W $\frac{1}{2}$  of E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

All in Section 11, Township 22 South, Range 31 East.

Lands in Section 14, Township 22 South, Range 31 East:

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of E $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

NW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

SW $\frac{1}{4}$  of SW $\frac{1}{4}$  (less NW $\frac{1}{4}$ );

NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

All in Section 14, Township 22 South, Range 31 East.

Lands in Section 15, Township 22, South, Range 31 East:

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

E $\frac{1}{4}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

W $\frac{1}{4}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{3}{4}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

S $\frac{1}{2}$  of W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

All in Section 15, Township 22 South, Range 31 East.

Lands in Section 23, Township 22 South, Range 31 East:

E $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , less Highway;

All in Section 23, Township 22 South, Range 31 East.

Grantors herein by this conveyance, hereby convey all lands owned by them in Orange County, State of Florida.

SUBJECT to that certain mortgage from DAVID MILLER and HELEN MILLER, his wife, to HARRY H. PRICE and ELIZABETH R. PRICE, his wife, dated August 10, 1955, recorded under Clerk's No. 430154, Public Records of Orange County, Florida, in the principal amount of \$116,610.40, which the grantee herein hereby assumes and agrees to pay.

ORANGE COUNTY ASSOCIATES, INC., assumes and agrees to pay this mortgage and indicates its assumption thereof as part of the consideration of this deed by the execution of this deed.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

*Frank Adamucci* (SEAL)  
Frank Adamucci

*Rose Adamucci* (SEAL)  
Rose Adamucci

ATTEST:

*David H. Markowitz*  
David H. Markowitz, Sec'y

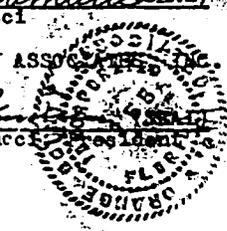
Signed, sealed and delivered in the presence of:

*Charlotte Hoffman*

*William R. Hlatky*

By: ORANGE COUNTY ASSOCIATES, INC.

*Frank Adamucci*  
Frank Adamucci, President



STATE OF NEW JERSEY  
COUNTY OF CAMDEN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared FRANK ADAMUCCI and ROSE ADAMUCCI, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 13 day of January, 1956.



FILED IN THE OFFICE OF THE CLERK OF THE  
CIRCUIT COURT OF ORANGE COUNTY, FLORIDA ON  
JAN 19 1956 AT 4:50 O'CLOCK P.M.  
AND RECORDED IN THE "OFFICIAL RECORDS"  
BEGINNING WITH BOOK NO. 58 PAGE 289  
AND RECORD VERIFIED.

Arthur W. Newell  
STATE OF NEW JERSEY  
COUNTY OF CAMDEN  
CLERK

Cecilia Meyer  
Notary Public, State of New Jersey  
My Commission expires  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 20, 1959

I HEREBY CERTIFY that on this 13 day of January, 1956, before me personally appeared FRANK ADAMUCCI and DAVID H. MARKOWITZ, respectively President and Secretary of ORANGE COUNTY ASSOCIATES, INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said Warranty Deed is the act and deed of said corporation.

WITNESS my hand and official seal at Camden, in the County of Camden, and State of New Jersey, the day and year last aforesaid.

NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 20, 1959

Cecilia Meyer  
Notary Public,  
State of New Jersey  
My Commission expires:

JAN 12 1953

3557

D. 55-480  
WARRANTY DEED

445970

500

THIS WARRANTY DEED, Made the 29th day of December, A. D. 1953, by COLLINGS' LAKES, INC., a corporation existing under the laws of the State of New Jersey, with permanent post office address at 515 Cooper Street, Camden, New Jersey, hereinafter called grantor to FRANK ADAMUCCI, of the City of Margate, County of Atlantic, State of New Jersey hereinafter called the grantees

78.80 St.  
75.70 7th

WITNESSETH: That the grantor for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; that said land is free and clear of all encumbrances, except taxes accruing subsequent to 1955, and road right-of-way of record.

Said land being described as follows, to-wit:

BOOK 55 PAGE 481

Lands in Section 1, Township 22 South, Range 31 East:

$S\frac{1}{2}$  of  $SW\frac{1}{4}$  lying West of N. Tanner Road, less  $S\frac{1}{4}$  of  $S\frac{1}{2}$  of  $SW\frac{1}{4}$  of said  $SW\frac{1}{4}$ ; also less South 400 feet of  $SE\frac{1}{4}$  of  $SW\frac{1}{4}$  of Section 1;

$N\frac{1}{2}$  of  $NW\frac{1}{4}$  lying West of N. Tanner Road;

$S\frac{1}{2}$  of  $NW\frac{1}{4}$  lying West of N. Tanner Road;

$N\frac{1}{2}$  of  $SW\frac{1}{4}$  lying West of N. Tanner Road;

All in Section 1, Township 22 South, Range 31 East.

Lands in Section 2, Township 22 South, Range 31 East:

$N\frac{1}{2}$  of  $NW\frac{1}{4}$ ;

$SE\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $E\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{3}{4}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$SE\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$E\frac{1}{4}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$E\frac{1}{4}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$SW\frac{1}{4}$  of  $NW\frac{1}{4}$ ;

$E\frac{3}{4}$  of  $W\frac{1}{2}$  of  $SW\frac{1}{4}$ , being 62.8 acres, more or less.  
All in Section 2, Township 22 South, Range 31 East

Lands in Section 3, Township 22 South, Range 31 East:

$W\frac{3}{4}$  of  $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$NE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$SE\frac{1}{4}$  of  $NE\frac{1}{4}$ ;

$SE\frac{1}{4}$  of  $SW\frac{1}{4}$ ;

$SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$NE\frac{1}{4}$  of  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$W\frac{3}{4}$  of  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$W\frac{1}{4}$  of  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{3}{4}$  of  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$E\frac{1}{4}$  of  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

$W\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SE\frac{1}{4}$ ;

All in Section 3, Township 22 South, Range 31 East.

Lands in Section 10, Township 22 South, Range 31 East:

- E $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- W $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- E $\frac{1}{2}$  of W $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- E $\frac{1}{2}$  of W $\frac{1}{2}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- EW of SE $\frac{1}{4}$ ;
- W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;
- E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;
- W $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;
- E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;
- E $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;  
All in Section 10, Township 22 South, Range 31 East.

Lands in Section 11, Township 22 South, Range 31 East:

- NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ;
- NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;
- NW $\frac{1}{4}$  of NW $\frac{1}{4}$ ;
- S $\frac{1}{2}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ;
- NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ;
- SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;
- W $\frac{1}{2}$  of SW $\frac{1}{4}$ ;
- NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;
- SE $\frac{1}{4}$  of SE $\frac{1}{4}$  (less W $\frac{1}{2}$  of E $\frac{1}{2}$ );
- W $\frac{1}{2}$  of E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;  
All in Section 11, Township 22 South, Range 31 East.

Lands in Section 14, Township 22 South, Range 31 East:

- E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of E $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of NW $\frac{1}{4}$ ;

NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

NW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

SW $\frac{1}{4}$  of SW $\frac{1}{4}$  (less NW $\frac{1}{4}$ );

NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

All in Section 14, Township 22 South, Range 31 East.

Lands in Section 15, Township 22 South, Range 31 East:

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

E $\frac{1}{4}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{3}{4}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

S $\frac{1}{2}$  of W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

All in Section 15, Township 22 South, Range 31 East.

Lands in Section 23, Township 22 South, Range 31 East:

E $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , less Highway;

All in Section 23, Township 22 South, Range 31 East.

Grantor herein by this conveyance, hereby conveys all lands owned by it in Orange County, State of Florida.

SUBJECT to <sup>BOOK</sup> 55 ~~PAGE~~ 484 that certain mortgage from DAVID MILLER and HELEN MILLER, his wife, to HARRY H. PRICE and ELIZABETH R. PRICE, his wife, dated August 10, 1955, recorded under Clerk's No. 430154, Public Records of Orange County, Florida, in the principal amount of \$116,610.40, which the grantee herein hereby assumes and agrees to pay.

FRANK ADAMUCCI assumes and agrees to pay this mortgage and indicates his assumption thereof as part of the consideration of this deed by the execution of this deed.

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed in its name by its proper officers and its corporate seal to be affixed, attested by its Secretary the day and year above written.

Signed, sealed and delivered COLLINGS' LAKES, INC.  
in the presence of:

Herald Zoukman et al

By George Rammer  
George Rammer, President

David Miller

Attest: David Miller  
David Miller, Secretary

IN WITNESS WHEREOF, FRANK ADAMUCCI, hereunto sets his hand and seal the day and year above written.

Signed, sealed and delivered  
in the presence of

Herald Zoukman  
Frank Adamucci

STATE OF ~~NEW JERSEY~~ <sup>MASSACHUSETTS</sup>  
COUNTY OF ~~ESSEX~~ <sup>BRISTOL</sup>

I HEREBY CERTIFY That on this 29<sup>th</sup> day of December, 1955 before me personally appeared GEORGE RAMMER and DAVID MILLER, respectively President and Secretary of COLLINGS' LAKES, INC., a corporation under the laws of the State of New Jersey, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal

BOOK 55 PAGE 485

of said corporation, and the said Warranty Deed is the act and deed of said corporation.

WITNESS my hand and official seal at Attleboro in the County of Bristol and State of MASSACHUSETTS, the day and year last aforesaid.



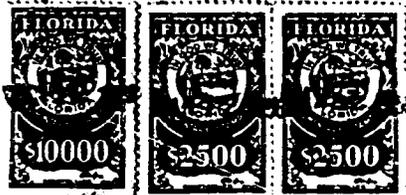
Herchel Zelman  
Notary Public, State of MASSACHUSETTS  
My Commission expires: 12-29-59



STATE OF ~~NEW JERSEY~~ MASSACHUSETTS  
COUNTY OF ~~ESSEX~~ BRISTOL

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 FRANK ADAMUCCI, 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 29<sup>th</sup> day of December, 1955.



Herchel Zelman  
Notary Public  
My Commission expires: 12-29-59



FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ORANGE COUNTY, FLORIDA ON JAN 12 1956 AT 3:55 O'CLOCK P AND RECORDED IN THE "OFFICIAL RECORDS" BEGINNING WITH BOOK NO. 55 PAGE 480 AND RECORD VERIFIED.

Arthur W. Newell  
CLERK



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BOX 55 No. 474  
WARRANTY DEED

445963

500124

JAN 12 1956

255

10-20  
75-70-84  
73-70-20

THIS WARRANTY DEED, Made the 29<sup>th</sup> day of December, A. D. 1955, by DAVID MILLER and HELEN MILLER, his wife, hereinafter called the grantors, to COLLINGS' LAKES, INC., a corporation existing under the laws of the State of New Jersey, with permanent post office address at 515 Cooper Street, Camden, New Jersey, hereinafter called the grantee;

WITNESSETH: That the grantors for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Orange County, Florida,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; that said land is free and clear of all encumbrances, except taxes accruing subsequent to 1955, and road rights-of-way of record.

Said land being described as follows, to-wit:

XC: 55 477

$\frac{1}{2}$  of  $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

$\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

$\frac{1}{2}$  of NW $\frac{1}{4}$ ;

$\frac{1}{4}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

NW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

SW $\frac{1}{4}$  of SW $\frac{1}{4}$  (less NW $\frac{1}{4}$ );

NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

All in Section 14, Township 22 South, Range 31 East.

Lands in Section 15, Township 22 South, Range 31 East:

$\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

$\frac{1}{2}$  of E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of  $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

E $\frac{1}{4}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

$\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

$\frac{1}{2}$  of E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of  $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

$\frac{1}{4}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{3}{4}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

S $\frac{1}{2}$  of  $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

All in Section 15, Township 22 South, Range 31 East.

Lands in Section 23, Township 22 South, Range 31 East:

E $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , less Highway;

All in Section 23, Township 22 South, Range 31 East.

Grantors herein by this conveyance, hereby convey all lands owned by them in Orange County, State of Florida,

SUBJECT TO that certain mortgage from the grantors herein to HARRY H. PRICE and ELIZABETH R. PRICE, his wife, dated August 10, 1955, recorded under Clerk's No. 430154, Public Records of Orange County, Florida, in the principal amount of \$10,610.40, which the grantee herein hereby assumes and agrees to pay.

FRANK ADAMUCCI assumes and agrees to pay this mortgage and indicates his assumption thereof as part of the consideration of this deed by the execution of this deed.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Harshel Zondtman, Notary Public

David Miller, Helen Miller  
and Frank Adamucci

Frank Adamucci

David Miller (SEAL)  
David Miller

Helen Miller (SEAL)  
Helen Miller

Frank Adamucci (SEAL)  
Frank Adamucci

STATE OF ~~NEW JERSEY~~ MASSACHUSETTS

COUNTY OF GREEN BRISTOL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared DAVID MILLER and HELEN MILLER, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 29th day of December, 1955.

Harshel Zondtman  
Notary Public, State of MASSACHUSETTS  
My Commission expires 1956



STATE OF ~~NEW JERSEY~~ MASSACHUSETTS

COUNTY OF GREEN BRISTOL

I HEREBY CERTIFY That on this day, before me, an officer duly authorized in the State aforesaid and in the County

BOOK 55 PAGE 479

aforesaid to take acknowledgments, personally appeared FRANK ADAMUCCI, 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 29<sup>th</sup> day of December



*Harold Bradman*  
Notary Public

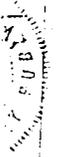
My Commission expires: 10/28/58



FILED IN THE OFFICE OF THE CLERK OF THE  
CIRCUIT COURT OF ORANGE COUNTY, FLORIDA ON  
DEC 12 1958 AT 9:55 O'CLOCK  
AND RECORDED IN THE "OFFICIAL RECORDS",  
BEGINNING WITH BOOK NO. 55 PAGE 474  
AND RECORD VERIFIED.

*Arthur W. Newell*  
CLERK

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AUG 31 1955

430153

BOOK 8 PAGE 629

WARRANTY DEED

THIS WARRANTY DEED, Made the 10th day of August, A. D. 1955, by HARRY H. PRICE and ELIZABETH R. PRICE, his wife, and HELEN MILLER, his wife, hereinafter called the grantors, to DAVID MILLER, whose post-office address is 1 Beach Terrace, Bristol, Rhode Island, hereinafter called the grantee;

WITNESSETH: That the grantors for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Orange County, Florida,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantors hereby covenants with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 1954.

Said land being described as follows, to-wit:



Lands in Section 1, Township 22 South, Range 31 East:

S $\frac{1}{2}$  of SW $\frac{1}{4}$  lying West of N. Tanner Road, less S $\frac{1}{4}$  of S $\frac{1}{2}$  of SW $\frac{1}{4}$  of said SW $\frac{1}{4}$ ; also less South 400 feet of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section

N $\frac{1}{2}$  of NW $\frac{1}{4}$  lying West of N. Tanner Road;

S $\frac{1}{2}$  of NW $\frac{1}{4}$  lying West of N. Tanner Road;

N $\frac{1}{2}$  of SW $\frac{1}{4}$  lying West of N. Tanner Road;

All in Section 1, Township 22 South, Range 31 East.

Lands in Section 2, Township 22 South, Range 31 East:

N $\frac{1}{2}$  of NW $\frac{1}{4}$ ;

SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

W $\frac{3}{4}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

E $\frac{1}{4}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

E $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

SW $\frac{1}{4}$  of NW $\frac{1}{4}$

All in Section 2, Township 22 South, Range 31 East.



Lands in Section 3, Township 22 South, Range 31 East.

W $\frac{3}{4}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ;

SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ;

SW $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{3}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{1}{4}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

E $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

W $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ;

All in Section 3, Township 22 South, Range 31 East.



QUIT-CLAIM DEED

285216

JUL 19 1951

THIS DEED, Executed this 19th day of July, A.D. 1951, by ELIZABETH R. PRICE of the County of Orange and State of Florida, party of the first part, and HARRY H. PRICE of the County of Orange and State of Florida, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and his heirs, successors and assigns forever, the following described lots, pieces or parcels of land, situate, lying and being in the County of Orange, State of Florida, to-wit:

S 1/2 of SW 1/4 lying West of N. Tanner Road, less S 1/2 of S 1/2 of SW 1/4 of said SW 1/4; and N 1/2 of NW 1/4 lying West of N. Tanner Road; and S 1/2 of NW 1/4 lying West of N. Tanner Road; and N 1/2 of SW 1/4 lying West of N. Tanner Road, all in Sec. 1, Twp. 22 South, Range 31 East; also, N 1/2 of NW 1/4; and SE 1/4 of NW 1/4; and 1/2 of E 1/2 of NW 1/4 of NE 1/4; and NW 1/4 of SW 1/4 of NE 1/4; and W 1/2 of NW 1/4 of NE 1/4; and E 1/2 of NE 1/4; and E 1/2 of SW 1/4 of NE 1/4; and W 1/2 of SW 1/4 of NE 1/4; and SE 1/4 of SW 1/4 of NE 1/4; and E 1/2 of SW 1/4 of NE 1/4; also, NW 1/4 of SW 1/4 of NE 1/4; and NE 1/4 of NE 1/4; and SE 1/4 of NE 1/4; and SE 1/4 of SW 1/4 of NE 1/4; and SW 1/4 of SW 1/4 of NE 1/4; and NE 1/4 of SW 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4; and NW 1/4 of NE 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4; and NW 1/4 of NE 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4; and NW 1/4 of NE 1/4 of NE 1/4; all in Sec. 2, Twp. 22 South, Range 31 East; also, NW 1/4 of SW 1/4 of NE 1/4; and NE 1/4 of NE 1/4; and SE 1/4 of NE 1/4; and SE 1/4 of SW 1/4 of NE 1/4; and SW 1/4 of SW 1/4 of NE 1/4; and NE 1/4 of SW 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4; and NW 1/4 of NE 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4; and NW 1/4 of NE 1/4 of NE 1/4; all in Sec. 3, Twp. 22 South, Range 31 East; also, E 1/2 of NE 1/4 of NE 1/4; and E 1/2 of SE 1/4 of NE 1/4; and W 1/2 of SE 1/4 of NE 1/4; and W 1/2 of NE 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4; and NW 1/4 of NE 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4; and NW 1/4 of NE 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4; and NW 1/4 of NE 1/4 of NE 1/4; all in Sec. 10, Twp. 22 South, Range 31 East; also, NW 1/4 of SW 1/4 of NE 1/4; and NE 1/4 of NW 1/4; and NW 1/4 of NW 1/4; and S 1/2 of SW 1/4 of NW 1/4; and NE 1/4 of SW 1/4 of NW 1/4; and SW 1/4 of NW 1/4; and E 1/2 of NW 1/4 of NW 1/4; and W 1/2 of NW 1/4 of NW 1/4; and NW 1/4 of NW 1/4 of NW 1/4; and E 1/2 of NW 1/4 of NW 1/4; and NW 1/4 of NW 1/4 of NW 1/4; and E 1/2 of NW 1/4 of NW 1/4; and NW 1/4 of NW 1/4 of NW 1/4; all in Sec. 11, Twp. 22 South, Range 31 East; also, E 1/2 of SW 1/4 of NW 1/4; and W 1/2 of SW 1/4 of NW 1/4; and NW 1/4 of SW 1/4 of NW 1/4; and E 1/2 of SW 1/4 of NW 1/4; and NW 1/4 of SW 1/4 of NW 1/4; and E 1/2 of SW 1/4 of NW 1/4; and NW 1/4 of SW 1/4 of NW 1/4; and E 1/2 of SW 1/4 of NW 1/4; and NW 1/4 of SW 1/4 of NW 1/4; all in Sec. 13, Twp. 22 South, Range 31 East; also, E 1/2 of NW 1/4 of NE 1/4, North of Highway, Sec. 22, Twp. 22 South, Range 31 East; also E 1/2 of NE 1/4 of NE 1/4, less Highway; and W 1/2 of SW 1/4 of NW 1/4, all in Sec. 23, Twp. 22 South, Range 31 East; also, All lots and blocks (less Lots 21 to 24, Block B, and Lots 1, 2, 12 and 13, Block H), Fraternal Park, Flat Book O, page 29; also, Lot 40, Block H, Fairview Shores, Flat Book M, page 73; also Lot 36, Block 21, Orwin Manor, Stratford Section, Flat Book L, page 57; also, Lot 4, Block E, Walkiki Beach, Flat Book H, page 55; also, Lots 13 to 24, 27 to 33 and 73 to 84, East Cloverdale, Flat Book K, page 73; also, (continued)



DEED BOOK 873 PAGE 186

Lots 47, 48 and 49, Bonnie Loch, Plat Book H, page 43; also, Lots 1 to 3 (less road) and Lots 4, 5, 7, 8 and 9 (less Hiway), Block C, and Lots 1 and 2 (less road), and Lots 4 and 5 (less Hiway), Block D, Floral Park Realty Co. Sub., Plat Book L, page 42; also, Lots 1 to 11 and 36 to 46, Block 50, and Lots 1 to 8, Block 49, and Lots 1 to 6 and 20 to 30, Block 56, and Lots 1 to 8 and 13 to 19, Block 57, East Orange Park, Plat Book O, page 3; also Lots 7 to 25, 36 to 44, 58 to 79 and 91 to 96, Block 101, and Lots 33 to 38, Block 102, and Lots 1 to 21, Block 2006, Bithlo, Plat Book H; page 9 and Plat Book O, page 26; also, SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; and E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; and NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of KE $\frac{1}{4}$ , all in Sec. 13, Twp. 22 South, Range 31 East; also NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 3, Twp. 22 South, Range 31 East; also, SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  (less E $\frac{1}{2}$  of W $\frac{1}{2}$  and less South 34.85 feet of W $\frac{1}{2}$  and less North 50 feet of South 84.85 feet less East 11.53 feet of W $\frac{1}{2}$  and less North 50 feet of South 184.85 feet less East 11.53 feet of W $\frac{1}{2}$  and less North 50 feet of South 234.85 feet less East 11.53 feet of W $\frac{1}{2}$ ), Sec. 27, Twp. 22 South, Range 27 East; also, Lots 6, 7, 42 and 43, Block A, Bunker Hill, Plat Book K, page 40; also, Lots 19, 20, 25 and 26, Block A, and Lots 1 to 8, 11 to 16, 20 to 24, 27 to 29, 32, 33, 38 to 42, 47 and 48, Block B, and Lots 25 and 26, Block F, and Lots 23 to 26, Block G, and Lots 21 to 24, 27 to 30, 35 to 42, 47 to 48, Block H, Orange Heights, Plat Book L, page 33; also, all of fraction Section 35, Twp. 23 South, Range 34 East.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered  
in presence of

Mary F. Marshall

Robin L. Thittaker

Elizabeth K. Price L.S.

DEED BOOK 873 PAGE 187

STATE OF FLORIDA )  
COUNTY OF ORANGE )

I HEREBY CERTIFY, That on this day before me, an officer duly authorized to take acknowledgments, personally appeared ELIZABETH R. PRICE to me well known to be the individual described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal at Orlando, County of Orange, and State of Florida, this 19 day of July, A.D. 1951.

*Dustin C. Whitaker*

Notary Public, State of Florida at Large.  
My Commission Expires March 2, 1953.  
Bonded by Hartford Accident & Indemnity Co.



FILED IN THE OFFICE OF THE CLERK OF THE  
COUNTY OF ORANGE COUNTY, FLORIDA ON  
JUL 19 1951 at 10:50 AM  
DEED  
BOOK 873 PAGE 185-187

*William W. Howell*

CLERK



MJR

484014

Clerk's No 110243  
Deed Book 623 Page 570  
Dated Feb. 16, 1944  
Filed Feb. 17, 1944 12:35 P.M.

SPECIAL  
WARRANTY DEED  
\$ 1.00 OVC

Reconstruction Finance Corp.,  
a corp., organized and existing  
under and by virtue of the laws  
of the United States of America

Grant, bargain, sell, alien,  
remise, release, convey and  
confirm;

to

Harry H. Price  
and Elizabeth R. Price,  
husband and wife,  
of Orange County, Fla.

NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; W 3/4 of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ;  
and SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; all in Section 2, Twp. 22 South, Range 31 East;

NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; W 3/4 of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; W 3/4 of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;  
E $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ; NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ; E 3/4 of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; all in  
Section 3, Twp. 22 South, Range 31 East;

E $\frac{1}{4}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; E $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; E $\frac{1}{4}$  of SE $\frac{1}{4}$   
of NE $\frac{1}{4}$ ; SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; all in Section 10, Twp. 22 South, Range 31 East;

NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; E $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; S $\frac{1}{2}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; W $\frac{1}{2}$  of SW $\frac{1}{4}$ ; SE $\frac{1}{4}$   
of SW $\frac{1}{4}$  (less NW $\frac{1}{4}$  of E $\frac{1}{2}$  thereof); all in Section 11, Twp. 22 South,  
Range 31 East;

W $\frac{1}{2}$  of NW $\frac{1}{4}$ ; W $\frac{1}{2}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; E $\frac{1}{4}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; and  
SW $\frac{1}{4}$  of SW $\frac{1}{4}$  (less NW $\frac{1}{4}$  thereof); all in Section 14, Twp. 22 South,  
range 31 East;

E 3/4 of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; and E $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; all in Section 15,  
Twp. 22 South, Range 31 East.

Subject however to any unpaid taxes, assessments and paving l'

FIDELITY TITLE & GUARANTY COMPANY

Two Witnesses

RECONSTRUCTION FINANCE CORPORATION

By: Fred H. Farwell (SEAL)  
Its Attorney in fact

Ack. on Feb. 16, 1944 by Fred H. Farwell, Attorney in Fact for  
Reconstruction Finance Corporation, before Helen Averitt, Notary  
Public of Duval County, Fla. Notarial Seal. Com. expires March  
14, 1945.

# **APPENDIX E**

# *DataMap Technology Corporation*

## **Environmental FirstSearch™ Report**

TARGET PROPERTY:

**RESEARCH PKWY  
ORLANDO FL 32826**

Job Number: 1005400201

**PREPARED FOR:**

Universal Engineering Sciences, Inc.  
3532 Magie Blvd.  
Orlando, FL 32811

08-17-99



*Tel: (407) 265-8900*

*Fax: (407) 265-8904*

***Environmental FirstSearch  
Search Summary Report***

**Target Site:** RESEARCH PKWY  
ORLANDO FL 32826

**FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2 >	ZIP	TOTALS
NPL	Y	05-12-99	1.00	0	0	0	0	0	0	0
CERCLIS	Y	05-12-99	0.50	0	0	0	0	-	0	0
RCRA TSD	Y	04-27-99	0.50	0	0	0	0	-	0	0
RCRA COR	Y	04-27-99	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	04-27-99	0.25	0	2	2	-	-	0	4
RCRA NLR	Y	04-27-99	0.25	0	0	0	-	-	0	0
ERNS	Y	05-07-99	0.25	0	0	0	-	-	18	18
NPDES	Y	07-22-98	0.25	0	0	0	-	-	1	1
FINDS	Y	01-20-99	0.25	0	1	2	-	-	0	3
TRIS	Y	07-16-98	0.25	0	0	0	-	-	0	0
STATE SITES	Y	10-01-97	1.00	0	0	0	0	0	0	0
SPILLS-1990	N	NA	0.25	-	-	-	-	-	-	-
SPILLS-1980	N	NA	0.25	-	-	-	-	-	-	-
SWL	Y	05-01-98	0.50	0	0	0	0	-	0	0
PERMITS	Y	10-17-97	0.25	0	0	0	-	-	0	0
OTHER	Y	05-01-98	0.25	0	0	0	-	-	1	1
REG UST/AST	Y	05-05-99	0.25	0	0	1	-	-	5	6
LEAKING UST	Y	05-06-99	0.50	0	0	1	0	-	4	5
ACTIVE PWS	N	05-01-99	0.50	-	-	-	-	-	-	-
AQUIFERS	N	NA	0.50	-	-	-	-	-	-	-
ACEC	N	NA	0.50	-	-	-	-	-	-	-
WETLANDS	N	NA	0.50	-	-	-	-	-	-	-
FLOODPLAINS	N	09-01-96	0.50	-	-	-	-	-	-	-
RECEPTORS	Y	01-01-95	0.50	0	0	0	0	-	0	0
- TOTALS -				0	3	6	0	0	29	38

**Notice of Disclaimer**

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to DataMap Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in DataMap Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

**Waiver of Liability**

Although DataMap Technology Corp. uses its best efforts to research the actual location of each site, DataMap Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of DataMap Technology Corp.'s services proceeding are signifying an understanding of DataMap Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 08-17-99  
**Requestor Name:** ANITA  
**Standard:** ASTM

**Search Type:** COORD  
**Job Number:** 1005400201

**Target Address:** RESEARCH PKWY  
 ORLANDO FL 32826

*Demographics*

<b>Sites:</b> 38	<b>Non-Geocoded:</b> 29	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-81.194904	-81:11:42	<b>Easting:</b> 480940.957
<b>Latitude:</b>	28.586729	28:35:12	<b>Northing:</b> 3162041.441
			<b>Zone:</b> 17

*Comment*

<b>Comment:</b> 2-ACRE TRACT
------------------------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0.00 Mile(s)	<b>Services:</b>																						
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th><u>Requested?</u></th> <th><u>Date</u></th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>N</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>N</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td>N</td> <td></td> </tr> </tbody> </table>		<u>Requested?</u>	<u>Date</u>	Sanborns	N		Aerial Photographs	N		Topographical Maps	N	
ZIP Code	City Name	ST	Dist/Dir	Sel																			
	<u>Requested?</u>	<u>Date</u>																					
Sanborns	N																						
Aerial Photographs	N																						
Topographical Maps	N																						

## Environmental FirstSearch Sites Summary Report

**TARGET SITE:** RESEARCH PKWY  
ORLANDO FL 32826

**JOB:** 1005400201  
2-ACRE TRACT

**TOTAL:** 38      **GEOCODED:** 9      **NON GEOCODED:** 29      **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	RCRAGN	CENTRAL FLORIDA RESEARCH PARK FLD981866569/SGN	12424 RESEARCH PARKWAY ORLANDO FL 32826	<del>0.09 SW</del> <i>SW</i>	1
5	FINDS	CENTRAL FLORIDA RESEARCH PARK FLD981866569	12424 RESEARCH PARKWAY ORLANDO FL 32826	0.09 SW	1
3	RCRAGN	METTERS INDUSTRIES FLR000046235/SGN	12443 RESEARCH RKWY #105 ORLANDO FL 32836	0.10 NW	3
2	RCRAGN	LASER PHOTONIC INC FLD980847578/SGN	12351 RESEARCH PKWY ORLANDO FL 32826	0.21 SW	2
6	FINDS	LASER PHOTONICS INC <i>Raytheon</i> FLD980847578	12351 RESEARCH PKWY ORLANDO FL 32826	0.21 SW <i>North</i>	2
7	FINDS	NAVAL TRAINING SYSTEMS CTR FL0000002568	12350 RESEARCH PKY ORLANDO FL 32826	0.25 NW	4
8	UST	US NAVY-NAVAL AIR WARFARE CTR TRA S 489101054/CLOSED	12350 RESEARCH PKY ORLANDO FL 32826	0.25 NW	4
9	LUST	US NAVY-NAVAL AIR WARFARE CTR TRA S 489101054	12350 RESEARCH PKY ORLANDO FL 32826	0.25 NW	4
4	RCRAGN	USN NTSC FL0000002568/VGN	12350 RESEARCH PKWY ORLANDO FL 32826	0.25 NW	4

***Environmental FirstSearch  
Sites Summary Report***

**TARGET SITE:** RESEARCH PKWY  
ORLANDO FL 32826

**JOB:** 1005400201  
2-ACRE TRACT

**TOTAL:** 38      **GEOCODED:** 9      **NON GEOCODED:** 29      **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
26	ERNS	222235/UNKNOWN	13177 WEST LANDSTREET RD 40 YD ORLANDO FL	NON GC	
23	ERNS	65912/UNKNOWN	CAPE CANAVERAL ORLANDO FL	NON GC	
25	ERNS	554945/UNKNOWN	FOUND ON BEACHES FROM DAYTONA ORLANDO FL	NON GC	
27	ERNS	133805/UNKNOWN	CONSTRUCTION SITE ORLANDO FL	NON GC	
29	OTHER	32826/CATTLE VATS	FL 32826	NON GC	
24	ERNS	127536/UNKNOWN	BLDG 1063 ORLANDO FL	NON GC	
35	LUST	ADDISON STEEL INC-TRUCK MAINTENANCE 489800704	7351 OVERLAND RD ORLANDO FL	NON GC	
10	ERNS	AIRCRAFT SERVICES INC 10793/UNKNOWN	GATE 36 NORTH WEST AIRLINES ORLANDO FL	NON GC	
11	ERNS	AMTRACK 566298/UNKNOWN	MILEPOST:UNKNOWN AMTRACK STATI ORLANDO FL	NON GC	
12	ERNS	CORONADO SPRINGS RESORT 566297/UNKNOWN	LAGO DORADO ORLANDO FL	NON GC	
13	ERNS	CSX TRANSPORTATION 388975/UNKNOWN	TAFT YARD ORLANDO FL	NON GC	
14	ERNS	DEL MONTE 589702/UNKNOWN	INTERSTATE 4 EAST BOUND JUST E ORLANDO FL	NON GC	
15	ERNS	FIREMASTERS INC 150943/UNKNOWN	DUMPSTER BEHIND FIREMASTERS ORLANDO FL	NON GC	
16	ERNS	FL UNDERGROUND UTILITIES 10665/UNKNOWN	CONSTRUCTION SITE AT ORLANDO I ORLANDO FL	NON GC	
28	NPDES	FL WATER SERVICES-CHULUOTA FL0036943/MINOR	10TH STREET AND C AVENUE ORLANDO FL	NON GC	
17	ERNS	FLORIDA AIR GAS 568687/UNKNOWN	WESTBOUND I4 NEAR THE 435 (KIR ORLANDO FL	NON GC	
18	ERNS	GES EXPOSITION SERVICES 353176/UNKNOWN	SOUTH ORANGE BLOSSOM TRAIL ORLANDO FL	NON GC	
19	ERNS	GLORY SANDBLASTING 327361/UNKNOWN	33RD STREET ORLANDO FL	NON GC	
36	LUST	GUARDIAN CARE 489800774	2500 W CHURCH ST ORLANDO FL	NON GC	
30	UST	HESS STATION 489801053/OPEN	11300 UNIVERSITY BLVD ORLANDO FL	NON GC	

***Environmental FirstSearch  
Sites Summary Report***

**TARGET SITE:** RESEARCH PKWY  
ORLANDO FL 32826

**JOB:** 1005400201  
2-ACRE TRACT

**TOTAL:** 38      **GEOCODED:** 9      **NON GEOCODED:** 29      **SELECTED:** 0

<b>ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
20	ERNS	INDUSTRIAL ENGINEERING 100287/UNKNOWN	FACILITY ORLANDO FL	NON GC	
31	UST	OCWEN MANAGEMENT CENTER 489801510/OPEN	12650 INGENUITY DR ORLANDO FL 32826	NON GC	
37	LUST	ORANGE CNTY PROPERTY ROW #5 489800575	2721 OLD WINTER GRDN RD @ STAT ORLANDO FL	NON GC	
32	UST	ORLANDO CITY LAKE NONA PUMP STATION 489801544/OPEN	8901 DOWDEN RD ORLANDO FL	NON GC	
33	UST	ORLANDO INTL AIRPORT WEST RAMP 489801335/CLOSED	ORLANDO INTL AIRPORT ORLANDO FL	NON GC	
38	LUST	PHILLIPS, RALPH JR 489201809	SR 15A ORLANDO FL 34787	NON GC	
34	UST	PHILLIPS, RALPH JR 489201809/CLOSED	SR 15A ORLANDO FL 34787	NON GC	
21	ERNS	PINCH A PINCH 576259/UNKNOWN	RT 436 SEMORAN BLVD ORLANDO FL	NON GC	
22	ERNS	SAFETY KLEEN 348357/UNKNOWN	SCIENCE ROAD ORLANDO FL	NON GC	





**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** RESEARCH PKWY  
ORLANDO FL 32826

**JOB:** 1005400201  
2-ACRE TRACT

RCRA GENERATOR SITE			
<b>SEARCH ID:</b> 3	<b>DIST/DIR:</b> 0.10 NW	<b>MAP ID:</b> 3	
<b>NAME:</b> METTERS INDUSTRIES	<b>REV:</b>		
<b>ADDRESS:</b> 12443 RESEARCH RKWY #105 ORLANDO FL 32836 ORANGE	<b>ID1:</b> FLR000046235		
<b>CONTACT:</b> ORLANDO TECH CENTER C/O TAURUS	<b>ID2:</b>		
	<b>STATUS:</b> SGN		
	<b>PHONE:</b> 4074286150		
DETAILS NOT AVAILABLE			

RCRA GENERATOR SITE			
<b>SEARCH ID:</b> 2	<b>DIST/DIR:</b> 0.21 SW	<b>MAP ID:</b> 2	
<b>NAME:</b> LASER PHOTONIC INC	<b>REV:</b>		
<b>ADDRESS:</b> 12351 RESEARCH PKWY ORLANDO FL 32826 ORANGE	<b>ID1:</b> FLD980847578		
<b>CONTACT:</b> RANDY PATTERSON, CHEM SAFETY	<b>ID2:</b>		
	<b>STATUS:</b> SGN		
	<b>PHONE:</b> 3052814103		
<b>ADDRESS:</b> 12351 RESEARCH PKWY ORLANDO FL 32826	<b>NOTIFIED:</b> <b>PART A:</b>		
<b>ACTIVITIES:</b> SG: GENERATES 100-1000 KG/MONTH OF HAZARDOUS WASTE			
<b>CM+E LIST:</b>	<b>VIOL DATE:</b>	<b>AGENCY:</b>	<b>UPDATED:</b> 11-10-98
<b>RAATS:</b>	<b>ACTION DATE:</b>	<b>DOCKET:</b>	<b>UPDATED:</b>
<b>VIOL:</b>			
<b>NUM:</b>			
<b>ENF:</b>			
<b>DATE:</b>	<b>ASSESS:</b>	<b>SETTLE:</b>	











## **Environmental FirstSearch Federal Databases and Sources**

1. **NPL: National Priority List.** The EPA's list of confirmed or proposed Superfund sites.

*Updated quarterly.*

2. **CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System.** The EPA's database of current and potential Superfund sites currently or previously under investigation.

*Updated quarterly.*

3. **RCRIS: Resource Conservation and Recovery Information System.** The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

*Updated quarterly.*

4. **ERNS: Emergency Response Notification System.** The EPA's database of EPA emergency response actions.

*Updated quarterly.*

5. **NPDES: National Pollution Discharge Elimination System.** The EPA's database of all permitted facilities receiving and discharging effluents to and from the environment.

*Updated semi-annually.*

6. **FINDS: The Facility Index System.** The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility.

*Updated quarterly.*

## **Environmental FirstSearch Florida Databases and Sources**

Three Florida Department of Environmental Protection databases are included under the Florida Sites list heading.

They include...

1. **Florida Sites List** - identifies facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination. This database has not been updated since 1989
2. **Superfund Hazardous Waste Sites** - This database correlates to the NPL database and includes active, delisted, and Federal sites. Based on information provided by U.S. Environmental Protection Agency.
3. **State Funded Action Sites** - This database includes sites prioritized by the State of Florida for clean-up by the state or by potentially responsible parties.

The List Status field includes SS, SFAS and SHAS. SS means site is on the Original State Sites. SFAS means site is on the State Funded Action Sites list. SHAS means site is on the State Hazardous Waste Sites list.

### **SOLID WASTE FACILITIES (SWF)**

The Solid Waste Facilities List is concerned with the handling of solid waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination but rather the potential.

### **LEAKING UNDERGROUND STORAGE TANKS (LUST)**

The LUST database is concerned with petroleum storage tank systems and includes facilities and/or locations that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

**Environmental FirstSearch  
Florida Databases and Sources(continued)**

The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

**STATIONARY TANK INVENTORY SYSTEM LIST (STI)**

The Florida Administrative Code requires registration of underground and aboveground stationary storage tanks that contain petroleum products or hazardous substances regulated under CERCLA. Inclusion on this list indicates the presence of stationary storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems.

**PUBLIC WATER SUPPLY (PWS)**

The Safe Drinking Water Information System (SDWIS) is a repository of information about Public Water Supplies. This database is a requirement of the Safe Drinking Water Act (SDWA) of 1986 and was previously known as the Federal Reporting Data System (FRDS). The information contained in this database is : Name, Address, Site Identification, Status, and Population Served.

**PERMITS:**

***BROWARD county***

Department of Natural Resources Protection (DNRP) Databases

**EARLY DETECTION INCENTIVE (EDI)**

Includes leaking tank sites that fall under the following categories:

- Early Detection Incentive (EDI)
- Petroleum Liability Insurance Reimbursement (PLIRP)
- Abandoned Tank Restoration (ATRP)

**Environmental assessment And remediation(EA)**

Sites that have been issued licenses (by DNRP) to ensure that proper assessment and remediation are applied.

**REGISTERED UNDERGROUND and ABOVEGROUND STORAGE TANKS (ST)**

DNRP 's inventory of Underground and Aboveground Storage Tanks in Broward County.

**Environmental FirstSearch  
Florida Databases and Sources (continued)**

**Hazardous MATERIALS (HM)**

This database includes sites that are involved in some way in the handling of hazardous substances or wastes. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination.

***DADE county***

Department of Environmental Resource Management (DERM) Databases

**ENFORCEMENT CASES (ENF)**

Includes sites that have been notified and/or investigated by Dade County to determine if any cleanup activity is necessary. Leaking Underground Storage tanks make up the bulk of this database, but other types of sites include: unauthorized air emissions, unauthorized storage facilities, and site specific spills.

**UNDERGROUND STORAGE TANKS (UT)**

DERM 's inventory of Underground Storage Tanks in Dade County.

**FUEL SPILL CASES (FSPILL)**

DERM 's listing of spill cases in Dade County. It consists mainly of underground tanks.

**INDUSTRIAL Waste (IW)**

IW2 - Facilities with reclaim systems or holding tanks.

IW3 - Facilities with pretreatment or treatment systems that discharge to sewers less than 25,000 gal. per day.

IW4 - Facilities that operate treatment systems that discharge to open ground. (Permits are no longer issued to facilities that discharge to open ground.)

**INDUSTRIAL Waste (IW5)**

This database consists of Industrial Waste type 5. It is similar to the USEPA 's RCRA database (RCRIS) and includes sites that are involved in some way in the handling of hazardous and/or non-hazardous waste. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination.

**Hazardous Waste (HW)**

Sites with confirmed soil or groundwater contamination.

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**TARGET SITE:** RESEARCH PKWY  
ORLANDO FL 32826

**JOB:** 1005400201  
2-ACRE TRACT

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
ALLISON DR	0.15 NE		
DISCOVERY DR	0.14 NE		
HERTHA AVE	0.19 NE		
PAINE LANE	0.24 NE		
RESEARCH PKWY	0.02 NW		
UNIVERSITY PKWY	0.25 NW		

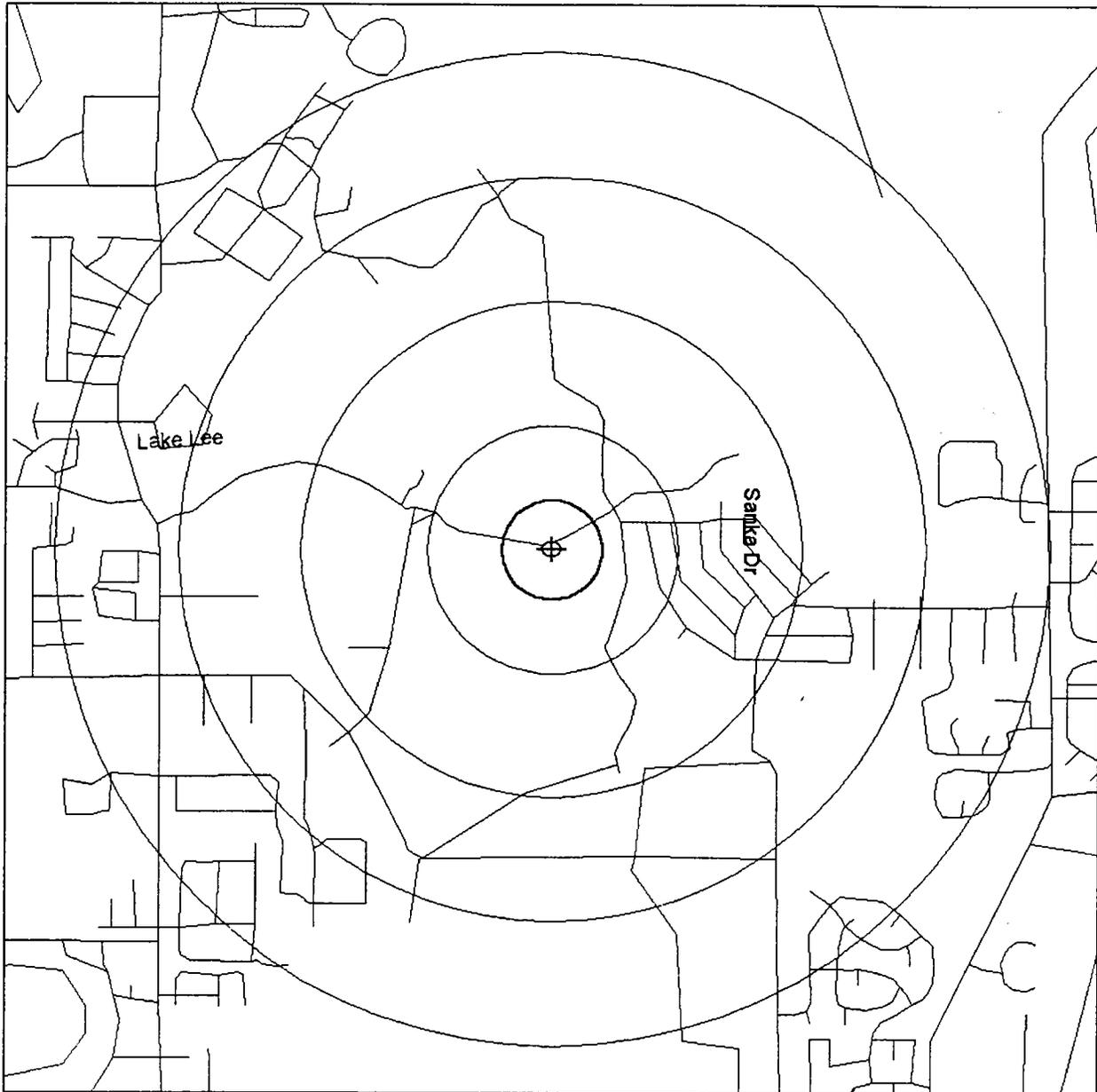


# Environmental FirstSearch

1 Mile Radius  
ASTM Map: NPL, RCRCOR, STATE Sites



## RESEARCH PKWY, ORLANDO FL 32826



Source: 1994 U.S. Census TIGER Files

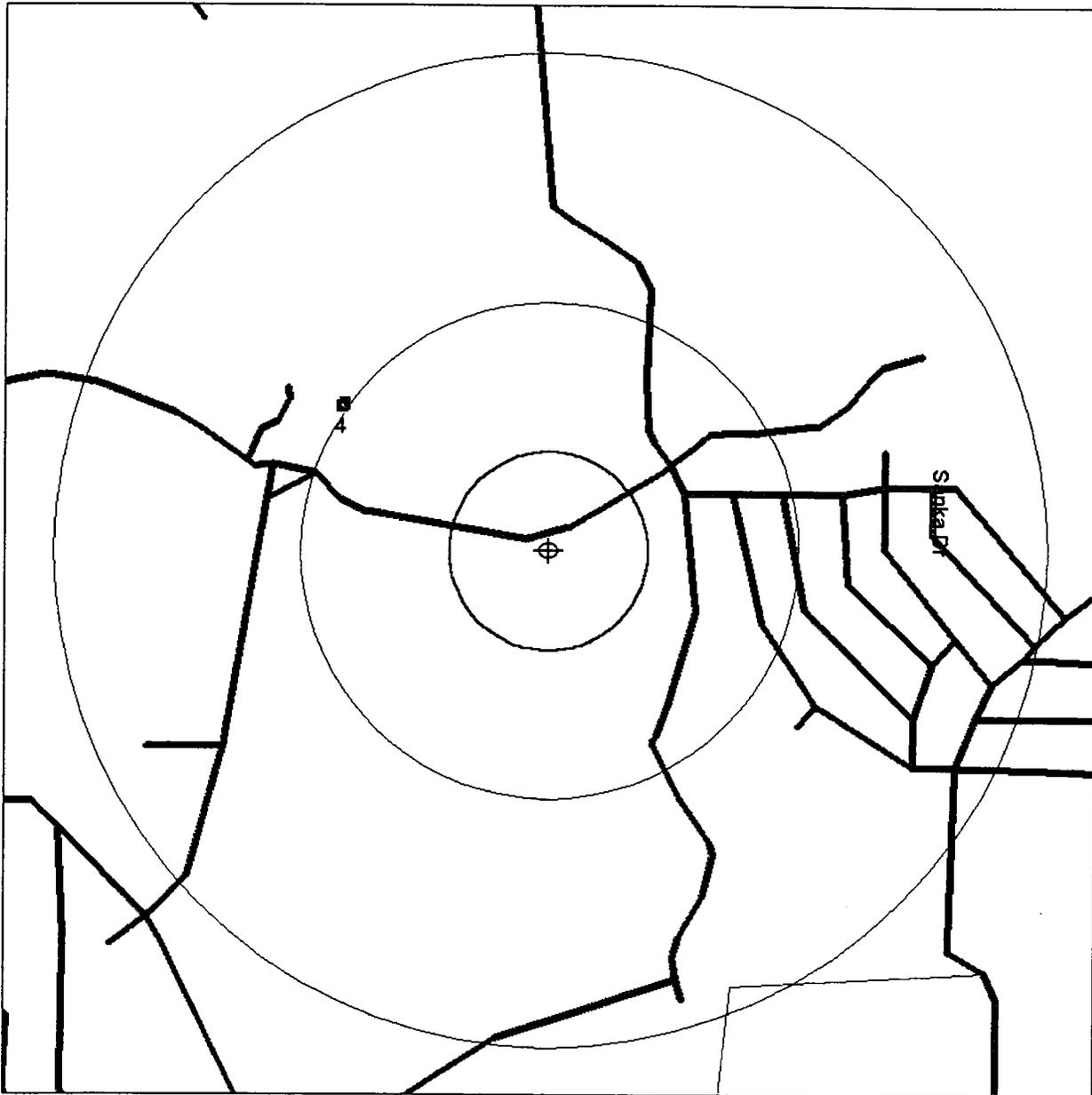
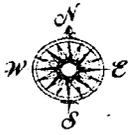
- Target Site, Area Rectangle, Linear Search Line .....   
  - Identified Site, Multiple Sites, Receptor .....   
  - ..... Solid Waste Landfill (SWL) or Hazardous Waste ..... 
  - Boundaries: Target ZIP, Adjacent ZIP .....  
  - Railroads ..... 
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

# Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

RESEARCH PKWY, ORLANDO FL 32826



Source: 1994 U.S. Census TIGER Files

- |   |  |  |  |
|---|--|--|--|
| Target Site, Area Rectangle, Linear Search Line .....     |  |  |  |
| Identified Site, Multiple Sites, Receptor .....           |  |  |  |
| ..... Solid Waste Landfill (SWL) or Hazardous Waste ..... |  |  |  |
| Boundaries: Target ZIP, Adjacent ZIP .....                |  |  |  |
| Railroads .....   |  |  |  |
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

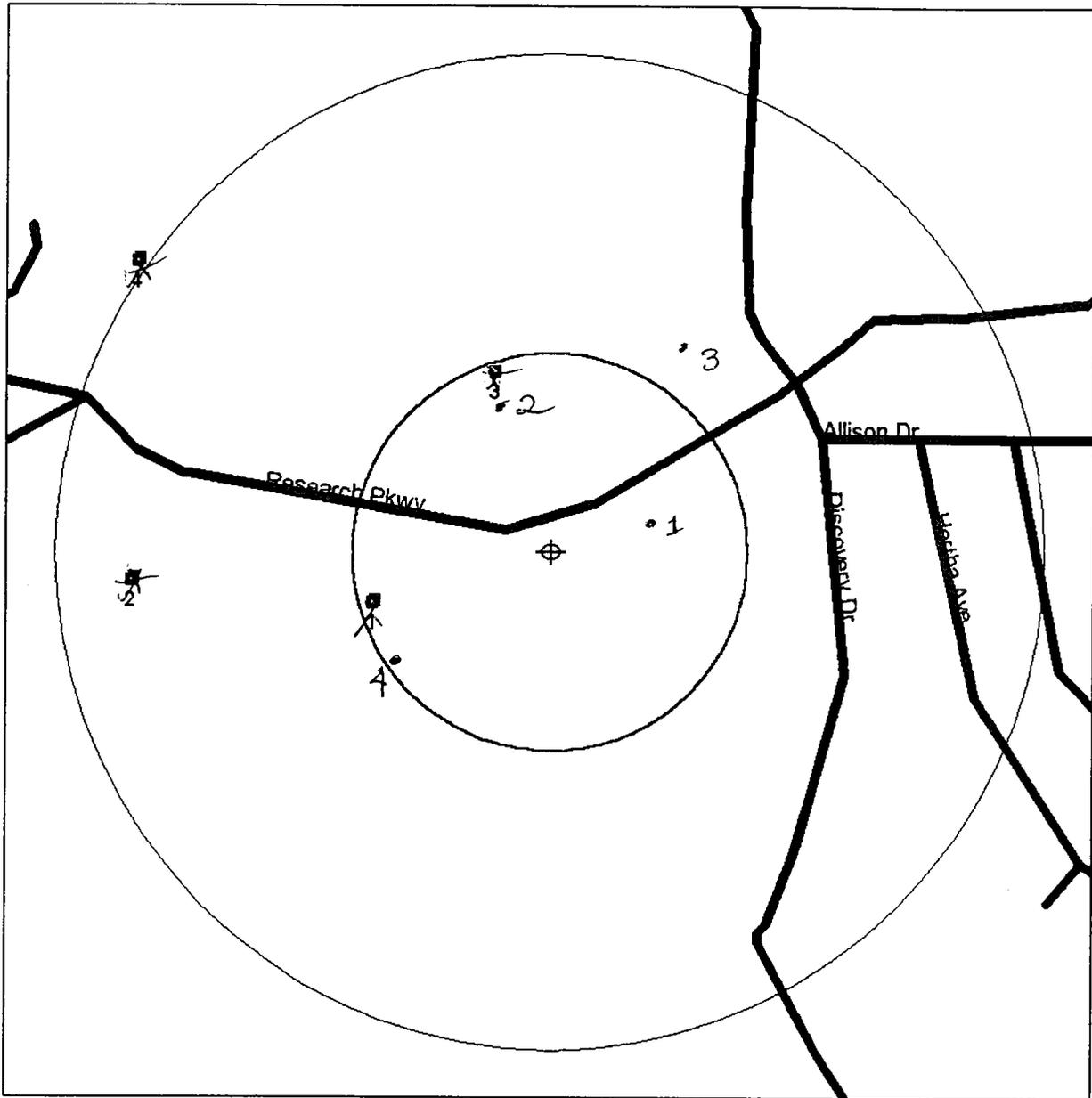
# Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST



## RESEARCH PKWY, ORLANDO FL 32826



Source: 1994 U.S. Census TIGER Files

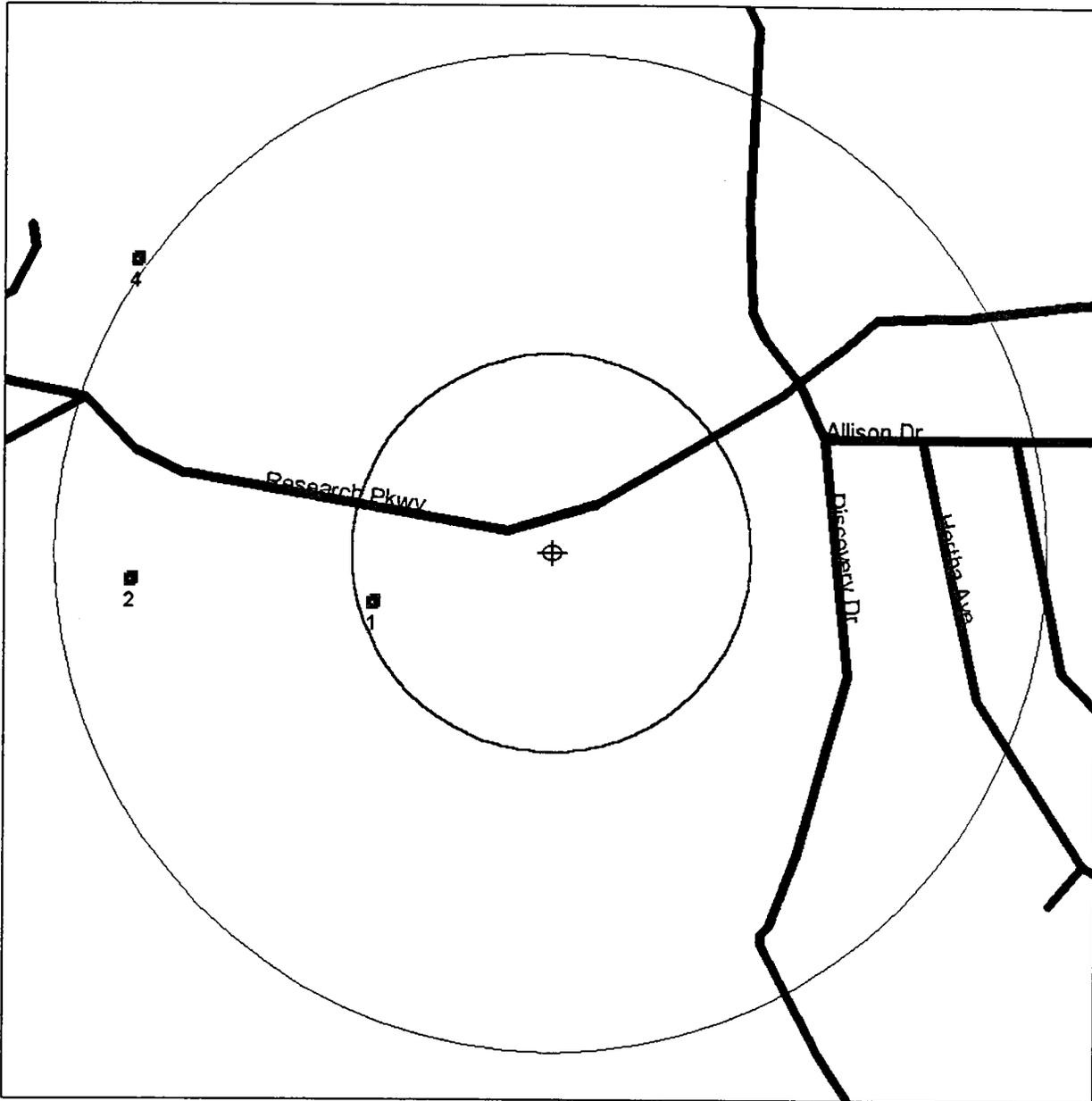
- Target Site, Area Rectangle, Linear Search Line .....
  - Identified Site, Multiple Sites, Receptor .....
  - Landfill, Solid Waste Landfill (SWL) or Hazardous Waste .....
  - Boundaries: Target ZIP, Adjacent ZIP .....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

# Environmental FirstSearch

.25 Mile Radius  
Non-ASTM Map: FINDS



## RESEARCH PKWY, ORLANDO FL 32826



Source: 1994 U.S. Census TIGER Files

- Target Site, Area Rectangle, Linear Search Line .....
- Identified Site, Multiple Sites, Receptor .....
- ..... Solid Waste Landfill (SWL) or Hazardous Waste .....
- Boundaries: Target ZIP, Adjacent ZIP .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

# **APPENDIX F**



**PHOTOGRAPH 1.** View looking south at the subject property from the median of Research Parkway.



**PHOTOGRAPH 2.** View looking east from the northwest corner of subject property.



**PHOTOGRAPH 5.** Exercise area observed at the western portion of the subject property.



**PHOTOGRAPH 3.** View looking west from the east property boundary.



**PHOTOGRAPH 4.** View looking north along the east property boundary.

# **APPENDIX G**

INTERVIEW RECORD

Project: \_\_\_\_\_

Client No: \_\_\_\_\_

Date: 8/18/99

Interviewee: Joe Wallace - Director of Central

Relationship to Project: Florida Research Park

Comments: He stated the subject property is owned by the United States Navy. (part of a Naval Training Center property). He stated the subject property has never been developed. He stated the Navy will be leaving the subject property to the University of Central Florida who will plan to develop it. He stated 40 acres was sold to the US Navy in 1980 (which included the subject property). He stated he was not aware of any litigation or administrative proceedings. He stated he was not aware of any environmental concerns at the subject property.

Debra Thomas  
Interviewer

INTERVIEW RECORD

Project: \_\_\_\_\_

Client No: \_\_\_\_\_

Date: 8/23/99

Interviewee: Bill Claypool - Permitting Section

Relationship to Project: \_\_\_\_\_ of Grand Cty. Development Engineering Dept.

8/23/99 10am Comments: left message on voice mail  
↳ Inquired if any ~~permits~~ had been applied or granted for the subject property.

8/23/99 2:00pm Returned phone call → no information of full permits for subject property.

\_\_\_\_\_  
Christa Thomas  
Interviewer

# INTERVIEW RECORD

Project: \_\_\_\_\_

Client No: \_\_\_\_\_

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

Interviewee: Lily Albrecht - FIDEP Central District

Relationship to Project: Hazardous Waste Section

Comments: She stated they have no information  
on the subject property

\_\_\_\_\_  
Interviewer

INTERVIEW RECORD

Project: \_\_\_\_\_

Client No: \_\_\_\_\_

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

Interviewee: *Deidre Deware - Orange County Fire*

Relationship to Project: *Dept*

Comments: *She stated they have no information on the subject property*

\_\_\_\_\_  
Interviewer

INTERVIEW RECORD

Project: \_\_\_\_\_

Client No: \_\_\_\_\_

Date: 8/25/99

Interviewee: Scott Thompson - Council for Environmental

Relationship to Project: Health Dept

8/5/99

1:45 pm

Comments: Left message on voice mail. Inquired if he was aware of any complaints regarding the subject property.

*[Signature]*

Interviewer



# APPENDIX H