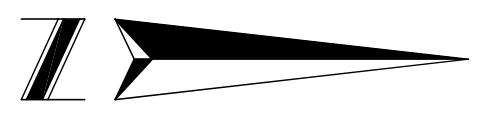
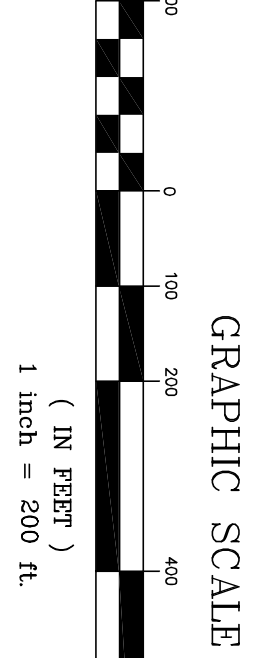
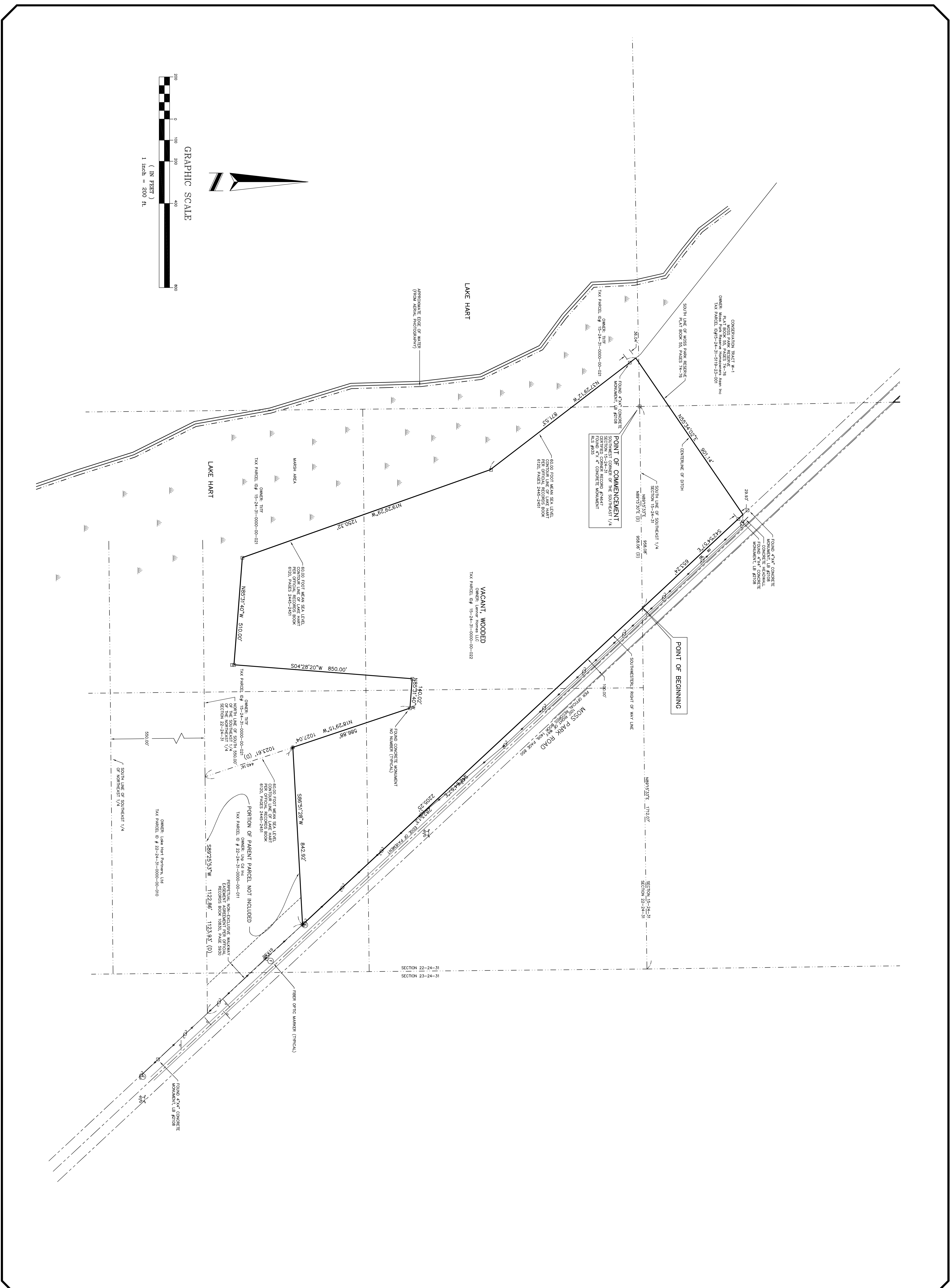


DATE	REVISIONS

JOB # 20190516
DATE 11/23/15
SCALE 1:1824 = 289 FEET
CALC BY: EGI
FIELD BY: JN
DRAWN BY: EGI
CHECKED BY: ABR



LEGAL DESCRIPTION:

A PORTION OF THE BELOW DESCRIBED PARENT PARCEL:

A parcel of land being in a portion of Sections 15, 22 and 23, Township 24 South, Range 31 East Orange County, Florida being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 15, thence North 89° 15' 30" East a distance of 938.08 feet along South line of said Southeast 1/4, to a point on the Southwesterly right of way line of said Moss Park Road per Official Records Book 1409, Page 850, Public Records of Orange County, Florida, said point also being the Point of Beginning; thence South 42° 54' 57" East a distance of 2823.13 feet along said South line of said Southeast 1/4 of said Section 15, to a point on the Southwesterly right of way line of the South 550.00 feet, to a point on the 60.00 foot Mean Sea Level contour line of Lake Hart, as recorded in Official Records Book 6120, Pages 2445 through 2451, Public Records of Orange County, Florida; thence the following six (6) courses along said 60.00 foot contour line, North 18° 29' 15" West a distance of 1123.93 feet along said Easterly projection and along said North line of the South 550.00 feet, to a point on the 60.00 foot Mean Sea Level contour line of Lake Hart, as recorded in Official Records Book 6120, Pages 2445 through 2451, Public Records of Orange County, Florida; thence the following six (6) courses along said 60.00 foot contour line, North 18° 29' 15" West a distance of 140.02 feet; thence North 85° 31' 40" West a distance of 140.02 feet; thence North 04° 28' 20" West a distance of 850.00 feet; thence North 85° 31' 40" West a distance of 871.53 feet; thence North 19° 29' 29" West a distance of 1250.32 feet; thence North 37° 29' 12" West a distance of 871.53 feet to a point on the centerline of a drainage ditch; thence North 55° 34' 02" East a distance of 9011.4 feet along said centerline, said line being the South line of Moss Park Reserve as recorded in Plat Book 55, Pages 74 through 76, Public Records of Orange County, Florida, to the Southwesterly right of way line of the said Moss Park Road; thence South 42° 54' 57" East along a distance of 653.24 feet along said right of way line to the Point of Beginning.

Containing 3,109,658 square feet or 71.39 acres, more or less.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL M:

A parcel of land being in a portion of Sections 15, 22 and 23, Township 24 South, Range 31 East Orange County, Florida being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 15, thence North 89° 15' 33" East a distance of 938.08 feet along South line of said Southeast 1/4, to a point on the Southwesterly right of way line of said Moss Park Road per Official Records Book 1409, Page 850, Public Records of Orange County, Florida, said point also being the Point of Beginning; thence South 42° 54' 57" East a distance of 2205.25 feet along the Southwesterly right of way line of said Moss Park Road; thence departing said Southwesterly right of way line, run South 86° 51' 28" West a distance of 842.92 feet, to a point on the 60.00 foot Mean Sea Level contour line of Lake Hart, as recorded in Official Records Book 6120, Pages 2445 through 2451, Public Records of Orange County, Florida; thence the following six (6) courses along said 60.00 foot contour line, North 18° 29' 15" West a distance of 586.88 feet; thence North 85° 31' 40" West a distance of 140.02 feet; thence North 04° 28' 20" West a distance of 850.00 feet; thence North 85° 31' 40" West a distance of 871.53 feet; thence North 19° 29' 29" West a distance of 1250.32 feet; thence North 37° 29' 12" West a distance of 871.53 feet to a point on the centerline of a drainage ditch; thence North 55° 34' 02" East a distance of 9011.4 feet along said centerline, said line being the South line of Moss Park Reserve as recorded in Plat Book 55, Pages 74 through 76, Public Records of Orange County, Florida, to the Southwesterly right of way line of the said Moss Park Road; thence South 42° 54' 57" East along a distance of 653.24 feet along said right of way line to the Point of Beginning.

Containing 2,674,253 square feet, or 61.39 acres, more or less.



SCHEDULE B SECTION 2 EXCEPTIONS:

7. Proosphate, minerals, metals and petroleum reservation reserved unto the State of Florida by that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded June 7, 1951 in Official Records Book 647, Page 620, First Amendment recorded April 12, 2005 in Official Records Book 7916, Page 422; Second Amendment recorded March 19, 2013 in Official Records Book 10539, Page 316; Assignment and Assumption recorded November 5, 2014 in Official Records Book 10830, Page 5959, all of the Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

8. Proosphate, minerals, metals and petroleum reservation reserved unto the State of Florida by that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded October 11, 1960 in Official Records Book 647, Page 620, First Amendment recorded April 12, 2005 in Official Records Book 7916, Page 422; Second Amendment recorded March 19, 2013 in Official Records Book 10539, Page 316; Assignment and Assumption recorded November 5, 2014 in Official Records Book 10830, Page 5959, all of the Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

9. Moss Park Road Network Agreement recorded March 7, 2000 in Official Records Book 5955, Page 4721, Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

10. Development Order for Moss Park Development of Regional Impact recorded January 3, 2001 in Official Records Book 1613, Page 782; First Amendment and Revisited Development Order for Moss Park Development of Regional Impact recorded December 17, 2003 in Official Records Book 7235, Page 422; Amendment to First Amendment and Revisited Development Order for Moss Park Development of Regional Impact recorded January 12, 2009 in Official Records Book 9813, Page 5754; Assignment of Development Rights and Entitlements recorded May 14, 2009 in Official Records Book 9872, Page 7094; Second Amendment to First Amendment and Revisited Development Order for Moss Park Development of Regional Impact recorded August 20, 2010 in Official Records Book 10437, Page 1391; Third Amendment to First Amendment and Revisited Development Order for Moss Park Development of Regional Impact recorded October 29, 2014 in Official Records Book 10827, Page 2044; Assignment and Allocation of Entitlements and Development Rights recorded November 5, 2014 in Official Records Book 10830, Page 5942, Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

11. Memorandum of Southeast Regional Schools Plan by and between The School Board of Orange County, Florida, Lake Hart Partners, Ltd., and Eagle Creek Development Corporation recorded February 1, 2002 in Official Records Book 647, Page 620, First Amendment recorded April 12, 2005 in Official Records Book 7916, Page 422; Second Amendment recorded March 19, 2013 in Official Records Book 10539, Page 316; Assignment and Assumption recorded November 5, 2014 in Official Records Book 10830, Page 5959, all of the Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

12. Declaration of Master Easement and Restrictions of Moss Park Community (Non-Residential Properties) recorded February 4, 2002 in Official Records Book 6449, Page 6553, Assignment to Declaration of Master Easement and Restrictions of Moss Park Community recorded December 17, 2003 in Official Records Book 7235, Page 422; Declaration of Master Easement and Restrictions of Moss Park Community recorded February 4, 2002 in Official Records Book 6449, Page 6553, Assignment to Declaration of Master Easement and Restrictions of Moss Park Community recorded December 17, 2003 in Official Records Book 7235, Page 422; Declaration of Master Easement and Restrictions of Moss Park Community recorded February 4, 2002 in Official Records Book 6449, Page 6553, Assignment to Declaration of Master Easement and Restrictions of Moss Park Community recorded December 17, 2003 in Official Records Book 7235, Page 422; Declaration of Master Easement and Restrictions of Moss Park Community recorded February 4, 2002 in Official Records Book 6449, Page 6553, Assignment to Declaration of Master Easement and Restrictions of Moss Park Community recorded December 17, 2003 in Official Records Book 7235, Page 422, all of the Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

13. Declaration of Master Easement and Restrictions of Moss Park Community (Residential Properties) recorded June 6, 2002 in Official Records Book 6539, Page 5942; Amendment to Declaration of Master Easement and Restrictions of Moss Park Community (Non-Residential Properties and Declaration of Master Easement) recorded December 30, 2005 in Official Records Book 8397, Page 1354; Amendment to Declaration of Master Easement and Restrictions of Moss Park Community (Non-Residential Properties and Declaration of Master Easement) recorded March 19, 2013 in Official Records Book 10539, Page 8164; Assignment of Declaration's Rights (Residential) recorded March 19, 2013 in Official Records Book 10539, Page 8709, all of the Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

14. Declaration of Master Easement and Restrictions of Moss Park Community (Residential Properties) recorded June 6, 2002 in Official Records Book 6539, Page 5942; Amendment to Declaration of Master Easement and Restrictions of Moss Park Community (Non-Residential Properties and Declaration of Master Easement) recorded December 30, 2005 in Official Records Book 8397, Page 1354; Amendment to Declaration of Master Easement and Restrictions of Moss Park Community (Non-Residential Properties and Declaration of Master Easement) recorded March 19, 2013 in Official Records Book 10539, Page 8164; Assignment of Declaration's Rights (Residential) recorded March 19, 2013 in Official Records Book 10539, Page 8709, all of the Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

15. Declaration and Acknowledgment of Future Expansion recorded March 17, 2005 in Official Records Book 7877, Page 2755, Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

16. Use Agreement by and between Lake Hart Partners, II Ltd., Moss Park Property Owner's Association, and Orange County recorded May 5, 2006 in Official Records Book 8624, Page 3865; Use Agreement by and between Mu, Homes of Orlando and Moss Park Ridge Homeowners Association recorded June 26, 2006 in Official Records Book 8719, Page 456, all of the Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

17. Moss Park, Transportation and Proportionate Share Agreement, (Moss Park, DR/Innovation, Way South) recorded August 30, 2012 in Official Records Book 10434, Page 1466, as affected by First Amendment, recorded October 20, 2014 in Official Records Book 10822, Page 4520, Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

18. Moss Park DR/ Owner Agreement by and between Lake Hart Partners, Ltd., a Florida limited partnership, Lake Hart Partners II, Ltd., a Florida limited partnership, Earl M. Crittenden, as Trustee successor in interest to Crittenden Fruit Company, Inc., a Florida corporation, Campus Crusade for Christ, Inc., a California corporation, and Campus Crusade for Christ, Inc., a California not-for-profit corporation, recorded March 19, 2013 in Official Records Book 10539, Page 8023; Assignment and Allocation of Entitlements and Development Rights and Assignment and Assumption of Obligations under Moss Park, DR/ Owner Agreement recorded March 19, 2013 in Official Records Book 10539, Page 8093, all of the Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

19. Agreement by and between Lake Hart Partners, Inc., a Florida corporation, as agent for Lake Hart Partners, Ltd., a Florida limited partnership and Lake Hart Partners II, Ltd., a Florida limited partnership, Campus Crusade for Christ, Inc., a California not-for-profit corporation, Michael Hensley, recorded March 19, 2013 in Official Records Book 10539, Page 8686, Public Records of Orange County, Florida. Affects subject property but not graphically shown hereon.

20. That certain Perpetual Non-Exclusive Walkway Easement Agreement between Lake Hart Partners, Ltd., a Florida limited partnership, and Lemar Homes, LLC, a Florida limited liability company, recorded November 5, 2014 in Official Records Book 10830, Page 5930, of the Public Records of Orange County, Florida. Affects subject property as a beneficial easement as shown hereon.

NOTES

Bearings shown herein are assumed and based on the West line of the Northwest 1/4 of Section 10-24-31 being South 01°20'23" West.

Legal descriptions shown herein were provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This Survey was performed with the benefit of Title Commitment Plant File Number 15-53614 issued by Westcor Land Title Insurance Company, effective date November 12, 2015 at 8:00 a.m.

There may be environmental issues and/or other matters regulated by various Departments of Federal, State or Local Governments affecting the subject property not shown on this survey.

Subject property shown hereon is in Zone X according to Flood Insurance Rate Map number 12093C0465 F, map date September 25, 2009.

This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whatsoever.

This Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Underground utilities and improvements were not located, unless shown hereon.

Last date of field survey: November 30, 2015.

LEGEND: Table with two columns of symbols and their corresponding descriptions. Symbols include lines for fences, walls, hydrants, valves, boxes, and various lines for easements and boundaries. Descriptions include 'Denotes chain link fence', 'Denotes fire hydrant', 'Denotes water valve', 'Denotes meter box', 'Denotes dirt road', 'Denotes concrete', 'Denotes edge of pavement with concrete curb', 'Denotes edge of pavement', 'Denotes sanitary manhole', 'Denotes storm manhole', 'Denotes underground drainage pipes', 'Denotes catch basin', 'Denotes mitered end section', 'Denotes centerline', 'Denotes sewer valve', 'Denotes reclaimed water valve', 'Denotes transformer', 'Denotes right-of-way', 'Denotes traffic signal / control box', 'Denotes concrete power pole', 'Denotes wood power pole', 'Denotes guy pole', 'Denotes overhead power', 'Denotes guy wire', 'Denotes electric box and / riser', 'Denotes light pole', 'Denotes gas marker', 'Denotes gas valve', 'Denotes telephone riser', 'Denotes mail box', 'Denotes gas meter', 'Denotes reinforced concrete pipe', 'Denotes corrugated metal pipe', 'Denotes water valve', 'Denotes air release valve', 'Denotes electric box and / riser'.

CERTIFIED TO:

Westcor Land Title Insurance Company
Attn: Surveyor
16 East Plant Street
Winter Garden, Florida 34787
(407) 854-5355 / (407) 854-5368 FAX
Compass Trading Company, LLC

FOR THE LICENSED BUSINESS FIRM #6723 BY:
JAMES L. RICKMAN P.S.M. # 5633

FOR:
ABSOLUTE TITLE OF CENTRAL FLORIDA

BOUNDARY SURVEY OF PARCEL M SECTIONS 15, 22 AND 23, TOWNSHIP 24 SOUTH, RANGE 31 EAST ORANGE COUNTY, FLORIDA

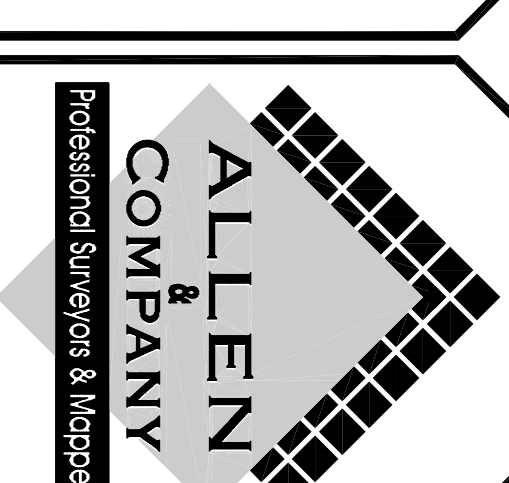


Table with columns for JOB # (20150518), DATE (11/23/15), SCALE (1"=800' FEET), CALC BY (ED), FIELD BY (AM), DRAWN BY (ED), and CHECKED BY (AB).

Table with columns for DATE and REVISIONS.

SHEET 1 OF 2