

MEMORANDUM

TO: MAYOR AND CITY COMMISSION

FROM: CITY ATTORNEY'S OFFICE

DATE: June 15, 2020

RE: **Development Agreement with LCP Owner, LLC related to Transportation Impacts of Lakeland Central Park Mixed-Use Development**

Attached for your consideration is a Development Agreement between LCP Owner, LLC, successor in title to FDG Lakeland Central Park, LLC, and the City of Lakeland addressing transportation concurrency issues associated with the development of the Lakeland Central Park mixed use development in southwest Lakeland. The proposed development is located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway.

Under the attached proposed Development Agreement, the Developer is being granted transportation concurrency vesting until July 1, 2035 for a total of 496 inbound and 912 outbound net external P.M. Peak Hour (4 p.m. to 6 p.m.) trips based upon the following development program, with vesting only being granted at this time for the percentage of the approved PUD for the development shown in the table:

Land Uses	Approved PUD	Requesting Concurrency Vesting in DA	% of Approved
Warehouse/Industrial	5,000,000 sf	5,000,000 sf	100%
Multi-Family Residential	300 units	300 units	100%
Retail/Commercial	225,000 sf	180,000 sf	80%
Office	650,000 sf	200,000 sf	31%
Hotel	125 rooms	125 rooms	100%

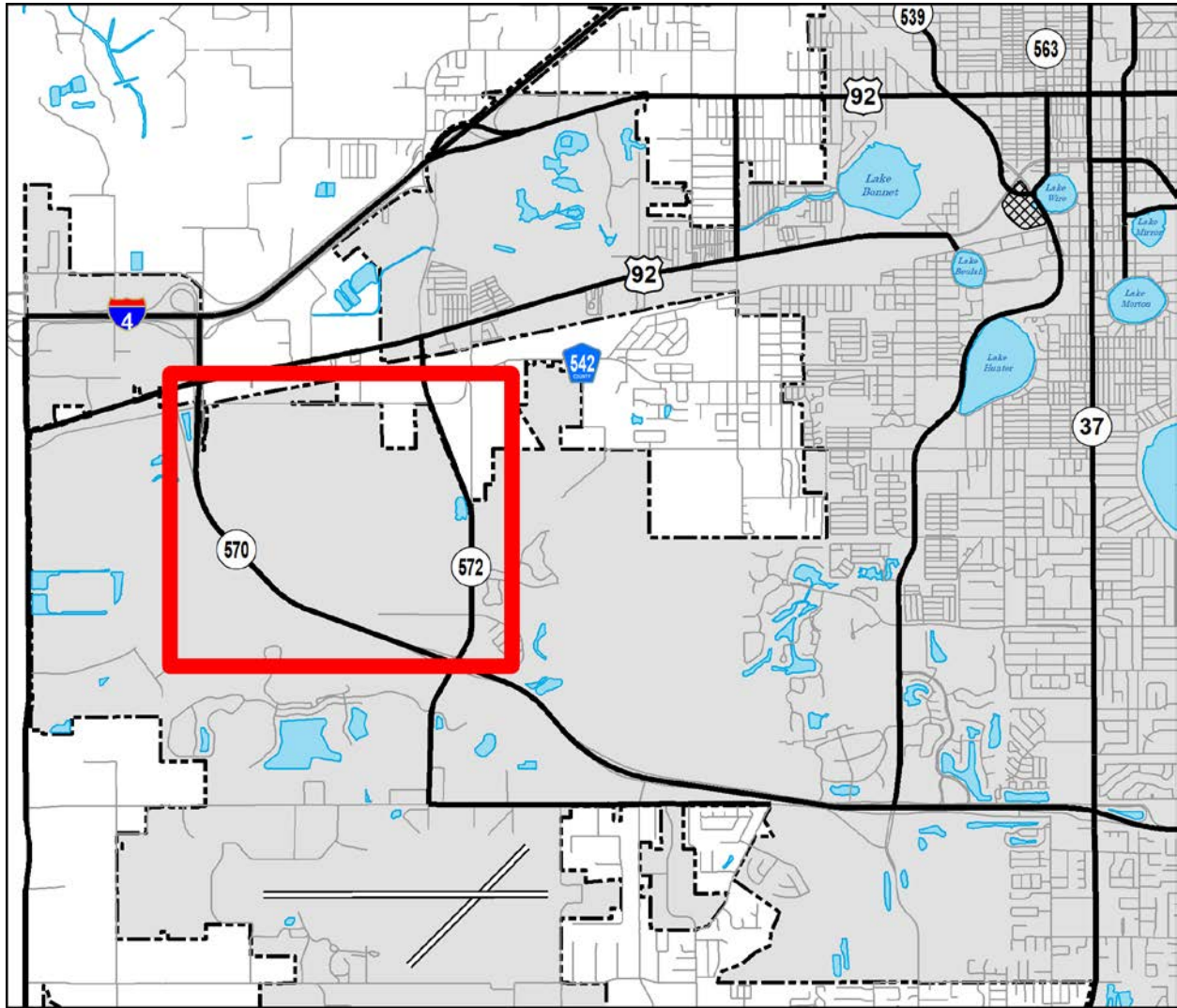
The types of land uses that may be developed may be exchanged from one type of land use to another in accordance with the conversion matrix included within the Agreement provided the revised land use mix does not generate more traffic than the vested number of trips and further provided that the total amount of warehouse space may not exceed 5,000,000 square feet. No more than 2,000,000 square feet of warehouse space may be constructed in Phase 1 of the project.

Pursuant to the Development Agreement and PUD zoning for the development, the Developer is required to construct a three-lane spine road and adjacent multi-use trail through the development between Old Tampa Highway and Airport Road. Phase I of the spine road will connect only to Old Tampa Highway and will serve a maximum of 1,932,350 square feet of warehouse space. The Developer will be required to connect the spine road to Airport Road as well when the development exceeds this amount of warehouse space. In addition to construction of the spine road and intersection improvements, a key agreement provision requires the Developer to contribute \$1,000,000.00 towards intersection improvements at the US 92/County Line Road and US 92/Wabash Avenue intersections on or before October 9, 2020 in order to address funding shortfalls for these projects. These intersection improvements are above and beyond what is required to offset the impacts of the Lakeland Central Park development and will therefore be eligible for impact fee credits in the amount of the contribution.

It is recommended that the City Commission approve the attached Development Agreement with LCP Owner, LLC and authorize the appropriate City officials to execute the Agreement.

Attachments

General Location Map



Site Development Plan



Prepared by and return to:
Timothy F. Campbell, Esquire
Clark, Campbell, Lancaster & Munson, P.A.
500 South Florida Avenue, Suite 800
Lakeland, Florida 33801
tcampbell@cclmlaw.com

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (the "**2020 Development Agreement**" or "**Agreement**"), made this ___ day of _____, 2020 by and between LCP Owner, LLC, a Delaware limited liability company (the "**Developer**"), and the City of Lakeland, a Florida municipal corporation (the "**City**").

WITNESSETH:

WHEREAS, the Developer is the owner of the land described in **Exhibit "A"** attached hereto (the "**Property**"); and

WHEREAS, the Developer's predecessor in title, FDG Lakeland Central Park LLC ("**Flagler**"), sought and obtained mixed use development entitlements, including 5,000,000 square feet of industrial/warehouse, 125 hotel rooms, 650,000 square feet of office, 225,000 square feet of retail/service uses and 300 multi-family dwelling units (collectively, the "**PUD Entitlements**"), as approved by City of Lakeland Ordinance No. 4998 (the "**PUD**"); and

WHEREAS, Flagler and the City entered into that certain Development Agreement dated July 21, 2008, and recorded on October 1, 2008 in Official Records Book 7729, Page 1986, public records of Polk County, Florida (the "**2008 Development Agreement**"); and

WHEREAS, the 2008 Development Agreement addressed the processing of two intersection improvements at the County Line Road/US 92 and US 92/Wabash Avenue intersections in which the City and Florida Department of Transportation ("**FDOT**") began to design and fund (the "**Historic Intersection Improvements**"); and

WHEREAS, the Developer, as successor in title interest in the Property, filed an application (the "**PUD Modification Application**") for a major modification to the PUD (the "**2019 PUD**") in order to revive and confirm the entitlements for the PUD; and

WHEREAS, the Developer has analyzed and seeks vesting and concurrency for the portions of the approved PUD entitlements, as follows: 5,000,000 square feet of industrial/warehouse, 125 hotel rooms, 200,000 square feet of office, 180,000 square feet of retail/service uses and 300 multi-family dwelling units (collectively, the "**Project**"); and

WHEREAS, in furtherance of the efforts to develop the project pursuant to the 2019 PUD, as may be hereafter amended, and to vest concurrency for the Project, the Developer and City desire to adopt this Development Agreement; and

WHEREAS, the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220 – 163.3243, (the “**Act**”), authorizes local governments to enter into development agreements with developers to encourage a stronger commitment to comprehensive and capital facilities planning to ensure the provision of adequate public facilities for development, to encourage the efficient use of resources, to reduce the economic cost of development, and to provide certainty to developers in the approval of development and assurances that they may proceed in accordance with existing laws and policies, subject to the conditions of such development agreements; and

WHEREAS, such development agreements strengthen the public planning process, encourage sound capital improvement planning and financing, assist in assuring there are adequate capital facilities for the development, encourage private participation and comprehensive planning, and reduce the costs of development; and

WHEREAS, the Project is consistent with the City of Lakeland’s Comprehensive Plan; and

WHEREAS, the Project will comply with all applicable land development regulations in effect at the time of permitting unless otherwise provided herein; and

WHEREAS, the Project will provide a major employment center on the south side of Interstate 4, thereby reducing the need for commuters in South Lakeland to utilize the limited number of Interstate crossings to access employment centers in other areas of the Lakeland Area; and

WHEREAS, the Project will incorporate design standards to encourage access via alternative transportation modes such as transit, pedestrian, and bicycle; and

WHEREAS, the Project includes motorized and non-motorized cross-access points between its individual components to reduce the amount of Project traffic on the adjacent public street system; and

WHEREAS, the Developer has provided an updated transportation analysis in connection with the approval of the PUD Modification Application (the “**2020 Transportation Analysis**”) establishing that no off-site transportation improvements are necessary in conjunction with the PUD Entitlements to mitigate any impacts on the transportation system for the term of this Agreement for the Project as stated within the 2019 PUD;

WHEREAS, pursuant to the 2020 Transportation Analysis, 496 inbound and 912 outbound new external p.m. peak hour trip ends are being vested for the Project (the “**Vested Trips**”) in the City’s Concurrency Management Database; and

WHEREAS, notwithstanding the conclusion of the 2020 Transportation Analysis that there are no off-site transportation requirements required for the Project, the Developer shall pay \$1,000,000.00 ("**Roadway Improvement Contribution**") towards the Historic Intersection Improvements. The Roadway Improvement Contribution will expedite the construction of such pending and/or planned transportation improvements beyond what otherwise could be achieved and confer an area-wide benefit beyond the geographic limits of the Property, in exchange for transportation impact fee credits in the amount of the Roadway Improvement Contribution; and

WHEREAS, the 2008 Development Agreement expired by its terms on or about December 31, 2013, and that, while the 2008 Development Agreement no longer has any effect or applicability, the Developer's agreement to make the Roadway Improvement Contribution is in furtherance of the Historic Intersection Improvements in cooperation with the City and FDOT; and

WHEREAS, it is therefore deemed to be in the interest of the public health, safety, and welfare for the City to grant transportation impact fee credits in exchange for the facilitation of the early construction of the Required Improvements; and

WHEREAS, the City has determined that the facilities required for the Project to meet transportation concurrency are available to service the Project concurrent with the impacts of Phase I.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

A. **Whereas Clauses**. The Whereas clauses set forth above are incorporated herein by reference and made a part of this Agreement.

B. **Purpose**. The purpose of this Agreement is to establish the respective rights and obligations of the Developer and the City.

C. **Public Facilities**. The only requirements necessary to assure that transportation facilities are available concurrent with the impacts of the Project are the construction of the project access improvements required for the project as specifically identified in the 2020 Transportation Analysis (the "**Project Access Improvements**").

D. **Developer Obligations**.

D1. **Required Permits**. The Developer shall obtain the required permits (the "**Permits**"), including, without limitation:

- FDEP – Water
- FDEP – Sewer
- FDEP/Army Corp – Joint Dredge and Fill Permit

- Southwest Florida Water Management District – Stormwater Management Permit/Environmental Resource Permit/Consumptive and/or Water Use Permit(s)
- City of Lakeland – Building Permit
- City of Lakeland – Site Alteration Permit
- Polk County Driveway Permit
- Polk County Right-of-Way Use Permit
- FDOT Driveway Permit
- FDOT Right-of-Way Use Permit

D2. Polk Parkway Interchange. Developer agrees to participate in communications with the City and other appropriate agencies regarding the potential design, development and construction, at no cost to Developer, for a new Polk County Parkway interchange between Airport Road and Old Tampa Highway (the “**Potential Interchange**”). Notwithstanding the above, Developer is specifically not restricted from developing the Project in accordance with the existing City of Lakeland planned unit development ordinance (“**PUD Approval**”), as may be hereafter amended, and is not required to contribute right-of-way or monetarily regarding any such Potential Interchange.

D3. Intersection Improvements. Developer shall design, permit and construct intersection improvements for the intersection of both the Old Tampa Highway (County Road 542) and Airport Road (State Road 572) with the spine road consistent with the requirements set forth in the PUD Approval and as recommended in the 2020 Transportation Analysis, consistent with the City of Lakeland Land Development Code and, where applicable and when signal warrants are met, FDOT and Polk County regulations and permitting requirements. When warranted, Developer shall design, permit and install a traffic signal at the intersection of the internal spine road and Airport Road (State Road 572).

D4. Spine Road. As set forth in the 2020 Transportation Analysis, Phase I of the spine road will connect only to Old Tampa Highway and will serve 1,932,350 square feet of warehouse use (the “**Phase 1 Development**”). Developer shall complete the construction of the spine road to also connect to Airport Road when the Project exceeds the Phase 1 Development.

D5. Citrus Connection. Developer shall provide transit shelter sites as required in the PUD Approval.

D6. Concurrency Tracking Spreadsheet. Developer shall submit an updated version of the spreadsheet attached hereto as **Exhibit “B,”** and incorporated herein by reference (the “**Concurrency Tracking Spreadsheet**”) with each application for construction plan approval so as to track the cumulative use of Vested Trips in the Project. **Exhibit “C”** illustrates the amount of project trips that are being vested on each roadway segment within the project impact area.

D7. Roadway Improvement Contribution. The Developer shall pay the Roadway Improvement Contribution to the City of Lakeland, in cooperation with the City and FDOT, in furtherance of and to expedite the construction of the Historic Intersection Improvements, which shall confer an area-wide benefit beyond the geographic limits of the Property, in exchange for transportation impact fee credits in the amount of the Roadway Improvement Contribution. The Roadway Improvement Contribution shall be paid on or before the issuance of the first building permit within the Project, but in no event later than October 9, 2020.

D8. No Waiver. Developer acknowledges and agrees that the City's willingness to enter into this Agreement shall not be construed as a waiver by the City of any applicable law, ordinance, rule or regulation for the construction of the Project.

D9. Recording. The Developer will be responsible for and shall pay all costs related to the recording of this Agreement in the public records of Polk County, Florida.

E. City's Obligations.

E1. Concurrency. The City agrees that the Project shall be deemed to satisfy transportation concurrency through the buildout of the Project, provided that the Developer complies with its obligations under this Agreement.

E2. Cooperation. The City agrees to cooperate with the Developer in securing any and all permits and other approvals necessary to complete the Project Access Improvements, provided that the Developer shall pay the costs associated with such permits and approvals.

F. Transportation Impact Fee Credits. The Developer shall be entitled to transportation impact fee credits ("**Transportation Impact Fee Credits**") in the amount of the Roadway Improvement Contribution and also for any other contributions that Developer may make that qualify for transportation impact fee credits in accordance with the City of Lakeland Impact Fee Ordinances #5535 and #5536 and the Polk County Amended and Restated and Consolidated Comprehensive Impact Fee Ordinance No. 2018-048 (collectively, the "**Impact Fee Ordinances**").

G. Land Use Equivalency Matrix. The amount of development by type of use may be exchanged from one type to another in accordance with the conversion matrix set forth in **Exhibit "D"** attached hereto that is based on equivalent vehicle trips. The land use mix comprising the Project may be amended without a requirement that this Agreement be amended provided the revised land use mix does not generate more than the Vested Trips. Notwithstanding anything herein to the contrary, the amount of warehouse space within the PUD as the principal use shall not exceed 5,000,000 square feet. And, no more than 2,000,000 square feet of warehouse space may be constructed in Phase 1 of the Project.

H. **Comprehensive Plan.** The City's Comprehensive Plan has been found to be "in compliance" with Chapter 163, Florida Statutes, by the Florida Department of Economic Opportunity. The City has determined that the Project is consistent with its Comprehensive Plan.

I. **Binding Effect.** The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement.

J. **Applicable Law; Jurisdiction; Venue.** This Agreement, and the rights and obligations of the City and the Developer hereunder, shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. This Agreement may be enforced as provided in Section 163.3243, Florida Statutes. Pursuant to Section 163.3233(1), the City's laws and policies governing this development of the Project at the time of the execution of this Agreement shall govern the development of the Project for the duration of the Agreement. The City may apply subsequently adopted regulations and policies to the Project in accordance with the requirements of Section 163.3233(2), Florida Statutes. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in Polk County, Florida. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the Project shall not relieve the Developer or its successor in interest of the obligation to comply with the law governing such permit requirements, conditions, terms and restrictions.

K. **Joint Preparation.** Preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

L. **Exhibits.** All exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

M. **Captions or Section Headings.** Captions and section heading contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

N. **Counterparts.** This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and same Agreement.

O. **Effective Date and Duration.** This Agreement shall become effective on the date it is recorded in the public records of Polk County, pursuant to Section 163.3239, Florida Statutes (the "Effective Date"). This Agreement shall remain in effect until July 1, 2035, provided that the City and the Developer may agree to extend the term to facilitate the completion of development of the Project if it is determined at that time that the background traffic growth does not exceed that which is reflected in the 2020 Transportation Analysis, subject to the provisions of Section 163.3225, Florida Statutes. This extension will require City Commission approval.

P. **Amendment; Termination.** This Agreement may be amended by mutual written consent of the parties so long as the amendment meets the requirements of the Act. This Agreement may be terminated by mutual written consent of the parties. If the Developer, in its sole and absolute discretion, determines that the Project will not be constructed, the Developer may notify the City in writing that this Agreement is terminated, in which event the parties hereto will have no further rights, obligations or liabilities hereunder. All land uses within the project must be consistent with the adopted City Comprehensive Plan.

Q. **Further Assurance.** Each of the parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement. To the extent of any conflict with the zoning conditions or other rules and regulations which may otherwise govern the Project, the terms and conditions of this Agreement shall prevail.

R. **Notices.** Any notices or reports required by this Agreement shall be sent to the following:

For the City: Tony Delgado
City Manager
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801
Anthony.delgado@lakelandgov.net

With a copy to: Palmer Davis, City Attorney
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801
Palmer.davis@lakelandgov.net

For the Developer: Noni Holmes-Kidd
LCP Owner, LLC
800 North Magnolia Avenue, Suite 1625
Orlando, Florida 32803
Nholmes-kidd@pky.com

With a copy to: Timothy F. Campbell, Esquire
Clark, Campbell, Lancaster & Munson, P.A.
500 South Florida Avenue, Suite 800

Lakeland, Florida 33801
tcampbell@cclmlaw.com

S. **Status Report**. On or before December 31 of each year this Agreement is in effect, the Developer shall provide to the City a written status report to allow the City to conduct its periodic review in compliance with the requirements of Section 163.3235, Florida Statutes, describing the Developer's activity during the preceding year related to satisfying its obligations hereunder.

T. **Force Majeure**. All time periods or deadlines provided in this Agreement shall be automatically extended for delays caused by Acts of God, strikes, riots, hurricanes or other causes beyond the reasonable control of the affected party.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Signed, sealed, and delivered
in the presence of:

CITY:

City of Lakeland, a Florida municipal
corporation

Witness
Print Name: _____

By: _____
Its: _____
Date: _____

Witness
Print Name: _____

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, by _____, as _____ of the City of Lakeland, a Florida municipal corporation, on behalf of the City of Lakeland, () who is personally known to me or () who produced _____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My Commission Expires: _____

Attest:

City Clerk

Approved as to Form and Correctness:

Palmer Davis, City Attorney

Signed, sealed, and delivered
in the presence of:

DEVELOPER:

LCP Owner, LLC, a Delaware limited liability
company

Witness
Print Name: _____

By: _____
Its: _____
Date: _____

Witness
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, by _____, as _____ of LCP Owner, LLC, a Delaware limited liability company, on behalf of said company, () who is personally known to me or () who produced _____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF POLK, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

AMERICAN TELECASTING PARCEL

A PARCEL OF LAND IN THE SOUTHWEST ½ OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE NORTH 01°13'35" WEST ALONG THE ¼ SECTION LINE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 88°07'26" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°07'26" WEST A DISTANCE OF 300.00 FEET; THENCE NORTH 01°52'34" WEST, A DISTANCE OF 290.00 FEET; THENCE NORTH 88°07'26" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 01°52'34" EAST, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 40 FEET THEREOF.

PARCEL 2

BACHU PARCEL

A TRACT OR PARCEL OF LAND LYING IN A PORTION OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 28 AND RUN NORTH 89°56'03" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1.84 FEET TO THE CENTERLINE OF AIRPORT ROAD; THENCE NORTH 00°02'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 299.98 FEET; THENCE SOUTH 89°20'42" WEST, A DISTANCE OF 398.02 FEET; THENCE NORTH 00°39'19" WEST, A DISTANCE OF 31.17 FEET TO A POINT IN THE CENTERLINE FOR BUNKER ROAD; THENCE NORTH 89°23'21" WEST ALONG SAID CENTERLINE, A DISTANCE OF 1108.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°23'21" WEST ALONG SAID CENTERLINE, A DISTANCE OF 372.99 FEET; THENCE NORTH 00°15'11" WEST, A DISTANCE OF 582.43 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ FOR SAID SECTION 28; THENCE SOUTH 89°52'09" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 372.96 FEET; THENCE SOUTH 00°15'11" EAST, A DISTANCE OF 585.55 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

THAT PART OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN NORTH 89°56'03" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ FOR A DISTANCE OF 1.74 FEET TO THE CENTERLINE OF AIRPORT ROAD; THENCE NORTH 00°02'00" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 299.98 FEET; THENCE LEAVING SAID CENTERLINE RUN SOUTH 89°20'42" WEST FOR A DISTANCE OF 398.02 FEET; THENCE NORTH 00°39'19" WEST FOR A DISTANCE OF 31.30 FEET TO A POINT IN THE CENTERLINE FOR BUNKER ROAD; THENCE NORTH 89°23'32" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1108.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°23'32" WEST ALONG SAID CENTERLINE, A DISTANCE OF 372.99 FEET; THENCE LEAVING SAID CENTERLINE RUN NORTH 00°15'11" WEST, A DISTANCE OF 582.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ FOR SAID SECTION 28; THENCE SOUTH 89°52'06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 372.96 FEET; THENCE LEAVING SAID SOUTH LINE RUN SOUTH 00°15'11" EAST FOR A DISTANCE OF 585.55 FEET TO THE POINT OF BEGINNING.

PARCEL 2

SOVANN PARCEL

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; AND RUN NORTH 01°22'32" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 923.64 FEET TO A POINT; THENCE NORTH 88°54'34" EAST, A DISTANCE OF 2,255.59 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID BEARING A DISTANCE OF 350.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DRANE ROAD NORTH; THENCE SOUTH 01°17'26" EAST, 125 FEET TO A POINT; THENCE SOUTH 88°54'34" WEST, 350.00 FEET TO A POINT; THENCE NORTH 01°17'26" WEST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

THAT PART OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°09'30" WEST ALONG THE WEST LINE OF SAID SECTION 28, FOR A DISTANCE OF 923.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN SOUTH 89°52'06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 2255.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 368.22 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF AIRPORT ROAD, AS RECORDED IN MAP BOOK 5, PAGES 113 THROUGH 117, OF THE PUBLIC RECORD OF POLK COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE: THENCE RUN SOUTH 00°15'50" WEST FOR A DISTANCE OF 16.95 FEET; THENCE RUN SOUTH 00°12'19" EAST FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 05°44'02" WEST FOR A DISTANCE OF 8.03 FEET; THENCE LEAVING SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE RUN NORTH 89°51'24" WEST FOR A DISTANCE OF 367.55 FEET; THENCE RUN NORTH 00°04'06" WEST FOR A DISTANCE OF 124.87 FEET TO THE POINT OF BEGINNING.

PARCEL 2

MOORE PARCEL

A TRACT OR PARCEL OF LAND LYING IN A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER FOR SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, AND RUN NORTH 89°56'03" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1.84 FEET TO THE CENTERLINE FOR AIRPORT ROAD, THENCE NORTH 00°02'00" WEST, ALONG THE CENTERLINE FOR AIRPORT ROAD A DISTANCE OF 299.98 FEET; THENCE SOUTH 89°20'42" WEST, A DISTANCE OF 39.92 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE FOR AIRPORT ROAD AS RECORDED IN MAP BOOK 5, PAGES 113-117 OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 00°34'29" EAST, 97.02 FEET; SOUTH 00°34'16" WEST, 100.00 FEET; SOUTH 00°36'57" EAST, 102.35 FEET, SOUTH 01°06'22" WEST, 100.74 FEET; SOUTH 00°25'57" EAST, 11.82 FEET TO THE POINT OF CURVE, SAID CURVE HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 1145.92 FEET, A CENTRAL ANGLE OF 19°30'03", A CHORD OF 388.14 FEET AND A CHORD BEARING OF SOUTH 24°59'46" WEST, THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALSO BEING THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE PROPOSED POLK COUNTY PARKWAY AN ARC DISTANCE OF 390.02 FEET; THENCE CONTINUE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE SOUTH 34°44'48" WEST, 408.06 FEET, SOUTH 68°19'42" WEST, 127.48 FEET; NORTH 70°23'13" WEST, 401.47 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°19'42" WEST, A DISTANCE OF 1044.15 FEET; THENCE SOUTH 89°23'21" EAST, A DISTANCE OF 899.81 FEET TO A POINT ON AFORESAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE FOR AIRPORT ROAD; THENCE SOUTH 00°34'29" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 23.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 3551, PAGES 593 THROUGH 596, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY PART OF THE ABOVE DESCRIBED LANDS LYING WITHIN THOSE LANDS DEEDED TO POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND CITY OF LAKE LAND, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA BY CORPORATION WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3019, PAGE 2196 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN NORTH 89°56'03" WEST ALONG THE SOUTH LINE OF SAID SECTION 28 FOR A DISTANCE OF 1.73 FEET TO THE CENTERLINE OF AIRPORT ROAD; THENCE RUN NORTH 00°02'00" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 322.95 FEET; THENCE LEAVING SAID CENTERLINE RUN

SOUTH 89°58'00" WEST FOR A DISTANCE OF 41.49 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF AIRPORT ROAD, AS RECORDED IN MAP BOOK 5, PAGES 113-117, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING FOURTEEN (14) COURSES ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE OF AIRPORT ROAD AND THE WESTERLY RIGHT OF WAY LINE OF POLK COUNTY PARKWAY (STATE ROAD 570) AND THE WESTERLY AND NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF POLK COUNTY PARKWAY (STATE ROAD 570); THENCE RUN SOUTH 02°22'52" EAST FOR A DISTANCE OF 19.28 FEET; THENCE RUN SOUTH 00°43'15" EAST FOR A DISTANCE OF 100.01 FEET; THENCE RUN SOUTH 00°25'30" WEST FOR A DISTANCE OF 37.34 FEET; THENCE RUN SOUTH 89°57'49" WEST FOR A DISTANCE OF 25.32 FEET; THENCE RUN SOUTH 00°02'11" EAST FOR A DISTANCE OF 39.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 994.62 FEET AND A CHORD BEARING OF SOUTH 15°03'14" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°10'48" FOR A DISTANCE OF 523.91 FEET TO A NON-TANGENT LINE; THENCE RUN NORTH 59°51'22" WEST A DISTANCE OF 125.68 FEET; THENCE RUN SOUTH 85°49'44" WEST FOR A DISTANCE OF 85.12 FEET; THENCE RUN SOUTH 29°52'18" WEST FOR A DISTANCE OF 382.48 FEET; THENCE RUN SOUTH 25°19'55" WEST FOR A DISTANCE OF 64.73 FEET; THENCE RUN SOUTH 37°32'18" WEST FOR A DISTANCE OF 75.35 FEET; THENCE RUN SOUTH 46°40'38" WEST FOR A DISTANCE OF 40.73 FEET; THENCE RUN SOUTH 51°45'27" WEST FOR A DISTANCE OF 5.33 FEET; THENCE RUN NORTH 70°23'30" WEST FOR A DISTANCE OF 257.86 FEET; THENCE LEAVING SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 00°19'42" WEST FOR A DISTANCE OF 1043.88 FEET TO THE CENTERLINE OF BUNKER ROAD; THENCE RUN SOUTH 89°23'32" EAST ALONG SAID CENTERLINE FOR A DISTANCE

PARCEL 3

BELL PARCEL

A TRACT OR PARCEL OF LAND LYING IN A PORTION OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 28 AND RUN N. 89°56'03" W. ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1.84 FEET TO THE CENTERLINE OF AIRPORT ROAD; THENCE N. 00°02'00" W., ALONG SAID CENTERLINE A DISTANCE OF 299.98 FEET; THENCE S. 89°20'42" W. A DISTANCE OF 398.02 FEET; THENCE N. 00°39'19" W., A DISTANCE OF 31.17 FEET TO A POINT IN THE CENTERLINE OF BUNKER ROAD; THENCE N. 89°23'21" W., ALONG SAID CENTERLINE A DISTANCE OF 1879.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°23'21" W., ALONG SAID CENTERLINE A DISTANCE OF 377.68 FEET TO A POINT ON THE WEST LINE FOR SAID SECTION 28; THENCE N. 00°09'37" W., ALONG SAID WEST LINE A DISTANCE OF 575.93 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ FOR SAID SECTION 28; THENCE S. 89°52'09" E., ALONG SAID SOUTH LINE A DISTANCE OF 376.71 FEET; THENCE S. 00°15'11" E., A DISTANCE OF 579.10 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 5 STEEPLECHASE ESTATES

ALSO DESCRIBED AS:

THAT PART OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 28; THENCE RUN N. 89°56'03" W. ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ FOR A DISTANCE OF 1.74 FEET TO THE CENTERLINE OF AIRPORT ROAD; THENCE RUN N. 00°02'00" W., ALONG SAID CENTERLINE FOR A DISTANCE OF 299.98 FEET; THENCE RUN S. 89°20'42" W. FOR A DISTANCE OF 398.02 FEET; THENCE RUN N. 00°39'19" W., FOR A DISTANCE OF 31.30 FEET TO A POINT ON THE CENTERLINE OF BUNKER ROAD; THENCE RUN N. 89°23'32" W., ALONG SAID CENTERLINE FOR A DISTANCE OF 1879.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°23'32" W., ALONG SAID CENTERLINE FOR A DISTANCE OF 377.68 FEET TO A POINT ON THE WEST LINE FOR SAID SECTION 28; THENCE LEAVING SAID CENTERLINE RUN N. 00°09'30" W., ALONG SAID WEST LINE FOR A DISTANCE OF 575.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE S. 89°52'06" E., ALONG SAID SOUTH LINE FOR A DISTANCE OF 376.67 FEET; THENCE LEAVING SAID SOUTH LINE RUN S. 00°15'22" E., FOR A DISTANCE OF 579.14 FEET TO THE POINT OF BEGINNING.

PARCEL 4

CRAIG PARCEL

LOT 7, STEEPLECHASE RANCHETTES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OR PARCEL OF LAND LYING IN A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ FOR SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, AND RUN NORTH 89°56'03" WEST ALONG THE SOUTH LINE FOR SAID SECTION 28, A DISTANCE OF 1.84 FEET TO THE CENTERLINE FOR AIRPORT ROAD; THENCE NORTH 00°02'00" WEST ALONG THE CENTERLINE FOR AIRPORT ROAD, A DISTANCE OF 299.98 FEET; THENCE SOUTH 89°20'42" WEST, A DISTANCE OF 39.92 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF AIRPORT ROAD AS RECORDED IN MAP BOOK 5, PAGES 113-117 OF THE OFFICIAL RECORDS FOR POLK COUNTY, FLORIDA; THENCE SOUTH 89°20'42" WEST, A DISTANCE OF 358.10 FEET; THENCE NORTH 00°39'19" WEST, A DISTANCE OF 31.17 FEET TO A POINT ON THE CENTERLINE FOR BUNKER ROAD; THENCE NORTH 89°23'21" WEST ALONG SAID CENTERLINE A DISTANCE OF 1802.44 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°19'42" EAST, A DISTANCE OF 424.59 FEET TO A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE PROPOSED POLK COUNTY PARKWAY; THENCE CONTINUE ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES; SOUTH 15°16'30" WEST, 45.16 FEET; SOUTH 21°04'26" WEST, 66.46 FEET; SOUTH 16°45'18" WEST, 101.79 FEET; SOUTH 20°59'46" WEST, 29.42 FEET; SOUTH 17°12'17" WEST, 17.55 FEET; NORTH 69°51'05" WEST, 440.59 FEET; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE NORTH 20°08'55" EAST, A DISTANCE OF 557.43 FEET TO A POINT ON AFORESAID CENTERLINE FOR BUNKER ROAD; THENCE SOUTH 89°23'21" EAST ALONG SAID CENTERLINE LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PART THEREOF LYING WITHIN ROAD RIGHT-OF-WAY(S). ALSO DESCRIBED AS:

LOT 7 OF THE UNRECORDED PLAT OF STEEPLECHASE ESTATES, LYING IN A PORTION OF SECTIONS 28, 32 AND 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN NORTH 89°56'03" WEST ALONG THE SOUTH LINE OF SAID SECTION 28 FOR A DISTANCE OF 1.74 FEET TO THE CENTERLINE OF AIRPORT ROAD; THENCE RUN NORTH 00°02'00" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 299.98 FEET; THENCE LEAVING SAID CENTERLINE, RUN SOUTH 89°20'42" WEST FOR A DISTANCE OF 40.65 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF AIRPORT ROAD AS RECORDED IN MAP BOOK 5, PAGES 113 THROUGH 117, OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN SOUTH 89°20'42" WEST FOR A DISTANCE OF 358.10 FEET; THENCE RUN NORTH 00°39'19" WEST FOR A DISTANCE OF 31.30 FEET TO A POINT ON THE CENTERLINE OF BUNKER ROAD; THENCE RUN NORTH 89°23'32" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1802.44 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE OF BUNKER ROAD RUN SOUTH 00°19'53" EAST FOR A DISTANCE OF 424.59 FEET TO A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 570 (POLK COUNTY PARKWAY); THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE; SOUTH 15°16'19" WEST, 45.16 FEET; SOUTH 21°04'15" WEST, 66.46 FEET; SOUTH 16°45'07" WEST, 101.79 FEET; SOUTH 20°59'35" WEST, 29.42 FEET; SOUTH 17°12'06" WEST, 16.56 FEET; NORTH 69°51'22" WEST, 440.53 FEET; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NORTH 20°08'38" EAST FOR A DISTANCE OF 556.43 FEET TO A POINT ON AFORESAID CENTERLINE OF BUNKER ROAD; THENCE RUN SOUTH 89°23'32" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 300.08 FEET TO THE POINT OF BEGINNING.

PARCEL 5

FRAGALA PARCEL

A PARCEL OF LAND IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼; THENCE NORTH 0°00'19" WEST ALONG THE EAST LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 678.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'42" WEST, A DISTANCE OF 403.08 FEET; THENCE NORTH 0°07'52" EAST, A DISTANCE OF 123.0 FEET; THENCE SOUTH 89°52'09" EAST, A DISTANCE OF 402.76 FEET TO THE SAID EAST LINE; THENCE SOUTH 0°00'19"

EAST, ALONG SAID EAST LINE A DISTANCE OF 117.47 FEET TO THE POINT OF BEGINNING;
LESS AND EXCEPT MAINTAINED RIGHT-OF-WAY FOR AIRPORT ROAD; ALSO LESS AND EXCEPT
ANY PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN PUBLIC ROAD RIGHT-OF-WAY(S).
ALSO DESCRIBED AS:

THAT PART OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK
COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼; THENCE RUN N 0°00'26"E
ALONG THE EAST LINE OF SAID SOUTHWEST ¼, FOR A DISTANCE OF 678.12 FEET THENCE
LEAVING SAID EAST LINE RUN S89°21'27"W FOR A DISTANCE OF 43.95 FEET TO THE WESTERLY
MAINTAINED RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING; THENCE
CONTINUE S89°21'27"W FOR A DISTANCE OF 359.13 FEET; THENCE RUN N0°08'37"E FOR A
DISTANCE OF 123.00 FEET; THENCE S89°51'24"E FOR A DISTANCE OF 367.55 FEET TO SAID
WESTERLY MAINTAINED RIGHT-OF-WAY LINE; THENCE RUN S05°44'02"W ALONG SAID WESTERLY
MAINTAINED RIGHT-OF-WAY LINE FOR A DISTANCE OF 92.48 FEET; THENCE RUN S01°03'52"E
ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE FOR A DISTANCE OF 26.04 FEET TO
THE POINT OF BEGINNING.

PARCEL 6

FRIDOVICH/STEEPLECHASE PARCEL

PARCEL A

A TRACT OR PARCEL OF LAND LYING IN A PORTION OF SECTION 29, TOWNSHIP 28 SOUTH,
RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

THE SOUTH ½ OF THE SOUTHEAST ¼, LYING NORTHERLY OF SR 570, LESS THE EAST ¾ OF THE
SOUTHEAST ¼ OF THE SOUTHEAST ¼, AND LESS THE WEST 100 FEET THEREOF, ALL OF
SECTION 29, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION AS CONVEYED FOR ROAD RIGHT-OF-WAY PURSUANT TO THE
WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 3019, PAGE 2230; AND THE LIMITED
ACCESS DEED RECORDED IN OFFICIAL RECORD BOOK 3019, PAGE 2244, ALL OF THE PUBLIC
RECORDS OF POLK COUNTY, FLORIDA.

ALSO DESCRIBED AS: (PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC.) THAT PART OF
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA, LYING NORTHERLY OF STATE ROAD 570 (POLK COUNTY PARKWAY)
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTH ½ OF THE SOUTHEAST ¼; THENCE
RUN N89°20'46"E ALONG THE NORTH LINE OF SAID SOUTH ½ OF THE SOUTHEAST ¼ FOR A
DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°20'46"E ALONG
SAID NORTH LINE FOR A DISTANCE OF 1561.25 FEET; THENCE LEAVING SAID NORTH LINE RUN
S00°10'45"E ALONG THE WEST LINE OF THE EAST ¾ OF THE SOUTHEAST ¼ OF THE SOUTHEAST
¼ OF SAID SECTION 29 FOR A DISTANCE OF 1137.30 FEET TO THE NORTHERLY RIGHT-OF-WAY
LINE OF SAID STATE ROAD 570; THENCE LEAVING SAID WEST LINE RUN THE FOLLOWING THREE
(3) COURSES AND DISTANCES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: THENCE RUN
N69°51'22"W FOR A DISTANCE OF 1266.96 FEET; THENCE RUN N20°08'38"E FOR A DISTANCE OF
30.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A
RADIUS OF 2684.79 FEET AND A CHORD BEARING OF N65°20'43"W, THENCE RUN
NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'17"
FOR A DISTANCE OF 422.73 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE RUN
N00°12'48"W ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE
SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 29 FOR A DISTANCE OF 478.84 FEET TO THE
POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29;
THENCE N 89°19'45" E, ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 260.99 FEET
TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N
89°19'45" E ALONG SAID NORTH LINE, A DISTANCE OF 1169.90 FEET; THENCE S 0°14'44" E, ALONG
A LINE 100 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE
NORTHWEST ¼ OF SAID SECTION 29, A DISTANCE OF 2215.83 FEET; THENCE N 89°21'05" E,

ALONG A LINE 430.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 29, A DISTANCE OF 1329.72 FEET; THENCE S 0°12'55" E, ALONG A LINE 100 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST ½ OF SAID SECTION 29, A DISTANCE OF 2233.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE POLK COUNTY PARKWAY AND A POINT ON A NON-TANGENT CURVE, A CONCAVE NORTHERLY, HAVING A RADIUS OF 2684.79 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°17'21", AND AN ARC DISTANCE OF 810.14 FEET (CB=N52°10'15" W, CHD=807.07 FEET); THENCE N 41°13'56" W, A DISTANCE OF 725.83 FEET; THENCE N 35°47'53" W, A DISTANCE OF 304.19 FEET; THENCE N 43°31'35" W, A DISTANCE OF 400.00 FEET; THENCE N 01°28'25" E, A DISTANCE OF 113.11 FEET; THENCE N 43°31'35" W, A DISTANCE OF 260.00 FEET; THENCE N 87°03'40" W, A DISTANCE OF 110.35 FEET; THENCE N 41°13'56" W, A DISTANCE OF 150.12 FEET TO THE BEGINNING OF A NONTANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2042.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'36" AND AN ARC DISTANCE OF 763.64 FEET (CB=N34°08'02" W, CHD = 759.20 FEET); THENCE N 58°14'16" E, A DISTANCE OF 319.69 FEET; THENCE N 31°45'33" W, A DISTANCE OF 701.76 FEET TO A POINT OF

CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2341.86 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°14'26" AND AN ARC DISTANCE OF 132.45 FEET (CB= N 30°08'20" W, CHD = 132.43 FEET); THENCE CONTINUE N 01°43'13" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 914.74 FEET TO THE SAID POINT OF BEGINNING.

ALSO DESCRIBED AS: (PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC.) THAT PART OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LYING NORTHERLY AND EASTERLY OF STATE ROAD 570 (POLK COUNTY PARKWAY) DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE RUN N89°19'29"E ALONG THE NORTH LINE OF SAID SECTION 29 FOR A DISTANCE OF 260.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°19'29"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1170.06 FEET; THENCE LEAVING SAID NORTH LINE RUN S00°14'53"E ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SAID SECTION 29 FOR A DISTANCE OF 2215.91 FEET; THENCE RUN N89°20'55"E ALONG A LINE 430.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 29 FOR A DISTANCE OF 1329.71 FEET; THENCE RUN S00°12'48"E ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST ½ OF SAID SECTION 29 FOR A DISTANCE OF 2232.56 FEET TO THE NORTHERLY RIGHT-OF WAY LINE OF SAID STATE ROAD 570 (POLK COUNTY PARKWAY) AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2684.79 FEET AND A CHORD BEARING OF N52°10'58"W; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 570: THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'13" FOR A DISTANCE OF 810.82 FEET TO A NON-TANGENT LINE; THENCE RUN N41°14'09"W FOR A DISTANCE OF 724.37 FEET; THENCE RUN N35°48'10"W FOR A DISTANCE OF 304.78 FEET; THENCE RUN N43°31'52"W FOR A DISTANCE OF 400.00 FEET; THENCE RUN N01°28'08"E FOR A DISTANCE OF 113.14 FEET; THENCE RUN N43°31'52"W FOR A DISTANCE OF 260.00 FEET, THENCE RUN N87°04'02"W FOR A DISTANCE OF 110.35 FEET; THENCE RUN N41°14'07"W FOR A DISTANCE OF 150.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2042.00 FEET AND A CHORD BEARING OF N34°08'52"W THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'32" FOR A DISTANCE OF 763.00 FEET TO A NON-TANGENT LINE; THENCE RUN N58°14'24"E FOR A DISTANCE OF 319.58 FEET; THENCE RUN N31°46'06"W FOR A DISTANCE OF 702.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2341.86 FEET AND A CHORD BEARING OF N30°08'59"W THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'15" FOR A DISTANCE OF 132.33 FEET TO A NON-TANGENT LINE; THENCE RUN N01°42'54"E FOR A DISTANCE OF 915.24 FEET TO THE POINT OF BEGINNING.

PARCEL 7

KIBLER PARCEL

IN TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

SECTION 28:

THE SOUTHWEST ¼ OF THE NORTHWEST ¼, AND THE NORTH ½ OF THE SOUTHWEST ¼, AND THE NORTH 400 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼, EXCEPTING THEREFROM THAT

PART OF SAID LAND LYING WITHIN AIRPORT ROAD, AS IT NOW EXISTS.

SECTION 29:

THE NORTHEAST ¼, LESS THE WEST 100 FEET OF, THE SOUTH 430 FEET THEREOF, AND THE NORTH ½ OF THE SOUTHEAST ¼, LESS THE WEST 100 FEET THEREOF AND THE EAST ¾ OF THE NORTH 400 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, AND THE NORTHEAST ¼ OF THE NORTHWEST ¼, LESS THE WEST 100 FEET THEREOF, AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼, LESS THE WEST 100 FEET THEREOF, AND LESS THE SOUTH 430 FEET THEREOF. ALSO DESCRIBED AS FOLLOWS:

DESCRIPTION (PREPARED BY DONALD W MCINTOSH ASSOCIATES, INC.):

THAT PART OF SECTIONS 28 AND 29, TOWNSHIP 28 SOUTH, RANGE 23. EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE RUN S00°09'57"E ALONG THE WEST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR A DISTANCE OF 1323.72 FEET; THENCE LEAVING SAID WEST LINE RUN S89°45'05"E ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼ FOR A DISTANCE OF 1333.88 FEET; THENCE RUN S00°04'45" E ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR A DISTANCE OF 1322.51 FEET; THENCE RUN S89°48'10"E ALONG THE NORTH LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 28 FOR A DISTANCE OF 1284.16 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF AIRPORT ROAD, AS SHOWN ON MAINTAINED RIGHT-OF-WAY MAP BOOK 5, PAGES 113 THROUGH 117, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE; THENCE RUN S00°02'00"E FOR A DISTANCE OF 68.13 FEET; THENCE RUN S00°29'30 E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°15'11"W FOR A DISTANCE OF 100.00 FEET, THENCE RUN S00°29'30"E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°08'53"E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°02'00"E FOR A DISTANCE OF 200.00 FEET; THENCE RUN S00°08'53"E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°02'00"E FOR A DISTANCE OF 200.00 FEET; THENCE RUN S00°22'38"E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°39'49"E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°12'19"E FOR, A DISTANCE OF 100.00 FEET; THENCE RUN S00°05'26"E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°03'09"E FOR A DISTANCE OF 300.00 FEET; THENCE RUN S09°12'06"E FOR A DISTANCE OF 50.84 FEET; THENCE RUN S00°15'50"W FOR A DISTANCE OF 2.32 FEET; THENCE LEAVING SAID WEST MAINTAINED RIGHT-OF-WAY LINE RUN N89°52'06"W ALONG THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 28 FOR A DISTANCE OF 2623.34 FEET; THENCE RUN S89°20'46"W ALONG THE SOUTH LINE OF THE EAST ¾, OF THE NORTH 400.00 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 29 FOR A DISTANCE OF 997.33 FEET; THENCE RUN N00°10'45"W ALONG THE WEST LINE OF SAID EAST ¾ OF THE NORTH 400 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ FOR A DISTANCE OF 400.01 FEET; THENCE RUN S89°20'46"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 29 FOR A DISTANCE OF 1561.25 FEET; THENCE RUN N00°12'48"W ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST ½ OF SAID SECTION 29 FOR A DISTANCE OF 1753.72 FEET; THENCE RUN S89°20'55"W ALONG A LINE 430.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ½ OF SAID SECTION 29 FOR A DISTANCE OF 1329.71 FEET; THENCE RUN N00°14'53"W ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SAID SECTION 29 FOR A DISTANCE OF 2215.91 FEET TO THE NORTH LINE OF SAID SECTION 29 THENCE RUN N89°19'29"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1231.06 FEET TO THE NORTH ¼ CORNER OF SAID SECTION 29; THENCE RUN N89°19'40"E ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 29 FOR A DISTANCE OF 2661.49 FEET TO THE POINT OF BEGINNING.

PARCEL 8

MCCALL PARCEL

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE RUN NORTH 0°00'26" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 590.02 FEET; THENCE LEAVING SAID EAST LINE RUN SOUTH 89°21'27" WEST FOR A DISTANCE OF 42.61 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'17" WEST FOR A DISTANCE OF 360.67 FEET; THENCE RUN NORTH 00°08'37" EAST FOR A DISTANCE OF 88.10 FEET; THENCE RUN NORTH 89°21'27" EAST A DISTANCE OF 359.13 FEET TO THE AFORESAID WESTERLY MAINTAINED

RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE; THENCE RUN SOUTH 01°03'52" EAST FOR A DISTANCE OF 73.97 FEET; THENCE RUN SOUTH 00°11'45" WEST FOR A DISTANCE OF 14.12 FEET TO THE POINT OF BEGINNING.

PARCEL 9

MORRELL PARCEL
PARCEL A

A PARCEL OF LAND IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29; THENCE NORTH 00°09'19" WEST, ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 347.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°23'21" WEST, A DISTANCE OF 996.45 FEET; THENCE NORTH 00°10'40" WEST, A DISTANCE OF 554.56 FEET; THENCE NORTH 89°21'01" EAST, A DISTANCE OF 996.40 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°09'19" EAST, ALONG SAID EAST LINE, A DISTANCE OF 575.98 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS LOTS 6 AND 12 OF THE UNRECORDED STEEPLECHASE ESTATES.

AND

THAT PART OF LOT 11 OF THE UNRECORDED PLAT OF STEEPLECHASE ESTATES, LYING IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND RUN THENCE NORTH 00°09'19" WEST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 347.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE LEAVING SAID EAST LINE, RUN NORTH 89°23'21" WEST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 277.10 FEET TO A POINT ON THE NORTHERLY LINE OF A 50-FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID NORTHERLY EASEMENT LINE THE FOLLOWING FIVE COURSES: ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 218.44 FEET, A CENTRAL ANGLE OF 14°42'13", A CHORD DISTANCE OF 55.90 FEET, AND A CHORD BEARING OF SOUTH 55°34'43" WEST; (1) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.06 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 48°13'37" WEST, A DISTANCE OF 85.31 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 181.34 FEET, A CENTRAL ANGLE OF 42°23'02", A CHORD DISTANCE OF 131.11 FEET, AND A CHORD BEARING OF SOUTH 69°25'08" WEST; (3) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.14 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 89°23'21" WEST, A DISTANCE OF 243.52 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 788.15 FEET, A CENTRAL ANGLE OF 17°59'32", A CHORD DISTANCE OF 246.48 FEET, AND A CHORD BEARING OF NORTH 80°23'35" WEST; (5) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.50 FEET; THENCE LEAVING SAID NORTHERLY EASEMENT LINE, RUN NORTH 00°10'40" WEST, A DISTANCE OF 98.46 FEET TO THE SOUTHWEST CORNER OF LOT 12 OF SAID UNRECORDED PLAT OF STEEPLECHASE ESTATES; THENCE SOUTH 89°23'21" EAST, ALONG SAID NORTH LINE OF LOT 11, A DISTANCE OF 719.35 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS AND EGRESS OVER AND THROUGH THE ROADWAY CALLED BUNKER ROAD, CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICTIONS (STEEPLECHASE ESTATES) RECORDED IN OFFICIAL RECORDS BOOK 3372, PAGE 530, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STEEPLECHASE ESTATES RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 1282, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND CREATED BY AND SET FORTH IN THAT CERTAIN WARRANTY DEED FROM WEST LAKELAND LAND CO., LTD. PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TO EDUARDO F. MORRELL AND SHANNON H. MORRELL, HUSBAND AND WIFE, RECORDED IN OFFICIAL RECORDS BOOK 4865, PAGE 294, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS CORRECTED BY THAT CERTAIN CORRECTIVE WARRANTY DEED FROM WEST LAKELAND LAND CO., LTD. PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TO EDUARDO F. MORRELL AND SHANNON H. MORRELL,

HUSBAND AND WIFE, RECORDED IN OFFICIAL RECORDS BOOK 4993, PAGE 677, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO DESCRIBED AS THAT PART OF LOTS 6, 11 AND 12, OF THE UNRECORDED PLAT OF STEEPLECHASE ESTATES LYING IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND RUN THENCE N00°09'30"W ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 347.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, RUN N89°23'43"W, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 277.11 FEET TO A POINT ON THE NORTHERLY LINE OF A 50-FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID NORTHERLY EASEMENT LINE THE FOLLOWING FIVE (5) COURSES: ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 218.44 FEET, A CENTRAL ANGLE OF 14°42'09", A CHORD DISTANCE OF 55.90, FEET AND A CHORD BEARING OF S55°34'19"W; (1) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.05 FEET TO A POINT OF TANGENCY; (2) THENCE S48°13'15"W, A DISTANCE OF 85.31 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 181.34 FEET, A CENTRAL ANGLE OF 42°23'02", A CHORD DISTANCE OF 131.11 FEET AND A CHORD BEARING OF S69°24'46"W; (3) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.14 FEET TO A POINT OF TANGENCY; (4) THENCE N89°23'43"W, A DISTANCE OF 243.52 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 788.15 FEET, A CENTRAL ANGLE OF 17°59'35", A CHORD DISTANCE OF 246.49 FEET, AND A CHORD BEARING OF N80°23'56"W; (5) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.51 FEET; THENCE LEAVING SAID NORTHERLY EASEMENT LINE, RUN N00°10'45"W ALONG THE WEST LINE OF SAID LOTS 11 AND 12 A DISTANCE OF 652.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE RUN N89°20'46"E ALONG THE NORTH LINE OF SAID LOTS 6 AND 12 A DISTANCE OF 996.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN S00°09'30"E ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 575.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS AND EGRESS OVER AND THROUGH THE ROADWAY CALLED BUNKER ROAD, CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICTIONS (STEEPLECHASE ESTATES) RECORDED IN OFFICIAL RECORDS BOOK 3372, PAGE 530, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STEEPLECHASE ESTATES RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 1282, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND CREATED BY AND SET FORTH IN THAT CERTAIN WARRANTY DEED FROM WEST LAKELAND LAND CO., LTD. PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TO EDUARDO F. MORRELL AND SHANNON H. MORRELL, HUSBAND AND WIFE, RECORDED IN OFFICIAL RECORDS BOOK 4865, PAGE 294, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS CORRECTED BY THAT CERTAIN CORRECTIVE WARRANTY DEED FROM WEST LAKELAND CO., LTD. PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TO EDUARDO F. MORRELL AND SHANNON H. MORRELL, HUSBAND AND WIFE, RECORDED IN OFFICIAL RECORDS BOOK 4993, PAGE 677, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 10

PINE VALLEY PARCEL

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, SOUTH OF COUNTY ROAD 542 (OLD TAMPA HIGHWAY) DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE RUN S89°19'40"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 659.42 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUE S89°19'40"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 2002.07 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE RUN S89°19'29"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 302.00 FEET; THENCE LEAVING SAID SOUTH LINE RUN N00°00'00"E FOR A

DISTANCE OF 1299.69 FEET; THENCE RUN S89°56'39"E FOR A DISTANCE OF 290.35 FEET; THENCE RUN N00°30'52"W ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, BLOCK 4, LAKELAND ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24,

PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 30.17 FEET TO THE SOUTHEAST CORNER OF SOLD LOT 1, BLOCK 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 542 (PLATTED DIXIE HIGHWAY), AS SHOWN ON SAID PLAT OF LAKELAND ACRES; THENCE N89°15'42"E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 20 FOR A DISTANCE OF 1647.20 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE SOUTHERLY COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 542; THENCE EASTERLY ALONG SAID SOUTHERLY COUNTY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) S89°30'07"E 5.94 FEET; 2) N89°39'33"E 200.02 FEET, 3) S89°58'50"E 100.01 FEET; 4) S89° 57'40"E 42.60 FEET; THENCE LEAVING SAID SOUTHERLY COUNTY-MAINTAINED RIGHT-OF-WAY LINE RUN S00°47'16"E FOR A DISTANCE OF 1324.96 FEET TO THE POINT OF BEGINNING.

AND

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD TAMPA HIGHWAY.

THE ATTACHED EXHIBIT "A-1" IS A COMPOSITE DESCRIPTION AND IS THE SAME PROPERTY AS THE ABOVE DESCRIBED PROPERTY.

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, SOUTH OF COUNTY ROAD 542 (OLD TAMPA HIGHWAY) DESCRIBED AS FOLLOWS. COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE RUN S89°19'40"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 659.42 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUE S89°19'40"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 2002.07 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE RUN S89°19'29"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 302.00 FEET; THENCE LEAVING SAID SOUTH LINE RUN N00°00'00"E FOR A DISTANCE OF 1299.69 FEET; THENCE RUN S89°56'39"E FOR A DISTANCE OF 290.35 FEET; THENCE RUN N00°30'52"W ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, BLOCK 4, LAKELAND ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR A DISTANCE OF 30.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 542 (PLATTED DIXIE HIGHWAY), AS SHOWN ON SAID PLAT OF LAKELAND ACRES; THENCE RUN N00°30'52"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20 AND ALONG THE EAST LINE OF SAID LOT 1, BLOCK 4, AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF 21.27 FEET TO THE SOUTHERLY COUNTY-MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 542 (OLD TAMPA HIGHWAY) AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6060, PAGE 257 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES ALONG SAID SOUTHERLY COUNTY-MAINTAINED RIGHT-OF-WAY LINE AND ALONG THE NORTH AND EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6060, PAGE 257: 1) N89°42'43"E, 238.28 FEET; 2) S89°58'30"E 372.53 FEET; 3) N89°51'37"E, 228.77 FEET; 4) S89°55'54"E, 419.43 FEET; 5) N89°48'23"E, 68.58 FEET; 6) S00°39'02"E ALONG SAID EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6060 PAGE 257, 5.48 FEET. 7) N89°15'42" E. 319.62 FEET; 8) S89°30'07"E, 5.94 FEET; 9) N89°39'33"E, 200.02 FEET; 10) S89°58'50"E, 100.01 FEET; 11) S89°57'40"E, 42.60 FEET; THENCE LEAVING SAID SOUTHERLY COUNTY-MAINTAINED RIGHT-OF-WAY LINE RUN S00°47'16"E FOR A DISTANCE OF 1324.96 FEET TO THE POINT OF BEGINNING.

PARCEL 11

WEST LAKELAND PARCEL

A PARCEL OF LAND IN SECTIONS 28, 29, 32, AND 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29 AND RUN THENCE NORTH 00°09'30" WEST ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 347.60 FEET TO THE NORTHEAST CORNER OF LOT 11 OF THE UNRECORDED PLAT OF STEEPLECHASE ESTATES AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, RUN NORTH 89°23'43" WEST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 277.11 FEET TO A POINT ON THE

NORTHERLY LINE OF A 50 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID NORTHERLY EASEMENT LINE THE FOLLOWING FIVE (5) COURSES: ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 218.44 FEET, A CENTRAL ANGLE OF 14°42'09", A CHORD DISTANCE OF 55.90 FEET, AND A CHORD BEARING OF SOUTH 55°34'19" WEST; (1) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.05 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 48°13'15" WEST, A DISTANCE OF 85.31 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 181.34 FEET, A CENTRAL ANGLE OF 42°23'02", A CHORD DISTANCE OF 131.11 FEET, AND A CHORD BEARING OF SOUTH 69°24'46" WEST; (3) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.14 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 89°23'43" WEST, A DISTANCE OF 243.52 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 788.15 FEET, A CENTRAL ANGLE OF 17°59'35", A CHORD DISTANCE OF 246.49 FEET, AND A CHORD BEARING OF NORTH 80°23'56" WEST; (5) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.51 FEET; THENCE LEAVING SAID NORTHERLY EASEMENT LINE, RUN SOUTH 00°10'45" EAST, A DISTANCE OF 84.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 570 (POLK COUNTY PARKWAY); THENCE RUN SOUTH 69°51'22" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1020.26 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 20°08'38" EAST FOR A DISTANCE OF 556.43 FEET TO THE CENTERLINE OF A 50.00 FOOT INGRESS AND EGRESS EASEMENT ALSO KNOWN AS BUNKER ROAD, RECORDED IN OFFICIAL RECORDS BOOK 3372, PAGE 530 AND OFFICIAL RECORDS BOOK 4224, PAGE 1282 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 89°23'32" WEST ALONG SAID CENTERLINE AND THE WESTERLY PROLONGATION THEREOF FOR A DISTANCE OF 153.65 FEET TO THE POINT OF BEGINNING.

PARCEL 12

WILES PARCEL

A TRACT OF PARCEL OF LAND LYING IN A PORTION OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 FOR SECTION 28 AND RUN N 89°56'03" W ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1.84 FEET TO THE CENTERLINE FOR AIRPORT ROAD; THENCE N 00°02'00" W ALONG SAID CENTERLINE A DISTANCE OF 299.98 FEET; THENCE S 89°20'42" W A DISTANCE OF 398.02 FEET; THENCE N 00°39'19" W A DISTANCE OF 31.17 FEET TO A POINT IN THE CENTERLINE FOR BUNKER ROAD; THENCE N 89°23'21" W ALONG SAID CENTERLINE A DISTANCE OF 1108.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°23'21" W ALONG SAID CENTERLINE A DISTANCE OF 771.06 FEET; THENCE N 00°15'11" W A DISTANCE OF 579.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 FOR SAID SECTION 28; THENCE N 89°52'09" E ALONG SAID SOUTH LINE A DISTANCE OF 770.99 FEET; THENCE S 00°15'11" E A DISTANCE OF 585.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF PARCEL OF LAND LYING IN A PORTION OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 FOR SECTION 28 AND RUN N 89°56'03" W ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1.84 FEET TO THE CENTERLINE FOR AIRPORT ROAD; THENCE N 00°02'00" W ALONG SAID CENTERLINE A DISTANCE OF 299.98

FEET; THENCE S 89°20'42" W A DISTANCE OF 398.02 FEET; THENCE N 00°39'19" W A DISTANCE OF 31.17 FEET TO A POINT IN THE CENTERLINE OF BUNKER ROAD; THENCE N 89°23'21" W ALONG SAID CENTERLINE A DISTANCE OF 1108.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°23'21" W ALONG SAID CENTERLINE A DISTANCE OF 372.99 FEET; THENCE N 00°15'11" W A DISTANCE OF 582.43 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 FOR SAID SECTION 28; THENCE S 89°52'09" E ALONG SAID SOUTH LINE A DISTANCE OF 372.96 FEET; THENCE S 00°15'11" E A DISTANCE OF 585.55 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT OVER THE SOUTH 25.00 FEET. ALL OF THE ABOVE IS MORE PARTICULARLY DESCRIBED AS:

THE PART OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN NORTH 89°56'03" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1.74 FEET TO THE CENTERLINE OF AIRPORT ROAD; THENCE RUN NORTH 00°02'00" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 299.98 FEET; THENCE LEAVING SAID CENTERLINE RUN SOUTH 89°20'42" WEST FOR A DISTANCE OF 398.02 FEET; THENCE RUN NORTH 00°39'19" WEST FOR A DISTANCE OF 31.30 FEET TO A POINT ON THE CENTERLINE OF BUNKER ROAD; THENCE NORTH 89°23'32" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 1481.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°23'32" WEST ALONG SAID CENTERLINE FOR A DISTANCE OF 398.07 FEET; THENCE LEAVING SAID CENTERLINE RUN NORTH 00°15'22" WEST FOR A DISTANCE OF 579.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89°52'06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 398.03 FEET; THENCE LEAVING SAID SOUTH LINE RUN SOUTH 00°15'22" EAST FOR A DISTANCE OF 582.45 FEET TO THE POINT OF BEGINNING.

PARCEL 13:

THAT PART OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE N00°00'26"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 300.00 FEET, THENCE DEPARTING SAID EAST LINE RUN S89°21'27"W, 100.00 FEET; THENCE N00°38'33"W, 24.65 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE N00°38'33"W, 15.35 FEET; THENCE S89°21'27"W, 300.00 FEET; THENCE S00°38'33"E, 8.80 FEET, THENCE S89°23'32"E, 300.07 FEET TO THE POINT OF BEGINNING.

PARCEL 14:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE RUN N0°00'26"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 322.47 FEET; THENCE LEAVING SAID EAST LINE RUN N89°23'32"W FOR A DISTANCE OF 43.46 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N89°23'32"W FOR A DISTANCE OF 56.82 FEET; THENCE RUN N00°38'33"W FOR A DISTANCE 265.35 FEET; THENCE RUN N89°21'27"E FOR A DISTANCE OF 60.67 FEET TO THE AFORESAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE: THENCE RUN S00°11'45"W FOR A DISTANCE OF 85.88 FEET; THENCE RUN S02°15'26"W FOR A DISTANCE OF 100.08 FEET; THENCE RUN S02°22'52"E FOR A DISTANCE OF 80.80 FEET TO THE POINT OF BEGINNING.

PARCEL 15:

THAT PART OF SECTIONS 28 AND 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 28; THENCE N89°48'10"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 3.61 FEET TO THE CENTERLINE OF AIRPORT ROAD, AS RECORDED IN MAP BOOK 5, PAGES 113 THROUGH 117, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S00°02'00"E ALONG SAID CENTERLINE FOR A DISTANCE OF 2367.96 FEET; THENCE N89°58'00"E, 39.50 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE; THENCE S00°17'04"W, 70.92 FEET; THENCE S00°34'16"W, 100.00 FEET; THENCE S00°40'16"E, 102.35 FEET; THENCE S00°04'57"W, 60.71 FEET; THENCE LEAVING SAID EAST MAINTAINED RIGHT-OF-WAY LINE RUN S89°58'39"E, 20.93 FEET; THENCE N00°02'00"W, 248.99 FEET; THENCE S89°58'00"E, 3.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2959, PAGE 78 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N00°02'00"W ALONG THE WEST LINE OF SAID LANDS, 85.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S89°58'28"W ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3087, PAGE 838, OF SAID PUBLIC RECORDS, 23.50 FEET TO THE POINT OF BEGINNING.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-967786-MIA, DATED JUNE 18, 2019 AT 8:00 AM

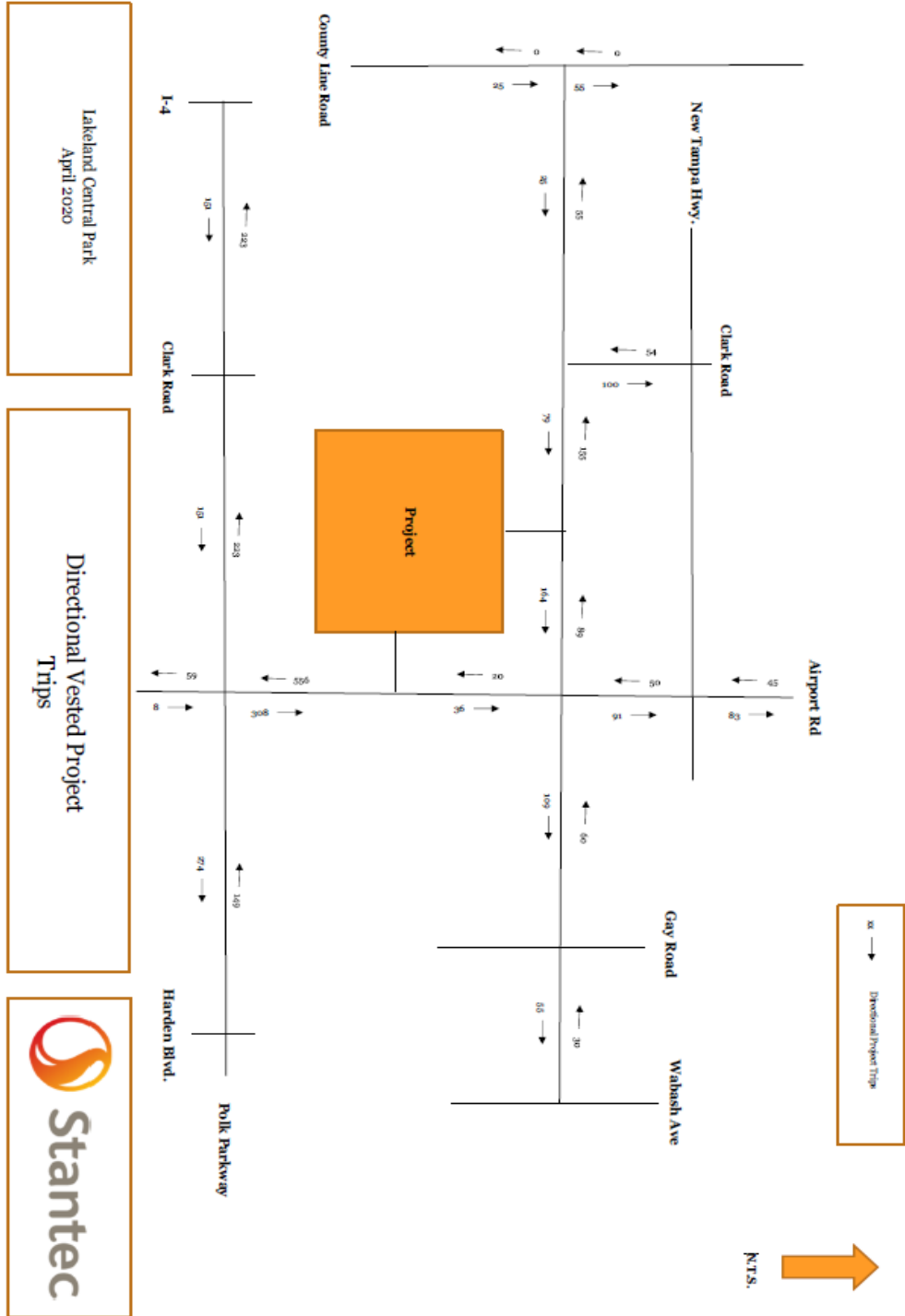
EXHIBIT "B"

Concurrency Tracking Spreadsheet

ITE Land Use Category	Units	Cumulative To-Date Development Size	Net External Trips	
			Inbound	Outbound
Warehouse - 150	per ksf	0	0	0
Office - 710	per ksf	0	0	0
Multi-Family (Low-Rise) - 220	Per Dwelling Unit	0	0	0
Shopping Center - 820	per ksf	0	0	0
Hotel - 310	per room	0	0	0
Total			0	0

Road Name and Segment	PM Peak Hour Project Traffic Total Vested		Vested Traffic Through Current Site Plan		PM Peak Hour Vested Traffic Remaining	
	E/N	W/S	E/N	W/S	E/N	W/S
Old Tampa Highway						
County Line Road to Clark Road	25	55	0	0	25	55
Clark Road to Project	79	155	0	0	79	155
Project to Airport Road	164	89	0	0	164	89
Airport Road to Gay Road	109	60	0	0	109	60
Gay Road to Wabash Avenue	55	30	0	0	55	30
Airport Road/Galloway Road						
I-4 to US 92	83	45	0	0	83	45
US 92 to Old Tampa Highway	91	50	0	0	91	50
Old Tampa Highway to Project	36	20	0	0	36	20
Project to Polk Parkway	308	556	0	0	308	556
Polk Parkway						
I-4 to Clark Road	151	223	0	0	151	223
Clark Road to Airport Road	151	223	0	0	151	223
Airport Road to Harden Boulevard	274	149	0	0	274	149

EXHIBIT "C"
Vested Trips



Lakeland Central Park
 April 2020

Directional Vested Project
 Trips



EXHIBIT "D"

**Lakeland Central Park
Land Use Equivalency Matrix**

		CHANGE TO:					
		220: Multi-Family (Low-Rise)	310: Hotel	150: Warehouse	110: General Light Industrial	710: General Office Building	820: Shopping Center
CHANGE FROM:	220: Multi-Family (Low-Rise)		0.93 room/d.u.	3.29 ksf/d.u.	0.89 ksf/d.u.	0.49 ksf/d.u.	0.15 ksf/d.u.
	310: Hotel	1.07 d.u./room		3.53 ksf/room	0.95 ksf/room	0.52 ksf/room	0.16 ksf/room
	150: Warehouse	0.3 d.u./ksf	0.28 room/ksf		0.27 ksf/ksf	0.15 ksf/ksf	0.04 ksf/ksf
	110: General Light Industrial	1.13 d.u./ksf	1.05 room/ksf	3.71 ksf/ksf		0.55 ksf/ksf	0.17 ksf/ksf
	710: General Office Building	2.05 d.u./ksf	1.92 room/ksf	6.76 ksf/ksf	1.83 ksf/ksf		0.3 ksf/ksf
	820: Shopping Center	6.8 d.u./ksf	6.35 room/ksf	22.41 ksf/ksf	6.05 ksf/ksf	3.31 ksf/ksf	

1. Equivalency factors are based on the ITE Trip Generation Manual 10th Edition average rate.