

**This instrument was prepared by  
and upon recording should be returned to:**

**Tucker F. Mackie, Esq.  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314**

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**NOTICE OF ESTABLISHMENT OF THE  
MIDTOWN IMPROVEMENT DISTRICT**

PLEASE TAKE NOTICE that on June 28, 2021, pursuant to a petition filed by Lake Nona Land Company, LLC, the City Council of the City of Orlando, Florida, adopted Ordinance No. 2021-33 which became effective on June 28, 2021, establishing the Midtown Improvement District (“District”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*.

**THE MIDTOWN IMPROVEMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION**

**TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS  
AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on this 7 day of July, 2021, and recorded in the Official Records of Orange County, Florida.

*Tucker F. Mackie*

Tucker F. Mackie  
Hopping Green & Sams, P.A.

*[Signature]*

Witness

*Dry D. Humber*

Print Name

*K. Hancock*

Witness

*Kim Hancock*

Print Name

**STATE OF FLORIDA  
COUNTY OF LEON**

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July, 2021, by Tucker F. Mackie, who is personally known to me.

*K. Hancock*

Print Name: \_\_\_\_\_

Notary Public, State of Florida



Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## Exhibit A

### MIDTOWN IMPROVEMENT DISTRICT (2021)

#### DESCRIPTION:

That part of Sections 25, 26 and 36, Township 24 South, Range 30 East, and that part of Section 30, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 1, NEMOURS CHILDREN'S HOSPITAL, according to the plat thereof, as recorded in Plat Book 73, Pages 81 through 83, of the Public Records of Orange County, Florida; thence  $S00^{\circ}00'00''E$  along the East line of said Lot 1 and the Northerly line of lands described in Official Records Document Number 20160591806, of the Public Records of Orange County, Florida, 1344.59 feet to the Southeast corner of said Lot 1 and the Northerly line of lands described in Official Records Document Number 20190331814, of the Public Records of Orange County, Florida, and the POINT OF BEGINNING; thence departing said East line of Lot 1 and said Northerly line of lands described in Official Records Document Number 20160591806 run  $N72^{\circ}10'43''E$  along said Northerly line of lands described in Official Records Document Number 20190331814 for a distance of 22.22 feet; thence  $N13^{\circ}51'51''W$  along said Northerly line of lands described in Official Records Document Number 20190331814 for a distance of 2.00 feet to the Southwesterly prolongation of the Northerly right-of-way line of Nemours Parkway, according to the plat of NEMOURS PARKWAY PHASE 7, as recorded in Plat Book 100, Pages 4 through 7, of the Public Records of Orange County, Florida; thence  $N72^{\circ}10'43''E$  along said Northerly line of lands described in Official Records Document Number 20190331814 and said Southwesterly prolongation and said Northerly right-of-way line, 146.09 feet to the point of curvature of a curve concave Southerly having a radius of 1537.45 feet and a chord bearing of  $N78^{\circ}46'42''E$ ; thence run the following courses and distances along said Northerly right-of-way line: Easterly along the arc of said curve through a central angle of  $13^{\circ}12'00''$  for a distance of 354.20 feet to the point of tangency;  $N85^{\circ}22'42''E$ , 121.00 feet to the point of curvature of a curve concave Southerly having a radius of 1637.00 feet and a chord bearing of  $S87^{\circ}13'17''E$ ; thence Easterly along the arc of said curve through a central angle of  $14^{\circ}48'01''$  for a distance of 422.86 feet to the point of tangency;  $S79^{\circ}49'17''E$ , 195.92 feet to the point of curvature of a curve concave Southerly having a radius of 1037.00 feet and a chord bearing of  $S73^{\circ}58'13''E$ ; thence Easterly along the arc of said curve through a central angle of  $11^{\circ}42'08''$  for a distance of 211.80 feet to the point reverse curvature of a curve concave Northerly having a radius of 963.00 feet and a chord bearing of  $S74^{\circ}49'55''E$ ; thence Easterly along the arc of said curve through a central angle of  $13^{\circ}25'32''$  for a distance of 225.65 feet to the point of tangency;  $S81^{\circ}32'41''E$ , 343.56 feet to the point of curvature of a curve concave Southerly having a radius of 1037.00 feet and a chord bearing of  $S74^{\circ}16'11''E$ ; thence Easterly along the arc of said curve through a central angle of  $14^{\circ}33'00''$  for a distance of 263.34 feet to the point of reverse curvature of a curve concave Northerly having a radius of 588.00 feet and a chord bearing of  $S68^{\circ}05'37''E$ ; thence Easterly along the arc of said curve through a central angle of  $02^{\circ}11'52''$  for a distance of 22.55 feet to a non-tangent line; thence departing said Northerly right-of-way line run  $S20^{\circ}48'27''W$ , 79.00 feet to the Southerly right-of-way line of said Nemours Parkway and the Northwest corner of LAUREATE PARK NEIGHBORHOOD CENTER PHASE 3, according to the plat thereof, as recorded in in Plat Book 103, Pages 15 through 26, of the Public Records of Orange County, Florida; thence departing said Southerly right-of-way line run the following courses and distances along the Westerly line and Southerly line of said plat of LAUREATE PARK NEIGHBORHOOD CENTER PHASE 3:  $S20^{\circ}48'27''W$ ,

23.87 feet to a non-tangent curve concave Westerly having a radius of 115.00 feet and a chord bearing of S20°40'44"E; thence Southerly along the arc of said curve through a central angle of 35°41'05" for a distance of 71.62 feet to the point of reverse curvature of a curve concave Easterly having a radius of 185.00 feet and a chord bearing of S14°21'35"E; thence Southerly along the arc of said curve through a central angle of 23°02'46" for a distance of 74.41 feet to the point of reverse curvature of a curve concave Westerly having a radius of 87.00 feet and a chord bearing of S02°24'30"W; thence Southerly along the arc of said curve through a central angle of 56°34'55" for a distance of 85.92 feet to the point of reverse curvature of a curve concave Easterly having a radius of 168.00 feet and a chord bearing of S17°03'51"E; thence Southerly along the arc of said curve through a central angle of 95°31'36" for a distance of 280.10 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 225.00 feet and a chord bearing of S57°56'20"E; thence Southeasterly along the arc of said curve through a central angle of 13°46'38" for a distance of 54.10 feet to the point of reverse curvature of a curve concave Northerly having a radius of 245.00 feet and a chord bearing of S80°41'40"E; thence Easterly along the arc of said curve through a central angle of 59°17'19" for a distance of 253.52 feet to the point of reverse curvature of a curve concave Southerly having a radius of 140.00 feet and a chord bearing of N85°06'03"E; thence Easterly along the arc of said curve through a central angle of 30°52'46" for a distance of 75.45 feet to the point reverse curvature of a curve concave Northerly having a radius of 265.00 feet and a chord bearing of N85°46'38"E; thence Easterly along the arc of said curve through a central angle of 29°31'36" for a distance of 136.56 feet to the point of reverse curvature of a curve concave Southerly having a radius of 135.00 feet and a chord bearing of S88°39'04"E; thence Easterly along the arc of said curve through a central angle of 40°40'12" for a distance of 95.83 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 638.00 feet and a chord bearing of S63°17'44"E; thence Southeasterly along the arc of said curve through a central angle of 10°02'28" for a distance of 111.81 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 165.00 feet and a chord bearing of S33°12'49"E; thence Southeasterly along the arc of said curve through a central angle of 50°07'22" for a distance of 144.34 feet to a non-tangent line; N81°50'52"E, 4.85 feet to the Southeast corner of said plat of LAUREATE PARK NEIGHBORHOOD CENTER PHASE 3 and the Westerly right-of-way line of Bovet Avenue, LAUREATE PARK PHASE 7, according to the plat thereof, as recorded in Plat Book 90, Pages 7 through 32, of the Public Records of Orange County, Florida; thence departing said Southerly line run S05°58'59"W along said Westerly right-of-way line, 16.99 feet to the point of curvature of a curve concave Westerly having a radius of 675.00 feet and a chord bearing of S12°18'46"W; thence Southerly along said Westerly right-of-way line and the arc of said curve through a central angle of 12°39'35" for a distance of 149.14 feet to the Easternmost corner of Tract OS-4, LAUREATE PARK NEIGHBORHOOD CENTER PHASE 1, according to the plat thereof, as recorded in Plat Book 89, Pages 112 through 122, of the Public Records of Orange County, Florida, and a non-tangent line; thence departing said Westerly right-of-way line run the following courses and distances along the Northerly line and Southwesterly line of said plat of LAUREATE PARK NEIGHBORHOOD CENTER PHASE 1: N71°21'27"W, 20.45 feet to the point of curvature of a curve concave Northwesterly having a radius of 162.68 feet and a chord bearing of S66°48'48"W; thence Southwesterly along the arc of said curve through a central angle of 83°56'33" for a distance of 238.34 feet to the point of reverse curvature of a curve concave Southerly having a radius of 235.00 feet and a chord bearing of N82°22'28"W; thence Westerly along the arc of said curve through a central angle of 22°19'06" for a distance of 91.54 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of N71°39'42"W; thence Westerly along the arc of said curve through a central angle of 43°44'38" for a distance of 76.35 feet to the point of reverse curvature of a curve concave Southerly having a radius of 135.00 feet and a chord bearing of N80°48'55"W; thence

Westerly along the arc of said curve through a central angle of  $62^{\circ}03'02''$  for a distance of 146.20 feet to the point of reverse curvature of a curve concave Northerly having a radius of 150.00 feet and a chord bearing of  $S76^{\circ}52'11''W$ ; thence Westerly along the arc of said curve through a central angle of  $17^{\circ}25'14''$  for a distance of 45.61 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 75.00 feet and a chord bearing of  $S55^{\circ}15'31''W$ ; thence Southwesterly along the arc of said curve through a central angle of  $60^{\circ}38'34''$  for a distance of 79.38 feet to the point of compound curvature of a curve concave Easterly having a radius of 145.00 feet and a chord bearing of  $S09^{\circ}15'03''E$ ; thence Southerly along the arc of said curve through a central angle of  $68^{\circ}22'35''$  for a distance of 173.04 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 315.00 feet and a chord bearing of  $S37^{\circ}26'39''E$ ; thence Southeasterly along the arc of said curve through a central angle of  $11^{\circ}59'24''$  for a distance of 65.92 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 50.00 feet and a chord bearing of  $S43^{\circ}55'04''E$ ; thence Southeasterly along the arc of said curve through a central angle of  $24^{\circ}56'15''$  for a distance of 21.76 feet to the point of tangency;  $S56^{\circ}23'12''E$ , 80.68 feet to the Northerly line of LAUREATE PARK VILLAGE CENTER PHASE 1, according to the plat thereof, as recorded in Plat Book 80, Pages 2 through 4, of the Public Records of Orange County, Florida; thence departing said Southwesterly line run the following courses and distances along said Northerly line and the Northwesternly line of said plat of LAUREATE PARK VILLAGE CENTER PHASE 1:  $S79^{\circ}01'33''W$ , 113.39 feet to a non-tangent curve concave Westerly having a radius of 150.00 feet and a chord bearing of  $S07^{\circ}39'00''E$ ; thence Southerly along the arc of said curve through a central angle of  $10^{\circ}06'22''$  for a distance of 26.46 feet to the point of tangency;  $S02^{\circ}35'49''E$ , 54.64 feet to the point of curvature of a curve concave Northwesternly having a radius of 120.00 feet and a chord bearing of  $S27^{\circ}57'54''W$ ; thence Southwesterly along the arc of said curve through a central angle of  $61^{\circ}07'26''$  for a distance of 128.02 feet to the point of tangency;  $S58^{\circ}31'37''W$ , 48.24 feet to the Northeast corner of LAUREATE PARK VILLAGE CENTER PHASE 3, according to the plat thereof, as recorded in Plat Book 91, Pages 144 through 146, of the Public Records of Orange County, Florida; thence departing said Northwesternly line run  $N90^{\circ}00'00''W$  along the Northerly line of said plat of LAUREATE PARK VILLAGE CENTER PHASE 3 for a distance of 46.84 feet to the point of curvature of a curve concave Northeasterly having a radius of 136.42 feet and a chord bearing of  $N60^{\circ}59'00''W$ ; thence Northwesternly along said Northerly line and the arc of said curve through a central angle of  $42^{\circ}37'35''$  for a distance of 101.49 feet to the Westerly line of said plat of LAUREATE PARK VILLAGE CENTER PHASE 3 and a non-tangent line; thence  $S37^{\circ}49'18''W$  along said Westerly line, 89.87 feet to a non-tangent curve concave Northeasterly having a radius of 225.00 feet and a chord bearing of  $N42^{\circ}44'21''W$ ; thence departing said Westerly line run Northwesternly along the arc of said curve through a central angle of  $03^{\circ}47'13''$  for a distance of 14.87 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 170.00 feet and a chord bearing of  $N53^{\circ}52'22''W$ ; thence Northwesternly along the arc of said curve through a central angle of  $26^{\circ}03'13''$  for a distance of 77.30 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 140.00 feet and a chord bearing of  $N27^{\circ}59'18''W$ ; thence Northwesternly along the arc of said curve through a central angle of  $77^{\circ}49'20''$  for a distance of 190.16 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 220.00 feet and a chord bearing of  $N33^{\circ}54'37''W$ ; thence Northwesternly along the arc of said curve through a central angle of  $89^{\circ}39'59''$  for a distance of 344.29 feet to the point compound curvature of a curve concave Southerly having a radius of 310.00 feet and a chord bearing of  $S85^{\circ}44'45''W$ ; thence Westerly along the arc of said curve through a central angle of  $31^{\circ}01'17''$  for a distance of 167.84 feet to the point of reverse curvature of a curve concave Northerly having a radius of 90.00 feet and a chord bearing of  $S88^{\circ}30'14''W$ ; thence Westerly along the arc of said curve through a central angle of  $36^{\circ}32'17''$  for a distance of 57.39 feet to the point of

reverse curvature of a curve concave Southeasterly having a radius of 125.00 feet and a chord bearing of S68°07'50"W; thence Southwesterly along the arc of said curve through a central angle of 77°17'06" for a distance of 168.61 feet to the point of compound curvature of a curve concave Easterly having a radius of 320.00 feet and a chord bearing of S13°53'18"W; thence Southerly along the arc of said curve through a central angle of 31°11'58" for a distance of 174.25 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 155.00 feet and a chord bearing of S33°41'35"W; thence Southwesterly along the arc of said curve through a central angle of 70°48'32" for a distance of 191.56 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 320.00 feet and a chord bearing of S67°46'21"W; thence Southwesterly along the arc of said curve through a central angle of 02°39'00" for a distance of 14.80 feet to the Southeasterly prolongation of the Northeasterly line of Easement Area Number 2 of Landscape, Irrigation, Hardscape, Lighting, Signage and Multi-Use Path Easement Agreement, as described in Official Records Book 10299, Page 3705, of the Public Records of Orange County, Florida, and a non-tangent line; thence N61°44'13"W along said Southeasterly prolongation, 6.63 feet to the Easternmost corner of said Easement Area Number 2; thence S53°39'07"W along the Southeasterly line of said Easement Area Number 2 for a distance of 302.67 feet to the Northerly right-of-way line of Tavistock Lakes Boulevard, according to the plat of TAVISTOCK LAKES BOULEVARD PHASE 1, as recorded in Plat Book 75, Pages 106 through 110, of the Public Records of Orange County, Florida; thence departing said Southeasterly line run S53°29'27"E along said Northerly right-of-way line, 17.11 feet to the point of curvature of a curve concave Northeasterly having a radius of 391.00 feet and a chord bearing of S62°18'17"E; thence Southeasterly along said Northerly right-of-way line and the arc of said curve through a central angle of 17°37'39" for a distance of 120.30 feet to the point of tangency; thence S71°07'06"E along said Northerly right-of-way line, 89.96 feet; thence departing said Northerly right-of-way line run S18°52'54"W, 65.00 feet to the Southerly right-of-way line of said Tavistock Lakes Boulevard and the Northernmost corner of LAUREATE PARK PHASE 2A, according to the plat thereof, as recorded in Plat Book 81, Pages 41 through 58, of the Public Records of Orange County, Florida; thence departing said Southerly right-of-way line continue S18°52'54"W along the Northwesterly line of said plat of LAUREATE PARK PHASE 2A for a distance of 31.69 feet to the point of curvature of a curve concave Northwesterly having a radius of 480.00 feet and a chord bearing of S29°25'28"W; thence Southwesterly along said Northwesterly line and the arc of said curve through a central angle of 21°05'09" for a distance of 176.65 feet to the point of tangency; thence S39°58'03"W along said Northwesterly line, 1296.29 feet to the Northerly right-of-way line of Laureate Boulevard, according to the aforesaid plat of LAUREATE PARK PHASE 2A; thence departing said Northwesterly line and said Northerly right-of-way line continue S39°58'03"W, 70.81 feet to the Southerly right-of-way line of said Laureate Boulevard and the Northernmost corner of lands described in Official Records Document Number 20160207174, of the Public Records of Orange County, Florida; thence departing said Southerly right-of-way line continue S39°58'03"W along the Northwesterly line of said lands described in Official Records Document Number 20160207174 for a distance of 853.39 feet to the Southerly line of said lands described in Official Records Document Number 20160207174; thence S50°01'57"E along said Southerly line, 391.15 feet; thence S89°34'38"E along said Southerly line, 379.12 feet to the Southeast corner of said lands described in Official Records Document Number 20160207174 and the Westerly right-of-way line of Kellogg Avenue, according to the plat of LAUREATE PARK ACTIVE PARK, as recorded in Plat Book 94, Pages 58 through 62, of the Public Records of Orange County, Florida; thence departing said Southerly line run the following courses and distances along said Westerly right-of-way line: S21°25'33"W, 91.67 feet to the point of curvature of a curve concave Northwesterly having a radius of 490.00 feet and a chord bearing of S27°17'02"W; thence Southwesterly along the arc of said curve through a central angle of 11°42'58" for a distance of 100.20 feet to the point of

tangency; S33°08'31"W, 4.73 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet and a chord bearing of S75°25'27"W; thence Westerly along the arc of said curve through a central angle of 84°33'51" for a distance of 36.90 feet to the Northwesterly prolongation of the Easterly right-of-way line of Centerline Drive according to said plat of LAUREATE PARK ACTIVE PARK and the point of cusp of a curve concave Southwesterly having a radius of 337.00 feet and a chord bearing of S40°15'01"E; thence Southeasterly along said Northwesterly prolongation and said Easterly right-of-way line and the arc of said curve through a central angle of 44°05'14" for a distance of 259.31 feet to the point of tangency; thence S18°12'24"E along said Easterly right-of-way line, 264.77 feet to the point of curvature of a curve concave Westerly having a radius of 579.00 feet and a chord bearing of S02°16'40"E; thence Southerly along said Easterly right-of-way line and the arc of said curve through a central angle of 31°51'28" for a distance of 321.94 feet to the Southerly line of LAUREATE PARK PHASE 4, according to the plat thereof, as recorded in Plat Book 98, Pages 122 through 151, of the Public Records of Orange County, Florida, and a non-tangent line; thence departing said Easterly right-of-way line run S76°20'56"E along said Southerly line, 147.00 feet; thence S21°02'42"E along said Southerly line, 64.16 feet to the Southerly line of aforesaid lands described in Official Records Document Number 20160591806; thence departing said Southerly line of LAUREATE PARK PHASE 4 run the following courses and distances along said Southerly line and the Westerly line of said lands described in Official Records Document Number 20160591806: S49°19'47"W, 86.43 feet; S36°05'06"W, 51.00 feet; S76°50'39"W, 61.11 feet; S45°51'36"W, 76.08 feet; S30°39'05"W, 97.29 feet; S01°39'50"W, 81.86 feet; S10°16'48"E, 65.61 feet; S01°05'33"E, 66.41 feet; S54°09'23"W, 67.53 feet; S79°57'07"E, 60.63 feet; S12°37'41"E, 172.41 feet; S18°33'28"W, 102.88 feet; S33°49'43"W, 95.56 feet; S20°53'00"W, 300.31 feet; S28°21'54"W, 89.55 feet; S52°16'33"W, 229.73 feet; N86°07'44"W, 176.32 feet; N78°33'26"W, 163.25 feet; N79°53'41"W, 44.27 feet; S65°45'53"W, 259.68 feet; S59°57'20"W, 16.69 feet; N60°42'39"W, 17.11 feet; N44°13'16"W, 7.71 feet; N89°59'22"W, 4.47 feet; N60°42'39"W, 79.03 feet; N33°06'00"W, 17.38 feet; S71°14'48"W, 23.87 feet; S84°30'08"W, 116.44 feet; N82°43'19"W, 136.16 feet; S59°05'17"W, 25.05 feet; N73°21'51"W, 25.49 feet; N32°28'42"E, 52.82 feet; N10°16'50"E, 87.54 feet; N07°07'09"W, 60.13 feet; N29°30'05"W, 109.34 feet; N36°02'35"W, 64.56 feet; N57°20'33"W, 80.15 feet; N89°43'05"W, 91.88 feet; S53°06'58"W, 121.97 feet; S02°40'17"W, 96.40 feet; S11°23'45"E, 109.80 feet; S19°46'44"E, 87.39 feet; S51°37'26"E, 68.02 feet; S54°30'22"E, 46.11 feet; S04°32'52"E, 59.17 feet; S89°42'52"W, 185.93 feet; N69°30'26"W, 109.89 feet; N51°44'25"W, 69.46 feet; N36°55'24"W, 121.60 feet; N52°21'08"W, 97.10 feet; N43°20'03"W, 23.83 feet; N34°59'07"W, 105.83 feet; N17°17'57"W, 113.96 feet; N56°30'42"W, 185.13 feet; S83°49'40"W, 154.66 feet; N65°18'19"W, 26.65 feet; N17°06'48"W, 690.78 feet; N36°36'20"E, 165.23 feet; N20°09'42"W, 123.43 feet to the point of curvature of a curve concave Easterly having a radius of 500.00 feet and a chord bearing of N07°20'00"E; thence Northerly along the arc of said curve through a central angle of 54°59'24" for a distance of 479.88 feet to the point of tangency; N34°49'42"E, 123.13 feet to the Southwesterly line of lands described in Official Records Book 9759, Page 3999, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southwesterly line and said Westerly line of lands described in Official Records Document Number 20160591806: S38°52'49"E, 231.96 feet to the point of curvature of a curve concave Southwesterly having a radius of 155.00 feet and a chord bearing of S27°44'15"E; thence Southeasterly along the arc of said curve through a central angle of 22°17'07" for a distance of 60.29 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 125.00 feet and a chord bearing of S27°23'22"E; thence Southeasterly along the arc of said curve through a central angle of 21°35'21" for a distance of 47.10 feet to the point of compound curvature of a curve concave Northerly having a radius of 255.00 feet and a chord bearing of S69°08'41"E; thence Easterly along the arc of said curve

through a central angle of  $61^{\circ}55'15''$  for a distance of 275.58 feet to the point of reverse curvature of a curve concave Southerly having a radius of 195.00 feet and a chord bearing of  $S77^{\circ}53'34''E$ ; thence Easterly along the arc of said curve through a central angle of  $44^{\circ}25'27''$  for a distance of 151.19 feet to the point of reverse curvature of a curve concave Northerly having a radius of 280.00 feet and a chord bearing of  $S69^{\circ}41'43''E$ ; thence Easterly along the arc of said curve through a central angle of  $28^{\circ}01'44''$  for a distance of 136.97 feet to the Southernmost corner of said lands described in Official Records Book 9759, Page 3999, and a non-tangent line; thence departing said Southwesterly line run the following courses and distances along the Southeasterly line of said lands described in Official Records Book 9759, Page 3999 and said Westerly line of lands described in Official Records Document Number 20160591806:  $N01^{\circ}05'49''E$ , 300.87 feet;  $N22^{\circ}01'12''E$ , 213.17 feet;  $N38^{\circ}07'59''E$ , 313.37 feet;  $N48^{\circ}04'02''E$ , 488.55 feet to the Easternmost corner of said lands described in Official Records Book 9759, Page 3999, and the Southeasterly prolongation of the Westerly line of HARTWELL COURT LAKE NONA, according to the plat thereof, as recorded in Plat Book 76, Pages 49 and 50, of the Public Records of Orange County, Florida; thence departing said Southeasterly line of lands described in Official Records Book 9759, Page 3999 run  $N41^{\circ}55'58''W$  along said Southeasterly prolongation and said Westerly line of HARTWELL COURT LAKE NONA, and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 386.47 feet to the point of curvature of a curve concave Easterly having a radius of 650.00 feet and a chord bearing of  $N20^{\circ}57'59''W$ ; thence Northerly along said Westerly line of HARTWELL COURT LAKE NONA, and said Westerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of  $41^{\circ}55'58''$  for a distance of 475.71 feet to the point of tangency; thence  $N00^{\circ}00'00''E$  along said Westerly line of HARTWELL COURT LAKE NONA, and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 511.27 feet to the point of curvature of a curve concave Southwesterly having a radius of 40.00 feet and a chord bearing of  $N45^{\circ}24'16''W$ ; thence Northwesterly along said Westerly line of HARTWELL COURT LAKE NONA and the Southerly right-of-way line of Laureate Boulevard, according to the plat of LAUREATE BOULEVARD PHASE 2 LAKE NONA, as recorded in Plat Book 75, Pages 140 and 141, of the Public Records of Orange County, Florida and said Westerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of  $90^{\circ}48'32''$  for a distance of 63.40 feet to the point of tangency; thence  $S89^{\circ}11'28''W$  along said Southerly right-of-way line of Laureate Boulevard and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 324.39 feet to the point of curvature of a curve concave Southerly having a radius of 3190.00 feet and a chord bearing of  $S87^{\circ}07'30''W$ ; thence Westerly along said Southerly right-of-way line of Laureate Boulevard and said Westerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of  $04^{\circ}07'55''$  for a distance of 230.06 feet to a non-tangent line; thence departing said Southerly right-of-way line of Laureate Boulevard run  $N04^{\circ}56'27''W$  along said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 120.00 feet to the Northerly right-of-way line of said Laureate Boulevard and the East line of Lot 2, UCF HEALTH SCIENCES CAMPUS AT LAKE NONA, according to the plat thereof, as recorded in Plat Book 73, Pages 4 through 7, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Northwesterly having a radius of 40.00 feet and a chord bearing of  $N42^{\circ}31'46''E$ ; thence departing said Northerly right-of-way line run Northeasterly along said East line of Lot 2 and said Westerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of  $85^{\circ}03'33''$  for a distance of 59.38 feet to the point of tangency; thence  $N00^{\circ}00'00''E$  along said East line of Lot 2 and said Westerly line of lands described in Official Records Document Number 20160591806



for a distance of 890.50 feet to the North line of said Lot 2; thence N90°00'00"W along said North line of Lot 2 and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 235.12 feet; thence N68°16'58"W along said North line of Lot 2 and the Northwesterly prolongation thereof and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 787.29 feet to the Easterly right-of-way line of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD SECOND ADDITION, as recorded in Plat Book 72, Pages 97 through 99, of the Public Records of Orange County, Florida, and a non-tangent curve concave Northwesterly having a radius of 1976.87 feet and a chord bearing of N23°08'07"E; thence departing said Northwesterly prolongation run the following courses and distances along said Easterly right-of-way line and said Westerly line of lands described in Official Records Document Number 20160591806: Northeasterly along the arc of said curve through a central angle of 10°49'12" for a distance of 373.32 feet to the point of tangency; N17°43'31"E, 499.71 feet to the point of curvature of a curve concave Westerly having a radius of 1825.00 feet and a chord bearing of N12°31'09"E; thence Northerly along the arc of said curve through a central angle of 10°24'44" for a distance of 331.65 feet to the South right-of-way line of Nemours Parkway, according to the plat of NEMOURS PARKWAY AT LAKE NONA PHASE 1, as recorded in Plat Book 73, Pages 78 through 80, of the Public Records of Orange County, Florida and the point reverse curvature of a curve concave Southeasterly having a radius of 40.00 feet and a chord bearing of N50°44'40"E; thence departing said Easterly right-of-way line run Northeasterly along said South right-of-way line and the aforesaid Northerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of 86°51'45" for a distance of 60.64 feet to the point of tangency; thence S85°49'28"E along said South right-of-way line and said Northerly line of lands described in Official Records Document Number 20160591806 for a distance of 615.18 feet; thence departing said South right-of-way line run the following courses and distances along said Northerly line of lands described in Official Records Document Number 20160591806: N00°00'00"E, 30.08 feet; S85°49'28"E, 410.79 feet to the point of curvature of a curve concave Northerly having a radius of 3030.00 feet and a chord bearing of N83°10'38"E; thence Easterly along the arc of said curve through a central angle of 21°59'50" for a distance of 1163.29 feet to the point of tangency; N72°10'43"E, 55.07 feet; N00°00'00"E, 94.54 feet to the POINT OF BEGINNING.

LESS:

Lot 1 and Lot 2, LAKE NONA SOUTH PARCEL 24A BLOCK 4 PHASE1, according to the plat thereof, as recorded in Plat Book 91, Pages 4 and 5, of the Public Records of Orange County, Florida.

Containing 388.955 acres more or less and being subject to any rights-of-way, restrictions and easements of record.