

RESOLUTION

of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding the
**APPROVAL OF THE CONVEYANCE OF COUNTY PROPERTY
TO SIERRA FLORIDA PROPERTIES, L.P. IN EXCHANGE FOR
CONVEYANCE OF CERTAIN REAL PROPERTY FROM SIERRA
FLORIDA PROPERTIES, L.P. AND SIERRA ORLANDO
PROPERTIES, LTD. TO ORANGE COUNTY**

Resolution No. 09- 2009-14-37

WHEREAS, Sierra Florida Properties, L.P. and Sierra Orlando Properties Ltd. (collectively, "Owners"), are the owners of fee simple title to certain real property referred to as the "Lake Bryan Beach Property", as more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference, which will be used for the proposed extension of that certain public right-of-way known as Lake Bryan Beach Boulevard (f/k/a Lake Avenue); and

WHEREAS, Orange County ("County") owns fee simple title to certain parcels of real property referred to as the "World Center Drive Property" and the "Garduno Sliver" (collectively, the "County Property"), as more particularly described on Exhibit "B", attached hereto and incorporated herein by this reference; and

WHEREAS, County also owns fee simple title to a retention pond, as more particularly described on Exhibit "C", attached hereto and incorporated herein by this reference, which serves World Center Drive and International Drive (the "Retention Pond Property"); and

WHEREAS, County and Owners previously entered into that certain right-of-way agreement recorded at OR Book 09667, Page 3737, Public Records of Orange County (the "Agreement"), in which the parties agreed to exchange the Lake Bryan Beach Property and certain additional easements (the "Easements") for both the County Property and the Retention Pond Property; and

WHEREAS, such exchange of property and conveyances of easements are subject to the terms of the Agreement; and

WHEREAS, the terms and conditions of this real property exchange and conveyance of easements have been advertised in accordance with the requirements of section 125.37, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

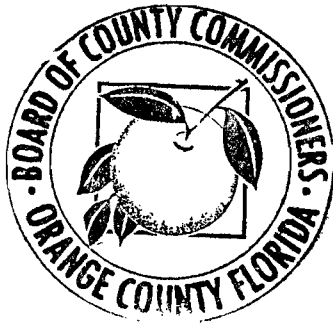
1. The recitals stated above are true and correct and are hereby incorporated into this Resolution.

2. The County Property and the Retention Pond Property are not required for any present or foreseeable County use. Accordingly, pursuant to section 125.37, Florida Statutes, it is proper to exchange such real property for the Lake Bryan Beach Property and Easements.

3. To accomplish this exchange, the County Mayor is hereby authorized to execute a conveyance on behalf of the County to Sierra Florida Properties, L.P. under the terms and conditions of the Agreement.

4. In return, Owners shall tender to County, as grantee, the Lake Bryan Beach Property and Easements, under the terms and conditions of the Agreement.

ADOPTED THIS _____ DAY OF AUG 25 2009, 2009.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Richard T. Crotty*
Richard T. Crotty,
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Martha O. Haynie*
Deputy Clerk

Exhibit "A"

Legal Description and Sketch of Description
for the Lake Bryan Beach Property

DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35-24-28 RUN SOUTH 89°55'42" WEST, A DISTANCE OF 1,447.33 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1847.36 FEET, A CENTRAL ANGLE OF 2°01'30" AND A CHORD DISTANCE OF 65.29 FEET WHICH BEARS SOUTH 05°18'36" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.29 FEET; THENCE SOUTH 89°55'42" WEST, A DISTANCE OF 1,307.70 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35-24-28; THENCE ALONG SAID WEST LINE RUN NORTH 00°12'33" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28; THENCE ALONG SAID NORTH LINE RUN NORTH 89°55'42" EAST, A DISTANCE OF 1,313.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.96 ACRES (85,201 SQUARE FEET), MORE OR LESS.

In accordance with CH-61G17-6
of the Florida Administrative Code,
this Description and Sketch of Description
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 AS BEING S89°55'42"W. ASSUMED.

SKETCH OF DESCRIPTION

OF
LAKE AVENUE PROPERTY
EXHIBIT "D"

ORANGE COUNTY, FLORIDA SECTION 35-24-28

DATE: 11/15/06

SCALE: N/A

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB

REVISED:
REV LEGAL 08/17/07



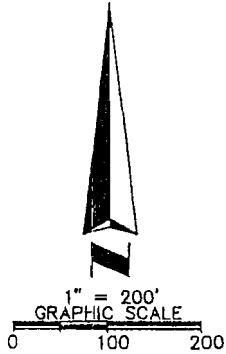
AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#8393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 426-7979

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OR RECORDS WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

David M. DeRopp
DAVID M. DEROPPO, P.S.M. #5038
DATE: Aug 17, 2007

SKETCH OF DESCRIPTION:

LAKE AVENUE PROPERTY
EXHIBIT "D"



N0012'33"E
65.00'

N89°55'42"E

NORTH LINE OF THE NW 1/4 OF SECTION 35-24-28

1313.50'

POINT OF BEGINNING

S89°55'42"W
1447.33'

NORTHWEST CORNER OF SECTION 35-24-28

85,201 sq. ft.
1.96 acres

S89°55'42"W

1307.70'

$\Delta=2^{\circ}01'30''$
L=65.29'
R=1847.36'
CB=S05°18'36"W
C=65.29'

INTERNATIONAL DRIVE (N-S)

POINT OF COMMENCEMENT
NE CORNER OF THE NW 1/4 OF SECTION 35-24-28

EAST LINE OF THE NE 1/4 OF SECTION 34-24-28
WEST LINE OF THE NW 1/4 OF SECTION 35-24-28

EAST LINE OF THE NW 1/4 OF SECTION 35-24-28
WEST LINE OF THE NE 1/4 OF SECTION 35-24-28

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

LEGEND

- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- C DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING

DATE: 11/15/06

SCALE: 1"=200'

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB

REVISED:

REV LEGAL 08/17/07

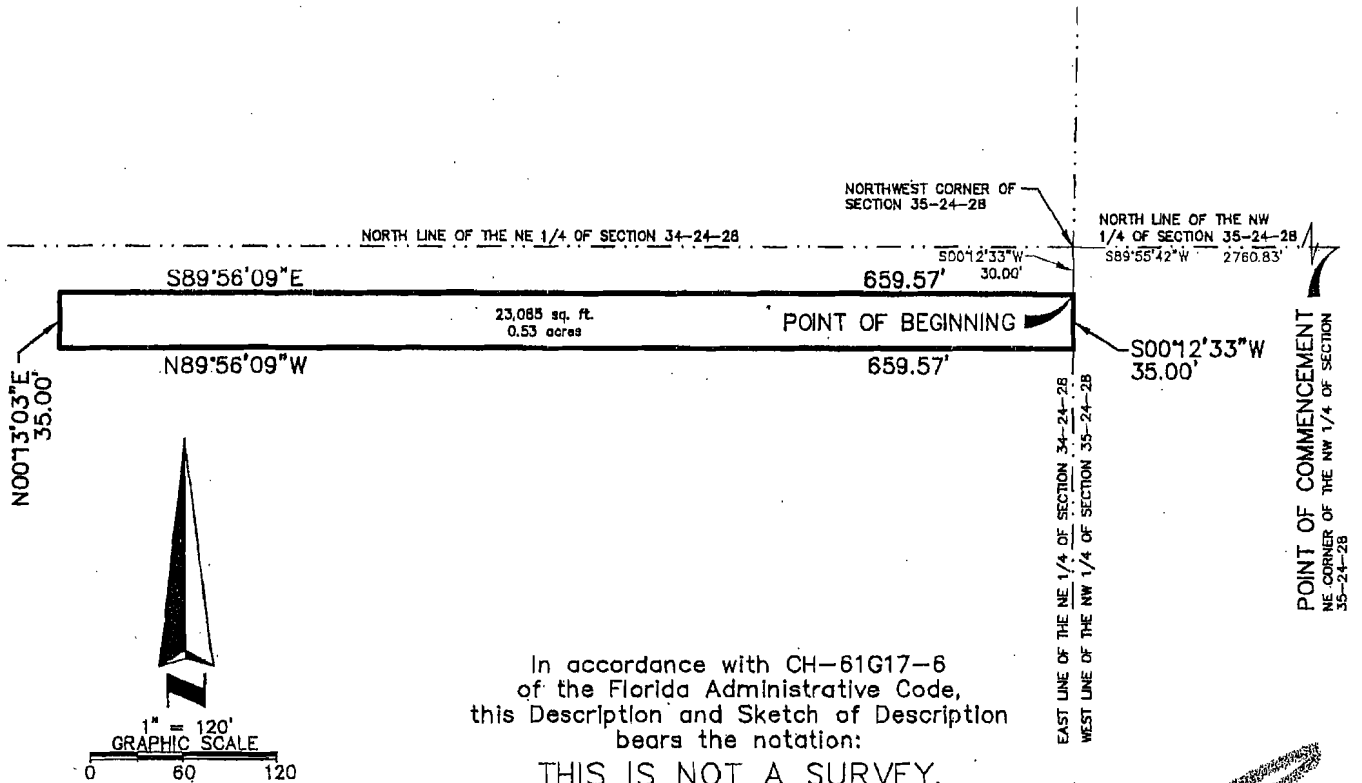
AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 420-7979

DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35-24-28 RUN SOUTH 89°55'42" WEST, A DISTANCE OF 2,760.83 FEET TO THE NORTHWEST CORNER OF SECTION 35-24-28; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 RUN SOUTH 00°12'33" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 00°12'33" WEST, A DISTANCE OF 35.00 FEET; THENCE DEPARTING SAID WEST LINE NORTH 89°56'09" WEST, A DISTANCE OF 659.57 FEET; THENCE NORTH 00°13'03" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 89°56'09" EAST, A DISTANCE OF 659.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.53 ACRES (23,085 SQUARE FEET), MORE OR LESS.



In accordance with CH-61G17-6 of the Florida Administrative Code, this Description and Sketch of Description bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 1

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 AS BEING S89°55'42"W. ASSUMED.

SKETCH OF DESCRIPTION

OF LAKE AVENUE PROPERTY EXHIBIT "D-1"

ORANGE COUNTY, FLORIDA SECTION 34-24-28

DATE: 11/15/08

REVISED:

SCALE: 1"=120'

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB

03/13/08 REV LEGAL



AMERICAN SURVEYING & MAPPING
 CERTIFICATION OF AUTHORIZATION NUMBER LB#5393
 1030 N. ORLANDO AVE, SUITE B
 WINTER PARK, FLORIDA
 32789 (407) 426-7979

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LANDS.
2. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

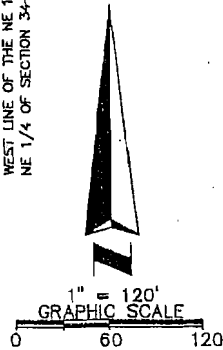
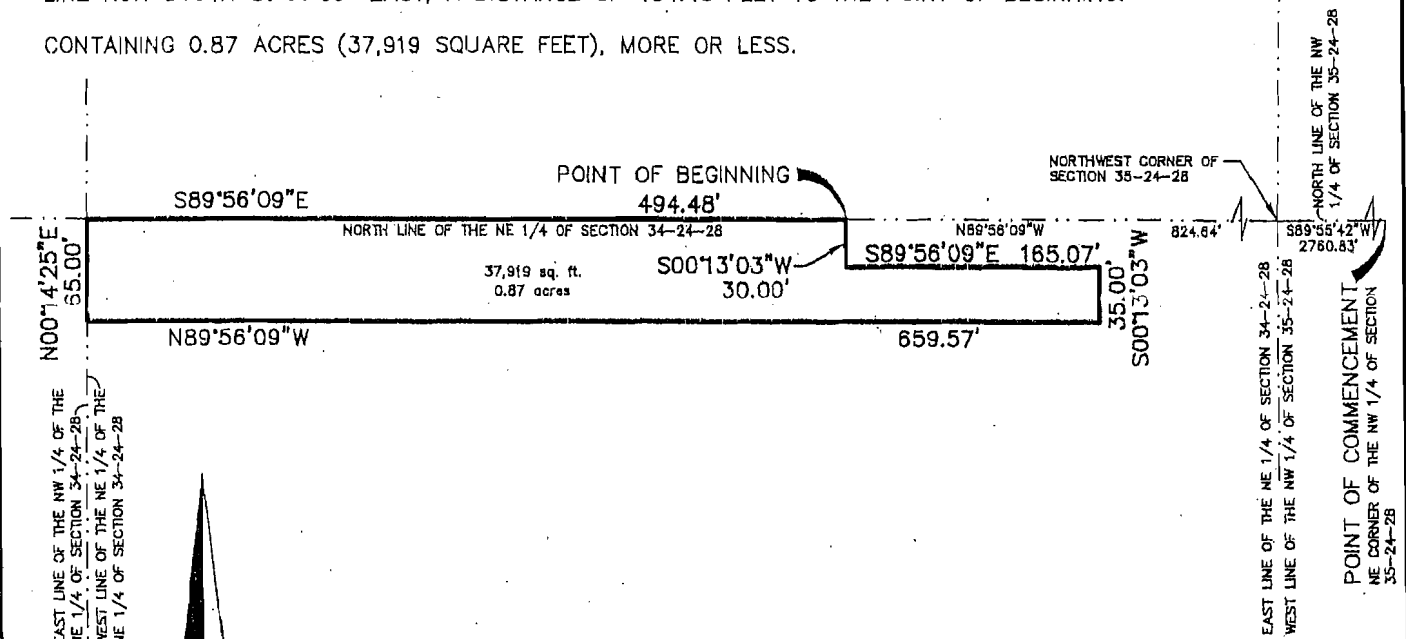
DAVID M. DEFLORO, PSM #5038
 DATE: Mar 13, 2008

DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35-24-28 RUN SOUTH 89°55'42" WEST, A DISTANCE OF 2,760.83 FEET TO THE NORTHWEST CORNER OF SECTION 35-24-28; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34-24-28 RUN NORTH 89°56'09" WEST, A DISTANCE OF 824.64 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE SOUTH 00°13'03" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°56'09" EAST, A DISTANCE OF 165.07 FEET; THENCE SOUTH 00°13'03" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 89°56'09" WEST, A DISTANCE OF 659.57 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34-24-28; THENCE ALONG SAID WEST LINE NORTH 00°14'25" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34-24-28; THENCE ALONG SAID NORTH LINE RUN SOUTH 89°56'09" EAST, A DISTANCE OF 494.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.87 ACRES (37,919 SQUARE FEET), MORE OR LESS.



In accordance with CH-61G17-6 of the Florida Administrative Code, this Description and Sketch of Description bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 1

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 AS BEING S89°55'42"W. ASSUMED.

SKETCH OF DESCRIPTION

OF LAKE AVENUE PROPERTY EXHIBIT "D-2"

ORANGE COUNTY, FLORIDA SECTION 34-24-28

DATE: 11/15/08

SCALE: 1"=120'

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB

REVISED:

03/13/08 REV LEGAL

03/27/07 REV LEGAL & BNDY



AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 428-7978

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON OR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAVID M. DEFLIBBO PSM #5038
DATE: May 13, 2008

DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°55'42" WEST, A DISTANCE OF 1857.09 FEET; THENCE SOUTH 00°04'18" EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'42" EAST, A DISTANCE OF 403.63 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,847.36 FEET, A CENTRAL ANGLE OF 01°17'14" AND A CHORD DISTANCE OF 41.51 FEET WHICH BEARS SOUTH 06°57'58" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.51 FEET; THENCE NORTH 44°51'05" WEST, A DISTANCE OF 28.45 FEET; THENCE SOUTH 89°55'42" WEST, A DISTANCE OF 64.70 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,153.00 FEET, A CENTRAL ANGLE OF 04°29'05" AND A CHORD DISTANCE OF 168.48 FEET WHICH BEARS NORTH 87°49'37" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 168.53 FEET; THENCE NORTH 83°28'28" WEST, A DISTANCE OF 34.79 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,152.00 FEET, A CENTRAL ANGLE OF 00°52'03" AND A CHORD DISTANCE OF 32.58 FEET WHICH BEARS NORTH 84°13'31" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,014.00 FEET, A CENTRAL ANGLE OF 02°14'31" AND A CHORD DISTANCE OF 78.80 FEET WHICH BEARS NORTH 84°54'45" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES (6,226 SQUARE FEET), MORE OR LESS.

In accordance with CH-61G17-6 of the Florida Administrative Code, this Description and Sketch of Description bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 AS BEING S89°55'42"W. ASSUMED.

SKETCH OF DESCRIPTION

OF
LAKE AVENUE PROPERTY
EXHIBIT "D-3"

ORANGE COUNTY, FLORIDA SECTION 35-24-28

DATE: 11/15/06

REVISED:

SCALE: N/A

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB



AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 426-7979

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN
3. NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DAVID M. DEBILIPPO, PSM #5038
DATE: August 22, 2007

SKETCH OF DESCRIPTION:

LAKE AVENUE PROPERTY
EXHIBIT "D-3"

EAST LINE OF THE NW 1/4 OF SECTION 35-24-28
WEST LINE OF THE NE 1/4 OF SECTION 35-24-28

POINT OF COMMENCEMENT
NE CORNER OF THE NW 1/4 OF
SECTION 35-24-28

INTERNATIONAL DRIVE (N-S)
EXISTING RIGHT OF WAY

NORTH LINE OF THE NW 1/4 OF SECTION 35-24-28

S89°55'42"W

1857.09'

POINT OF BEGINNING

S00°04'18"E
65.00'

N89°55'42"E 403.63'

6,226 sq. ft.
0.14 acres

L=41.51'
R=1847.36
Δ=117°14'
CB=S06°37'58"W
CH=41.51'

S89°55'42"W
64.70'
N44°51'05"W
28.45'

L=168.53'
R=2153.00
Δ=428°05"
CB=N87°48'37"W
CH=168.48'

N83°28'28"W
34.79'

L=32.58'
R=2152.00
Δ=0°52'03"
CB=N84°13'31"W
CH=32.58'

L=76.81'
R=2014.00
Δ=214°31"
CB=N84°54'45"W
CH=76.80'



1" = 60'
GRAPHIC SCALE
0 30 60

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION.

LEGEND

- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- C DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING

DATE: 11/15/06

SCALE: 1"=60'

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB

REVISED:



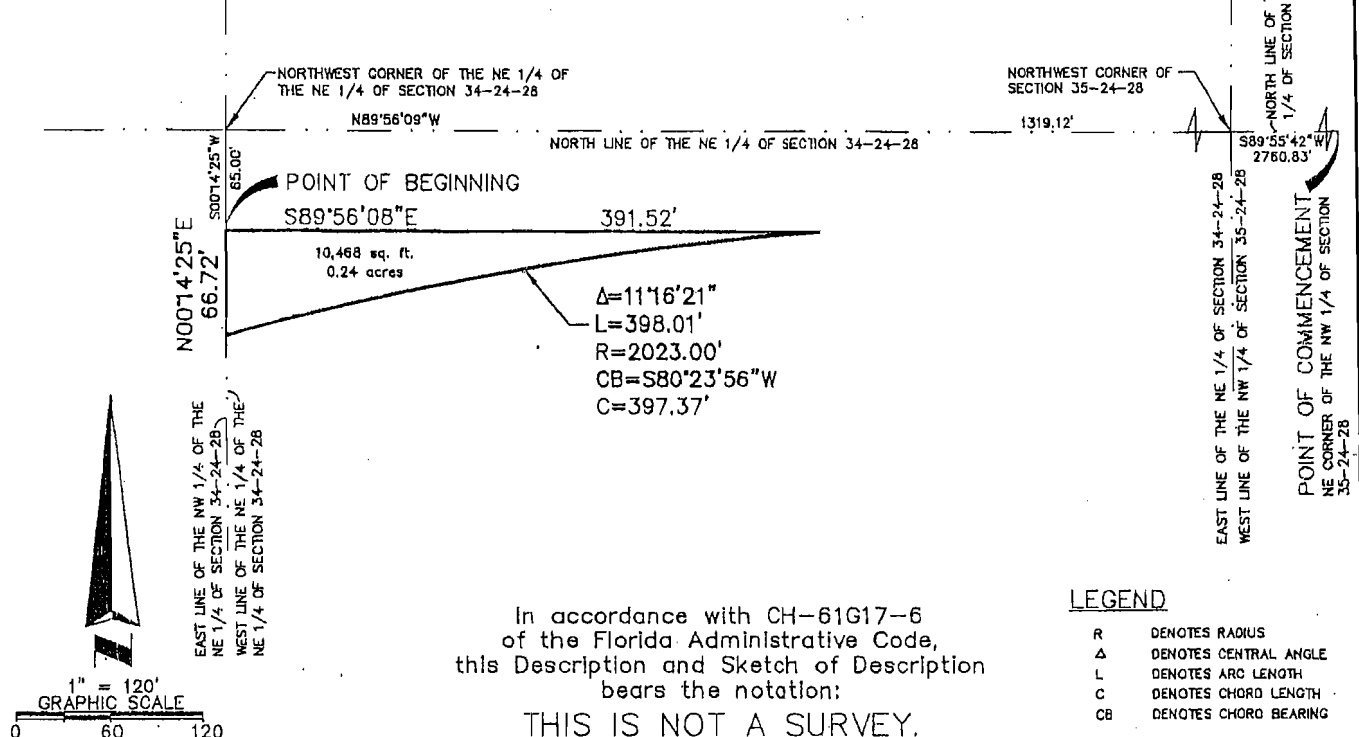
AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#639
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 426-7979

DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35-24-28 RUN SOUTH 89°55'42" WEST, A DISTANCE OF 2,760.83 FEET TO THE NORTHWEST CORNER OF SECTION 35-24-28; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34-24-28 RUN NORTH 89°56'09" WEST, A DISTANCE OF 1,319.12 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34-24-28; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34-24-28 RUN SOUTH 00°14'25" WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE SOUTH 89°56'08" EAST, A DISTANCE OF 391.52 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 11°16'21" AND A CHORD DISTANCE OF 397.37 FEET WHICH BEARS SOUTH 80°23'56" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 398.01 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34-24-28; THENCE ALONG SAID WEST LINE RUN NORTH 00°14'25" EAST, A DISTANCE OF 66.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.24 ACRES (10,468 SQUARE FEET), MORE OR LESS.



In accordance with CH-61G17-6 of the Florida Administrative Code, this Description and Sketch of Description bears the notation:

THIS IS NOT A SURVEY.

LEGEND

- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- C DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING

SHEET 1 OF 1

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 AS BEING S89°55'42"W. ASSUMED.

SKETCH OF DESCRIPTION

OF LAKE AVENUE PROPERTY EXHIBIT "D-4"

ORANGE COUNTY, FLORIDA SECTION 34-24-28

DATE: 11/15/08

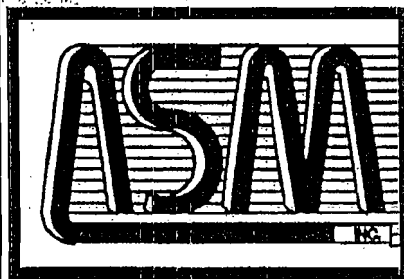
SCALE: 1"=120'

APPROVED BY: GJS

JOB NO. ASM56564 SIERRA SOD

DRAWN BY: UB

REVISED:



AMERICAN SURVEYING & MAPPING
 CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
 1030 N. ORLANDO AVE. SUITE B
 WINTER PARK, FLORIDA
 32789 (407) 426-7979

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
 2. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

General Sturgeon, PSM 5886
 DATE: 11/15/08

Exhibit "B"

Legal Descriptions and Sketches of Descriptions
for the County Property

DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35-24-28 RUN SOUTH 89°55'42" WEST, A DISTANCE OF 2,087.85 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°04'18" EAST, A DISTANCE OF 1,262.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°46'44" WEST, A DISTANCE OF 114.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35-24-28; THENCE ALONG SAID SOUTH LINE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 251.74 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,354.33 FEET, A CENTRAL ANGLE OF 08°52'03" AND A CHORD DISTANCE OF 364.03 FEET WHICH BEARS SOUTH 77°28'37" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 364.31 FEET; THENCE SOUTH 73°02'34" WEST, A DISTANCE OF 584.44 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,847.36 FEET, A CENTRAL ANGLE OF 00°31'40" AND A CHORD DISTANCE OF 17.02 FEET WHICH BEARS SOUTH 73°17'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28, ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,847.36 FEET, A CENTRAL ANGLE OF 11°20'09" AND A CHORD DISTANCE OF 364.90 FEET WHICH BEARS NORTH 67°53'35" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.50 FEET; THENCE NORTH 00°29'27" EAST, A DISTANCE OF 119.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35-24-28; THENCE ALONG SAID SOUTH LINE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 193.63 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,847.36 FEET, A CENTRAL ANGLE OF 05°47'56" AND A CHORD DISTANCE OF 186.89 FEET WHICH BEARS NORTH 52°15'18" EAST; THENCE DEPARTING SAID SOUTH LINE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 186.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.19 ACRES (51,923 SQUARE FEET), MORE OR LESS.

In accordance with CH-61G17-6
of the Florida Administrative Code,
this Description and Sketch of Description
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 AS BEING S89°55'42"W. ASSUMED.

SKETCH OF DESCRIPTION

OF
COUNTY PROPERTY
EXHIBIT "B"

ORANGE COUNTY, FLORIDA SECTION 35-24-28

DATE: 11/15/06

SCALE: N/A

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB

REVISED:



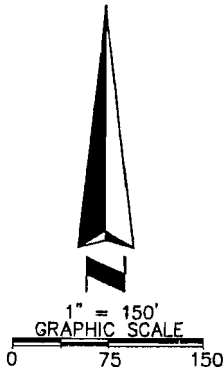
AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 426-7979

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

David M. DeFilippo
DAVID M. DEFILIPPO PSM #5038
DATE: Jan 3, 2007

SKETCH OF DESCRIPTION:

COUNTY PROPERTY
EXHIBIT "B"



EAST LINE OF THE NE 1/4 OF SECTION 34-24-28
WEST LINE OF THE NW 1/4 OF SECTION 35-24-28

NORTH LINE OF THE NW 1/4 OF SECTION 35-24-28
S89°55'42"W 2087.85'

POINT OF COMMENCEMENT
NE CORNER OF THE NW 1/4 OF SECTION
35-24-28

$\Delta=5^{\circ}47'56''$
L=186.97'
R=1847.36'
CB=N52°15'18"E
C=186.89'

1262.78'
S00°04'18"E
POINT OF BEGINNING

S00°46'44"W
114.95'

SOUTH LINE OF THE NW 1/4 OF THE
NW 1/4 OF SECTION 35-24-28
NORTH LINE OF THE SW 1/4 OF THE
NW 1/4 OF SECTION 35-24-28

193.63'
S89°47'31"E

S89°47'31"E 251.74'

$\Delta=11^{\circ}20'09''$
L=365.50'
R=1847.36'
CB=N67°53'35"E
C=364.90'

119.11'
N00°29'27"E

51,923 sq. ft.
1.19 acres

$\Delta=8^{\circ}52'03''$
L=364.31'
R=2354.33'
CB=S77°28'37"W
C=364.03'

S73°02'34"W

584.44'
INTERNATIONAL DRIVE (E-W)
KNOW AS WORLD CENTER DRIVE

$\Delta=0^{\circ}31'40''$
L=17.02'
R=1847.36'
CB=S73°17'23"W
C=17.02'

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

LEGEND

- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- C DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING

DATE: 11/15/06

REVISED:

SCALE: 1"=150'

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB



AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 426-7979

DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35-24-28 RUN SOUTH 89°55'42" WEST, A DISTANCE OF 1,443.72 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°04'18" EAST, A DISTANCE OF 121.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°22'29" WEST, A DISTANCE OF 224.05 FEET; THENCE SOUTH 89°59'51" WEST, A DISTANCE OF 61.53 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,847.36 FEET, A CENTRAL ANGLE OF 07°33'58" AND A CHORD DISTANCE OF 243.77 FEET WHICH BEARS NORTH 11°23'34" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 243.95 FEET; THENCE SOUTH 44°51'05" EAST, A DISTANCE OF 21.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.19 ACRES (8,371 SQUARE FEET), MORE OR LESS.

In accordance with CH-61G17-6
of the Florida Administrative Code,
this Description and Sketch of Description
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 AS BEING S89°55'42"W. ASSUMED.

SKETCH OF DESCRIPTION

OF
COUNTY PROPERTY
EXHIBIT "B-1"

ORANGE COUNTY, FLORIDA SECTION 35-24-28

DATE: 11/15/06
SCALE: N/A
APPROVED BY: MP
JOB NO. SIERRA
DRAWN BY: UB

REVISED:



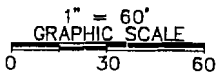
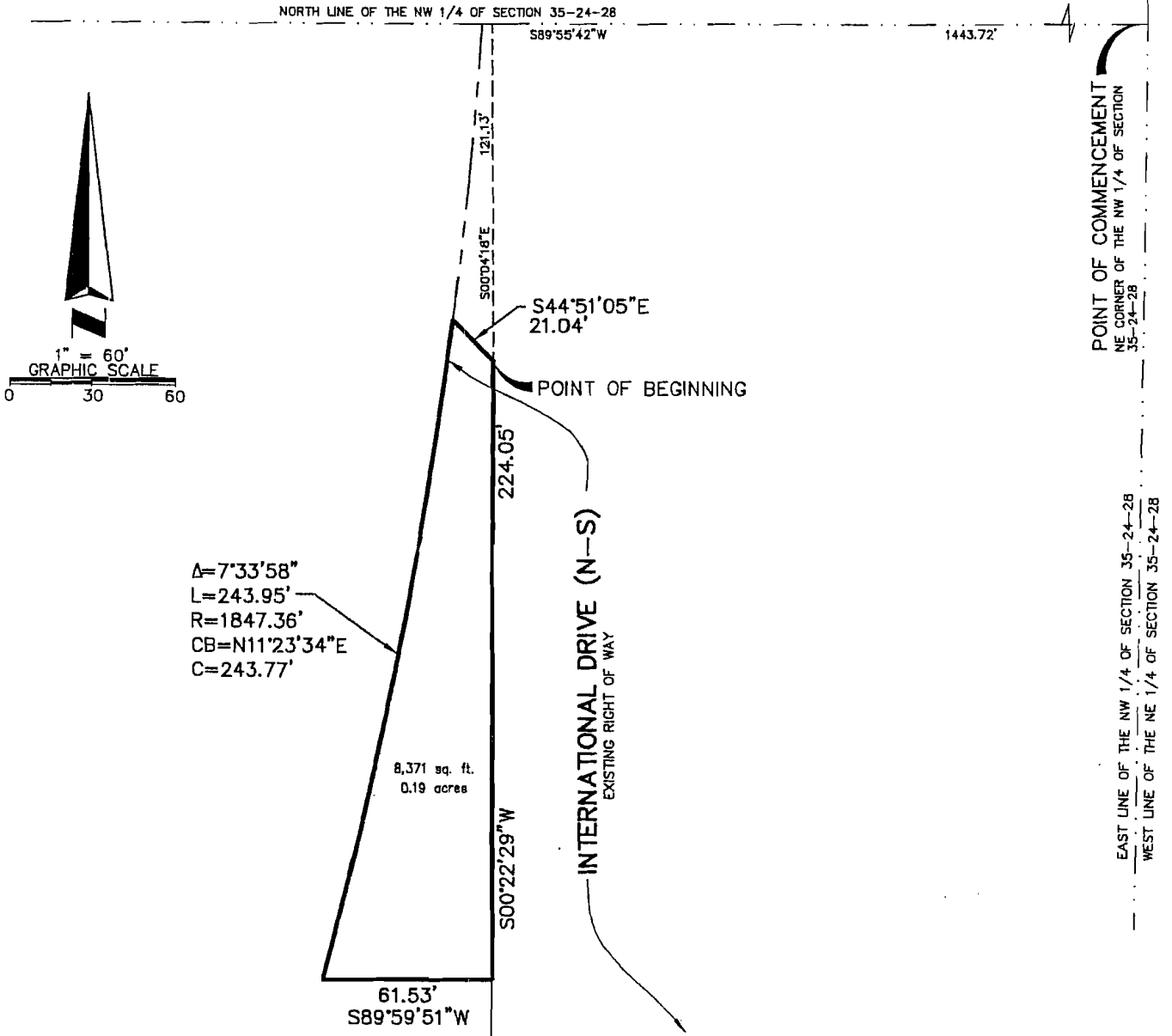
AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 426-7979

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

David M. DeFilippo
DAVID M. DEFILIPPO, PSM #5038
DATE: Jan 07, 2007

SKETCH OF DESCRIPTION:

COUNTY PROPERTY
EXHIBIT "B-1"



SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

LEGEND

- R DENOTES RADIUS
- △ DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- C DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING

DATE: 11/15/06

SCALE: 1"=60'

APPROVED BY: MP

JOB NO. SIERRA

DRAWN BY: UB

REVISED:



AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 426-7979

Exhibit "C"

Legal Description and Sketch of Description
for the Retention Pond Property

S:\RAlfonso\RAC\Sierra Exchange Reso 2009.doc

DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35-24-28 RUN SOUTH 89°55'42" WEST, A DISTANCE OF 2,207.95 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°04'18" EAST, A DISTANCE OF 688.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°46'20" WEST, A DISTANCE OF 577.88 FEET; THENCE SOUTH 50°14'09" WEST, A DISTANCE OF 120.08 FEET; THENCE SOUTH 00°12'20" WEST, A DISTANCE OF 33.65 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35-24-28; THENCE ALONG SAID SOUTH LINE NORTH 89°47'31" WEST, A DISTANCE OF 120.39 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°29'27" EAST, A DISTANCE OF 688.11 FEET; THENCE SOUTH 89°56'04" EAST, A DISTANCE OF 214.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.21 ACRES (140,048 SQUARE FEET), MORE OR LESS.

In accordance with CH-61G17-6
of the Florida Administrative Code,
this Description and Sketch of Description
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35-24-28 AS BEING S89°55'42"W. ASSUMED.

SKETCH OF DESCRIPTION

OF
RETENTION POND PROPERTY
EXHIBIT "C"

ORANGE COUNTY, FLORIDA SECTION 35-24-28

DATE: 11/15/06
SCALE: N/A
APPROVED BY: MP
JOB NO. SIERRA
DRAWN BY: UB

REVISED:



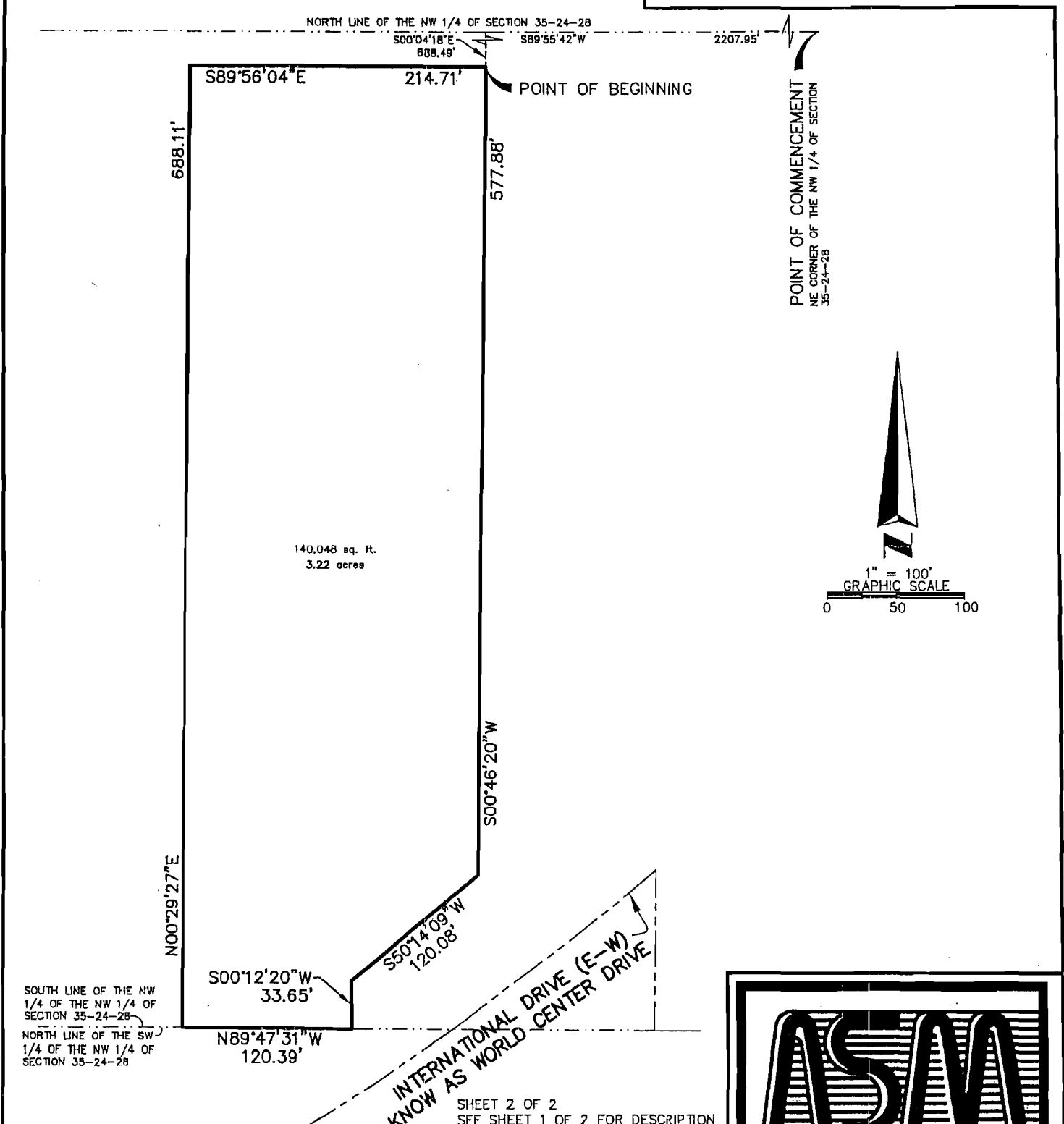
AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA
32789 (407) 426-7979

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

David M. DeFilippo
DAVID M. DEFILIPPO, PSM #5038
DATE: Jan 5, 2007

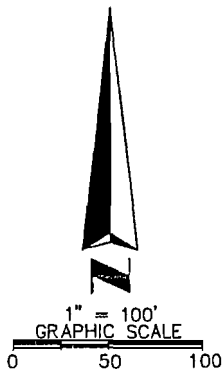
SKETCH OF DESCRIPTION:

RETENTION POND PROPERTY
EXHIBIT "C"



140,048 sq. ft.
3.22 acres

POINT OF COMMENCEMENT
NE CORNER OF THE NW 1/4 OF SECTION
35-24-28



SOUTH LINE OF THE NW
1/4 OF THE NW 1/4 OF
SECTION 35-24-28

NORTH LINE OF THE SW
1/4 OF THE NW 1/4 OF
SECTION 35-24-28

INTERNATIONAL DRIVE (E-W)
KNOW AS WORLD CENTER DRIVE

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

LEGEND

- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- L DENOTES ARC-LENGTH
- C DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING

DATE: 11/15/06	REVISED:
SCALE: 1"=100'	
APPROVED BY: MP	
JOB NO. SIERRA	
DRAWN BY: UB	



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