



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 16 2013 NP/JM

REAL ESTATE MANAGEMENT ITEM 3

DATE: June 27, 2013

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: John D. Terwilliger, Director *JDT*
Administrative Services Department

FROM: Monica L. Hand, Senior Title Examiner *MHS*
Real Estate Management Division

CONTACT PERSON: **Ann Caswell, Assistant Manager**

DIVISION: **Real Estate Management**
Phone: 836-7082

ACTION REQUESTED: APPROVAL AND EXECUTION OF TERMINATION OF EASEMENT BY ORANGE COUNTY, APPROVAL OF UTILITY EASEMENT BETWEEN PR III/EPOCH SEA ISLE APARTMENTS, LLC AND ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM REGIONS BANK AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Westwood Apartments – Utilities File #70306

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEMS: Termination of Easement
Revenue: None
Size: 2.4176 acres

Utility Easement
Cost: Donation
Total size: 2,369 square feet

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division

Agenda Item 3

June 27, 2013

Page 2

APPROVALS: Real Estate Management Division
County Attorney's Office
Utilities Department

REMARKS: In 1989, the County was conveyed a Non-Exclusive Utility Easement that contained a provision that the County would relinquish the easement at the Grantor's request, provided that the Grantor gives the County an alternate easement area within Grantor's contiguous property on terms and conditions not less favorable to the County than those set forth in the original easement, and that the Grantor pays the cost of relocating the County's facilities to the alternate easement area. The Grantor has now requested termination of the original easement and is conveying a new easement as required.

Grantor to pay all recording fees.

A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.

Project: Westwood Apartments – Utilities File #70306

TERMINATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, the owner and holder of a certain Non-Exclusive Utility Easement executed by Harcourt Brace Jovanovich, Inc., a New York corporation and Sea World of Florida, Inc., a Florida corporation, dated the 24th day of February, A.D. 1988, and recorded in Official Records Book 4064, Page 4930 of the Public Records of Orange County, Florida, upon the property situate in the said State and County described as follows, to-wit:

See Attached Exhibit "A"

hereby acknowledges that the use and conditions for which the said easement was granted have been fulfilled and the said easement is now and forever terminated and extinguished and hereby directs the Comptroller of Orange County to record this Termination and thus make the same a matter of record.

IN WITNESS WHEREOF, Orange County, Florida has caused its presents to be executed as of the day and year written below.

(Official Seal)

Orange County, Florida
By: Board of County Commissioners

By: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

Date: 7.16.13

Attest: Martha O. Haynie,
Orange County Comptroller
as Clerk of the Board of County Commissioners

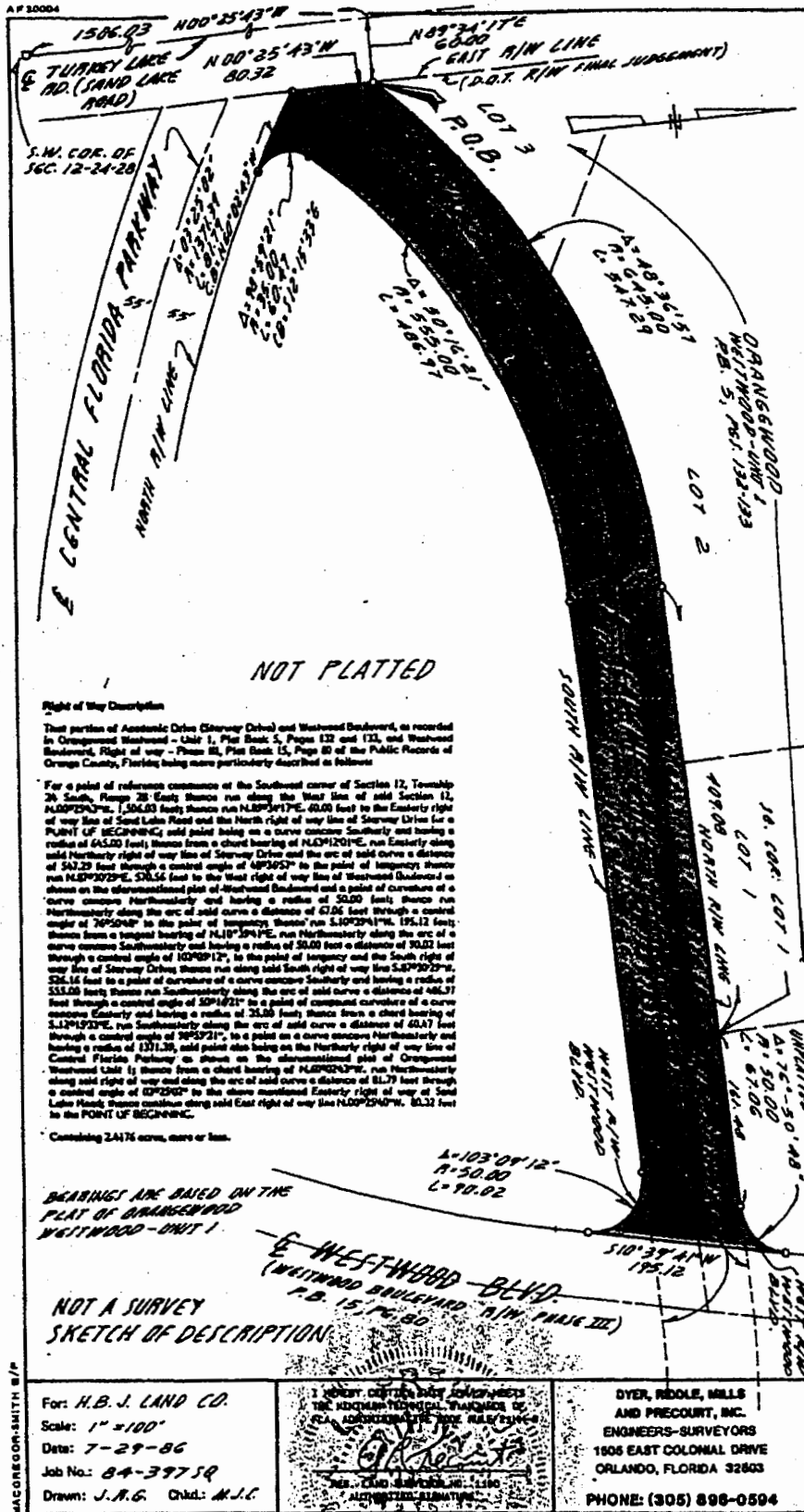
By: *Katie Smith*
Deputy Clerk

Katie Smith
Printed Name



This instrument prepared by:
Monica L. Hand, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

EXHIBIT "A"



NOT PLATTED

Right of Way Description

That portion of Atlantic Drive (Scurry Drive) and Westwood Boulevard, as recorded in Orangewood - Unit 1, Plat Book 5, Pages 122 and 123, and Westwood Boulevard, Right of Way - Phase III, Plat Book 15, Page 80 of the Public Records of Orange County, Florida being more particularly described as follows:

For a point of reference commence at the Southwest corner of Section 12, Township 24 South, Range 28 East thence run along the West line of said Section 12, N00°25'43"W, 1506.03 feet thence run N00°25'43"E, 60.00 feet to the Eastern right of way line of Sand Lake Road and the North right of way line of Scurry Drive to a POINT OF BEGINNING, said point being on a curve commencing Southwesterly and having a radius of 645.00 feet thence from a chord bearing of N43°12'01"E, run Easterly along said North right of way line of Scurry Drive and the arc of said curve a distance of 543.29 feet through a central angle of 49°56'52" to the point of tangency thence run N43°02'23"E, 578.56 feet to the West right of way line of Westwood Boulevard as shown on the aforementioned plat of Westwood Boulevard and a point of curvature of a curve commencing Northwesterly and having a radius of 50.00 feet thence run Northwesterly along the arc of said curve a distance of 67.06 feet through a central angle of 76°50'48" to the point of tangency thence run S40°23'41"W, 195.12 feet thence from a tangent bearing of N41°18'59"E, run Northwesterly along the arc of a curve commencing Southwesterly and having a radius of 50.00 feet a distance of 30.02 feet through a central angle of 100°09'12", to the point of tangency and the South right of way line of Scurry Drive thence run along said South right of way line S47°30'22"W, 236.16 feet to a point of curvature of a curve commencing Southwesterly and having a radius of 555.00 feet thence run Southwesterly along the arc of said curve a distance of 486.37 feet through a central angle of 50°14'21" to a point of compound curvature of a curve commencing Easterly and having a radius of 35.00 feet thence from a chord bearing of S12°42'22"E, run Southwesterly along the arc of said curve a distance of 62.87 feet through a central angle of 76°52'21", to a point on a curve commencing Northwesterly and having a radius of 1371.39, said point also being on the North right of way line of Central Florida Parkway as shown on the aforementioned plat of Orangewood - Westwood Unit 1 thence from a chord bearing of N40°28'32"E, run Northwesterly along said right of way and along the arc of said curve a distance of 81.79 feet through a central angle of 62°22'02" to the above mentioned Eastern right of way of Sand Lake Road thence continue along said East right of way line N00°25'43"W, 80.32 feet to the POINT OF BEGINNING.

Containing 2.4176 acres, more or less.

BEARINGS ARE BASED ON THE PLAT OF ORANGEWOOD WESTWOOD - UNIT 1.

NOT A SURVEY SKETCH OF DESCRIPTION

WESTWOOD BLVD. (WESTWOOD BOULEVARD R/W, PHASE III) P.B. 15, PG. 80

For: H.B.J. LAND CO.
 Scale: 1" = 100'
 Date: 7-29-86
 Job No.: 84-3975Q
 Drawn: J.R.G. Chkd: M.J.C.

HENRY CENTER FOR SURVEYS
 THE MIDWESTERN SCHOOL OF SURVEYING
 1000 UNIVERSITY AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60607
 (312) 467-1100
 HENRY CENTER FOR SURVEYS

DYER, RIDOLE, MILLS AND PRECOURT, INC.
 ENGINEERS-SURVEYORS
 1506 EAST COLONIAL DRIVE
 ORLANDO, FLORIDA 32803
 PHONE: (305) 896-0594



OR 4064 PG 4932

EXHIBIT "A"

That portion of Academic Drive (Starway Drive) and Westwood Boulevard, as recorded in Orangewood Westwood - Unit I, Plat Book 5, Pages 132 and 133, and Westwood Boulevard, Right of way - Phase III, Plat Book 15, Page 80 of the Public Records of Orange County, Florida; being more particularly described as follows:

For a point of reference commence at the Southwest corner of Section 12, Township 24 South, Range 28 East; thence run along the West line of said Section 12, N.00°25'43"W. 1,506.03 feet; thence run N.89°34'17"E. 60.00 feet to the Easterly right of way line of Sand Lake Road and the North right of way line of Starway Drive for a POINT OF BEGINNING; said point being on a curve concave Southerly and having a radius of 645.00 feet; thence from a chord bearing of N.63°12'01"E. run Easterly along said Northerly right of way line of Starway Drive and the arc of said curve a distance of 547.29 feet through a central angle of 48°36'57" to the point of tangency; thence run N.87°30'29"E. 570.56 feet to the West right of way line of Westwood Boulevard as shown on the aforementioned plat of Westwood Boulevard and a point of curvature of a curve concave Northwesterly and having a radius of 50.00 feet; thence run Northeasterly along the arc of said curve a distance of 67.06 feet through a central angle of 76°50'48" to the point of tangency; thence run S.10°39'41"W. 195.12 feet; thence from a tangent bearing of N.10°39'41"E. run Northwesterly along the arc of a curve concave Southwesterly and having a radius of 50.00 feet a distance of 90.02 feet through a central angle of 103°09'12", to the point of tangency and the South right of way line of Starway Drive; thence run along said South right of way line S.87°30'29"W. 526.16 feet to a point of curvature of a curve concave Southerly and having a radius of 555.00 feet; thence run Southwesterly along the arc of said curve a distance of 486.97 feet through a central angle of 50°16'21" to a point of compound curvature of a curve concave Easterly and having a radius of 35.00 feet; thence from a chord bearing of S.12°15'33"E. run Southeasterly along the arc of said curve a distance of 60.47 feet through a central angle of 98°59'21", to a point on a curve concave Northeasterly and having a radius of 1371.39, said point also being on the Northerly right of way line of Central Florida Parkway as shown on the aforementioned plat of Orangewood Westwood Unit I; thence from a chord bearing of N.60°02'43"W. run Northwesterly along said right of way and along the arc of said curve a distance of 81.79 feet through a central angle of 03°25'02" to the above mentioned Easterly right of way of Sand Lake Road; thence continue along said East right of way line N.00°25'40"W. 80.32 feet to the POINT OF BEGINNING.

OR 4064 PG 4933

Project: Westwood Apartments – Utilities File #70306

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to Mortgage and Security Agreement; Collateral Assignment of Leases, Rents, and Contract Rights; and Financing Statement, held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrances to the property rights of ORANGE COUNTY in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of ORANGE COUNTY to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

Regions Bank
FROM: PR III/Epoch Sea Isle Apartments, LLC
Mortgage and Security Agreement filed July 2, 2012
Recorded in Official Records Book 10402, Page 1796
Collateral Assignment of Leases, Rents, and Contract Rights filed July 2, 2012
Recorded in Official Records Book 10402, Page 1818
Financing Statement filed July 2, 2012
Recorded in Official Records Book 10402, Page 1832
All in the Public Records of Orange County, Florida

Project: Westwood Apartments – Utilities File #70306

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for utility easement purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by ORANGE COUNTY and cease to be used for utility easement purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 3rd day of June, A.D. 2013.

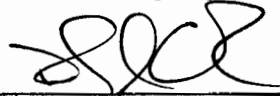
Signed, sealed, and delivered
in the presence of:

Witness

Printed Name

Regions Bank,
an Alabama banking corporation

BY:



David A. Clark

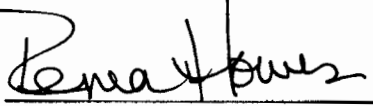
Printed Name

Vice President

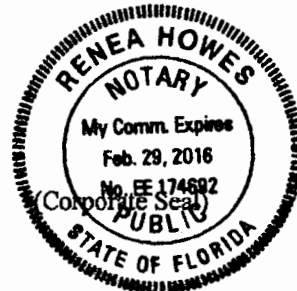
Title

Witness

Printed Name



RENEA HOWES



Project: Westwood Apartments - Utilities File #70306

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY, that on this 3 day of June, A.D. 2013, before me personally appeared DAVID A. CLARK, as Vice President of Regions Bank, an Alabama banking corporation, to me known to be, or who has produced as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 3 day of June, 2013.

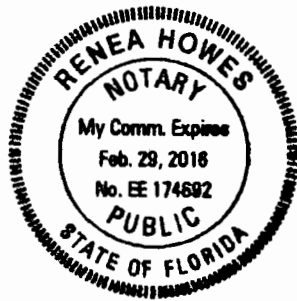
(Notary Seal)

Renea Howes
Notary Signature

RENEA HOWES
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires: 2/29/16



This instrument prepared by:
Monica L. Hand, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run S 10°39'41" W, along said westerly right-of-way line, a distance of 432.20 feet for the POINT OF BEGINNING; thence continue S 10°39'41" W, along said westerly right-of-way line, a distance of 35.00 feet; thence, departing the westerly right-of-way line of Westwood Boulevard, run N 79°20'19" W, a distance of 15.00 feet; thence run N 10°39'41" E, a distance of 10.00 feet; thence run N 21°58'20" E, a distance of 25.49 feet; thence run S 79°20'19" E, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 462 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of a

Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
Orange County, Florida

70306

PREPARED FOR: PRIII/Epoch Sea Isle Apartments, LLC	JOB NO. 0817.18B	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 GANUNG - BELTON ASSOCIATES, INC.	SHEET 1 of 2	GBA 28 No. 7194 
professional surveyors and mappers	DATE 2/28/13	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	SCALE As Noted	R. CLAYTON GANUNG STATE P.L.S. NO. 4236

FILED ORANGE COUNTY FLORIDA

EXHIBIT "A"



- ⊙ = change of direction (no corner set)
- L.B.U.E. = Landscape, Buffer & Utility Easement
- O.R.B. = Official Records Book

Lot 1
 WESTWOOD UNIT 3
 Plat Book 27, Pages 75 and 76

35' L.B.U.E.
 O.R.B. 4149, Page 4206

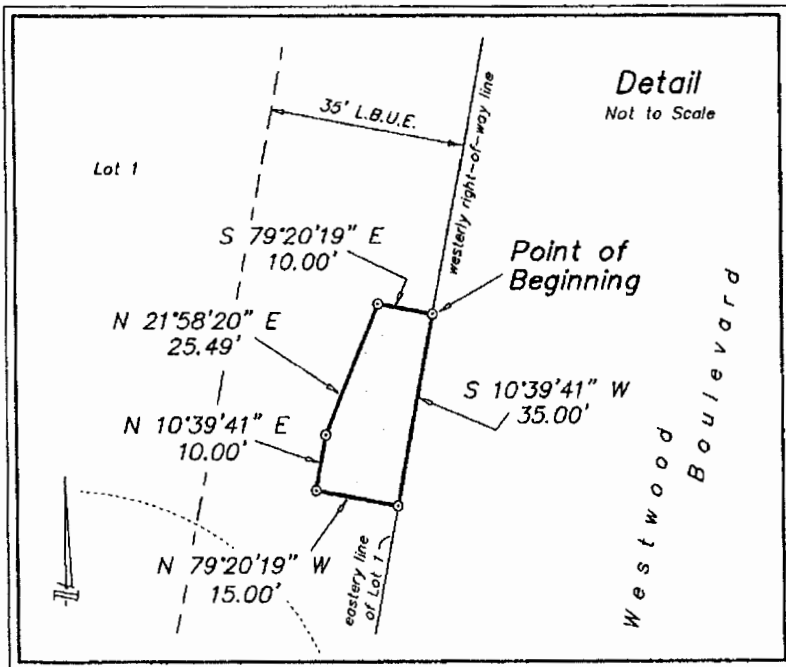
Non-Exclusive Distribution Easement
 O.R.B. 4064, Page 4923
 O.R.B. 4064, Page 4930
 O.R.B. 4064, Page 4935
 O.R.B. 4064, Page 4941

Point of Commencement
 NE corner of Lot 1,
 WESTWOOD UNIT 3
 Plat Book 27,
 Pages 75 and 76

Westwood Boulevard

120'

120'



Point of Beginning
 (See Detail)

EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run southerly along said westerly right-of-way line, the following three (3) courses and distances: run S 10°39'41" W, along the easterly line of said Lot 1, a distance of 555.61 feet to the point of curvature of a curve, concave westerly, having a radius of 1400.81 feet and a central angle of 06°20'49"; thence run 155.17 feet along the arc of said curve for the POINT OF BEGINNING; thence continue 20.02 feet along the arc of said curve through a central angle of 00°49'08 to a point on said curve; thence, departing the westerly right-of-way line of Westwood Boulevard, run N 69°57'52" W, a distance of 33.00 feet; thence run N 20°16'51" E, a distance of 20.00 feet; thence run S 69°57'52" E, a distance of 32.00 feet to the POINT OF BEGINNING.

Containing 650 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description
of a

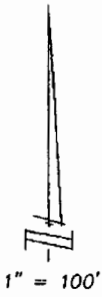
Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
Orange County, Florida 70306

PREPARED FOR: PR III/Epoch Sea Isle Apartments, LLC  GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	JOB NO. 0817.18C	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. FLSA LB No. 7194 
	SHEET 1 of 2	
	DATE 1/28/13	
	SCALE As Noted	

EXHIBIT "A"



- NR = non-radial
- pc = point of curvature
- ⊙ = change of direction (no corner set)
- L.B.U.E. = Landscape, Buffer & Utility Easement
- O.R.B. = Official Records Book

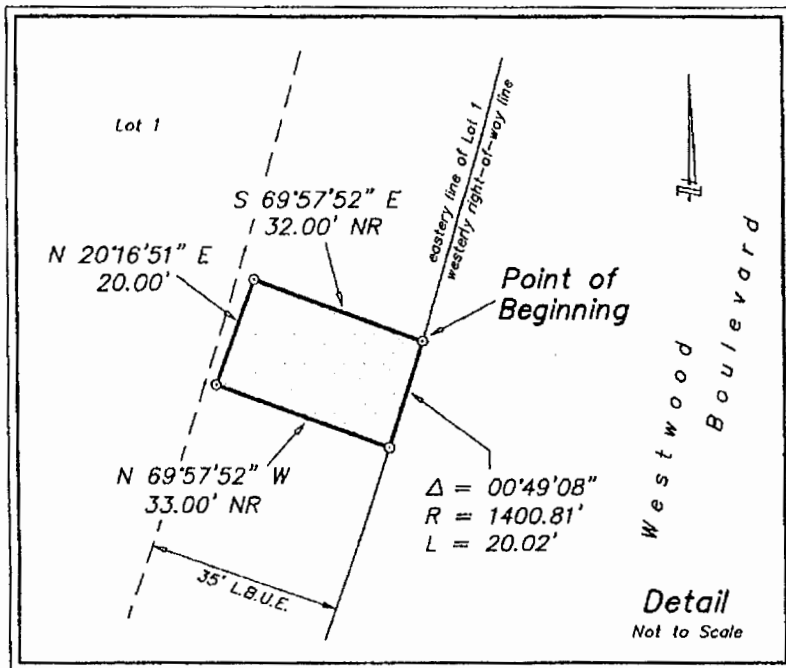
unplatted

Point of Commencement
NE corner of Lot 1,
WESTWOOD UNIT 3
Plat Book 27,
Pages 75 and 76

Lot 1

35' L.B.U.E.
O.R.B. 4149, Page 4206

120'



Lot 1

WESTWOOD UNIT 3
Plat Book 27, Pages 75 and 76

555.61'

Westwood Boulevard

120'

$\Delta = 05^{\circ}20'49''$
 $R = 1400.81'$
 $L = 155.17'$

Point of Beginning
(See Detail)

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(GBA Job No. 0817.18C)

EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run southerly along said westerly right-of-way line, the following four (4) courses and distances: run S 10°39'41" W, along the easterly line of said Lot 1, a distance of 555.61 feet to a point of curvature of a curve, concave westerly, having a radius of 1400.81 feet and a central angle of 11°43'32"; thence run 286.68 feet along the arc of said curve to the point of tangency thereof; thence run S 22°23'13" W, a distance of 111.75 feet to a point of curvature of a curve, concave westerly, having a radius of 50.00 feet and a central angle of 84°52'29"; thence run 74.07 feet along the arc of said curve to the point of tangency thereof; said point lying on the northerly right-of-way line of Central Florida Parkway; thence run westerly along said northerly right-of-way line, the following two (2) courses and distances: run N 72°44'18" W, a distance of 58.19 feet for the POINT OF BEGINNING; thence continue N 72°44'18" W, a distance of 20.00 feet; thence, departing the northerly right-of-way line of Central Florida Parkway, run N 17°15'42" E, a distance of 20.00 feet; thence run S 72°44'18" E, a distance of 20.00 feet; thence run S 17°15'42" W, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 400 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Sketch of Description
of a

Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
Orange County, Florida

70306

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

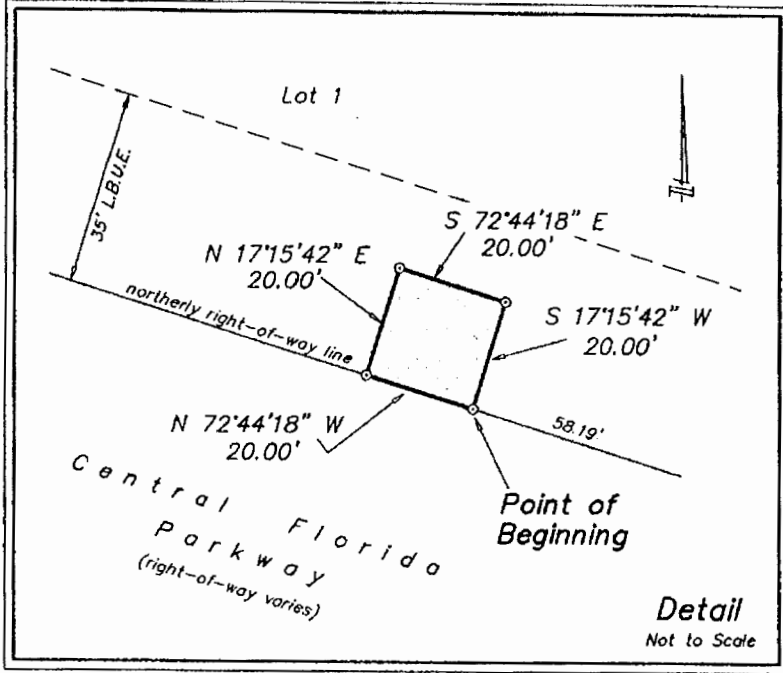
NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

OB/LB No. 7194
R. CLAYTON GANUNG
4236
REG. P.L.S. NO. 4236

PREPARED FOR:	PRIII/Epoch Sea Isle Apartments, LLC	JOB NO.	0817.18D
 GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	SHEET	1 of 2	
	DATE	2/28/13	
	SCALE	As Noted	

EXHIBIT "A"



Point of Commencement
NE corner of Lot 1,
WESTWOOD UNIT 3
Plat Book 27,
Pages 75 and 76

- 1" = 100'
- pc = point of curvature
 - pt = point of tangency
 - ⊙ = change of direction (no corner set)
 - L.B.U.E. = Landscape, Buffer & Utility Easement
 - O.R.B. = Official Records Book

Lot 1
WESTWOOD UNIT 3
Plat Book 27, Pages 75 and 76

$\Delta = 11^{\circ}43'32''$
 $R = 1400.81'$
 $L = 286.68'$

35' L.B.U.E.
O.R.B. 4149, Page 4206

120'

Central Florida Parkway
(right-of-way varies)

northerly right-of-way line

Point of Beginning
(See Detail)

N 72°44'18" W
58.19'

$\Delta = 84^{\circ}52'29''$
 $R = 50.00'$
 $L = 74.07'$

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(GBA Job No. 0817.180)

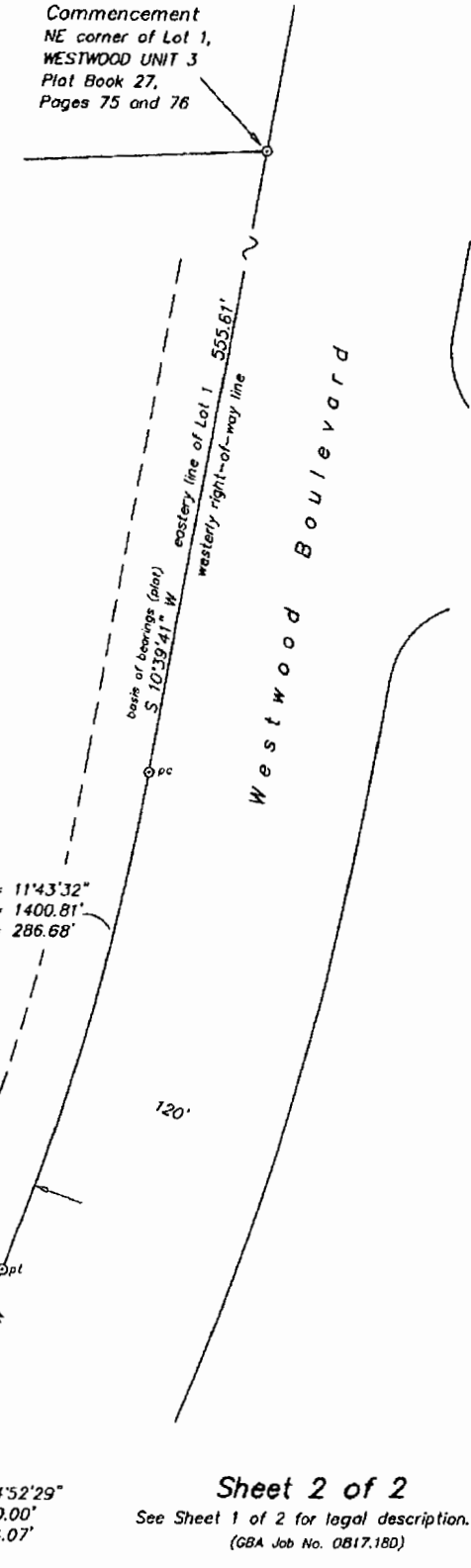


EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run southerly along said westerly right-of-way line, the following four (4) courses and distances: run S 10°39'41" W, along the easterly line of said Lot 1, a distance of 555.61 feet to a point of curvature of a curve, concave westerly, having a radius of 1400.81 feet and a central angle of 11°43'32"; thence run 286.68 feet along the arc of said curve to the point of tangency thereof; thence run S 22°23'13" W, a distance of 111.75 feet to a point of curvature of a curve, concave westerly, having a radius of 50.00 feet and a central angle of 84°52'29"; thence run 74.07 feet along the arc of said curve to the point of tangency thereof; said point lying on the northerly right-of-way line of Central Florida Parkway; thence run westerly along said northerly right-of-way line, the following six (6) courses and distances: run N 72°44'18" W, a distance of 288.64 feet to a point of curvature of a curve, concave southerly, having a radius of 1186.00 feet and a central angle of 07°45'19"; thence run 160.53 feet along the arc of said curve to the point of tangency thereof; thence run N 80°29'37" W, a distance of 115.46 feet; thence run N 69°09'01" W, a distance of 195.16 feet to a point of curvature of a curve, concave northeasterly, having a radius of 145.00 feet; thence run 21.66 feet along the arc of said curve through a central angle of 08°33'25" for the POINT OF BEGINNING; thence continue 20.17 feet along the arc of said curve through a central angle of 07°58'05" to a point on said curve; thence, departing the northerly right-of-way line of Central Florida Parkway, run N 40°21'37" E, a distance of 16.51 feet; thence run S 49°38'23" E, a distance of 20.00 feet; thence run S 40°21'37" W, a distance of 14.07 feet to the POINT OF BEGINNING.

Containing 310 square feet, more or less.

Not a Boundary Survey.
 Legal description was prepared by the Surveyor.
 See Sheet 2 of 2 for sketch.

Sketch of Description of a Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
 Orange County, Florida

70306

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA No. 7194
 J.R. CLAYTON GANUNG
 REG. # 4236

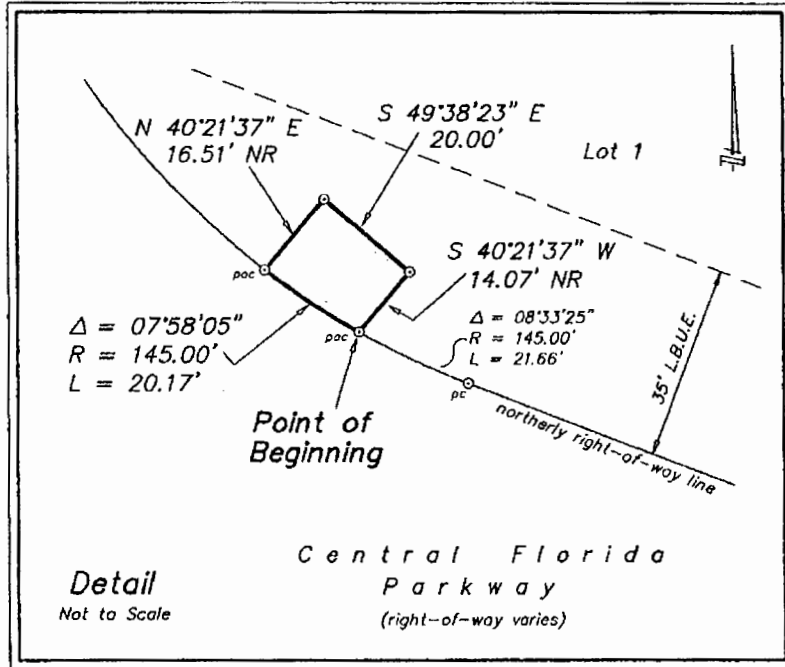
PREPARED FOR: **PRIII/Epoch Sea Isle Apartments, LLC**

GANUNG - BELTON ASSOCIATES, INC.
 professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.	0817.18E
SHEET	1 of 2
DATE	2/28/13
SCALE	As Noted

EXHIBIT "A"



Point of Commencement
NE corner of Lot 1,
WESTWOOD UNIT 3
Plat Book 27,
Pages 75 and 76

Lot 1

Westwood Boulevard

WESTWOOD UNIT 3
Plat Book 27, Pages 75 and 76

Lot 1

1" = 100'

Point of Beginning
(See Detail)

$\Delta = 08^{\circ}33'25''$
R = 145.00'
L = 21.66'

northerly right-of-way line
N 69°09'01" W 195.16'

35' L.B.U.E.
O.R.B. 4149, Page 4206

Match Line

N 80°29'37" W
115.46'

$\Delta = 07^{\circ}45'19''$
R = 1186.00'
L = 160.53'

northerly right-of-way line
N 72°44'18" W
288.64'

Central Florida Parkway
(right-of-way varies)

$\Delta = 11^{\circ}43'32''$
R = 1400.81'
L = 286.68'

120'

S 22°23'13" W
111.25'

$\Delta = 84^{\circ}52'29''$
R = 50.00'
L = 74.07'

- pc = point of curvature
- pt = point of tangency
- poc = point on curve
- ⊙ = change of direction (no corner set)
- L.B.U.E. = Landscape, Buffer & Utility Easement
- O.R.B. = Official Records Book

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(CBA Job No. 0817.18E)

EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run southerly along said westerly right-of-way line, the following four (4) courses and distances: run S 10°39'41" W, along the easterly line of said Lot 1, a distance of 555.61 feet to a point of curvature of a curve, concave westerly, having a radius of 1400.81 feet and a central angle of 11°43'32"; thence run 286.68 feet along the arc of said curve to the point of tangency thereof; thence run S 22°23'13" W, a distance of 111.75 feet to a point of curvature of a curve, concave westerly, having a radius of 50.00 feet and a central angle of 84°52'29"; thence run 74.07 feet along the arc of said curve to the point of tangency thereof; said point lying on the northerly right-of-way line of Central Florida Parkway; thence run westerly along said northerly right-of-way line, the following six (6) courses and distances: run N 72°44'18" W, a distance of 288.64 feet to a point of curvature of a curve, concave southerly, having a radius of 1186.00 feet and a central angle of 07°45'19"; thence run 160.53 feet along the arc of said curve to the point of tangency thereof; thence run N 80°29'37" W, a distance of 115.46 feet; thence run N 69°09'01" W, a distance of 195.16 feet to a point of curvature of a curve, concave northeasterly, having a radius of 145.00 feet; thence run 96.47 feet along the arc of said curve through a central angle of 38°07'06" for the POINT OF BEGINNING; thence continue 24.39 feet along the arc of the aforementioned curve through a central angle of 09°38'13" to a point on said curve; thence, departing the northerly right-of-way line of Central Florida Parkway, run N 83°15'38" E, a distance of 27.42 feet; thence run S 14°53'03" E, a distance of 20.00 feet; thence run S 75°06'57" W, a distance of 22.36 feet to the POINT OF BEGINNING.

Containing 547 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Sketch of Description

of a

Utility Easement

situated in

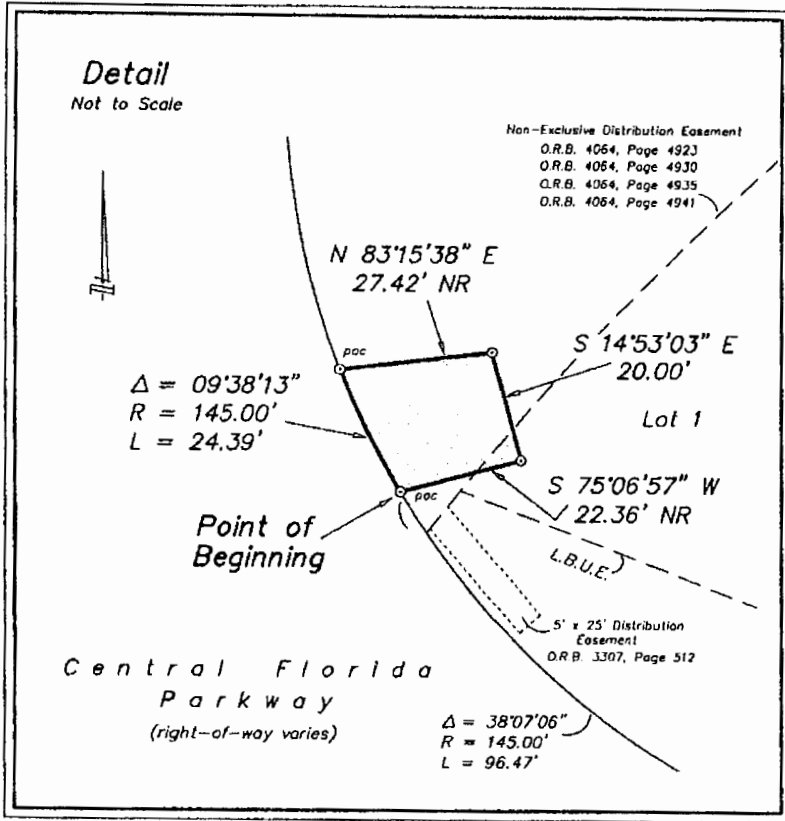
Section 12, Township 24 South, Range 28 East
Orange County, Florida 70306

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

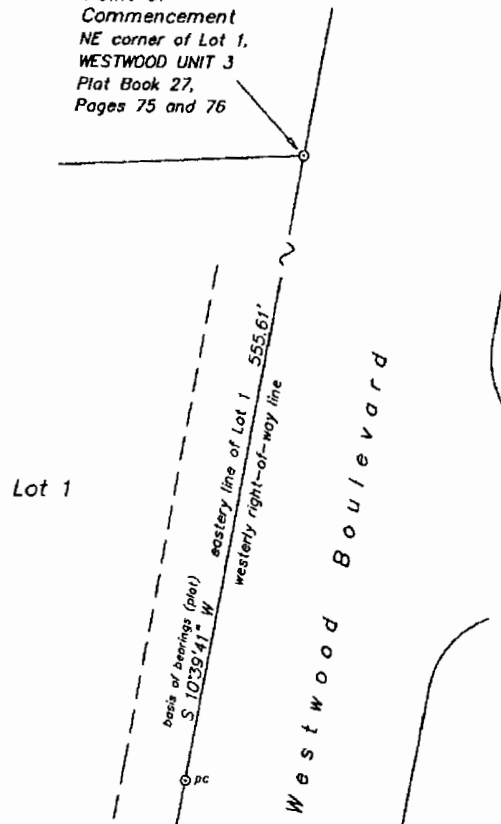
NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: PRIII/Epoch Sea Isle Apartments, LLC		JOB NO. 0817.18F	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. 1989 LB No. 7194  R. CLAYTON GANUNG REG. PLS. NO. 4236
		SHEET 1 of 2	
GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers		DATE 2/28/13	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656		SCALE As Noted	

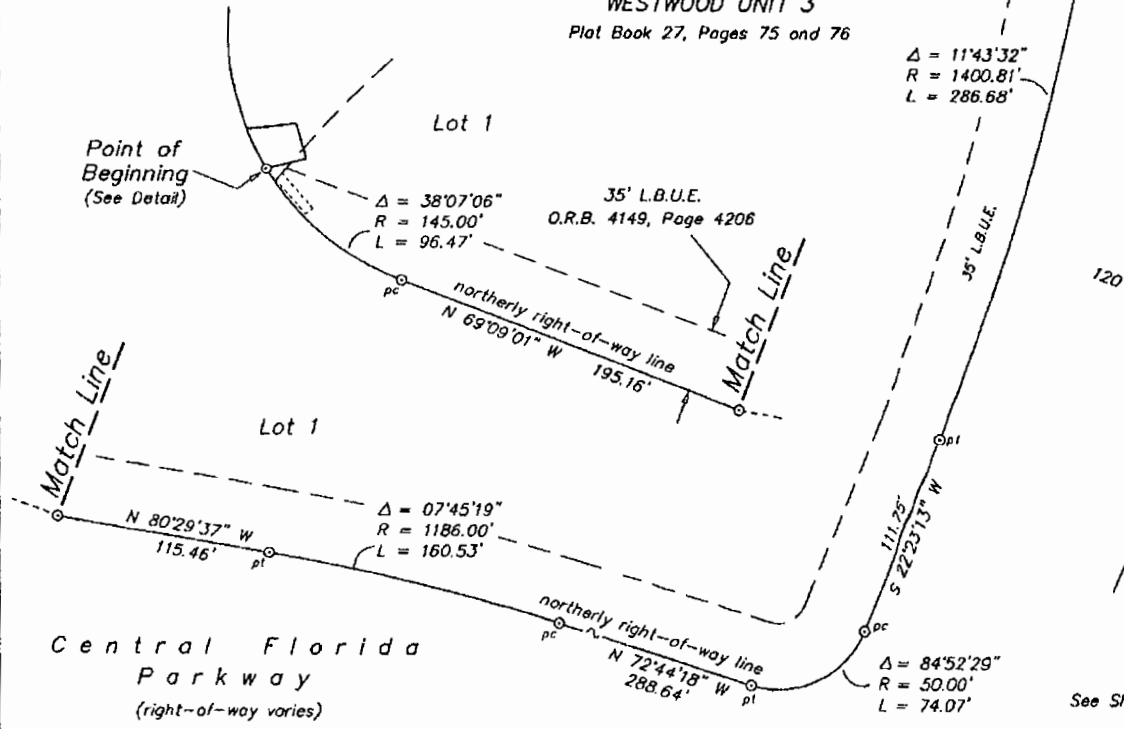
EXHIBIT "A"



Point of Commencement
NE corner of Lot 1,
WESTWOOD UNIT 3
Plat Book 27,
Pages 75 and 76



WESTWOOD UNIT 3
Plat Book 27, Pages 75 and 76



- pc = point of curvature
- pt = point of tangency
- poc = point on curve
- ⊙ = change of direction (no corner set)
- L.B.U.E. = Landscape, Buffer & Utility Easement
- O.R.B. = Official Records Book

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(CBA Job No. 0817.18F)

Project: Westwood Apartments – Utilities File #70306

UTILITY EASEMENT

THIS INDENTURE, Made this 3rd day of June, A.D. 2013, between PR III/Epoch Sea Isle Apartments, LLC, a Delaware limited liability company, having its principal place of business in the city of Winter Park, county of Orange, whose address is 359 Carolina Ave., Suite 200, Winter Park, FL 32789, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a non-exclusive right-of-way and easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of
12-24-28-9249-00-011
and
12-24-28-9249-00-012

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right-of-way, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

Project: Westwood Apartments – Utilities File #70306

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed, and delivered
in the presence of:

PR III/Epoch Sea Isle Apartments, LLC,
a Delaware limited liability company

Emily Cichon
Witness

BY: PR III/Epoch Sea Isle Holdings, LLC,
a Delaware limited liability company,
its sole member

Emily Cichon
Printed Name

By: EPI-Sea Isle Apartments, LLC,
a Florida limited liability company,
as authorized member

Meredith Bowman
Witness

BY: [Signature]

Meredith Bowman
Printed Name

Printed Name: Kyle D. Riva
Authorized Managing Member

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, personally appeared Kyle D. Riva as authorized managing member of EPI-Sea Isle Apartments, LLC, a Florida limited liability company, authorized member of PR III/Epoch Sea Isle Holdings, LLC, a Delaware limited liability company, sole member of PR III/Epoch Sea Isle Apartments, LLC, a Delaware limited liability company, to me known to be, or who has produced N/A as identification, and did (did not) take an oath, the individual and authorized managing member described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such authorized managing member thereunto duly authorized, and the said conveyance is the act and deed of said limited liability company as member of said limited liability company.

Witness my hand and official seal this 3rd day of June, 2013.

(Notary Seal)



[Signature]
Notary Signature

Joan K Herring
Printed Notary Name

This instrument prepared by
Monica L. Hand, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for
the County and State aforesaid

My commission expires:

EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run S 10°39'41" W, along said westerly right-of-way line, a distance of 432.20 feet for the POINT OF BEGINNING; thence continue S 10°39'41" W, along said westerly right-of-way line, a distance of 35.00 feet; thence, departing the westerly right-of-way line of Westwood Boulevard, run N 79°20'19" W, a distance of 15.00 feet; thence run N 10°39'41" E, a distance of 10.00 feet; thence run N 21°58'20" E, a distance of 25.49 feet; thence run S 79°20'19" E, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 462 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of a

Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
Orange County, Florida

70306

PREPARED FOR: PRIII/Epoch Sea Isle Apartments, LLC	JOB NO. 0817.18B	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GSA 25 No. 7194
 GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers	SHEET 1 of 2	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 2/28/13	SCALE As Noted

FLORIDA SURVEYOR
70306

EXHIBIT "A"



- ⊙ = change of direction
(no corner set)
- L.B.U.E. = Landscape, Buffer &
Utility Easement
- O.R.B. = Official Records Book

Lot 1
WESTWOOD UNIT 3
Plat Book 27, Pages 75 and 76

35' L.B.U.E.
O.R.B. 4149, Page 4206

Point of
Commencement
NE corner of Lot 1,
WESTWOOD UNIT 3
Plat Book 27,
Pages 75 and 76

Non-Exclusive Distribution Easement
O.R.B. 4064, Page 1923
O.R.B. 4064, Page 1930
O.R.B. 4064, Page 1935
O.R.B. 4064, Page 1941

432.20'
basis of bearings (plat)
S 10°39'41" W
westerly right-of-way line

Westwood Boulevard

120'

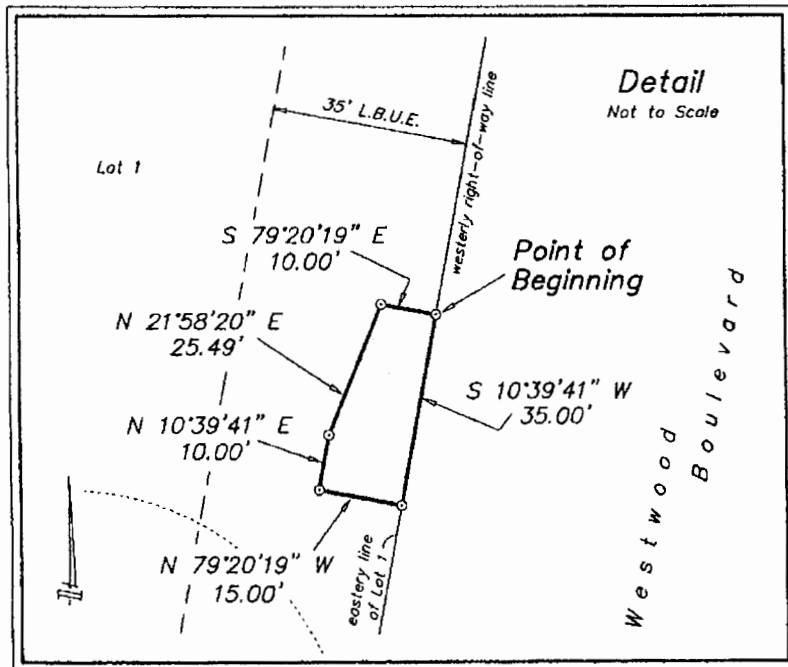


EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run southerly along said westerly right-of-way line, the following three (3) courses and distances: run S 10°39'41" W, along the easterly line of said Lot 1, a distance of 555.61 feet to the point of curvature of a curve, concave westerly, having a radius of 1400.81 feet and a central angle of 06°20'49"; thence run 155.17 feet along the arc of said curve for the POINT OF BEGINNING; thence continue 20.02 feet along the arc of said curve through a central angle of 00°49'08 to a point on said curve; thence, departing the westerly right-of-way line of Westwood Boulevard, run N 69°57'52" W, a distance of 33.00 feet; thence run N 20°16'51" E, a distance of 20.00 feet; thence run S 69°57'52" E, a distance of 32.00 feet to the POINT OF BEGINNING.

Containing 650 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of a

Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
Orange County, Florida

70306

PREPARED FOR: **PRIII/Epoch Sea Isle Apartments, LLC**

JOB NO.
0817.18C

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers

SHEET
1 of 2

DATE
1/28/13

SCALE
As Noted

FLORIDA LICENSED SURVEYOR
R. CLAYTON GANUNG
REG. P.L.S. NO. 2238

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

RECORDED
ORANGE COUNTY
RECORDS

EXHIBIT "A"



- NR = non-radial
- pc = point of curvature
- ⊙ = change of direction (no corner sat)
- L.B.U.E. = Landscape, Buffer & Utility Easement
- O.R.B. = Official Records Book

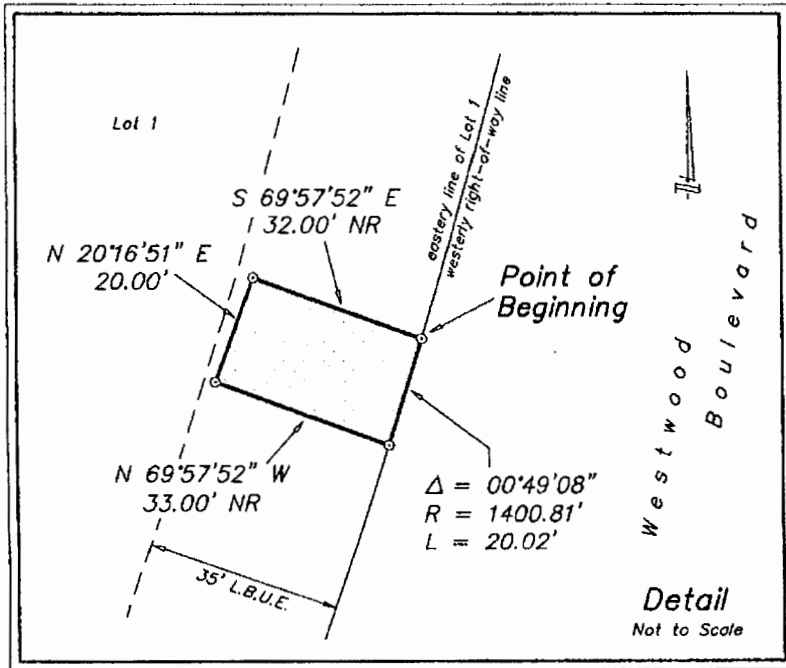
unplatted

Point of Commencement
NE corner of Lot 1,
WESTWOOD UNIT 3
Plat Book 27,
Pages 75 and 76

Lot 1

35' L.B.U.E.
O.R.B. 4149, Page 4206

120'



Lot 1

WESTWOOD UNIT 3
Plat Book 27, Pages 75 and 76

Δ = 06°20'49"
R = 1400.81'
L = 155.17'

Point of Beginning
(See Detail)

Point of Beginning
(See Detail)

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(GBA Job No. 0817.18C)

EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run southerly along said westerly right-of-way line, the following four (4) courses and distances: run S 10°39'41" W, along the easterly line of said Lot 1, a distance of 555.61 feet to a point of curvature of a curve, concave westerly, having a radius of 1400.81 feet and a central angle of 11°43'32"; thence run 286.68 feet along the arc of said curve to the point of tangency thereof; thence run S 22°23'13" W, a distance of 111.75 feet to a point of curvature of a curve, concave westerly, having a radius of 50.00 feet and a central angle of 84°52'29"; thence run 74.07 feet along the arc of said curve to the point of tangency thereof; said point lying on the northerly right-of-way line of Central Florida Parkway; thence run westerly along said northerly right-of-way line, the following two (2) courses and distances: run N 72°44'18" W, a distance of 58.19 feet for the POINT OF BEGINNING; thence continue N 72°44'18" W, a distance of 20.00 feet; thence, departing the northerly right-of-way line of Central Florida Parkway, run N 17°15'42" E, a distance of 20.00 feet; thence run S 72°44'18" E, a distance of 20.00 feet; thence run S 17°15'42" W, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 400 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of a

Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
Orange County, Florida

70306

PREPARED FOR: **PRIII/Epoch Sea Isle Apartments, LLC**

JOB NO.
0817.18D

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers

SHEET
1 of 2

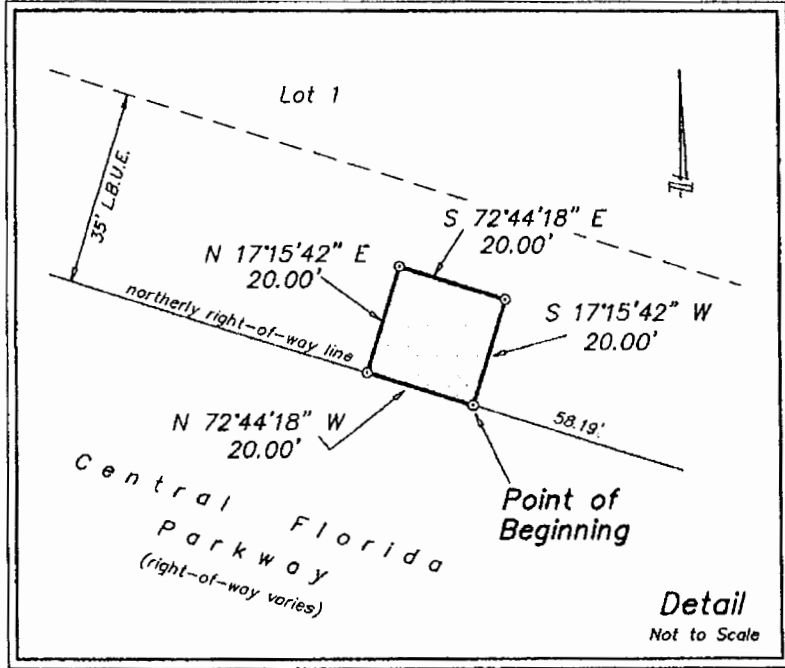
DATE
2/28/13

SCALE
As Noted

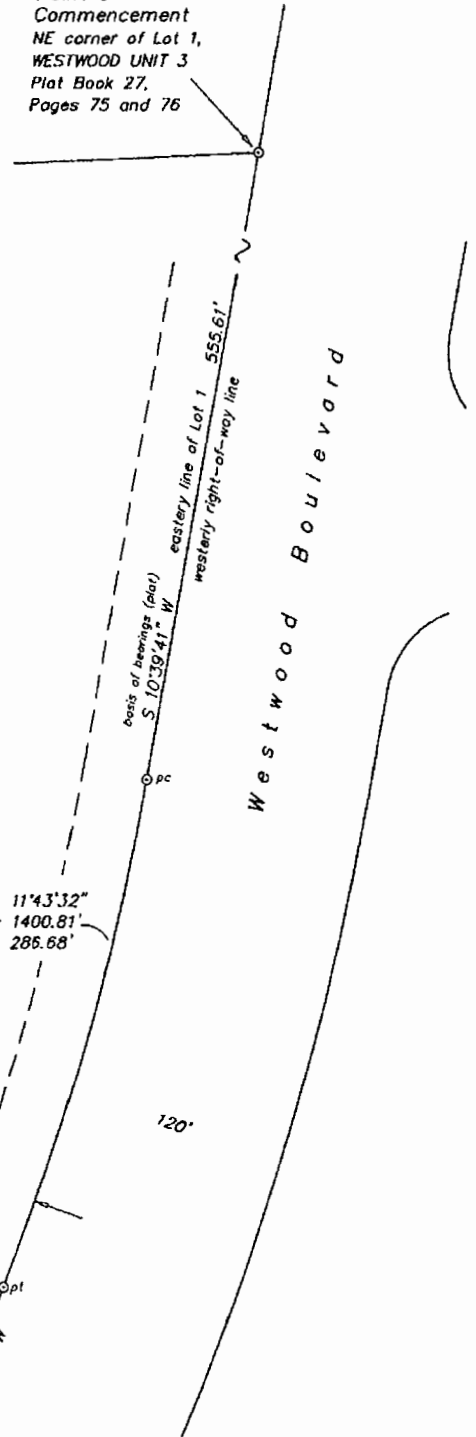
GBA LB No. 7194
R. CLAYTON GANUNG
4236
REV. PLS. NO. 1238

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

EXHIBIT "A"



Point of Commencement
NE corner of Lot 1,
WESTWOOD UNIT 3
Plat Book 27,
Pages 75 and 76



1" = 100'

pc = point of curvature
pl = point of tangency
⊙ = change of direction
(no corner set)

L.B.U.E. = Landscape, Buffer &
Utility Easement

O.R.B. = Official Records Book

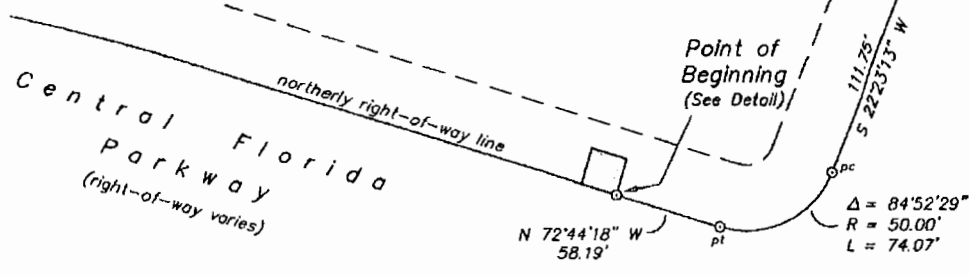


EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run southerly along said westerly right-of-way line, the following four (4) courses and distances: run S 10°39'41" W, along the easterly line of said Lot 1, a distance of 555.61 feet to a point of curvature of a curve, concave westerly, having a radius of 1400.81 feet and a central angle of 11°43'32"; thence run 286.68 feet along the arc of said curve to the point of tangency thereof; thence run S 22°23'13" W, a distance of 111.75 feet to a point of curvature of a curve, concave westerly, having a radius of 50.00 feet and a central angle of 84°52'29"; thence run 74.07 feet along the arc of said curve to the point of tangency thereof; said point lying on the northerly right-of-way line of Central Florida Parkway; thence run westerly along said northerly right-of-way line, the following six (6) courses and distances: run N 72°44'18" W, a distance of 288.64 feet to a point of curvature of a curve, concave southerly, having a radius of 1186.00 feet and a central angle of 07°45'19"; thence run 160.53 feet along the arc of said curve to the point of tangency thereof; thence run N 80°29'37" W, a distance of 115.46 feet; thence run N 69°09'01" W, a distance of 195.16 feet to a point of curvature of a curve, concave northeasterly, having a radius of 145.00 feet; thence run 21.66 feet along the arc of said curve through a central angle of 08°33'25" for the POINT OF BEGINNING; thence continue 20.17 feet along the arc of said curve through a central angle of 07°58'05" to a point on said curve; thence, departing the northerly right-of-way line of Central Florida Parkway, run N 40°21'37" E, a distance of 16.51 feet; thence run S 49°38'23" E, a distance of 20.00 feet; thence run S 40°21'37" W, a distance of 14.07 feet to the POINT OF BEGINNING.

Containing 310 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Sketch of Description

of a

Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
Orange County, Florida

70306

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: PRIII/Epoch Sea Isle Apartments, LLC

JOB NO. 0817.18E

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers

SHEET 1 of 2

DATE 2/28/13

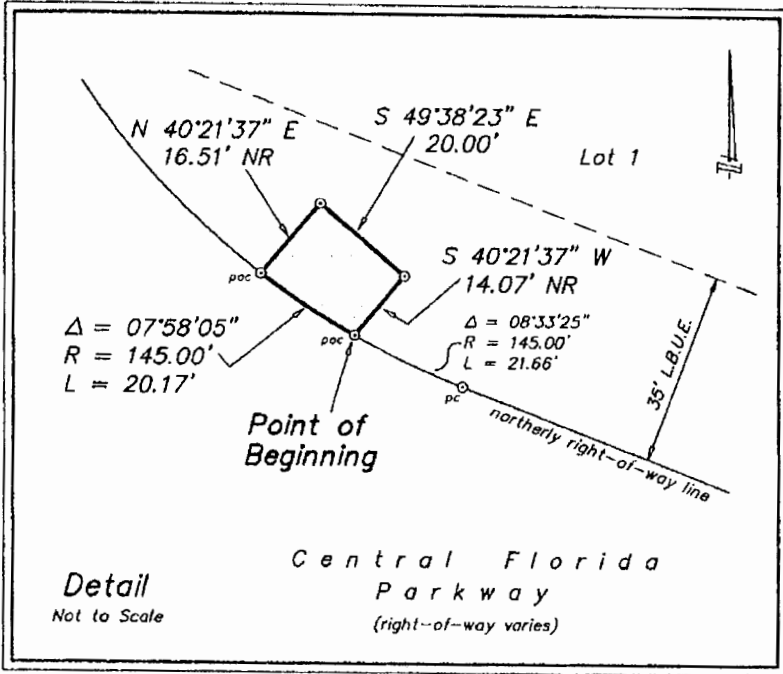
SCALE As Noted

GANUNG-BELTON ASSOCIATES, INC.
CLAYTON GANUNG
REG. P.L.S. NO. 4236
G.B.A. No. 7194

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

70306 SURVEYOR

EXHIBIT "A"



Point of Commencement
NE corner of Lot 1,
WESTWOOD UNIT 3
Plat Book 27,
Pages 75 and 76

Lot 1

Westwood Boulevard

basis of bearings (plat)
S 10°39'41" W
easterly line of Lot 1 555.61'
westerly right-of-way line

WESTWOOD UNIT 3
Plat Book 27, Pages 75 and 76

Lot 1

1" = 100'

Point of Beginning
(See Detail)

$\Delta = 08^{\circ}33'25''$
R = 145.00'
L = 21.66'

northerly right-of-way line
N 69°09'01" W 195.16'

35' L.B.U.E.
O.R.B. 4149, Page 4206

$\Delta = 11^{\circ}43'32''$
R = 1400.81'
L = 286.68'

120'

- pc = point of curvature
- pt = point of tangency
- poc = point on curve
- ⊙ = change of direction (no corner set)
- L.B.U.E. = Landscape, Buffer & Utility Easement
- O.R.B. = Official Records Book

Central Florida Parkway
(right-of-way varies)

N 80°29'37" W 115.46'

$\Delta = 07^{\circ}45'19''$
R = 1186.00'
L = 160.53'

northerly right-of-way line
N 72°44'18" W 288.64'

$\Delta = 84^{\circ}52'29''$
R = 50.00'
L = 74.07'

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(CBA Job No. 0817.18E)

EXHIBIT "A"

Legal Description

A portion of Lot 1, WESTWOOD UNIT 3, according to the plat thereof, as recorded in Plat Book 27, Pages 75 and 76, Public Records of Orange County, Florida located in Section 12, Township 24 South, Range 28 East and being more particularly described as follows:

Commence at the northeast corner of said Lot 1; said point lying on the westerly right-of-way line of Westwood Boulevard; thence run southerly along said westerly right-of-way line, the following four (4) courses and distances: run S 10°39'41" W, along the easterly line of said Lot 1, a distance of 555.61 feet to a point of curvature of a curve, concave westerly, having a radius of 1400.81 feet and a central angle of 11°43'32"; thence run 286.68 feet along the arc of said curve to the point of tangency thereof; thence run S 22°23'13" W, a distance of 111.75 feet to a point of curvature of a curve, concave westerly, having a radius of 50.00 feet and a central angle of 84°52'29"; thence run 74.07 feet along the arc of said curve to the point of tangency thereof; said point lying on the northerly right-of-way line of Central Florida Parkway; thence run westerly along said northerly right-of-way line, the following six (6) courses and distances: run N 72°44'18" W, a distance of 288.64 feet to a point of curvature of a curve, concave southerly, having a radius of 1186.00 feet and a central angle of 07°45'19"; thence run 160.53 feet along the arc of said curve to the point of tangency thereof; thence run N 80°29'37" W, a distance of 115.46 feet; thence run N 69°09'01" W, a distance of 195.16 feet to a point of curvature of a curve, concave northeasterly, having a radius of 145.00 feet; thence run 96.47 feet along the arc of said curve through a central angle of 38°07'06" for the POINT OF BEGINNING; thence continue 24.39 feet along the arc of the aforementioned curve through a central angle of 09°38'13" to a point on said curve; thence, departing the northerly right-of-way line of Central Florida Parkway, run N 83°15'38" E, a distance of 27.42 feet; thence run S 14°53'03" E, a distance of 20.00 feet; thence run S 75°06'57" W, a distance of 22.36 feet to the POINT OF BEGINNING.

Containing 547 square feet, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG--BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of a

Utility Easement

situated in

Section 12, Township 24 South, Range 28 East
Orange County, Florida 70306

PREPARED FOR: **PRIII/Epoch Sea Isle Apartments, LLC**

JOB NO.
0817.18F

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

SHEET
1 of 2

DATE
2/28/13

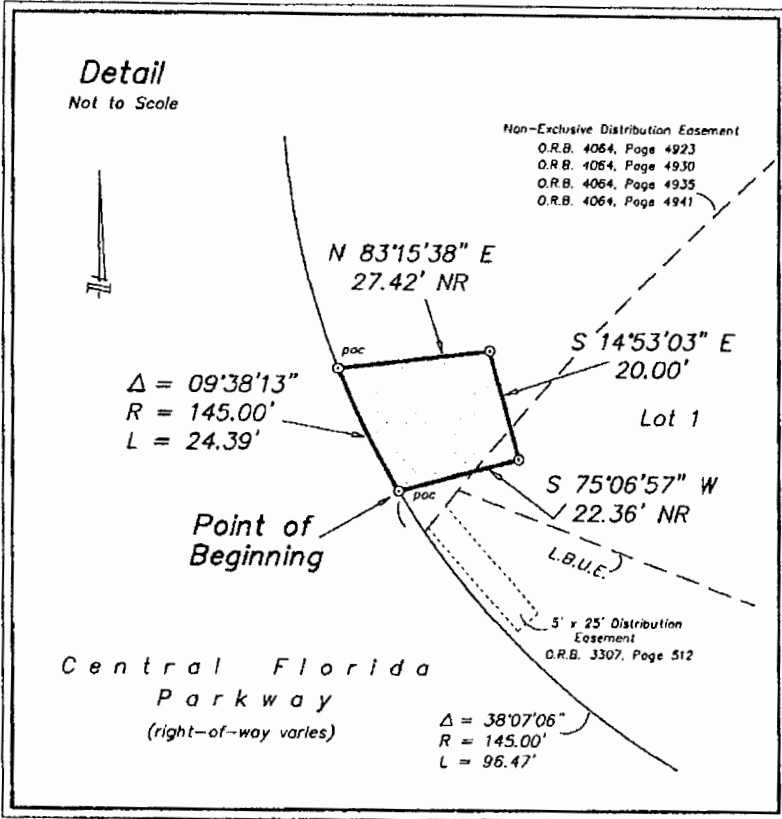
SCALE
As Noted

JGPA LB No. 7194
R. CLAYTON PANUNG
REG. PLS. No. 4236

EXHIBIT 'A' PP

Detail

Not to Scale

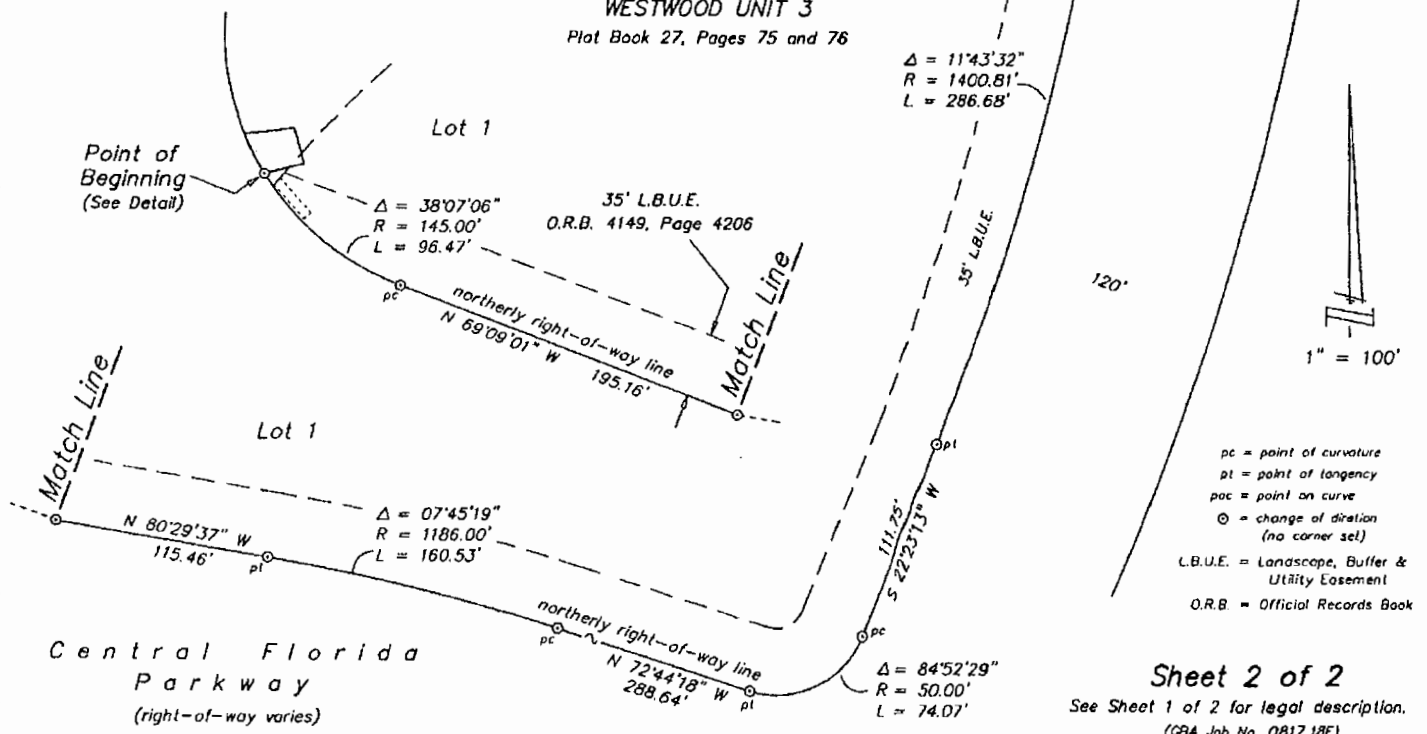


Point of Commencement
 NE corner of Lot 1,
 WESTWOOD UNIT 3
 Plat Book 27,
 Pages 75 and 76

Lot 1

Westwood Boulevard

WESTWOOD UNIT 3
 Plat Book 27, Pages 75 and 76



Central Florida Parkway
 (right-of-way varies)

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
 (CBA Job No. 0817.18F)