

*Valencia Water
Control District*

Agenda

July 11, 2017

AGENDA

7

**VALENCIA WATER CONTROL DISTRICT
NOTICE OF MEETING
OF
BOARD OF SUPERVISORS**

Please be advised that the Meeting of the Board of Supervisors of Valencia Water Control District will be held on Tuesday, July 11, 2017 at 1:00 P.M. in the **Lake Ridge Village Clubhouse, 10630 Larissa Street (Directions listed below)**. Attached is an Agenda for the meeting.

William W. Tew

William W. Tew, District Director

DIRECTIONS TO MEETING:

From Orlando go West on I-4 to the Beach Line Expressway (528); go east past International Drive to Orangewood Blvd.; Go South on Orangewood Blvd., through 4-way stop at Gateway, turn left on Larissa Street. Proceed to Lake Ridge Village Clubhouse on right.

DISTRIBUTION

James A. Gerard; William Ingle; Ed Neal; Gregory Bales; Debra Donton; David E. Mahler; Stephen F. Broome; Green Briar Village Clubhouse; Lake Ridge Village Clubhouse; Lime Tree Village Clubhouse; Montpelier Village Clubhouse; Parkview Pointe Village Clubhouse; Somerset Village Clubhouse; Deer Creek Village Clubhouse; Wingate Club; Lyle Spector, WHOA; and Tom Johnson, Orangewood HOA; Roy Miller, Waterview HOA; and Ken LaFrance, Windsor Walk.

“Persons are advised that if they decide to appeal any decisions made at these meetings/hearings, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per section 298.0105, Florida Statutes.”

“In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation should contact Valencia Water Control District at (407) 841-5524 x 101, not later than forty-eight hours prior to the meeting.”

AGENDA

July 11, 2017

VALENCIA WATER CONTROL DISTRICT
BOARD OF SUPERVISORS MEETING
1 P.M.
LAKE RIDGE VILLAGE CLUBHOUSE
10630 LARISSA STREET
WILLIAMSBURG, ORLANDO, FLORIDA 32821

Item

1. Call meeting to order
2. Approval of June 13, 2017 Minutes
3. General Fund Financial Reports
4. Engineer's Report
 - A. Approval of Permit #497 – Orchid Bay Master DP – Building B2
 - B. Modification of Permit #434 – Fields BMW
5. Attorney's Report
6. Director's Report
7. Other Business
8. Adjournment

SECTION II

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF SUPERVISORS
OF VALENCIA WATER CONTROL DISTRICT**

June 13, 2017

The annual meeting of the Board of Supervisors of **VALENCIA WATER CONTROL DISTRICT** was held at 1:00 P.M. on Tuesday, June 13, 2017, in the Lake Ridge Village Clubhouse, Williamsburg Subdivision in Orlando, Florida. Present were Supervisors James Gerard, Ed Neal, Greg Bales, and Debra Donton. Also in attendance were the following: Stephen F. Broome, District Attorney; David Mahler, District Engineer; William Tew, District Director; Stacie Vanderbilt, District Administrative Assistant; Teresa Viscarra; Donna Finklestein – Lake Ridge Resident; Mr. & Mrs. Pat Annunziata – Deer Creek Village Residents; Karen & Dennis McGowan – Parkview Residents

ITEM #1 **Call Meeting to Order**

Mr. Tew called the meeting to order at 1:10 PM.

ITEM #2 **Administer Oath of Office to Newly Elected Supervisor**

Mr. Broome being a Notary Public of the State of Florida administered the Oath of Office to Mr. James Gerard.

ITEM #3 **Election of President of Board of Supervisors**

On MOTION by Mr. Neal seconded and carried with all in favor to elect Mr. James Gerard President of the Board of Supervisors.

- ITEMS #4 - #9** **Appoint District Attorney (Presently Stephen F. Broome)**
Appoint District Engineer (Presently David E. Mahler)
Appoint District Director (Presently William Tew)
Appoint District Deputy Treasurer (Presently James A. Gerard)
Appoint District Secretary (Presently Stephen F. Broome)

**Appoint District Deputy Secretaries
(Presently William Ingle, Ed Neal, Gregory
Bales and Debra Donton)**

On MOTION by Mr. Neal seconded and carried with all in favor the slate of officers as read above were appointed.

ITEM #10 Approval of May 9, 2017 Minutes

Mr. Tew stated the next item was the minutes from the May 9, 2017 monthly meeting. He asked if there were any corrections, deletions or additions.

On MOTION by Ms. Donton seconded and carried with all in favor the minutes of the May 9, 2017 Monthly Meeting of the Board of Supervisors were approved.

ITEM #11 General Fund Financial Reports

Mr. Tew stated that the District was doing well and was within budget. He stated that work would begin on the maintenance projects but the rains slowed things down.

The District's financial reports for the period ending 5/31/17 were accepted as distributed.

ITEM #12 Engineer's Report

A. Consideration of Permit #0496 – Grande Pines Mass Grading (Orangewood N-2 PD)

Mr. Mahler stated that this permit was just for mass grading related to the restructuring of the golf course in order to minimize the amount of water as it comes in. He stated that they answered all of his questions and recommended approval.

On MOTION by Mr. Gerard seconded and carried with all in favor Permit #0496 was approved.

ITEM #13 Attorney's Report

There being none, next item followed.

ITEM #14

Director's Report

A. Consideration of Proposals to Provide Auditing Services for the Fiscal Year 2017

Mr. Tew presented the engagement letter from Carlile & Hunter as well as proposals and prices from Carr, Riggs & Ingram and McDirmit Davis & Company that provide auditing services for special districts. He stated that McDirmit Davis' price was the same as Carlile & Hunter's and that they had more experience auditing special districts and recommended negotiating a contract with them for the Fiscal Year 2017 audit.

On MOTION by Mr. Neal seconded and carried with all in favor to negotiate a contract with McDirmit Davis & Company to provide auditing services for the Fiscal Year 2017 with the option for additional annual renewals.
--

ITEM #15

Other Business

Mrs. McGowan stated that the Parkview pond behind their home had plants removed that left the ducks that lived there susceptible to the elements and asked if more could be planted.

Mr. Tew stated that he would have to discuss that with the District Engineer because too much plant life in the ponds were not good for the system.

Mr. Mahler stated that research would need to be done on which plants would be ok to put in the pond because they have to be native and not invasive.

Mr. Annunziata stated that they planted Cypress trees behind at their home at their pond and it housed a good amount of wild life.

ITEM #16

Adjournment

The meeting adjourned at 1:23 P.M.

June 13, 2017

Valencia Water Control District

Stephen F. Broome, Secretary

James A. Gerard

William Von Ingle

Ed Neal

Greg Bales

Debra Donton

SECTION III

Valencia Water Control District
Balance Sheet
 As of June 30, 2017

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
101200 · SunTrust Bank - Checking	305,321.53
101210 · Suntrust-Money Market Account	250,328.84
102000 · Cash on hand	100.00
Total Checking/Savings	555,750.17
Total Current Assets	555,750.17
Fixed Assets	
164000 · Land	700,120.00
164190 · Structures	656,605.00
164290 · Canals	2,888,690.00
164590 · Ponds	1,245,537.00
166190 · Equipment & Office furniture	12,767.28
199000 · Accumulated Depreciation	-4,741,594.98
Total Fixed Assets	762,124.30
TOTAL ASSETS	1,317,874.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202001 · Accounts payable	-1,051.68
Total Accounts Payable	-1,051.68
Other Current Liabilities	
217300 · FUTA/SUTA payable	73.50
Total Other Current Liabilities	73.50
Total Current Liabilities	-978.18
Total Liabilities	-978.18
Equity	
271000 · Fund balance-unreserved	264,982.01
271020 · Fund balance-unreserved-002	4,900.00
271100 · Fund Balance -Reserved	
271130 · Canals & Pond Maintenance	18,356.42
Total 271100 · Fund Balance -Reserved	18,356.42
280100 · Net Assets Capitalized	866,157.39
Net Income	164,456.83
Total Equity	1,318,852.65
TOTAL LIABILITIES & EQUITY	1,317,874.47

1:43 PM
 07/05/17
 Accrual Basis

Valencia Water Control District
Profit & Loss Budget vs. Actual
 October 2016 through June 2017

	Oct '16 - Jun 17	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
319100 · Drainage tax assessment	442,448.17	484,086.98	-21,638.81
361001 · Interest earnings - GF	125.15	0.00	125.15
369000 · Other miscell. revenue	62.00	0.00	62.00
Total Income	<u>442,635.32</u>	<u>484,086.98</u>	<u>-21,451.66</u>
Gross Profit	442,635.32	484,086.98	-21,451.66
Expense			
511200 · Supervisor Compensation	1,300.00	1,875.01	-575.01
512000 · Employee Salaries	40,500.00	40,500.00	0.00
521000 · FICA taxes	3,098.25	3,074.98	23.27
524000 · Workers' compensation	589.00	1,000.00	-411.00
525000 · Futa/Suta Unemployment Tx	100.50	239.26	-138.76
531100 · Management Fees	23,249.97	23,250.01	-0.04
531200 · Engineering services	18,800.00	18,900.00	-2,100.00
531300 · Legal services	9,000.00	9,000.00	0.00
531600 · Website Creation/Maintenance	400.00	450.00	-50.00
531700 · Report Preparation - NPDES	3,176.88	10,875.01	-7,698.13
532200 · Auditing	4,900.00	4,900.00	0.00
534100 · Aquatic weed control	23,036.59	24,750.00	-1,713.41
534200 · Canal & retention pond	37,867.20	45,075.01	-7,207.81
534300 · Mowing	33,984.36	50,000.00	-16,015.64
534400 · Water quality monitoring	11,518.50	16,500.01	-4,981.51
534500 · Janitorial	1,048.00	1,500.02	-452.02
540000 · Travel & per diem	112.86	150.02	-37.16
541100 · Freight	0.00	150.02	-150.02
541200 · Postage	137.74	375.02	-237.28
541500 · Internet	1,034.07	1,125.00	-90.93
543000 · Utility services	327.85	750.01	-422.16
544000 · Office Lease	9,465.12	9,495.00	-29.88
545000 · Insurance	11,500.00	14,000.00	-2,500.00
546200 · R&M - general	32,889.00	49,125.01	-16,236.01
546300 · R&M - office	135.00	750.01	-615.01
546400 · R&M - security gates & signs	138.00	750.01	-612.01
547000 · Printing & binding	159.45	375.02	-215.57
548200 · Other chgs-elections	2,690.17	2,800.00	-109.83
549300 · Other chgs-miscellaneous	721.04	300.01	421.03
549400 · Other chgs-NPDES	1,991.39	3,000.01	-1,008.62
549500 · Other chgs-legal advertising	518.17	750.01	-231.84
549600 · Other chgs- Banking Fees	0.00	225.00	-225.00
549800 · Contingency Fund	0.00	300.01	-300.01
549900 · Other Chrgs-OC Prop. Appr. Fee	5,383.00	5,408.00	-25.00
551000 · Office Supplies	135.54	750.01	-614.47
552100 · Operating supplies	95.84	750.01	-654.17
554000 · Pubs, subscrips & members	175.00	1,875.01	-1,700.01
Total Expense	<u>278,178.49</u>	<u>345,092.50</u>	<u>-66,914.01</u>
Net Ordinary Income	<u>164,456.83</u>	<u>118,994.48</u>	<u>45,462.35</u>
Net Income	<u>164,456.83</u>	<u>118,994.48</u>	<u>45,462.35</u>

Valencia Water Control District
Profit & Loss
October 2016 through June 2017

	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	TOTAL
Ordinary Income/Expense										
Income										
319100 - Drainage tax assessment	0.00	30,411.57	239,956.98	63,724.44	60,077.55	24,889.40	17,307.75	3,298.35	3,382.13	442,448.17
361001 - Interest earnings - GF	10.74	10.14	12.68	14.11	13.46	15.25	20.53	14.58	13.66	125.15
369000 - Other miscell. revenue	0.00	0.00	62.00	0.00	0.00	0.00	0.00	0.00	0.00	62.00
Total Income	10.74	30,421.71	239,431.66	63,738.55	60,091.01	24,904.65	17,328.28	3,312.93	3,395.79	442,635.32
Gross Profit	10.74	30,421.71	239,431.66	63,738.55	60,091.01	24,904.65	17,328.28	3,312.93	3,395.79	442,635.32
Expense										
511200 - Supervisor Compensation	200.00	0.00	250.00	0.00	250.00	0.00	200.00	200.00	200.00	1,300.00
512000 - Employee Salaries	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	40,500.00
521000 - FICA taxes	344.25	344.25	344.25	344.25	344.25	344.25	344.25	344.25	344.25	3,088.25
524000 - Workers' compensation	0.00	589.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	589.00
525000 - Futa/Suta Unemployment Tx	4.50	4.50	18.00	18.00	4.50	4.50	46.50	0.00	0.00	100.50
531100 - Management Fees	2,500.00	2,686.66	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	23,249.97
531200 - Engineering services	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	0.00	16,800.00
531300 - Legal services	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	9,000.00
531600 - Website Creation/Maintenance	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00
531700 - Report Preparation - NPDES	0.00	1,050.00	1,324.38	300.00	202.50	0.00	300.00	0.00	0.00	3,176.88
532200 - Auditing	0.00	0.00	0.00	0.00	0.00	4,900.00	0.00	0.00	0.00	4,900.00
534100 - Aquatic weed control	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	8,161.59	0.00	23,036.59
534200 - Canal & retention pond	0.00	22,416.20	0.00	0.00	0.00	6,871.00	0.00	5,930.00	2,650.00	37,867.20
534300 - Mowing	13,196.04	3,798.14	0.00	0.00	0.00	0.00	0.00	13,196.04	3,796.14	33,984.36
534400 - Water quality monitoring	1,645.50	1,645.50	0.00	1,645.50	1,645.50	3,291.00	0.00	1,645.50	0.00	11,518.50
534500 - Janitorial	131.00	131.00	131.00	131.00	131.00	131.00	131.00	131.00	0.00	1,048.00
540000 - Travel & per diem	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112.86	0.00	112.86
541200 - Postage	7.20	14.40	8.26	24.60	8.79	22.99	5.17	25.29	21.04	137.74
541500 - Internet	113.02	113.02	113.02	112.80	112.80	112.80	118.87	118.87	118.87	1,034.07
543000 - Utility services	39.12	40.90	45.31	40.73	40.48	40.01	40.48	40.82	0.00	327.85
544000 - Office Lease	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	9,465.12
545000 - Insurance	11,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,500.00
546200 - R&M - general	1,000.00	0.00	2,000.00	2,000.00	0.00	20,000.00	7,889.00	0.00	0.00	32,889.00
546300 - R&M - office	0.00	45.00	0.00	0.00	45.00	0.00	0.00	45.00	0.00	135.00
546400 - R&M - security gates & signs	0.00	136.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.00
547000 - Printing & binding	24.30	28.20	0.00	16.50	0.15	24.30	0.15	51.75	14.10	159.45
549200 - Other chgs-electrons	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,690.17
549300 - Other chgs-miscellaneous	653.61	5.00	28.43	10.00	7.00	0.00	12.00	0.00	7.00	721.04
549400 - Other chgs-NPDES	0.00	0.00	1,991.39	0.00	0.00	0.00	0.00	0.00	0.00	1,991.39
549500 - Other chgs-legal advertising	0.00	0.00	177.50	174.42	0.00	0.00	166.25	0.00	0.00	516.17
549900 - Other Chrgs-CC Prop. Appr. Fee	5,383.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,383.00
551000 - Office Supplies	20.99	21.08	0.46	21.82	0.51	21.47	6.69	21.59	21.11	135.54
552100 - Operating supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.84	0.00	95.84
554000 - Pubs, subscrips & members	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
Total Expense	47,714.21	43,875.53	19,840.03	18,249.43	16,202.49	49,173.33	22,670.37	44,095.58	16,357.52	278,178.49
Net Ordinary Income	-47,703.47	-13,453.82	219,591.63	45,489.12	43,888.52	-24,268.68	-5,342.09	-40,782.65	-12,961.73	164,456.83
Net Income	-47,703.47	-13,453.82	219,591.63	45,489.12	43,888.52	-24,268.68	-5,342.09	-40,782.65	-12,961.73	164,456.83

SECTION IV

A



VALENCIA WATER CONTROL DISTRICT
135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FL 32801
PHONE: 407-841-5524 X 101 - FAX: 407-839-1526

July 11, 2017

Orchid Bay Development, LLC
Attn: Tom Harb, P.E.
7932 W. Sand Lake Road
Suite 102
Orlando, FL 32819

Subject: Permit #0497

Dear Mr. Harb:

Orchid Bay Development, LLC is hereby granted a construction permit to modify the existing permit covered under Permit Nos. 0446 & 0481 to accommodate the proposed improvement for the Building B2 project (Portion of Parcel 15A). Approval is granted in accordance with approved plans and hydraulic calculations and the following **GENERAL AND SPECIFIC CONDITIONS:**

GENERAL CONDITIONS:

1. That the District or their agents may at any time make such inspections as they may deem necessary to insure that the construction or work is performed in accordance with the conditions of this permit.
2. That the permittee will maintain the work authorized herein during construction and thereafter in good condition in accordance with the approved plans.
3. That the permittee shall comply promptly with any lawful regulations, conditions, or instructions affecting the structure or work authorized herein if and when issued by the U.S. Environmental Protection Agency, the South Florida Water Management District and the Florida Department of Environmental Protection and/or any county or city environmental protection agency having jurisdiction to abate or prevent water pollution, including thermal or radiation pollution. Such regulations, conditions, or instructions in effect or hereafter prescribed by the federal, state, county and city agencies have hereby made a condition of this permit.
4. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the District's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will at all times, assume all risk and indemnify, defend and save harmless Valencia Water Control District from and against any and all

loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by the permittee of the aforesaid rights and privileges.

5. The permittee and/or their agents will use every measure to prevent the run-off of turbid water into the District's facilities including, but not limited to, the use of temporary ponds, silt barriers, chemical additives and temporary grassing during construction.
6. If discharge of water by permittee should at any time raise the level of pollutants in the District's water management facility to the point where the District is in violation of a statute or regulation, permittee will either: (a) immediately cease such discharge, (b) remove pollutants from the water before discharging into District facilities, and pay all costs which the District must incur in order to reduce pollution in the District's facilities to acceptable levels.
7. That all the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.
8. That any modification, suspension or revocation of this permit shall not be the basis for a claim for damages against Valencia Water Control District.
9. The Valencia Water Control District agrees that the issuance of this permit allows the passage of water through their canals but in so doing does not assume any responsibility for damage to any persons or property.
10. That the engineer of record certify that the facilities as constructed comply with the submitted hydraulic calculations and approved drawings.
11. That the permittee agrees not to modify or alter the constructed facilities at any future time without the express consent of the District.
12. This permit is valid for 3 years from date of approval or runs concurrently with the SFWMD permit, if required, whichever expires first.
13. That this permit must be executed within 30 days of Board approval or must be brought back to the Board for reconsideration.

END OF GENERAL CONDITIONS

SPECIFIC CONDITIONS

1. That drawings C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, L-1 and L-2 titled Orangewood N-2 PD/Orangewood N-2 PSP A Portion of Parcel 15A Orchid Bay Master DP (Building B-2) International Dr., Orlando, FL 32821 Final Site Engineering Plans as recommended for approval by the District Engineer on 6/27/17, become part of this permit.

Attest:

Signature: _____

Orchid Bay Development, LLC

Title: _____

Attest:

Granted by:

Valencia Water Control District

By: _____

James Gerard, President

On this 11th day of July, 2017



1117 East Robinson Street
Orlando, Florida 32801
Phone: 407.425.0452

June 27, 2017

Mr. William Tew, District Director
Valencia Water Control District
10365 Orangewood Boulevard
Orlando, Florida 32821

RE: Orchid Bay Master DP – Building B2 (Portion of Parcel 15A)
VWCD Permit No. 0497
CPH Project No. 6816.06

Dear Bill:

We have completed our review of the above referenced project submitted by Florida Engineering Group dated May 19, 2017 (final submission). Based on our review, we have no objection to the Board approving this permit.

Sincerely,

CPH, INC.

A handwritten signature in black ink, appearing to read 'D. Mahler', with a long horizontal flourish extending to the right.

David E. Mahler, P.E.
District Engineer

Cc: Simon Pham, P.E., FEG
file

Permit No. _____
(Assigned by V.W.C.D.)

PERMIT APPLICATION
Valencia Water Control District
10365 Orangewood Blvd.
Orlando, FL 32821
(407) 355-5741

- (1) **PROPOSED USE:** The proposed project consists of modifying the existing permit covered under VWCD Permit Nos. 0446 & 0481 to accommodate the proposed improvement for Building B2 project which is proposed within Basin 2C+3 of the previously permitted master drainage system. This modification within the previously permitted impervious cover of 11.40 acres.
- (2) **LOCATION OF WORK:** Block: 00 Lot: 157 Subdivision: 6283
Or Section: 13 Township: 24 Range: 28
- (3) **DISTRICT WORKS INVOLVED:** SFWMD
- (4) **OWNER OF PROPOSED WORK OR STRUCTURE:** Phone #: (407) 228-8888
Name: Tom Harb, P.E. Title Managing Member, Orchid Bay Development, LLC. Address:
7932 W. Sand Lake Road, Suite 102 Orlando, FL 32819
(Street) (City) (State) (Zip)
- (5) **APPLICATION OTHER THAN OWNER: (if any)** Phone #: _____
Name: _____ Serving as: _____
Address: _____
(Street) (City) (State) (Zip)
- (6) **AREA PROPOSED TO BE SERVED:** Give legal description and size in acres. Attach legal description if necessary. If land is platted, indicate Block, Lot and Subdivision. Please see attached.
- (7) **CONSTRUCTION SCHEDULE:** The proposed work, if permitted, will begin within 90 days Calendar days of permit approval and be completed within 240 calendar days thereafter.
- (8) This application, including sketches, drawings or plans and specifications attached contains a full and complete description of the work proposed or use desired of the above described facilities of the District and for which permit is herewith applied. It shall be a part of any permit that may be issued. It is agreed that all work or the use of the District's facilities will be in accordance with the permit to be granted.

Submitted this 24 day of MAY, 2017.

Signature of Property Owner (Officer of Corporation): _____

Print Name of Property Owner (Officer): A. Tom Harb, P.E.

EXHIBIT "A" LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF PARCEL 15, AND ALL OF LAKE 3, LAKE 2-A, LAKE 2-B, AND LAKE 2-C, ORANGEWOOD NEIGHBORHOOD 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, AND A PORTION OF LOTS 100, 101, 102, 122 AND 123, MUNGER LAND SUBDIVISION, SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 22, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 15 THENCE ALONG THE SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL DRIVE THE FOLLOWING FOUR COURSES AND DISTANCES: (1) NORTH 41°46'06" EAST, A DISTANCE OF 1,372.02 FEET (2) TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,969.86 FEET, A CENTRAL ANGLE OF 12°00'26" AND A CHORD DISTANCE OF 412.06 FEET WHICH BEARS NORTH 35°45'54" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 412.81 FEET; (3) THENCE NORTH 29°45'41" EAST, A DISTANCE OF 504.29 FEET (4) TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,849.86 FEET, A CENTRAL ANGLE OF 16°54'28" AND A CHORD DISTANCE OF 543.91 FEET WHICH BEARS NORTH 38°12'55" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 545.89 FEET; THENCE DEPARTING SAID SOUTHEAST RIGHT OF WAY LINE SOUTH 41°30'39" EAST, A DISTANCE OF 243.61 FEET; THENCE SOUTH 46°42'40" EAST, A DISTANCE OF 347.32 FEET; THENCE SOUTH 42°12'08" WEST, A DISTANCE OF 584.10 FEET; THENCE SOUTH 47°47'52" EAST, A DISTANCE OF 177.00 FEET; THENCE SOUTH 00°04'18" WEST, A DISTANCE OF 76.28 FEET; THENCE SOUTH 42°12'08" WEST, A DISTANCE OF 1,185.45 FEET; THENCE SOUTH 47°47'52" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 42°12'08" EAST, A DISTANCE OF 1,163.34 FEET; THENCE SOUTH 00°04'18" WEST, A DISTANCE OF 10.19 FEET; THENCE SOUTH 42°12'08" WEST, A DISTANCE OF 1,553.34 FEET; THENCE NORTH 87°33'50" WEST, A DISTANCE OF 394.31 FEET; THENCE SOUTH 89°56'44" WEST, A DISTANCE OF 457.02 FEET TO THE POINT OF BEGINNING. CONTAINING 36.84 ACRES (1,604,817 SQUARE FEET), MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF PARCEL 15, ORANGEWOOD NEIGHBORHOOD 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, AND A PORTION OF LOT 9, AND MUNGER'S 30' PLATTED RIGHT OF WAY, MUNGER LAND SUBDIVISION, SECTION 24, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 22, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 15 THENCE NORTH 41°46'06" EAST ALONG THE SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL DRIVE, A DISTANCE OF 118.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL DRIVE NORTH 41°46'06" EAST, A DISTANCE OF 150.00 FEET; THENCE DEPARTING SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL DRIVE SOUTH 47°56'00" EAST, A DISTANCE OF 243.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 648.00 FEET, A CENTRAL ANGLE OF 04°42'13" AND A CHORD DISTANCE OF 53.18 FEET WHICH BEARS SOUTH 45°34'54" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.20 FEET; THENCE SOUTH 89°56'44" WEST, A DISTANCE OF 220.39 FEET; THENCE NORTH 47°56'00" WEST, A DISTANCE OF 132.08 FEET TO THE POINT OF BEGINNING. CONTAINING 0.74 ACRES (32,271 SQUARE FEET), MORE OR LESS.

THIS DESCRIPTION CONTAINS A TOTAL OF 36.10 ACRES (1,572,546 SQUARE FEET), MORE OR LESS.