

CITY OF BELLEVIEW

DOWNTOWN BELLEVIEW

COMMUNITY REDEVELOPMENT

PLAN

Adopted -----

City of Belleview, Florida

Downtown Belleview Community Redevelopment Plan

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Downtown Bellevue Community Redevelopment Plan

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Section 1: Overview and Purpose

In 2012 the Bellevue City Commission decided to initiate the process to form a Community Redevelopment Agency (CRA) in order to revitalize the historic area of Bellevue loosely defined as 'Downtown Bellevue'. The proposed geographic area includes the major gateways to the center of Bellevue, roughly located around along US 441(Abshier Blvd.), CR 484, SR 35 (Baseline Road) CR 25, and SR 25 (SE Hames Road). Much of the identified area of the proposed CRA consists of structures and properties that were built many years ago. As a result of age and other factors such as the recent economic distress, there has been little private economic investment into the area contributing to a significant decrease in property values. As part of establishing the CRA, the City would like to preserve the unique qualities of the area and promote those characteristics through the implementation of the Downtown Bellevue Community Redevelopment Plan.

The City Commission for the City of Bellevue on June 18, 2013 established the City Commission as the CRA Board, which is a separate, legal entity independent of the City Commission. The CRA may appoint two additional members to the Board. The following CRA Community Redevelopment Plan meets the requirements of Florida Statutes Chapter 163 part III, F.S. and is consistent with the City of Bellevue Comprehensive Plan.

Plan Modification

The Community Redevelopment Plan may be modified in a manner consistent with Florida Statutes 163.361. If the Bellevue CRA determines that the plan should be amended, it should make a recommendation to the City Commission of Bellevue. The Planning and Zoning Board should review the Plan/amendments for consistency with the City's Comprehensive Plan. The City Commission can then hold a public hearing after giving proper public notice.

Consistency with Other Plans:

Every effort has been made to prepare the Downtown Bellevue Community Redevelopment Plan consistent with the City's Comprehensive Plan.

Severability

If any provision of the Downtown Bellevue Community Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions should not affect the remaining portions of the plan.

Section 2: Findings of Necessity

The purpose of the Downtown Bellevue Community Redevelopment Plan is to address the underdevelopment and blight conditions within the redevelopment area by investing tax revenues back into the community.

Physical deterioration of structures and improvements along with vacant buildings has contributed to an area wide degradation. Many streets and sidewalks are in poor repair or completely lacking in sidewalk facilities and other than a portion of Robinson Road, there is a lack of pedestrian friendly and aesthetically pleasing infrastructure and streetscapes. Other significant issues include inadequate drainage and parking facilities.

Conditions of Properties:

Table 1 from the Findings of Necessity Report as shown below provides a general breakdown of the parcels included in the CRA as well as the zoning.

Table 1: Findings of Necessity Report

Proposed CRA: Parcel Information		
Zoning District	Number of Parcels	Acreage +/-
R-1	3	0.80
R-2	1	0.48
B-1	1	0.34
B-2	78	43.46
B-4	207	102.79
B-5	18	19.65
M-1	24	28.22
GU	4	27.51
Totals	336	*223.23

The table also provides a good overview of existing uses with the exception of the B-2 zoned properties. Many of these properties have B-2 zoning with an existing residential use on them. The current housing conditions in the CRA area range from very good conditions to homes that are in need of demolition or significant repair. It should be noted that many foreclosures within the redevelopment area have contributed to the decline of real properties (as depicted in Figure A shown below).

Figure A:



Similarly, many commercial buildings in the CRA area are also in various conditions, however many found in the Findings of Necessity Report were just in need of minimum cosmetic improvements such as in Figure B example:

Figure B:



Transportation:

The redevelopment area includes all of the major gateways into the City including: US 441, US 301, CR 484, SR 35 (Baseline Road), and CR 25. These highways are beneficial for businesses in the City due to the high volume of traffic and perhaps more importantly, the impression they provide to citizens and visitors. A CSX line also runs through the area from north to south along SR 35. The major traffic congestion issues within the City are focused around the at-grade road crossings with the CSX rail line.

As indicated in the June 4, 2013 Findings of Necessity (FON) report many of the properties within the Downtown Bellevue Redevelopment Area are lacking in adequate transportation facilities. Often, the most cited deficiencies were for lack of sidewalks. With a lack of a current public transportation system within the City, sidewalks become more important to provide a safe and enjoyable alternative transportation mode within the CRA and will prove to be one of the major tasks of this CRA plan.

Parks:

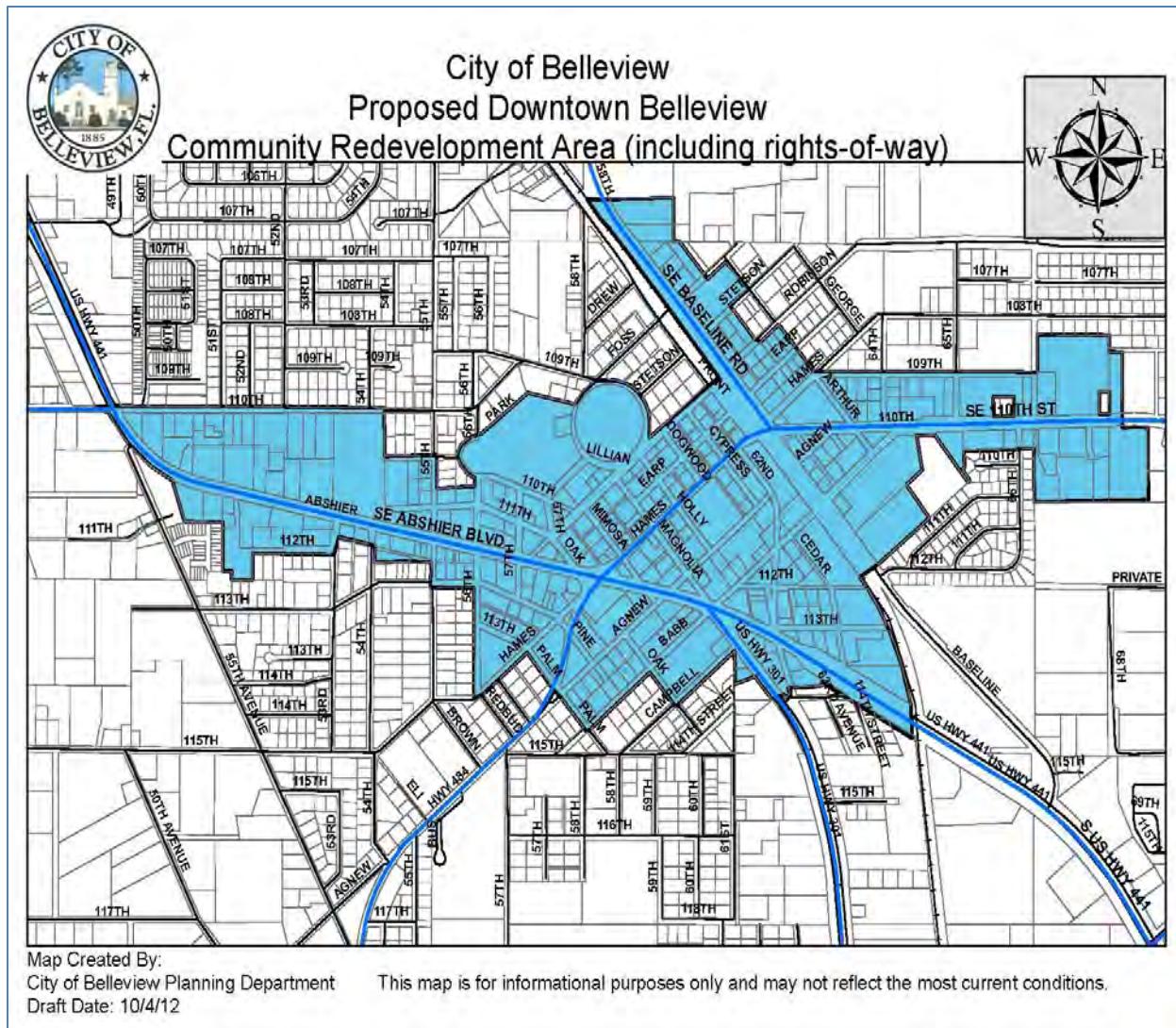
There are three (3) significant park facilities within the CRA: Lake Lillian area, City Hall, and Cherokee park. All of these facilities serve as attractors to the CRA area. While two of the facilities (Lake Lillian and City Hall) serve as host sites for major City and regional events, Cherokee park serves primarily as a local neighborhood park with a children's playground. Although plans for public restrooms and a splash park are underway for Lake Lillian, additional improvements to parking facilities, sidewalks to the parks, and other park improvements such as water, electric, and directional signage could significantly enhance the utilization of all three facilities.

Infrastructure:

Many of the roadways as indicated in the FON report also indicated the need for repair and resurfacing of the roadway system. Additionally, another significant finding in the FON showed the lack of drainage or adequate drainage facilities in the area. This is further made difficult due to the smaller platted lots within the frontage areas along SR 25 making it difficult to develop properties under current City regulations and provide for enough building to substantiate the investment of the development / redevelopment of the lot. Opportunity to partner with development proposals for public parking / drainage facilities will be encouraged as well.

Section 3: CRA Boundary and Legal Description

CRA Boundary Map:



Legal Description: Due to the length of the legal description please see Appendix A

Section 4: CRA Redevelopment Plan Goals and Objectives

To better understand the how the Plan strives to implement goals and objectives this section includes a listing of the projects intended to address the specific goal area.

The format of this redevelopment plan focuses on Goals to establish major areas the plan will try to achieve, defined objectives to work toward the collective achievement of each goal and the specific construction, design, planning or other projects designed to meet an objective. The idea is to help readers to correlate actual projects to the overall goal of the plan. To further understand implementation of the redevelopment plan, each objective has a specific project or projects that: is designated as short or long range, has an estimated costs (if known), and includes the expected time for implementation. The Goals, objectives, and projects for the Downtown Bellevue Redevelopment Plan are as follows:

Goal Area 1: Improve and nurture sustainable economic development

Objective 1.1: Increase and improve signage to draw visitors to the CRA and Downtown area.

Identified Project #1: Develop a CRA themed wayfinder signage system for various areas of the CRA.

Project Type: Recurring - short range project

Estimated Costs: \$20,000

Timeframe: Years 1-5

Identified Project #2: Implement a community banner / electronic message system along the major roadways to promote the CRA and community based events.

Project Type: to be determined by the CRA Board

Estimated Costs: \$10,000 - \$75,000

Timeframe: to be determined by CRA Board

Objective 1.2: Establish design guidelines for commercial development with a historic theme and identify and facilitate changes to City regulations to promote development, redevelopment, and economic development activities within the CRA.

Identified Project: One-Time – short range project

Estimated Costs:

Timeframe: Years 1-5

Objective 1.3: Facilitate and encourage mixed uses in the downtown area.

Identified Project: Work with the City through staff or consultants to develop an overlay zone and/or specific development guidelines for specific CRA areas to allow for mixed use developments that include a residential component.

Project Type: One-time – short/mid-range project

Estimated Costs: \$10,000

Timeframe: Year 5-10

Objective 1.4: Implement a financial incentive program that encourages additional job creation through business start-up, expansion, and development

Identified Project: Provide a grant program to make funds available for land use, zoning, development and impact related fees including assistance programs such as helping with the first year of rent for multi-year leases for new businesses.

Project Type: Recurring – short and mid-range project

Estimated Costs: up to 10% of annual revenues.

Timeframe: Years 1-30

Objective 1.5: Improve the condition of non-residential uses within the CRA.

Identified Project: Provide a façade / property improvement grant program to assist with improvement to non-residential uses within the CRA.

Project Type: Recurring – short and long range

Estimated Costs: Up to 10% of annual revenues to be determined by CRA Board.

Timeframe: Years 1-10

Objective 1.6: identify and facilitate the unique areas of the CRA.

Identified Project: develop area specific master plans for areas such as: Lake Lillian, SR 35 and CR 25 area, the SR 25 area, and the US 441 area.

Project Type: One time – long range

Estimated Costs: one time (each plan area) to be determined by the CRA Board.

Timeframe: Years 15-30

Goal Area 2: Provide quality affordable Housing: (for the purpose of this document Affordable Housing as defined by the U.S. Department of Housing and Urban Development means: housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.)

Objective 2.1: Improve the condition of housing within the CRA

Identified Project: Provide a façade / property improvement grant program to assist with improvement to residential uses within the CRA.

Project Type: Recurring – short and long range

Estimated Costs: Up to 10% of annual revenues to be determined by CRA Board.

Timeframe: Years 1-10

Objective 2.2: Preserve historic homes

Identified Project: Provide a grant program to assist with the renovation and preservation of historic homes within the CRA.

Project Type: Recurring short and long range

Estimated Costs: \$5,000

Timeframe: Years 5-15

Objective 2.3: Consistent with Objective 1.3 above, develop an overlay zone to encourage mixed uses within certain sections of the CRA that include the allowance for residential uses.

Identified Project: Develop an overlay mixed use zone(s)

Project Type: Recurring – One time

Estimated Costs: \$20,000

Timeframe: By year 10 of the CRA

Goal Area 3: Promote the CRA as a major regional attraction

Objective 3.1: Identify needs for land area, improvements, and parking

Identified Project: develop a master improvement plan for: Lake Lillian, City Hall, and Cherokee park.

Project Type: One-time –short term

Estimated Costs: \$50,000

Timeframe: Years 1-5

Objective 3.2: Promote the CRA through advertising and social media.

Identified Project: develop a marketing program that includes webpage development, facebook, Twitter, and/or other social media

Project Type: Recurring

Estimated Costs \$5,000 annually (initial), may be expanded as funding permits as determined by CRA Board

Timeframe: Years 1-30

Objective 3.3: Promote the CRA through community special events.

Identified Project: Establish a grant program for holding special events within the CRA.

Project Type: recurring

Timeframe: Years 1-30

Goal Area 4: Ensure a safe, efficient, and attractive transportation system and infrastructure for the CRA area

Objective 4.1: Complete streetscape priority listing with typical section design concepts for major roadways in the CRA.

Identified Project: work with staff and/or consultants to identify candidate roadways for streetscape improvements. Streetscapes may be different to address the unique needs and characteristics of the particular area of the CRA).

Project Type: One time (per roadway) – mid term

Estimated Costs: \$75,000

Timeframe: Years 5-10

Objective 4.2: Encourage walking and bicycling within the downtown area.

Identified Project: construct sidewalks to provide connections between major roadways in the CRA such as US 441, SR 25, SR 35, and CR 25. Connections shall also emphasize connections from these roadways throughout the CRA and to Lake Lillian, City Hall, and Cherokee Park.

Project Type: Recurring – mid and long term

Estimated Costs: To be determined By CRA Board

Timeframe: Years 1-30

Objective 4.3: Improve parking and drainage facilities in the area along SR 25 and US 441.

Identified Project: Identify areas primarily in the SR 25 Lake Lillian area for development of community parking and drainage facilities.

Project Type: recurring – long term

Estimated Costs: To be determined by CRA Board

Timeframe: Years 1-30

Goal Area 5: Facilitate private and public partnerships to promote community pride and identity

Objective 5.1: promote and enhance the historic characteristics and explore sense of place for specific areas of the CRA such as Lake Lillian, CR 25 area, US 441 area to promote unique identities while strengthening the relationships between these areas.

Identified Project: No project identified need to further discuss with CRA Board.

Project Type: to be established by CRA Board.

Estimated Costs: to be determined by CRA Board

Timeframe: to be determined by CRA Board.

Objective 5.2: Promote group and community clean-up and beautification projects.

Identified Project: work with existing City and state programs for adopting public facilities for cleanup to provide encouragement and incentives for citizen, civic group, and business participation.

Project Type: Recurring -long range

Estimated Costs: To be determined by CRA Board

Timeframe: Years 1-30

Objective 5.3: Beautify City Hall

Identified Project: to be determined by the CRA Board

Project Type: one time (long range)

Estimated Costs: To be determined by the CRA Board.

Timeframe: Years 15-30

Section 5: Consistency with the Comprehensive Plan

The City's current Comprehensive Plan was last amended in June of 2007 and is due for an update by June 2, 2014. In 2010 the City adopted an Evaluation and Appraisal Report (EAR) that was submitted and approved the Florida Department of Community Affairs now called the Office of Economic Opportunity. Although the recommendations of the EAR were not moved forward in the form of Plan amendments due to changes in state growth management laws, it is important to note that one of the primary

recommendations of the EAR included the establishment of an Economic Development Chapter for the Comprehensive Plan and the creation of a CRA was discussed as part of this element.

In regards to consistency with the Comprehensive Plan the following Goals, Objectives, and Policies of the Comprehensive Plan are cited in support of or consistent with the Downtown Bellevue Redevelopment Plan:

FUTURE LAND USE ELEMENT:

Goal 1

Ensure that the character and location of land use maximizes the potential for economic benefit and the enjoyment of natural and man-made resources by citizens, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The primary focus of the Community Redevelopment Area is to promote economic development and promote investment back into the area to improve public facilities and minimize environmental degradation.

Goal 1: Objective 2

The City shall enforce policies and regulations that encourage the redevelopment and renewal of blighted areas. [9J-5.006(3)(b)(2)]

This objective directly speaks of the purpose of a community redevelopment area which is to renew blighted areas.

TRANSPORTATION ELEMENT:

Goal 1: Objective 6

The City will emphasize safety and aesthetics in the maintenance and development of its transportation system.

A primary focus of a community redevelopment area is to improve the overall transportation system to make it more efficient, safe, and attractive to use. See related Goal area 4 in Section 4 of this plan above.

HOUSING ELEMENT:

Goal 1: Objective 2

The City shall eliminate substandard housing conditions to the fullest extent possible by enforcing policies and standards that provide structural and aesthetic improvement of the existing housing stock and by providing policies and procedures concerning relocation housing. [9J-5.010(3)(b)2 and 6]

Goal 1: Objective 2, Policy 2.1

The City of Bellevue shall continue its effort to stabilize neighborhoods, including but not limited to such activities such as actions as providing paved streets and sidewalks and providing municipal services such as prohibitions against junk and trash and enforcing those housing ordinances which result from implementing this plan. [9J-5.010(3)(c)3]

Goal 1: Objective 6

The City shall establish or participate in housing implementation programs which provide financial assistance for demolition, conservation or rehabilitation of existing housing structures as determined by the City Commission [9J-5.010(3)(b)7].

A significant role of the community redevelopment area is to provide for a mechanism for the reinvestment of tax dollars directly back into the target area. Many CRA's have programs to provide for property improvement grants to improve existing structures. It is anticipated that the proposed Downtown Bellevue CRA will provide a similar program consistent with the above mentioned Housing Element goals, objectives and policies. See related Goal Area 2 in Section 4 of this plan above.

STORMWATER MANAGEMENT ELEMENT:

Goal 1

Improve or maintain the existing drainage system to eliminate problem areas. [9J-5.011(2)(a)]

The proposed projects for this redevelopment plan based upon the findings of necessity report indicate a need for stormwater improvements due to a lack of

drainage facilities within the proposed CRA area. See related Goal Area 4 in Section 4 of this Plan above.

CONSERVATION ELEMENT:

Goal 1

Protect, conserve, enhance or appropriately use the City of Bellevue's natural resources in a manner which maximizes their long term viability and economic, recreational and natural value.

Enhancing the natural resources of areas within the CRA (Lake Lillian for example) is also a primary concern for the redevelopment plan. See related Goal Area 3 in Section 4 of this Plan above.

In comparison of the Downtown Bellevue Redevelopment Plan and the existing City Comprehensive Plan several consistent themes stand-out such as: revitalization, protection of historic and natural resources, improved infrastructure, and the general theme of improving economic.

CONCLUSION: As evidenced by the cited comprehensive plan goals, objectives, and policies, the similarity to the goals, objectives, and projects of this redevelopment plan indicate the Downtown Bellevue Community Redevelopment Plan is consistent with the City's Comprehensive Plan.

Section 6: Duration of CRA Plan and Base Year

The duration of the Downtown Bellevue Redevelopment Plan shall be thirty (30) years from the date of the creation of the redevelopment area (June 18, 2013) which would be June 18, 2043. Consistent with the data collection and the findings of necessity report, the Base year for the CRA is established at the year 2012.

Section 7: Neighborhood Impact Element

The Community Redevelopment Plan does not propose any specific projects that would directly result in the need for a housing relocation plan. In fact, one of the key elements of the plan is to encourage the preservation and enhancement of all existing buildings through façade and property improvement programs. Further, traffic, environmental quality, and availability of community services in the residential areas of the CRA will be enhanced rather than diminished by the projects listed in the redevelopment plan to

provide more economic value and stability to the area. Additionally, the Redevelopment plan along with City code enforcement procedures for maintaining properties should further help to promote maintenance and reinvestment in the residential properties of the CRA. Prior to the addition of any project that may require housing relocation, the CRA plan will need to be updated to include specific measures to fully address relocation needs.

Section 8: Estimated Tax Increment Scenarios

The taxing authorities in the Downtown Bellevue Community Redevelopment Area include the City of Bellevue and Marion County. With the economic downturn having a significant impact on property values over the last few years showing consistent decline in property value rather than increases as has been the norm in before 2007, a standard percentage based growth rate may not be the best approach for estimated tax increment scenarios. However, should the economy turn around in future years, a standard increase approach may be important to review. As a direct result, the following scenarios are provided to show various potential expectations for growth in property value. While these scenarios provide some idea of possible future economic conditions the recent trends would tend to lean toward the more conservative estimates even though local and regional economies seem to be on the increase.

Scenario 1 (fixed rate 1% annual growth):

Downtown Bellevue Community Redevelopment Plan - Tax Increment Estimates						
Example (1): Fixed Rate -1% Annual Growth Rate						
YEARS (five year increments unless otherwise indicated)	Total CRA Properties: Tax Value	Tax Increment	City Revenue @ 95%	County Revenue @ 95%	Annual CRA Revenue	Total CRA Revenue
Year 1 (2013) 0%	\$35,771,736	\$354,176	\$1,343	\$1,073	\$2,416	\$2,416
Year 2 (2014) 1%	\$36,129,453	\$711,893	\$2,699	\$2,157	\$2,416	\$7,273
Year 5 (2017) 2.5%	\$37,224,212	\$1,806,652	\$6,850	\$5,475	\$12,325	\$36,730
Year 10 (2022) 2.5%	\$39,123,020	\$3,705,460	\$14,050	\$11,229	\$25,279	\$136,961
Year 15 (2027) 2.5%	\$41,118,688	\$5,701,128	\$21,617	\$17,277	\$38,894	\$303,930
Year 20 (2032) 2.5%	\$43,216,154	\$7,798,594	\$29,569	\$23,634	\$53,203	\$541,042
Year 25 (2037) 2.5%	\$45,420,612	\$10,003,052	\$37,928	\$30,314	\$68,242	\$851,876
Year 30 (2043) 2.5%	\$47,737,520	\$12,319,960	\$46,713	\$37,336	\$84,048	\$1,240,191
NOTE: 2007 Property Values (\$51,516,074) is NOT reached / exceeded for the life of the CRA (30 years)						

Scenario 2 (fixed rate 3% annual growth):

Downtown Bellevue Community Redevelopment Plan - Tax Increment Estimates						
Example (2): Fixed Rate 3% Annual Growth Rate						
YEARS (five year increments unless otherwise indicated)	Total CRA Properties: Tax Value	Tax Increment	City Revenue @ 95%	County Revenue @ 95%	Annual CRA Revenue	Total CRA Revenue
Year 1 (2013) 0%	\$36,480,087	\$1,062,527	\$4,029	\$3,220	\$7,249	\$7,249
Year 2 (2014) 1%	\$37,574,489	\$2,156,929	\$8,178	\$6,537	\$2,416	\$21,964
Year 5 (2017) 2.5%	\$41,058,659	\$5,641,099	\$21,389	\$17,095	\$38,484	\$113,179
Year 10 (2022) 2.5%	\$47,598,239	\$12,180,679	\$46,185	\$36,914	\$83,098	\$436,806
Year 15 (2027) 2.5%	\$55,179,404	\$19,761,844	\$74,930	\$59,888	\$134,818	\$1,004,400
Year 20 (2032) 2.5%	\$63,968,053	\$28,550,493	\$108,253	\$86,522	\$194,775	\$1,854,820
Year 25 (2037) 2.5%	\$74,156,505	\$38,738,945	\$146,884	\$117,398	\$264,283	\$3,033,111
Year 30 (2043) 2.5%	\$85,967,714	\$50,550,154	\$191,668	\$153,192	\$344,860	\$4,591,495

NOTE: 2007 Property Values (\$51,516,074) is reached / exceeded in approximately 15 years

Scenario 3 (Variable Rate 0% – 2.5%):

Downtown Bellevue Community Redevelopment Plan - Tax Increment Estimates						
Example (3): Variable Rate - Years 2013 0% growth, Years 2014-2016 1% growth, and remaining years 2.5% growth rate						
YEARS (five year increments unless otherwise indicated)	Total CRA Properties: Tax Value	Tax Increment	City Revenue @ 95%	County Revenue @ 95%	Annual CRA Revenue	Total CRA Revenue
Year 1 (2013) 0%	\$35,417,560	\$0	\$0	\$0	\$0	\$0
Year 2 (2014) 1%	\$35,771,736	\$354,176	\$1,343	\$1,073	\$2,416	\$2,416
Year 5 (2017) 2.5%	\$37,403,016	\$1,985,456	\$7,528	\$6,017	\$13,545	\$28,139
Year 10 (2022) 2.5%	\$42,318,080	\$6,900,520	\$26,164	\$20,912	\$47,076	\$194,803
Year 15 (2027) 2.5%	\$47,879,023	\$12,461,463	\$47,249	\$37,764	\$85,014	\$542,124
Year 20 (2032) 2.5%	\$54,170,720	\$18,753,160	\$71,105	\$56,831	\$127,937	\$1,093,843
Year 25 (2037) 2.5%	\$61,289,197	\$25,871,637	\$98,096	\$78,404	\$176,500	\$1,876,818
Year 30 (2043) 2.5%	\$69,343,101	\$33,925,541	\$128,633	\$102,811	\$231,445	\$2,921,440

NOTE: 2007 Property Values (\$51,516,074) is reached / exceeded in approximately 20 years

Estimated Taxes Summary: It is important to consider that there are a number of factors that may impact property values and taxing calculations such as the local government tax rate as well as the economic conditions as evidenced over the past five years. In years past many CRA tax increment projects used higher growth rates of 4-5%. However, recent history indicates that a more

conservative approach is prudent. As a result, the various funding scenarios provide multiple possible expectations of revenues for the CRA trust fund. As evidenced in the goals, objectives, and projects section of the plan, the various identified projects far exceed the expected revenues of the plan. Annually prioritizing projects will be a very important function of the CRA Board to maximize use of revenues to achieve the overall plan goals as the Downtown Bellevue Community Redevelopment Plan moves forward.

Appendix A: CRA Legal Description (as depicted in Section 3: CRA Boundary Map)

A PARCEL OF LAND LYING IN SECTIONS 25 & 36, TOWNSHIP 16 SOUTH, RANGE 22 EAST AND SECTIONS 30 & 31, TOWNSHIP 16 SOUTH, RANGE 23 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE N.89°57'30"E., ALONG THE NORTH BOUNDARY OF THE N.W. ¼ OF SAID SECTION, 1007.51 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°02'30"W., 36.84 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 WITH THE NORTH RIGHT OF WAY LINE OF S.E. 110TH STREET; THENCE S.87°17'28"E., 229.51 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EASTERNLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 WITH THE NORTH RIGHT OF WAY LINE OF S.E. 110TH STREET; THENCE N.89°59'30"E., ALONG SAID NORTH RIGHT OF WAY LINE, 1416.37 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.E. 52ND COURT; THENCE S.83°15'50"E., 44.41 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S.E. 52ND COURT WITH THE NORTH RIGHT OF WAY LINE OF S.E. 110TH STREET; THENCE S.89°28'02"E., ALONG SAID NORTH RIGHT OF WAY LINE, 856.07 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST BOUNDARY OF LOT 3, BLOCK 61, TOWN OF BELLEVIEW, AS RECORDED IN PLAT BOOK A, PAGE 15, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°02'27"W., ALONG SAID NORTHERLY EXTENSION AND SAID EAST BOUNDARY, 365.44 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF S.E. 110TH PLACE; THENCE S.89°59'13"E., ALONG SAID NORTH RIGHT OF WAY LINE AND AN EXTENSION THEREOF, 446.44 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.E. 55TH AVENUE; THENCE S.00°00'47"W., 263.69 FEET, MORE OR LESS, TO THE N.W. CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4229, PAGE 1471, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.86°36'58"E., ALONG SAID NORTH BOUNDARY AND ALONG THE NORTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2287, PAGE 1116, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 329.60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.E. 56TH AVENUE; THENCE N.00°00'47"E., ALONG SAID WEST RIGHT OF WAY LINE, 59.91 FEET, MORE OR LESS, TO A POINT ON A 175.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.44°35'53"W. 203.28 FEET, MORE OR LESS; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°00'49", A DISTANCE OF 216.90 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF S.E. 110TH PLACE; THENCE N.00°00'37"W., 30.79 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF S.E. 110TH PLACE WITH THE WESTERLY RIGHT OF WAY LINE OF S.E. 56TH AVENUE, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.45°12'00"E. 201.42 FEET, MORE OR LESS; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°30'56", A DISTANCE OF 215.93 FEET, MORE OR LESS, TO A POINT OF REVERSE CURVATURE WITH A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.40°37'47"E. 32.97 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°30'30", A DISTANCE OF 36.00 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, N.00°37'13"W., 12.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.89°22'47"E., 48.68 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.E. 56TH AVENUE WITH THE NORTHERLY RIGHT OF WAY LINE OF S.E. PARK ROAD; THENCE N.49°48'35"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, 506.12 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.76°26'19"E., 426.28 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF S.E. PARK ROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF S.E. LILLIAN CIRCLE, SAID POINT BEING ON A 355.82 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.85°12'39"E. 611.76 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 118°33'20, A DISTANCE OF 736.26 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY

LINE OF S.E. STETSON ROAD, SAID POINT BEING ON A 531.59 FOOT RADIUS CURVE, CONCAVE WESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.13°35'25"E. 314.91 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY OF WAY LINE OF SAID S.E. LILLIAN CIRCLE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°27'32", A DISTANCE OF 319.70 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF S.E. ROBISON ROAD; THENCE N.49°48'35"E., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND AN EXTENSION THEREOF, 666.93 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE S.E. FRONT ROAD, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF C.S.X. RAILROAD; THENCE N.39°40'13"W., ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 1418.95 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BOUNDARY OF THE S.W. ¼ OF THE N.W. ¼ OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY OF SAID N.W. ¼ OF THE S.W. ¼, S.89°17'01"E., 42.02 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, N.40°12'13"W., 449.96 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4594, PAGE 0737, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.89°17'01"E., ALONG SAID WESTERLY EXTENSION AND SAID NORTH BOUNDARY, 862.93 FEET, MORE OR LESS, TO THE N.E. CORNER OF SAID LANDS; THENCE S.00°42'59"W., ALONG THE EAST BOUNDARY OF SAID LANDS AND AN EXTENSION THEREOF, 340.00 FEET, MORE OR LESS, TO A POINT ON THE AFOREMENTIONED SOUTH BOUNDARY OF THE N.W. ¼ OF THE S.W. ¼ OF SAID SECTION 30; THENCE S.89°17'01"E., ALONG SAID SOUTH BOUNDARY, 41.39 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1103, PAGE 0353, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID BOUNDARY ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF AN UNNAMED STREET; THENCE S.38°48'44"E., ALONG SAID SOUTHWESTERLY BOUNDARY, 333.58 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF S.E. FOSS ROAD; THENCE N.49°58'52"E., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 221.21 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.E. ARTHUR ROAD; THENCE S.40°42'33"E., ALONG SAID NORTHERLY EXTENSTION AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, 330.02 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF S.E. STETSON ROAD; THENCE S.49°58'52"W., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 187.24 FEET, MORE OR LESS, TO AN INTERSECTION THE NORTHERLY EXTENSION OF THE NORTHEASTERLY BOUNDARY OF THE THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4813, PAGE 1315, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.39°56'07"E., ALONG SAID NORTHERLY EXTENSION AND SAID NORTHEASTERLY BOUNDARY AND A SOUTHERLY EXTENSION THEREOF, 390.44 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. ROBINSON ROAD; THENCE N.49°58'49"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 225.77 FEET, MORE OR LESS; TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3220, PAGE 1007, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, S.40°19'28"E., ALONG THE NORTHEASTERLY BOUNDARY OF SAID SAIDS AND ALONG THE NORTHEASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2278, PAGE 0486 AND AN EXTENSTION THEREOF AND OFFICIAL RECORDS BOOK 5791, PAGE 1591 AND OFFICIAL RECORDS BOOK 4081, PAGE 0934 AND AN EXTENTION THEREOF, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 487.48 FEET, MORE OR LESS TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF S.E. HAMES ROAD; THENCE N.50°50'55"E., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 29.34 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF S.E. 109TH STREET; THENCE S.89°38'04"E., ALONG SAID WESTERLY EXTENSION AND SAID NORTH RIGHT OF WAY LINE AND AN EXTENSION THEREOF, 1931.08 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.E. 67TH AVENUE; THENCE N.00°12'59"W., ALONG SAID EAST RIGHT OF WAY LINE, 281.11 FEET TO THE N.W. CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5320, PAGE 1331, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°42'55"E., ALONG THE NORTH BOUNDARY OF SAID LANDS, 636.81 FEET, MORE OR LESS, TO THE N.E. CORNER OF SAID LANDS; THENCE

S.00°00'26"E., ALONG THE EAST BOUNDARY OF SAID LANDS, 130.00 FEET, MORE OR LESS, TO THE N.W. CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3989, PAGE 1674, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.89°42'55"E., ALONG THE NORTH BOUNDARY OF SAID LANDS, 112.50 FEET, MORE OR LESS, TO THE N.E. CORNER OF SAID LANDS; THENCE S.00°00'26"E., ALONG THE EAST BOUNDARY OF SAID LANDS AND AN EXTENSION THEREOF, 562.50 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.E. 110TH STREET; THENCE N.88°09'28"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 43.81 FEET, MORE OR LESS, TO A POINT ON A 1496.59 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.88°34'58"E. 166.58 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°22'50", A DISTANCE OF 166.66 FEET, MORE OR LESS, TO THE N.E. CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4865, PAGE 1415, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.00°16'21"E., ALONG THE EAST BOUNDARY OF SAID LANDS, 599.58 FEET, MORE OR LESS, TO A POINT ON THE NORTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5782, PAGE 1360, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, (ALSO KNOWN AS AUTUMN GLEN); THENCE N.89°33'00"W., ALONG SAID NORTH BOUNDARY, 988.08 FEET, MORE OR LESS, TO THE N.W. CORNER OF SAID LANDS, SAID POINT ALSO BEING THE EAST BOUNDARY OF WOODED ACRES – UNIT 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK W, PAGE 34, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°13'20"W., ALONG SAID EAST BOUNDARY, 419.32 FEET, MORE OR LESS, TO THE N.E. CORNER OF LOT 1, BLOCK E OF SAID PLAT; THENCE S.88°07'56"W., ALONG THE NORTH BOUNDARY OF SAID WOODED ACRES – UNIT 2 AND THE NORTH BOUNDARY OF WOODED ACRES – UNIT 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK X, PAGES 59 AND 60, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 619.44 FEET, MORE OR LESS, TO THE N.W. CORNER LOT 18, BLOCK L, OF SAID WOODED ACRES – UNIT 4; THENCE S.03°05'00"E., ALONG THE WEST BOUNDARY OF SAID UNIT 4, 134.06 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.50°33'23"W., 25.06 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.39°26'37"E., 107.97 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID WEST BOUNDARY S.50°33'23"W., 25.00 FEET TO A POINT ON THE CENTERLINE OF GEORGE STREET (NOW CLOSED); THENCE DEPARTING SAID WEST BOUNDARY, N.39°26'37"W., ALONG SAID CENTERLINE, 506.05 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.E. 110TH STREET; THENCE S.88°11'39"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 122.96 FEET, MORE OR LESS, TO THE N.W. CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4941, PAGE 0482, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF SAID LANDS THE FOLLOWING COURSES: S.10°16'51"E., 276.20 FEET, MORE OR LESS; THENCE S.49°43'59"W., 179.13 FEET, MORE OR LESS; THENCE S.38°56'35"E. 337.39 FEET, MORE OR LESS, TO A POINT ON THE AFOREMENTIONED WEST BOUNDARY OF WOODED ACRES – UNIT 4; THENCE S.50°33'29"W., ALONG SAID WEST BOUNDARY AND AN EXTENSION THEREOF, 825.96 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF C.S.X. RAILROAD; THENCE S.40°12'18"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 12.24 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.E. 112TH STREET; THENCE S.89°40'44"E., 59.59 FEET, MORE OR LESS, TO A POINT ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF C.S.X. RAILROAD, SAID POINT BEING ON A 1860.08 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.23°39'53"E. 997.16 FEET, MORE OR LESS; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 31°05'41", A DISTANCE OF 1009.50 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, S.04°50'18"E., 289.37 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 441; THENCE N.61°15'56"W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 316.31 FEET, MORE OR LESS; THENCE N.57°51'38"W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 301.33 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, N.61°39'58"W., 272.99 FEET, MORE OR LESS, TO THE N.E. CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5526, PAGE 1290, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N.89°59'13"W., ALONG THE NORTH BOUNDARY OF SAID LANDS, 90.55 FEET; THENCE S.18°56'13"E.,

40.62 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, S.86°38'47"W., 197.35 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.E. 62ND AVENUE; THENCE S.81°30'44"W., 49.81 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.E. 62ND AVENUE; THENCE N.41°17'44"W., 19.14 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE S.49°29'24"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 65.25 FEET, MORE OR LESS; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.70°18'14"W., 143.83 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE N.40°30'36"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, 205.44 FEET, MORE OR LESS, TO THE S.E. CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2027, PAGE 1731, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S.76°24'11"W., ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, 136.46 FEET, MORE OR LESS, TO THE S.W. CORNER OF SAID LANDS; THENCE N.00°31'49"W., ALONG THE WEST BOUNDARY OF SAID LANDS, 188.91 FEET, MORE OR LESS, TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE N.40°13'32"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.80 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. CAMPBELL ROAD; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S.49°34'03"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 647.74 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.E. OAK ROAD; THENCE N.40°25'12"W., ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.E. OAK ROAD, 351.16 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. BABB ROAD; THENCE S.49°33'42"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 718.86 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.E. PALM ROAD; THENCE N.40°14'16"W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 812.89 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. HAMES ROAD; THENCE S.49°44'40"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 609.69 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF S.E. HAMES ROAD; THENCE N.89°43'40"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 7.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF S.E. 56TH AVENUE; THENCE N.00°16'20"E., ALONG SAID SOUTHERLY EXTENSION AND WEST RIGHT OF WAY LINE, 916.10 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF S.E. 113TH STREET; THENCE N.89°59'13"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 328.80 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.E. 55TH AVENUE; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.76°42'50"W., 51.44 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID S.E. 55TH AVENUE AND THE SOUTH RIGHT OF WAY LINE OF S.E. 113TH STREET; THENCE N.04°31'13"E., 65.17 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF S.E. 113TH STREET WITH THE WEST RIGHT OF WAY LINE OF S.E. 55TH AVENUE; THENCE N.01°04'42"E., ALONG SAID WEST RIGHT OF WAY LINE, 120.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF AN UNNAMED STREET; THENCE N.89°59'13"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 501.49 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.E. 54TH AVENUE; THENCE N.00°16'10"E., ALONG SAID EAST RIGHT OF WAY LINE, 142.39 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF AN UNNAMED STREET; THENCE N.78°17'46"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, 320.97 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.E. 53RD COURT; THENCE S.01°07'39"W., ALONG SAID EAST RIGHT OF WAY LINE, 137.95 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF S.E. 112TH STREET; THENCE S.89°57'40"W., ALONG SAID EASTERLY EXTENSION AND SOUTH RIGHT OF WAY LINE, 741.75 FEET, MORE OR LESS, TO A POINT ON THE EAST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3080, PAGE 0863, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.00°22'15"W., ALONG SAID EAST BOUNDARY, 203.87 FEET, MORE OR LESS, TO THE S.E. CORNER OF SAID LANDS; THENCE S.89°59'56"W., ALONG THE SOUTH BOUNDARY OF SAID LANDS, 188.04 FEET, MORE OR LESS, TO THE S.W. CORNER OF SAID LANDS; THENCE N.00°04'46"W., ALONG THE WESTERLY BOUNDARY OF SAID LANDS, 75.29 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID LANDS, N.89°55'14"W., 77.39 FEET, MORE OR LESS, TO THE S.E. CORNER OF BROWNSTONE COMMONS, AS PER PLAT

THEREOF, RECORDED IN PLAT BOOK 6, PAGES 51 AND 52, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°21'34"E., ALONG SAID EAST BOUNDARY, 382.09 FEET, MORE OR LESS, TO THE N.E. CORNER OF SAID PLAT; THENCE N.89°52'53"W., ALONG THE NORTH BOUNDARY OF SAID PLAT, 330.85 FEET, MORE OR LESS, TO THE S.E. CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2718, PAGE 1671, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.19°25'31"W., ALONG THE EASTERLY BOUNDARY OF SAID LANDS, 336.76 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441, SAID POINT BEING ON A 1200.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.48°33'48"W. 779.45 FEET, MORE OR LESS; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 37°54'13", A DISTANCE OF 793.85 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.E. 110TH STREET; THENCE N.89°59'13"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 56.98 FEET, MORE OR LESS; THENCE N.26°40'05"W., 87.13 FEET TO THE POINT OF BEGINNING.