

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for certificate  
to provide water & wastewater  
service in Orange County by  
Zellwood Station Co-Op, Inc. ) Docket No. 980307-WS

PREFILED DIRECT TESTIMONY

OF

IRVING PERKINS

On Behalf of Zellwood Station Co-Op, Inc.

Thomas A. Cloud, Esquire  
Fla. Bar No. 293326  
GRAY, HARRIS & ROBINSON, P.A.  
Post Office Box 3068  
Orlando, FL 32802-3068  
Telephone: 407/843-8880  
Facsimile: 407/244-5690

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FPSC-RECORDS/REPORTING

**BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

**DOCKET NO. 98-0307-WS**

**ZELLWOOD STATION CO-OP, INC.**

**In Re: Application for certificate to provide water  
and wastewater service in Orange County by  
Zellwood Station Co-Op, Inc.**

**PREFILED DIRECT TESTIMONY OF IRVING PERKINS**

**Q. PLEASE STATE YOUR NAME AND BUSINESS ADDRESS.**

**A. My name is Irving Perkins. My business address is 4071  
Cohen Drive, Zellwood, Florida 32798.**

**Q. BY WHOM ARE YOU EMPLOYED?**

**A. I am a member of the Zellwood Station Co-Op, Inc., Board  
of Directors.**

**Q. WHAT IS YOUR POSITION WITH ZELLWOOD STATION CO-  
OP, INC.?**

**A. I am the President of the Board of Directors.**

**Q. HAVE YOU PREVIOUSLY TESTIFIED BEFORE A PUBLIC  
UTILITIES COMMISSION?**

**A. No, I have not.**

**Q. PLEASE OUTLINE YOUR EDUCATIONAL BACKGROUND.**

**A. I graduated from grammar school and high school and  
attended two years at the University of Denver in  
Colorado. From 1943 until 1946, I served three years in as  
a United States Air Force Aerial Engineer.**



1 Q. HAVE YOU RECEIVED ANY EXPERIENCE IN THE  
2 OPERATION AND MANAGEMENT OF UTILITIES?  
3 A. Yes, I have.  
4 Q. COULD YOU PLEASE GIVE A SUMMARY OF YOUR WORK  
5 AND ENGINEERING EXPERIENCE?  
6 A. From 1947 until 1963 I worked with propane gas at  
7 Suburban Propane Gas Corporation, 25 State Road, lantic,  
8 Connecticut, a district of Suburban Propane of New  
9 Jersey. I advanced from service and installation to  
10 assistant district manager in three years. I also spent two  
11 years as a district plant manager in Goshen, Ohio.  
12 From 1964 to 1984, I served as vice-president/general  
13 manager of Hendel Petroleum Company, 34 Great Neck  
14 Road, Waterford, Connecticut. For over 36-years, I was  
15 involved in the management of a significant company  
16 within the propane industry, and my activities included the  
17 design and installation of several bulk plants. I was in  
18 charge of setting delivery procedures of route and degree  
19 day systems and overseeing a fleet of 63 registered  
20 vehicles, as well as overseeing the construction of a new  
21 office and change-over to a computer operated system. I  
22 also presented lectures and film presentations for fire  
23 departments in Connecticut in the safe handling of  
24 propane problems. I also worked with the State Fire

1                   Marshals in Connecticut and prepared classroom  
2                   instructions on liquid propane gas for service personnel.  
3                   From 1984 to 1987, I took early retirement in order to travel  
4                   and I also passed the Massachusetts Real Estate Boards  
5                   and obtained a broker's license.  
6                   From 1988 to 1990, I moved to Zellwood Station and  
7                   immediately became active as a member of the Recreation  
8                   Committee and Architectural Committee for three years.  
9                   I served as Vice-President of the Zellwood Station  
10                  Lessee's Association for one year and President of that  
11                  association for two years. During this time, I initiated a bi-  
12                  monthly news letter for all residents known as "For Your  
13                  Information."  
14                  Since 1993, I have served in a variety of leadership  
15                  positions with Zellwood Station Co-Op. As Chairman of  
16                  the Park Purchase Committee, I assisted in a feasibility  
17                  study and research to ascertain if the Co-Op could  
18                  purchase the 840-acre Zellwood Station development  
19                  which was at that time owned by a large corporation  
20                  undergoing corporate bankruptcy. This research took  
21                  approximately 2-years and after much hard work, intense  
22                  study, selecting qualified legal counsel, along with  
23                  creative financing, the Park purchase was consummated  
24                  in May of 1993. I was then elected as the first President of

1 the Co-Op from 1993 to 1996, and also served on the  
2 Community Association Board at the same time, as well as  
3 other committees within the Park. I was been elected  
4 again in 1997 and 1998 as President of the Co-Op, and I  
5 have also been elected as Vice President of the  
6 Community Association in both years.

7  
8 **PURPOSE OF TESTIMONY AND EXHIBITS**

9 Q. WHAT IS THE PURPOSE OF YOUR DIRECT TESTIMONY?

10 A. I will testify regarding Zellwood Station Co-op, Inc.  
11 ("Zellwood") the Board of Directors, need for service,  
12 warranty deed, list of owners, and not-for-profit and  
13 sponsor the following documents filed with the original  
14 certificate in the case: Volume I Application to the Florida  
15 Public Service Commission ("FPSC") for Original  
16 Certificate for an Existing System - Requesting Initial  
17 Rates and Charges, Book 1 of 2, Exhibits A, B, M, S and U,  
18 hereafter referenced as Exhibit IP-1 through Exhibit IP-11.

19 Q. WERE THESE DOCUMENTS PREPARED BY YOU OR  
20 UNDER YOUR SUPERVISION?

21 A. Yes, they were.

22 Q. PLEASE EXPLAIN EXHIBIT IP-1.

23 A. Exhibit IP-1 contains the names of the Zellwood Station  
24 Co-op, Inc. Board of Directors names, titles and

1 addresses. This exhibit shall hereafter be referred to as  
2 IP-1.

3 Q. DID THE BOARD OF DIRECTORS APPROVE THE  
4 PROPOSED RATE DESIGN REQUESTED WITHIN THIS  
5 APPLICATION?

6 A. Yes, on November 20, 1997.

7 Q. PLEASE EXPLAIN EXHIBIT IP-2.

8 A. Exhibit IP-2 is a statement regarding the need for service  
9 in the Zellwood Station Co-op, Inc. service territory. The  
10 surrounding area is a sparsely populated area and there  
11 are little, if any, other water and wastewater services  
12 available. An application for a certificate is required  
13 because the Zellwood provides water and wastewater  
14 service to entities outside the cooperative, however within  
15 and adjacent to Zellwood. Additionally, the eventual  
16 development and implementation of a conservation rate  
17 structure that is required by the St. Johns River Water  
18 Management District will require certification.

19 Q. PLEASE EXPLAIN EXHIBIT IP-3.

20 A. Exhibit IP-3 is the warranty deed through which Zellwood  
21 took title to the water and wastewater system.

22 Q. PLEASE EXPLAIN EXHIBIT IP-4.

23 A. Exhibit IP-4 is a list of the 300 members of the cooperative  
24 that owns equal shares of the cooperative. This exhibit

1 shall hereafter be referred to as IP-4. Zellwood relies on  
2 these members to provide sufficient funding for the water  
3 and wastewater operations. There are no entities that  
4 which have an ownership interest greater than or equal to  
5 10% in the utility.

6 Q. PLEASE EXPLAIN EXHIBIT IP-5.

7 A. Exhibit IP-5 is a statement informing the Commission that  
8 because Zellwood is a not-for-profit corporation that no  
9 return on common equity or rate base is requested. The  
10 Board of Directors has instructed the consultants  
11 preparing the Certificate Application to request in rates  
12 interest expense on its long term debt but absolutely no  
13 return on the Cooperative's equity.

14 Q. WHY DOESN'T THE BOARD WANT THE UTILITY TO EARN  
15 ON ITS EQUITY?

16 A. It is the Board's belief that the utility should be certified  
17 and run as a not-for-profit business enterprise and that the  
18 cost saving of doing such should be reflected in the rates.

19 Q. PLEASE EXPLAIN EXHIBIT IP-6.

20 A. Exhibit IP-6 is a copy of the official tax assessment maps  
21 showing Zellwood Station Co-op, Inc. community. This  
22 exhibit shall hereafter be referred to as IP-5.

23 Q. PLEASE EXPLAIN WHAT YOU MEAN BY "ZELLWOOD  
24 PROVIDES WATER AND WASTEWATER SERVICE TO

1 ENTITIES OUTSIDE THE COOPERATIVE, HOWEVER  
2 INSIDE ZELLWOOD".

3 A. Zellwood provides water and wastewater service to all  
4 residents of Zellwood Station. The cooperative, which  
5 owns and operates the water and wastewater utilities, only  
6 has 300 members. The remaining 905 residents are not  
7 presently members of the cooperative.

8 Q. DOES ZELLWOOD PROVIDE SERVICE TO ANY ENTITY  
9 OTHER THAN RESIDENTS OF ZELLWOOD STATION?

10 A. Yes, Zellwood serves a church and other small adjacent  
11 customers.

12 Q. ARE THERE ANY CONTRACTS THAT INVOLVE THE  
13 PROVISION OF FUTURE SERVICE?

14 A. Yes, there are. The utility service capacity and utilization  
15 agreement between Zellwood Station, Ltd., and Zellwood  
16 Station Co-Op, Inc., which is attached to and incorporated  
17 in my Prefiled Testimony as Exhibit IP-7, under certain  
18 conditions requires the extension of future water and  
19 wastewater services to Zellwood and adjacent lands.

20 Q. ARE THERE ANY OTHER AGREEMENTS THAT ADDRESS  
21 OBLIGATIONS FOR SERVICE?

22 A. Yes, there are. A developer's agreement was entered into  
23 on July 31, 1979, between the Zellwood's predecessor in  
24 title, Cayman Development Corporation, and the three



1 condominium associations of Oak Grove Village  
2 Association, Inc., Citrus Ridge Village Association, Inc.,  
3 and Banbury Village Association, Inc. A copy of that  
4 Developer's Agreement is attached to and incorporated in  
5 Prefiled Testimony as IP-8.

6 Q. ARE THERE ANY OTHER LEGAL RELATIONSHIP TO  
7 WHICH ZELLWOOD IS A PARTY?

8 A. Yes, there is. Zellwood provides service to over 550 units  
9 within a non-profit cooperative created under Chapter 719,  
10 Florida Statutes, which is subject to a master proprietary  
11 lease and other relevant documents. Zellwood also  
12 provides service to three condominium associations  
13 comprising over 300 units. In addition, a number of lots  
14 located within the cooperative area and the condominium  
15 area are subject to leases of varying terms and  
16 renewability. All told, Zellwood has approximately 996  
17 residential units connected to its system, plus adjacent  
18 and additional uses as outlined previously in my Prefiled  
19 Testimony.

20 Q. WHEN WAS THE COOPERATIVE FORMED?

21 A. The cooperative was formed in 1993 to help facilitate the  
22 purchase of the Park out of corporate bankruptcy.

23 Q. AS A NON-PROFIT COOPERATIVE, WHAT HAS BEEN THE  
24 GOAL OF ZELLWOOD WITH RESPECT TO THE

**PROVISION OF WATER AND WASTEWATER SERVICES?**

**A. Zellwood desires to minimize costs and rates to its customers, both historical and future. Zellwood realizes that the State will require it to operate like a utility. Zellwood assumed a system from a developer who operated without benefit of approval from all necessary State regulators. In addition, Zellwood has been encumbered with regulatory requirements not in place when it took ownership of the system related to its Consumptive Use Permit with the St. Johns River Water Management District. In an effort to conserve water in the future, there may even be a requirement to provide reclaimed water within the Park which is currently beyond the range of economic feasibility. Zellwood must "walk before it runs," and must strive to be cost effective and need to transition its current rates from a combined flat water and wastewater rate to separate flat rates with a surcharge for conservation purposes. In the future, after residents learn about usage and utility costs, a more pronounced inverted rate system can be implemented. The company needs to install all its meters first that are required to be installed pursuant to the St. Johns River Water Management District Consumptive Use Permit, and then obtain meter readings data which currently does not**



1 exist for years 1999, 2000, and 2001, with implementation  
2 of future changes towards the end of 2001 and the  
3 beginning of 2002. A copy of the Consumptive Use Permit  
4 is attached to and incorporated in my Prefiled Testimony  
5 as Exhibit IP-9.

6 Q. HAS ZELLWOOD IMPLEMENTED A PROGRAM FOR  
7 COMMUNICATING WITH ITS CUSTOMERS REGARDING  
8 THE FILING OF THIS RATE CASE?

9 A. Yes, we did. First, regular articles have been published in  
10 the "For Your Information" newsletter regarding the  
11 development of the rates. Then, in December, 1997, 10-  
12 public town hall style meetings were held at the  
13 Clubhouse within the Zellwood Station community. All  
14 residents of the community were invited to attend any one  
15 of the 10 meetings. A copy of the presentation that was  
16 made to the more than 50-percent of the residents in  
17 attendance at the meetings is attached to and  
18 incorporated in my Prefiled Testimony as Exhibit IP-10.  
19 Finally, a shareholders informational meeting was held on  
20 April 28, 1998, by Zellwood for all to attend. Questions  
21 were answered regarding the rate case that had been filed.  
22 A copy of the official minutes of that shareholders  
23 informational meeting are attached to and incorporated in  
24 my Prefiled Testimony as Exhibit IP-11.

1 Q. DOES THIS CONCLUDE YOUR TESTIMONY?

2 A. Yes it does.

# **ANNEXATIONS**

## **1. Basics of Annexation**

- (a) Voluntary**
- (b) Involuntary**
- (c) Deannexation**

## **2. Challenging the Annexation Petition**

- **enclaves**
- **\_\_\_\_\_**
- **check the legal**
- **comp plan inconsistency**
- **procedural**
- **Chapter 164, Florida Statutes**

## **3. Resolving the annexation dispute**

## **EMPLOYEE LEASING**

### **Pros**

**Devote more time to managing the business**

**Operations**

**Product development**

**Marketing**

**Reduced time of management spent on administrative matters and  
paperwork**

**Training**

**Reduces employer liability exposure - Wage-Hour, OSHA, INS**

**Better workers compensation coverage**

**Multi level discounts**

**Benefits: 401(k)**

**Health Insurance**

**Dental, Vision Insurance**

**Credit Union**

**Payroll: 941's and W-2's eliminated**

**Tax: 125 Cafeteria Plus Plan**

**State and federal filings reduced.**

Separate management of unemployment costs

One check payment - improve cash flow

Compliance Assistance

Minimize unionization potential

**EXHIBIT A**

*If the applicant is a corporation, list names, titles and addresses of corporate officers, directors, partners, or other person(s) or entities owning an interest in the applicant's business organization.*

**ZELLWOOD STATION CO-OP, INC.  
BOARD OF DIRECTORS - 1998**

<i>Irving Perkins, President (one year)</i> 4071 Cohen Drive Zellwood, FL 32798 (407) 884-0005	<i>Beulah Pomeroy (one year)</i> 3730 Parway Road Zellwood, FL 32798 (407) 884-7371
<i>Robert Thompson (two years)</i> Vice President 2628 Parway Road Zellwood, FL 32798 (407) 880-8092	<i>Bernie Schmeltz (one year)</i> 3926 Parway Road Zellwood, FL 32798 (407) 886-3940
<i>Gerald Dunn, Secretary (two years)</i> 3629 Duffer Court Zellwood, FL 32798 (407) 889-8002	<i>Jack Clancy (two years)</i> 2532 Amyris Court Zellwood, FL 32798 (407) 889-5689
<i>Cory Hodges, Treasurer (two years)</i> 3713 Diamond Oak Way Zellwood, FL 32798 (407) 889-5699	<i>Robert Howe (two years)</i> 3629 Parway Road Zellwood, FL 32798 (407) 880-9154
<i>Bob Meszaros (one years)</i> 2501 Amyris Court Zellwood, FL 32798 (407) 880-3861	<i>Donald Myers (two years)</i> 3365 Evergreen Road Zellwood, FL 32798 (407) 884-4468
<i>Bernie Schmeltz (two years)</i> 3926 Parway Road Zellwood, FL 32798 (407) 886-3940	<i>Lavon Miller (one year)</i> 3777 Diamond Oak Way Zellwood, FL 32798 (407) 884-9017

## **EXHIBIT B**

*A statement regarding the need for the service in the proposed territory, such as anticipated (or actual) development in the area. Identify any other utilities within the area proposed to be served which could potentially provide such service in the area and the steps the applicant took to ascertain whether such other service is available.*

*Zellwood Station is a retirement golf course community in the northwest section of unincorporated Orange County. The community is located on the east side of U.S. 441, north of Apopka and on the south side of Ponkan Road. This area is experiencing rapid growth due to it's proximity to the Orlando and Mt. Dora areas.*

*The surrounding area is a sparsely populated area and there is little, if any, other water and wastewater services available. The Orange County and FDEP Water and Wastewater Records were checked to determine if any other services were available. The records did not indicate the presence of another system that could provide such a service for the Zellwood Station Community.*

*The cost for utility service to the residents of the mobile home park is currently included in the maintenance fee. The St. Johns River Water Management District (SJRWMD) is requiring that Zellwood Station Co-Op, Inc. promote water conservation by requiring each lot to have an individual meter and to implement a water conservation rate structure. An application for a certificate is required because the cooperative provides water and sewer service to entities outside the cooperative, however, within Zellwood Station. Additionally, the implementation of a conservation rate structure as required by the SJRWMD will require certification.*

*Zellwood Station Co-Op, Inc. provides water and wastewater service to all residents of Zellwood Station. The cooperative, which owns the water and wastewater utilities, only has 300 members. The remaining 905 residents are not members of the cooperative.*



SPACE RESERVED  
FOR RECORDER

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 30th day of September, 1993, by ZELLWOOD STATION, LTD., a limited partnership existing under the laws of Florida, whose mailing address is c/o Angeles Corporation, 10301 West Pico Boulevard, Los Angeles, California 90064, (hereinafter referred to as "Grantor"), to ZELLWOOD STATION-CQ-OP, INC., a corporation existing under the laws of Florida, whose post office address is 2126 Spillman Drive, Zellwood, Florida 32798, (hereinafter referred to as "Grantee"),

WITNESSETH:

THAT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in Orange County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND  
BY REFERENCE INCORPORATED HEREIN

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 1992, and easements, restrictions, reservations and encumbrances of public record; provided, however, reference thereto shall not serve to reimpose same.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Warranty Deed and the successors and assigns of each corporation and each partnership. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

NOTE: DOCUMENTARY STAMP TAX IS DEEMED UNDER 11 U.S.C. SEC. 1146 (C) PURSUANT TO THE DEBTOR TRUST AGREEMENT PLAN OF REORGANIZATION IN CASE NO. 92-04515-SC1, AS CONFIRMED BY THE U.S. BANKRUPTCY COURT, SOUTHERN DISTRICT OF FLORIDA, ORLANDO DIVISION, JUDGE C. TIMOTHY CORCORAN, III, BY ORDER DATED SEPTEMBER 27, 1993.



Space Reserved for Recorder

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its partner hereunto duly authorized as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

ZELLWOOD STATION, LTD., a Florida  
limited partnership

By: Angeles Real Estate  
Corporation, a California  
corporation  
Its General Partner

By: William E. Tuttle  
Name: William E. Tuttle  
Title: President

(SEAL)

James D. Nix  
Signature  
Print Name: James D. Nix  
James D. Nix  
Signature  
Print Name: James D. Nix

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ ) SS:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of September, 1993, by \_\_\_\_\_, the \_\_\_\_\_ of Angeles Real Estate Corporation, the general partner on behalf of ZELLWOOD STATION, LTD., a Florida limited partnership. He is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath.

Notary Stamp

Signature of Person Taking  
Acknowledgment  
Print Name: \_\_\_\_\_  
Title: Notary Public  
Serial No. (if any) \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

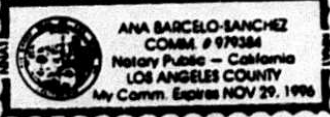
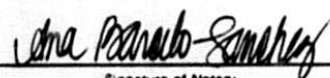
PROPERTY APPRAISER'S  
PARCEL I.D. NO. \_\_\_\_\_

SOCIAL SECURITY NO(S) OF  
GRANTEE(S) \_\_\_\_\_

THIS DOCUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:

CHRISTOPHER C. BROCKMAN, ESQUIRE  
MAGUIRE, VOORHIS & WELLS, P.A.  
Post Office Box 633  
Orlando, Florida 32802

(R:\Real\G96\Zellwood.vpf)

<p>State of California }          }          County of Los Angeles }</p> <p>On <u>September 30th, 1993</u> before me, <u>Ana Barcelo-Sanchez, Notary Public</u>  <small>Name, Title/Office, e.g. Notary Public</small></p> <p>personally appeared <u>William E. Tuthill</u>  <small>Name(s) of Signer(s)</small></p> <p style="margin-left: 40px;"> <input checked="" type="checkbox"/> personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.         </p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">  </div> <p style="margin-left: 40px;">Witness my hand and official seal.</p> <div style="text-align: center; margin-top: 10px;">   <small>Signature of Notary</small> </div>	<p style="text-align: center;"><b>CAPACITY CLAIMED BY SIGNER(S)</b></p> <hr/> <p><input type="checkbox"/> INDIVIDUAL</p> <p><input checked="" type="checkbox"/> CORPORATE OFFICER(S)</p> <p style="margin-left: 20px;"> <u>President</u>  <small>Title(s)</small> </p> <hr/> <p style="text-align: center;"><small>Title(s)</small></p> <p><input type="checkbox"/> PARTNER(S)      <input type="checkbox"/> LIMITED                                   <input type="checkbox"/> GENERAL</p> <p><input type="checkbox"/> ATTORNEY-IN-FACT</p> <p><input type="checkbox"/> TRUSTEE(S)</p> <p><input type="checkbox"/> GUARDIAN/CONSERVATOR</p> <p><input type="checkbox"/> OTHER: _____</p> <hr/> <p><small>SIGNER IS REPRESENTING:</small>  <small>Name of person(s) or entity(ies)</small></p> <p><u>Angela Peel Estate Corporation</u></p>
<p><small>THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.</small></p> <p><small>Attention: Although the information requested below is Optional, it could prevent fraudulent reattachment of this certificate.</small></p>	<p><small>TITLE OR TYPE OF DOCUMENT</small> <u>WARRANTY DEED</u></p> <p><small>NO. OF PAGES</small> <u>3 (Three) plus Exhibit "A"</u> <small>DATE OF DOCUMENT</small> <u>September 30th, 1993</u></p> <p><small>SIGNER(S) OTHER THAN NAMED ABOVE</small> <u>Witnesses: Bruce Hill and Sharon Thurmond</u></p>

(R:\Real\096\Zellwood.wpf)

OR Bk 4629 Pg 2877  
 Orange Co FL 4617417

THIS DOCUMENT PREPARED BY  
 AND AFTER RECORDING RETURN TO:

CHRISTOPHER C. BROCKMAN, ESQUIRE  
 MAGUIRE, VOORHIS & WELLS, P.A.  
 Post Office Box 633  
 Orlando, Florida 32802

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"E. along the South line of said Section 26, a distance of 7.536 feet to the Point of Beginning on the Easterly right-of-way line of U.S. Highway No. 441, said point being on a curve concave Southwesterly and having a radius of 5859.65 feet; thence from a tangent bearing of S.41°51'48"E., run Southeasterly along the arc of said curve 137.88 feet through a central angle of 1°20'54" to a point; thence leaving said Easterly right-of-way line, run N.48°51'14"E. 222.89 feet to a point lying 30.00 feet North of said South line of Section 26; thence run N.87°09'16"E. parallel with said South line, 468.63 feet to a point on a curve concave Northeasterly and having a radius of 243.00 feet, said point also being on the Westerly line of the Southeastern portion of "Oak Grove Village Condominium", as recorded in Condominium Book 4, pages 106 and 107, public records of Orange County, Florida; thence run Northerly along said Westerly line of Oak Grove Village Condominium, the following courses: from a tangent bearing of N.36°50'50"W., run Northerly along the arc of said curve 3.71 feet through a central angle of 00°52'28" to the point of tangency; thence run N.35°58'34"W. 121.96 feet to the point of curvature of a curve concave Easterly, and having a radius of 365.34 feet; thence run Northerly along the arc of said curve 249.84 feet through a central angle of 39°10'55" to a point; thence run N.51°47'32"W. 43.77 feet to a point on a curve concave Westerly, and having a radius of 205.00 feet; thence from a tangent bearing of N.20°08'13"E. run Northerly along the arc of said curve 50.00 feet through a central angle of 13°58'28" to the point of tangency; thence run N.06°09'45"E. 22.82 feet to the point of curvature of a curve concave Westerly, and having a radius of 757.94 feet; thence run Northerly along the arc of said curve 103.96 feet through a central angle of 7°51'31" to the point of compound curvature of a curve concave Westerly and having a radius of 1730.00 feet; thence run Northerly along the arc of said curve 335.92 feet through a central angle of 11°07'31" to a point; thence run N.01°26'07"E. 204.45 feet; thence N.50°26'15"E. 65.85 feet to a point on the Southwesterly line of "Cayman Circle" (100 foot right-of-way), as described in exhibit "A" of Warranty Deed recorded in O.R. Book 3527, page 1913, public records of Orange County, Florida, said point being on a curve concave Northeasterly, and having a radius of 550.00 feet; thence from a tangent bearing of N.44°46'44"W., and leaving said Southeast portion of "Oak Grove Village Condominium" run Northwesterly along said Southwesterly line of Cayman Circle, and along the arc of said curve 100.14 feet through a central angle of 10°25'54" to the Eastern most corner of the Northwest portion of said "Oak Grove Village Condominium"; thence leaving said Southwesterly line of Cayman Circle, run Westerly along the Southerly line of said Northwest portion of "Oak Grove Village Condominium", the following courses: run S.50°26'15"W. 98.69 feet; thence S.24°58'29"W. 67.92 feet; thence S.87°01'19"W. 125.56 feet; thence S.03°56'49"W. 170.97 feet; thence S.78°01'37"E. 60.85 feet; thence S.32°10'55"E. 55.90 feet; thence S.04°44'54"W. 87.45 feet; thence S.13°46'05"E. 78.83 feet; thence S.14°33'41"W. 96.19 feet; thence S.29°00'06"W. 78.20 feet; thence S.56°33'47"W. 35.61 feet; thence N.84°37'14"W. 42.50 feet; thence N.64°39'50"W. 74.13 feet; thence S.89°38'19"W. 91.08 feet; thence N.30°40'58"W. 127.70 feet; thence N.03°01'40"E. 478.48 feet; thence S.87°01'19"W. 98.45 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 65.00 feet; thence run Southwesterly along the arc of said curve 82.78 feet through a central angle of 72°58'20" to the point of compound curvature of a curve concave Easterly, and having a radius of 185.00 feet; thence run Southerly along the arc of said curve 42.48 feet through a central angle of 13°09'27" to a point on a curve concave Northerly and having a radius of 160.00 feet; thence from a tangent bearing of S.47°45'54"W., run Westerly along the arc of said curve 114.60 feet through a central angle of 41°02'20" to a point; thence leaving said Southerly line of the Northwest portion of "Oak Grove Village Condominium", run S.03°29'34"E. 416.08 feet to the Point of Curvature of a curve concave Northeasterly, and having a radius of 192.57 feet; thence run Southerly along the arc of said curve 177.02 feet through a central angle of 52°40'10" to the point of tangency; thence run S.56°09'44"E. 82.92 feet to the point of curvature of a curve concave Northerly, and having a radius of 324.1 feet; thence run Easterly along the arc of said curve 230.93 feet through a central angle of 40°49'30" to a point; thence run S.68°40'27"E. 91.34 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 92.02 feet; thence run Southeasterly along the arc of said curve 45.35 feet through a central angle of 28°14'20" to a point; thence S.56°27'30"W. 103.20 feet; thence S.57°43'39"W. 143.17 feet; thence S.50°03'52"W. 79.93 feet;

thence  $3.49^{\circ}57'24"$  S. 62.19 feet; thence  $3.59^{\circ}01'10"$  W. 15.66 feet; thence  $3.84^{\circ}16'17"$  W. 16.95 feet; thence  $N.78^{\circ}07'33"$  W. 20.43 feet; thence  $S.46^{\circ}58'49"$  W. 15.70 feet to a point on the aforesaid Easterly right-of-way line of U.S. Highway No. 441, said point being on a curve concave Southwesterly, and having a radius of 5859.65 feet; thence from a tangent bearing of  $8.43^{\circ}01'11"$  S., run Southeasterly along the arc of said curve, a distance of 118.27 feet through a central angle  $01^{\circ}09'23"$  to the point of beginning, containing 13.5992 acres more or less

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DESCRIPTION TRACT TWO:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to the point of Beginning on the Northerly line of Oak Grove Village Condominium, as recorded in Condo. Book 4, Page 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line of the Southeast 1/4 of Section 26, and along the West line of the Northeast 1/4 of said Section 26, a distance of 3300.10 feet; thence leaving said West line run N.89°49'16"E. parallel with the North line of said Northeast 1/4 of Section 26, a distance of 780.00 feet; thence N.03°27'28"W. parallel with said West line of the Northeast 1/4 of Section 26, a distance of 669.00 feet to a point on the South right-of-way line of Poncan Road (60 foot right-of-way); thence run N.89°49'16"E. along said South right-of-way line 1894.65 feet to a point on the West line of the Northwest 1/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida; thence continuing along said South right-of-way line, run N.85°44'53"E. 2645.96 feet to a point on the West line of the Northeast 1/4 of said Section 25, thence continuing along said right-of-way line run N.87°35'27"E. 1349.22 feet to a point on the East line of the West 3/4 of said Section 25; thence leaving said South right-of-way line, run S.02°47'04"E. along said East line of the West 3/4 of Section 25, a distance of 2455.70 feet to the Northeast corner of "Banbury Village Condominium" as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence run Westerly along the Northerly line of said "Banbury Village Condominium", the following courses: run S.75°51'06"W. 340.42 feet to a point on a curve, concave Westerly and having a radius of 628.26 feet; thence from a tangent bearing of S.14°08'54"E., run Southerly along the arc of said curve 25.17 feet through a central angle of 2°17'44" to a point; thence run S.78°08'50"W. 86.00 feet to a point on a curve concave Westerly and having a radius of 542.26 feet; thence from a tangent bearing of S.11°51'10"E run Southerly along the arc of said curve 19.69 feet through a central angle of 2°04'48" to the Point of Tangency; thence run S.09°46'22"E. 398.62 feet to the Point of Curvature of a curve concave Westerly, and having a radius of 368.41 feet; thence run Southerly along the arc of said curve 86.20 feet through a central angle of 13°24'24" to a point on a curve concave Southerly, and having a radius of 602.00 feet thence from a tangent bearing of N.78°17'10"W., run Westerly along the arc of said curve 512.17 feet through a central angle of 48°44'45" to the Point of Tangency; thence run S.52°58'06"W. 257.62 feet to a point on a curve concave Easterly, and having a radius of 120.00 feet; thence from a tangent bearing of S.89°50'10"W., run Westerly and Southerly along the arc of said curve, 282.24 feet, through a central angle of 134°45'34" to the Point of Tangency; thence run S.44°55'24"E. 129.66 feet to point on a curve concave Southerly having a radius of 517.50 feet; thence from a tangent bearing of S.45°04'36"W., run Southwesterly along the arc of said curve 360.01 feet through a central angle of 39°51'34" to the point of reverse curvature of a curve concave Northwesterly, and having a radius of 429.00 feet; thence run Southwesterly along the arc of said curve 412.11 feet through a central angle of 55°02'22" to a point on the East line of Unit 1645 of Citrus Ridge Village Condominium as recorded in Condo. Book 4, Pages 135 and 136, public records of Orange County, Florida; thence run N.29°44'36"W. along said East line of Unit 1645, a distance of 7.00 feet to the Northerlymost corner of said Unit 1645, said corner being on a curve concave Northwesterly and having a radius of 422.00 feet; thence run Westerly along the Northerly line of said Citrus Ridge Village Condominium, the following courses: from a tangent bearing of S.60°15'24"W. run Westerly along the arc of said curve 107.69 feet through central angle of 14°37'16" to the point of compound curvature of a curve concave Northerly and having a radius of 700.7 feet; thence run Westerly along the arc of said curve 322.85 feet through a central angle of 26°23'48" to a point; thence run N.34°05'28"W. 450.44 feet to the point of curvature of a curve concave Easterly and having a radius of 291.63 feet; thence run Northerly along the arc of said curve 106.60 feet through a central angle of 20°56'34" to the point of tangency; thence run N.13°08'54"W. 187.93 feet; thence N.07°32'35"W. 97.15 feet; thence N.04°59'01"W. 200.31 feet; thence S.85°00'59"W. 86.00 feet to the Northwest corner of Unit R-11, of said Citrus Ridge Village Condominium, said corner also being the Northeast corner of the eastern part of "Cayman Circle" (100

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foot private right-of-way) as recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence continue S.85°00'59"W. 100.00 feet to the Northwest corner of said Cayman Circle; thence run Southerly along the Westerly right-of-way line of said Cayman Circle the following courses: run S.04°59'01"E. 169.70 feet to the point of curvature on a curve concave Westerly, and having a radius of 270.01 feet; thence run Southerly along the arc of said curve 115.47 feet through a central angle of 23°47'54" to the point of tangency; thence run S.18°48'53"W. 97.64 feet to the point of curvature of a curve concave Westerly and having a radius of 1324.27 feet; thence run Southerly along the arc of said curve 347.22 feet through a central angle of 15°01'23" to the Northeast corner of the "Lake Cohen, Little Lake Cohen, and Surrounding Park" as described in said O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run Westerly along the Northerly line of said "Lake Cohen, Little Lake Cohen, and Surrounding Park", the following courses: run N.81°31'48"W. 152.44 feet to the point of curvature of a curve concave Southerly, and having a radius of 511.00 feet; thence run Westerly along the arc of said curve 322.06 feet through a central angle of 36°06'39" to the point of tangency; thence run S.62°21'35"W. 259.27 feet to the point of curvature of a curve concave Northerly, and having a radius of 779.00 feet; thence run Westerly along the arc of said curve 864.96 feet through a central angle of 63°37'05" to a point; thence run N.35°58'41"E. 86.00 feet to a point on a curve concave Northeasterly, and having a radius of 693.00 feet; thence from a tangent bearing of N.54°01'19"W., run Westerly along the arc of said curve 115.81 feet through a central angle of 09°34'29" to the point of tangency; thence run N.44°26'50"W. 122.72 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 577.00 feet; thence run Westerly along the arc of said curve 384.78 feet through a central angle of 38°12'29" to the point of tangency; thence run N.82°39'19"W. 168.65 feet to the point of curvature of a curve concave Northeasterly, and having a radius of 151.92 feet; thence run Northwesterly along the arc of said curve 206.96 feet through a central angle of 78°03'18" to a point on a curve concave Southeasterly and having a radius of 617.00 feet; thence from a tangent bearing of S.82°53'27"W., run Westerly along the arc of said curve 187.78 feet through a central angle of 17°26'15" to the point of reverse curvature of a curve concave Northwesterly and having a radius of 1616.09 feet; thence run Westerly along the arc of said curve 187.99 feet through a central angle of 06°39'54" to the point of reverse curvature of a curve concave Southeasterly, and having a radius of 2078.73 feet; thence run Westerly along the arc of said curve 155.22 feet through a central angle of 04°16'42" to the point of tangency; thence run S.67°50'26"W. 56.45 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 693.00 feet; thence run Westerly along the arc of said curve 129.24 feet through a central angle of 10°41'06" to the Northeast corner of the "Recreation Complex", as described in O.R. Book 3527, Page 1913 public records of Orange County, Florida; thence continue Westerly along the arc of said curve 112.98 feet through a central angle of 09°20'26" to the point of tangency; thence run S.87°52'00"W. 177.44 feet to the point of curvature of a curve concave Southerly and having a radius of 314.08 feet; thence run Westerly along the arc of said curve 84.74 feet through a central angle of 15°27'29" to the point of tangency; thence run S.72°24'41"W. 179.38 feet to the Northeast corner of the Western part of aforesaid "Cayman Circle" (100 foot right-of-way) as described in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run S.83°51'44"W. 100.00 feet to the Northwest corner of said "Cayman Circle"; thence run S.06°08'16"E. along the West line of said "Cayman Circle" a distance of 93.62 feet to the intersection of said West line of "Cayman Circle", and the Northern line of aforesaid "Oak Grove Village Condominium" as recorded in Condominium Book 4, Pages 106 and 107, public records of Orange County, Florida; thence run S.73°24'02"W. along said Northern line, 534.93 feet to the point of beginning, containing 549.3489 acres more or less.

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LESS

DESCRIPTION PARCEL "A":

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2063.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run S.89°13'09"W. 291.14 feet to the point of beginning; thence run N.29°57'56"W. 86.24 feet to a point on a curve concave Northerly, and having a radius of 257.00 feet; thence from a tangent bearing of S.55°07'25"W., run Westerly along the arc of said curve 44.05 feet through a central angle of 9°49'17" to a point; thence run S.29°57'56"E. 86.24 feet to a point on a curve concave Northerly, and having a radius of 343.00 feet; thence from a tangent bearing of S.63°42'43"W., run Westerly along the arc of said curve 129.15 feet through a central angle of 21°34'27" to the point of tangency; thence run S.85°17'09"W. 89.05 feet; thence S.04°42'51"E. 167.62 feet to the point of curvature of a curve concave Westerly, and having a radius of 878.00 feet; thence run Southerly along the arc of said curve 265.47 feet through a central angle of 17°19'26" to a point; thence run N.77°23'26"W. 86.00 feet; thence S.75°26'47"W. 61.29 feet; thence N.75°13'04"W. 113.18 feet to a point on a curve concave Northerly and having a radius of 120.00 feet; thence from a tangent bearing of S.32°44'05"W., run Westerly along the arc of said curve 278.66 feet through a central angle of 133°03'05" to a point; thence run N.16°17'49"W. 233.56 feet; thence N.24°11'46"W. 137.76 feet to a point on a curve concave Southeasterly, and having a radius of 1003.00 feet thence from a tangent bearing of S.67°03'38"W., run Southwesterly along the arc of said curve 44.00 feet through a central angle of 2°30'49" to a point; thence run S.24°11'46"E. 86.02 feet to a point on a curve concave Southeasterly and having a radius of 917.00 feet; thence from a tangent bearing of S.64°25'45"W. run Westerly along the arc of said curve 38.91 feet through a central angle of 2°25'53" to the point of tangency; thence run S.61°59'52"W. 219.12 feet to the point of curvature of a curve concave Northerly, and having a radius of 498.00 feet; thence run Westerly along the arc of said curve 281.82 feet through a central angle of 32°25'27" to the point of tangency; thence run N.85°34'41"W. 288.19 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 202.00 feet; thence run Southwesterly along the arc of said curve 201.56 feet through a central angle of 57°10'19" to a point; thence run N.52°45'00"W. 86.00 feet to a point on a curve concave Southeasterly, and having a radius of 288.00 feet; thence from a tangent bearing of S.37°15'00"W.; run Southerly along the arc of said curve 50.52 feet through a central angle of 10°03'03" to a point; thence run N.62°48'03"W. 130.00 feet to a point on a curve concave Southeasterly, and having a radius of 418.00 feet; thence from a tangent bearing of N.27°11'57"E., run Northeasterly along the arc of said curve 218.48 feet through a central angle of 29°56'50" to a point; thence run N.00°25'53"W. 51.30 feet to a point on a curve concave Easterly and having a radius of 120.00 feet; thence from a tangent bearing of N.79°23'46"W., run Westerly, Northerly and Easterly along the arc of said curve 396.78 feet through a central angle of 189°26'47" to a point on a curve concave Southerly, and having a radius of 654.00 feet; thence from a tangent bearing of N.75°29'02"E., run Easterly along the arc of said curve 193.14 feet through a central angle of 16°55'14" to a point; thence run S.02°24'16"W. 86.00 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of S.07°35'44"E., run Easterly along the arc of said curve 20.00 feet through a central angle of 2°01'03" to a point; thence run N.04°25'19"E. 86.00 feet; thence S.85°34'41"E. 288.19 feet to the point of curvature of a curve concave Northerly, and having a radius of 46.00 feet; thence run Easterly along the arc of said curve 26.03 feet through a central angle of 32°25'27" to the point of tangency; thence run N.61°59'52"E. 63.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.25°07'40"E., run Easterly along the arc of said curve 240.78 feet through a central angle of 114°57'50" to a point; thence run S.58°50'06"E. 201.50 feet to a point on a curve concave Southerly, and having a radius of 1133.00 feet; thence from a tangent bearing of N.68°55'16"E. run Easterly along the arc of said curve 145.57 feet through a central angle of 7°21'41" to a point; thence run S.13°43'03"E. 86.00 feet to a point on a curve concave Southerly, and having a radius of 1047.00 feet; thence from a tangent bearing of N.76°16'57"E., run Easterly along the arc of said curve 30.00 feet through a central angle of

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01°38'30" to a point; thence run N.12°04'33"W. 86.00 feet to a point on a curve concave Southerly and having a radius of 1133.00 feet; thence from a tangent bearing of N.77°55'28"E., run Easterly along the arc of said curve 145.57 feet through a central angle of 07°21'42" to the point of tangency; thence run N.85°17'09"E. 55.78 feet; thence N.04°42'51"W. 18.44 feet to the point of curvature of a curve concave Westerly, and having a radius of 347.00 feet; thence run Northerly along the arc of said curve 170.68 feet through a central angle of 28°10'56" to a point; thence run N.57°06'13"E. 86.00 feet to a point on a curve concave Westerly, and having a radius of 433.00 feet; thence from a tangent bearing of N.32°53'47"W., run Northerly along the arc of said curve 24.97 feet through a central angle of 3°18'15" to a point; thence in S.53°47'59"W. 86.00 feet to a point on a curve concave Southerly, and having a radius of 347.00 feet; thence from a tangent bearing of N.36°12'01"W., run Northerly along the arc of said curve 92.11 feet through a central angle of 15°12'33" to the point of tangency; thence run N.51°24'34"W. 94.66 feet to the point of curvature of a curve concave Southerly, and having a radius of 162.00 feet; thence run Westerly along the arc of said curve 162.54 feet through a central angle of 57°29'10" to the point of tangency; thence run S.71°06'17"W. 370.25 feet to the point of curvature of a curve concave Northerly, and having a radius of 1078.00 feet; thence run Westerly along the arc of said curve 717.62 feet through a central angle of 38°08'29" to the point of tangency; thence run N.70°45'14"W. 420.34 feet to the point of curvature of a curve concave Southerly, and having a radius of 1047.00 feet; thence run Westerly along the arc of said curve 514.79 feet through a central angle of 28°10'16" to the point of tangency; thence run S.81°04'30"W. 337.46 feet to the point of curvature of a curve concave Northerly, and having a radius of 961.32 feet; thence run Westerly along the arc of said curve 86.43 feet through a central angle of 5°09'05" to a point; thence run N.03°46'25"W. 86.00 feet to a point on a curve concave Northerly, and having a radius of 875.32 feet; thence from a tangent bearing of S.86°13'35"W., run Westerly along the arc of said curve 118.13 feet through a central angle of 7°43'57" to a point; thence run N.03°57'35"E. 140.00 feet to a point on a curve concave Northerly, and having a radius of 735.32 feet; thence from a tangent bearing of S.86°02'28"E., run Easterly along the arc of said curve 165.35 feet through a central angle of 12°53'02" to the point of tangency; thence run N.81°04'30"E. 337.46 feet to the point of curvature of a curve concave Southerly, and having a radius of 1273.00 feet; thence run Easterly along the arc of said curve 625.91 feet through a central angle of 28°10'16" to the point of tangency; thence run S.70°45'14"E. 10.00 feet; thence N.19°14'46"E. 211.11 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 438.00 feet; thence run Northeasterly along the arc of said curve 233.20 feet through a central angle of 30°30'18" to a point; thence run S.40°14'56"E. 86.00 feet; thence S.39°13'42"E. 44.00 feet; thence S.40°23'41"E. 86.00 feet; thence S.13°03'07"E. 85.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.76°56'53"E., run Easterly along the arc of said curve 144.45 feet through a central angle of 68°58'13" to a point on a curve concave Northerly, and having a radius of 606.00 feet; thence from a tangent bearing of S.72°23'32"E., run Easterly along the arc of said curve 386.08 feet through a central angle of 36°30'12" to the point of tangency; thence run N.71°06'16"E. 78.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.34°14'05"E., run Easterly along the arc of said curve 240.06 feet through a central angle of 114°37'21" to a point; thence run S.53°04'02"E. 212.48 feet; thence S.16°28'41"E. 86.00 feet to a point on a curve concave Southerly, and having a radius of 302.00 feet; thence from a tangent bearing of N.73°31'19"E., run Easterly along the arc of said curve 27.84 feet through a central angle of 5°16'56" to a point; thence run N.11°11'46"W. 86.00 feet to a point on a curve concave Southwesterly, and having a radius of 388.00 feet; thence from a tangent bearing of N.78°48'14"E. run Southeasterly along the arc of said curve 337.15 feet through a central angle of 49°47'12" to the point of tangency; thence run S.51°24'34"E. 94.66 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 573.00 feet; thence run Southeasterly along the arc of said curve 181.31 feet through a central angle of 18°07'46" to a point; thence run S.58°43'13"W. 86.06 feet to a point on a curve concave Southwesterly, and having a radius of 487.00 feet; thence from a tangent bearing of S.33°38'00"E., run Southerly along the arc of said curve 20.00 feet through a central angle of 2°21'13" to a point; thence run N.58°43'13"E. 86.00 feet to a point on a curve concave Westerly, and having a radius of 573.00 feet; thence from a tangent bearing of S.31°16'47"E. run Southerly along the arc of said curve 265.68 feet through a central angle of 26°33'56" to the point of tangency; thence run S.04°42'51"E. 18.44 feet; thence N.85°17'09"E. 89.05 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 127.00 feet; thence run Northeasterly along the arc of said curve 195.21 feet through a central angle of 88°04'00" to the point of tangency; thence run N.02°46'51"W. 150.00 feet; thence N.39°36'28"W. 125.95 feet; thence N.35°17'56"W. 80.00 feet to a point on a curve concave Northeasterly, and having a radius of 40.00 feet; thence from a tangent bearing of S.54°42'04"W.



run Westerly along the arc of said curve 80.26 feet through a central angle of  $114^{\circ}57'50''$  to a point; thence run  $N.67^{\circ}47'39''W.$  84.34 feet to a point on a curve concave Southeasterly, and having a radius of 120.00 feet; thence from a tangent bearing of  $N.11^{\circ}52'37''E.$ , run Northeasterly along the arc of said curve 46.52 feet through a central angle of  $22^{\circ}12'44''$  to a point; thence run  $N.02^{\circ}46'51''W.$  100.33 feet to a point on a curve concave Northeasterly, and having a radius of 126.00 feet; thence from a tangent bearing of  $N.81^{\circ}00'14''W.$  run Northwesterly along the arc of said curve 177.15 feet through a central angle of  $80^{\circ}33'15''$  to a point; thence run  $N.24^{\circ}34'30''W.$  63.86 feet to a point; thence run  $N.66^{\circ}07'36''W.$  197.46 feet; thence  $S. 87^{\circ} 51'57''W.$  1027.35 feet to the point of curvature of a curve concave Southerly and having a radius of 242.00 feet; thence run Westerly along the arc of said curve 43.19 feet through a central angle of  $10^{\circ}13'35''$  to a point; thence run  $N.12^{\circ}21'38''W.$  86.00 feet to a point on a curve concave Southeasterly, and having a radius of 328.00 feet; thence from a tangent bearing of  $S.77^{\circ}38'22''W.$  run Westerly along the arc of said curve 31.18 feet through a central angle of  $5^{\circ}26'50''$  to a point thence run  $N.17^{\circ}48'28''W.$  130.00 feet to a point on a curve concave Southerly and having a radius of 458.00 feet; thence from a tangent bearing of  $N.72^{\circ}11'32''E.$ , run Easterly along the arc of said curve 77.36 feet through a central angle of  $9^{\circ}40'38''$  to a point; thence run  $N.08^{\circ}07'51''W.$  20.00 feet to a point on a curve concave Southerly and having a radius of 478.00 feet; thence from a tangent bearing of  $N.81^{\circ}52'10''E.$ , run Easterly along the arc of said curve 50.03 feet through a central angle of  $5^{\circ}59'47''$  to the point of tangency; thence run  $N.87^{\circ}51'57''E.$  1275.79 feet to the point of curvature of a curve concave Southerly, and having a radius of 1333.81 feet; thence run Easterly along the arc of said curve 111.52 feet through a central angle of  $4^{\circ}46'56''$  to the point of compound curvature of a curve concave Southwesterly, and having a radius of 453.00 feet; thence run Southeasterly along the arc of said curve 668.65 feet through a central angle of  $84^{\circ}34'17''$  to the point of tangency thence run  $S.02^{\circ}46'51''E.$  577.00 feet to the point of curvature of a curve concave Westerly, and having a radius of 363.00 feet; thence run Southerly along the arc of said curve 19.89 feet through a central angle of  $3^{\circ}08'24''$  to a point; thence run  $N.89^{\circ}38'27''W.$  20.00 feet to a point on a curve concave Northwesterly and having a radius of 343.00 feet; thence from a tangent bearing of  $S.00^{\circ}21'33''W.$ , run Southwesterly along the arc of said curve 335.23 feet through a central angle of  $55^{\circ}59'52''$  to the point of beginning containing 62.5014 acres more or less.

OR BR 4617417  
Orange Co FL 4617417

AND ALSO LESS:

DESCRIPTION PARCEL "B"

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence run N.73°24'02"E. along said North line 534.93 feet to a point on the Westerly line of the western end of "Cayman Circle", (100 foot right-of-way) as described in Exhibit "A" of the Warranty Deed recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run N.06°08'16"W. along said Westerly line, 93.62 feet to the Northwest corner of said Cayman Circle; thence run N.83°51'44"E. 100.00 feet to the Northeast corner of said Cayman Circle, said corner also being the Northwest corner of the "Recreation Complex" as described in said exhibit "A"; thence run N.72°24'41"E. along the Northerly line of said Recreation Complex, 100.18 feet to the point of beginning; thence leaving said Northerly line of the recreation complex, run N.17°35'29"W. 101.00 feet to a point on a curve concave Northerly, and having a radius of 645.23 feet; thence from a tangent bearing of S.72°24'31"W.; run Westerly along the arc of said curve 27.31 feet through a central angle of 2°25'29" to a point; thence run N.15°10'00"W. 140.00 feet to a point on a curve concave Northerly and having a radius of 505.23 feet; thence from a tangent bearing of N.74°50'00"E. run Easterly along the arc of said curve 21.38 feet through a central angle of 2°25'29" to the point of tangency; thence run N.72°24'31"E. 79.20 feet to the point of curvature of a curve concave Southerly, and having a radius of 555.08 feet; thence run Easterly along the arc of said curve 40.78 feet through a central angle of 04°12'32" to a point on a curve concave Westerly, and having a radius of 129.49 feet; thence from a tangent bearing of N.01°38'03"E., run Northerly along the arc of said curve 92.66 feet through a central angle of 41°00'01" to a point; thence run N.82°00'18"W. 165.01 feet to a point on a curve concave Westerly, and having a radius of 950.00 feet; thence from a tangent bearing of N.15°11'02"W., run Northerly along the arc of said curve 136.26 feet through a central angle of 8°13'05" to the point of tangency; thence run N.23°24'07"W. 220.59 feet to the point of curvature of a curve concave Easterly, and having a radius of 760.00 feet; thence run Northerly along the arc of said curve 354.04 feet through a central angle of 26°41'27" to the point of tangency; thence run N.03°17'20"E. 108.98 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 695.00 feet; thence run Northeasterly along the arc of said curve 325.24 feet through a central angle of 26°48'45" to the point of tangency; thence run N.30°06'05"E. 417.84 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 858.78 feet; thence run Northeasterly along the arc of said curve 446.83 feet through a central angle of 29°48'41" to the point of reverse curvature of a curve concave Northwesterly, and having a radius of 560.00 feet; thence run Northeasterly along the arc of said curve 301.86 feet through a central angle of 30°53'06" to a point; thence run S.36°19'27"E. 176.77 feet; thence S.59°21'01"E. 1217.29 feet to a point on a curve concave Southwesterly and having a radius of 948.78 feet; thence from a tangent bearing of S.57°24'58"E. run Southwesterly along the arc of said curve 101.74 feet through a central angle of 6°08'38" to a point on a curve concave Southeasterly, and having a radius of 645.75 feet; thence from a tangent bearing of N.47°54'22"W. run Northeasterly along the arc of said curve 251.76 feet through a central angle of 22°20'16" to a point; thence N.66°49'48"E. 81.94 feet to a point on a curve concave Southerly and having a radius of 655.75 feet; thence from a tangent bearing of N.77°24'32"E. run Easterly along the arc of said curve 406.97 feet through a central angle of 35°33'31" to a point; thence run S.22°58'03"W. 96.00 feet to a point on a curve concave Southwesterly, and having a radius of 559.75 feet; thence from a tangent bearing of S.67°01'57"E., run Easterly along the arc of said curve 42.15 feet through a central angle of 4°18'53" to a point; thence run S.27°16'56"W. 130.00 feet to a point on a curve concave Southwesterly and having a radius of 429.75 feet; thence from a tangent bearing of N.62°43'04"W. run Westerly along the arc of said curve 21.21 feet

through a central angle of  $02^{\circ}49'10''$  to a point on a curve concave Easterly, and having a radius of 505.31 feet; thence from a tangent bearing of  $S.24^{\circ}33'54''W.$ , run Southerly along the arc of said curve 251.62 feet through a central angle of  $28^{\circ}31'51''$  to the point of compound curvature of a curve concave Northeasterly, and having a radius of 256.45 feet; thence run Southeasterly along the arc of said curve 275.19 feet through a central angle of  $61^{\circ}29'01''$  to the point of tangency; thence run  $S.65^{\circ}26'57''E.$  274.82 feet; thence  $S.01^{\circ}14'18''E.$  391.31 feet; thence  $S.31^{\circ}23'33''E.$  243.87 feet; thence  $S.62^{\circ}21'34''W.$  407.60 feet; thence  $S.01^{\circ}44'18''E.$  37.70 feet; thence  $S.88^{\circ}15'42''W.$  86.00 feet; thence  $N.01^{\circ}44'18''W.$  25.22 feet; thence  $S.88^{\circ}15'42''W.$  130.00 feet; thence  $N.01^{\circ}44'18''W.$  10.63 feet to a point on a curve concave Northeasterly, and having a radius of 302.00 feet; thence from a tangent bearing of  $N.71^{\circ}30'44''W.$  run Northwesterly along the arc of said curve 142.66 feet through a central angle of  $27^{\circ}03'54''$  to the point of tangency; thence run  $N.44^{\circ}26'50''W.$  122.72 feet to the point of curvature of a curve concave Southwesterly and having a radius of 968.00 feet; thence run Northwesterly along the arc of said curve 246.11 feet through a central angle of  $14^{\circ}34'03''$  to a point; thence run  $S.30^{\circ}59'07''W.$  10.00 feet to a point on a curve concave Southwesterly, and having a radius of 958.00 feet; thence from a tangent bearing of  $N.59^{\circ}00'53''W.$  run Westerly along the arc of said curve 152.73 feet through a central angle of  $9^{\circ}08'05''$  to a point on a curve concave Southwesterly and having a radius of 128.00 feet; thence from a tangent bearing of  $N.20^{\circ}03'00''W.$ , run Northwesterly along the arc of said curve 14.09 feet through a central angle of  $6^{\circ}18'25''$  to a point on a curve concave Southerly and having a radius of 968.00 feet; thence from a tangent bearing of  $N.68^{\circ}44'21''W.$ , run Westerly along the arc of said curve 235.11 feet through a central angle of  $13^{\circ}54'58''$  to the point of tangency; thence run  $N.82^{\circ}39'19''W.$  163.28 feet to the point of curvature of a curve concave Southerly, and having a radius of 868.00 feet; thence run Westerly along the arc of said curve 259.39 feet through a central angle of  $17^{\circ}07'20''$  to a point; thence run  $S.09^{\circ}46'39''E.$  96.00 feet; thence  $S.03^{\circ}50'05''E.$  54.31 feet; thence  $S.10^{\circ}13'35''E.$  101.00 feet to a point on the Northerly line of the "Lake Cohen, Little Lake Cohen, and Surrounding Park" parcel as described in aforesaid Exhibit "A" in the Warranty Deed, recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida, said point being on a curve concave Southerly, and having a radius of 617.00 feet; thence run Westerly along said Northerly line of "Lake Cohen, Little Lake Cohen, and Surrounding Park" and along the Northerly line of aforesaid "Recreation Complex", the following courses: thence from a tangent bearing of  $S.79^{\circ}46'25''W.$ , run Westerly along the arc of said curve a distance of 154.20 feet through a central angle of  $14^{\circ}19'11''$  to the point of reverse curvature of a curve concave Northerly, and having a radius of 1616.09 feet; thence run Westerly along the arc of said curve 187.99 feet through a central angle of  $6^{\circ}39'54''$  to the point of reverse curvature of a curve concave Southerly, and having a radius of 2078.73 feet; thence run Westerly along the arc of said curve 155.22 feet through a central angle of  $4^{\circ}16'42''$  to the point of tangency; thence run  $S.67^{\circ}50'26''W.$  56.45 feet to the point of curvature of a curve concave Northerly, and having a radius of 693.00 feet; thence run Westerly along the arc of said curve 242.22 feet through a central angle of  $20^{\circ}01'34''$  to the point of tangency; thence run  $S.87^{\circ}52'00''W.$  177.44 feet to the point of curvature of a curve concave Southerly, and having a radius of 314.08 feet; thence run Westerly along the arc of said curve 84.74 feet through a central angle of  $15^{\circ}27'29''$  to the point of tangency; thence run  $S.72^{\circ}24'41''W.$  79.20 feet to the point of beginning, containing 103.3363 acres more or less.

and further conveying unto the Grantee:

DESCRIPTION OF WELL SITE NO. 1:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'20"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line of Section 26, a distance of 1149.29 feet; thence leaving said West line, run N.82°44'47"E. 674.54 feet to the point of beginning; thence run N.07°15'13"W. 17.83 feet; thence N.47°30'32"E. 11.48 feet; thence N.82°44'47"E. 42.61 feet; thence S.07°15'13"E. 52.00 feet; thence S.82°44'47"W. 38.26 feet; thence N.61°29'45"W. 16.93 feet; thence N.07°15'13"W. 17.68 feet to the point of beginning, containing 2605 square feet more or less.

and,

DESCRIPTION OF WELL SITE NO. 2

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line, 2018.85 feet; thence, leaving said West line run S.59°35'01"E. 856.30 feet to the point of curvature of a curve concave Northerly, and having a radius of 504.79 feet; thence run Easterly along the arc of said curve 301.16 feet through a central angle of 29°30'26" to the point of tangency; thence run N.09°05'27"E. 84.62 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 360.00 feet; thence run Northwesterly along the arc of said curve 292.74 feet through a central angle of 46°35'25" to the point of tangency; thence run N.44°19'07"E. 158.90 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 926.80 feet; thence run Northeasterly along the arc of said curve 62.61 feet through a central angle of 3°52'13" to a point; thence leaving said curve, run S.40°27'03"E. 267.74 feet to the point of curvature of a curve concave Westerly, and having a radius of 300.00 feet; thence run Southerly along the arc of said curve 91.42 feet through a central angle of 17°27'33" to the point of tangency; thence run S.22°59'30"E. 225.90 feet to the point of beginning; thence run N.67°00'30"E. 26.00 feet; thence S.22°59'30"E. 52.00 feet; thence S.67°00'30"W. 52.00 feet; thence N.22°59'30"W. 52.00 feet; thence N.67°00'30"E. 26.00 feet to the point of beginning, containing 2704 square feet more or less.

and,

DESCRIPTION OF WELL SITE #3:

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida, run N.02°47'04"W. along the East line said West 3/4 of Section 25, a distance of 2863.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 6 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run N.89°19'43"W. 1902.30 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.85°34'41"W., run Westerly along the arc of said curve 134.05 feet through a central angle of 13°31'19" to the point/on beginning; thence run S.09°06'00"E. 20.00 feet to a point on a curve concave Southerly and having a radius of 548.00 feet; thence from a tangent bearing of S.80°54'00"W., run Westerly along the arc of said curve 38.90 feet through a central angle of 4°04'00" to a point; thence run N.13°10'00"W. 20.00 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.80°54'00"E. run Easterly along the arc of said curve 40.91 feet through a central angle of 4°04'00" to the Point of Beginning, containing 792.1 square feet more or less.

and, included in the insured property.

**Exhibit "A"**

AND the following Unit Numbers of OAK GROVE VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 3034, Page 1441, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominium Plat Book 4, Page 106, of the Public Records of Orange County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

OR Bk 4629 Pg 2850  
Orange Co FL 4617417

**UNIT NUMBERS:**

B	26	57	88
MV2	27	58	89
MV3	28	59	90
MV9	29	60	92
MV12	31	61	93
1	32	62	95
2	33	63	96
3	34	64	97
7	37	66	98
8	39	67	102
9	40	68	110
10	42	69	114
11	44	74	116
13	47	76	118
16	49	78	123
17	50	81	125
19	51	83	126
20	52	84	128
23	53	85	129
24	56	86	132
		87	

Exhibit "A"

AND the following Unit Numbers of CITRUS RIDGE VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 1040, Page 387, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominium Plat Book 4, Page 139, of the Public Records of Orange County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

UNIT NUMBERS:

OR Bk 4629 Pg 289 1  
Orange Co FL 4617417

1420	1472	1628
1422	1473	1627
1424	1475	1631
1429	1476	1633
1430	1477	1635
1433	1480	1636
1438	1482	1637
1439	1483	1638
1441	1484	1639
1442	1486	1640
1443	1487	1641
1445	1488	1648
1446	1489	1650
1447	1490	1645
1448	1492	1646
1450	1493	1652
1451	1500	1654
1452	1501	1655
1453	1502	1769
1454	1504	1770
1455	1505	1772
1451	1507	1774
1452	1508	1775
1453	1511	1777
1454	1514	1778
1455	1519	(R-1)
1456	1520	(R-2)
1458	1524	(R-3)
1470	1525	



Exhibit "A"

AND the following Unit Numbers of SANBURY VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 3888, Page 630, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominium Plat Book 8, Page 1, of the Public Records of Orange County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

UNIT NUMBERS:

OR Bk 4629 Pg 2892  
Orange Co FL 4617417

1364	1607	1677	1720	1779
1365	1608	1678	1724	1780
1366	1610	1679	1725	1781
1367	1614	1680	1727	1786
1368	1624	1681	1728	1787
1369	1629	1682	1730	1791
1370	1630	1684	1731	1794
1371	1631	1686	1733	1796
1372	1632	1688		1801
1374	1642	1690	1704	1803
1389	1664	1692	1725	1804
1402	1665	1694	1736	1806
1403	1666	1695	1743	1807
1405	1667	1697	1745	1808
1406	1668	1704	1746	1809
1409	1669	1711	1747	1810
1412		1712	1749	1816
1413	1670	1713	1758	1821
1416	1671	1716	1759	1823
1418	1673	1717	1761	1828
1419	1675	1718	1767	
1606	1676	1719	1768	

together with

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS: (O.R. Book 3339, Page 1098)

A perpetual utility easement for construction, operation, utilization and maintenance of underground sanitary sewer pipes and conduits under a strip of land 20.00 feet in width, described as follows:

From the Northwest corner of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"E. along the North line of the Northeast 1/4 of said Section 35, a distance of 690.36 feet to the point of beginning; thence continue N.87°09'16"E. along said North line 70.16 feet to a point on the Southerly boundary line of "Oak Grove Village Condominium" as recorded in Condo. Book 4, page 106 and 107, public records of Orange County, Florida, said point being on a curve concave Northerly and having a radius of 243.00 feet; thence from a tangent bearing of S.45°54'06"E run Easterly along the arc of said curve and said Southerly boundary line 138.98 feet through a central angle of 32°46'06"; thence run S.13°41'11"W. 13.18 feet; thence S.13°53'49"N. 18.33 feet; thence N.64°45'19"W. 213.07 feet to the point of beginning.

AND

A perpetual sewer easement for construction, operation, utilization and maintenance of underground sanitary sewer pipes and conduits under a strip of land 20.00 feet in width, described as follows:

From the Northwest corner of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"E. along the North line of the Northeast 1/4 of said Section 35, a distance of 760.52 feet to a point on the Southerly boundary line of "Oak Grove Village Condominium" as recorded in Condominium Book 4, pages 106 and 107, public records of Orange County, Florida, said point being on a curve concave Northerly and having a radius of 243.00 feet; thence from a tangent bearing of S.45°54'06"E. run Easterly along the arc of said curve and said Southerly boundary line 128.98 feet through a central angle of 30°24'42" to the Southeast corner of Lot 89, said Oak Grove Village Condominium and the point of beginning; thence run S.13°41'11"W. along a Southerly extension of the East line of said Lot 89, a distance of 15.44 feet; thence S.13°53'49"N. 157.00 feet; thence S.67°29'27"E 137.92 feet to the point of termination, the side lines of said strip extending so as to begin on said Southerly boundary line of Oak Grove Village Condominium, L&E that portion of said strip lying within road right-of-way for Yothore Road, as recorded in O.R. Book 2658, Page 1318, Public Records of Orange County, Florida.

OR Bk 4629 Pg 2893  
Orange Co FL 4617417

and,

**INGRESS - EGRESS EASEMENT DESCRIPTION: (North Citrus Circle)**

An Ingress - Egress easement over a strip of land 54.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, Pages 106 & 107, public records of Orange County, Florida; thence run N.73°24'02"E. along said North line 534.93 feet to a point on the Westerly line of the Western part of "Cayman Circle" (100 foot right-of-way), as described in Exhibit "A" of the Warranty Deed, recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run N.06°08'16"W. along said Westerly line, 93.62 feet to the Northwest corner of said Cayman Circle; thence run N.83°51'44"E. 50.00 feet; thence N.06°08'16"W. 133.03 feet to a point on a curve concave Northerly, and having a radius of 618.23 feet; thence from a tangent bearing of N.83°51'44"E., run Easterly along the arc of said curve 97.42 feet through a central angle of 9°01'44" to the point of beginning; thence continue Easterly along the arc of said curve 26.16 feet through a central angle of 2°25'29" to the point of tangency; thence run N.72°24'31"E. 79.21 feet to the point of curvature of a curve concave Southerly, and having a radius of 442.00 feet; thence run Easterly along the arc of said curve 119.27 feet through a central angle of 15°27'29" to the point of tangency; thence run N.87°52'00"E. 177.44 feet to the point of curvature of a curve concave Northerly and having a radius of 565.00 feet; thence run Easterly along the arc of said curve 197.48 feet through a central angle of 20°01'34" to the point of tangency; thence run N.67°50'26"E. 56.45 feet to the point of curvature of a curve concave Southerly and having a radius of 2206.73 feet; thence run Easterly along the arc of said curve 164.78 feet through a central angle of 4°16'42" to the point of reverse curvature of a curve concave Northerly, and having a radius of 1488.09 feet; thence run Easterly along the arc of said curve 173.10 feet through a central angle of 6°39'54" to the point of reverse curvature of a curve concave Northerly, and having a radius of 745.00 feet; thence run Easterly along the arc of said curve 189.22 feet through a central angle of 14°33'08" to the point of termination.

and.

DESCRIPTION OF INGRESS - EGRESS EASEMENT TO WELL SITE NO. 1:

An Ingress - egress easement over a strip of land 20.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line a distance of 1149.29 feet; thence leaving said West line, run N.82°44'47"E. 429.94 feet to the point of beginning; thence continue N.82°44'47"E. 244.60 feet to the point of termination of said easement.

and,

DESCRIPTION OF EGRESS - EGRESS EASEMENT FOR WELL SITE NO. 2

An ingress - egress easement over a strip of land 30.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line, 2018.05 feet; thence, leaving said West line run S.59°35'01"E. 630.19 feet to the point of beginning; thence continue S.59°35'01"E. 226.11 feet to the point of curvature of a curve concave Northerly, and having a radius of 504.79 feet; thence run Easterly along the arc of said curve 301.16 feet through a central angle of 29°30'26" to the point of tangency; thence run S.89°05'27"E. 84.62 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 360.00 feet; thence run Northeasterly along the arc of said curve 292.74 feet through a central angle of 46°35'26" to the point of tangency; thence run N.44°19'07"E. 158.90 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 926.00 feet; thence run Northeasterly along the arc of said curve 62.61 feet through a central angle of 3°52'13" to a point; thence leaving said curve, run N.40°27'03"E. 267.74 feet to the point of curvature of a curve concave Westerly, and having a radius of 300.00 feet; thence run Southerly along the arc of said curve 91.42 feet through a central angle of 17°27'33" to the point of tangency; thence run S.22°59'30"E. 225.98 feet to the point of termination and the end of this easement.

and,

DESCRIPTION OF INGRESS - EGRESS EASEMENT FOR WELL SITE #3:

A strip of land 20.00 feet wide, the Northerly line of said strip being described as follows:

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27, East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2863.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W along said East line, 1005.19 feet; thence leaving said East line, run N.89°19'43"W. 1902.30 feet to the point of beginning. Said point being on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.85°34'41"W., run Westerly along the arc of said curve 134.05 feet through a central angle of 13°31'19" to the point of termination.



"TOGETHER WITH those certain easements, benefits and rights over, in and to the Common Area, as set forth in that certain Homeowners' Association Declaration of Covenants, Restrictions and Easements dated July 25, 1979, and recorded in Official Records Book 3034, page 1494, and Notices of Addition of Territory recorded in Official Records Book 3605, Page 159; Official Records Book 3668, Page 2664; Official Records Book 3742, Page 2795 and Official Records Book 3815, Page 197; and Amendment recorded in Official Records Book 4088, Page 4465 Public Records of Orange County, Florida, including, but not limited to, easements for ingress, egress, utilities, parking and the use and enjoyment of the Common Area as more particularly set forth in said Declaration."

"Together with those certain easements, benefits and rights over, in and to that certain real property as set forth in that certain Easement Agreement dated October 1, 1993, and recorded in Official Records Book 4629, page 2898, Public Records, Orange County, Florida, including, but not limited to, easements for storm water drainage, underground utility lines and related facilities, above-ground utility lines and related facilities, ingress and egress, construction, installation, landscaping, maintenance and repair."

OR Bk 4629 Pg 2898  
Orange Co FL 4617417

# PARCEL IDENTIFICATION NUMBERS

Name	Parcel	Page
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ZELLWOOD STATION COMMUNITY ASSOC	25 20 27 0000 00010	R
ZELLWOOD STATION COMMUNITY ASSOC	25 20 27 0000 00011	R
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Zellwood Station, Ltd.  
Zellwood Station, Ltd.  
Zellwood Station, Ltd.

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26-20-27-0000-00034  
35-20-27-0000-00034

OR Bk 4629 Pg 2902  
Orange Co FL 4617417

Page Four of Four

EXHIBIT "IP-3"  
Page 28 of 28

RECORDED & INDEXED  
Marilyn A. Haynes  
County Clerk, Orange Co., FL

### **EXHIBIT M**

*A list of all entities, including affiliates, upon which the applicant is relying to provide funding to the utility, and an explanation of the manner and amount of such funding, which shall include their financial statements and any financial agreements with the utility. This requirement shall not apply not apply to any person or entity holding less than 10 percent ownership interest in the utility.*

*The entities upon which the applicant relies on to provide sufficient funding includes the owners of the cooperative. The cooperative has 300 members and each of them owns equal shares. There are no entities which have an ownership interest greater than or equal to 10% in the utility.*

*The list of owners is attached as Exhibit M-1*



***EXHIBIT M-1***

SHAREHOLDERS 2/12/98 - 570

Carl F. Ahlstrom  
3138 Grant Avenue - Apt A  
Philadelphia PA 19114

Frank Alfano  
4063 North Citrus Circle  
Zellwood FL 32798

Eleanor A. Allmen  
2719 Canary Palm Court  
Zellwood FL 32798

Gareth Anderson  
3311 Overlook Road  
Zellwood FL 32798

Edwin Anderson  
2703 Lake Grassmere Circle  
Zellwood FL 32798

Jawood L. Anderson  
3818 North Citrus Circle  
Zellwood FL 32798

John P. Anderson, Trust  
3306 North Citrus Circle  
Zellwood FL 32798

Edwin W. Antoniewicz  
3742 Cohen Drive  
Zellwood FL 32798

Rowena L. Austin  
3421 Greenbluff Road  
Zellwood FL 32798

George R. Bach  
2122 Nectar Circle  
Zellwood FL 32798

Pauline Baker  
2921 Cohen Drive  
Zellwood FL 32798

Keith E. Bakkum  
2222 South Citrus Circle  
Zellwood FL 32798

Beverly L. Banks  
2148 Wax Myrtle Drive  
Zellwood FL 32798

Richard Barber  
3915 Cohen Drive  
Zellwood FL 32798

Juanita Barnard  
6767 Round Lake Road  
Mt. Dora FL 32757

Thelma Barnes  
3781 North Citrus Circle  
Zellwood FL 32798

Elroy E. Barnhardt  
3940 Cohen Drive  
Zellwood FL 32798

George N. Baroudi  
3744 South Citrus Circle  
Zellwood FL 32798

Forrest A. Barto  
3851 North Citrus Circle  
Zellwood FL 32798

Arthur D. Becker  
4031 Cohen Drive  
Zellwood FL 32798

Irene E. Becker  
3510 Parway Road  
Zellwood FL 32798

Elaine R. Beetham  
c/o Chick Ford - Box 489  
New Albany OH 43054

R. D. Bender  
3765 North Citrus Circle  
Zellwood FL 32798

Michael Benek  
3785 Diamond Oak Way  
Zellwood FL 32798

Richard Bennett  
4209 Medalist Court  
Zellwood FL 32798

Leland C. Berg  
2672 Lake Grassmere Circle  
Zellwood FL 32798

Ursula T. Bertie  
7779 Lake Andrea Circle  
Mt. Dora FL 32757

Margaret Bevier  
3381 Evergren Road  
Zellwood FL 32798

Orene T. Black  
3818 Olax Court  
Zellwood FL 32798

Mary O. Blaha  
2615 Fiddlewood Court  
Zellwood FL 32798

Maurice O. Blank  
3328 Overlook Road  
Zellwood FL 32798

Robert J. Blatter  
3812 Cohen Drive  
Zellwood FL 32798

Emmett A. Blodgett  
2687 Cayman Circle  
Zellwood FL 32798

Helen L. Bogenes  
1903 Oak Circle  
Tavares FL 32778

John Bogetto, Jr.  
4311 Black Oak Lane  
Zellwood FL 32798

George Bohlander  
4031 North Citrus Circle  
Zellwood FL 32798

Royal D. Bollinger  
2525 Fairbluff Road  
Zellwood FL 32798

Sam F. Bonacci  
2673 Cayman Circle  
Zellwood FL 32798

Raymond Bordonaro  
3626 North Citrus Circle  
Zellwood FL 32798

Lewell Bordonaro  
3457 Greenbluff Road  
Zellwood FL 32798

Carsten B. Borglum  
3836 Cohen Drive  
Zellwood FL 32798

Frederick J. Bottcher  
3857 Diamond Oak Way  
Zellwood FL 32798

Roland Bouchard  
3731 Parway Road  
Zellwood FL 32798

Hattie C. Boucher  
2127 Canopy Circle  
Zellwood FL 32798

William Boucher  
3309 Evergreen Circle  
Zellwood FL 32798

Burton W. Bowen  
2106 Oak Grove Drive  
Zellwood FL 32798

Robert J. Boylan  
3738 Parway Road  
Zellwood FL 32798

Marble, Marilyn\ Bradley, Jean  
3903 Diamond Oak Way  
Zellwood FL 32798

Charles Breeden  
6213 North Woodlane Drive  
Mayfield Village OH 44143

Donald G. Brenneman  
3700 North Citrus Cir.  
Zellwood FL 32798

William L. Brice  
3832 Parway Road  
Zellwood FL 32798

John C. Brigantino  
3873 Diamond Oak Way  
Zellwood FL 32798

Robert H. Brocksopp  
2742 Lake Grassmere Circle  
Zellwood FL 32798-9799

Paul C. Brooks  
2693 Cayman Circle  
Zellwood FL 32798

D. Robert Broom  
2977 North Citrus Circle  
Zellwood FL 32798

Herbert V. Brown  
2306 Love Plum Court  
Zellwood FL 32798

Byron T. Brown  
205 Lake Grassmere Circle  
Zellwood FL 32798

Enid W. Brown, Jr.  
2591 Cayman Circle  
Zellwood FL 32798

David Browne  
2230 South Citrus Circle  
Zellwood FL 32798

Bruce Brumfield  
3649 North Citrus Circle  
Zellwood FL 32798

Richard Buck  
4327 Black Oak Lane  
Zellwood FL 32798

Edward Buckner  
2381 Cayman Circle  
Zellwood FL 32798

Leonard Burgess  
4319 Black Oak Lane  
Zellwood FL 32798

Walter M. Burke  
14732 S. W. 112th Circle  
Dunnellon FL 34432

Mary E. Burns  
2121 Oak Grove Drive  
Zellwood FL 32798

Edward C. Burns  
3745 South Citrus Circle  
Zellwood FL 32798

Robert J. Burns  
3750 Cohen Drive  
Zellwood FL 32798

John A. Butchko  
2800 Hortree Court  
Zellwood FL 32798

Joseph Nicholas Butler  
4022 North Citrus Circle  
Zellwood FL 32798

Mildred J. Cannata  
3621 Duffer Court  
Zellwood FL 32798

Robert Capansky  
3820 Cohen Drive  
Zellwood FL 32798

Richard Carle  
2134 Canopy Circle  
Zellwood FL 32798

Lola W. Carter  
3704 Olax Court  
Zellwood FL 32798

Mildred Cartwright  
3741 North Citrus Circle  
Zellwood FL 32798

Philip Centracchio  
4012 Myrtle Oak Court  
Zellwood FL 32798

Barbara J. Chamblin  
2454 Greenbluff Road  
Zellwood FL 32798

Donald L. Chance  
2813 Cohen Drive  
Zellwood FL 32798

Ruth W. Chandler  
3746 Diamond Oak Way  
Zellwood FL 32798

Roy L. Chapman  
3956 Cohen Drive  
Zellwood FL 32798

Louise Cheatham, Sr.  
3413 South Citrus Circle  
Zellwood FL 32798

Dean Cherry  
2627 Fiddlewood Court  
Zellwood FL 32798

George M. Chevalier  
3874 Diamond Oak Way  
Zellwood FL 32798

George W. Clague  
2542 Fairbluff Road  
Zellwood FL 32798

John C. Clancy  
2532 Amyris Circle  
Zellwood FL 32798

Robert C. Clapp  
4007 Cohen Drive  
Zellwood FL 32798

Janet O. Clark  
3910 Parway Road  
Zellwood FL 32798

Russell Cline  
3805 Cohen Drive  
Zellwood FL 32798

Zellwood Station Co-op  
2426 Putter Road  
Zellwood FL 32798

Madeline C. Coffin  
3728 Grove Circle  
Zellwood FL 32798

James R. Coffman  
2679 Lake Grassmere Circle  
Zellwood FL 32798

Isie Colwell  
2433 Putter Road  
Zellwood FL 32798

Willard M. Conrad  
4133 Greenbluff Road  
Zellwood FL 32798

Sally E. Cooke  
1228 Cedar Creek St  
Racine Wi 53402

Kathryn B. Correll  
3400 Greenbluff Road  
Zellwood FL 32798

Kathryn Corwin  
3769 Grove Circle  
Zellwood FL 32798

Anne Marie Cote  
3707 Parway Road  
Zellwood FL 32798

Joseph R. Cote  
2657 Cayman Circle  
Zellwood FL 32798

Louise Couter  
3665 North Citrus Circle  
Zellwood FL 32798

Merlin L. Cox  
2027 East Lake Drive  
Zellwood FL 32798

Betty Cox  
3793 Diamond Oak Way  
Zellwood FL 32798

Loretta Cram  
3465 Greenbluff Road  
Zellwood FL 32798

Martin V. Cramer  
P. O. Box 1043  
Plymouth FL 32768

Belle P. Crawford  
3434 South Citrus Circle  
Zellwood FL 32798

John Crawford  
2560 Teak Court  
Zellwood FL 32798

Robert W. Croud  
2556 Amyris Court  
Zellwood FL 32798

Herbert Crow  
1801 Valley Ridge Drive  
Imperial Mo 63052

Dorothy M. Crowell  
2667 Lake Grassmere Circle  
Zellwood FL 32798

Luther L. Crum  
4141 Greenbluff Road  
Zellwood FL 32798

George W. Cullen  
3747 Parway Road  
Zellwood FL 32798L6

Anna D'Allessandro  
3810 Olax Court  
Zellwood FL 32798



Louis R. D'Amico  
2691 Lake Grassmere Circle  
Zellwood FL 32798

Alfred E. Daudert  
3461 Greenbluff Road  
Zellwood FL 32798

Iry Daughton  
2000 Canopy Circle  
Zellwood FL 32798

Wilmot E. Davis  
2202 Orangewood Circle  
Zellwood FL 32798

Martha W. Davis  
3806 South Citrus Circle  
Zellwood FL 32798

Richard B. Davis  
3772 North Citrus Circle  
Zellwood FL 32798

Gertrude Dawson  
2421 Fairbluff Road  
Zellwood FL 32798

Joseph Dean  
3904 Diamond Oak Way  
Zellwood FL 32798

Reinard Debuhr  
2040 Canopy Circle  
Zellwood FL 32798

Douglas Peter Degraaf  
2217 Orangewood Circle  
Zellwood FL 32798

Albert Delmontagne  
3310 Button Bush Drive  
Zellwood FL 32798

Betty J. DeMinck  
3834 Diamond Oak Way  
Zellwood FL 32798

Ewald Dennler  
3412 Greenbluff Road  
Zellwood FL 32798

Barbara Dent  
3409 North Citrus Circle  
Zellwood FL 32798

Ruth S. Derosier  
3713 Grove Circle  
Zellwood FL 32798

James A. DiBiasio  
3963 Parway Road  
Zellwood FL 32798

Bernard Dimiceli  
3738 Diamond Oak Way  
Zellwood FL 32798

Thelma Dinkle  
3304 Overlook Road  
Zellwood FL 32798

Arthur Dobbins  
3728 Olax Court  
Zellwood FL 32798

Robert O. Donovan  
2805 Hortree Court  
Zellwood FL 32798

Emmett F. Doster  
3752 Olax Court  
Zellwood FL 32798

Richard E. Douglass  
2330 Loveplum Court  
Zellwood FL 32798

Richard Dreifuss  
2043 White Oak Lane  
Zellwood FL 32798

Harrison F. Dunbrook  
3773 Cohen Drive  
Zellwood FL 32798

Ernest Dunn  
3629 Duffer Court  
Zellwood FL 32798

Mary A. Dupont  
2142 South Citrus Circle  
Zellwood FL 32798

Frances Edgar  
3525 South Citrus Circle  
Zellwood FL 32798

Elaine R. Ellison  
3809 Olax Court  
Zellwood FL 32798

Beverly A. Englund  
3912 North Citrus Circle  
Zellwood FL 32798

Billy Maze Estep  
3401 North Citrus Circle  
Zellwood FL 32798

Robert E. Evans  
3489 North Citrus Circle  
Zellwood FL 32798

Anne B. Evers  
3440 Greenbluff Road  
Zellwood FL 32798

Jack Falk  
2706 Lake Grassmere Circle  
Zellwood FL 32798

Goist Family Trust  
2406 Fairbluff Road  
Zellwood FL 32798

Joseph Famularo  
2105 East Lake Drive  
Zellwood FL 32798

Lacy Farmer  
3430 Banberry Circle  
Zellwood FL 32798

Robert L. Ferguson  
2718 Lake Grassmere Circle  
Zellwood FL 32798

Naomi S. Findley-Altman  
2526 Fairbluff Road  
Zellwood FL 32798

Mario Fiocca  
3654 Duffer Court  
Zellwood FL 32798

Lois H. Fischer  
3445 Greenbluff Road  
Zellwood FL 32798

Billy Fisher  
3717 Cohen Drive  
Zellwood FL 32798

Julie Fitzgerald  
3474 North Citrus Circle  
Zellwood FL 32798

Edward J. Fitzpatrick  
3826 Diamond Oak Way  
Zellwood FL 32798

Thomas M. Foley  
3923 Cohen Drive  
Zellwood FL 32798

Elzie J. Foster  
4204 Medalist Court  
Zellwood FL 32798

James A. Fox  
3312 Overlook Road  
Zellwood FL 32798

Edward Franklin  
3780 Cohen Drive  
Zellwood FL 32798

John C. Fraser  
4008 Myrtle Oak Ct.  
Zellwood FL 32798

Paul Frauen  
2633 Caymen Circle  
Zellwood FL 32798

Garnet Fredrick  
2618 Fiddlewood Court  
Zellwood FL 32798

Albert Freeman  
2339 Loveplum Court  
Zellwood FL 32798

William E. Freeman  
2226 Orangewood Circle  
Zellwood FL 32798

Marion J. French  
3729 Diamond Oak Way  
Zellwood FL 32798

Rainer Fries  
2617 Lake Grassmere Circle  
Zellwood FL 32798

Dee Hutchinson/ Frizzell Nancy  
3769 Diamond Oak Way  
Zellwood FL 32798

Firman H. Fruit  
2665 Cayman Circle  
Zellwood FL 32798

Sylvia B. Fuller  
2018 Live Oak Lane  
Zellwood FL 32798

Betty J. Gabryshak  
2714 Canary Palm Court  
Zellwood FL 32798

John A. Gallagher  
3511 Parway Road  
Zellwood FL 32798

Ronald M. Garner  
4328 Black Oak Lane  
Zellwood FL 32798

Joseph Gathmann  
119 Oregon Avenue  
Medford Ny 11763

George L. Gebbia  
2711 Lake Grassmere Circle  
Zellwood FL 32798

C. Ralph Gemberling  
2414 Fairbluff Road  
Zellwood FL 32798

Millie C. Genco  
2028 White Oak Lane  
Zellwood FL 32798

Donald Gibbs  
2011 East Lake Drive  
Zellwood FL 32798

Jean Gibser  
2146 Oak Grove Drive  
Zellwood FL 32798

Peter M. Gilardi  
2842 Myrtle Oak Lane  
Zellwood FL 32798

Marjorie Glefke  
4413 Red Oak Lane  
Zellwood FL 32798

Joseph Godin  
3413 Overlook Road  
Zellwood FL 32798

Charles H. Goertz  
3889 Diamond Oak Way  
Zellwood FL 32798

Andrew Thomas Goettman  
4438 Red Oak Lane  
Zellwood FL 32798

Elmer L. Goins  
3801 Diamond Oak Way  
Zellwood FL 32798

Henry O. Grack  
2668 Lake Grassmere Circle  
Zellwood FL 32798

William Graham  
2596 Lake Grassmere Circle  
Zellwood FL 32798

George Granros  
3935 Parway Road  
Zellwood FL 32798

Wanda Grant  
2457 Putter Road  
Zellwood FL 32798

Morris Greenberg  
3338 Loveplum Court  
Zellwood FL 32798

Frank O. Gregerson  
2449 Putter Road  
Zellwood FL 32798

Gertrude P. Gregory  
2729 Lake Grassmere Court  
Zellwood FL 32798

Delphine Grey  
3441 Greenbluff Road  
Zellwood FL 32798

Leonard W. Groulx  
3520 North Citrus Circle  
Zellwood FL 32798

Mary G. Guardabascio  
2417 Putter Road  
Zellwood FL 32798

John J. Gundlach  
2517 Fairbluff Road  
Zellwood FL 32798

Joseph Hack  
3802 Olax Court  
Zellwood FL 32798

Jewell C. Hagenbauch  
2611 Fiddlewood Court  
Zellwood FL 32798

Donald Haischer  
4015 North Citrus Circle  
Zellwood FL 32798

Leon W. Hall  
3721 South Citrus Circle  
Zellwood FL 32798

James W. Hamblen  
3708 North Citrus Cir.  
Zellwood FL 32798

Chester Hamilton  
2227 Evergreen Circle  
Zellwood FL 32798

Chester Hamilton  
2550 Fairbluff Road  
Zellwood FL 32798

anice Hamlin  
3412 Button Bush Drive  
Zellwood FL 32798

John R. Hansen  
3802 Diamond Oak Way  
Zellwood FL 32798

Charles J. Hardt  
Rr #3, Fraser Road  
Valencia PA 16059

Tommy J. Harmon  
12732 Heatherford Pl.  
Fairfax VA 22030-7271

Carroll Harris  
3717 North Citrus Circle  
Zellwood FL 32798

Don Roy Hartman  
3420 Greenbluff Road  
Zellwood FL 32798

Clarence Hatfield  
3760 Olax Court  
Zellwood FL 32798

Arthur Haven  
2627 Lake Grassmere Circle  
Zellwood FL 32798

Jane Havill  
16 Talbot Drive  
ewes DL 19958

William R. Havron  
725 White Ivey Ct.  
Apopka FL 32712

Mildred L. Hawkey  
2331 Loveplum Court  
Zellwood FL 32798

Richard G. Hazelton  
4130 Greenbluff Road  
Zellwood FL 32798

Vernon A. Hazzard  
2341 Cayman Circle  
Zellwood FL 32798

Theodore Heller  
2114 Nectar Circle  
Zellwood FL 32798

William Hender  
3662 Duffer Court  
Zellwood FL 32798

Everett P. Henderson  
4020 Myrtle Oak Court  
Zellwood FL 32798

Leonard Hendrickson  
4016 Myrtle Oak Ct.  
Zellwood FL 32798

John F. Hickey  
4173 Greenbluff Court  
Zellwood FL 32798

Howard Higgins  
4252 Oak Grove Drive  
Zellwood FL 32798

Ralph M. Higgins  
3638 Duffer Court  
Zellwood FL 32798

Evelyn R. Hines  
3618 North Citrus Circle  
Zellwood FL 32798

Aga Hites  
4235 Oak Grove Drive  
Zellwood FL 32798

live Hoag  
3222 Citrus Lane  
Zellwood FL 32798

Eugene M. Hodges  
4145 Greenbluff Road  
Zellwood FL 32798

Hoffman, Virginia \x Hodges, Cory  
3713 Diamond Oak Way  
Zellwood FL 32798

Edwin Hollenbeck  
4004 Myrtle Oak Court  
Zellwood FL 32798

Ellen M. Holt  
2102 Canopy Circle  
Zellwood FL 32798

Frances N. Horn  
3411 Button Bush Drive  
Zellwood FL 32798

Thomas Horn  
2619 Fiddlewood Court  
Zellwood FL 32798

Dennis Horsewood  
2558 Fairbluff Road  
Zellwood FL 32798

Katherine J. Horstmann  
2565 Blossom Circle  
Zellwood FL 32798

Myrtle E. Hough  
3572 Blossom Circle  
Zellwood FL 32798

George E. Howard  
3936 North Citrus Circle  
Zellwood FL 32798

Robert Howe  
3629 Parway Road  
Zellwood FL 32798

Roscoe Huffmaster  
2446 Fairbluff Road  
Zellwood FL 32798

Richard Hughes  
2430 Fairbluff Road  
Zellwood FL 32798

Irene A. Hunter  
3758 Cohen Drive  
Zellwood FL 32798

William Huybers  
3828 Cohen Drive  
Zellwood FL 32798

Mary Weddle/ Hyland  
700 Wilson  
Great Bend KS 67539

Sholdan A. Idskou  
4122 Greenbluff Road  
Zellwood FL 32798

Myron A. Iverson  
2490 Putter Road  
Zellwood FL 32798

Wilfred Jacobsen  
2309 Cayman Circle  
Zellwood FL 32798



Alice Jaegel  
2118 Canopy Circle  
Zellwood FL 32798

Irene Jaeger  
45 Rockledge Path  
Port Jefferson NY 11777-1454

Janet Janessa  
3376 Overlook Road  
Zellwood FL 32798

Marion Janis  
3762 Diamond Oak Way  
Zellwood FL 32798

Elwood Jeffries  
3928 North Citrus Circle  
Zellwood FL 32798

Edward Jenkins  
4304 Black Oak Lane  
Zellwood FL 32798

Sandra L. Jensen  
3804 Lowson Blvd.  
Delray Beach FL 33445

Wilmer L. Jones  
4014 North Citrus Circle  
Zellwood FL 32798

Muriel B. Jones  
2333 Cayman Circle  
Zellwood FL 32798

Wesley Jones  
24565 Stony Ridge Road  
Perrysburg OH 43551-9693

Willard Jorgenrud  
1902 Parway Road  
Zellwood FL 32798

Edward A. Joseph  
3556 Blossom Circle  
Zellwood FL 32798

Paul G. Jubelt  
2804 Hortree Court  
Zellwood FL 32798

Lois Justice  
3852 Cohen Drive  
Zellwood FL 32798

Dorothy Kale  
2549 Amyris Court  
Zellwood FL 32798

Howard R. Kaness  
2008 Canopy Circle  
Zellwood FL 32798

Irving Keck  
3754 Diamond Oak Way  
Zellwood FL 32798

Madeline E. Kehrwieder  
3740 North Citrus Circle  
Zellwood FL 32798

Jack Kellam  
3637 Duffer Court  
Zellwood FL 32798

James Keller  
2349 Cayman Circle  
Zellwood FL 32798

Clayton O. Kelty  
2316 South Citrus Circle  
Zellwood FL 32798

James T. Kielbasa  
4317 Water Oak Lane  
Zellwood FL 32798

Kenneth E. Kilmer  
3645 Duffer Court  
Zellwood FL 32798

David T. & Jean E. Kingman  
4138 Greenbluff Road  
Zellwood FL 32798

azel M. Kintzel  
rd. 2 - Box 150e  
Cresco PA 18326

William B. Kirkwood  
3368 Overlook Road  
Zellwood FL 32798

Ernest A. Kolarcik  
3630 Duffer Court  
Zellwood FL 32798

Robert J. Kraft  
4114 Myrtle Oak Court  
Zellwood FL 32798

Marilyn J. Lambrich  
3661 Duffer Court  
Zellwood FL 32798

Howard C. Lamont, Sr.  
2145 Nectar Circle  
Zellwood FL 32798

Joyce B. Lamun  
3410 North Citrus Circle  
Zellwood FL 32798

Joseph C. Lancaster  
4055 North Citrus Circle  
Zellwood FL 32798

Richard H. Lanphier  
7541 Fairbluff Road  
Zellwood FL 32798

William J. Laperle  
2525 Amyris Court  
Zellwood FL 32798

Trudy B. Larsen  
3716 Cohen Drive  
Zellwood FL 32798

Richard M. Lauzier  
4158 Greenbluff Court  
Zellwood FL 32798

Bruce E. Leavitt  
4038 North Citrus Circle  
Zellwood FL 32798

Woodrow W. Lee  
3620 Parway Road  
Zellwood FL 32798

Robert E. Lee  
2548 Amyris Circle  
Zellwood FL 32798

Alice Lea Leffler  
3780 North Citrus Circle  
Zellwood FL 32798

Arthur H. Lehmann  
3722 Parway Road  
Zellwood FL 32798

Robin Lerner  
2314 Loveplum Court  
Zellwood FL 32798

Ronald Lewis  
4007 North Citrus Circle  
Zellwood FL 32798

Harvey Libby  
3528 North Citrus Circle  
Zellwood FL 32798

Betty A. Lilje  
3920 North Citrus Circle  
Zellwood FL 32798

John Lindenmuth  
3908 Cohen Drive  
Zellwood FL 32798

Thomas Lisle  
4028 Myrtle Oak Court  
Zellwood FL 32798

Joanne Littlehales  
3532 Blossom Circle  
Zellwood FL 32798

Eleanor Lobdell  
3830 South Citrus Circle  
Zellwood FL 32798

Robert L. Loetscher  
3955 Parway Road  
Zellwood FL 32798

Muriel B. Long  
3748 North Citrus Circle  
Zellwood FL 32798

Gail I. Long  
2027 Oak Grove Drive  
Zellwood FL 32798

Richard F. Longtin  
3801 Olax Court  
Zellwood FL 32798

Richard H. Longworth  
3976 North Citrus Circle  
Zellwood FL 32798

Billy R. Loughry  
772 Cohen Drive  
Zellwood FL 32798

Frank J. Lowry  
3995 Parway Road  
Zellwood FL 32798

James Ludlam  
2540 Amyris Court  
Zellwood FL 32798

Virginia E. Lugering  
3786 Diamond Oak Way  
Zellwood FL 32798

John Luster  
2641 Cayman Circle  
Zellwood FL 32798

Janet E. Lynch  
4174 Greenbluff Court  
Zellwood FL 32798

Robert F. Lynch  
3918 Parway Road  
Zellwood FL 32798

Robert Lyons  
2122 Spillman Drive  
Zellwood FL 32798

c/o Lori Manes Ma-Lo Invest. Inc.  
4336 Black Oak Lane  
Zellwood FL 32798

George Mac Donald  
3449 Greenbluff Road  
Zellwood FL 32798

Raymond H. Mac Isaac  
3716 North Citrus Cir.  
Zellwood FL 32798

Blanche MacBeth  
4406 Red Oak Lane  
Zellwood FL 32798

Wilbur Mace  
4227 Oak Grove Drive  
Zellwood FL 32798

Robert H. Mahaffey  
3753 Diamond Oak Way  
Zellwood FL 32798

Margaret M. Mahon  
2066 Live Oak Lane  
Zellwood FL 327982

Marjorie Maier  
2026 South Citrus Circle  
Zellwood FL 32798

James J. Malotke  
3994 Parway Road  
Zellwood FL 32798

Vernon R. Manes  
4336 Black Oak Lane  
Zellwood FL 32798

Arthur Manning  
2612 Lake Grassmere Circle  
Zellwood FL 32798

Doris E. Manucci  
3732 North Citrus Circle  
Zellwood FL 32798

Joseph D. Mareci  
2206 South Citrus Circle  
Zellwood FL 32798

Gerard Marino  
2470 Fairbluff Road  
Zellwood FL 32798

John H. Marlatt  
3842 Diamond Oak Way  
Zellwood FL 32798

Salvatore Marrocco  
2041 Live Oak Lane  
Zellwood FL 32798

Janice Matchett  
4344 Black Oak Lane  
Zellwood FL 32798

Anton J. Matejovic  
2517 Amyris Court  
Zellwood FL 32798

Estela S. Matuk  
3968 North Citrus Circle  
Zellwood FL 32798

Robert M. Maxwell  
2011 White Oak Lane  
Zellwood FL 32798

Gladys McCollum  
3945 North Citrus Circle  
Zellwood FL 32798

Richard W. McCormick  
3641 North Citrus Circle  
Zellwood FL 32798

Harry R. McDaniel  
2710 Canary Palm Court  
Zellwood FL 32798

William McDonald  
3809 Parway Road  
Zellwood FL 32798

Marvin McDowell  
3971 Cohen Drive  
Zellwood FL 32798

William I. McFaul  
2142 Oak Lane  
Zellwood FL 32798

Kenneth T. McGinley  
4008 Greenbluff Road  
Zellwood FL 32798

Richard McGuinness  
3927 Parway Road  
Zellwood FL 32798

Jordon McKay  
3840 Parway Road  
Zellwood FL 32798

Walter D. McKay  
4063 Cohen Drive  
Zellwood FL 32798

Lorne McKenzie  
2043 Oak Grove Drive  
Zellwood FL 32798

Robert McQuillen  
3857 Parway Road  
Zellwood FL 32798

Marian Medsger  
3702 Cohen Drive  
Zellwood FL 32798

Marie A. Mehlhop  
2124 Wax Myrtle Drive  
Zellwood FL 32798

Albert E. Meier  
2020 Oak Grove Drive  
Zellwood FL 32798

Richard G. Mellin  
2518 Fairbluff Road  
Zellwood FL 32798

Madeline Merrell  
7664 Lake Grassmere Circle  
Zellwood FL 32798

Loyal E. Messler  
3314 North Citrus Circle  
Zellwood FL 32798

Robert J. Meszaros  
2501 Amyris Court  
Zellwood FL 32798

L. Jean Meyers  
49 Newton St.  
Dunkirk NY 14048-3339

Lee C. Michaelis  
3652 Parway Road  
Zellwood FL 32798

Sidney J. Michaelson  
2707 Lake Grassmere Circle  
Zellwood FL 32798

Lavon E. Miller  
3777 Diamond Oak Way  
Zellwood FL 32798

Ralph Franco/ Miller Dorothy  
2827 Myrtle Oak Lane  
Zellwood FL 32798

Alden W. Mitchell  
3313 North Citrus Circle  
Zellwood FL 32798

Donald Mitchell  
3814 South Citrus Circle  
Zellwood FL 32798

Claude F. Moore  
2010 South Citrus Circle  
Zellwood FL 32798

Constance R. Moore  
2549 Fairbluff Road  
Zellwood FL 32798

Edward Moore  
3408 Greenbluff Road  
Zellwood FL 32798

c/o Annette Sims Morgan  
1016 N. Grandview  
Mount Dora FL 32757

James C. Morris, Jr.  
4039 North Citrus Circle  
Zellwood FL 32798

Theodore E. Morrison  
3540 Blossom Circle  
Zellwood FL 32798

Helen A. (deceased) Morrow  
2150 Canopy Circle  
Zellwood FL 32798

Harry E. Morrow  
4277 Oak Grove Drive  
Zellwood FL 32798

George Morse  
3404 Greenbluff Road  
Zellwood FL 32798

W. Bruce Mower  
18 Torrington Circle  
London Ontario N6c 2v9

Dorothy L. Mowers  
3729 Grove Circle  
Zellwood FL 32798

George Mrochko  
249 S. Washington Street  
Wilkes Barre PA 18701-2802

Ronald Munger  
3803 North Citrus Circle  
Zellwood FL 32798

Walter J. Murray  
3837 Cohen Drive  
Zellwood FL 32798

Charles S. Murtha  
3801 Parway Road  
Zellwood FL 32798

Donald Myers  
3365 Evergreen Road  
Zellwood FL 32798

Robert E. Nadeau  
2106 Nectar Circle  
Zellwood FL 32798

Virgil Nazworth  
2422 Fairbluff Road  
Zellwood FL 32798

John D. Nelson  
3357 Evergreen Circle  
Zellwood FL 32798

Robert A. Nestor  
3913 North Citrus Circle  
Zellwood FL 32798

T. Everett Nicholls  
2526 Putter Road  
Zellwood FL 32798

Nick Nixon  
4005 Myrtle Oak Court  
Zellwood FL 32798

William T. Nolan  
13501 3rd Ave E.  
Bradenton FL 34202

Anna Marie Noppinger  
3443 Greenbluff Road  
Zellwood FL 32798

Norman K. Normandin  
3409 Greenbluff Road  
Zellwood FL 32798

John F. Nystrom  
3858 North Citrus Circle  
Zellwood FL 32798

Aston A. O'Neal, Jr.  
3815 South Citrus Circle  
Zellwood FL 32798

Layton J. O'Neill  
3911 Diamond Oak Way  
Zellwood FL 32798

Mercedes Ortiz  
2058 Live Oak Lane  
Zellwood FL 32798

John F. Ortwein  
2710 Lake Grassmere Circle  
Zellwood FL 32798

Jerald F. Owens  
2705 Lake Grassmere Court  
Zellwood FL 32798

Charles W. Owens  
4039 Cohen Drive  
Zellwood FL 32798

Zenie A. Palmer  
4461 Red Oak Lane  
Zellwood FL 32798

Richard Paquet  
3736 Olax Court  
Zellwood FL 32798

Leonard Pardee  
7 Hillstead  
Laremont NH 03743

Roy Parker  
3866 Diamond Oak Way  
Zellwood FL 32798

Louis R. Payne  
2500 Amyris Court  
Zellwood FL 32798

Rowland Pearson  
3848 Parway Road  
Zellwood FL 32798

Grace E. Pease  
3825 Diamond Oak Way  
Zellwood FL 32798

Kenneth E. Penny  
3955 Cohen Drive  
Zellwood FL 32798

Irving L. Perkins  
4071 Cohen Drive  
Zellwood FL 32798

Patricia Perlaky  
2340 South Citrus Circle  
Zellwood FL 32798

Sylvia Peters  
3746 Parway Road  
Zellwood FL 32798

William A. Peters  
2113 Oak Grove Drive  
Zellwood FL 32798

Gifford F. Petersen  
3916 Cohen Drive  
Zellwood FL 32798

Joseph H. Petrovit  
3903 Parway Road  
Zellwood FL 32798



Frank Pettinga  
2210 Orangewood Circle  
Zellwood FL 32798

George Pfeiffer  
2112 South Citrus Circle  
Zellwood FL 32798

Frank Pittman  
3744 Olax Court  
Zellwood FL 32798

Herbert Pittrof  
2688 Lake Grassmere Circle  
Zellwood FL 32798

Harmon E. Pletzer  
3833 Olax Court  
Zellwood FL 32798

Harry E. Plunkard  
3712 Olax Court  
Zellwood FL 32798

Joseph H. Poe  
3338 North Citrus Circle  
Zellwood FL 32798

Robert L Poirier  
3882 Diamond Oak Way  
Zellwood FL 32798

Chester Pokusa  
2307 Loveplum Court  
Zellwood FL 32798

Wesley Pomeroy, Sr.  
3730 Parway Road  
Zellwood FL 32798

Helen Porter  
7438 Fairbluff Road  
Zellwood FL 32798

Sam Poteet  
2151 S. Citrus Circle  
Zellwood FL 32798

James J. Potter  
2016 Canopy Circle  
Zellwood FL 32798

Robert Powers  
2214 South Citrus Circle  
Zellwood FL 32798

Henry M. Prentice  
3822 South Citrus Circle  
Zellwood FL 32798

Roy Prescott  
3416 Greenbluff Road  
Zellwood FL 32798

David Price  
2001 Canopy Circle  
Zellwood FL 32798

Edna Pritchett  
2660 Lake Grassmere Circle  
Zellwood FL 32798

Mary E. Provost  
3442 North Citrus Circle  
Zellwood FL 32798

Walter Pulley  
3947 Cohen Drive  
Zellwood FL 32798

Barbara Quigley  
108 Marcy Boulevard  
Longwood FL 32750-2728

Gerard J. Quin  
3502 Parway Road  
Zellwood FL 32798

Charles J. Ramsey  
2534 Fairbluff Road  
Zellwood FL 32798

Ralph Rasmussen  
3646 Duffer Court  
Zellwood FL 32798

William S. Redman  
3341 Evergreen Road  
Zellwood FL 32798

William D. Reed  
3613 Duffer Court  
Zellwood FL 32798

John I. Reithel  
4106 Myrtle Oak Court  
Zellwood FL 32798

Lena P. Remy  
3322 North Citrus Circle  
Zellwood FL 32798

Geraldine Reynolds  
4146 Greenbluff Road  
Zellwood FL 32798

Jane Reynolds  
3829 Cohen Drive  
Zellwood FL 32798

Catherine Ricevuto  
3458 North Citrus Circle  
Zellwood FL 32798

Berneva Richards  
2243 Evergreen Circle  
Zellwood FL 32798

Lee Ritchie  
2803 Myrtle Oak Lane  
Zellwood FL 32798

Francis E. Rivers  
3252 Overlook Road  
Zellwood FL 32798

Bernard L. Roach  
3329 North Citrus Circle  
Zellwood FL 32798

John B. Rodgers, Jr.  
3865 Parway Road  
Zellwood FL 32798

Henry F. Rohlfis  
2714 Lake Grassmere Circle  
Zellwood FL 32798

James A. Ronco  
2508 Amyris Court  
Zellwood FL 32798

Bernard Root  
4055 Cohen Drive  
Zellwood FL 32798

Robert Rosenberger  
3473 Greenbluff Road  
Zellwood FL 32798

Wallace Rowcliffe  
2158 Canopy Circle  
Zellwood FL 32798

William H. Rowell  
2405 Fairbluff Road  
Zellwood FL 32798

William Powell  
2715 Canary Palm Ct.  
Zellwood FL 32798

Douglas Russell  
3312 South Citrus Circle  
Zellwood FL 32798

Janet Russell  
3720 Olax Court  
Zellwood FL 32798

John C. Ryfun  
2373 Cayman Circle  
Zellwood FL 32798

Victor F. Sachman  
3741 Cohen Drive  
Zellwood FL 32798

Sara Carr Samuels  
4023 Cohen Drive  
Zellwood FL 32798

Shirley E. Sanborn  
2604 Lake Grassmere Circle  
Zellwood FL 32798

Robert P. Satterly  
223 Loch Alsh Drive  
Chalfont PA 18914-3245

Clyde E. Sauls  
2616 Lake Grassmere Circle  
Zellwood FL 32798

Yvette C. Savage  
2162 Oak Grove Drive  
Zellwood FL 32798

Harold P. Sbrocco  
2032 Canopy Circle  
Zellwood FL 32798

James C. Scharren  
3932 Cohen Drive  
Zellwood FL 32798

Delmar Scharrer  
3849 Parway Road  
Zellwood FL 32798

Norma J. Schloot  
4006 North Citrus Circle  
Zellwood FL 32798

Bernard J. Schmeltz  
3926 Parway Road  
Zellwood FL 32798

Richard K Schmidt  
3842 North Citrus Circle  
Zellwood FL 32798

Martin J. Schmidt  
2121 East Lake Drive  
Zellwood FL 32798

Raymond Schmidt  
3614 Duffer Court  
Zellwood FL 32798

J. Gertrude Schneider  
3948 Cohen Drive  
Zellwood FL 32798

Leo Schnurr  
3960 North Citrus Circle  
Zellwood FL 32798

Charles Schuetter  
3428 Button Bush Drive  
Zellwood FL 32798

Alice M. Schultz  
2167 Canopy Circle  
Zellwood FL 32798

Nikolaus Schuster  
2541 Amyris Court  
Zellwood FL 32798

Evan W. Scott, Jr.  
3858 Diamond Oak Way  
Zellwood FL 32798

Shirley A. Scruggs  
3929 North Citrus Circle  
Zellwood FL 32798

James Sedlacek  
2502 Putter Road  
Zellwood FL 32798

Anna Mae Sefton  
4126 Canopy Circle  
Zellwood FL 32798

Haddon M. Servis  
4212 Oak Grove Drive  
Zellwood FL 32798

Stanley B. Sexton  
3424 Greenbluff Road  
Zellwood FL 32798

Thomas Shane  
3817 Diamond Oak Way  
Zellwood FL 32798

Joseph Shea  
3733 Cohen Drive  
Zellwood FL 32798

A. Frances Shearer  
2564 Amyris Court  
Zellwood FL 32798

Benjamin Shuman  
3856 Parway Road  
Zellwood FL 32798

Arnold A. Skarjune  
3337 North Citrus Circle  
Zellwood FL 32798

James E. Smith  
7129 East Lake Drive  
Zellwood FL 32798

Robert L. Smith  
3564 Blossom Circle  
Zellwood FL 32798

Ruth J. Smith  
3737 Diamond Oak Way  
Zellwood FL 32798

Russell Smith  
3844 Cohen Drive  
Zellwood FL 32789

Betty B. Smith  
3413 Greenbluff Road  
Zellwood FL 32798

Robert J. Smith  
3865 Diamond Oak Way  
Zellwood FL 32798

Charles T. Snead  
2623 Fiddlewood Court  
Zellwood FL 32798

Robert P. Snider  
2020 White Oak Lane  
Zellwood FL 32798

Marjory M. Snodgrass  
3611 South Citrus Circle  
Zellwood FL 32798

Robert K. Snow  
4470 Red Oak Lane  
Zellwood FL 32798

Lester J. Snyder  
2209 Orangewood Circle  
Zellwood FL 32798

Henry Sorrese  
2706 Canary Palm Court  
Zellwood FL 32798

Bernice F. Souders  
2510 Fairbluff Road  
Zellwood FL 32798

Dale E. Speelman  
3705 Diamond Oak Way  
Zellwood FL 32798

John Sperrick, Jr.  
3714 Parway Road  
Zellwood FL 32798

Jack Stader  
3418 North Citrus Circle  
Zellwood FL 32798

Grace Stalnaker, Jr.  
3724 North Citrus Circle  
Zellwood FL 32798

Walter L. Stanley  
2151 Canopy Circle  
Zellwood FL 32798

Charles A. Stanton  
4154 Greenbluff Court  
Zellwood FL 32798

Fannie B. Starbird  
2482 Putter Road  
Zellwood FL 32798

John R. Stark  
3723 Parway Road  
Zellwood FL 32798

Leonard Starts  
4446 Red Oak Lane  
Zellwood FL 32798

Thomas Steger  
3453 Greenbluff Road  
Zellwood FL 32798

Knowlan Stevenson  
2711 Canary Palm Court  
Zellwood FL 32798

Gloria M. Stokes  
3842 Olax Court  
Zellwood FL 32798

Ott Stover  
3743 Olax Court  
Zellwood FL 32798

Helen M. Strait  
2722 Lake Grassmere Circle  
Zellwood FL 32798

Mary H. Strasser  
3905 North Citrus Circle  
Zellwood FL 32798

Arden Strelauski  
2608 Fiddlewood Court  
Zellwood FL 32798

Thomas Stroh  
2597 Lake Grassmere Circle  
Zellwood FL 32798

Joe N. Suggs  
2681 Cayman Circle  
Zellwood FL 32798

Mr. Tom Wooten SunTrust  
P. O. 4986  
Orlando FL 32802

Myrtle A. Sutherland  
3429 Greenbluff Road  
Zellwood FL 32798

Russell Swanson  
3487 Greenbluff Road  
Zellwood FL 32798

Paul F. Swenk  
3849 Diamond Oak Way  
Zellwood FL 32798

Carol Tapia  
3402 North Citrus Circle  
Zellwood FL 32798

Ilem Tatum  
3503 Parway Road  
Zellwood FL 32798

Audria C. Tebeau  
4842 S. R. 412  
Vickery OH 43464

Howard W. Tejan  
3841 Diamond Oak Way  
Zellwood FL 32798

Francis E. Thomm  
1334 12th Avenue  
Natrona Heights PA 15065

William Thompson  
3924 Cohen Drive  
Zellwood FL 32798

Roderick P. Thompson  
3602 South Citrus Circle  
Zellwood FL 32798

Robert D. Thomson  
3628 Parway Road  
Zellwood FL 32798

Wayne F Thul  
3543 North Citrus Circle  
Zellwood FL 32798

Grace Tilney  
7049 Live Oak Lane  
Zellwood FL 32798

Bob Tobin  
2510 Putter Road  
Zellwood FL 32798

Victor Todaro  
2631 Lake Grassmere Circle  
Zellwood FL 32798

Melvin L. Tompkins  
3943 Parway Road  
Zellwood FL 32798

Arthur Towle  
4129 Greenbluff Road  
Zellwood FL 32798

Marie P. Towns  
3781 Cohen Drive  
Zellwood FL 32798

Clarence C. Tracy  
4015 Cohen Drive  
Zellwood FL 32798

Leon Tubbs  
4415 Canopy Circle  
Zellwood FL 32798

Ralph E. Turner  
3811 North Citrus Circle  
Zellwood FL 32798

Larry Tutwiler  
2235 Evergreen Circle  
Zellwood FL 32798

William Tyson  
2579 Amyris Court  
Zellwood FL 32798

David D. Tyson  
3985 Cohen Drive  
Zellwood FL 32798

Edgar Vale  
2659 Lake Grassmere Circle  
Zellwood FL 32798

Roberta H. Vandermaast  
3425 Greenbluff Road  
Zellwood FL 32798

Charles Varallo  
2533 Amyris Court  
Zellwood FL 32798

Jeanne M. Ventry  
2465 Putter Road  
Zellwood FL 32798

John A. Verba  
2122 Oak Grove Drive  
Zellwood FL 32798

Chester A. Vogler  
3768 Diamond Oak Way  
Zellwood FL 32798

David Vorbach  
3756 North Citrus Circle  
Zellwood FL 32798

August Walbaum  
2572 Amyris Court  
Zellwood FL 32798

Curtis Walsh  
4047 Cohen Drive  
Zellwood FL 32798

Melvin Walter  
2516 Amyris Court  
Zellwood FL 32798

June E. Ward  
2111 Canopy Circle  
Zellwood FL 32798

Elma Mae Warram  
c/o 3417 Sanborn Lane  
Deltona FL 32738-5427

Margaret R. Wasileski  
3904 North Citrus Circle  
Zellwood FL 32798

Robert L. Watts  
2649 Cayman Circle  
Zellwood FL 32798

Celeste W. Weaver  
2159 Canopy Circle  
Zellwood FL 32798

Edward Weed  
3963 Cohen Drive  
Zellwood FL 32798

Gilbert M. Weede  
3504 North Citrus Circle  
Zellwood FL 32798

Kathleen Wells  
2009 Live Oak Lane  
Zellwood FL 32798

Kenneth H. Wells  
2116 Spillman Drive  
Zellwood FL 32798

Lawrence R. Wendell  
3712 South Citrus Circle  
Zellwood FL 32798

Maurice H. Wessel  
3669 Duffer Court  
Zellwood FL 32798

Evelyn West  
3653 Duffer Court  
Zellwood FL 32798



Raymond L. Wheeler  
3462 Banberry Circle  
Zellwood FL 32798

Sidney M. Wiese  
3336 Overlook Road  
Zellwood FL 32798

Robert M. Wiese  
2524 Amyris Circle  
Zellwood FL 32798

Gordon Willett  
4208 Medalist Court  
Zellwood FL 32798

John E. Williams  
3819 North Citrus Circle  
Zellwood FL 32798

William H. Williams  
2024 Canopy Circle  
Zellwood FL 32798

Catherine Williamson  
3606 Duffer Court  
Zellwood FL 32798

Joe C. Willis  
3794 Diamond Oak Way  
Zellwood FL 32798

Carl E. Willis  
R.D. 5 Box 5214A  
Stroudsburg PA 18360

Frederick M. Wilson  
2509 Amyris Court  
Zellwood FL 32798

Richard Wilson  
934 Olax Court  
Zellwood FL 32798

Louise Wilson  
2135 Canopy Circle  
Zellwood FL 32798

Floyd Wilson  
3757 Cohen Drive  
Zellwood FL 32798

Erma L. Wolverton  
20015 Negaunee  
Redford MI 48240

Joyce Wood  
3469 Greenbluff Road  
Zellwood FL 32798

Richard A. Woodland  
3745 Grove Circle  
Zellwood FL 32798

Harold A. Yaggie  
3816 Parway Road  
Zellwood FL 32798

Grace A. Zabrowski  
2201 Orangewood Circle  
Zellwood FL 32798

Joseph M. Zabukovec  
3817 Parway Road  
Zellwood FL 32798

Vivian S. Zarick  
2236 Evergreen Circle  
Zellwood FL 32798

## **EXHIBIT S**

*If a different return on common equity other than the current equity leverage formula established by order of the Public Service Commission pursuant to Section 367.081(4), F.S. is utilized, provide competent substantial evidence supporting the use of a different return on common equity. Information on the current equity leverage formula may be obtained by contacting the accounting section at the listed number.*

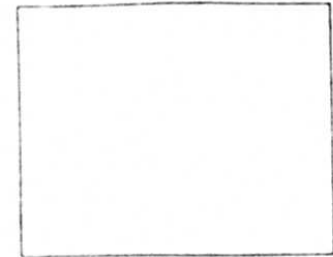
*This is a not-for-profit corporation and no return on common equity is requested.*

## **EXHIBIT U**

*Provide one copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater service territories are different, provide separate maps.*

*The official tax assessment maps showing the Zellwood Station Co-op community is included in this exhibit.*

**TAX ASSESSMENT MAPS ARE OVERSIZED AND WILL BE AVAILABLE UPON REQUEST.**



SPACE RESERVED  
FOR RECORDER

### UTILITY SERVICE CAPACITY AND UTILIZATION AGREEMENT

THIS UTILITY SERVICE CAPACITY AND UTILIZATION AGREEMENT ("Agreement") is made and entered into as of the 15<sup>th</sup> day of October, 1993 by and between ZELLWOOD STATION, LTD. ("Zellwood") and ZELLWOOD STATION CO-OP, INC. ("Co-op").

#### RECITALS:

A. Zellwood and Co-op entered into that certain Purchase Agreement dated as of May 25, 1993 ("Contract") pertaining to the development located in Orange County, Florida more commonly known as Zellwood Station and Country Club ("Property").

B. Zellwood has of even date herewith conveyed the portion of the Property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Conveyed Property") to Co-op.

C. Zellwood has retained ownership and control of the portion of the Property more particularly described in Exhibit "B" attached hereto and incorporated herein by reference ("Retained Property").

D. The Conveyed Property consists in part of a water well, treatment and supply system and a sewer treatment plant and associated facilities designed and constructed by Zellwood and/or its predecessors in title to service the entire Property, including the Retained Property (collectively, the "Facilities").

E. Zellwood and Co-op desire to provide for and assure adequate water and sewer service to the Retained Property.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00), the mutual covenants and conditions set forth herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The foregoing Recitals are true and correct and are incorporated herein by this reference.

2. Co-op hereby reserves from the existing capacity of the Facilities (provided the Facilities have sufficient capacity as of the date hereof to provide same) for Zellwood adequate water and sewer capacity from the Facilities for the development of the equivalent of eight hundred (800) mobile home lots and the development of the approximately 13.2 acre commercial portion of the Retained Property (collectively, the "Reserved Capacity"). Zellwood and Co-op hereby agree that Co-op shall not be required to expand the Facilities to provide the Reserved Capacity. Zellwood shall have the right, at its sole cost and expense, to expand the Facilities if necessary to accommodate Zellwood's development of the Retained Property.

3. Zellwood shall utilize the Reserved Capacity only for the Retained Property. Zellwood shall notify Co-op at least sixty (60) days in advance of utilizing any or all of the Reserved Capacity.

4. Zellwood shall be solely responsible for the construction of the infrastructure necessary to provide water and sewer service to the Retained Property and portions thereof; provided, however, Zellwood shall be permitted to tap into and utilize the existing water and sewer infrastructure constructed in, on, under and over the Property so long as such tap in and utilization shall not substantially overburden the existing infrastructure and is otherwise approved by applicable governmental entities.

5. Co-op shall not charge or collect from Zellwood any fee or other sum for the privilege of tapping into the existing infrastructure or otherwise for using the Facilities, other than the reasonable standard water and sewer fee imposed upon the users of the Facilities for their consumption of water and their use of the sewer treatment services. Such fee (which may contain a reasonable administrative charge) shall be reasonable and uniform for all users who are not members of the Co-op, and shall not exceed the fee charged to the owners of condominium units.

6. The capacity reserved to Zellwood herein shall be freely assignable (but in all instances shall be utilized only in conjunction with the development of the Retained Property), and the rights and privileges granted herein automatically shall inure to Zellwood's successors in title.

7. In the event of litigation arising under this Agreement, or in the event any party hereto finds it necessary to institute litigation for the purpose of enforcing its rights under this Agreement, the prevailing party in such litigation shall be entitled to recover from the other party, in addition to any

damages otherwise due, the reasonable attorneys' and paralegals' fees and costs incurred by such prevailing party in such litigation, including those incurred on any appeal or in any administrative, arbitration, mediation or bankruptcy proceedings.

8. Any notice required or permitted to be given under the terms of this Agreement shall be in writing and hand delivered or sent certified mail, return receipt request, postage prepaid, by U.S. Mail. Notices may also be sent by overnight courier such as Federal Express. Notices shall be effective upon delivery in the case of hand delivery or overnight courier. Notices sent U.S. Mail shall be effective on the second business day after being placed in the U.S. Mail. The address for notices under this Agreement shall be the most current address for the recipient of the notice as set forth in the real estate tax records of Orange County, Florida. Addresses for notices under this Agreement may be changed by written notice given in accordance with the terms of this Agreement.

9. This Agreement shall be construed under the laws of the State of Florida. Venue for any action for the interpretation or enforcement of this Agreement shall lie only in Orange County, Florida. This Agreement may only be modified, supplemented or terminated in writing signed by Zellwood and Co-op (or their respective successors and/or assigns).

10. This Agreement shall run with the land and shall be binding upon the parties hereto and their respective successors and assigns.

11. Zellwood and Co-op hereby agree to execute any additional documents which may be required by any governmental entity or which may be necessary or desirable to document the reservation of water and sewer capacity set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

ZELLWOOD STATION, LTD., a  
Florida limited partnership

ANGELES REAL ESTATE  
CORPORATION, a California  
corporation, as its managing  
general partner

Sharon Thurman  
Print Name: Sharon Thurman

By: Dwight D. Lee  
Name: Bruce D. Nii  
Title: Chief Financial Officer and Secretary

Robert E. Nii  
Print Name: ROBERT E. NII

ZELLWOOD STATION CO-OP, INC.,  
a Florida not-for-profit  
corporation

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

(Corporate Seal)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS:

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 1993, by \_\_\_\_\_, the  
\_\_\_\_\_ of Angeles Real Estate Corporation, a  
California corporation, as managing general partner of ZELLWOOD  
STATION, LTD., a Florida limited partnership. He is personally



State of California }  
 }  
 }  
County of Los Angeles }

On October 1st, 1993 before me, Ana Barcelo-Sanchez, Notary Public  
Name, Title/Office, e.g. Notary Public

personally appeared Bruce Nil

Name(s) of Signer(s)

☒ personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Witness my hand and official seal.

Ana Barcelo-Sanchez  
Signature of Notary

CAPACITY CLAIMED BY  
SIGNER(S)

☐ INDIVIDUAL

☒ CORPORATE OFFICER(S)

Chief Financial Officer and Secretary  
Title(s)

Title(s)

☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:

Name of person(s) or entity(ies)

Angeles Real Estate Corporation

THIS CERTIFICATE MUST BE ATTACHED TO  
THE DOCUMENT DESCRIBED AT RIGHT:

Attention: Although the information  
requested below is Optional, it could  
prevent fraudulent reattachment of this  
certificate.

TITLE OR TYPE OF DOCUMENT UTILITY SERVICE CAPACITY AND UTILIZATION AGREEMENT

NO. OF PAGES 6 (Six) DATE OF DOCUMENT October 1st, 1993

SIGNER(S) OTHER THAN NAMED ABOVE Zellwood Station CO-OP, Inc.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

ZELLWOOD STATION, LTD., a  
Florida limited partnership

ANGELES REAL ESTATE  
CORPORATION, a California  
corporation, as its managing  
general partner

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

ZELLWOOD STATION CO-OP, INC.,  
a Florida not-for-profit  
corporation

Chris Brooks  
Print Name: Chris Brooks

By: Erving R. Perkins  
Name: Erving R. Perkins  
Title: President

Marilyn D. Salvo  
Print Name: Marilyn D. Salvo

(Corporate Seal)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS:

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 1993, by \_\_\_\_\_, the  
\_\_\_\_\_ of Angeles Real Estate Corporation, a  
California corporation, as managing general partner of ZELLWOOD  
STATION, LTD., a Florida limited partnership. He is personally

know to me or has produced \_\_\_\_\_  
as identification and did not take an oath.

Notary Stamp

Signature of Person Taking  
Acknowledgment  
Print Name: \_\_\_\_\_  
Title: Notary Public  
Serial No. (if any) \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF Orange ) SS:

The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
day of October, 1993, by Irving L. Perkins,  
the President of ZELLWOOD STATION CO-OP, INC., a Florida not-  
for-profit corporation, on behalf of the corporation. He is  
personally known to me or has produced Fla. Driver's license #P62J-412-22-309  
as identification and did not take an oath.

Notary Stamp

Marilyn D. Galvin  
Signature of Person Taking  
Acknowledgment  
Print Name: Marilyn D. Galvin  
Title: Notary Public  
Serial No. (if any) 00145473  
Commission Expires: \_\_\_\_\_

My Commission Expires Sept. 23, 1995  
Bonded thru Huckleberry & Associates

R:\REAL\075\25-UTIL.MPF

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"E. along the South line of said Section 26, a distance of 7,536 feet to the Point of Beginning on the Easterly right-of-way line of U.S. Highway No. 441, said point being on a curve concave Southwesterly and having a radius of 5859.65 feet; thence from a tangent bearing of S.41°51'48"E., run Southeasterly along the arc of said curve 137.89 feet through a central angle of 1°20'54" to a point; thence leaving said Easterly right-of-way line, run N.48°51'14"E. 222.89 feet to a point lying 30.00 feet North of said South line of Section 26; thence run N.87°09'16"E. parallel with said South line, 468.63 feet to a point on a curve concave Northnortherly and having a radius of 243.00 feet, said point also being on the Westerly line of the Southeastern portion of "Oak Grove Village Condominium", as recorded in Condominium Book 4, pages 106 and 107, public records of Orange County, Florida; thence run Northerly along said Westerly line of Oak Grove Village Condominium, the following courses: from a tangent bearing of N.36°50'50"W., run Northerly along the arc of said curve 3.71 feet through a central angle of 00°52'28" to the point of tangency; thence run N.35°58'34"W. 121.96 feet to the point of curvature of a curve concave Easterly, and having a radius of 365.34 feet; thence run Northerly along the arc of said curve 249.84 feet through a central angle of 39°10'55" to a point; thence run N.51°47'32"W. 43.77 feet to a point on a curve concave Westerly, and having a radius of 205.00 feet; thence from a tangent bearing of N.20°08'13"E. run Northerly along the arc of said curve 50.00 feet through a central angle of 13°58'28" to the point of tangency; thence run N.06°09'45"E. 32.82 feet to the point of curvature of a curve concave Westerly, and having a radius of 757.94 feet; thence run Northerly along the arc of said curve 103.96 feet through a central angle of 7°51'31" to the point of compound curvature of a curve concave Westerly and having a radius of 1730.00 feet; thence run Northerly along the arc of said curve 335.92 feet through a central angle of 11°07'31" to a point; thence run N.01°26'07"E. 204.45 feet; thence N.50°26'15"E. 65.85 feet to a point on the Southwesterly line of "Cayman Circle" (100 foot right-of-way), as described in exhibit "A" of Warranty Deed recorded in O.R. Book 3527, page 1913, public records of Orange County, Florida, said point being on a curve concave Northeasterly, and having a radius of 550.00 feet; thence from a tangent bearing of N.44°46'44"W., and leaving said Southeast portion of "Oak Grove Village Condominium" run Northwesterly along said Southwesterly line of Cayman Circle, and along the arc of said curve 100.14 feet through a central angle of 10°25'54" to the Eastern most corner of the Northwest portion of said "Oak Grove Village Condominium"; thence leaving said Southwesterly line of Cayman Circle, run Westerly along the Southerly line of said Northwest portion of "Oak Grove Village Condominium", the following courses: run S.50°26'15"W. 98.69 feet; thence S.24°58'29"W. 67.92 feet; thence S.87°01'19"W. 125.56 feet; thence S.03°56'49"W. 170.97 feet; thence S.78°01'37"E. 60.85 feet; thence S.32°10'35"E. 55.90 feet; thence S.04°44'54"W. 87.45 feet; thence S.13°46'05"E. 78.83 feet; thence S.14°33'41"W. 96.19 feet; thence S.29°00'06"W. 78.20 feet; thence S.56°33'47"W. 35.61 feet; thence N.84°37'14"W. 42.50 feet; thence N.64°39'50"W. 74.13 feet; thence S.89°38'13"W. 91.08 feet; thence N.30°40'58"W. 127.70 feet; thence N.03°01'40"E. 478.48 feet; thence S.87°01'19"W. 98.45 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 65.00 feet; thence run Southwesterly along the arc of said curve 82.78 feet through a central angle of 72°58'20" to the point of compound curvature of a curve concave Easterly, and having a radius of 185.00 feet; thence run Southerly along the arc of said curve 42.48 feet through a central angle of 13°09'27" to a point on a curve concave Northerly and having a radius of 160.00 feet; thence from a tangent bearing of S.47°45'54"W., run Westerly along the arc of said curve 114.60 feet through a central angle of 41°02'20" to a point; thence leaving said Southerly line of the Northwest portion of "Oak Grove Village Condominium", run S.03°29'34"E. 416.08 feet to the Point of Curvature of a curve concave Northeasterly, and having a radius of 192.57 feet; thence run Southerly along the arc of said curve 177.02 feet through a central angle of 52°40'10" to the point of tangency; thence run S.56°09'44"E. 82.97 feet to the point of curvature of a curve concave Northerly, and having a radius of 324.1 feet; thence run Easterly along the arc of said curve 230.93 feet through a central angle of 40°49'30" to a point; thence run S.68°40'27"E. 91.34 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 92.02 feet; thence run Southeasterly along the arc of said curve 45.35 feet through a central angle of 28°14'20" to a point; thence S.56°27'30"W. 103.20 feet; thence S.57°43'39"W. 143.17 feet; thence S.50°03'52"W. 79.93 feet;

thence S.49°57'24" W. 62.19 feet; thence S.59°01'10" W. 15.66 feet; thence S.84°16'17" W. 16.95 feet; thence N.78°07'33" W. 20.43 feet; thence S.46°58'49" W. 15.70 feet to a point on the aforesaid Easterly right-of-way line of U.S. Highway No. 441, said point being on a curve concave Southwesterly, and having a radius of 5859.65 feet; thence from a tangent bearing of S.43°01'11" E., run Southwesterly along the arc of said curve, a along said Easterly right-of-way line, 118.27 feet through a central angle 01°09'23" to the point of beginning, containing 13.5992 acres more or less

DESCRIPTION TRACT TWO:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to the Point of Beginning on the Northerly line of Oak Grove Village Condominium, as recorded in Condo. Book 4, Page 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line of the Southeast 1/4 of Section 26, and along the West line of the Northeast 1/4 of said Section 26, a distance of 3300.10 feet; thence leaving said West line run N.89°49'16"E. parallel with the North line of said Northeast 1/4 of Section 26, a distance of 780.00 feet; thence N.03°27'28"W. parallel with said West line of the Northeast 1/4 of Section 26, a distance of 669.00 feet to a point on the South right-of-way line of Poncan Road (60 foot right-of-way); thence run N.89°49'16"E. along said South right-of-way line 1894.65 feet to a point on the West line of the Northwest 1/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida; thence continuing along said South right-of-way line, run N.05°44'53"E. 2645.96 feet to a point on the West line of the Northeast 1/4 of said Section 25, thence continuing along said right-of-way line run N.87°35'27"E. 1349.22 feet to a point on the East line of the West 3/4 of said Section 25; thence leaving said South right-of-way line, run S.02°47'04"E. along said East line of the West 3/4 of Section 25, a distance of 2455.70 feet to the Northeast corner of "Banbury Village Condominium" as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence run Westerly along the Northerly line of said "Banbury Village Condominium", the following courses: run S.75°51'06"W. 340.42 feet to a point on a curve, concave Westerly and having a radius of 628.26 feet; thence from a tangent bearing of S.14°08'54"E., run Southerly along the arc of said curve 25.17 feet through a central angle of 2°17'44" to a point; thence run S.78°08'50"W. 86.00 feet to a point on a curve concave Westerly and having a radius of 542.26 feet; thence from a tangent bearing of S.11°51'10"E run Southerly along the arc of said curve 19.69 feet through a central angle of 2°04'48" to the Point of Tangency; thence run S.09°46'22"E. 398.62 feet to the Point of Curvature of a curve concave Westerly, and having a radius of 368.41 feet; thence run Southerly along the arc of said curve 86.20 feet through a central angle of 13°24'24" to a point on a curve concave Southerly, and having a radius of 602.00 feet thence from a tangent bearing of N.78°17'10"W., run Westerly along the arc of said curve 512.17 feet through a central angle of 48°44'45" to the Point of Tangency; thence run S.52°58'06"W. 257.62 feet to a point on a curve concave Easterly, and having a radius of 120.00 feet; thence from a tangent bearing of S.89°50'10"W., run Westerly and Southerly along the arc of said curve, 282.24 feet, through a central angle of 134°45'34" to the Point of Tangency; thence run S.44°55'24"E. 129.66 feet to point on a curve concave Southerly having a radius of 517.50 feet; thence from a tangent bearing of S.45°04'36"W., run Southwesterly along the arc of said curve 360.01 feet through a central angle of 39°51'34" to the point of reverse curvature of a curve concave Northwesterly, and having a radius of 429.00 feet; thence run Southwesterly along the arc of said curve 412.11 feet through a central angle of 55°02'22" to a point on the East line of Unit 1645 of Citrus Ridge Village Condominium as recorded in Condo. Book 4, Pages 135 and 136, public records of Orange County, Florida; thence run N.29°44'36"W. along said East line of Unit 1645, a distance of 7.00 feet to the Northwesterly corner of said Unit 1645, said corner being on a curve concave Northwesterly and having a radius of 422.00 feet; thence run Westerly along the Northerly line of said Citrus Ridge Village Condominium, the following courses: from a tangent bearing of S.60°15'24"W. run Westerly along the arc of said curve 107.69 feet through central angle of 14°37'16" to the point of compound curvature of a curve concave Northerly and having a radius of 700.7 feet; thence run Westerly along the arc of said curve 322.85 feet through a central angle of 26°23'48" to a point; thence run N.34°05'28"W. 450.44 feet to the point of curvature of a curve concave Easterly and having a radius of 291.63 feet; thence run Northerly along the arc of said curve 106.60 feet through a central angle of 20°56'34" to the point of tangency; thence run N.13°08'54"W. 187.93 feet; thence N.07°32'35"W. 97.15 feet; thence N.04°59'01"W. 200.31 feet; thence S.85°00'59"W. 86.00 feet to the Northwest corner of Unit R-11, of said Citrus Ridge Village Condominium, said corner also being the Northeast corner of the eastern part of "Cayman Circle" (100

foot private right-of-way) as recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence continue S.85°00'59"W. 100.00 feet to the Northwest corner of said Cayman Circle; thence run Southerly along the Westerly right-of-way line of said Cayman Circle the following courses: run S.04°59'01"E. 164.70 feet to the point of curvature on a curve concave Westerly, and having a radius of 270.01 feet; thence run Southerly along the arc of said curve 115.47 feet through a central angle of 23°47'54" to the point of tangency; thence run S.18°48'53"W. 97.64 feet to the point of curvature of a curve concave Westerly and having a radius of 1324.27 feet; thence run Southerly along the arc of said curve 347.22 feet through a central angle of 15°01'23" to the Northeast corner of the "Lake Cohen, Little Lake Cohen, and Surrounding Park" as described in said O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run Westerly along the Northerly line of said "Lake Cohen, Little Lake Cohen, and Surrounding Park", the following courses: run N.81°31'48"W. 152.44 feet to the point of curvature of a curve concave Southerly, and having a radius of 511.00 feet; thence run Westerly along the arc of said curve 322.06 feet through a central angle of 36°06'39" to the point of tangency; thence run S.62°21'35"W. 259.27 feet to the point of curvature of a curve concave Northerly, and having a radius of 779.00 feet; thence run Westerly along the arc of said curve 864.96 feet through a central angle of 63°37'05" to a point; thence run N.35°58'41"E. 86.00 feet to a point on a curve concave Northeasterly, and having a radius of 693.00 feet; thence from a tangent bearing of N.54°01'19"W., run Westerly along the arc of said curve 115.01 feet through a central angle of 09°34'29" to the point of tangency; thence run N.44°26'50"W. 122.72 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 577.00 feet; thence run Westerly along the arc of said curve 384.78 feet through a central angle of 38°12'29" to the point of tangency; thence run N.82°39'19"W. 168.65 feet to the point of curvature of a curve concave Northeasterly, and having a radius of 151.92 feet; thence run Northwesterly along the arc of said curve 206.96 feet through a central angle of 78°03'18" to a point on a curve concave Southeasterly and having a radius of 617.00 feet; thence from a tangent bearing of S.82°53'27"W., run Westerly along the arc of said curve 187.78 feet through a central angle of 17°26'15" to the point of reverse curvature of a curve concave Northwesterly and having a radius of 1616.09 feet; thence run Westerly along the arc of said curve 187.99 feet through a central angle of 06°39'54" to the point of reverse curvature of a curve concave Southeasterly, and having a radius of 2078.73 feet; thence run Westerly along the arc of said curve 155.22 feet through a central angle of 04°16'42" to the point of tangency; thence run S.67°50'26"W. 56.45 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 693.00 feet; thence run Westerly along the arc of said curve 129.24 feet through a central angle of 10°41'06" to the Northeast corner of the "Recreation Complex", as described in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence continue Westerly along the arc of said curve 112.98 feet through a central angle of 09°20'26" to the point of tangency; thence run S.87°52'00"W. 177.44 feet to the point of curvature of a curve concave Southerly and having a radius of 314.08 feet; thence run Westerly along the arc of said curve 84.74 feet through a central angle of 15°27'29" to the point of tangency; thence run S.72°24'41"W. 179.38 feet to the Northeast corner of the Western part of aforesaid "Cayman Circle" (100 foot right-of-way) as described in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run S.83°51'44"W. 100.00 feet to the Northwest corner of said "Cayman Circle"; thence run S.06°08'16"E. along the West line of said "Cayman Circle" a distance of 93.62 feet to the intersection of said West line of "Cayman Circle", and the Northern line of aforesaid "Oak Grove Village Condominium" as recorded in Condominium Book 4, Pages 106 and 107, public records of Orange County, Florida; thence run S.73°24'02"W. along said Northern line, 534.93 feet to the point of beginning, containing 549.3489 acres more or less.



LESS

DESCRIPTION PARCEL "A":

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2063.81 feet to the Northeast corner of "Danbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run S.89°13'09"W. 291.14 feet to the point of beginning; thence run N.29°57'56"W. 86.24 feet to a point on a curve concave Northerly, and having a radius of 257.00 feet; thence from a tangent bearing of S.55°07'25"W., run Westerly along the arc of said curve 44.05 feet through a central angle of 9°49'17" to a point; thence run S.29°57'56"E. 116.24 feet to a point on a curve concave Northerly, and having a radius of 343.00 feet; thence from a tangent bearing of S.63°42'43"W., run Westerly along the arc of said curve 129.15 feet through a central angle of 21°34'27" to the point of tangency; thence run S.85°17'09"W. 89.05 feet; thence S.04°42'51"E. 167.62 feet to the point of curvature of a curve concave Westerly, and having a radius of 878.00 feet; thence run Southerly along the arc of said curve 265.47 feet through a central angle of 17°19'26" to a point; thence run N.77°23'26"W. 86.00 feet; thence S.75°26'47"W. 61.29 feet; thence N.75°13'04"W. 113.18 feet to a point on a curve concave Northerly and having a radius of 120.00 feet; thence from a tangent bearing of S.32°44'05"W., run Westerly along the arc of said curve 278.66 feet through a central angle of 133°03'05" to a point; thence run N.16°17'49"W. 233.56 feet; thence N.24°11'46"W. 137.76 feet to a point on a curve concave Southeasterly, and having a radius of 1003.00 feet thence from a tangent bearing of S.67°03'38"W., run Southwest along the arc of said curve 44.00 feet through a central angle of 2°30'49" to a point; thence run S.24°11'46"E. 86.02 feet to a point on a curve concave Southeasterly and having a radius of 917.00 feet; thence from a tangent bearing of S.64°25'45"W. run Westerly along the arc of said curve 38.91 feet through a central angle of 2°25'53" to the point of tangency; thence run S.61°59'52"W. 219.12 feet to the point of curvature of a curve concave Northerly, and having a radius of 498.00 feet; thence run Westerly along the arc of said curve 281.82 feet through a central angle of 32°25'27" to the point of tangency; thence run N.85°34'41"W. 208.19 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 202.00 feet; thence run Southwest along the arc of said curve 201.56 feet through a central angle of 57°10'19" to a point; thence run N.52°45'00"W. 86.00 feet to a point on a curve concave Southeasterly, and having a radius of 288.00 feet; thence from a tangent bearing of S.37°15'00"W.; run Southerly along the arc of said curve 50.52 feet through a central angle of 10°03'03" to a point; thence run N.62°48'03"W. 130.00 feet to a point on a curve concave Southeasterly, and having a radius of 418.00 feet; thence from a tangent bearing of N.27°11'57"E., run Northeasterly along the arc of said curve 218.48 feet through a central angle of 29°56'50" to a point; thence run N.00°25'53"W. 51.30 feet to a point on a curve concave Easterly and having a radius of 120.00 feet; thence from a tangent bearing of N.79°23'46"W., run Westerly, Northerly and Easterly along the arc of said curve 396.78 feet through a central angle of 189°26'47" to a point on a curve concave Southerly, and having a radius of 654.00 feet; thence from a tangent bearing of N.75°29'02"E., run Easterly along the arc of said curve 193.14 feet through a central angle of 16°55'14" to a point; thence run S.02°24'16"W. 86.00 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of S.87°35'44"E., run Easterly along the arc of said curve 20.00 feet through a central angle of 2°01'03" to a point; thence run N.04°25'19"E. 86.00 feet; thence S.85°34'41"E. 288.19 feet to the point of curvature of a curve concave Northerly, and having a radius of 46.00 feet; thence run Easterly along the arc of said curve 26.03 feet through a central angle of 32°25'27" to the point of tangency; thence run N.61°59'52"E. 63.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.25°07'40"E., run Easterly along the arc of said curve 240.78 feet through a central angle of 114°57'50" to a point; thence run S.58°50'06"E. 201.50 feet to a point on a curve concave Southerly, and having a radius of 1133.00 feet; thence from a tangent bearing of N.68°55'16"E. run Easterly along the arc of said curve 145.57 feet through a central angle of 7°21'41" to a point; thence run S.13°43'03"E. 86.00 feet to a point on a curve concave Southerly, and having a radius of 1047.00 feet; thence from a tangent bearing of N.76°16'57"E., run Easterly along the arc of said curve 30.00 feet through a central angle of

EXHIBIT "IP-7"

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01°38'30" to a point; thence run N.12°04'33"W. 86.00 feet to a point on a curve concave Southerly and having a radius of 1133.00 feet; thence from a tangent bearing of N.77°55'20"E., run Easterly along the arc of said curve 145.57 feet through a central angle of 07°21'42" to the point of tangency; thence run N.85°17'09"E. 55.78 feet; thence N.04°42'51"W. 18.44 feet to the point of curvature of a curve concave Westerly, and having a radius of 347.00 feet; thence run Northerly along the arc of said curve 170.68 feet through a central angle of 28°10'56" to a point; thence run N.57°06'13"E. 86.00 feet to a point on a curve concave Westerly, and having a radius of 433.00 feet; thence from a tangent bearing of N.32°53'47"W., run Northerly along the arc of said curve 24.97 feet through a central angle of 3°18'15" to a point; thence run S.53°47'59"W. 86.00 feet to a point on a curve concave Southwesterly, and having a radius of 347.00 feet; thence from a tangent bearing of N.36°12'01"W., run Northerly along the arc of said curve 92.11 feet through a central angle of 15°12'33" to the point of tangency; thence run N.51°24'34"W. 94.66 feet to the point of curvature of a curve concave Southerly, and having a radius of 162.00 feet; thence run Westerly along the arc of said curve 162.54 feet through a central angle of 57°29'10" to the point of tangency; thence run S.71°06'17"W. 310.25 feet to the point of curvature of a curve concave Northerly, and having a radius of 1078.00 feet; thence run Westerly along the arc of said curve 717.62 feet through a central angle of 38°08'29" to the point of tangency; thence run N.70°45'14"W. 420.34 feet to the point of curvature of a curve concave Southerly, and having a radius of 1047.00 feet; thence run Westerly along the arc of said curve 514.79 feet through a central angle of 28°10'16" to the point of tangency; thence run S.81°04'30"W. 337.46 feet to the point of curvature of a curve concave Northerly, and having a radius of 961.32 feet; thence run Westerly along the arc of said curve 86.43 feet through a central angle of 5°09'05" to a point; thence run N.03°46'25"W. 86.00 feet to a point on a curve concave Northerly, and having a radius of 875.32 feet; thence from a tangent bearing of S.86°13'35"W., run Westerly along the arc of said curve 118.13 feet through a central angle of 7°43'57" to a point; thence run N.03°57'35"E. 140.00 feet to a point on a curve concave Northerly, and having a radius of 735.32 feet; thence from a tangent bearing of S.86°02'28"E., run Easterly along the arc of said curve 165.35 feet through a central angle of 12°53'02" to the point of tangency; thence run N.81°04'30"E. 337.46 feet to the point of curvature of a curve concave Southerly, and having a radius of 1273.00 feet; thence run Easterly along the arc of said curve 625.91 feet through a central angle of 28°10'16" to the point of tangency; thence run S.70°45'14"E. 10.00 feet; thence N.19°14'46"E. 211.11 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 430.00 feet; thence run Northeasterly along the arc of said curve 233.20 feet through a central angle of 30°30'18" to a point; thence run S.40°14'56"E. 86.00 feet; thence S.39°13'42"E. 44.00 feet; thence S.40°23'41"E. 86.00 feet; thence S.13°03'07"E. 85.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.76°56'53"E., run Easterly along the arc of said curve 144.45 feet through a central angle of 68°58'13" to a point on a curve concave Northerly, and having a radius of 606.00 feet; thence from a tangent bearing of S.72°23'32"E., run Easterly along the arc of said curve 386.08 feet through a central angle of 36°30'12" to the point of tangency; thence run N.71°06'16"E. 78.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.34°14'05"E., run Easterly along the arc of said curve 240.06 feet through a central angle of 114°37'21" to a point; thence run S.53°04'02"E. 212.48 feet; thence S.16°28'41"E. 86.00 feet to a point on a curve concave Southerly, and having a radius of 302.00 feet; thence from a tangent bearing of N.73°31'19"E., run Easterly along the arc of said curve 27.84 feet through a central angle of 5°16'56" to a point; thence run N.11°11'46"W. 86.00 feet to a point on a curve concave Southwesterly, and having a radius of 388.00 feet; thence from a tangent bearing of N.78°48'14"E. run Southeasterly along the arc of said curve 337.15 feet through a central angle of 49°47'12" to the point of tangency; thence run S.51°24'34"E. 94.66 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 573.00 feet; thence run Southeasterly along the arc of said curve 131.31 feet through a central angle of 18°07'46" to a point; thence run S.58°43'13"W. 86.06 feet to a point on a curve concave Southwesterly, and having a radius of 487.00 feet; thence from a tangent bearing of S.33°38'00"E., run Southerly along the arc of said curve 20.00 feet through a central angle of 2°21'13" to a point; thence run N.58°43'13"E. 86.00 feet to a point on a curve concave Westerly, and having a radius of 573.00 feet; thence from a tangent bearing of S.31°16'47"E. run Southerly along the arc of said curve 265.68 feet through a central angle of 26°33'56" to the point of tangency; thence run S.04°42'51"E. 18.44 feet; thence N.85°17'09"E. 89.05 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 127.00 feet; thence run Northeasterly along the arc of said curve 195.21 feet through a central angle of 88°04'00" to the point of tangency; thence run N.02°46'51"W. 150.00 feet; thence N.39°36'28"W. 125.95 feet; thence N.35°17'56"W. 80.00 feet to a point on a curve concave Northeasterly, and having a radius of 40.00 feet; thence from a tangent bearing of S.54°42'04"W.

run Westerly along the arc of said curve 80.26 feet through a central angle of  $114^{\circ}57'50''$  to a point; thence run  $N.67^{\circ}47'39''W.$  84.34 feet to a point on a curve concave Southeasterly, and having a radius of 120.00 feet; thence from a tangent bearing of  $N.11^{\circ}52'37''E.$ , run Northeasterly along the arc of said curve 46.52 feet through a central angle of  $22^{\circ}12'44''$  to a point; thence run  $N.02^{\circ}46'51''W.$  100.33 feet to a point on a curve concave Northeasterly, and having a radius of 126.00 feet; thence from a tangent bearing of  $N.81^{\circ}00'14''W.$  run Northwesterly along the arc of said curve 177.15 feet through a central angle of  $80^{\circ}33'15''$  to a point; thence run  $N.24^{\circ}34'30''W.$  63.06 feet to a point; thence run  $N.66^{\circ}07'36''W.$  197.46 feet; thence  $S. 87^{\circ}51'57''W.$  1027.35 feet to the point of curvature of a curve concave Southerly and having a radius of 242.00 feet; thence run Westerly along the arc of said curve 43.19 feet through a central angle of  $10^{\circ}13'35''$  to a point; thence run  $N.12^{\circ}21'30''W.$  86.00 feet to a point on a curve concave Southeasterly, and having a radius of 328.00 feet; thence from a tangent bearing of  $S.77^{\circ}38'22''W.$  run Westerly along the arc of said curve 31.18 feet through a central angle of  $5^{\circ}26'50''$  to a point thence run  $N.17^{\circ}48'28''W.$  130.00 feet to a point on a curve concave Southerly and having a radius of 458.00 feet; thence from a tangent bearing of  $N.72^{\circ}11'32''E.$ , run Easterly along the arc of said curve 77.36 feet through a central angle of  $9^{\circ}40'38''$  to a point; thence run  $N.08^{\circ}07'51''W.$  20.00 feet to a point on a curve concave Southerly and having a radius of 478.00 feet; thence from a tangent bearing of  $N.81^{\circ}52'10''E.$ , run Easterly along the arc of said curve 50.03 feet through a central angle of  $5^{\circ}59'47''$  to the point of tangency; thence run  $N.87^{\circ}51'57''E.$  1275.79 feet to the point of curvature of a curve concave Southerly, and having a radius of 1333.81 feet; thence run Easterly along the arc of said curve 111.32 feet through a central angle of  $4^{\circ}46'56''$  to the point of compound curvature of a curve concave Southwesterly, and having a radius of 453.00 feet; thence run Southeasterly along the arc of said curve 668.65 feet through a central angle of  $84^{\circ}34'17''$  to the point of tangency thence run  $S.02^{\circ}46'51''E.$  577.00 feet to the point of curvature of a curve concave Westerly, and having a radius of 363.00 feet; thence run Southerly along the arc of said curve 19.89 feet through a central angle of  $3^{\circ}00'24''$  to a point; thence run  $N.89^{\circ}38'27''W.$  20.00 feet to a point on a curve concave Northwesterly and having a radius of 343.00 feet; thence from a tangent bearing of  $S.00^{\circ}21'33''W.$ , run Southwesterly along the arc of said curve 335.23 feet through a central angle of  $55^{\circ}59'52''$  to the point of beginning, containing 62.5014 acres more or less.

AND ALSO LESS

DESCRIPTION PARCEL "B"

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 14'6.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence run N.73°24'02"E. along said North line 534.93 feet to a point on the Westerly line of the western end of "Cayman Circle", (100 foot right-of-way) as described in Exhibit "A" of the Warranty Deed recorded in O.H. Book 3527, Page 1913, public records of Orange County, Florida; thence run N.06°08'16"W. along said Westerly line, 93.62 feet to the Northwest corner of said Cayman Circle; thence run N.83°51'44"E. 100.00 feet to the Northeast corner of said Cayman Circle, said corner also being the Northwest corner of the "Recreation Complex" as described in said exhibit "A"; thence run N.72°24'41"E. along the Northerly line of said Recreation Complex, 100.18 feet to the point of beginning; thence leaving said Northerly line of the recreation complex, run N.17°35'29"W. 101.00 feet to a point on a curve concave Northerly, and having a radius of 645.23 feet; thence from a tangent bearing of S.72°24'31"W.; run Westerly along the arc of said curve 27.31 feet through a central angle of 2°25'29" to a point; thence run N.15°10'00"W. 140.00 feet to a point on a curve concave Northerly and having a radius of 505.23 feet; thence from a tangent bearing of N.74°50'00"E. run Easterly along the arc of said curve 21.38 feet through a central angle of 2°25'29" to the point of tangency; thence run N.72°24'31"E. 79.20 feet to the point of curvature of a curve concave Southerly, and having a radius of 555.08 feet; thence run Easterly along the arc of said curve 40.78 feet through a central angle of 04°12'32" to a point on a curve concave Westerly, and having a radius of 129.49 feet; thence from a tangent bearing of N.01°38'03"E., run Northerly along the arc of said curve 92.66 feet through a central angle of 41°00'01" to a point; thence run N.82°00'18"W. 165.01 feet to a point on a curve concave Westerly, and having a radius of 950.00 feet; thence from a tangent bearing of N.15°11'02"W., run Northerly along the arc of said curve 136.26 feet through a central angle of 8°13'05" to the point of tangency; thence run N.23°24'07"W. 220.59 feet to the point of curvature of a curve concave Easterly, and having a radius of 760.00 feet; thence run Northerly along the arc of said curve 354.04 feet through a central angle of 26°41'27" to the point of tangency; thence run N.03°17'20"E. 108.98 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 695.00 feet; thence run Northeasterly along the arc of said curve 325.24 feet through a central angle of 26°48'45" to the point of tangency; thence run N.30°06'05"E. 417.84 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 858.78 feet; thence run Northeasterly along the arc of said curve 446.83 feet through a central angle of 29°48'41" to the point of reverse curvature of a curve concave Northwesterly, and having a radius of 560.00 feet; thence run Northeasterly along the arc of said curve 301.86 feet through a central angle of 30°53'06" to a point; thence run N.36°19'27"E. 176.77 feet; thence run S.59°21'01"E. 1217.29 feet to a point on a curve concave Southwesterly and having a radius of 948.78 feet; thence from a tangent bearing of S.57°24'58"E. run Southwesterly along the arc of said curve 101.74 feet through a central angle of 6°08'38" to a point on a curve concave Southeasterly, and having a radius of 645.75 feet; thence from a tangent bearing of N.47°54'22"W. run Northeasterly along the arc of said curve 251.76 feet through a central angle of 22°20'16" to a point; thence N.66°49'48"E. 81.94 feet to a point on a curve concave Southerly and having a radius of 655.75 feet; thence from a tangent bearing of N.77°24'32"E. run Easterly along the arc of said curve 406.97 feet through a central angle of 35°33'31" to a point; thence run S.22°58'03"W. 96.00 feet to a point on a curve concave Southwesterly, and having a radius of 559.75 feet; thence from a tangent bearing of S.67°01'57"E., run Easterly along the arc of said curve 42.15 feet through a central angle of 4°18'53" to a point; thence run S.27°16'56"W. 130.00 feet to a point on a curve concave Southwesterly and having a radius of 429.75 feet; thence from a tangent bearing of N.62°43'04"W. run Westerly along the arc of said curve 21.21 feet

through a central angle of  $02^{\circ}49'10''$  to a point on a curve concave Easterly, and having a radius of 505.31 feet; thence from a tangent bearing of  $S.24^{\circ}33'54''W.$ , run Southerly along the arc of said curve 251.62 feet through a central angle of  $28^{\circ}31'51''$  to the point of compound curvature of a curve concave Northeasterly, and having a radius of 256.45 feet; thence run Southeasterly along the arc of said curve 275.19 feet through a central angle of  $61^{\circ}29'01''$  to the point of tangency; thence run  $S.65^{\circ}26'57''E.$  274.82 feet; thence  $S.01^{\circ}14'18''E.$  391.31 feet; thence  $S.31^{\circ}23'33''E.$  243.87 feet; thence  $S.62^{\circ}21'34''W.$  407.60 feet; thence  $S.01^{\circ}44'18''E.$  37.70 feet; thence  $S.88^{\circ}15'42''W.$  86.00 feet; thence  $N.01^{\circ}44'18''W.$  25.22 feet; thence  $S.88^{\circ}15'42''W.$  130.00 feet; thence  $N.01^{\circ}44'18''W.$  10.63 feet to a point on a curve concave Northeasterly, and having a radius of 302.00 feet; thence from a tangent bearing of  $N.71^{\circ}30'44''W.$  run Northwesterly along the arc of said curve 142.66 feet through a central angle of  $27^{\circ}03'54''$  to the point of tangency; thence run  $N.44^{\circ}26'50''W.$  122.72 feet to the point of curvature of a curve concave Southwesterly and having a radius of 968.00 feet; thence run Northwesterly along the arc of said curve 246.11 feet through a central angle of  $14^{\circ}34'03''$  to a point; thence run  $S.30^{\circ}59'07''W.$  10.00 feet to a point on a curve concave Southwesterly, and having a radius of 958.00 feet; thence from a tangent bearing of  $N.59^{\circ}00'53''W.$  run Westerly along the arc of said curve 152.73 feet through a central angle of  $9^{\circ}08'05''$  to a point on a curve concave Southwesterly and having a radius of 128.00 feet; thence from a tangent bearing of  $N.20^{\circ}03'00''W.$ , run Northwesterly along the arc of said curve 14.09 feet through a central angle of  $6^{\circ}18'25''$  to a point on a curve concave Southerly and having a radius of 968.00 feet; thence from a tangent bearing of  $N.68^{\circ}44'21''W.$ , run Westerly along the arc of said curve 235.11 feet through a central angle of  $13^{\circ}54'58''$  to the point of tangency; thence run  $N.82^{\circ}39'19''W.$  163.28 feet to the point of curvature of a curve concave Southerly, and having a radius of 868.00 feet; thence run Westerly along the arc of said curve 259.39 feet through a central angle of  $17^{\circ}07'20''$  to a point; thence run  $S.09^{\circ}46'39''E.$  96.00 feet; thence  $S.03^{\circ}50'05''E.$  54.31 feet; thence  $S.10^{\circ}13'35''E.$  101.00 feet to a point on the Northerly line of the "Lake Cohen, Little Lake Cohen, and Surrounding Park" parcel as described in aforesaid Exhibit "A" in the Warranty Deed, recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida, said point being on a curve concave Southerly, and having a radius of 617.00 feet; thence run Westerly along said Northerly line of "Lake Cohen, Little Lake Cohen, and Surrounding Park" and along the Northerly line of aforesaid "Recreation Complex", the following courses: thence from a tangent bearing of  $S.79^{\circ}46'25''W.$ , run Westerly along the arc of said curve a distance of 154.20 feet through a central angle of  $14^{\circ}19'11''$  to the point of reverse curvature of a curve concave Northerly, and having a radius of 1616.09 feet; thence run Westerly along the arc of said curve 187.99 feet through a central angle of  $6^{\circ}39'54''$  to the point of reverse curvature of a curve concave Southerly, and having a radius of 2078.73 feet; thence run Westerly along the arc of said curve 155.22 feet through a central angle of  $4^{\circ}16'42''$  to the point of tangency; thence run  $S.67^{\circ}50'26''W.$  56.45 feet to the point of curvature of a curve concave Northerly, and having a radius of 693.00 feet; thence run Westerly along the arc of said curve 242.22 feet through a central angle of  $20^{\circ}01'34''$  to the point of tangency; thence run  $S.87^{\circ}52'00''W.$  177.44 feet to the point of curvature of a curve concave Southerly, and having a radius of 314.08 feet; thence run Westerly along the arc of said curve 84.74 feet through a central angle of  $15^{\circ}27'29''$  to the point of tangency; thence run  $S.72^{\circ}24'41''W.$  79.20 feet to the point of beginning, containing 103.3363 acres more or less.



and further conveying unto the Grantee:

DESCRIPTION OF WELL SITE NO. 1:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'20"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line of Section 26, a distance of 1149.29 feet; thence leaving said West line, run N.82°44'47"E. 674.54 feet to the point of beginning; thence run N.07°15'13"W. 17.83 feet; thence N.47°30'32"E. 11.48 feet; thence W.82°44'47"E. 42.61 feet; thence S.07°15'13"E. 52.00 feet; thence S.82°44'47"W. 38.26 feet; thence N.61°29'45"W. 16.93 feet; thence W.07°15'13"W. 17.60 feet to the point of beginning, containing 2605 square feet more or less.

and,

DESCRIPTION OF WELL SITE NO. 2

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line, 2010.85 feet; thence, leaving said West line run N.57°35'01"E. 856.20 feet to the point of curvature of a curve concave Northerly, and having a radius of 504.79 feet; thence run Easterly along the arc of said curve 301.16 feet through a central angle of 29°30'26" to the point of tangency; thence run N.89°05'27"E. 84.62 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 360.00 feet; thence run Northeasterly along the arc of said curve 292.74 feet through a central angle of 46°35'26" to the point of tangency; thence run N.44°19'07"E. 158.90 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 926.80 feet; thence run Northeasterly along the arc of said curve 62.61 feet through a central angle of 3°52'13" to a point; thence leaving said curve, run S.40°27'03"E. 267.74 feet to the point of curvature of a curve concave Westerly, and having a radius of 300.00 feet; thence run Southerly along the arc of said curve 91.42 feet through a central angle of 17°27'33" to the point of tangency; thence run S.22°59'30"E. 225.90 feet to the point of beginning; thence run N.67°00'30"E. 26.00 feet; thence S.22°59'30"E. 52.00 feet; thence S.67°00'30"W. 52.00 feet; thence N.22°59'30"W. 52.00 feet; thence N.67°00'30"E. 26.00 feet to the point of beginning, containing 2704 square feet more or less.



and,

DESCRIPTION OF WELL SITE #3:

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida, run N.02°47'04"W. along the East line said West 3/4 of Section 25, a distance of 2863.81 feet to the Northeast corner of "Bahbury Village Condominium", as recorded in Condo. Book 5, Pages 6 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run N.89°19'43"W. 1902.30 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.05°34'41"W., run Westerly along the arc of said curve 134.05 feet through a central angle of 13°31'19" to the point/on beginning; thence run S.09°06'00"E. 20.00 feet to a point on a curve concave Southerly and having a radius of 548.00 feet; thence from a tangent bearing of S.80°54'00"W., run Westerly along the arc of said curve 38.90 feet through a central angle of 4°04'00" to a point; thence run N.13°10'00"W. 20.00 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.80°54'00"E. run Easterly along the arc of said curve 40.97 feet through a central angle of 4°04'00" to the Point of Beginning, containing 792.1 square feet more or less.

and, included in the insured property.

Exhibit "A"

AND the following Unit Numbers of OAK GROVE VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 3034, Page 1441, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominium Plat Book 4, Page 106, of the Public Records of Orange County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

UNIT NUMBERS:

B	26	87	88
MV2	27	88	89
MV3	28	89	90
MV9	29	90	92
MV12	31	91	93
1	02	92	95
2	03	93	96
3	04	94	97
7	37	95	99
8	09	96	102
9	40	97	110
10	42	98	114
11	44	74	115
13	47	76	118
15	49	79	123
17	50	81	125
19	51	83	128
20	52	84	128
23	53	85	129
24	54	86	102
		87	

Exhibit "A"

AND the following Unit Numbers of CITRUS RIDGE VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 1046, Page 137, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominiums Plat Book 4, Page 139, of the Public Records of Orange County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

UNIT NUMBERS:

1420	1472	1526
1422	1473	1527
1424	1475	1531
1429	1476	1533
1430	1477	1535
1433	1480	1536
1438	1482	1537
1439	1483	1538
1441	1484	1539
1442	1486	1540
1443	1487	1541
1445	1488	1548
1446	1489	1550
1447	1490	1545
1448	1492	1546
1450	1493	1552
1451	1500	1554
1452	1501	1555
1453	1502	1769
1454	1504	1770
1455	1505	1772
1461	1507	1774
1462	1508	1775
1463	1511	1777
1464	1514	1778
1466	1519	(R-1)
1466	1520	(R-8)
1466	1524	(R-9)
1470	1525	

Exhibit "A"

AND the following Unit Numbers of SANBURY VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 3088, Page 630, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominium Plat Book 8, Page 1, of the Public Records of Orange County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

UNIT NUMBERS:

1364	1607	1677	1720	1779
1365	1608	1678	1724	1780
1366	1610	1679	1725	1781
1367	1614	1680	1727	1788
1368	1624	1681	1728	1787
1369	1629	1682	1700	1791
1370	1630	1684	1731	1794
1371	1631	1686	1733	1796
1372	1632	1688		1796
1374	1642	1690	1704	1801
1389	1664	1692	1735	1803
1402	1665	1694	1708	1804
1403	1666	1695	1743	1805
1405	1667	1697	1745	1806
1406	1668	1704	1746	1807
1409	1669	1711	1747	1808
1412		1712	1749	1809
1413	1670	1713	1758	1815
1416	1671	1716	1759	1821
1418	1673	1717	1761	1823
1419	1675	1718	1767	1828
1606	1676	1719	1768	

together with

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS: (O.R. Book 3339, Page 1098)

A perpetual utility easement for construction, operation, utilization and maintenance of underground sanitary sewer pipes and conduits under a strip of land 20.00 feet in width, described as follows:

From the Northwest corner of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"E. along the North line of the Northeast 1/4 of said Section 35, a distance of 690.36 feet to the point of beginning; thence continue N.87°09'16"E. along said North line 70.16 feet to a point on the Southerly boundary line of "Oak Grove Village Condominium" as recorded in Condo. Book 4, page 106 and 107, public records of Orange County, Florida, said point being on a curve concave Northerly and having a radius of 243.00 feet; thence from a tangent bearing of S.45°54'06"E. run Easterly along the arc of said curve and said Southerly boundary line 138.98 feet through a central angle of 32°46'06"; thence run S.13°41'11"W. 13.18 feet; thence S.13°53'49"E. 18.33 feet; thence N.64°45'19"W. 213.07 feet to the point of beginning.

AIM

A perpetual sewer easement for construction, operation, utilization and maintenance of underground sanitary sewer pipes and conduits under a strip of land 20.00 feet in width, described as follows:

From the Northwest corner of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"E. along the North line of the Northeast 1/4 of said Section 35, a distance of 760.52 feet to a point on the Southerly boundary line of "Oak Grove Village Condominium" as recorded in Condominium Book 4, Pages 106 and 107, public records of Orange County, Florida, said point being on a curve concave Northerly and having a radius of 243.00 feet; thence from a tangent bearing of S.45°54'06"E. run Easterly along the arc of said curve and said Southerly boundary line 128.98 feet through a central angle of 30°24'42" to the Southeast corner of Lot 89, said Oak Grove Village Condominium and the point of beginning; thence run S.13°41'11"W. along a Southerly extension of the East line of said Lot 89, a distance of 15.44 feet; thence S.13°53'49"E. 157.00 feet; thence S.67°29'27"E. 137.92 feet to the point of termination, the side lines of said strip extending so as to begin on said Southerly boundary line of Oak Grove Village Condominium, LRSN that portion of said strip lying within road right-of-way for Yothere Road, as recorded in O.R. Book 2658, Page 1318, Public Records of Orange County, Florida.

and.

**INGRESS - EGRESS EASEMENT DESCRIPTION: (North Citrus Circle)**

An Ingress - Egress easement over a strip of land 54.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, Pages 106 & 107, public records of Orange County, Florida; thence run N.73°24'02"E. along said North line 534.93 feet to a point on the Westerly line of the Western part of "CAYMAN CIRCLE" (100 foot right-of-way), as described in Exhibit "A" of the Warranty Deed, recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run N.06°08'16"W. along said Westerly line, 93.62 feet to the Northwest corner of said Cayman Circle; thence run N.83°51'44"E. 50.00 feet; thence N.06°08'16"W. 133.03 feet to a point on a curve concave Northerly, and having a radius of 618.23 feet; thence from a tangent bearing of N.83°51'44"E., run Easterly along the arc of said curve 97.42 feet through a central angle of 9°01'44" to the point of beginning; thence continue Easterly along the arc of said curve 26.16 feet through a central angle of 2°25'29" to the point of tangency; thence run N.72°24'31"E. 79.21 feet to the point of curvature of a curve concave Southerly, and having a radius of 442.00 feet; thence run Easterly along the arc of said curve 119.27 feet through a central angle of 15°27'29" to the point of tangency; thence run N.87°52'00"E. 177.44 feet to the point of curvature of a curve concave Northerly and having a radius of 565.00 feet; thence run Easterly along the arc of said curve 197.48 feet through a central angle of 20°01'34" to the point of tangency; thence run N.67°50'26"E. 56.45 feet to the point of curvature of a curve concave Southerly and having a radius of 2206.73 feet; thence run Easterly along the arc of said curve 164.78 feet through a central angle of 4°16'42" to the point of reverse curvature of a curve concave Northerly, and having a radius of 1488.09 feet; thence run Easterly along the arc of said curve 173.10 feet through a central angle of 6°39'54" to the point of reverse curvature of a curve concave Northerly, and having a radius of 745.00 feet; thence run Easterly along the arc of said curve 189.22 feet through a central angle of 14°33'08" to the point of termination.

and.

DESCRIPTION OF INGRESS - EGRESS EASEMENT TO WELL SITE NO. 1:

An Ingress - egress easement over a strip of land 20.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line a distance of 1149.29 feet; thence leaving said West line, run N.82°44'47"E. 429.94 feet to the point of beginning; thence continue N.82°44'47"E. 244.60 feet to the point of termination of said easement.

and,

DESCRIPTION OF INGRESS - EGRESS EASEMENT FOR WELL SITE NO. 2

An ingress - egress easement over a strip of land 30.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line, 2018.05 feet; thence, leaving said West line run S.59°35'01"E. 630.19 feet to the point of beginning; thence continue S.59°35'01"E. 226.11 feet to the point of curvature of a curve concave Northerly, and having a radius of 504.79 feet; thence run Easterly along the arc of said curve 301.16 feet through a central angle of 29°30'26" to the point of tangency; thence run S.89°05'27"E. 84.62 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 360.00 feet; thence run Northeasterly along the arc of said curve 292.74 feet through a central angle of 46°35'26" to the point of tangency; thence run N.44°19'07"E. 158.90 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 926.00 feet; thence run Northeasterly along the arc of said curve 62.61 feet through a central angle of 3°52'13" to a point; thence leaving said curve, run N.40°27'03"E. 267.74 feet to the point of curvature of a curve concave Westerly, and having a radius of 300.00 feet; thence run Southerly along the arc of said curve 91.42 feet through a central angle of 17°27'33" to the point of tangency; thence run S.22°59'30"E. 225.98 feet to the point of termination and the end of this easement.



and,

DESCRIPTION OF INGRESS - EGRESS EASEMENT FOR WELL SITE #3:

A strip of land 20.00 feet wide, the Northerly line of said strip being described as follows:

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27, East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2863.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04" along said East line, 1005.19 feet; thence leaving said East line, run N.89°19'43"W. 1902.30 feet to the point of beginning. Said point being on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.85°34'41"W., run Westerly along the arc of said curve 134.05 feet through a central angle of 13°31'19" to the point of termination.

"TOGETHER WITH those certain easements, benefits and rights over, in and to the Common Area, as set forth in that certain Homeowners' Association Declaration of Covenants, Restrictions and Easements dated July 25, 1979, and recorded in Official Records Book 3034, page 1494, and Notices of Addition of Territory recorded in Official Records Book 3605, Page 159; Official Records Book 3668, Page 2664; Official Records Book 3742, Page 2795 and Official Records Book 3815, Page 197; and Amendment recorded in Official Records Book 4088, Page 4465 Public Records of Orange County, Florida, including, but not limited to, easements for ingress, egress, utilities, parking and the use and enjoyment of the Common Area as more particularly set forth in said Declaration."

"Together with those certain easements, benefits and rights over, in and to that certain real property as set forth in that certain Easement Agreement dated \_\_\_\_\_, 1993, and recorded in Official Records Book \_\_\_\_\_, page \_\_\_\_\_, Public Records, Orange County, Florida, including, but not limited to, easements for storm water drainage, underground utility lines and related facilities, above-ground utility lines and related facilities, ingress and egress, construction, installation, landscaping, maintenance and repair."

## DESCRIPTION PARCEL "A":

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2063.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run S.89°13'09"W. 291.14 feet to the point of beginning; thence run N.29°57'56"W. 86.24 feet to a point on a curve concave Northerly, and having a radius of 257.00 feet; thence from a tangent bearing of S.55°07'25"W., run Westerly along the arc of said curve 44.05 feet through a central angle of 9°49'17" to a point; thence run S.29°57'56"E. 86.24 feet to a point on a curve concave Northerly, and having a radius of 343.00 feet; thence from a tangent bearing of S.63°42'43"W., run Westerly along the arc of said curve 129.15 feet through a central angle of 21°34'27" to the point of tangency; thence run S.85°17'09"W. 89.05 feet; thence S.04°42'51"E. 167.62 feet to the point of curvature of a curve concave Westerly, and having a radius of 878.00 feet; thence run Southerly along the arc of said curve 265.47 feet through a central angle of 17°19'26" to a point; thence run N.77°23'26"W. 86.00 feet; thence S.75°26'47"W. 61.29 feet; thence N.75°13'04"W. 113.18 feet to a point on a curve concave Northerly and having a radius of 120.00 feet; thence from a tangent bearing of S.32°44'05"W., run Westerly along the arc of said curve 278.66 feet through a central angle of 133°03'05" to a point; thence run N.16°17'49"W. 233.56 feet; thence N.24°11'46"W. 137.76 feet to a point on a curve concave Southeasterly, and having a radius of 1003.00 feet thence from a tangent bearing of S.67°03'38"W., run Southwesterly along the arc of said curve 44.00 feet through a central angle of 2°30'49" to a point; thence run S.24°11'46"E. 86.02 feet to a point on a curve concave Southeasterly and having a radius of 917.00 feet; thence from a tangent bearing of S.64°25'45"W., run Westerly along the arc of said curve 38.91 feet through a central angle of 2°25'53" to the point of tangency; thence run S.61°59'52"W. 219.12 feet to the point of curvature of a curve concave Northerly, and having a radius of 498.00 feet; thence run Westerly along the arc of said curve 281.82 feet through a central angle of 32°25'27" to the point of tangency; thence run N.85°34'41"W. 288.19 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 202.00 feet; thence run Southwesterly along the arc of said curve 201.56 feet through a central angle of 57°10'19" to a point; thence run N.52°45'00"W. 86.00 feet to a point on a curve concave Southeasterly, and having a radius of 288.00 feet; thence from a tangent bearing of S.37°15'00"W., run Southerly along the arc of said curve 50.52 feet through a central angle of 10°03'03" to a point; thence run N.62°48'03"W. 130.00 feet to a point on a curve concave Southeasterly, and having a radius of 418.00 feet; thence from a tangent bearing of N.27°11'57"E., run Northeasterly along the arc of said curve 218.48 feet through a central angle of 29°56'50" to a point; thence run N.00°25'53"W. 51.30 feet to a point on a curve concave Easterly and having a radius of 120.00 feet; thence from a tangent bearing of N.79°23'46"W., run Westerly, Northerly and Easterly along the arc of said curve 396.78 feet through a central angle of 189°26'47" to a point on a curve concave Southerly, and having a radius of 654.00 feet; thence from a tangent bearing of N.75°29'02"E., run Easterly along the arc of said curve 193.14 feet through a central angle of 16°55'14" to a point; thence run S.02°24'16"W. 86.00 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of S.87°35'44"E., run Easterly along the arc of said curve 20.00 feet through a central angle of 2°01'03" to a point; thence run N.04°25'19"E. 86.00 feet; thence S.85°34'41"E. 288.19 feet to the point of curvature of a curve concave Northerly, and having a radius of 46.00 feet; thence run Easterly along the arc of said curve 26.03 feet through a central angle of 32°25'27" to the point of tangency; thence run N.61°59'52"E. 63.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.25°07'40"E., run Easterly along the arc of said curve 240.78 feet through a central angle of 114°57'50" to a point; thence run S.58°50'06"E. 201.50 feet to a point on a curve concave Southerly, and having a radius of 1133.00 feet; thence from a tangent bearing of N.68°55'16"E. run Easterly along the arc of said curve 145.57 feet through a central angle of 7°21'41" to a point; thence run S.13°43'03"E. 86.00 feet to a point on a curve concave Southerly, and having a radius of 1047.00 feet; thence from a tangent bearing of N.76°16'57"E., run Easterly along the arc of said curve 30.00 feet through a central angle of

01°35'30" to a point; thence run N.12°04'33"W. 86.00 feet to a point on a curve concave Southerly, and having a radius of 113.00 feet; thence from a tangent bearing of N.77°55'20"E., run Easterly along the arc of said curve 145.57 feet through a central angle of 07°21'42" to the point of tangency; thence run N.85°17'09"E. 55.78 feet; thence N.04°42'51"W. 18.44 feet to the point of curvature of a curve concave Westerly, and having a radius of 347.00 feet; thence run Northerly along the arc of said curve 170.68 feet through a central angle of 28°10'56" to a point; thence run N.57°06'13"E. 86.00 feet to a point on a curve concave Westerly, and having a radius of 433.00 feet; thence from a tangent bearing of N.32°53'47"W., run Northerly along the arc of said curve 24.97 feet through a central angle of 3°18'15" to a point; thence run S.53°47'59"W. 86.00 feet to a point on a curve concave Southwesterly, and having a radius of 347.00 feet; thence from a tangent bearing of N.36°12'01"W., run Northerly along the arc of said curve 92.11 feet through a central angle of 15°12'33" to the point of tangency; thence run N.51°24'34"W. 94.66 feet to the point of curvature of a curve concave Southerly, and having a radius of 162.00 feet; thence run Westerly along the arc of said curve 162.54 feet through a central angle of 57°29'10" to the point of tangency; thence run S.71°06'17"W. 370.25 feet to the point of curvature of a curve concave Northerly, and having a radius of 1078.00 feet; thence run Westerly along the arc of said curve 717.62 feet through a central angle of 38°08'29" to the point of tangency; thence run N.70°45'14"W. 420.34 feet to the point of curvature of a curve concave Southerly, and having a radius of 1047.00 feet; thence run Westerly along the arc of said curve 514.79 feet through a central angle of 28°10'16" to the point of tangency; thence run S.81°04'30"W. 337.41 feet to the point of curvature of a curve concave Northerly, and having a radius of 961.32 feet; thence run Westerly along the arc of said curve 86.43 feet through a central angle of 5°09'05" to a point; thence run N.03°46'25"E. 86.00 feet to a point on a curve concave Northerly, and having a radius of 875.32 feet; thence from a tangent bearing of S.86°13'35"W., run Westerly along the arc of said curve 118.13 feet through a central angle of 7°43'57" to a point; thence run N.03°57'35"E. 140.00 feet to a point on a curve concave Northerly, and having a radius of 735.32 feet; thence from a tangent bearing of S.86°02'28"E., run Easterly along the arc of said curve 165.35 feet through a central angle of 12°53'02" to the point of tangency; thence run N.81°04'30"E. 337.46 feet to the point of curvature of a curve concave Southerly, and having a radius of 1273.00 feet; thence run Easterly along the arc of said curve 625.91 feet through a central angle of 28°10'16" to the point of tangency; thence run S.70°45'14"E. 10.00 feet; thence N.19°14'46"E. 211.11 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 430.00 feet; thence run Northeasterly along the arc of said curve 233.20 feet through a central angle of 30°30'18" to a point; thence run S.40°14'56"E. 86.00 feet; thence S.39°13'42"E. 44.00 feet; thence S.40°23'41"E. 86.00 feet; thence S.13°03'07"E. 85.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.76°56'53"E., run Easterly along the arc of said curve 144.45 feet through a central angle of 68°58'13" to a point on a curve concave Northerly, and having a radius of 606.00 feet; thence from a tangent bearing of S.72°23'32"E., run Easterly along the arc of said curve 386.08 feet through a central angle of 36°30'12" to the point of tangency; thence run N.71°06'16"E. 78.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.34°14'05"E., run Easterly along the arc of said curve 240.06 feet through a central angle of 114°37'21" to a point; thence run S.53°04'02"E. 212.48 feet; thence S.16°28'41"E. 86.00 feet to a point on a curve concave Southerly, and having a radius of 302.00 feet; thence from a tangent bearing of N.73°31'19"E., run Easterly along the arc of said curve 27.84 feet through a central angle of 5°16'56" to a point; thence run N.11°11'46"W. 86.00 feet to a point on a curve concave Southwesterly, and having a radius of 388.00 feet; thence from a tangent bearing of N.70°48'14"E. run Southeasterly along the arc of said curve 337.15 feet through a central angle of 49°47'12" to the point of tangency; thence run S.51°24'34"E. 94.66 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 573.00 feet; thence run Southeasterly along the arc of said curve 181.31 feet through a central angle of 18°07'46" to a point; thence run S.58°43'13"W. 86.06 feet to a point on a curve concave Southwesterly, and having a radius of 487.00 feet; thence from a tangent bearing of S.33°38'00"E., run Southerly along the arc of said curve 20.00 feet through a central angle of 2°21'13" to a point; thence run N.58°43'13"E. 86.00 feet to a point on a curve concave Westerly, and having a radius of 573.00 feet; thence from a tangent bearing of S.31°16'47"E., run Southerly along the arc of said curve 265.68 feet through a central angle of 26°33'56" to the point of tangency; thence run S.04°42'51"E. 18.44 feet; thence N.85°17'09"E. 89.05 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 127.00 feet; thence run Northeasterly along the arc of said curve 195.21 feet through a central angle of 88°04'00" to the point of tangency; thence run N.02°46'51"W. 150.00 feet; thence N.39°36'28"W. 125.95 feet; thence N.35°17'56"W. 80.00 feet to a point on a curve concave Northeasterly, and having a radius of 40.00 feet; thence from a tangent bearing of S.54°42'04"W.

run Westerly along the arc of said curve 80.26 feet through a central angle  $114^{\circ}57'50''$  to a point; thence run  $N.67^{\circ}47'39''W.$  84.34 feet to a point on a curve concave Southeasterly, and having a radius of 120.00 feet; thence from tangent bearing of  $N.11^{\circ}52'37''E.$ , run Northeasterly along the arc of said curve 46.52 feet through a central angle of  $22^{\circ}12'44''$  to a point; thence run  $N.02^{\circ}46'51''W.$  100.33 feet to a point on a curve concave Northeasterly, and having a radius of 126.00 feet; thence from a tangent bearing of  $N.81^{\circ}00'14''$  run Northwesterly along the arc of said curve 177.15 feet through a central angle of  $80^{\circ}33'15''$  to a point; thence run  $N.24^{\circ}34'30''W.$  63.86 feet to a point thence run  $N.66^{\circ}07'36''W.$  197.46 feet; thence  $S. 87^{\circ} 51'57''W.$  1027.35 feet to the point of curvature of a curve concave Southerly and having a radius of 242.00 feet; thence run Westerly along the arc of said curve 43.19 feet through a central angle of  $10^{\circ}13'35''$  to a point; thence run  $N.12^{\circ}21'38''W.$  86.00 feet to a point on a curve concave Southeasterly, and having a radius 328.00 feet; thence from a tangent bearing of  $S.77^{\circ}38'22''W.$  run Westerly along the arc of said curve 31.18 feet through a central angle of  $5^{\circ}26'50''$  to a point thence run  $N.17^{\circ}48'28''W.$  130.00 feet to a point on a curve concave Southerly and having a radius of 458.00 feet; thence from a tangent bearing  $N.72^{\circ}11'32''E.$ , run Easterly along the arc of said curve 77.36 feet through a central angle of  $9^{\circ}40'38''$  to a point; thence run  $N.08^{\circ}07'51''W.$  20.00 feet to point on a curve concave Southerly and having a radius of 478.00 feet; thence from a tangent bearing of  $N.81^{\circ}52'10''E.$ , run Easterly along the arc of said curve 50.03 feet through a central angle of  $5^{\circ}59'47''$  to the point of tangency thence run  $N.87^{\circ}51'57''E.$  1275.79 feet to the point of curvature of a curve concave Southerly, and having a radius of 1333.81 feet; thence run Easterly along the arc of said curve 111.52 feet through a central angle of  $4^{\circ}46'56''$  the point of compound curvature of a curve concave Southwesterly, and having radius of 453.00 feet; thence run Southeasterly along the arc of said curve 668.65 feet through a central angle of  $84^{\circ}34'17''$  to the point of tangency thence run  $S.02^{\circ}46'51''E.$  577.00 feet to the point of curvature of a curve concave Westerly, and having a radius of 363.00 feet; thence run Southerly along the arc of said curve 12.89 feet through a central angle of  $3^{\circ}08'24''$  to a point; thence run  $N.89^{\circ}38'27''W.$  20.00 feet to a point on a curve concave Northwesterly and having a radius of 343.00 feet; thence from a tangent bearing of  $S.00^{\circ}21'33''W.$ , run Southwesterly along the arc of said curve 335 feet through a central angle of  $55^{\circ}59'52''$  to the point of beginning, contain 62.5014 acres more or less.

AND



# DESCRIPTION PARCEL "B"

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the W line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence run N.73°24'02"E. along said North line 534.93 feet to a point on the Westerly line of the western end of "Cayman Circle", (100 foot right-of-way as described in Exhibit "A" of the Warranty Deed recorded in O.R. Book 3527 Page 1913, public records of Orange County, Florida; thence run N.06°08'16" along said Westerly line, 93.62 feet to the Northwest corner of said Cayman Circle; thence run N.83°51'44"E. 100.00 feet to the Northeast corner of said Cayman Circle, said corner also being the Northwest corner of the "Recreation Complex" as described in said exhibit "A"; thence run N.72°24'41"E. along the Northerly line of said Recreation Complex, 100.18 feet to the point of beginning; thence leaving said Northerly line of the recreation complex, run N.17°35'29"W. 101.00 feet to a point on a curve concave Northerly, and having a radius of 645.23 feet; thence from a tangent bearing of S.72°24'31"W.; run Westerly along the arc of said curve 27.31 feet through a central angle of 2°25'29" to a point; thence run N.15°10'00"W. 140.00 feet to a point on a curve concave Northerly and having a radius of 505.23 feet; thence from a tangent bearing of N.74°50'00"E. run Easterly along the arc of said curve 21.38 feet through a central angle of 2°25'29" to the point of tangency; thence run N.72°24'31"E. 79.20 feet to the point of curvature of a curve concave Southerly, and having a radius of 555.08 feet; thence run Easterly along the arc of said curve 40.78 feet through a central angle of 04°12'32" to a point on a curve concave Westerly, and having a radius of 129.49 feet; thence from a tangent bearing of N.01°38'03"E., run Northerly along the arc of said curve 92.66 feet through a central angle of 41°00'01" to a point; thence run N.82°00'18"W. 165.01 feet to a point on a curve concave Westerly, and having a radius of 950.00 feet; thence from a tangent bearing of N.15°11'02"W., run Northerly along the arc of said curve 136.26 feet through a central angle of 8°13'05" to the point of tangency; thence run N.23°24'07"W. 220.59 feet to the point of curvature of a curve concave Easterly, and having a radius of 760.00 feet; thence run Northerly along the arc of said curve 354.04 feet through a central angle of 26°41'27" to the point of tangency; thence run N.03°17'20"E. 108.98 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 695.00 feet; thence run Northeasterly along the arc of said curve 325.24 feet through a central angle of 26°48'45" to the point of tangency; thence run N.30°06'05"E. 417.84 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 858.78 feet; thence run Northeasterly along the arc of said curve 446.83 feet through a central angle of 29°48'41" to the point of reverse curvature of a curve concave Northwesterly, and having a radius of 560.00 feet; thence run Northeasterly along the arc of said curve 301.86 feet through a central angle of 30°53'06" to a point; thence run S.36°19'27"E. 176.77 feet; thence run S.59°21'01"E. 1217.29 feet to a point on a curve concave Southwesterly and having a radius of 948.78 feet; thence from a tangent bearing of S.57°24'15" run Southwesterly along the arc of said curve 101.74 feet through a central angle of 6°08'38" to a point on a curve concave Southeasterly, and having a radius of 645.75 feet; thence from a tangent bearing of N.47°54'22"E. run Northwesterly along the arc of said curve 251.76 feet through a central angle of 22°20'16" to a point; thence N.66°49'48"E. 81.94 feet to a point on a curve concave Southerly and having a radius of 655.75 feet; thence from a tangent bearing of N.77°24'32"E. run Easterly along the arc of said curve 406.97 feet through a central angle of 35°33'31" to a point; thence run S.22°50'03"W. 96.00 feet to a point on a curve concave Southwesterly, and having a radius of 559.75 feet; thence from a tangent bearing of S.67°01'57"E., run Easterly along the arc of said curve 42.15 feet through a central angle of 4°18'51" to a point; thence run S.27°16'56"W. 130.00 feet to a point on a curve concave Southwesterly and having a radius of 429.75 feet; thence from a tangent bearing of N.62°43'04"W. run Westerly along the arc of said curve 21.21 feet

through a central angle of  $02^{\circ}43'10''$  to a point on a curve concave Easterly, and having a radius of 505.31 feet; thence from a tangent bearing of  $S.24^{\circ}33'54''W.$ , run Southerly along the arc of said curve 251.62 feet through a central angle of  $28^{\circ}31'51''$  to the point of compound curvature of a curve concave Northeasterly, and having a radius of 256.45 feet; thence run Southeasterly along the arc of said curve 275.19 feet through a central angle of  $61^{\circ}29'01''$  to the point of tangency; thence run  $S.65^{\circ}26'57''E.$  274.82 feet; thence  $S.01^{\circ}44'18''E.$  391.31 feet; thence  $S.31^{\circ}23'33''E.$  243.87 feet; thence  $S.62^{\circ}21'34''W.$  407.60 feet; thence  $N.01^{\circ}44'18''E.$  37.70 feet; thence  $S.88^{\circ}15'42''W.$  86.00 feet; thence  $N.01^{\circ}44'18''W.$  25.22 feet; thence  $S.88^{\circ}15'42''W.$  130.00 feet; thence  $N.01^{\circ}44'18''W.$  10.63 feet to a point on a curve concave Northeasterly, and having a radius of 302.00 feet; thence from a tangent bearing of  $N.71^{\circ}30'44''W.$  run Northwesterly along the arc of said curve 142.66 feet through a central angle of  $27^{\circ}03'54''$  to the point of tangency; thence run  $N.44^{\circ}26'50''W.$  122.72 feet to the point of curvature of a curve concave Southwesterly and having a radius of 968.00 feet; thence run Northwesterly along the arc of said curve 246.11 feet through a central angle of  $14^{\circ}34'03''$  to a point; thence run  $S.30^{\circ}59'07''W.$  10.00 feet to a point on a curve concave Southwesterly, and having a radius of 958.00 feet; thence from a tangent bearing of  $N.59^{\circ}00'53''W.$  run Westerly along the arc of said curve 152.73 feet through a central angle of  $9^{\circ}08'05''$  to a point on a curve concave Southwesterly and having a radius of 128.00 feet; thence from a tangent bearing of  $N.20^{\circ}03'00''W.$ , run Northwesterly along the arc of said curve 14.09 feet through a central angle of  $6^{\circ}18'25''$  to a point on a curve concave Southerly and having a radius of 968.00 feet; thence from a tangent bearing of  $N.68^{\circ}44'21''W.$ , run Westerly along the arc of said curve 235.11 feet through a central angle of  $13^{\circ}54'58''$  to the point of tangency; thence run  $N.82^{\circ}39'19''W.$  163.28 feet to the point of curvature of a curve concave Southerly, and having a radius of 868.00 feet; thence run Westerly along the arc of said curve 259.39 feet through a central angle of  $17^{\circ}07'20''$  to a point; thence run  $S.09^{\circ}46'39''E.$  96.00 feet; thence  $S.03^{\circ}50'05''E.$  54.31 feet; thence  $S.10^{\circ}13'35''E.$  101.00 feet to a point on the Northerly line of the "Lake Cohen, Little Lake Cohen, and Surrounding Park" parcel as described in aforesaid Exhibit "A" in the Warranty Deed, recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida, said point being on a curve concave Southerly, and having a radius of 617.00 feet; thence run Westerly along said Northerly line of "Lake Cohen, Little Lake Cohen, and Surrounding Park" and along the Northerly line of aforesaid "Recreation Complex", the following courses: thence from a tangent bearing of  $S.79^{\circ}46'25''W.$ , run Westerly along the arc of said curve a distance of 154.20 feet through a central angle of  $14^{\circ}19'11''$  to the point of reverse curvature of a curve concave Northerly, and having a radius of 1616.09 feet; thence run Westerly along the arc of said curve 187.99 feet through a central angle of  $6^{\circ}39'54''$  to the point of reverse curvature of a curve concave Southerly, and having a radius of 2078.73 feet; thence run Westerly along the arc of said curve 155.22 feet through a central angle of  $4^{\circ}16'42''$  to the point of tangency; thence run  $S.67^{\circ}50'26''W.$  56.45 feet to the point of curvature of a curve concave Northerly, and having a radius of 693.00 feet; thence run Westerly along the arc of said curve 242.22 feet through a central angle of  $20^{\circ}01'34''$  to the point of tangency; thence run  $S.87^{\circ}52'00''W.$  177.44 feet to the point of curvature of a curve concave Southerly, and having a radius of 314.08 feet; thence run Westerly along the arc of said curve 84.74 feet through a central angle of  $15^{\circ}27'29''$  to the point of tangency; thence run  $S.72^{\circ}24'41''W.$  79.20 feet to the point of beginning, containing 103.3363 acres more or less.

AND





LAKE COHEN & LITTLE LAKE  
COHEN & SURROUNDDING PARK  
(OR BOOK 3527, PAGE 1913)

POVE VILLAGE  
DOMINICUM  
BOX 4 PAGES 106 (117)

OTHERS ROAD

CAYMAN  
DRIVE  
(130 AIN)

5 LINE SE 1/4  
56C.26-20.27

SW COR OF  
SEC. 25-20-27

100 PRIVATE AIR CLE  
CAYMAN ISLANDS  
OR BOOK 3527, PAGE 1913

YOTHERS ROAD  
(60' R/W)

**EXHIBIT "IP-7"**  
**Page 35 of 35**

13<sup>th</sup> fl

DEVELOPER AGREEMENT

THIS AGREEMENT dated this 31 day of July, 1978<sup>9</sup>, between CAYMAN DEVELOPMENT CORPORATION (which Corporation shall hereinafter be referred to as the "Developer") and OAK GROVE VILLAGE ASSOCIATION, INC., a nonprofit Florida corporation; CITRUS RIDGE VILLAGE ASSOCIATION, INC., a nonprofit Florida corporation; and BANBURY VILLAGE ASSOCIATION, INC., a nonprofit Florida corporation, provides that in return for \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged by the Developer, the parties agree as follows:

1. Ownership. The Developer hereby warrants and guarantees that it is the owner in fee simple of the water and sewer facilities which are presently serving that plan unit development in Orange County, Florida, known as Zellwood Station, which development is specifically described in Exhibit A to this Agreement.

2. Condominium Associations. Portions of the Zellwood Station Development are simultaneously herewith being submitted to the condominium form of ownership, each of which condominiums shall be operated by the respective association of a similar name entering into this Agreement.

3. Charges for Service. Each condominium shall be separately metered for water and sewer service. Each association which operates a condominium will pay the water and sewer charges as per the meter and assess the costs thereof amongst all the unit owners in the condominium. Irrespective of the rates approved by the Public Service Commission, the Developer will limit its charges for water and sewer service to the condominiums to the following amounts for the following periods:

(a) Prior to the completion of development of 1,000 lots, the monthly charge to each condominium will not exceed a sum equal to \$10.00 times the number of units contained in the condominium;

Prepared by: PAUL F. BRYAN  
P O Box 880  
Winter Park, FL 32791

Celler  
Chadwick

for 2nd 24 2nd 24  
in 1st 24 2nd 24  
1st 24 2nd 24  
1st 24 2nd 24

(b) Thereafter, and until the completion of development of 500 additional lots, the monthly charge to each condominium will not exceed a sum equal to \$15.00 times the number of units contained in the condominium;

(c) Thereafter, and until 7 years after the closing of title to the first unit, the monthly charges to each condominium will not exceed a sum equal to \$17.50 times the number of units contained in the condominium. For purposes of this Agreement, the term "completion of development" shall be construed to mean availability of service, including the installation of water and sewer lines to the property line of each respective lot.

4. Successors and Assigns. All covenants, warranties and representations set forth in this Agreement shall be binding on and inure to the successors and assigns of the parties executing the same.

5. Agreement to Run With the Land. The representations and agreements contained herein shall run with the land described in Exhibit A to this Agreement. (Last says: Legal Description of Property)

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten signatures of four individuals, each with a line for a name and a line for a title, all appearing to be "James J. Dutton"]*

CAYMAN DEVELOPMENT CORPORATION

By Harvey A. Ghiesse  
Harvey A. Ghiesse, President

OAK GROVE VILLAGE ASSOCIATION, INC.

By Larry W. [Signature]  
Vice President

CITRUS RIDGE VILLAGE ASSOCIATION, INC.

By Larry W. [Signature]  
Vice President

BANBURY VILLAGE ASSOCIATION, INC.

By Larry W. [Signature]  
Vice President

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, the undersigned Notary Public, personally appeared HARVEY A. THIELKE, as President of CAYMAN DEVELOPMENT CORPORATION, and he acknowledged executing same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and seal in the County and State last aforesaid this 31st day of July, 1979.

James J. Potts  
Notary Public  
Notary Public, State of Florida at Large  
My Commission Expires April 18, 1982

My Commission Expires:

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, the undersigned Notary Public, personally appeared Larry W. Tolar as Vice President of OAK GROVE VILLAGE ASSOCIATION, INC., and he acknowledged executing the foregoing Agreement in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and seal in the County and State last aforesaid this 31st day of July, 1979.

James J. Potts  
Notary Public  
Notary Public, State of Florida at Large  
My Commission Expires April 18, 1982

My Commission Expires:

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, the undersigned Notary Public, personally appeared Larry W. Tolar as Vice President of CITRUS RIDGE VILLAGE ASSOCIATION, INC., and he acknowledged executing the foregoing Agreement in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and seal in the County and State last aforesaid this 31st day of July, 1979.

James J. Potts  
Notary Public  
Notary Public, State of Florida at Large  
My Commission Expires April 18, 1982

My Commission Expires:

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, the undersigned Notary Public, personally appeared Larry W. Tolar as Vice President of BANBURY VILLAGE ASSOCIATION, INC., and he acknowledged executing the foregoing Agreement in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and seal in the County and State last aforesaid this 31st day of July, 1979.

James J. Potts  
Notary Public  
Notary Public, State of Florida at Large  
My Commission Expires April 18, 1982

My Commission Expires:

**LEGAL DESCRIPTION OF LANDS**

Begin at a point on the West line of Section 25, Township 20 South, Range 27 East, Orange County, Florida, said point being 30.00 feet South of the Northwest corner of said Section 25; thence run North 85 degrees 44 minutes 53 seconds East, along the South line of the North 30.00 feet of the West half of said Section 25, 2445.959 feet to a point on the NorthSouth Quarter Section line, said point being 30.00 feet South of the North Quarter corner of said Section 25, thence run North 87 degrees 35 minutes 27 seconds East, along the South line of the North 30.00 feet of the East half of said Section 25; 1149.217 feet to a point on the East line of the West three Quarters of said Section 25; thence run South 02 degrees 44 minutes 51 seconds East, along the East line of the West three quarters of said Section 25, 5283.769 feet to a point 30.00 feet North of the South line of said Section 25; thence run South 86 degrees 50 minutes 37 seconds West, along the North line of the South 30.00 feet of said Section 25, 1122.303 feet to a point on the NorthSouth Quarter section line of said Section 25, said point being 30.00 feet North of the South Quarter corner of said Section 25; thence run South 86 degrees 50 minutes 37 seconds West along the North line of the South 30.00 feet of said Section 25, 2229.402 feet to a point 430.00 feet East of the West line of said Section 25; thence run North 02 degrees 58 minutes 42 seconds West, parallel to the West line of said Section 25, 95.00 feet; thence run South 86 degrees 50 minutes 37 seconds West, parallel to the South line of said Section 25, 430.00 feet to a point on the West line of said Section 25; thence run South 02 degrees 58 minutes 42 seconds East, along the West line of said Section 25, 95.00 feet to a point 30.00 feet North of the Southwest corner of said Section 25; thence run South 87 degrees 09 minutes 16 seconds West, along the North line of the South 30.00 feet of Section 26, Township 20 South, Range 27 East, 2629.027 feet to a point on the NorthSouth Quarter Section line of said Section 26, said point being 30.00 feet North of the South Quarter corner of said Section 26; thence run South 86 degrees 45 minutes 34 seconds West, along the North line of the South 30.00 feet of said Section 26, 16,521 feet to a point of intersection with the Northerly right of way of State Road 441, said point being on a curve concave Southwesterly and having a radius of 5859.65 feet and tangent bearing at said point of North 42 degrees 14 minutes 25 seconds West, thence run Northwesterly, along said curve and Northerly right of way, 588.174 feet through a central angle of 05 degrees 45 minutes 01 seconds to the Point of Tangency of said curve; thence run North 47 degrees 59 minutes 29 seconds West, continuing along said Northerly right of way, 850.808 feet to a point of intersection with the East line of the West 330.00 feet of the East half of the Southwest Quarter of said Section 26, thence run North 03 degrees 22 minutes 34 seconds West along said East line of the West 330.00 feet, 371.927 feet to a point 93.00 feet North of the North line of the Southeast Quarter of the Southwest Quarter of said Section 26; thence run North 97 degrees 07 minutes 09 seconds East, parallel to the North line of said Southeast Quarter of the Southwest Quarter 1803.524 feet to a point of intersection with the NorthSouth Quarter section line of said Section 26, thence run North 03 degrees 27 minutes 28 seconds West, along the NorthSouth Quarter section line of said Section 26, 3300.103 feet to a point 679.00 feet South of the North Quarter corner of said Section 26, thence run North 89 degrees 49 minutes 16 seconds East, parallel to the North line of the East half of said Section 26, 788.00 feet, thence run North 03 degrees 27 minutes 28 seconds West parallel to the NorthSouth Quarter section line of said Section 26, 669.00 feet to a point 30.00 feet South of the North line of the East half of said Section 26, thence run North 87 degrees 49 minutes 26 seconds East, along the South line of the North 30.00 feet of the East half of said Section 26, 1891.656 feet to the Point of Beginning; AND ALSO a parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 35, Township 20 South, Range 27 East, Orange County, Florida, said parcel being more particularly described as follows: from the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section

35, Township 20 South, Range 27 East; thence run North 87 degrees 09 minutes 16 seconds East, along the North line of the Northeast Quarter of said Section 35, 7,536 feet to a point on the Northerly right of way line of State Road No. 441, said point being on a curve concave Southwesterly and having a radius of 5859.65 feet and a tangent bearing at said point of South 41 degrees 51 minutes 47 seconds East, thence run Southeasterly, along said curve and Northerly right of way line, 38,510 feet through a central angle of 00 degrees 22 minutes 34 seconds to a point, said point being on the Southerly right of way line of Yother Road and having a tangent bearing of South 41 degrees 29 minutes 12 seconds East, said point also being the Point of Beginning, thence run North 87 degrees 09 minutes 16 seconds East, along said Southerly right of way line of Yother Road, 180.332 feet to an intersection with the Northerly right of way line of Merrimac Drive, thence run South 48 degrees 51 minutes 14 seconds West along said Northerly right of way line of Merrimac Drive, 176.076 feet to a point, said point being on the Northerly right of way line of said State Road No. 441 and on a curve with a tangent bearing at said point of North 40 degrees 30 minutes 54 seconds West, thence run Northwesterly, along said curve and Northerly right of way line of said State Road No. 441, 99.312 feet through a central angle of 00 degrees 58 minutes 18 seconds to the POINT OF BEGINNING.

All of said lands lying and being in Orange County, Florida.

RECORDED & RECORD VERIFIED



# WATER MANAGEMENT DISTRICT

Henry Dean, Executive Director  
John R. Wells, Assistant Executive Director

## POST OFFICE BOX 1429

TELEPHONE 804-328-4500  
TDD 804-328-4480

## PALATKA, FLORIDA 32178-1429

SUNCOM 804-860-4800  
TDD SUNCOM 860-4480

FAX (Executive) 328-4128

(Legal) 328-4488

(Permitting) 328-4315

(Administration/Finance) 328-4509

### SERVICE CENTERS

618 E. South Street  
Orlando, Florida 32801  
407-487-4300  
TDD 407-487-5880

7775 Baymeadows Way  
Suite 102  
Jacksonville, Florida 32256  
904-730-6270  
TDD 904-448-7800

PERMITTING  
308 East Drive  
Melbourne, Florida 32904  
407-964-4840  
TDD 407-722-5388

OPERATIONS  
2133 N. Wadsworth Road  
Melbourne, Florida 32936-6108  
407-752-3108  
TDD 407-752-3102

August 12, 1997

G H & R TAG

SEP 08 1997

ZELLWOOD STATION CO-OP INC  
2126 SPILLMAN DRIVE  
ZELLWOOD, FL 32798

File # \_\_\_\_\_

SUBJECT: Consumptive Use Permit No. 2-095-0231NRM2

Enclosed is your permit and the forms necessary for submitting information to comply with conditions of the permit as authorized by the Governing Board of the St. Johns River Water Management District on August 12, 1997. All compliance information must be submitted to the District's Palatka office, P. O. Box 1429, Palatka, Florida 32178-1429.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction for this work. The enclosed permit will expire on August 12, 2002.

In the event you sell your property, the permit will be transferred to the new owner if we are notified by you within thirty days of the recording of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

The permit enclosed is a legal document and should be kept with your other important documents. Please read the permit carefully since you are responsible for compliance with any provisos which are a part of this permit. Proviso compliance is a legal requirement and your assistance in this matter will be greatly appreciated.

According to Chapter 40C-2.401 and Section 6.4 of the Consumptive Water Use Handbook, a permanent tag will be issued by the District for well identification. This tag is prominently displayed at the site of withdrawal by permanently affixing the tag to the pump, headgate, valve, or other withdrawal facility. Failure to display a well tag shall constitute violation of a permit condition and may, if willful, be grounds for revocation of the permit. Please refer to your copy of 40C-2 if you need further clarification.

You will find enclosed a copy of the map submitted with your application, with each well's location and number identified. When placing the tag on the well, refer to this map to ensure proper well identification.

## EXHIBIT "IP-9" Page 1 of 31

William M. Segal, CHAIRMAN MAYLAND	Don Roach, VICE CHAIRMAN FERRISBURG BEACH	James T. Swann, TREASURER OCOLA	Otis Mason, SECRETARY ST. AUGUSTINE
Kathy Chino, JACOBSONVILLE	Griffin A. Greene, VERO BEACH	James H. Williams, OCALA	Patricia T. Harden, SANDPOND
			Reid Hughes, DAYTONA BEACH

ZELLWOOD STATION CO-OP INC  
Page Two  
August 12, 1997

If you have any questions concerning your permit compliance information,  
the attached forms or well tags, contact me at 904-329-4274.

Thank you for your interest in our water resources.

Sincerely,



Gloria Lewis, Director  
Division of Permit Data Services

Enclosures: Permit with compliance forms  
Map  
Well Tag(s)

cc: District Permit File



ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
Post Office Box 1429  
Palatka, Florida 32178-1429

PERMIT NO. 2-095-0231NRM2

DATE ISSUED August 12, 1997

A PERMIT AUTHORIZING:

USE OF GROUND WATER FROM THE FLORIDAN AQUIFER FOR HOUSEHOLD USE  
FOR AN ESTIMATED POPULATION OF 2,013 IN 5 YEARS FOR IRRIGATION OF  
83 ACRES OF GOLF COURSE TURF AND 14.2 ACRES OF LANDSCAPE.

LOCATION:

Sections 25 26, Township 20 South, Range 27 East  
Orange County  
ZELLWOOD STATION AND COUNTRY CLUB

ISSUED TO:  
(owner)

ZELLWOOD STATION CO-OP INC  
2126 SPILLMAN DRIVE  
ZELLWOOD, FL 32798

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This Permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373 or 403, Florida Statutes and 40C-1, Florida Administrative Codes:

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated August 12, 1997

AUTHORIZED BY: St. Johns River Water Management District

Department of Resource Management

Governing Board

By: 

DIRECTOR  
JEFF ELLEDGE

By: 

(ASSISTANT SECRETARY)  
HENRY DEAN



"EXHIBIT A"

CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 2-095-0231NRM2

ZELLWOOD STATION CO-OP INC

DATED August 12, 1997

1. District authorized staff, upon proper identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.
2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage, as declared by the District Governing Board, the permittee must adhere reductions in water withdrawals as specified by the District.
3. Prior to the construction, modification, or abandonment of a well, the permittee must obtain a Water Well Construction Permit from the St. Johns River Water Management District or the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, Modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification or abandonment is other than that specified and described on the consumptive use permit application form.
4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.
5. Legal uses of water existing at the time of permit application may not be significantly adversely impacted by the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.
6. Off-site land uses existing at the time of permit application may not be significantly adversely impacted as a result of the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.

7. The District must be notified, in writing, within 30 days of any sale, conveyance, or other transfer of a well or facility from which the permitted consumptive use is made or within 30 days of any transfer of ownership or control of the real property at which the permitted consumptive use is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, F.A.C..
8. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed.
9. The permittee must ensure that all service connections are metered.
10. Landscape irrigation is prohibited between the hours of 10:00 a.m. and 4:00 p.m., except as follows:
  - A. Irrigation using a micro-irrigation system is allowed anytime.
  - B. The use of reclaimed water for irrigation is allowed anytime, provided appropriate signs are placed on the property to inform the general public and District enforcement personnel of such use. Such signs must be in accordance with local restrictions.
  - C. Irrigation of, or in preparation for planting, new landscape is allowed any time of day for one 30 day period provided irrigation is limited to the amount necessary for plant establishment.
  - D. Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices is allowed anytime within 24 hours of application.
  - E. Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed ten minutes per hour per zone.
11. Golf course and recreational irrigation is prohibited between the hours of 10:00 a.m. and 4:00 p.m., except as follows:
  - A. Irrigation using a micro-irrigation system is allowed anytime.

- B. Facilities using reclaimed water for irrigation may do so at anytime provided appropriate signs are placed on the property to inform the general public and District personnel of such use. Such signs must be in accordance with local restrictions.
  - C. The use of recycled water from wet detention treatment ponds to irrigate golf courses and recreational areas is allowed anytime provided the ponds are not augmented from any ground or off-site surface water sources.
  - D. Irrigation of, or in preparation for planting, new golf courses and recreational areas is allowed at any time of day for one 30 day period provided irrigation is limited to the amount necessary for plant establishment. Irrigation of newly seeded or sprigged golf course areas is allowed any time of day for one 60 day period.
  - E. Chemigation and fertigation are allowed at any time of day one time per week, and anytime during the normal 4:00 p.m. to 10:00 a.m. irrigation hours.
  - F. Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer or best management practices is allowed anytime within 24 hours of application.
  - G. Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed ten minutes per hour per zone.
  - H. The use of water to protect golf course turf from heat stress damage is allowed anytime, provided the watering does not exceed ten minutes per hour per zone.
- 12. Treated effluent must be used as irrigation water when it becomes available, economically feasible, and permissible under applicable state and federal statutes or regulations promulgated thereunder.
  - 13. If chemicals are injected into the irrigation system, the well or surface pump must be equipped with backflow prevention devices installed pursuant to Section 5E-2.030, F.A.C.
  - 14. Whenever feasible, the permittee must use native vegetation that requires little supplemental irrigation for landscaping within the service area of the project.

2-095-0231NRM2

15. Permittee must enter into a contract with existing and new customers requiring them to install water conserving devices on shower heads, faucets and water closets. For existing users the water conserving devices must be installed within one year of issuance of permit. New users must have these devices installed at the time of construction in accordance with Subsection 553.14, F.S. New connections will not be allowed unless these devices are installed.
16. All submittals made to demonstrate compliance with this permit must include the CUP number 2-095-0231ANRM2 plainly labeled.
17. This permit will expire 5 years from the date of issuance.
18. Total annual ground water withdrawals from all wells must not exceed:
  - 353.87 million gallons in 1997;
  - 312.44 million gallons in 1998;
  - 273.36 million gallons in 1999;
  - 245.36 million gallons in 2000;
  - 237.51 million gallons in 2001;
  - 225.21 million gallons in 2002.
19. Maximum annual ground water withdrawals from wells nos. 1 and 2 must not exceed:
  - 228.49 million gallons in 1997;
  - 196.37 million gallons in 1998;
  - 166.59 million gallons in 1999;
  - 147.90 million gallons in 2000;
  - 142.57 million gallons in 2001;
  - 137.24 million gallons in 2002.
20. Maximum daily ground water withdrawals from well nos. 1 and 2 must not exceed:
  - 0.984 million gallons in 1997;
  - 0.798 million gallons in 1998;
  - 0.717 million gallons in 1999;
  - 0.636 million gallons in 2000;
  - 0.614 million gallons in 2001;
  - 0.591 million gallons in 2002.
21. Maximum annual ground water withdrawals for golf course irrigation (well nos. 5 and 7) must not exceed:
  - 120.09 million gallons in 1997;
  - 110.78 million gallons in 1998;
  - 101.48 million gallons in 1999;
  - 92.17 million gallons in 2000;
  - 82.86 million gallons in 2001;
  - 82.86 million gallons in 2002.

The average annual water use should be less than these amounts in all years except for a 2 in 10 year drought.

22. Maximum annual ground water withdrawals for landscape irrigation from well no. 3, must not exceed 5.29 million gallons. The average annual water use should be less than these amounts in all years except for a 2 in 10 year drought.
23. Maximum annual ground water withdrawals for fire protection, must not exceed 4.07 million gallons. Documentation from the local fire protection department must be received by the District within 30 days of each use of the wells for fire protection. The documentation must include the estimated use for that occurrence.
24. Wells no. 1, 2, 3, and 5, as listed on the application, must continue to be monitored with totalizing flowmeters. These meters must maintain 95% accuracy, be verifiable, and be installed according to the manufacturer's specifications. Prior to beginning usage the backup golf course water supply well, well no. 7, as listed on the application, must be equipped with a totalizing flowmeter. This meter must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications. Documentation (i.e. manufacturer's specifications and a photo) of the proper installation of this meter must be submitted to the District within 30 days of meter installation.
25. Total withdrawals from each well, must be recorded continuously, totaled monthly, and reported to the District at least every six months from the initiation of the monitoring using District Form No. EN-50. The reporting dates each year will be as follows for the duration of the permit:

Reporting Period	Report Due Date
January - June	July 31
July - December	January 31
26. The permittee must maintain all flowmeters. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.
27. The permittee must have all well flowmeters checked for accuracy once every 3 years within 30 days of the anniversary date of permit issuance, and recalibrated if the

difference between the actual flow and the meter reading is greater than 5%. District Form No. EN-51 must be submitted to the District within 10 days of the inspection/recalibration.

28. All water uses and all residential service connections must be individually metered by December 31, 1998. A letter documenting the completion of retrofit project must be submitted to the District within 30 days of completion of this project.
29. The permittee must conduct a detailed water audit of the entire water use system (including residential, commercial, golf course, urban landscape and water utility uses) and submit it to the District by December 31, 2000. All water uses given in the audit must be documented on how the amounts were metered and determined.
30. The permittee must implement the Water Conservation Plan submitted to the District in October 1995, in accordance with the schedule contained therein.
31. Within 6 months of permit issuance, a thorough leak detection and repair program must be initiated on the entire system, including the golf course and the landscape irrigation lines. A report documenting the occurrence of leaks and the repairs which were made must be submitted to the District annually within 30 days of the anniversary date of permit issuance.
32. A Reuse Feasibility Study must be submitted to the District for review and approval by December 31, 2000. This study must address the plans for construction of the new wastewater plant, and must include cost estimates and a construction/implementation schedule for producing public access quality reuse for irrigation use at the golf course and urban landscaped areas.
33. The permittee shall comply with the statutes and rules of the Florida Public Service Commission in the implementation of a residential water use rate structure. Any such residential water rate structure shall be an inclined block rate to promote water use efficiency. Prior to submittal of the proposed rate structure to the FPSC the permittee must submit a copy of the proposed rate structure to the District for review and approval.
34. The permittee must follow the recommendations set forth in the Florida Lawn Maintenance Manual compiled and published by the Institute of Food and Agricultural Sciences at the University of Florida.

2-095-0231NRM2

35. On or before June 1, 2000, the permittee must submit a letter documenting the consistency of the permitted activities with actual water use. This letter must verify the current address of the permittee, total acreage owned at the site, population served, project acreage, irrigated urban landscape and golf course acreage, types of landscape irrigated, and the number and capacities of all wells.
36. The Permittee shall encourage its members and those persons, firms or corporations that receive water and wastewater service from Permittee to utilize xeriscape on their property at every opportunity.

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
P.O. BOX 1429  
PALATKA, FLORIDA 32178-1429  
FORM EN-51

FLOW METER CALIBRATION RECORD

CONSUMPTIVE USE PERMIT #: 2-095-0231NRM2

NAME OF PERMITTEE: ZELLWOOD STATION CO-OP INC

DATE OF PERMIT ISSUANCE: 8/12/97 WELL #: A

PUMP CAPACITY: \_\_\_\_\_ GPM METER MODEL: \_\_\_\_\_

SERIAL # OF METER: \_\_\_\_\_ DISCHARGE PIPE DIAMETER: \_\_\_\_\_

DATE OF LAST METER CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

DATE OF THIS CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

NAME OF PERSON PERFORMING CALIBRATION: \_\_\_\_\_

METHOD OR EQUIPMENT USED FOR CALIBRATION:

\_\_\_\_\_

INITIAL METER READING AT START OF CALIBRATION: \_\_\_\_\_

FINAL METER READING AT END OF CALIBRATION: \_\_\_\_\_

READINGS ON EQUIPMENT USED FOR CALIBRATION:

START: \_\_\_\_\_ END: \_\_\_\_\_  
(attach formulas used to make calculations)

PERCENT OF ERROR BETWEEN METER READING AND CALIBRATION EQUIP.: \_\_\_\_\_ %

NAME OF PERSON COMPLETING FORM: \_\_\_\_\_  
(please print)

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, ZIP: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE RETAIN A COPY FOR YOUR RECORDS



ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
P.O. BOX 1429  
PALATKA, FLORIDA 32178-1429  
FORM EN-51

FLOW METER CALIBRATION RECORD

CONSUMPTIVE USE PERMIT #: 2-095-0231NRM2

NAME OF PERMITTEE: ZELLWOOD STATION CO-OP INC

DATE OF PERMIT ISSUANCE: 8/12/97 WELL #: B

PUMP CAPACITY: \_\_\_\_\_ GPM METER MODEL: \_\_\_\_\_

SERIAL # OF METER: \_\_\_\_\_ DISCHARGE PIPE DIAMETER: \_\_\_\_\_

DATE OF LAST METER CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

DATE OF THIS CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

NAME OF PERSON PERFORMING CALIBRATION: \_\_\_\_\_

METHOD OR EQUIPMENT USED FOR CALIBRATION:

\_\_\_\_\_

INITIAL METER READING AT START OF CALIBRATION: \_\_\_\_\_

FINAL METER READING AT END OF CALIBRATION: \_\_\_\_\_

READINGS ON EQUIPMENT USED FOR CALIBRATION:

START: \_\_\_\_\_ END: \_\_\_\_\_  
(attach formulas used to make calculations)

PERCENT OF ERROR BETWEEN METER READING AND CALIBRATION EQUIP.: \_\_\_\_\_%

NAME OF PERSON COMPLETING FORM: \_\_\_\_\_  
(please print)

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, ZIP: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ SIGNATURE: \_\_\_\_\_

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ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
P.O. BOX 1429  
PALATKA, FLORIDA 32178-1429  
FORM EN-51

FLOW METER CALIBRATION RECORD

CONSUMPTIVE USE PERMIT #: 2-095-0231NRM2

NAME OF PERMITTEE: ZELLWOOD STATION CO-OP INC

DATE OF PERMIT ISSUANCE: 8/12/97 WELL #: C

PUMP CAPACITY: \_\_\_\_\_ GPM METER MODEL: \_\_\_\_\_

SERIAL # OF METER: \_\_\_\_\_ DISCHARGE PIPE DIAMETER: \_\_\_\_\_

DATE OF LAST METER CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

DATE OF THIS CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

NAME OF PERSON PERFORMING CALIBRATION: \_\_\_\_\_

METHOD OR EQUIPMENT USED FOR CALIBRATION:

INITIAL METER READING AT START OF CALIBRATION: \_\_\_\_\_

FINAL METER READING AT END OF CALIBRATION: \_\_\_\_\_

READINGS ON EQUIPMENT USED FOR CALIBRATION:

START: \_\_\_\_\_ END: \_\_\_\_\_  
(attach formulas used to make calculations)

PERCENT OF ERROR BETWEEN METER READING AND CALIBRATION EQUIP.: \_\_\_\_\_%

NAME OF PERSON COMPLETING FORM: \_\_\_\_\_  
(please print)

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, ZIP: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ SIGNATURE: \_\_\_\_\_

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ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
P.O. BOX 1429  
PALATKA, FLORIDA 32178-1429  
FORM EN-51

FLOW METER CALIBRATION RECORD

CONSUMPTIVE USE PERMIT #: 2-095-0231NRM2

NAME OF PERMITTEE: ZELLWOOD STATION CO-OP INC

DATE OF PERMIT ISSUANCE: 8/12/97 WELL #: D

PUMP CAPACITY: \_\_\_\_\_ GPM METER MODEL: \_\_\_\_\_

SERIAL # OF METER: \_\_\_\_\_ DISCHARGE PIPE DIAMETER: \_\_\_\_\_

DATE OF LAST METER CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

DATE OF THIS CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

NAME OF PERSON PERFORMING CALIBRATION: \_\_\_\_\_

METHOD OR EQUIPMENT USED FOR CALIBRATION:

INITIAL METER READING AT START OF CALIBRATION: \_\_\_\_\_

FINAL METER READING AT END OF CALIBRATION: \_\_\_\_\_

READINGS ON EQUIPMENT USED FOR CALIBRATION:

START: \_\_\_\_\_ END: \_\_\_\_\_  
(attach formulas used to make calculations)

PERCENT OF ERROR BETWEEN METER READING AND CALIBRATION EQUIP.: \_\_\_\_\_%

NAME OF PERSON COMPLETING FORM: \_\_\_\_\_  
(please print)

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, ZIP: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ SIGNATURE: \_\_\_\_\_

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ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
P.O. BOX 1429  
PALATKA, FLORIDA 32178-1429  
FORM EN-51

FLOW METER CALIBRATION RECORD

CONSUMPTIVE USE PERMIT #: 2-095-0231NRM2

NAME OF PERMITTEE: ZELLWOOD STATION CO-OP INC

DATE OF PERMIT ISSUANCE: 8/12/97 WELL #: E

PUMP CAPACITY: \_\_\_\_\_ GPM METER MODEL: \_\_\_\_\_

SERIAL # OF METER: \_\_\_\_\_ DISCHARGE PIPE DIAMETER: \_\_\_\_\_

DATE OF LAST METER CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

DATE OF THIS CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_

NAME OF PERSON PERFORMING CALIBRATION: \_\_\_\_\_

METHOD OR EQUIPMENT USED FOR CALIBRATION:

INITIAL METER READING AT START OF CALIBRATION: \_\_\_\_\_

FINAL METER READING AT END OF CALIBRATION: \_\_\_\_\_

READINGS ON EQUIPMENT USED FOR CALIBRATION:

START: \_\_\_\_\_ END: \_\_\_\_\_  
(attach formulas used to make calculations)

PERCENT OF ERROR BETWEEN METER READING AND CALIBRATION EQUIP.: \_\_\_\_\_ %

NAME OF PERSON COMPLETING FORM: \_\_\_\_\_  
(please print)

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, ZIP: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ SIGNATURE: \_\_\_\_\_

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ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
P.O. BOX 1429  
PALATKA, FLORIDA 32178-1429  
FORM EN-51

FLOW METER CALIBRATION RECORD

CONSUMPTIVE USE PERMIT #: 2-095-0231NRM2  
NAME OF PERMITTEE: ZELLWOOD STATION CO-OP INC  
DATE OF PERMIT ISSUANCE: 8/12/97 WELL #: F  
PUMP CAPACITY: \_\_\_\_\_ GPM METER MODEL: \_\_\_\_\_  
SERIAL # OF METER: \_\_\_\_\_ DISCHARGE PIPE DIAMETER: \_\_\_\_\_  
DATE OF LAST METER CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_  
DATE OF THIS CALIBRATION: \_\_\_\_/\_\_\_\_/\_\_\_\_  
NAME OF PERSON PERFORMING CALIBRATION: \_\_\_\_\_  
METHOD OR EQUIPMENT USED FOR CALIBRATION:  
\_\_\_\_\_  
INITIAL METER READING AT START OF CALIBRATION: \_\_\_\_\_  
FINAL METER READING AT END OF CALIBRATION: \_\_\_\_\_  
READINGS ON EQUIPMENT USED FOR CALIBRATION:  
START: \_\_\_\_\_ END: \_\_\_\_\_  
(attach formulas used to make calculations)  
PERCENT OF ERROR BETWEEN METER READING AND CALIBRATION EQUIP.: \_\_\_\_\_ %  
NAME OF PERSON COMPLETING FORM: \_\_\_\_\_  
(please print)  
COMPANY NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, ZIP: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_  
DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE RETAIN A COPY FOR YOUR RECORDS

36204



St. Johns River Water Management District  
P. O. Box 1429  
Palatka, Florida 32178-1429

# WATER USE RECORD

FORM EN - 50

CUP# 2-095-0231ANRM2

PERMIT ISSUE DATE 8/12/97

DISTRICT ID A

OWNERS ID 1

PERMITTEE ZELLWOOD STATION CO-OP INC

PROJECT ZELLWOOD STATION AND COUNTRY CLUB

WELL NAME

PUMP NAME

COMPLETE THIS FORM BY PRINTING EACH "NUMBER" WITH OUT TOUCHING THE SIDES OF EACH BOX

0 1 2 3 4 5 6 7 8 9

Step 1.

MARK ALL THAT APPLY:

- ☐ NO USE THIS PERIOD  
☐ WELL ABANDONED (40C-3, FAC)  
☐ COMMENTS: (PLEASE PRINT): \_\_\_\_\_  
☐ WELL CAPPED  
☐ PROPERTY SOLD

Step 2.

REPORT MONTHLY WATER USE BELOW. RECORD EITHER  
FLOW METER READINGS OR GALLONS USED. ( NOT BOTH )

GALLONS

OR

METER READINGS

JUL 97

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AUG 97

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SEP 97

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OCT 97

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NOV 97

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DEC 97

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Step 3.

CONTACT NAME \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_





36204



St. Johns River Water Management District  
P. O. Box 1429  
Palatka, Florida 32178-1429

**WATER USE RECORD****FORM EN - 50**

CUP# 2-095-0231ANRM2

PERMIT ISSUE DATE 8/12/97

DISTRICT ID B

OWNERS ID 2

PERMITTEE ZELLWOOD STATION CO-OP INC

PROJECT ZELLWOOD STATION AND COUNTRY CLUB

WELL NAME

PUMP NAME

COMPLETE THIS FORM BY PRINTING EACH "NUMBER" WITH OUT TOUCHING THE SIDES OF EACH BOX

0 1 2 3 4 5 6 7 8 9

Step 1.

**MARK ALL THAT APPLY:**

- ☐ NO USE THIS PERIOD ☐ WELL CAPPED  
☐ WELL ABANDONED (40C-3, FAC) ☐ PROPERTY SOLD  
☐ COMMENTS: (PLEASE PRINT): \_\_\_\_\_

Step 2.

**REPORT MONTHLY WATER USE BELOW. RECORD EITHER  
FLOW METER READINGS OR GALLONS USED. ( NOT BOTH )****GALLONS****OR****METER READINGS**

JUL 97

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AUG 97

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SEP 97

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OCT 97

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NOV 97

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DEC 97

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Step 3.

CONTACT NAME \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

**EXHIBIT "IP-9"**

Page 18 of 31





St. Johns River Water Management District  
P. O. Box 1429  
Palatka, Florida 32178-1429

## WATER USE RECORD

FORM EN - 50

CUP# 2-095-0231ANRM2

PERMIT ISSUE DATE 8/12/97

DISTRICT ID C

OWNERS ID 3

PERMITTEE ZELLWOOD STATION CO-OP INC

PROJECT ZELLWOOD STATION AND COUNTRY CLUB

WELL NAME

PUMP NAME

COMPLETE THIS FORM BY PRINTING EACH "NUMBER" WITH OUT TOUCHING THE SIDES OF EACH BOX

0 1 2 3 4 5 6 7 8 9

**Step 1. MARK ALL THAT APPLY:**

- ☐ NO USE THIS PERIOD ☐ WELL CAPPED  
☐ WELL ABANDONED (40C-3, FAC) ☐ PROPERTY SOLD  
☐ COMMENTS: (PLEASE PRINT): \_\_\_\_\_

**Step 2. REPORT MONTHLY WATER USE BELOW. RECORD EITHER FLOW METER READINGS OR GALLONS USED. ( NOT BOTH )**

GALLONS

OR

METER READINGS

JUL 97

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AUG 97

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SEP 97

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OCT 97

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NOV 97

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DEC 97

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**Step 3. CONTACT NAME** \_\_\_\_\_

**PHONE NUMBER** \_\_\_\_\_





St. Johns River Water Management District  
P. O. Box 1429  
Palatka, Florida 32178-1429

## WATER USE RECORD

FORM EN - 50

CUP# 2-095-0231ANRM2

PERMIT ISSUE DATE 8/12/97

DISTRICT ID D

OWNERS ID 5

PERMITTEE ZELLWOOD STATION CO-OP INC

PROJECT ZELLWOOD STATION AND COUNTRY CLUB

WELL NAME

PUMP NAME

COMPLETE THIS FORM BY PRINTING EACH "NUMBER" WITH OUT TOUCHING THE SIDES OF EACH BOX

0 1 2 3 4 5 6 7 8 9

### Step 1. MARK ALL THAT APPLY:

- ☐ NO USE THIS PERIOD ☐ WELL CAPPED  
☐ WELL ABANDONED (40C-3, FAC) ☐ PROPERTY SOLD  
☐ COMMENTS: (PLEASE PRINT): \_\_\_\_\_

### Step 2. REPORT MONTHLY WATER USE BELOW. RECORD EITHER FLOW METER READINGS OR GALLONS USED. ( NOT BOTH )

GALLONS OR METER READINGS

JUL	97																		
AUG	97																		
SEP	97																		
OCT	97																		
NOV	97																		
DEC	97																		

Step 3. CONTACT NAME \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_





St. Johns River Water Management District  
P. O. Box 1429  
Palatka, Florida 32178-1429

## WATER USE RECORD

FORM EN - 50

CUP# 2-095-0231ANRM2

PERMIT ISSUE DATE 8/12/97

DISTRICT ID E

OWNERS ID 7

PERMITTEE ZELLWOOD STATION CO-OP INC

PROJECT ZELLWOOD STATION AND COUNTRY CLUB

WELL NAME

PUMP NAME

COMPLETE THIS FORM BY PRINTING EACH "NUMBER" WITH OUT TOUCHING THE SIDES OF EACH BOX

0 1 2 3 4 5 6 7 8 9

**Step 1. MARK ALL THAT APPLY:**

- ☐ NO USE THIS PERIOD ☐ WELL CAPPED  
☐ WELL ABANDONED (40C-3, FAC) ☐ PROPERTY SOLD  
☐ COMMENTS: (PLEASE PRINT): \_\_\_\_\_

**Step 2. REPORT MONTHLY WATER USE BELOW. RECORD EITHER FLOW METER READINGS OR GALLONS USED. ( NOT BOTH )**

GALLONS OR METER READINGS

JUL 97

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

AUG 97

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

SEP 97

--	--	--	--	--	--	--	--	--	--

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OCT 97

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NOV 97

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DEC 97

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**Step 3. CONTACT NAME** \_\_\_\_\_

**PHONE NUMBER** \_\_\_\_\_





ST JOHN'S RIVER MED  
 904-329-4274  
 CONSUMPTIVE USE PERMIT TAG  
 ZELLWOOD STATION CO-OP INC  
 2-095-0251222 12-103-2002  
 3C  
 HT DL  
 31 34 55 26 43 05  
 1 OF 1 WELLS 12 INCHES

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 904-329-4274  
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 ZELLWOOD STATION CO-OP INC  
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 3C  
 HT DL  
 31 34 55 26 43 05  
 1 OF 1 WELLS 12 INCHES

## CUP GROUND WATER SOURCE FORM

APPLICATION NUMBER: 2-095-0231 ANBMRMAP#: 54 ApopkaS 25/26T 20R 27

## SOURCE(S) OF WATER INFORMATION - GROUND WATER

WELL ID	OWNER'S ID	LONGITUDE DEG MIN SEC	LATITUDE DEG MIN SEC	STATUS	CASING DIAMETER
A	1	01 34 55	28 43 08	EC	12"
SW 1/4 OF NE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 26 T 20 R 27					
B	2	01 34 45	28 43 08	EC	12"
SE 1/4 OF NW 1/4 OF NE 1/4 OF SE 1/4 OF SEC 26 T 20 R 27					
C	3	01 35 00	28 43 05	EC	12"
SE 1/4 OF NW 1/4 OF NW 1/4 OF SE 1/4 OF SEC 26 T 20 R 27					
No. 4	4	01 34 30	28 43 25	BD	4"
SE 1/4 OF SW 1/4 OF NW 1/4 OF NW 1/4 OF SEC 25 T 20 R 27					
D	5	01 34 15	28 43 23	EC	12"
NE 1/4 OF NW 1/4 OF SE 1/4 OF NW 1/4 OF SEC 25 T 20 R 27					
No. 6	6	01 34 12	28 43 09	BD	6"
NW 1/4 OF NW 1/4 OF NW 1/4 OF NW 1/4 OF SEC 25 T 20 R 27					



# ZELLWOOD STATION ① WELL LOCATIONS & NUMBERS

STATE OF FLORIDA  
STATE ROAD DEPARTMENT AND  
INTERNAL IMPROVEMENT FUND

ZELLWOOD STATION MHP - WELL LOCATIONS  
6/5/92

WELL #	LATITUDE	LONGITUDE
#1 A	28°43'08"	81°34'55"
#2 B	28°43'08"	81°34'45"
#3 C	28°43'05"	81°35'00"
#4	28°43'25"	81°34'30"
#5 D	28°43'23"	81°34'15"
#6	28°43'09"	81°34'12"
#7 E	28°42'54"	81°34'12"
#8 F	28°42'50"	81°35'10"





St. Johns River  
Water  
Management  
District

## CONSUMPTIVE USE PERMITS

*Balancing Florida's water needs for the benefit of people and the environment.*

**1**



Call or write the District for the CUP Handbook and application package.

**2**



Set up a pre-application conference with a District hydrologist to discuss issues affecting your proposal.

**3**



Call the hydrologist if you have questions. A water conservation plan is now required as part of the application.

**4**



Submit the application to the District c/o Permit Data Services, Department of Resource Management.

The St. Johns River Water Management District uses the Consumptive Use Permitting program as one of the primary tools to ensure good quality, affordable water for all residents, while protecting the state's water resources.

The Consumptive Use Permitting program allocates water for beneficial uses such as agriculture, industry and public supply. For purposes of obtaining a permit, the water use must meet the following criteria:

- It must not harm rivers or aquifers
- It must be an efficient use and not be wasteful
- It must be in the public interest
- It cannot interfere with other existing legal uses.

### WHO NEEDS A CUP?

If you want to irrigate at midday, use amounts of water beyond certain limits or dig a well measuring six or more inches in diameter, you are a likely candidate for a CUP from the St. Johns River Water Management District.

For instance, a typical 18-hole golf course can use about 300,000 gallons of water per day for irrigation. That requires a CUP.

CUP regulations have many thresholds, but the three situations which most frequently require a permit are these:

- You want to withdraw water from a well that measures six inches or more in diameter
- You use or want to use an annual average of 100,000 gallons of water or more per day
- You have the capacity to pump one million gallons of water or more per day.

If your water use does not exceed the permit thresholds — and therefore does not need a permit — you may use water:

- To irrigate anytime EXCEPT between 10 a.m. and 4 p.m.
- To irrigate using a soaker hose, drip hose, microjets or hand-held hose with an automatic shutoff nozzle at any time of day
- To irrigate with reclaimed water at any time of day.

If you can't adhere to these restrictions, you may be able to obtain another type of CUP. Call the numbers listed on the back for more information.

### HOW DO YOU OBTAIN A PERMIT?

To make certain that water users meet these criteria, District engineers and hydrologists review permit applications and conduct site inspections. Public comment from interested parties is encouraged. District staff investigates and responds to complaints and concerns raised by citizens. Each permit applicant is required to:

- Submit a water conservation plan, providing measures to reduce water use and preserve water resources for other beneficial uses
- Investigate and use the lowest acceptable quality source of water. For example, golf courses and other large users of water for landscape irrigation are required to use reclaimed water or stormwater when available instead of higher quality potable groundwater.

EXHIBIT "IP-9"

Page 26 of 24

# CONSUMPTIVE USE PERMITS

*Balancing Florida's water needs for the benefit of people and the environment.*

(continued)

5



The District hydrologist will review the application. If any information is missing, you will receive a letter within 30 days requesting additional information. You must respond within 60 days.

6



The hydrologist reviews the completed application to see if it meets rule criteria. If it does, District staff will either issue a general permit within 30 days (if the water use qualifies) or prepare and present a report outlining the conditions of your permit to the District Governing Board within 90 days. This presentation is open for public comment. You may challenge the board's decision using state administrative procedures.

7



Then, at intervals specified in your permit, update the District on your water use. Temporary permits are available in special or emergency situations.

## WHAT HAPPENS AFTER A PERMIT IS ISSUED?

Each permit authorizes water use for a particular purpose and contains a number of permit conditions that must be followed by the water user. All water users are responsible for implementing their approved water conservation plan and reporting their total monthly water use every six months.

Each permit has a limited duration and must be renewed upon expiration. At that time, the District again reviews the proposed use to make sure that it still is a beneficial use that qualifies for a permit.

## WHERE TO GET HELP

Are you interested in applying for a Consumptive Use Permit? Do you need information about a water use permit application? Do you want to comment on a pending application, or just have questions or concerns about water use in your area? You can write to the District at the address indicated or contact the nearest District Service Center for more information and assistance. A Permit Applicant's Handbook for Consumptive Use is available upon request. This handbook contains all necessary application materials and explains the process in detail.

## TO GET A CUP APPLICATION WRITE TO:

St. Johns River Water Management District  
Division of Permit Data Services  
P.O. Box 1429 • Palatka, FL 32178-1429

District Service Centers provide full service to permit applicants and the general public. If you have questions, please contact:

**JACKSONVILLE** (904) 730-6270  
(serving Clay, Duval, Nassau and Baker counties)

**Caroline Silvers** (Permitting)  
**Jay Lawrence** (Compliance)

**ORLANDO** (407) 897-4300  
(serving Volusia, Orange, Seminole and Lake counties)

**Sarah Garrett** (Permitting)  
**Shannon Joyce** (Compliance)

**PALATKA**  
(serving Alachua, Putnam, Flagler and St. Johns counties)

**Chris Sweazy** (Permitting) (904) 329-4491  
**Todd Eller** (Permitting) (904) 329-4210  
**Larry Lee** (Compliance) (904) 329-4205

**MELBOURNE** (407) 984-4940  
(serving Indian River, Brevard and Osceola counties)

**Rich Burklew** (Permitting & Compliance)



St. Johns River  
Water  
Management  
District

# Water Table

Water Use Reporting Program  
June 1997



## District Focuses on Water Supply Planning in 1997

### Update on Regional Water Supply Planning:

Various aspects of regional water supply planning are currently underway throughout the St. Johns River Water Management District (SJRWMD). A Water Supply Planning Advisory Group composed of representatives from public water supply utilities, agricultural user groups, and local governments has been established to advise District staff. SJRWMD and its consultants are completing supply strategies, including sources of water such as surface water and brackish ground water, and other strategies, which include mitigation and avoidance of the impacts of ground water withdrawals on vegetation, the use of aquifer storage and recovery, the interconnection of water supply facilities, the use of conservation methods and reuse of reclaimed water, and the relocation and optimization of ground water withdrawals.

The Florida Legislature directed the water management districts (WMDs) and the Department of Environmental Protection to accomplish certain tasks relating to the development of regional water supply plans by specified dates. Those tasks require each WMD to develop a district-wide water supply assessment, and to identify areas where water sources are anticipated to be inadequate to supply existing users and reasonably anticipated future needs. In SJRWMD, these areas are known as Priority Water Resource Caution Areas (PWRCA's).

As part of its Water Supply Needs and Sources Water Assessment report completed in 1994, SJRWMD identified approximately 38% of the District as PWRCA's. These are areas where water supply problems currently exist or where withdrawals proposed to meet demands for the

year 2010 are projected to result in significant harm to ground or surface water resources.

For each of these areas, SJRWMD will develop plans to avoid or remediate the identified problems. These plans will be developed through a water supply planning process. The planning process will be a public participation process focused on work groups composed of representatives from utilities, agricultural water users, elected state and local officials, government agency staffs, environmental and developer's groups, and the general public. Work group areas have been identified, and as required by the Executive Order and legislation, planning will be initiated on or before October 1, 1998.

SJRWMD anticipates that the regional water supply plan will identify sources of water and related strategies adequate to meet projected needs through 2020 without resulting in unacceptable environmental

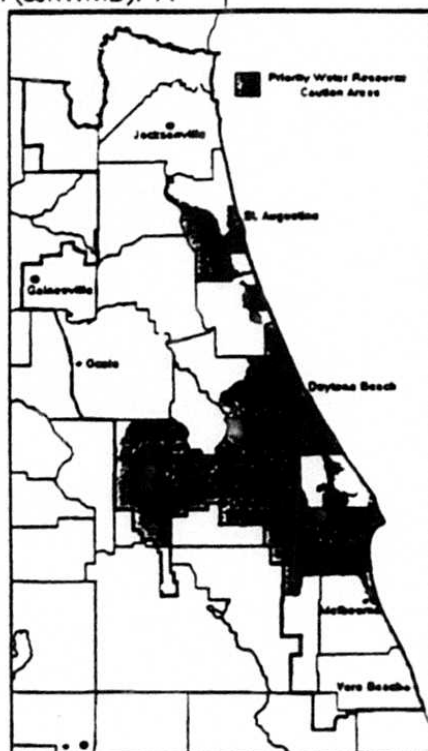
and economic impacts.

Water supply planning will continue into 1999 with the update of the District-wide Water Supply Assessment, and completion of the District's first regional water supply plan. Significant coordination will be accomplished with advisory boards and work groups through the water supply planning process.

The water use data submitted by permittees through the water use reporting program will be a vital tool for water supply assessment and planning. Submittal of accurate and complete EN-50 forms by permittees is essential to the success of these planning efforts.

For more information contact Barbara Vergera P.G., at (904) 329-4169.

**EXHIBIT "IP-9"**



# Example Form



St. Johns River Water Management District  
P. O. Box 1429  
Palatka, Florida 32178-1429

## WATER USE RECORD

FORM EN - 50

CUP# 2-999-8898

PERMIT ISSUE DATE 1/1/96

DISTRICT ID A

(A) OWNERS ID #1

PERMITTEE ANESTO ZING

PROJECT TOKYO SEAFOOD

WELL NAME NORTH WELL

PUMP NAME

(B) COMPLETE THIS FORM BY PRINTING EACH "NUMBER" WITH OUT TOUCHING THE SIDES OF EACH BOX

0 1 2 3 4 5 6 7 8 9

Step 1. MARK ALL THAT APPLY:

- ☐ NO USE THIS PERIOD      ☐ WELL CAPPED  
☐ WELL ABANDONED (40C-3, FAC)      ☐ PROPERTY SOLD  
☐ COMMENTS (PLEASE PRINT) \_\_\_\_\_

Step 2. REPORT MONTHLY WATER USE BELOW. RECORD EITHER FLOW METER READINGS OR GALLONS USED. ( NOT BOTH )

GALLONS OR METER READINGS

JAN 97 1 6 4 8 0 2 4 7  
 FEB 97 4 5 2 0 1 8 9 6  
 MAR 97 5 3 1 0 2 7 3 4  
 APR 97 6 7 1 2 3 5 2 1  
 MAY 97 9 3 1 8 2 4 7 9  
 JUN 97 6 4 8 7 8 3 4 5

(D)


(E) Step 3. CONTACT NAME John Doe  
PHONE NUMBER (904) 555-1234



## About the EN-50 form ...

An example EN-50 form is shown on the previous page. A guided overview of the form is provided below.

- (A) The Owner's ID may be a useful way to "name" each well. Use the "Comment" line to have your name for a source added to the forms. Requested changes will be incorporated by the reporting period after receipt by the District.
- (B) Complete the form using Block-style handwriting.
- (C) By turning several of the most common comments into mark-off boxes, we've improved our ability to respond to changes in your permit status. Mark these boxes by filling them in completely (no "checks" please!).
- (D) If you have a flow meter, don't report both meter readings and the gallons used. Meter readings would be very helpful, but choose the reporting method most convenient for you. **BE CONSISTENT!** Don't switch from one method to another. If you don't have a meter, report gallons used each month.
- (E) We've standardized the reporting periods to match the calendar year: No more guessing which months to report water use.
- (F) The person completing the report should print their name and telephone number on these lines.

### Step-by-Step Instructions for Water Use Reporting

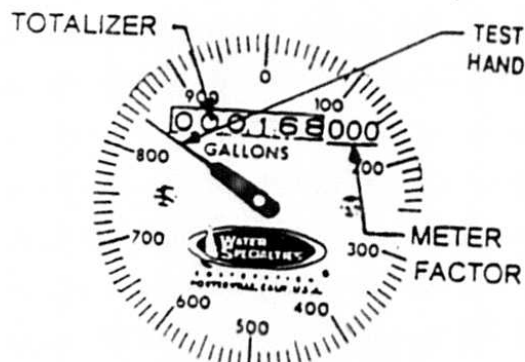
Make sure the information at the top of the form is correct, and that there is one form for each well or surface pump covered by your Consumptive Use Permit (However, we do not send EN-50 forms for domestic wells). If something is wrong or missing, note corrections in the "comments" section or contact the appropriate District staff listed on the back page of the newsletter.

1. Use the "mark-off boxes" in Step 1 if they apply to you. Mark the "comments" box if you make corrections, if you've attached any correspondence to the forms, or if you use one meter to measure water from multiple sources. Be sure to color in the entire box
2. Write your monthly water use in the spaces provided, using one form for each well or surface water source. If you are reporting the meter readings, use the Meter Reading column. If you are reporting the gallons you used (even if a flow meter was involved), use the Gallons column. Don't fill in both columns or switch back and forth between columns.
3. Print the name and telephone number of a contact person.
4. Mail the form back to the District at the address listed at the top of the form before the deadline.



# Are You Reading Your Meters Correctly?

In water use reporting, the importance of accurate measurements can't be over-emphasized. Permittees with flow meters may want to review the basics of meter-reading, reprinted below:



1. The readout has three parts - Totalizer, Meter Factor, and Test Hand
2. The Meter Factor is the set of zeroes that follow the Totalizer odometer-style readout
3. For correct readings, add the Meter Factor zeroes to the end of the Totalizer reading

**EXAMPLE:** Correct reading is 168,840 gallons (begin with 168 from the Totalizer; Convert to 168,000 by adding the 3 zeroes of the Meter Factor; then add 840 to the 168,000 to account for the Test Hand). Rounding to 169,000 is also acceptable. If meter reading the previous month was 8,200, for example, water use this month would be 160,640 gallons.

## PERMIT TRANSFERS:

### WHAT IS REQUIRED?

There may be some confusion about what is required when you sell, lease or purchase property which has a Consumptive Use Permit. Either the buyer or seller must notify the District within 30 days of sale. Both buyer and seller must acknowledge the permit transfer in writing, and a copy of the new deed or lease must be provided. If you are still receiving EN-50 forms for property you no longer own or lease, please mark the "Property Sold" box and return the EN-50 forms to the District. If you need assistance with transferring a permit, please call Daniel Hornsby at (904) 329-4408.

**Last Word: Don't forget July 31st is the deadline to submit 1/97 - 6/97 EN-50's!!!**

**District Service Centers provide full service to permittees, applicants, and the general public. If you have questions, please contact:**

**Palatka** .....(904) 329-4500\*  
Alachua, Marion, Putnam, Agricultural Uses in St. Johns, and Fern and Agricultural Uses in Volusia

Todd Eller (permitting) .....(904) 329-4210\*  
Cheryl Astey (compliance) .....(904) 329-4209\*

**Jacksonville** ..... (904) 730-6270  
Baker, Bradford, Clay, Duval, Nassau, and all Non-Agricultural Uses in St. Johns

Caroline Silvers (permitting) ... (904) 448-7903  
Jay Lawrence (compliance) .... (904) 448-7918

**Orlando** ..... (407) 897-4300  
Lake, Orange, Polk, Seminole, and all Uses except for Fern and Agricultural in Volusia

Sarah Whitaker (permitting) ... (407) 897-4305  
Shannon Joyce (compliance) .. (407) 897-4320

**Melbourne** ..... (407) 984-4940  
Brevard, Indian River, Osceola, and Okeechobee

Rich Burkew (permitting) ..... (407) 676-6605  
Jorge Morales (compliance) .... (407) 676-6621

### Flow Meters

Drew Miller .....(904) 329-4299\*

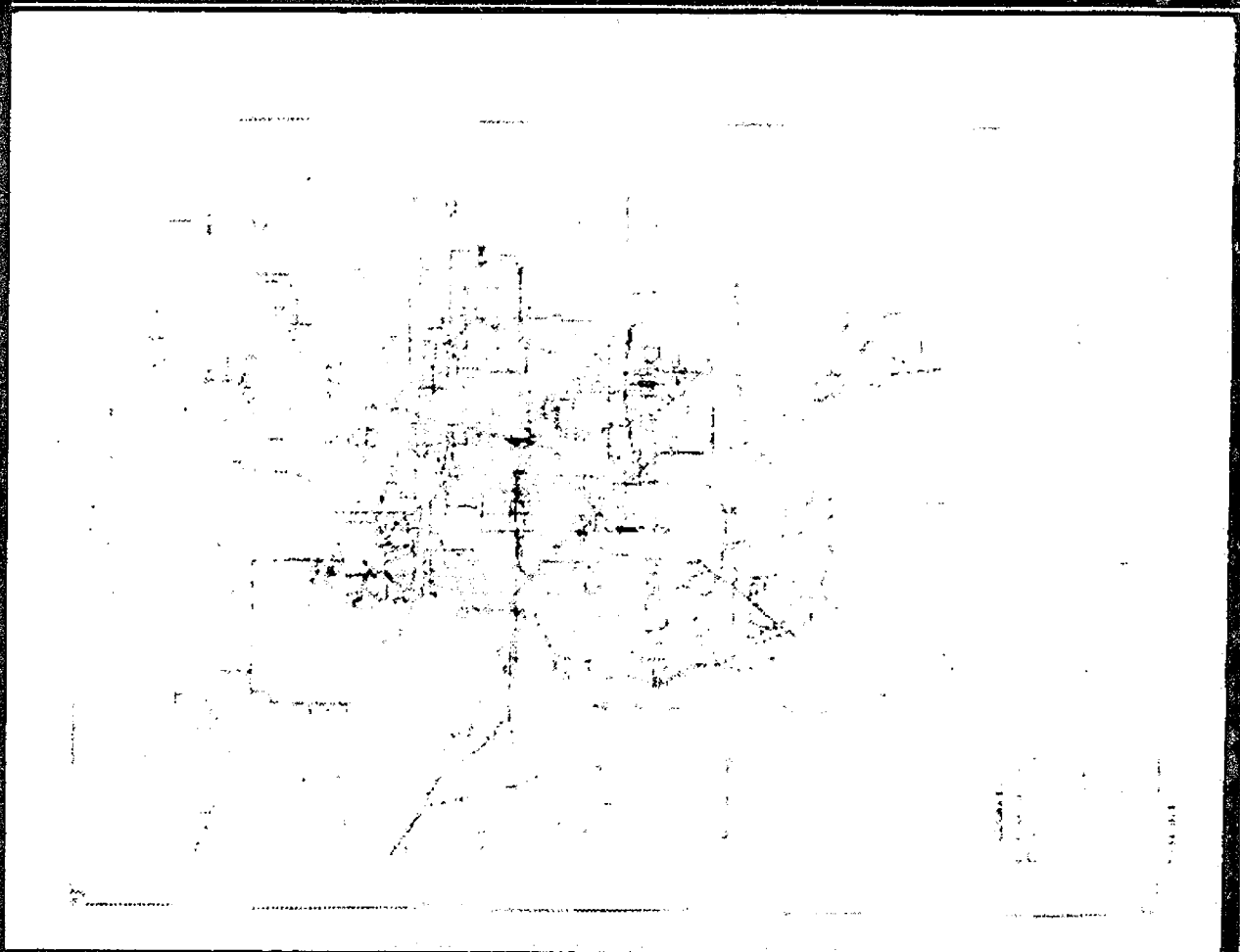
**Alternative Methods for Measuring Use**  
Mike Register .....(904) 329-4212\*

\* Note: Also toll-free at 1-800-451-7106

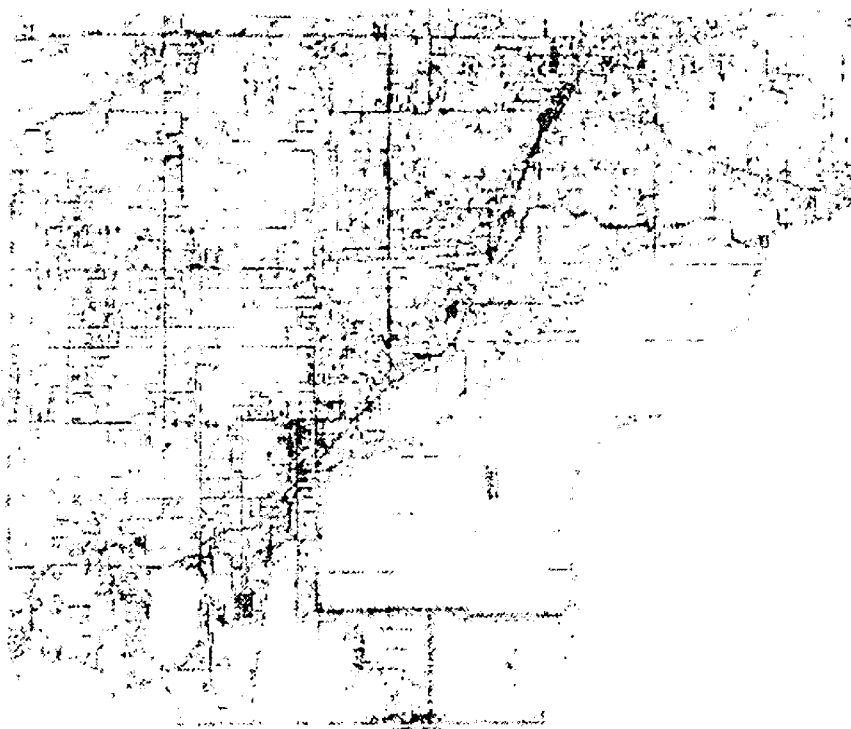
# ZELLWOOD WATER & SEWER

GRAY, HARRIS & ROBINSON  
HARTMAN & ASSOCIATES

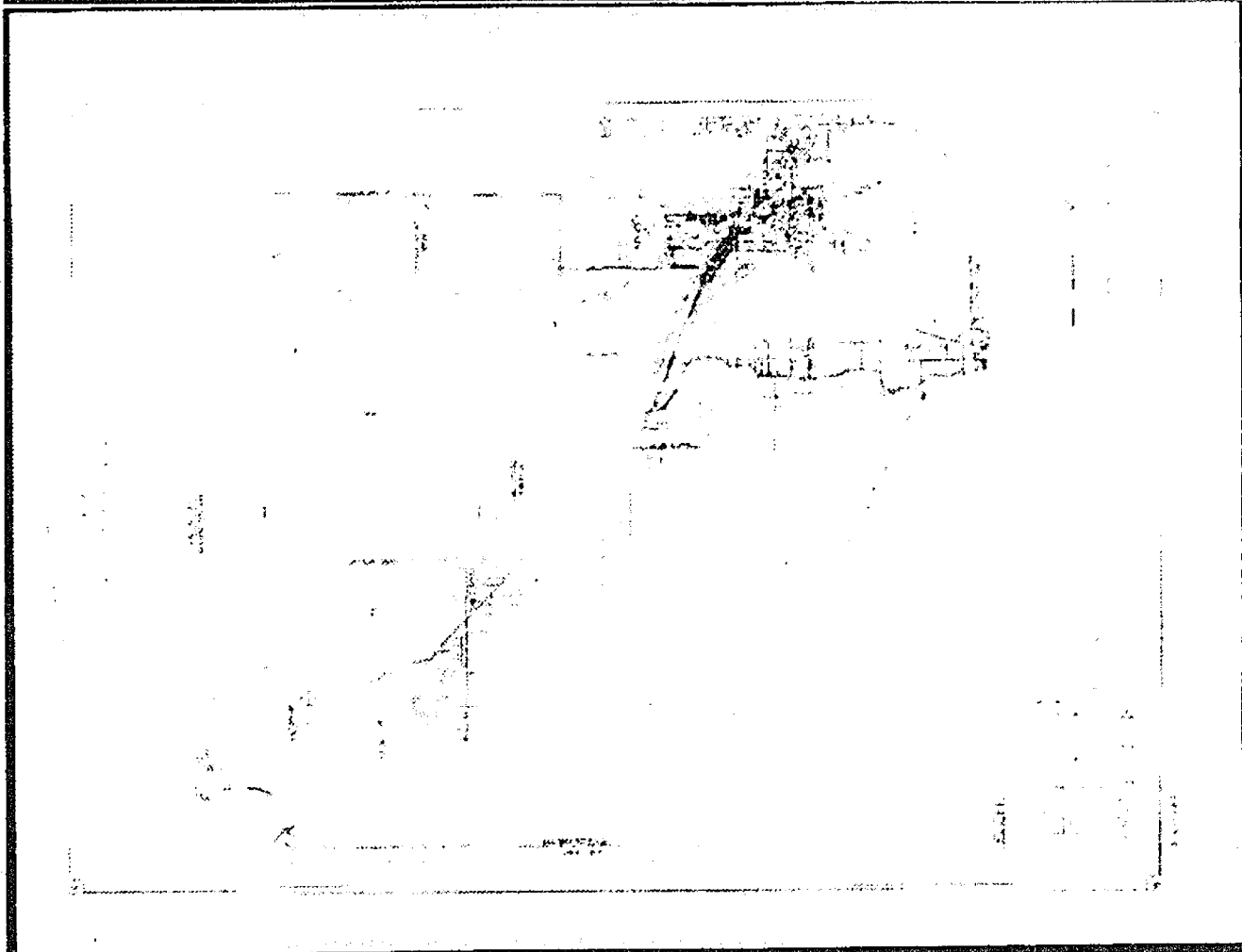
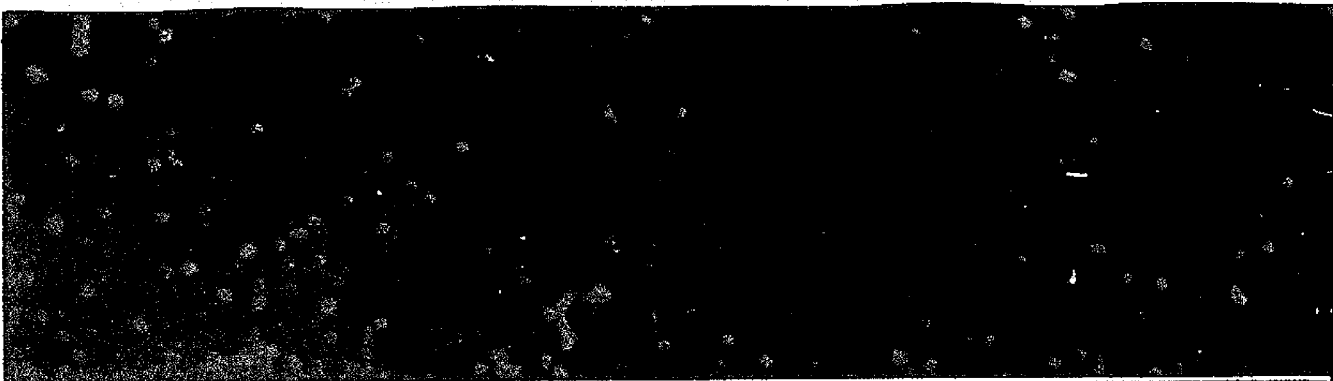




**EXHIBIT "IP-10"**  
**Page 2 of 35**



**EXHIBIT "IP-10"**  
**Page 3 of 35**



**THIS IS A COMMUNITY**

**WE ARE NEIGHBORS**

**WE SHARE THE SAME WATER  
RESOURCES**

**WE NEED TO WORK TOGETHER TO  
DO WHAT'S RIGHT  
BE FAIR TO ALL**

# ZELLWOOD STATION

1973-VINTAGE RESIDENTIAL  
COMMUNITY

70% BUILD OUT

DEVELOPER BANKRUPTED IN 1993  
COOPERATIVE "BAILED"  
AMENITIES OUT OF BANKRUPTCY

# **ZELLWOOD WATER & SEWER**

**WTP = 400,000 GPD**

**STP = 300,000 GPD**

**USED PLANTS COMPLETED IN 2/75  
COMBINED MONTHLY RATES @**

**\$17.50**

**NO REUSE**

**LIMITED METERS**

# SYSTEM UNKNOWNNS

HOW LONG WILL THE PLANTS LAST?  
WILL THEY BE PERMITTED AGAIN?  
WHEN WILL THE COUNTY REQUIRE  
CONNECTION TO ITS SYSTEM?  
HOW MUCH WILL IT COST IN CONNECTION  
FEES?  
HOW MUCH WILL IT COST TO REPLACE  
PLANTS?  
HOW MUCH WILL PEOPLE REDUCE THEIR  
WATER USAGE?



# **SEWER PLANT**

**35-YEAR OLD STEEL PLANT**

**TYPICAL USEFUL LIFE IS 30-YEARS**

**DEVELOPER DEFERRED  
MAINTENANCE**

**NO REUSE CAPABILITY**

**NO MONEY TO REPLACE OLD  
PLANT**

# **WATER PLANT**

**35-YEAR OLD PLANT**

**TYPICAL USEFUL LIFE IS 15 - 30  
YEARS**

**DEVELOPER DEFERRED  
MAINTENANCE**

**NO MONEY TO REPLACE OLD  
PLANT**

**DO NOTHING**

**ORANGE COUNTY PROBLEMS**

**FPSC PROBLEMS**

**SJRWMD PROBLEMS**

**FDEP PROBLEMS**

**CUSTOMER PROBLEMS**

# ORANGE COUNTY

PERMITTED ORIGINAL CONSTRUCTION OF  
PACKAGE PLANTS

1974 CONTRACTS CALL FOR:

CONNECTION TO COUNTY PLANTS

PAYMENT OF \$3.6 MILLION IN FEES

PAYMENT OF COUNTY RATES

WATER PLANT NEAR

SEWER PLANT COULD BE NEAR

# FLORIDA PUBLIC SERVICE COMMISSION

IF YOU PROVIDE WATER & SEWER SERVICE TO  
PUBLIC FOR COMPENSATION, YOU ARE  
REGULATED

CO-OP IS NOT EXEMPT SINCE IT SERVES MORE  
THAN ITS MEMBERS

DEVELOPER SHOULD HAVE FILED BUT DIDN'T  
CO-OP IS AVOIDING PENALTY BY BEING PRO-  
ACTIVE

IF REACTIVE ZELLWOOD & ITS CUSTOMERS  
COULD FACE PENALTIES OF UP TO \$5,000 PER  
DAY

# ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

EXCLUSIVE REGULATOR OF WATER USE  
AUTHORITY TO REQUIRE METERS,  
CONSERVATION, INCLINED BLOCK RATES &  
REUSE CONDITIONS  
SJRWMD REQUIRED METERS AND INCLINED  
BLOCK RATES THROUGH ZELLWOOD CUP  
SJRWMD JUSTIFIED IN IMPOSING  
CONSERVATION REQUIREMENTS BECAUSE  
ZELLWOOD CONSUMED MORE THAN 3-TIMES  
NORMAL WATER USE

**PENALTIES: \$10,000 PER DAY**



**SJRWMD CONSUMPTIVE USE PERMIT  
NO. 2-095-0231ANRM2**

**"13. ALL WATER USES AND ALL  
RESIDENTIAL SERVICE  
CONNECTIONS MUST BE  
INDIVIDUALLY METERED BY  
DECEMBER 31, 1998. A LETTER  
DOCUMENTING THE COMPLETION  
OF RETRO-FIT PROJECT MUST BE  
SUBMITTED TO THE DISTRICT  
WITHIN 30-DAYS OF COMPLETION  
OF THIS PROJECT;**



# **SJRWMD CONSUMPTIVE USE PERMIT**

**NO. 2-095-0231ANRM2**

18. THE PERMITEE SHALL COMPLY WITH THE STATUTES AND RULES OF THE FLORIDA PUBLIC SERVICE COMMISSION AND THE IMPLEMENTATION OF A RESIDENTIAL WATER USE RATE STRUCTURE. ANY SUCH RESIDENTIAL WATER RATE STRUCTURE SHALL BE AN INCLINED BLOCK RATE TO PROMOTE WATER USE EFFICIENCY. PRIOR TO SUBMITAL OF THE PROPOSED RATE STRUCTURE TO THE FPSC THE PERMITEE MUST SUBMIT A COPY OF THE PROPOSED RATE STRUCTURE TO THE DISTRICT FOR REVIEW AND APPROVAL."

# **COMPLIANCE WITH RENT & ASSESSMENT LAWS**

**CHAPTER 718, F.S. -  
CONDOMINIUMS**

**CHAPTER 719, F.S. -  
COOPERATIVES**

**CHAPTER 723, F.S. - MOBILE HOME  
PARKS**

**LEASES**

**AGREEMENTS**

# **UNDER EXISTING RATES . . .**

**CO-OP MEMBERS ARE  
SUBSIDIZING NON-MEMBERS FOR  
COST OF OPERATION**

**CO-OP MEMBERS ARE  
SUBSIDIZING NON-MEMBERS FOR  
COST OF RENEWAL &  
REPLACEMENT**

**IS IT POSSIBLE TO ADEQUATELY  
AND FAIRLY RECOVER THE  
COSTS OF OPERATION AND  
RENEWAL AND REPLACEMENT  
AND BE CONSISTENT WITH  
RENTAL LAWS, LEASES,  
CONTRACTS, AND STATE  
CONSERVATION MANDATES?**



IS IT POSSIBLE TO ADEQUATELY  
AND FAIRLY RECOVER THE  
COSTS OF OPERATION AND  
RENEWAL AND REPLACEMENT  
AND BE CONSISTENT WITH  
RENTAL LAWS, LEASES,  
CONTRACTS, AND STATE  
CONSERVATION MANDATES?

**YES**

# GOALS

COMPLY WITH FPSC

COMPLY WITH SJRWMD

COMPLY WITH ALL LAWS

COMPLY WITH CONTRACTS

BE FAIR TO ALL GROUPS

# **ZELLWOOD WATER PROPOSAL**

**OBTAIN OUR FPSC CERTIFICATE  
ESTABLISH UNIFORM METERED  
CONSERVATION RATE  
CONTINUE TO INSTALL METERS  
SEEK SJRWMD, COUNTY, AND  
LEGISLATIVE ASSISTANCE TO  
STABILIZE RATES  
INVESTIGATE REUSE OPPORTUNITIES**



# EXISTING RATES FOR ZELLWOOD

DESCRIPTION	WATER	SEWER	COMBINED
EXISTING RATES	\$ 8.75	\$ 8.75	\$ 17.50
R&R NOT BEING RECOVERED	6.75	6.75	13.50
RATE IF R&R WERE RECOVERED	\$ 15.50	\$ 15.50	\$ 31.00

<sup>1</sup> Does not fully recover costs of operations.

<sup>2</sup> Renewal and Replacement not recovered at all.

# PROPOSED RATES FOR ZELLWOOD

Description	Water	Wastewater	Combined
Existing Rates			
Subsidized Capital Portion	\$ 8.75 \$	8.75 \$	\$ 17.50
	\$ 6.75 \$	6.75 \$	\$ 13.50
	\$ 15.50 \$	15.50 \$	\$ 31.00
Proposed Rates			
1st Block (1)	\$ 9.65 \$	13.05 \$	\$ 22.70
Capital Portion	\$ 5.45 \$	7.38 \$	\$ 12.83
Total 1st Block	\$ 15.10 \$	20.43 \$	\$ 35.53
Conservation Block Increment (2)	\$ 5.27 \$	-	\$ 5.27
Conservation Block Total	\$ 20.37 \$	20.43 \$	\$ 40.80

Footnotes: (1) Flat Rate

(2) Surcharge for use over 10,000/Month per Unit.

# FOUR CUSTOMER CATEGORIES

CO-OP MEMBERS

CONDO UNIT OWNERS

ONE-YEAR TENANTS

THREE YEAR TENANTS

**RATES CAN BE CHARGED TO  
CO-OP MEMBERS IF:**

**JUST, FAIR, EQUITABLE, & NON-  
DISCRIMINATORY**

**APPROVED BY FPSC & SJRWMD  
REDUCTION TO RENT &  
ASSESSMENT**

**EVEN THOUGH NOT REQUIRED,  
GOAL NOT TO EXCEED 115%  
OPERATION COSTS CAP**

# **SANDPIPER HOA v. LAKE YALE CORP.**

**667 So.2d 921**

**(Fla. 5th DCA 1996)**

**M.H. PARK HOA ACTION FOR  
BREACH OF LOT RENTAL  
AGREEMENT & SETTLEMENT  
SJRWMD CUP LIKE ZELLWOODS  
FPSC APPROVED RATES  
RENTAL REDUCTION MUST BE  
APPROPRIATE  
RATES LEFT IN PLACE**



**RATES CAN BE CHARGED TO  
CONDOMINIUM UNIT OWNERS IF:**

**JUST, FAIR, EQUITABLE & NON-  
DISCRIMINATORY  
APPROVED BY FPSC & SJRWMD  
CREDIT FOR WATER & SEWER CHARGE  
NOW PAID  
EVEN THOUGH NOT REQUIRED, GOAL  
NOT TO EXCEED 115% OPERATIONS  
COSTS CAP  
COMPLIES WITH 1979 AGREEMENT**

# **FPSC V. LINDAHL**

**613 So.2d 63**

**FLA. 2nd DCA 1993**

**M.H. PARK LOT OWNERS SUE  
BASED ON RECORDED  
COVENANTS & RESTRICTIONS  
THAT LIMITED COST RECOVERY  
FPSC APPRQVED RATES  
ASSESSMENT HAD TO BE  
REDUCED  
RATES UPHELD**



**RATES CAN BE CHARGED TO  
1-YEAR TENANTS IF:**

**JUST, FAIR, EQUITABLE & NON-  
DISCRIMINATORY**

**APPROVED BY FPSC & SJRWMD  
REDUCE RENT TO EXTENT RATES  
ARE BEING COLLECTED IN THE  
RENT**

**THERE ARE REASONABLE ARGUMENTS TO  
CHARGE 3-YEAR TENANTS RATES, BUT ...**

**NO CASES RIGHT ON POINT  
CO-OP CAN "PAY" RATE & RECOUP  
THROUGH RENT**

**ZELLWOOD STATION**  
**Comparison with**  
**Neighboring Utilities Rates (1)**  
**Water                      Wastewater**

<b>Entity</b>	<b>Bill</b>	<b>Bill</b>	<b>Total</b>
<b>Zellwood Station</b>			
Existing	\$8.75	\$8.75	\$17.50
Proposed	\$15.10	\$20.43	\$35.53
<b>Neighboring Utilities</b>			
<b>Seminole County</b>	<b>\$13.10</b>	<b>\$37.25</b>	<b>\$50.35</b>
<b>Orange County</b>	<b>\$16.47</b>	<b>\$45.66</b>	<b>\$62.13</b>
<b>Florida Water Services, Inc.</b>			
Apple Valley System	\$22.69	\$32.53	\$55.22
Chuluota System	\$44.84	\$65.00	\$109.84
Meredith Manor System	\$28.83	\$32.53	\$61.36
University Shores	\$18.94	\$48.22	\$67.16
<b>Park Manor Waterworks, Inc.</b>	<b>\$13.06</b>	<b>\$53.30</b>	<b>\$66.36</b>
<b>Southlake Utilities of Florida</b>	<b>\$16.13</b>	<b>\$16.74</b>	<b>\$32.87</b>
<b>Wedgefield Utilities, Inc.</b>	<b>\$28.97</b>	<b>\$49.49</b>	<b>\$78.46</b>
<b>Utilities Inc. of Florida</b>	<b>\$22.07</b>	<b>\$29.80</b>	<b>\$51.87</b>
<b>Sanlando Utilities Corp</b>	<b>\$8.11</b>	<b>\$23.56</b>	<b>\$31.67</b>
<b>City of Altamonte Springs</b>	<b>\$17.45</b>	<b>\$31.44</b>	<b>\$48.89</b>
<b>City of Casselberry</b>	<b>\$14.00</b>	<b>\$34.45</b>	<b>\$48.45</b>
<b>City of Lake Mary</b>	<b>\$14.50</b>	<b>\$33.80</b>	<b>\$48.30</b>
<b>City of Longwood</b>	<b>\$14.75</b>	<b>\$36.70</b>	<b>\$51.45</b>
<b>City of Oviedo</b>	<b>\$11.50</b>	<b>\$25.00</b>	<b>\$36.50</b>
<b>City of Sanford</b>	<b>\$17.14</b>	<b>\$37.17</b>	<b>\$54.31</b>
<b>City of Winter Springs</b>	<b>\$12.68</b>	<b>\$32.55</b>	<b>\$45.23</b>
<b>City of Apopka</b>	<b>\$11.42</b>	<b>\$25.50</b>	<b>\$36.92</b>
<b>Zellwood Water Users, Inc.</b>	<b>\$17.75</b>	<b>N/A</b>	<b>\$17.75</b>
<b>Average of Neighboring Utilities</b>	<b>\$17.33</b>	<b>\$36.35</b>	<b>\$53.68</b>

Note (1) Assumes a typical single family connection (1 ERU) utilizing 10,000 gallons per month of utility service

## COMPARISON

Entity	Total	(1)	Differences
Zellwood Station Proposed	\$ 35.53	N/A	N/A
<b>Neighboring Utilities</b>			
Seminole County	\$ 50.35	+	\$ 14.82
Orange County	\$ 62.13	+	\$ 26.60
<b>Florida Water Services, Inc.</b>			
Apple Valley System	\$ 55.22	+	\$ 19.69
Chuluota System	\$ 109.84	+	\$ 74.31
Meredith Manor System	\$ 61.36	+	\$ 25.83
University Shores	\$ 67.16	+	\$ 31.63
Park Manor Waterworks, Inc.	\$ 66.36	+	\$ 30.83
Southlake Utilities of Florida	\$ 32.87	-	\$ (2.66)
Wedgefield Utilities, Inc.	\$ 78.46	+	\$ 42.93
Utilities Inc. of Florida	\$ 51.87	+	\$ 16.34
Sanlando Utilities Corp	\$ 31.67	-	\$ (3.86)
City of Altamonte Springs	\$ 48.89	+	\$ 13.36
City of Casselberry	\$ 48.45	+	\$ 12.92
City of Lake Mary	\$ 48.30	+	\$ 12.77
City of Longwood	\$ 51.45	+	\$ 15.92
City of Oviedo	\$ 36.50	+	\$ 0.97
City of Sanford	\$ 54.31	+	\$ 18.78
City of Winter Springs	\$ 45.23	+	\$ 9.70
City of Apopka	\$ 36.92	+	\$ 1.39

Footnote: (1) Plus(+) means neighboring utility total bill is higher  
 Minus(-) means Zellwood's total utility bill is higher

**THIS IS A COMMUNITY**

**WE ARE NEIGHBORS**

**WE SHARE THE SAME WATER  
RESOURCES**

**WE NEED TO WORK TOGETHER TO  
DO WHAT'S RIGHT**

**BE FAIR TO ALL**



**WE MUST:**

**CONSERVE WATER**

**CHARGE FAIR RATES**

**WORK TOGETHER**

**IF WE DON'T CONSERVE,  
COSTS WILL INCREASE &  
THINGS WILL GET WORSE**



**ZELLWOOD STATION CO-OP, INC.**

2126 SPILLMAN DRIVE  
ZELLWOOD, FLORIDA 32798-9799  
407-886-0000



May 19, 1998

G H & R TAC

MAY 21 1998

File # 40195-2

GRAY, HARRIS & ROBINSON, P.A.  
201 E. Pine Street  
Suite 1200  
Orlando, Florida 32801

Attention: Linda (Tom Cloud's office)

Dear Linda:

Please find enclosed a diskette of the Informational Shareholders Meeting held April 28, 1998 where Tom Cloud spoke to the Zellwood Station Co-op, Inc., shareholders regarding the water/sewer project. Also enclosed are my transcribed notes from this meeting.

Sorry it has taken this long to accomplish this task, but I'm sure you are aware how other projects can take priority.

If you have any questions, give me a call.

Sincerely,

Jane L. Mercer  
Administrative Assistant





## ZELLWOOD STATION CO-OP, INC.

2126 SPILLMAN DRIVE  
ZELLWOOD, FLORIDA 32798-9799  
407-886-0000



SHAREHOLDERS INFORMATIONAL MEETING  
APRIL 28, 1998

DIRECTORS PRESENT:

IRVING PERKINS  
ROBERT THOMSON  
GERALD DUNN  
CORY HODGES  
BOB MESZAROS

LAVON MILLER  
BERNIE SCHMELTZ  
DON MYERS  
JACK CLANCY  
BOB HOWE

DIRECTORS ABSENT:

BEULAH POMEROY

The meeting began at 7:30 P.M. with the Pledge of Allegiance and inspirational thoughts by Rev. Al Freeman.

Irving introduced the Board members.

Irv then stated that the appeal on the \$18 lawsuit between the condo villages and the Community Association will be held in the Fifth District Court of Appeals in Daytona on May 11. No other information is available at this time.

Irv then asked the Park Manager, Gloria Holt, to explain the functions of the various personnel in the White House. Gloria commented that Zellwood Station is like a small city as we have 994 homes in the park at the present time.

To bring the shareholders up to date on the prospectus, Gloria stated that it has been finally approved by the State on March 10, 1998 and is ready for distribution. Six-hundred copies were made of the prospectus at a cost of \$6,760.26, or \$11.27 cents per copy. Bids were taken from five different printing/copying companies, and the lowest bid got the job.

The distribution plan for the shareholders to receive their prospectus was outlined. Each shareholder will receive one copy of the prospectus and must sign a receipt for receiving same. When a shareholders home is sold, the prospectus must go to the new owners. If the seller does not have a prospectus to pass along to the new buyer, the seller must purchase one at the then applicable fee.

Irv then asked the Treasurer, Cory Hodges, to speak to the shareholders.

Cory commented that the Co-op has seven (7) active bank accounts:

General Operating Account	\$ 30,538
Golf Operating	26,811
Golf Escrow	14,146
(remaining charter funds from condo people)	
Funding Account (water/sewer project)	251,665
Capital Reserves (\$100,00 must stay in this account and the \$27,000 is for real estate taxes at year end)	127,395
Debt Service (designated to pay on principal of mortgage and comes from the sale of shares or from shareholders who purchased a share on the lending policy)	9,861
Reserves for streets, roofs, buildings, etc.	94,842

The Co-op is divided into four different departments -- Property Management, Water/Sewer, Community Services, and Golf Course.

In the first three months of 1998, our income in Property Management was \$382,479 and expenses are \$324,845, so we have \$57,634 profit and out of that it was necessary to spend \$14,800 on assets which is something that is not a current expenditure, but a long range expense or major repair.

The Water/Sewer income was \$52,587 and expenses \$39,661.

Community Services had income of \$41,957 and expenses of \$27,459.  
(no funds are being contributed by the condo villages)

Golf Course income was \$179,492 and expenses \$155,678.

Our total income was \$656,500 and expenses were \$ 547,600, with a positive cash position of \$108,872.

In the first three months of 1998, we have spent \$92,228 for capital expenditures in the purchase of meters or a major repair.

We make monthly mortgage payments to Nations Bank \$23,303, and in March we made a lump sum payment of \$116,425 to the principal of our mortgage which came from various share sales during the past year.

Our mortgage balance as of March 25 was	\$ 2,513,000.
Angeles' unsecured note	1,500,000.
Loan of January 1998	479,830.
Shareholders equity	12,519,790.

We have 572 shareholders at the present time and 139 lessees.

The accounts payable are current. On the 21st of April we had \$50,468 in payables and of that amount \$6,206 was to be paid yet in April and the balance due in May. On the receivable side, 63 of our shareholders and lessees have a total of \$8,654 in past due balances to the Co-op.

Cory reminded the shareholders that when you are a member of a Co-op, you are responsible to pay assessments made by the Co-op Board. Florida Statutes and the By-Laws provide for liens on property for any legally assessed amounts. The cost of filing a lien will be borne by the person who is in arrears. It is unfair for some people to avoid sharing the load with the rest of us.

Irv then asked the chairman of the Select Golf Committee, Bob Howe, to make a report.

Bob began by stating that this committee is looking at several outside golf course maintenance services and three companies will be submitting bids for this work; IGM, ISS and Masters. The three companies will be making a tour of our course and we will be looking at some of the courses that they are now working on. Once the bids are in, the committee will make a comparison, then a recommendation to the Co-op Board.

Irv commented that at the Board meetings and these shareholder meetings are where shareholders should get their facts, not through the grapevine, or through rumors. He added that the Board's concern runs deep in regard to the entire operation of the park and the shareholders are entitled to know the facts and what is happening and this is where to get the facts. Irv reiterated that the monthly Board meetings are open and every shareholder is invited to attend as everything is discussed at these Board meetings.

Irv then asked the Vice President of the Board, Robert Thomson to report on the Standard Operating Procedures (SOP's).

Robert reported that at the annual meeting, those shareholders who attended were given the Standard Operating Procedures. He stated that some minor modifications were made and asked that the shareholders refer to the copy provided them this evening.

On Page 1 - under B - 2 - Co-op Board Meetings, the hour and location have been changed to 2:00 P.M. in the Caboose.

On Page 3 - under E - 2 - Share Purchases, the name of the attorney has been crossed out and the verbiage changed to read --"The attorney designated by--". The purpose is to not name an organization since this may change in future years.

Under E - 5 - Signature Authorization, it should now read:  
Signature authority for signing checks: President,  
Treasurer, Park Manager, Secretary.

- |    |                 |   |  |
|----|-----------------|---|--|
| A) | Below \$1,000   | - | Any of the four                          |
| B) | Below \$5,000   | - | Any two of the four                      |
| C) | Below \$100,000 | - | One officer and park mgr.                |
| D) | Above \$100,000 | - | President, Treasurer and<br>Park Manager |

Robert Thomson asked for any comments from those in attendance as we would like to get these approved by the membership so they can be used by the Board as operating procedures.

The opening sentence of the SOP states, "Standard Operating Procedures (SOP) of the Cooperative (Co-op) will be presented to the membership at each Annual Meeting for approval. The SOP would be binding on the Board the same as the By-Laws."

Comments and discussion were held from the floor.

Cory asked Mr. Thomson to explain the 115% under E - Financial - #4 - Assessments - for those in attendance.

Mr. Thomson responded by stating that this statement comes from Florida Statute 719 which states that the Board of Directors has authorization to increase annual maintenance fees up to 15% from the previous maintenance fee. If by chance, under some circumstances, the maintenance fee would exceed a 15% increase, then the membership would have to approve that increase.

MOTION WAS MADE BY MR. MACISAAC TO ACCEPT THE REVISED  
SOP'S AS PRESENTED. SECONDED BY SEVERAL AUDIENCE MEMBERS.  
MOTION CARRIED BY ALL MEMBERS PRESENT.

Mr. Thomson responded to a question from the audience by stating that these SOP's are for one year only. They are to be approved every year at the annual meeting.

The purpose of approving them at this meeting was that at the Annual Meeting the "proposed" SOP's were distributed, but since the membership did not have time to read them, they are being presented now for approval by the membership. The Board chose to postpone asking the membership to vote on these until this meeting.

Irv Perkins then turned the meeting to the water/sewer project and stated that 600 meters have been installed to date and that we are making every effort to meet the requirements of the Public Service Commission who have outlined the guidelines we must follow.

Irv further commented that there have been some misunderstandings regarding the water/sewer project, and to answer some of the questions regarding this project, Mr. Tom Cloud, our water/sewer attorney is here to help us better understand this matter.

Tom Cloud stated that this is an incredible turn-out for this meeting. He continued by saying he was an attorney with Gray, Harris and Robinson in Orlando. In September 1996 he began working with the Co-op in getting their various permits renewed, of which one was the Consumptive Use Permit from the St. John's River Water Management District and the other was the renewal for the sewage treatment plant.

Our water/sewer system was put into place in 1975 and the original certificate of occupancy was issued by the county, and Bill Restall and his people have done a marvelous job of maintaining this system, but water and sewer plants, like a car, have a useful life.

Right now, the amount that we are recovering, or you are paying, does not even cover what it costs to operate the system -- it is off by about \$5.00 per person which, naturally, isn't setting any funds aside for renewal or replacement. From the standpoint of trying to recover just enough funds to operate the system, and set an amount aside for renewal and replacement, a rate was developed which amounts to \$35.53 per unit per month. There are a number of legal reasons why a rate had to be established for this park. There are regulatory requirements and statutes in place in Florida that require us to obtain a certificate from the Public Service Commission and that is what we are in the process of doing. As part of that, we are processing a rate case.

He then called for questions from the audience.

Question: Are we on schedule?

Answer: Yes, we are on schedule and if a hearing is needed, it is set for December 17 - 18, 1998. We are also on schedule in the installation of the meters. We are also finalizing the \$25,000 grant that we got from our water management district last year, and we are putting in a new request for another \$100,000.

With the friends that I have in Palatka, I am trying to put these relationships to work for Zellwood Station. They have never given a grant for the installation of meters, but I had the chance to tell them Zellwood's story about how you stepped in to keep this community together, and they were impressed. We got a grant for something they don't normally do, and hopefully we will get some additional money. So help is on the way. It won't pay



for all of it, but it will pay for some of it.

Question: Our water bill next year will be \$35.53? Currently we are paying \$17.50 in our maintenance fee, what is the reason to increase it?

Answer: The current charge of \$17.50 does not recover even the operation of the system, and we need to also plan for repair and replacement. Right now, all the shareholders are not paying their fair share, but are paying more than your fair share because you are not only paying for that extra \$5.00 that it costs to operate the system per unit per month, you are also paying for the repair and replacement. The shareholders paid for the impeller that fell down the shaft. Everyone should have to pay for that -- they should pay their fair share, and that is not happening, and that is what this rate is intended to do. When we first looked at the rate, we were going to go by the gallon consumption, but it came out to \$52.00 per month. The Board said this was too high, and they wanted us to come up with a lesser figure. We devised a billing that meets the requirements of the water management district, and keep it at \$35.53. Right now, the Co-op is subsidizing the cost of the operation, and completely subsidizing the repair and replacement and this is why it has to go up.

Question: Will the \$17.50 we are paying now in our maintenance fee be deducted from our maintenance fee in 1999, and then we will have to pay \$35.53 for water?

Answer: Yes, that is what will happen.

Question: Will everyone in the park pay the same?

Answer: Yes, but there are some three year leases in the park that has language in their leases that says otherwise. Rather than provoke a "fight", we have set up a system until those three year leases go away, where the Co-op will pay the water for those three year leases, but will recoup this expense with an increase in their rent. Except for that one exception, everyone in the park will pay the same.

Question: Including the condo's?

Answer: Yes, including the condo units.

Question: Is this rate up to a certain amount of gallons used, and more is charged if you go over that certain amount?

Answer: Yes.

Question: Is it according to how much water they use, or a flat rate?

Answer: It is a modified flat rate with a surcharge for over consumption. We did it this way because the cost of doing a per gallon consumption would drive the monthly water bills to \$40.00 and \$50.00 a month. A surcharge of \$5.27 would be charged if over consumption occurs, and a tariff has within it the ability to fine people who grossly over consume. The fine is \$30.00 for gross over consumption. Also, on a consistent basis, if a resident uses more than the allotted 10,000 gallons of water per month the water management district has allowed each unit to use, then the Co-op has the ability to recalculate how many units they are using. Should a unit regularly use 20,000 gallons of water then that unit will pay \$71.06 per month. There are some teeth in that tariff, but it is not as aggressive as some of the other conservation rates in the area. Your Board thought that people should have the chance to comply voluntarily and this is a good idea. When you add this to the cost savings by using the system, it makes sense.

Question: Is every meter going to pay the \$35.53, i.e., the White House, the church, water fountains, etc.?

Answer: The church that is attached to our system will have a larger size meter and therefore will have a higher charge for the equivalent usage for that meter.

Question: Will the pressure be any better?

Answer: I don't know. There are a lot of things that effect the pressure in the system including the size of the lines that were installed. If you have a problem with the pressure that is not reading 20 psi, which is what the engineers tell me is the percentage it is supposed to be, I suggest you contact Bill Restall.

Question: The annual report states the income vs the expenses, and in 1997 we had a \$35,000 surplus, how does that enter into the loss?

Answer from Cory Hodges: This \$35,000 does not include any major maintenance. The first figure was \$36,998, you drop down about 3 or 4 lines, you will see major repairs and expenses for water and sewer allowed over more than one year is \$83,073, so our cash loss for 1997 was \$ 46,075, and if you average this over 572 shareholders, all of us have paid \$6.73 more than anyone else.

Mr. Cloud added that this system had a lot of deferred maintenance before the Co-op bought it. Jerry Hartman, the



engineer who is working on this project with Julian Coto and myself on this, is working for Marion County who wants to be acquired by Rolling Greens and these developments who operate these systems main goal is to sell units and so there is some deferred maintenance that occurs. Mr. Cloud stated that he has inspected over 100 systems in Florida and was fairly impressed with what Bill Restall was doing with our system considering the age of it. Below the surface, steel rusts in Florida and our system is now 26 years old, so there is only so long those things last, and are going to need to be replaced and you need to have an account built up to replace them.

Question: Do I understand that the new rate of \$35.53 covers 10,000 gallons usage per month?

Answer: That is correct.

Question: Will there be a charge per gallon for over 10,000 gallons?

Answer: No, there will be a total charge of \$5.27 for any amount over the 10,000 whether it be 5 gallons, 100 gallons, etc., but if you should consistently go over your allotted 10,000 gallons per month, then the Co-op has the ability to charge you \$30.00 for excessive use.

Question: What is excessive?

Answer: Well when you see someone going from 10,000 to 20,000 or 40,000 gallons in a month which is consistent, that is excessive use. If on an annual average basis, you are using 20,000 gallons, you will be charged \$71.06 per month.

Question: Regardless if you use the surplus or not?

Answer: If it goes through the meter, you are using the surplus.

Question: How long would the \$71.06 rate be charged?

Answer: In order to implement that, we would have to have two years of consistent over usage. If you decreased the amount of water you are using, this rate would drop down.

Question: If a resident goes North for 5 or 6 months, would the rate drop?

Answer: No, because a lot of that rate goes for fixed operating costs of the plant whether you are here or not.

Question: How many occupants in a dwelling is this based upon?

Page Nine - Informational Shareholders Meeting 4/28/98

Answer: This rate is not actually based upon how many residents are in a dwelling. It is going to be based on gallon usage.

Question: On January 1, our monthly maintenance fee will be reduced by \$17.50, and our utility billing will be sent to everyone?

Answer: You will pay your utility bill by cash or check to the Co-op.

Question: In addition to the lower maintenance fee?

Answer: That is correct.

Question: What is all this legal business costing us?

Answer: About \$100,000 through the rate case and obtaining the certificate and obtaining the rate approval. Attorney Cloud said he would like to think that he will be able to obtain a grant for us which would equal the cost of legal fees.

Mr. Jenkins said all of this was covered in the Straight Talk and the shareholders should be reading this material to be brought up to date.

Irv then commented to the shareholders that they have been impressed upon for four years to stop wasting water. Too, he stated that we own the system and the \$17.50 now being paid for water in the maintenance fee will be deducted when the new water rate becomes effective. The water rate is almost the lowest in the area. The water invoice for 10,000 gallons usage in a month will be sent to you. The overusers will be monitored and charged accordingly. The certificate of operation enables us to enforce the rules.

Meeting was adjourned at 8:35 P.M.

Respectfully submitted,

Gerald Dunn  
Secretary