

# UTILITIES, INC.

2335 Sanders Road  
Northbrook, Illinois 60062-6196  
(847) 498-6440  
Fax: (847) 498-2066

March 4, 1996

Ms. Blanca S. Bayo, Director  
Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

DEPOSIT TREAS. REC. DATE  
0271 MAR 05 '96

960283-WS

RE: Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County to include additional territory.

Dear Ms. Bayo:

Enclosed for filing are an original and twelve copies of an application to amend Certificate Nos. 404-W and 341-S to include additional territory. The \$2,000 filing fee is also enclosed.

Please note that these Certificates are currently held by Econ Utilities Corp. An application has been filed in Docket No. 960235-WS to transfer the Certificates to Wedgefield Utilities, Inc. We respectfully request that these two matters be consolidated for processing and consideration by the Commission

If we can provide any additional information, please feel free to contact me.

Very truly yours,

Carl J. Wenz  
Vice President, Regulatory Matters

maps forwarded  
to WAW

RECEIVED  
FLORIDA PUBLIC  
SERVICE COMMISSION  
96 MAR -5 AM 10:39  
MAIL ROOM

DOCUMENT NUMBER-DATE  
02665 MAR-58  
FPSC-RECORDS/REPORTING

**APPLICATION FOR AMENDMENT OF CERTIFICATE  
(EXTENSION OF DELETION)**

(Pursuant to Section 367.045, Florida Statutes)

TO: Director, Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

The undersigned hereby makes application for amendment of Water Certificate No. 404-W and/or Wastewater Certificate No. 341-S to Extend (add or delete) territory located in Orange County, Florida, and submits the following information:

**PART I APPLICANT INFORMATION**

A) The full name (as it appears on the certificate), address and telephone number of the applicant:

- (1) Econ Utilities Corporation  
1301 West Copan Rd.  
Pampano Beach, FL 33061  
(305) 971-9100
- (2) Wedgefield Utilities, Inc.  
200 Weathersfield Avenue  
Altamonte Springs, FL 32714  
(407) 869-1919

B) The name, address and telephone number of the person to contact concerning this application:

Carl J. Wenz (847) 498-6440  
Name Phone No.  
2335 Sanders Road  
Street address  
Northbrook IL 60062  
City State Zip Code

## **PART II    NEED FOR SERVICE**

- A) Exhibit A - If the applicant is requesting an extension of territory, a statement regarding the need for service in the proposed territory, such as anticipated development in the proposed service area.
- B) Exhibit N/A - If the applicant is requesting a deletion of territory, a statement specifying the reasons for the proposed deletion, demonstrating that it is in the public interest and explaining the effect of the proposed deletion on the ability of any customer, or potential customer, to receive water and/or wastewater service, including alternative source (s) of service.
- C) Exhibit B - A statement that to the best of the applicant's knowledge, the provision of service will be consistent with the water and wastewater sections of the local comprehensive plan at the time the application is filed, as approved by the Department of Community Affairs, or, if not, a statement demonstrating why granting the amendment would be in the public interest.

## **PART III    SYSTEM INFORMATION**

### **A)    Water**

- (1) Exhibit C - A statement describing the proposed type (s) of water service to be provided by the extension (i.e., potable, non-potable or both).
- (2) Exhibit D - A statement describing the capacity of the existing lines, the capacity of the existing treatment facilities, and the design capacity of the proposed extension.
- (3) Exhibit E - The numbers and dates of any construction or operating permits issued by the Department of Environmental Protection for the system proposed to be expanded.
- (4) Exhibit F - A description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf courses, clubhouse, commercial, etc.

- (5) If the utility is requesting a deletion of territory, provide the number of current active connection within the territory to be deleted.
- (6) Exhibit G - Evidence that the utility owns the land where the water facilities that will serve the proposed territory are, or will be, located. If the utility does not own the land, a copy of the agreement, such as a 99-year lease, which provides for the long term continuous use of the land. The Commission may consider a written easement or other cost-effective alternative.

**B**    **WASTEWATER**

- (1) Exhibit H - A statement describing the capacity of the existing lines, the capacity of the existing treatment and disposal facilities, and the design capacity of the proposed extension.
- (2) Exhibit I - The numbers and dates of any construction or operating permits issued by the Department of Environmental Regulation for the system proposed to be expanded.
- (3) Exhibit J - If the utility is planning to build a new wastewater treatment plant, or upgrade an existing plant to serve the proposed territory, provide a written description of the proposed method (s) of effluent disposal.
- (4) Exhibit N/A - If (3) above does not include effluent disposal by means of reuse, provide a statement that describes with particularity the reasons for not using reuse.
- (5) Exhibit K - A description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf course, clubhouse, commercial, etc.
- (6) If the utility is requesting a deletion of territory, provide the number of current active connections within the territory to be deleted.
- (7) Exhibit G - Evidence the utility owns the land where the wastewater facilities that will serve the proposed territory are, or will be, located. If the utility does not own the land, a copy of the agreement, such as a 99-year lease, which provides for the long term continuous use of the land. The Commission may consider a written easement or other cost-effective alternative.

**PART IV FINANCIAL AND TECHNICAL INFORMATION**

- (A) Exhibit L - A statement as to the applicant's technical and financial ability to render reasonably sufficient, adequate and efficient service.
- (B) Exhibit M - A detailed statement regarding the proposed method of financing the construction, and the projected impact on the utility's capital structure.
- (C) Provide the number of the most recent Commission order establishing or amending the applicant's rates and charges. N
- (D) Exhibit O - A statement regarding the projected impact of the extension on the utility's monthly rates and service availability charges.

**PART IV TERRITORY DESCRIPTION AND MAPS**

**A) TERRITORY DESCRIPTION**

Exhibit P - An accurate description of the territory proposed to be added or deleted, using township, range and section references as specified in Rule 25-30.030 (2), F.A.C. If the water and wastewater territory is different, provide separate descriptions.

**B) TERRITORY MAPS**

Exhibit Q - 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 to be added or deleted is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater territory is different, provide separate maps.

**Note:** Use the Survey of Public Lands method (township, range, section, and quarter section) if possible, or a metes and bounds description, and also the subdivision or project name. The description should **NOT** refer to land grants or plat books, but may use geographic boundaries (i.e., road right-of-ways, railroads, rivers, creeks, etc.). The object is to make the description as brief, but as accurate as possible.

C) **SYSTEM MAPS**

Exhibit R - One copy of detailed maps (s) showing proposed lines and facilities and the territory proposed to be served. Map (s) shall be of sufficient scale and detail to enable correlation with a description of the territory proposed to be served. Provide separate maps for the water and wastewater system.

**PART VI NOTICE OF ACTUAL APPLICATION**

(A) Exhibit S - An affidavit that the notice of actual application was given in accordance with Section 367.045 (1) (a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to be the following:

- (1) the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;
- (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and are located within the county in which the territory proposed to be served is located;
- (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties that hold a certificate granted by the Commission.
- (4) the regional planning council;
- (5) the Office of Public Counsel;
- (6) the Public Service Commission's Director of Records and Reporting;
- (7) the appropriate regional office of the Department of Environmental Protection; and
- (8) the appropriate water management district.

Copies of the Notice and a list of entities noticed shall accompany the affidavit. **THIS MAY BE LATE-FILED EXHIBIT.**

- (B) Exhibit S - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system to be added or deleted. A copy of the notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.
- (C) Exhibit T - Immediately upon completion of publication, an affidavit that the notice of actual application was published once in a newspaper of general circulation in the territory in accordance Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit. THIS WILL BE A LATE-FILED EXHIBIT.

#### **PART IV FILING FEE**

Indicate the filing fee enclosed with the application:  
\$2,000 (one fee for water and one for wastewater)

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee is as follows:

- 1) For applications in which the area to be extended or deleted has the proposed capacity to serve up to 100 ERCs, the filing fee shall be **\$100.**
- 2) For applications in which the area to be extended or deleted has the proposed capacity to serve from 101 to 200 ERCs, the filing fee shall be **\$200.**
- 3) For applications in which the area to be extended or deleted has the proposed capacity to serve from 201 to 500 ERCs, the filing fee shall be **\$500.**
- 4) For application in which the area to be extended or deleted has the proposed capacity to serve from 501 to 2,000 ERCs, the filing fee shall be **\$1,000.**
- 5) For applications in which the area to be extended or deleted has the proposed capacity to serve from 2,001 to 4,000 ERCs, the filing fee shall be **\$1,750.**
- 6) For applications in which the area to be extended or deleted has the proposed capacity to serve more than 4,000 ERCs, the filing fee shall be **\$2,250.**

**PART VIII TARIFF AND ANNUAL REPORTS**

- A) Exhibit U - An affidavit that the utility has tariffs and annual reports on file with the Commission.
- B) Exhibit V - The original and two copies of proposed revisions to the utility's tariff(s) to incorporate the proposed change to the certificate territory. Please refer to Rules 25-9.009 and 25-9.010, Florida Administrative Code, regarding page numbering of tariff sheets before preparing the tariff revisions. (The rules and sample tariff sheets are attached.)

**PART VI AFFIDAVIT**

I, Carl J. Wenz (applicant) do solemnly swear or affirm that the facts stated in the foregoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitute a complete statement of the matter to which it relates.

BY: Carl J. Wenz  
Applicant's Signature

BY: Carl J. Wenz  
Applicant's Name (Typed)

Vice President, Regulatory Matters  
Applicant's Title \*

Subscribed and sworn to before me this 4th  
of March 1996.



Victoria Hansen  
Notary Public

\*If the applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If the applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.



**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 980235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT A**

Wedgefield Utilities, Inc. proposes to add three parcels of land to the currently authorized territory. The areas are hereinafter referred to as (a) the Shopping Center, (b) the Bancroft Boulevard property, and (c) The Commons. The legal descriptions for these three parcels are provided in Exhibit K.

At the present time customers are being served by the utility in the Shopping Center and Bancroft Blvd. properties. There are no customers presently served in The Commons area, which today remains undeveloped.

The utility anticipates that the Commons area may be developed in the future.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT B**

**To the best of the applicants knowledge and belief, the provision of service will be consistent  
with the water and wastewater sections of the local comprehensive plan.**

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT C**

The utility will provide potable water service to the territory proposed to be added.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT D**

Existing water lines are of sufficient capacity to serve existing and future customers. Main trunk lines are 10, 12 and 14 inches in diameter providing more than ample flow capacity to meet current and future demands.

The existing water treatment facilities have enough capacity to meet existing and planned household potable water demands. However, as presently configured the water treatment facilities cannot meet fire flow demands. By reconfiguring the system existing and planned fire flow demands can be met.

The proposed development has not been designed as yet.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT E**

<u>Permit No.</u>	<u>Date</u>	<u>Project</u>
WD48-193583	3/27/91	The Commons at Wedgefield
WD48-256672	9/13/94	The Commons at Wedgefield Unit 7A
WD48-2008C	1/4/90	Wedgefield Water Treatment Plant Expansion

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT F**

The Shopping Center area includes commercial customers.

The Bancroft Blvd. property includes single family homes.

The Commons is a proposed 400 lot development of single family homes.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WB from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT G**

Attached is evidence that the utility owns the land upon which its water facilities are located.

AMERICAN LAND  
TITLE ASSOCIATION  
STANDARD FORM  
COMMITMENT





AMERICAN LAND TITLE ASSOCIATION COMMITMENT — 1966

10 1179 10 000014

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

*Richard L. Polle*

President.

ATTEST:

*Thomas J. Adams*  
Secretary.

Issued by:  
JOSEPH J. LEXA, ATTORNEY AT LAW  
Post Office Box 260  
Pompano Beach, Florida 33061  
(305) 971-2851

*Joseph J. Lexa*  
Authorized Signatory



A.L.T.A. COMMITMENT  
CHICAGO TITLE INSURANCE COMPANY  
SCHEDULE A

C 1096-00-361

Office File Number

Effective Date

Commitment Number

January 16, 1996  
at 5:00 p.m.

1. Policy or Policies to be issued:

ALTA OWNER'S POLICY, Form B (amended 10/17/92)  
with Florida Modifications

Proposed Insured:

\$200,000.00

*Wadsworth*  
UTILITIES, INC., <sup>*Florida*</sup> ~~an Illinois~~ corporation

ALTA LOAN POLICY (amended 10/17/92)  
with Florida Modifications

Proposed Insured:

\$

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:

ECON UTILITIES CORPORATION, a Florida corporation

3. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Note: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This Commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

## EXHIBIT "A"

C 1096-00-361

### PARCEL 1:

A portion of Tract A, CAPE ORLANDO ESTATES UNIT I as recorded in Plat Book Z, pages 29 thru 31 of the Public Records of Orange County, Florida, lying in Section 1, Township 23 South, Range 32 East, being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of Mansfield Street (a 60.00' right-of-way) with the Westerly right-of-way of Ardon Avenue (a 60.00' right-of-way) thence run South 89° 55' 44" West along said Northerly right-of-way for a distance of 125.00 feet to the Point of Beginning, said point being on a curve concave to the Southeast, having a radius of 140.11 feet and a central angle of 32° 27' 17", thence run Southwesterly along the arc of said curve for a distance of 192.65 feet to a point of reverse curvature of a curve concave to the North, having a radius of 25.00 feet and a central angle of 82° 11' 42" thence run along the arc of said curve for a distance of 35.86 feet to a point of reverse curvature of a curve concave to the Southwest having a radius of 380.00 feet and a central angle of 09° 35' 44", run Northwesterly along the arc of said curve for a distance of 63.04 feet; thence leaving said Northerly right-of-way of Mansfield Street run North 00° 04' 16" West for a distance of 193.28 feet; thence run North 89° 55' 44" East for a distance of 260.00 feet; thence run South 00° 04' 16" East along the East line of said Tract A for a distance of 190.00 feet to the Point of Beginning.

### PARCEL 2:

A portion of the Southeast 1/4 of Section 11, Township 23 South, Range 32 East, lying in Orange County, Florida, being more particularly described as follows:

\* Commence at the East 1/4 corner of said Section 11, thence run North 89° 57' 02" West along the North line of the Southeast 1/4 of said Section 11 for a distance of 178.00 feet to the Point of Beginning, said point being on the West line of Cape Orlando Estates Unit 1A as recorded in Plat Book Z, pages 71-73:

Thence run North 00° 24' 40" East along the West line of Cape Orlando Estates Unit 1A for a distance of 16.13 feet to a point on the North boundary line of the City of Orlando 220' Power Easement as recorded in Minute Book 11, page 73, of the Public Records of Orange County, Florida said point also being on the South boundary line of the Nettleton Canal; thence run along said North line of the Power Easement South 89° 59' 18" West for a distance of 2663.51 feet to a point on the Northeast line of Cape Orlando Estates Unit 12A as recorded in Plat Book 4, pages 66-70; thence run South 52° 32' 16" East along said line, also being the Southwesterly line of the 160.00 foot Florida Power and Light Company Easement as recorded in Minute Book 7, page 581 of the Public Records of Orange County, Florida, for a distance of 3491.67 to a point on the Westerly right-of-way of Bancroft Boulevard; thence run North 00° 24' 40" East along the Westerly right-of-way of Bancroft Boulevard for a distance of 200.48 feet; thence run North 52° 32' 16" West along the West line of the aforementioned Cape Orlando Estates Unit 1A for a distance of 156.62 feet; thence run along said West line North 00° 24' 40" East for a distance of 1822.68 feet to the Point of Beginning.

Less and Except the following:

Begin at the South corner of Tract A, Block 92, CAPE ORLANDO ESTATES, UNIT 1A, as recorded in Plat Book Z, pages 71 through 73, inclusive, of the Public Records of Orange County, Florida and run North 00° 24' 40" East along the West line of Block 92 and Block 93 of said CAPE ORLANDO ESTATES, UNIT 1A, for a distance of 281.53 feet; thence run North 83° 08' 15" West for a distance of 441.40 feet; thence run South 52° 32' 16" East along the Northerly right-of-way line of the aforementioned 160 foot Florida Power and Light Company Easement for a distance of 549.56 feet to the Point of Beginning.

\* "the East 1/4 corner of said Section 11" also may be referred to as "the Northeast corner of the Southeast 1/4 of said Section 11"

## EXHIBIT "B"

A portion of the Southeast 1/4 of Section 11, Township 23 South, Range 32 East, lying in the Orange County, Florida, being more particularly described as follows:

\* Commence at the East 1/4 corner of said Section 11, run North 89° 57' 02" West along the North line of the Southeast 1/4 of said Section 11 for a distance of 178.00 feet to the Point of Beginning, said point being on the West line of Cape Orlando Estates Unit 1A as recorded in Plat Book Z, pages 71-73; thence run North 00° 24' 40" East along the West line of Cape Orlando Estates Unit 1A for a distance of 16.13 feet to the North boundary line of the City of Orlando Power Easement as recorded in Minute Book 11, page 73, which is coincident with the South boundary line of the Nettleton Canal; thence run along said North line of the Power Easement South 89° 59' 18" West for a distance of 2663.51 feet to a point on the Northeast line of Cape Orlando Estates Unit 12A as recorded in Plat Book 4, pages 66-70; thence run South 52° 32' 16" East along said line, also being the Southwesterly line of the 160.00 foot Florida Power and Light Company Easement as recorded in Minute Book 7, page 581 of the Public Records of Orange County, Florida, for a distance of 9.88 feet to a point on the North line of the Southeast 1/4 of said Section 11; thence run South 89° 57' 02" East along said North line for a distance of 2657.64 feet to the Point of Beginning.

\* "The East 1/4 corner of said Section 11" also may be referred to as " the Northeast corner of the Southeast 1/4 of said Section 11"

**A.L.T.A. COMMITMENT  
CHICAGO TITLE INSURANCE COMPANY  
SCHEDULE B - Section 1**

## Commitment Number

1. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.

*Wedgefield* a. Warranty Deed from ECON UTILITIES CORPORATION, a Florida corporation to UTILITIES, INC., an Illinois corporation, conveying the land described in Schedule "A". *Florida*

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.

3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

4. Payment of real estate taxes and assessments for the year 1995. (As to Parcel 2).

5. Corporate Quit-Claim Deed from MAGNA PROPERTIES, INC., a Florida corporation to ECON UTILITIES CORPORATION, a Florida corporation, conveying the lands described in Exhibit "B". Satisfactory evidence must be furnished as to the proper incorporation of MAGNA PROPERTIES, INC., a corporation organized under the laws of the State of Florida. In addition, proof as to the current standing of said corporation and if the proposed instrument of conveyance is to be executed by an officer other than a Vice President, Chief Executive Officer, or President, a certified resolution authorizing said officer to execute on behalf of the corporation must be recorded.

6. Satisfactory evidence must be furnished showing that *Wedgefield* UTILITIES, INC., an *Florida* Illinois corporation, had been properly incorporated and is currently in good standing in that state.

7. Satisfactory evidence must be furnished as to: 1) the proper incorporation of ECON UTILITIES CORPORATION, a corporation organized under the laws of the State of Florida; 2) the current standing of said corporation; and 3) if the proposed conveyance is to be executed by an officer or party other than a Vice President, Chief Executive Officer, or President, a certified resolution authorizing said officer or party to execute on behalf of the corporation must be recorded.

**A.L.T.A. COMMITMENT  
CHICAGO TITLE INSURANCE COMPANY  
SCHEDULE B - Section 2**

C 1096-00-361

**Commitment Number**

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
  2. Standard Exceptions:
    - a. ~~Rights or claims of parties in possession not shown by the public records.~~ *deleted Jh.*
    - b. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
    - c. Easements, or claims of easements, not shown by the public records.
    - d. ~~Any lien, or right to a lien, for service, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.~~ *deleted Jh.*
    - e. Taxes or special assessments which are not shown as existing liens by the public records.
    - f. Any claim that any portion of said lands are sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands and lands accreted to such lands.
    - g. Taxes and assessments for the year 1996 and subsequent years.
  3. Standard exceptions (b) and (c) may be removed from the policy when a satisfactory survey and surveyor's report and inspection of the premises is made.
  4. Standard exceptions (a) and (d) may be removed upon receipt of a satisfactory affidavit-indemnity from the party shown in title and in possession stating who is in possession of the lands and whether there are improvements being made at date of commitment or contemplated to commence prior to the date of closing which will not have been paid for in full prior to the closing.
  5. Matters as set forth on plat of ROCKET CITY UNIT 1, according to the plat thereof as recorded in Plat Book Z, pages 29 thru 31, Public Records of Orange County, Florida. (As to Parcel 1).
  6. Overhead and Underground Easement by and between ECON UTILITIES CORPORATION, a Florida corporation, CITY OF ORLANDO, and the ORLANDO UTILITIES COMMISSION, filed in Official Records Book 3677, page 2629, Public Records of Orange County, Florida. (As to Parcel 2).
  7. Effluent Disposal Easement Agreement by and between WARREN J. STANCHINA, JR., as General Partner of WEDGEFIELD LIMITED PARTNERSHIP, a Michigan limited partnership, and ECON UTILITIES CORPORATION, filed in Official Records Book 4074, page 3944, Public Records of Orange County, Florida. (As to Parcel 2).

NOTE: On loan policies, junior and subordinate matters, if any, will not be reflected in Schedule B.

A.L.T.A. COMMITMENT  
CHICAGO TITLE INSURANCE COMPANY  
SCHEDULE B - Section 2, continued

Commitment Number

- 8. Underground Easement by and between ECON UTILITIES CORPORATION, a Florida corporation, CITY OF ORLANDO, and the ORLANDO UTILITIES COMMISSION, filed in Official Records Book 4115, page 848, Public Records of Orange County, Florida. (As to Parcel 1).
- 9. Easement as contained in Order of Taking (Parcel 109G) in favor of the CITY OF ORLANDO, filed in Official Records Book 4463, page 1542, Public Records of Orange County, Florida. (As to Parcel 2).
- 10. Restrictive Covenants by and between ALL-STATE DEVELOPMENT CORPORATION, a Florida corporation, and ALL FUTURE OWNERS OF LOTS, TRACTS, OR PARCELS IN THE ROCKET CITY URBAN/SUBURBAN COMPLEX, filed in Official Records Book 1188, page 241, Amendment to Restrictive Covenants filed in Official Records Book 1290, page 791, Public Records of Orange County, Florida.
- ~~11. Indenture by and between ALL-STATE DEVELOPMENT CORPORATION, a Florida corporation, and FLORIDA POWER CORPORATION, a Florida corporation, filed in Official Records Book 1192, page 153, Public Records of Orange County, Florida.~~
- 12. Easement between ALL-STATE DEVELOPMENT CORPORATION, a Florida corporation, and FLORIDA POWER CORPORATION, filed in Official Records Book 1192, page 161, Public Records of Orange County, Florida.
- ~~13. Easement between ALL-STATE DEVELOPMENT CORPORATION, and FLORIDA POWER CORPORATION, filed in Official Records Book 1273, page 275, Public Records of Orange County, Florida.~~
- 14. Agreement between ECON UTILITIES CORPORATION, and ALL-STATE DEVELOPMENT CORPORATION, filed in Official Records Book 1152, page 453, Public Records of Orange County, Florida.
- 15. Declaration of Restrictive Covenants by CAPE ORLANDO CORPORATION, a Florida corporation, filed in Official Records Book 2063, page 172, and Supplemental Declaration of Restrictions filed in Official Records Book 2063, page 181, Public Records of Orange County, Florida.
- 16. Subject to reservations contained in the Deed between JACK ALTMAN, as Trustee, joined by SYLVIA ALTMAN, his wife, and ALL-STATE DEVELOPMENT CORPORATION, a Florida corporation, filed in Official Records Book 1121, page 662, Public Records of Orange County, Florida, including a reference to the reservation of all oil, gas, sulfur and other minerals and mineral rights contained in the Deed filed in Official Records Book 171, page 74, Public Records of Orange County, Florida.

NOTE: The reservation shall not include any rights to mine, drill or explore as further set forth in said Deed.

- 17. Subject to a 220.00 foot City of Orlando Power Easement as recorded in Minute Book 11, page 73, of the Public Records of Orange County, Florida, also subject to a 160.00 foot Florida Power and Light Co. Easement as recorded in Minute Book 7, page 581, of the Public Records of Orange County, Florida, also subject to the Ranger Drainage District 120.00 foot Nettleton Canal.
- 18. Resolution establishing a municipal service taxing unit for the purpose of providing mandatory refuse collection and to collect special assessments on residential properties filed in Official Records Book 3627, page 1224, and filed in Official Records Book 3693, page 2399, Public Records of Orange County, Florida.

NOTE: On loan policies, junior and subordinate matters, if any, will not be reflected in Schedule B.

ELATED  
M.  
DELETED  
M.

C 1096-00-361

**A.L.T.A. COMMITMENT  
CHICAGO TITLE INSURANCE COMPANY  
SCHEDULE B - Section 2, continued**

**Commitment Number**

19. Resolution of the Board of County Commissioners establishing a Municipal Service Taxing Unit for street lighting.
20. First Amendment to Declaration of Restrictive Covenants for Cape Orlando Estates by CAPE ORLANDO CORP., a Florida corporation, filed in Official Records Book 3620, page 2160, Public Records of Orange County, Florida.
21. First Amendment to Amended Declaration of Restrictive Covenants, Conditions and Restrictions by WEDGEFIELD DEVELOPMENT CORPORATION (f/k/a CAPE ORLANDO CORP.), a Florida corporation, filed in Official Records Book 4080, page 2038, Public Records of Orange County, Florida.
22. The land lies within the Ranger District and is subject to the rules, regulations, and assessments imposed by said district. Judgment Creating Ranger Drainage District an independent taxing district, recorded June 11, 1970, in Official Records Book 1953, page 918, Public Records of Orange County, Florida.
23. Orange County/Econ Utilities Corporation Potable Water Service Territorial Agreement Contract No. W-87-05, filed in Official Records Book 3938, page 4839, Public Records of Orange County, Florida.
24. Subject to reservation in favor of MAGNOLIA RANCH, INC., a Florida corporation, in and to all oil, gas, sulphur and other minerals and mineral rights, as more particularly set forth in Official Records Book 1155, page 389, Public Records of Orange County, Florida.  
  
NOTE: the reservation shall not include any rights to mine, drill or explore as further set forth in said Deed.
25. Orange County/Econ Utilities Corporation Sewer Service Territorial Agreement Contract No. S-85-4, filed in Official Records Book 3614, page 2468, Public Records of Orange County, Florida.

1995 TAX INFORMATION:

AS TO PARCEL 1:

Tax Parcel No. 01-23-32-7597-25191 in the 1995 gross amount of \$376.77 are paid.

AS TO PARCEL 2:

Tax Parcel No. 11-23-32-0000-00004 in the 1995 gross amount of \$19,861.00 are Not Paid.

NOTE: On loan policies, junior and subordinate matters, if any, will not be reflected in Schedule B.



### STANDARD EXCEPTIONS FOR OWNER'S POLICY

The owner's policy will be subject to the mortgage, if any, noted under item one of Section 1 of Schedule B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records.

### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT H**

Existing wastewater collection trunk lines are of sufficient capacity to serve existing service areas as well as the planned service area expansion. Existing trunk lines are 12, 10 and 8 inches in diameter providing ample collection capacity.

The capacity of the existing wastewater treatment plant is 200,000 GPD. Current average daily flows are on the order of 120,000 GPD to 145,000 GPD.

The proposed development has not been designed as yet.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT I**

<u>Permit No.</u>	<u>Date</u>	<u>Project</u>
CS48-193630	3/27/91	Commons at Wedgefield
CS48-256947	9/15/94	Commons at Wedgefield (Unit 7A)
DC48-190802	3/24/92	Wedgefield WWTF #2 & #3

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
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**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT J**

Effluent disposal is currently provided by means of reuse. This shall continue for service rendered to the area proposed to be added.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT K**

The Shopping Center area includes commercial customers.

The Bancroft Blvd. property includes single family homes.

The Commons is a proposed 400 lot development of single family homes.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 980235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT L**

Wedgefield Utilities, Inc. is a wholly owned subsidiary of Utilities, Inc. (UI). Through its subsidiaries, UI provides water and/or sewer service to approximately 30,000 customers throughout Florida. This group of companies have the technical and financial ability to render adequate and efficient service to the customers in the area proposed to be served.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT M**

The only area where lines have not already been installed is that area referred to as "The Commons" (see legal description in Exhibit P). At the present time there is no definite plan for installing the lines.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT N**

The most recent rate change was the 1994 Index (no order issued).



**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT Q**

At this time, Wedgefield is not proposing to change its monthly rates or service availability charges.

However, providing service to the additional territory should enable Wedgefield to achieve greater economies of scale.

Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida

(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)

**EXHIBIT P**

The legal description of the territory to be added is as follows:

**Territory to be Added to Certificate Nos. 404-W and 341-S**

TOWNSHIP 23 SOUTH, RANGE 32 EAST  
ORANGE COUNTY, FLORIDA

**SHOPPING CENTER**

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE  
32 EAST, LYING NORTHEASTERLY OF STATE ROAD 520 IN ORANGE COUNTY, FLORIDA.

**BANCROFT BOULEVARD PROPERTY**

IN SECTIONS 2 AND 11, TOWNSHIP 23 S, RANGE 32 E:

THE ROW OF LOTS LOCATED IMMEDIATELY WEST OF BANCROFT BOULEVARD, BEGINNING  
AT THE NORTH BOUNDARY OF SECTION 2, TOWNSHIP 23 S, RANGE 32 E, AND RUNNING  
SOUTH TO WHERE THE NORTH BOUNDARY OF THE FLORIDA POWER AND LIGHT 160' POWER  
LINE EASEMENT CROSSES BANCROFT BOULEVARD IN SECTION 11, TOWNSHIP 23 S,  
RANGE 32 E.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, BLOCK 19A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE  
WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY,  
FLORIDA; THENCE RUN S. 89° 48' 20"W. A DISTANCE OF 53 FEET TO THE NORTHEAST  
CORNER OF LOT 6, BLOCK 19A, ROCKET CITY, UNIT 1, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF  
ORANGE COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN  
S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE  
PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD, SAID LINE ALSO BEING  
PARALLEL TO THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A  
DISTANCE OF 501 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 19A; THENCE  
RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING  
THE PLATTED NORTH RIGHT-OF-WAY LINE OF MAJESTIC STREET, A DISTANCE OF 125  
FEET; THENCE RUN N. 00° 02' 32"W. 501 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;  
THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 125  
FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 9, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE

WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 561 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 730 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 29A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 730 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 29A; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 10 THROUGH 15, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1291 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 530.42 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 29A; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 530 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 29A; THENCE RUN S. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 29A, DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 15, BLOCK 68, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1881.60 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 68, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 68, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 760.63 FEET; THENCE RUN S. 00° 02' 03"E. ALONG SAID PLATTED WEST RIGHT-OF-WAY LINE A DISTANCE OF 499.39 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 68; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 68, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 03"W. 498.96 FEET; THENCE RUN N. 00° 02' 32"W. 761.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 68; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 68, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 6, BLOCK 74, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-

OF-WAY LINE A DISTANCE OF 605.39 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 74, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 560.01 FEET TO THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 74; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 74 A DISTANCE OF 560.01 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 70, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1225.40 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 70, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1131.57 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 70; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 70 A DISTANCE OF 1131.85 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND TRACT A, BLOCK 72, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2416.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 72, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 72; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID BLOCK 72, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 72 A DISTANCE OF 125 FEET; TO THE POINT OF BEGINNING.

LOTS 1 AND 39 AND TRACTS A, B, C, BLOCK 92, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N. 00° 20' 03"W. 16.69 FEET; THENCE RUN N. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF TRACT C, BLOCK 92, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.53 FEET; THENCE RUN N. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 353.50 FEET TO THE SOUTHEAST CORNER OF LOT 39, SAID BLOCK 92, THENCE RUN S. 89° 52' 12"W. 124 FEET; THENCE RUN N. 00° 24' 40"E. A DISTANCE OF 353.89 FEET; THENCE RUN N. 00° 20' 03"W. 16.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE RUN N. 89° 52' 12"E. ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 93, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE

COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 24' 40"W. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 413.33 FEET; THENCE RUN S. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 93, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1210.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 93, SAID POINT ALSO BEING ON THE PLATTED NORTH RIGHT-OF-WAY OF NUGENT STREET; THENCE N. 89° 35' 20"W. 25.00 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 03' 04", AND ARC DISTANCE OF 16.17 FEET TO THE PT OF SAID CURVE; THENCE RUN N. 52° 32' 16"W. 106.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 93; THENCE RUN N. 00° 24' 40"E. 1145.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN N. 89° 52' 12"E. 125 FEET TO THE POINT OF BEGINNING.

#### THE COMMONS

ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD, AS SHOWN ON CAPE/ORLANDO ESTATES UNIT, 12A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MEREDITH PARKWAY, AS SHOWN ON CAPE/ORLANDO ESTATES, UNIT 31A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 110 AND 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; THENCE S 89°59'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5037.42 FEET TO THE WESTERLY LINE OF ROCKET CITY, UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°19'51" E ALONG SAID WESTERLY LINE A DISTANCE OF 1936.80 FEET; THENCE S 89°59'18" W A DISTANCE OF 2218.74 FEET; THENCE IN 52°32'16" W A DISTANCE OF 521.34 FEET; THENCE S37°28'01" W A DISTANCE OF 373.47 FEET TO THE NORTHEASTERLY LINE OF SAID CAPE/ORLANDO ESTATES, UNIT 12A, SAID NORTHEASTERLY LINE BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A 160 FOOT WIDE, FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE IN 52°32'15" W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2756.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD; THENCE N 00°09'08" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.725 ACRES MORE OR LESS.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT Q**

Attached is a map showing the territory proposed to be added.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT B**

There are no lines or facilities "proposed" for the territory to be added. There are no definite plans to develop the Commons area at the present time.

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT B**

Attached is an affidavit that the notice of actual application was given in accordance with  
Section 367.045 (1) (a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code.



BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application for Transfer of Certificate Nos. 404-W and 341-S in Orange County from Econ Utilities Corp. to Wedgefield Utilities, Inc.

)  
)  
) Docket No. 960235-WS  
)

and

Application for Amendment of Certificate Nos. 404-W and 341-S in Orange County to include Additional Territory by Wedgefield Utilities, Inc.

)  
) Docket No.  
)  
)

Affidavit

State of Illinois

County of Cook

COMES NOW Affiant, Carl J. Wenz, who, by me being first duly sworn, deposes and says:

1. This Affidavit is given pursuant to Part VI of the Application for Amendment of Certificate Nos. 404-W and 341-S.
2. As required by Part VI, paragraph (A), Notice of application was given in accordance with Section 367.045 (1) (a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by certified mail to the following: the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located; the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are located within the county in which the utility or the territory proposed to be served is located; that if any portion of the proposed territory is within one mile of a county boundary, the utility provided notice to the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission; the regional planning council; the Office of Public Counsel; the Public Service Commission's Director of Records and Reporting; the appropriate regional office of the Department of Environmental Protection; and the appropriate water management district. Attached hereto is a copy of the Notice and list of the entities noticed.
3. Part VI, paragraph (B), requires notice of actual application to each customer of system, pursuant to Rule 25-30.030, Florida Administrative Code. The attached notice was sent to all customers in the area proposed to be added.
4. As required by Part VI, paragraph (C), the attached notice was published in *The Orlando Sentinel* on February 29, 1996. The Proof of Publication will be filed as a late-filed exhibit.

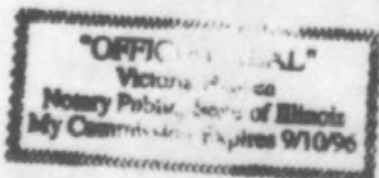
FURTHER AFFIANT SAYETH NOT.

Carl J. Wenz

SWORN TO AND SUBSCRIBED before me this 4th day of March 1996.

Victoria Jensen  
Notary Public  
State of Illinois

Seal:



My Commission Expires: September 10, 1996

**NOTICE OF APPLICATION FOR SALE, ASSIGNMENT OR TRANSFER  
OF A WATER AND/OR WASTEWATER CERTIFICATE OR FACILITIES  
PURSUANT TO SECTION 367.071, FLORIDA STATUTES**

**AND**

**NOTICE OF APPLICATION FOR AMENDMENT OF CERTIFICATE NOS. 404-W AND 341-S  
TO ADD ADDITIONAL TERRITORY**

**LEGAL NOTICE**

Notice is hereby given on February 29, 1996 pursuant to Section 367.071, Florida Statutes, of the application for the transfer of Certificate Nos. 404-W and 341-S from Econ Utilities Corp. to Wedgefield Utilities, Inc. to provide water and sewer service in Orange County, Florida .

Notice is also hereby given on February 29, 1996 pursuant to Section 367.045, Florida Statutes, of the application for the Amendment of Certificate Nos. 404-W and 341-S to Add the Additional Territory described below.

**TERRITORY SERVED**

**Per Order No. 12315**

Township 23 South, Range 32 East  
Orange County, Florida

**Section 1**

The SW 1/4 of said Section 1 and the SE 1/4 of said Section 1 less and except that portion lying NE of SR 520.

**Section 12**

The North 1/2 of said Section 12.

**Territory to be Added to Certificate Nos. 404-W and 341-S**

Township 23 South, Range 32 East  
Orange County, Florida

**SHOPPING CENTER**

All that portion of the Southeast 1/4 of Section 1, Township 23 South, Range 32 East, lying Northeasterly of State Road 520 in Orange County, Florida.

**BANCROFT BOULEVARD PROPERTY**

In Sections 2 and 11, Township 23 S, Range 32 E:

The row of lots located immediately west of Bancroft Boulevard, beginning at the north boundary of Section 2, Township 23 S, Range 32 E, and running south to where the north boundary of the Florida Power and Light 160' power line easement crosses Bancroft Boulevard in Section 11, Township 23 S, Range 32 E.

A complete legal description of this area is available at the office of Wedgefield Utilities, Inc. , 200 Weathersfield Avenue, Altamonte Springs, FL 32714. A copy can be requested by telephone by calling Wedgefield Utilities, Inc. at (800) 272-1919.

THE COMMONS

ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD, AS SHOWN ON CAPE/ORLANDO ESTATES UNIT, 12A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MEREDITH PARKWAY, AS SHOWN ON CAPE/ORLANDO ESTATES, UNIT 31A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 110 AND 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; THENCE S 89°59'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5037.42 FEET TO THE WESTERLY LINE OF ROCKET CITY, UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°19'51" E ALONG SAID WESTERLY LINE A DISTANCE OF 1936.80 FEET; THENCE S 89°59'18" W A DISTANCE OF 2218.74 FEET; THENCE IN 52°32'16" W A DISTANCE OF 521.34 FEET; THENCE S37°28'01" W A DISTANCE OF 373.47 FEET TO THE NORTHEASTERLY LINE OF SAID CAPE/ORLANDO ESTATES, UNIT 12A, SAID NORTHEASTERLY LINE BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A 160 FOOT WIDE, FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE IN 52°32'15" W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2756.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD; THENCE N 00°09'08" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.725 ACRES MORE OR LESS.

Any objection to said applications must be made in writing within thirty (30) days from this date to the Director, Division of Records and Reporting, Florida Public Service Commission, 2540 Shumard Oak Blvd., Tallahassee, Florida, 32399-0850. A copy of said objection should also be mailed to the attorney for the applicant whose address is:

Mr. Ben E. Girtman  
Attorney at Law  
1020 East Lafayette St., Suite 207  
Tallahassee, FL 32301

All Local Government Officials in Orange County

As of 02/21/96

Clerk, Board of County Commissioners, Orange County  
P. O. Box 1393  
Orlando, FL 32802-1393  
FAX: (407) 836-5359

Mayor, City of Apopka  
P. O. Drawer 1229  
Apopka, FL 32704-1229  
FAX: (407) 889-1705

Mayor, City of Bay Lake  
P. O. Box 22066  
Bay Lake, FL 32830-2066

Mayor, City of Belle Isle  
P. O. Box 13135  
Belle Isle, FL 32859  
FAX: (407) 240-2222

Mayor, City of Edgewood  
405 La Rue Avenue  
Edgewood, FL 32809-3406

Mayor, City of Lake Buena Vista  
P. O. Box 22035  
Lake Buena Vista, FL 32830-2035

Mayor, City of Maitland  
1776 Independence Lane  
Maitland, FL 32751-5639  
FAX: (407) 539-6282

Mayor, City of Oakland  
P. O. Box 98  
Oakland, FL 34760-0098

Mayor, City of Ocoee  
150 Lakeshore Drive  
Ocoee, FL 32761

All Local Government Officials in Orange County

As of 02/21/96

Mayor, City of Orlando  
400 South Orange Avenue  
Orlando, FL 32801-3317  
FAX: (407) 246-3342

Mayor, City of Winter Garden  
P. O. Box 1005  
Winter Garden, FL 32787  
FAX: (407) 656-4952

Mayor, City of Winter Park  
401 South Park Avenue  
Winter Park, FL 32789-4319

Mayor, Town of Eatonville  
P. O. Box 2163  
Eatonville, FL 32751-1999  
Phone: (407) 623-1313  
FAX: (407) 623-1319

Mayor, Town of Windermere  
P. O. Drawer 669  
Windermere, FL 34786-0669

EAST CENTRAL FLORIDA PLANNING COUNCIL  
1011 WYMORE ROAD, SUITE 105  
WINTER PARK, FL 32789

SO. FLORIDA WATER MANAGEMENT DISTRICT  
P.O. BOX 24680  
WEST PALM BEACH, FL 33416-4680

ST. JOHNS RIVER WTR. MANAGEMENT DISTRICT  
P.O. BOX 1429  
PALATKA, FL 32178-1429

Regulated Utilities List for Orange CountyAs of 02/21/96

Country Run Wastewater Utility Company SU710  
% Hydrologic FL, Inc. Utility, Mgt Co.  
2266 North U.S. 1  
Ft. Pierce, FL 34950  
Liaison: James P. Elliott, P.E.  
Phone: (941) 597-6059

East Central Florida Services, Inc. WU643  
1700 13th Street, Suite 2  
St. Cloud, FL 34769-4300  
Liaison: John L. King  
Phone: (407) 957-6651  
FAX: (407) 892-5299

Econ Utilities Corporation WS062  
664 South Military Trail  
Deerfield Beach, FL 33442-3023  
Liaison: Gerald Braley  
Phone: (407) 568-5868  
FAX: (305) 419-1023

Park Manor Waterworks, Inc. WS188  
1527 Park Manor Drive  
Orlando, FL 32825-5737  
Liaison: Bernice A. Goetz  
Phone: (407) 277-1204  
FAX: (407) 277-7039

Southern States Utilities, Inc. WS228  
1000 Color Place  
Apopka, FL 32703-7753  
Liaison: Brian P. Armstrong  
Phone: (407) 880-0058  
FAX: (407) 880-1395

Southlake Utilities, Inc. WS638  
800 U.S. Highway 27  
Clermont, FL 34711-8909  
Liaison: Robert L. Chapman, III  
Phone: (904) 394-8898  
FAX: (904) 394-8894

Regulated Utilities List for Orange County

As of 02/21/96

Tangerine Water Company, Inc. WU242  
P. O. Box 304  
Tangerine, FL 32777-0304  
Liaison: William J. Litz  
Phone: (904) 383-4670

Utilities, Inc. of Florida WU413  
200 Weathersfield Avenue  
Altamonte Springs, FL 32714-4099  
Liaison: Donald Rasmussen  
Phone: (407) 869-1919  
FAX: (407) 869-6961

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT I**

**An affidavit and proof of publication regarding compliance with Rule 25.30.030, Florida  
Administrative Code will be filed as a late-filed exhibit.**



**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT U**

Attached is an affidavit that the utility has tariffs and annual reports on file with the Commission.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application for Amendment of  
Certificate Nos. 404-W and 341-S to Add  
Additional Territory in Orange County, Florida. )  
)

DOCKET NO.

AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK

COMES NOW Affiant, Carl J. Wenz, who, by me being first duly sworn, deposes and

says:

1. This Affidavit is given pursuant to Part VIII of the Application for Amendment of Certificate Nos. 404-W and 341-S filed in the above referenced Docket.
2. As required by Part VIII, the undersigned applicant states that based on his knowledge and belief, the utility has the appropriate tariffs and annual reports on file with the Commission.

FURTHER AFFIANT SAYETH NOT.

Carl J. Wenz

SWORN TO AND SUBSCRIBED BEFORE me on this 4th day of March, 1996.

Victoria Hansen

Notary Public  
State of Illinois

Seal:



My Commission Expires: September 10, 1996

**Wedgefield Utilities, Inc.  
Application for Amendment of Certificate Nos. 404-W and 341-S  
in Orange County, Florida**

**(Transfer Application Pending in Docket No. 960235-WS from Econ Utilities Corp. to  
Wedgefield Utilities, Inc.)**

**EXHIBIT V**

Attached are the tariffs reflecting the proposed territory addition.

TERRITORY SERVED

PER ORDER NO. 12315

TOWNSHIP 23 SOUTH, RANGE 32 EAST  
ORANGE COUNTY, FLORIDA

SECTION 1

THE SW 1/4 OF SAID SECTION 1 AND THE SE 1/4 OF SAID SECTION 1 LESS AND EXCEPT THAT PORTION LYING NE OF SR 520.

SECTION 12

THE NORTH 1/2 OF SAID SECTION 12.

THE COMMONS

ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD, AS SHOWN ON CAPE/ORLANDO ESTATES UNIT, 12A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MEREDITH PARKWAY, AS SHOWN ON CAPE/ORLANDO ESTATES, UNIT 31A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 110 AND 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; THENCE S 89°59'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5037.42 FEET TO THE WESTERLY LINE OF ROCKET CITY, UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°19'51" E ALONG SAID WESTERLY LINE A DISTANCE OF 1936.80 FEET; THENCE S 89°59'18" W A DISTANCE OF 2218.74 FEET; THENCE IN 52°32'16" W A DISTANCE OF 521.34 FEET; THENCE S37°28'01" W A DISTANCE OF 373.47 FEET TO THE NORTHEASTERLY LINE OF SAID CAPE/ORLANDO ESTATES, UNIT 12A, SAID NORTHEASTERLY LINE BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A 160 FOOT WIDE, FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE IN 52°32'15" W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2756.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD; THENCE N 00°09'08" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.725 ACRES MORE OR LESS.

SHOPPING CENTER

All that portion of the Southeast 1/4 of Section 1, Township 23 South, Range 32 East, lying Northeasterly of State Road 520 in Orange County, Florida.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

BANCROFT BOULEVARD PROPERTY

IN SECTIONS 2 AND 11, TOWNSHIP 23 S, RANGE 32 E:

THE ROW OF LOTS LOCATED IMMEDIATELY WEST OF BANCROFT BOULEVARD, BEGINNING AT THE NORTH BOUNDARY OF SECTION 2, TOWNSHIP 23 S, RANGE 32 E, AND RUNNING SOUTH TO WHERE THE NORTH BOUNDARY OF THE FLORIDA POWER AND LIGHT 160' POWER LINE EASEMENT CROSSES BANCROFT BOULEVARD IN SECTION 11, TOWNSHIP 23 S, RANGE 32 E.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, BLOCK 19A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 48' 20"W, A DISTANCE OF 53 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 19A, ROCKET CITY, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E, ALONG THE EAST LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD, SAID LINE ALSO BEING PARALLEL TO THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 501 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 19A; THENCE RUN S. 89° 48' 20"W, ALONG THE SOUTH LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED NORTH RIGHT-OF-WAY LINE OF MAJESTIC STREET, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W, 501 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N. 89° 48' 20"E, ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 9, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E, ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 561 FEET; THENCE RUN S. 89° 48' 20"W, 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E, ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 730 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 29A; THENCE RUN S. 89° 48' 20"W, ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W, 730 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 29A; THENCE RUN N. 89° 48' 20"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 10 THROUGH 15, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E, ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1291 FEET; THENCE RUN S. 89° 48' 20"W, 53 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E, ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 530.42 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 29A; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W, 530 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 29A; THENCE RUN S. 89° 48' 20"E, ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 29A, DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 THROUGH 15, BLOCK 68, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1881.60 FEET; THENCE RUN S.89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 68, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 68, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 760.63 FEET; THENCE RUN S.00° 02' 03"E. ALONG SAID PLATTED WEST RIGHT-OF-WAY LINE A DISTANCE OF 499.39 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 68; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 68, A DISTANCE OF 125 FEET; THENCE RUN N.00° 02' 03"W. 498.98 FEET; THENCE RUN N.00° 02' 32"W. 761.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 68; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 68, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 6, BLOCK 74, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 605.39 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 74, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 560.01 FEET TO THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 74; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 74 A DISTANCE OF 560.01 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 70, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1225.40 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 70, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1131.57 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 70; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 125 FEET; THENCE RUN N.00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 70 A DISTANCE OF 1131.85 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND TRACT A, BLOCK 72, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2416.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 72, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 72; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID BLOCK 72, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 72 A DISTANCE OF 125 FEET; TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 AND 39 AND TRACTS A, B, C, BLOCK 92, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N. 00° 20' 03"W. 16.69 FEET; THENCE RUN N. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF TRACT C, BLOCK 92, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.53 FEET; THENCE RUN N. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 353.50 FEET TO THE SOUTHEAST CORNER OF LOT 39, SAID BLOCK 92, THENCE RUN S. 89° 52' 12"W. 124 FEET; THENCE RUN N. 00° 24' 40"E. A DISTANCE OF 353.89 FEET; THENCE RUN N. 00° 20' 03"W. 16.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE RUN N. 89° 52' 12"E. ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 93, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 24' 40"W. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 413.33 FEET; THENCE RUN S. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 93, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1210.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 93, SAID POINT ALSO BEING ON THE PLATTED NORTH RIGHT-OF-WAY OF NUGENT STREET; THENCE N. 89° 35' 20"W. 25.00 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 03' 04", AND ARC DISTANCE OF 16.17 FEET TO THE PT OF SAID CURVE; THENCE RUN N. 52° 32' 16"W. 106.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 93; THENCE RUN N. 00° 24' 40"E. 1145.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN N. 89° 52' 12"E. 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

TERRITORY SERVED

PER ORDER NO. 12315

TOWNSHIP 23 SOUTH, RANGE 32 EAST  
ORANGE COUNTY, FLORIDA

SECTION 1

THE SW 1/4 OF SAID SECTION 1 AND THE SE 1/4 OF SAID SECTION 1 LESS AND EXCEPT THAT PORTION LYING NE OF SR 520.

SECTION 12

THE NORTH 1/2 OF SAID SECTION 12.

THE COMMONS

ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD, AS SHOWN ON CAPE/ORLANDO ESTATES UNIT, 12A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MEREDITH PARKWAY, AS SHOWN ON CAPE/ORLANDO ESTATES, UNIT 31A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 110 AND 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; THENCE S 89°59'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5037.42 FEET TO THE WESTERLY LINE OF ROCKET CITY, UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°19'51" E ALONG SAID WESTERLY LINE A DISTANCE OF 1936.80 FEET; THENCE S 89°59'18" W A DISTANCE OF 2218.74 FEET; THENCE IN 52°32'16" W A DISTANCE OF 521.34 FEET; THENCE S37°28'01" W A DISTANCE OF 373.47 FEET TO THE NORTHEASTERLY LINE OF SAID CAPE/ORLANDO ESTATES, UNIT 12A, SAID NORTHEASTERLY LINE BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A 160 FOOT WIDE, FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE IN 52°32'15" W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2756.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD; THENCE N 00°09'08" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.725 ACRES MORE OR LESS.

SHOPPING CENTER

All that portion of the Southeast 1/4 of Section 1, Township 23 South, Range 32 East, lying Northeasterly of State Road 520 in Orange County, Florida.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE



BANCROFT BOULEVARD PROPERTY

IN SECTIONS 2 AND 11, TOWNSHIP 23 S, RANGE 32 E:

THE ROW OF LOTS LOCATED IMMEDIATELY WEST OF BANCROFT BOULEVARD, BEGINNING AT THE NORTH BOUNDARY OF SECTION 2, TOWNSHIP 23 S, RANGE 32 E, AND RUNNING SOUTH TO WHERE THE NORTH BOUNDARY OF THE FLORIDA POWER AND LIGHT 160' POWER LINE EASEMENT CROSSES BANCROFT BOULEVARD IN SECTION 11, TOWNSHIP 23 S, RANGE 32 E.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, BLOCK 19A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 48' 20"W. A DISTANCE OF 53 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 19A, ROCKET CITY, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD, SAID LINE ALSO BEING PARALLEL TO THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 501 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 19A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED NORTH RIGHT-OF-WAY LINE OF MAJESTIC STREET, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 501 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 9, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 561 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 730 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 29A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 730 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 29A; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 10 THROUGH 15, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1291 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 530.42 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 29A; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 530 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 29A; THENCE RUN S. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 29A, DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 THROUGH 15, BLOCK 68, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1881.60 FEET; THENCE RUN S.89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 68, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 68, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 760.63 FEET; THENCE RUN S.00° 02' 03"E. ALONG SAID PLATTED WEST RIGHT-OF-WAY LINE A DISTANCE OF 499.39 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 68; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 68, A DISTANCE OF 125 FEET; THENCE RUN N.00° 02' 03"W. 498.98 FEET; THENCE RUN N.00° 02' 32"W. 761.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 68; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 68, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 6, BLOCK 74, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 605.39 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 74, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 560.01 FEET TO THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 74; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 74 A DISTANCE OF 560.01 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 70, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1225.40 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 70, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1131.57 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 70; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 125 FEET; THENCE RUN N.00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 70 A DISTANCE OF 1131.85 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND TRACT A, BLOCK 72, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2416.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 72, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 72; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID BLOCK 72, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 72 A DISTANCE OF 125 FEET; TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 AND 39 AND TRACTS A, B, C, BLOCK 92, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N. 00° 20' 03"W. 16.69 FEET; THENCE RUN N. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF TRACT C, BLOCK 92, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.53 FEET; THENCE RUN N. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 353.50 FEET TO THE SOUTHEAST CORNER OF LOT 39, SAID BLOCK 92, THENCE RUN S. 89° 52' 12"W. 124 FEET; THENCE RUN N. 00° 24' 40"E. A DISTANCE OF 353.89 FEET; THENCE RUN N. 00° 20' 03"W. 16.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE RUN N. 89° 52' 12"E. ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 93, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 24' 40"W. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 413.33 FEET; THENCE RUN S. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 93, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1210.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 93, SAID POINT ALSO BEING ON THE PLATTED NORTH RIGHT-OF-WAY OF NUGENT STREET; THENCE N. 89° 35' 20"W. 25.00 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 03' 04", AND ARC DISTANCE OF 16.17 FEET TO THE PT OF SAID CURVE; THENCE RUN N. 52° 32' 16"W. 106.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 93; THENCE RUN N. 00° 24' 40"E. 1145.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN N. 89° 52' 12"E. 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER  
PRESIDENT  
TITLE

TERRITORY SERVED

PER ORDER NO. 12315

TOWNSHIP 23 SOUTH, RANGE 32 EAST  
ORANGE COUNTY, FLORIDA

SECTION 1

THE SW 1/4 OF SAID SECTION 1 AND THE SE 1/4 OF SAID SECTION 1 LESS AND EXCEPT THAT PORTION LYING NE OF SR 520.

SECTION 12

THE NORTH 1/2 OF SAID SECTION 12.

THE COMMONS

ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD, AS SHOWN ON CAPE/ORLANDO ESTATES UNIT, 12A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MEREDITH PARKWAY, AS SHOWN ON CAPE/ORLANDO ESTATES, UNIT 31A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 110 AND 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; THENCE S 89°59'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5037.42 FEET TO THE WESTERLY LINE OF ROCKET CITY, UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°19'51" E ALONG SAID WESTERLY LINE A DISTANCE OF 1936.80 FEET; THENCE S 89°59'18" W A DISTANCE OF 2218.74 FEET; THENCE IN 52°32'16" W A DISTANCE OF 521.34 FEET; THENCE S37°28'01" W A DISTANCE OF 373.47 FEET TO THE NORTHEASTERLY LINE OF SAID CAPE/ORLANDO ESTATES, UNIT 12A, SAID NORTHEASTERLY LINE BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A 160 FOOT WIDE, FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE IN 52°32'15" W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2756.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD; THENCE N 00°09'08" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.725 ACRES MORE OR LESS.

SHOPPING CENTER

All that portion of the Southeast 1/4 of Section 1, Township 23 South, Range 32 East, lying Northeasterly of State Road 520 in Orange County, Florida.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

BANCROFT BOULEVARD PROPERTY

IN SECTIONS 2 AND 11, TOWNSHIP 23 S, RANGE 32 E:

THE ROW OF LOTS LOCATED IMMEDIATELY WEST OF BANCROFT BOULEVARD, BEGINNING AT THE NORTH BOUNDARY OF SECTION 2, TOWNSHIP 23 S, RANGE 32 E, AND RUNNING SOUTH TO WHERE THE NORTH BOUNDARY OF THE FLORIDA POWER AND LIGHT 160' POWER LINE EASEMENT CROSSES BANCROFT BOULEVARD IN SECTION 11, TOWNSHIP 23 S, RANGE 32 E.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, BLOCK 19A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 48' 20"W. A DISTANCE OF 53 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 19A, ROCKET CITY, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD, SAID LINE ALSO BEING PARALLEL TO THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 501 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 19A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED NORTH RIGHT-OF-WAY LINE OF MAJESTIC STREET, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 501 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 9, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 561 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 730 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 29A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 730 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 29A; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 10 THROUGH 15, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1291 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 530.42 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 29A; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 530 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 29A; THENCE RUN S. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 29A, DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

WEDGEFIELD UTILITIES, INC.  
WATER TARIFF

LOTS 1 THROUGH 15, BLOCK 68, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1881.60 FEET; THENCE RUN S.89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 68, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 68, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 760.83 FEET; THENCE RUN S.00° 02' 03"E. ALONG SAID PLATTED WEST RIGHT-OF-WAY LINE A DISTANCE OF 499.39 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 68; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 68, A DISTANCE OF 125 FEET; THENCE RUN N.00° 02' 03"W. 498.98 FEET; THENCE RUN N.00° 02' 32"W. 761.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 68; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 68, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 6, BLOCK 74, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 605.39 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 74, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 560.01 FEET TO THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 74; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 74 A DISTANCE OF 560.01 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 70, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1225.40 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 70, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1131.57 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 70; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 125 FEET; THENCE RUN N.00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 70 A DISTANCE OF 1131.85 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND TRACT A, BLOCK 72, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2416.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 72, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 72; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID BLOCK 72, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 72 A DISTANCE OF 125 FEET; TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 AND 39 AND TRACTS A, B, C, BLOCK 92, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N.  $89^{\circ} 52' 12''$  W. 53 FEET TO THE NORTHEAST CORNER OF TRACT C, BLOCK 92, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.  $00^{\circ} 20' 03''$  E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.53 FEET; THENCE RUN N.  $00^{\circ} 24' 40''$  W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 353.50 FEET TO THE SOUTHEAST CORNER OF LOT 39, SAID BLOCK 92, THENCE RUN S.  $89^{\circ} 52' 12''$  W. 124 FEET; THENCE RUN N.  $00^{\circ} 24' 40''$  E. A DISTANCE OF 353.89 FEET; THENCE RUN N.  $00^{\circ} 20' 03''$  W. 16.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE RUN N.  $89^{\circ} 52' 12''$  E. ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 93, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.  $00^{\circ} 24' 40''$  W. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 413.33 FEET; THENCE RUN S.  $89^{\circ} 52' 12''$  W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 93, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.  $00^{\circ} 24' 40''$  W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1210.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 93, SAID POINT ALSO BEING ON THE PLATTED NORTH RIGHT-OF-WAY OF NUGENT STREET; THENCE N.  $89^{\circ} 35' 20''$  W. 25.00 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $37^{\circ} 03' 04''$ , AND ARC DISTANCE OF 16.17 FEET TO THE PT OF SAID CURVE; THENCE RUN N.  $52^{\circ} 32' 16''$  W. 106.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 93; THENCE RUN N.  $00^{\circ} 24' 40''$  E. 1145.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN N.  $89^{\circ} 52' 12''$  E. 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

TERRITORY SERVED

PER ORDER NO. 12315

TOWNSHIP 23 SOUTH, RANGE 32 EAST  
ORANGE COUNTY, FLORIDA

SECTION 1

THE SW 1/4 OF SAID SECTION 1 AND THE SE 1/4 OF SAID SECTION 1 LESS AND EXCEPT THAT PORTION LYING NE OF SR 520.

SECTION 12

THE NORTH 1/2 OF SAID SECTION 12.

THE COMMONS

ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD, AS SHOWN ON CAPE/ORLANDO ESTATES UNIT, 12A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MEREDITH PARKWAY, AS SHOWN ON CAPE/ORLANDO ESTATES, UNIT 31A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 110 AND 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; THENCE S 89°59'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5037.42 FEET TO THE WESTERLY LINE OF ROCKET CITY, UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°19'51" E ALONG SAID WESTERLY LINE A DISTANCE OF 1936.80 FEET; THENCE S 89°59'18" W A DISTANCE OF 2218.74 FEET; THENCE IN 52°32'16" W A DISTANCE OF 521.34 FEET; THENCE S37°28'01" W A DISTANCE OF 373.47 FEET TO THE NORTHEASTERLY LINE OF SAID CAPE/ORLANDO ESTATES, UNIT 12A, SAID NORTHEASTERLY LINE BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A 160 FOOT WIDE, FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE IN 52°32'15" W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2756.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD; THENCE N 00°09'08" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.725 ACRES MORE OR LESS.

SHOPPING CENTER

All that portion of the Southeast 1/4 of Section 1, Township 23 South, Range 32 East, lying Northeasterly of State Road 520 in Orange County, Florida.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE



BANCROFT BOULEVARD PROPERTY

IN SECTIONS 2 AND 11, TOWNSHIP 23 S, RANGE 32 E:

THE ROW OF LOTS LOCATED IMMEDIATELY WEST OF BANCROFT BOULEVARD, BEGINNING AT THE NORTH BOUNDARY OF SECTION 2, TOWNSHIP 23 S, RANGE 32 E, AND RUNNING SOUTH TO WHERE THE NORTH BOUNDARY OF THE FLORIDA POWER AND LIGHT 160' POWER LINE EASEMENT CROSSES BANCROFT BOULEVARD IN SECTION 11, TOWNSHIP 23 S, RANGE 32 E.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, BLOCK 19A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 48' 20"W. A DISTANCE OF 53 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 19A, ROCKET CITY, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S.00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD, SAID LINE ALSO BEING PARALLEL TO THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 501 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 19A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED NORTH RIGHT-OF-WAY LINE OF MAJESTIC STREET, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 501 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 9, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 561 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 29A. SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 730 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 29A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 730 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 29A; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 10 THROUGH 15, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1291 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 530.42 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 29A; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N.00° 02' 32"W. 530 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 29A; THENCE RUN S.89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 29A, DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 THROUGH 15, BLOCK 68, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1881.60 FEET; THENCE RUN S.89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 68, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 68, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 760.63 FEET; THENCE RUN S.00° 02' 03"E. ALONG SAID PLATTED WEST RIGHT-OF-WAY LINE A DISTANCE OF 499.39 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 68; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 68, A DISTANCE OF 125 FEET; THENCE RUN N.00° 02' 03"W. 498.98 FEET; THENCE RUN N.00° 02' 32"W. 761.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 68; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 68, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 6, BLOCK 74, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 605.39 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 74, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 560.01 FEET TO THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 74; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 74 A DISTANCE OF 560.01 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 70, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1225.40 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 70, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1131.57 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 70; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 125 FEET; THENCE RUN N.00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 70 A DISTANCE OF 1131.85 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND TRACT A, BLOCK 72, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2416.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 72, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 72; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID BLOCK 72, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 72 A DISTANCE OF 125 FEET; TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 AND 39 AND TRACTS A, B, C, BLOCK 92, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N.  $00^{\circ} 20' 03''$  W. 16.69 FEET; THENCE RUN N.  $89^{\circ} 52' 12''$  W. 53 FEET TO THE NORTHEAST CORNER OF TRACT C, BLOCK 92, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.  $00^{\circ} 20' 03''$  E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.53 FEET; THENCE RUN N.  $00^{\circ} 24' 40''$  W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 353.50 FEET TO THE SOUTHEAST CORNER OF LOT 39, SAID BLOCK 92, THENCE RUN S.  $89^{\circ} 52' 12''$  W. 124 FEET; THENCE RUN N.  $00^{\circ} 24' 40''$  E. A DISTANCE OF 353.89 FEET; THENCE RUN N.  $00^{\circ} 20' 03''$  W. 16.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE RUN N.  $89^{\circ} 52' 12''$  E. ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 93, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.  $00^{\circ} 24' 40''$  W. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 413.33 FEET; THENCE RUN S.  $89^{\circ} 52' 12''$  W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 93, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.  $00^{\circ} 24' 40''$  W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1210.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 93, SAID POINT ALSO BEING ON THE PLATTED NORTH RIGHT-OF-WAY OF NUGENT STREET; THENCE N.  $89^{\circ} 35' 20''$  W. 25.00 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $37^{\circ} 03' 04''$ , AND ARC DISTANCE OF 16.17 FEET TO THE PT OF SAID CURVE; THENCE RUN N.  $52^{\circ} 32' 16''$  W. 106.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 93; THENCE RUN N.  $00^{\circ} 24' 40''$  E. 1145.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN N.  $89^{\circ} 52' 12''$  E. 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER  
PRESIDENT  
TITLE

TERRITORY SERVED

PER ORDER NO. 12315

TOWNSHIP 23 SOUTH, RANGE 32 EAST  
ORANGE COUNTY, FLORIDA

SECTION 1

THE SW 1/4 OF SAID SECTION 1 AND THE SE 1/4 OF SAID SECTION 1 LESS AND EXCEPT THAT PORTION LYING NE OF SR 520.

SECTION 12

THE NORTH 1/2 OF SAID SECTION 12.

THE COMMONS

ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD, AS SHOWN ON CAPE/ORLANDO ESTATES UNIT, 12A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MEREDITH PARKWAY, AS SHOWN ON CAPE/ORLANDO ESTATES, UNIT 31A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 110 AND 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; THENCE S 89°59'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5037.42 FEET TO THE WESTERLY LINE OF ROCKET CITY, UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°19'51" E ALONG SAID WESTERLY LINE A DISTANCE OF 1936.80 FEET; THENCE S 89°59'18" W A DISTANCE OF 2218.74 FEET; THENCE IN 52°32'16" W A DISTANCE OF 521.34 FEET; THENCE S 37°28'01" W A DISTANCE OF 373.47 FEET TO THE NORTHEASTERLY LINE OF SAID CAPE/ORLANDO ESTATES, UNIT 12A, SAID NORTHEASTERLY LINE BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A 160 FOOT WIDE, FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE IN 52°32'15" W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2756.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD; THENCE N 00°09'08" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.725 ACRES MORE OR LESS.

SHOPPING CENTER

All that portion of the Southeast 1/4 of Section 1, Township 23 South, Range 32 East, lying Northeasterly of State Road 520 in Orange County, Florida.

Lawrence N. Schumacher  
ISSUING OFFICER  
PRESIDENT  
TITLE

BANCROFT BOULEVARD PROPERTY

IN SECTIONS 2 AND 11, TOWNSHIP 23 S, RANGE 32 E:

THE ROW OF LOTS LOCATED IMMEDIATELY WEST OF BANCROFT BOULEVARD, BEGINNING AT THE NORTH BOUNDARY OF SECTION 2, TOWNSHIP 23 S, RANGE 32 E, AND RUNNING SOUTH TO WHERE THE NORTH BOUNDARY OF THE FLORIDA POWER AND LIGHT 160' POWER LINE EASEMENT CROSSES BANCROFT BOULEVARD IN SECTION 11, TOWNSHIP 23 S, RANGE 32 E.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, BLOCK 19A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 48' 20"W. A DISTANCE OF 53 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 19A, ROCKET CITY, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA. SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD, SAID LINE ALSO BEING PARALLEL TO THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 501 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 19A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED NORTH RIGHT-OF-WAY LINE OF MAJESTIC STREET, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 501 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 9, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 561 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 730 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 29A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 730 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 29A; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 10 THROUGH 15, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1291 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 530.42 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 29A; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 530 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 29A; THENCE RUN S. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 29A, DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 THROUGH 15, BLOCK 68, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1881.60 FEET; THENCE RUN S.89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 68, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 68, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 760.63 FEET; THENCE RUN S.00° 02' 03"E. ALONG SAID PLATTED WEST RIGHT-OF-WAY LINE A DISTANCE OF 499.39 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID BLOCK 68; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 68, A DISTANCE OF 125 FEET; THENCE RUN N.00° 02' 03"W. 498.98 FEET; THENCE RUN N.00° 02' 32"W. 761.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 68; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 68, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 6, BLOCK 74, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 605.39 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 74, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 560.01 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID BLOCK 74; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 74 A DISTANCE OF 560.01 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 70, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1225.40 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 70, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1131.57 FEET TO THE SOUTHWEST CORNER OF LOT 14, SAID BLOCK 70; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 125 FEET; THENCE RUN N.00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 70 A DISTANCE OF 1131.85 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND TRACT A, BLOCK 72, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2416.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 72, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 72; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID BLOCK 72, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 72 A DISTANCE OF 125 FEET; TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 AND 39 AND TRACTS A, B, C, BLOCK 92, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N. 00° 20' 03"W. 16.69 FEET; THENCE RUN N. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF TRACT C, BLOCK 92, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.53 FEET; THENCE RUN N. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 353.50 FEET TO THE SOUTHEAST CORNER OF LOT 39, SAID BLOCK 92, THENCE RUN S. 89° 52' 12"W. 124 FEET; THENCE RUN N. 00° 24' 40"E. A DISTANCE OF 353.89 FEET; THENCE RUN N. 00° 20' 03"W. 16.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE RUN N. 89° 52' 12"E. ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 93, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 24' 40"W. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 413.33 FEET; THENCE RUN S. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 93, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1210.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 93, SAID POINT ALSO BEING ON THE PLATTED NORTH RIGHT-OF-WAY OF NUGENT STREET; THENCE N. 89° 35' 20"W. 25.00 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 03' 04", AND ARC DISTANCE OF 16.17 FEET TO THE PT OF SAID CURVE; THENCE RUN N. 52° 32' 16"W. 106.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 93; THENCE RUN N. 00° 24' 40"E. 1145.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN N. 89° 52' 12"E. 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

TERRITORY SERVED

PER ORDER NO. 12315

TOWNSHIP 23 SOUTH, RANGE 32 EAST  
ORANGE COUNTY, FLORIDA

SECTION 1

THE SW 1/4 OF SAID SECTION 1 AND THE SE 1/4 OF SAID SECTION 1 LESS AND EXCEPT THAT PORTION LYING NE OF SR 520.

SECTION 12

THE NORTH 1/2 OF SAID SECTION 12.

THE COMMONS

ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD, AS SHOWN ON CAPE/ORLANDO ESTATES UNIT, 12A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MEREDITH PARKWAY, AS SHOWN ON CAPE/ORLANDO ESTATES, UNIT 31A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 110 AND 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A RIGHT-OF-WAY WIDTH OF 106 FEET; THENCE S 89°59'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 5037.42 FEET TO THE WESTERLY LINE OF ROCKET CITY, UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°19'51" E ALONG SAID WESTERLY LINE A DISTANCE OF 1936.80 FEET; THENCE S 89°59'18" W A DISTANCE OF 2218.74 FEET; THENCE IN 52°32'16" W A DISTANCE OF 521.34 FEET; THENCE S37°28'01" W A DISTANCE OF 373.47 FEET TO THE NORTHEASTERLY LINE OF SAID CAPE/ORLANDO ESTATES, UNIT 12A, SAID NORTHEASTERLY LINE BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A 160 FOOT WIDE, FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE IN 52°32'15" W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 2756.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DALLAS BOULEVARD; THENCE N 00°09'08" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 240.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.725 ACRES MORE OR LESS.

SHOPPING CENTER

All that portion of the Southeast 1/4 of Section 1, Township 23 South, Range 32 East, lying Northeasterly of State Road 520 in Orange County, Florida.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE



BANCROFT BOULEVARD PROPERTY

IN SECTIONS 2 AND 11, TOWNSHIP 23 S, RANGE 32 E:

THE ROW OF LOTS LOCATED IMMEDIATELY WEST OF BANCROFT BOULEVARD, BEGINNING AT THE NORTH BOUNDARY OF SECTION 2, TOWNSHIP 23 S, RANGE 32 E, AND RUNNING SOUTH TO WHERE THE NORTH BOUNDARY OF THE FLORIDA POWER AND LIGHT 160' POWER LINE EASEMENT CROSSES BANCROFT BOULEVARD IN SECTION 11, TOWNSHIP 23 S, RANGE 32 E.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, BLOCK 19A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 48' 20"W. A DISTANCE OF 53 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 19A, ROCKET CITY, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD, SAID LINE ALSO BEING PARALLEL TO THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 501 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 19A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID BLOCK 19A, SAID LINE ALSO BEING THE PLATTED NORTH RIGHT-OF-WAY LINE OF MAJESTIC STREET, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 501 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 9, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 561 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 730 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 29A; THENCE RUN S. 89° 48' 20"W. ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 730 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 29A; THENCE RUN N. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 10 THROUGH 15, BLOCK 29A, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1291 FEET; THENCE RUN S. 89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 29A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 29A, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 530.42 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 29A; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 29A, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 02' 32"W. 530 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 29A; THENCE RUN S. 89° 48' 20"E. ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 29A, DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

WEDGEFIELD UTILITIES, INC.  
SEWER TARIFF

LOTS 1 THROUGH 15, BLOCK 68, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.00° 02' 32"E. ALONG THE PLATTED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID LINE ALSO BEING THE PLATTED CENTERLINE OF BANCROFT BOULEVARD, A DISTANCE OF 1881.60 FEET; THENCE RUN S.89° 48' 20"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 68, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S.00° 02' 32"E. ALONG THE EAST LINE OF SAID BLOCK 68, SAID LINE ALSO BEING THE PLATTED WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD A DISTANCE OF 760.63 FEET; THENCE RUN S.00° 02' 03"E. ALONG SAID PLATTED WEST RIGHT-OF-WAY LINE A DISTANCE OF 499.39 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 68; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 68, A DISTANCE OF 125 FEET; THENCE RUN N.00° 02' 03"W. 498.98 FEET; THENCE RUN N.00° 02' 32"W. 761.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 68; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 68, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 6, BLOCK 74, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 605.39 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 74, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 560.01 FEET TO THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 74; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 74 A DISTANCE OF 560.01 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 70, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1225.40 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 70, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1131.57 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 70; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 125 FEET; THENCE RUN N.00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 70 A DISTANCE OF 1131.85 FEET; THENCE RUN EAST 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND TRACT A, BLOCK 72, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89° 46' 34"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANCROFT BOULEVARD; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2416.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 72, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 125 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 72; THENCE RUN S. 89° 52' 12"W. ALONG THE SOUTH LINE OF SAID BLOCK 72, A DISTANCE OF 125 FEET; THENCE RUN N. 00° 20' 03"W. ALONG THE WEST LINE OF SAID BLOCK 72 A DISTANCE OF 125 FEET; TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE

LOTS 1 AND 39 AND TRACTS A, B, C, BLOCK 92, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N. 00° 20' 03"W. 16.69 FEET; THENCE RUN N. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF TRACT C, BLOCK 92, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 20' 03"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 16.53 FEET; THENCE RUN N. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 353.50 FEET TO THE SOUTHEAST CORNER OF LOT 39, SAID BLOCK 92, THENCE RUN S. 89° 52' 12"W. 124 FEET; THENCE RUN N. 00° 24' 40"E. A DISTANCE OF 353.89 FEET; THENCE RUN N. 00° 20' 03"W. 16.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE RUN N. 89° 52' 12"E. ALONG THE NORTH LINE OF SAID TRACT C, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

LOTS 1 THROUGH 14, BLOCK 93, CAPE ORLANDO ESTATES, UNIT 1A, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF ROCKET CITY, UNIT 1A, AS RECORDED IN PLAT BOOK Z, PAGES 71 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 00° 24' 40"W. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 413.33 FEET; THENCE RUN S. 89° 52' 12"W. 53 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 93, SAID ROCKET CITY, UNIT 1A, SAID POINT ALSO BEING ON THE WEST LINE OF BANCROFT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S. 00° 24' 40"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1210.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID BLOCK 93, SAID POINT ALSO BEING ON THE PLATTED NORTH RIGHT-OF-WAY OF NUGENT STREET; THENCE N. 89° 35' 20"W. 25.00 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 03' 04", AND ARC DISTANCE OF 16.17 FEET TO THE PT OF SAID CURVE; THENCE RUN N. 52° 32' 16"W. 106.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 93; THENCE RUN N. 00° 24' 40"E. 1145.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN N. 89° 52' 12"E. 125 FEET TO THE POINT OF BEGINNING.

Lawrence N. Schumacher  
ISSUING OFFICER

PRESIDENT  
TITLE