

## CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE ("this Contract") is made and entered into by and between GOLF ENTERPRISES OF CENTRAL FLORIDA, INC., a Florida corporation, whose post office address is 4100 Wekiva Club Ct., Longwood, Florida 32779 ("DEER RUN SELLER"), WEKIVA GOLF CLUB, INC., a Florida corporation, whose post office address is 4100 Wekiva Club Ct., Longwood, Florida 32779, ("WEKIVA SELLER"), (and collectively referred to as "SELLERS"), and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose post office address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771 ("PURCHASER" or "COUNTY").

### WITNESSETH:

WHEREAS, DEER RUN SELLER is the owner of certain real property located at the northeast quadrant of Red Bug Lake Road and Eagle Circle, in unincorporated Seminole County, Florida, that was formerly operated and known as the Deer Run Golf Course ("the Deer Run Property"); and

WHEREAS, WEKIVA SELLER is the owner of certain real property located along the east and west sides of Hunt Club Boulevard, north of Sand Lake Road and south of Winter Springs Road, in Longwood, Seminole County, Florida, that is operated currently as the Wekiva Golf Club ("the Wekiva Property"); and

WHEREAS, SELLERS desire to sell the Deer Run Property and the Wekiva Property pursuant to the terms and conditions set forth in this Contract; and

WHEREAS, PURCHASER desires to purchase the Deer Run Property and the Wekiva Property pursuant to the terms and conditions set forth in this Contract; and

WHEREAS, SELLERS have agreed to sell the Deer Run Property, including the items listed on the Deer Run Clubhouse Inventory attached as Exhibit C, and the Wekiva Property, including the Wekiva Clubhouse and Office Inventory attached as Exhibit D and the Wekiva Golf Club Equipment Inventory attached as Exhibit E, to PURCHASER for the total purchase price set forth in Section 3 below.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, SELLERS hereby agree to sell and PURCHASER agrees to purchase the Deer Run Property, including the items listed on the Deer Run Clubhouse Inventory attached as Exhibit C, and the Wekiva Property, including the Wekiva Clubhouse and Office Inventory attached as Exhibit D and the Wekiva Golf Club Equipment Inventory attached as Exhibit E, upon the following terms and conditions:

Section 1. Legal Description of the Deer Run Property. DEER RUN SELLER agrees to sell and PURCHASER agrees to purchase the Deer Run Property along with its appurtenances, free

of all liens and encumbrances. The legal description and parcel identification number of the Deer Run Property are as follows:

See Legal Description attached as Exhibit A.

Tax Parcel Identification Number: 15-21-30-300-0010-0000

The Deer Run Property consists of 134.79 acres, more or less. Notwithstanding anything in this Contract to the contrary, the legal description of the Deer Run Property for all purposes and under this Contract shall be revised automatically to match the actual legal description set forth in the Title Commitment, which must also match and be reflected in the Boundary Survey obtained by PURCHASER ("Legal Description"). Such Legal Description shall replace any contrary legal description attached to the Contract at the Effective Date and shall constitute the Legal Description to be used to convey the Deer Run Property at the Closing.

Section 2. Legal Description of the Wekiva Property. WEKIVA SELLER agrees to sell and PURCHASER agrees to purchase the Wekiva Property along with its appurtenances, free of all liens and encumbrances. The legal description and parcel identification number of the Wekiva Property are as follows:

See Legal Description attached as Exhibit B.

Tax Parcel Identification Number: 05-21-29-300-001C-0000

The Wekiva Property consists of 137.88 acres, more or less. Notwithstanding anything in this Contract to the contrary, the legal description of the Wekiva Property for all purposes and under this Contract shall be revised automatically to match the actual legal description set forth in the Title Commitment, which must also match and be reflected in the Boundary Survey to be obtained by PURCHASER ("Legal Description"). Such Legal Description shall replace any contrary legal description attached to the Contract at the Effective Date and shall constitute the Legal Description to be used to convey the Wekiva Property at the Closing.

Section 3. Purchase Price; Both Properties to be Purchased. The total purchase price of the Deer Run Property, including the items listed on the Deer Run Clubhouse Inventory attached as Exhibit C, and the Wekiva Property, including the Wekiva Clubhouse and Office Inventory attached as Exhibit D and the Wekiva Golf Club Equipment Inventory attached as Exhibit E, is THIRTEEN MILLION SEVEN HUNDRED THOUSAND SEVENTY-FIVE AND NO/100 DOLLARS (\$13,775,000.00) payable to SELLERS at closing, subject to proration for taxes and assessments. The total purchase price is being reduced from \$14,000,000.00 to \$13,775,000.00 due to SELLERS now agreeing to COUNTY's request that SELLERS share fifty percent (50%) [\$225,000.00] of the \$450,000.00 cost for assessment, remediation and monitoring required for the Wekiva Golf Club's maintenance area. The sale is "as is" with SELLERS having no further liability for any remediation or mitigation now or in the future for the golf courses.

PURCHASER has no right to purchase, and SELLERS have no obligation to sell less than both the Deer Run Property and the Wekiva Property, it being the express agreement and understanding of PURCHASER and SELLERS that, as a material inducement to SELLERS to enter into this Contract, PURCHASER agrees to purchase, and SELLERS agree to sell, both the Deer Run Property and the Wekiva Property including the items listed on Exhibits C, D and E, subject to and in accordance with the terms and conditions of this Contract.

Section 4. Inspection of the Properties. PURCHASER has had the opportunity to inspect the Deer Run Property and the Wekiva Property and physical condition thereof. PURCHASER acknowledges and agrees that it has had a substantial and adequate opportunity to inspect and test the physical and environmental condition of the Properties and all improvements thereon, and to examine, study and otherwise become adequately familiar with the physical condition of the Properties. SELLERS will not be deemed to represent or warrant any fact or condition with respect to the Properties which may be included or contained in any information furnished to PURCHASER for review, whether provided by SELLERS or otherwise. Notwithstanding anything contained herein to the contrary, SELLERS shall have no liability whatsoever to PURCHASER with respect to a breach of any of the representations and warranties herein contained if PURCHASER obtains actual knowledge of a fact or circumstance the existence of which would constitute a breach of SELLERS' representations and warranties hereunder prior to the Closing Date and PURCHASER proceeds to Closing, in which event each representation or warranty shall be deemed automatically amended to conform with the knowledge of PURCHASER as of the Closing Date, and SELLERS shall have no liability whatsoever for such previously inaccurate representation or warranty. For the purposes hereof, PURCHASER shall be deemed to have knowledge of any fact or circumstance expressly set forth in the documents delivered to PURCHASER by SELLERS and in any environmental assessment or other report, study, analysis or investigation performed or received by PURCHASER, and the representations and warranties herein contained shall be deemed automatically modified to the extent of any information expressly set forth in any such documents delivered to PURCHASER prior to Closing, in any environmental assessment or other report, study, investigation or analysis received by PURCHASER prior to Closing, or any other information actually known to PURCHASER prior to Closing that is inconsistent with the matters covered herein.

**Section 5. "AS-IS". EXCEPT AS OTHERWISE SPECIFICALLY STATED IN THIS CONTRACT, SELLERS HEREBY SPECIFICALLY DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (i) THE NATURE AND CONDITION OF THE PROPERTIES, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND OF THE PROPERTIES FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY ELECT TO CONDUCT THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING THE PRESENCE OF ASBESTOS) OR COMPLIANCE WITH ALL APPLICABLE LAWS, RULES OR REGULATIONS; (ii) EXCEPT FOR ANY WARRANTIES CONTAINED IN THE DEED TO BE DELIVERED BY SELLERS AT THE CLOSING, THE NATURE AND EXTENT**

**OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF OR CONTAMINATION BY HAZARDOUS MATERIALS, OR THE COMPLIANCE OF THE PROPERTIES WITH ALL REGULATIONS OR LAWS PERTAINING TO HEALTH OR THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, THE RESOURCE CONSERVATION AND RECOVERY ACT, THE CLEAN WATER ACT, EACH AS MAY BE AMENDED FROM TIME TO TIME, AND INCLUDING ANY AND ALL REGULATIONS, RULES OR POLICIES PROMULGATED THEREUNDER AND (iv) THE COMPLIANCE OF THE PROPERTIES OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY. PURCHASER ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTIES AND PURCHASER WILL RELY SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTIES AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLERS. PURCHASER FURTHER ACKNOWLEDGES THAT THE INFORMATION PROVIDED WITH RESPECT TO THE PROPERTIES WAS OBTAINED FROM A VARIETY OF SOURCES AND SELLERS (i) HAVE NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND (ii) DO NOT MAKE ANY REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. EXCEPT FOR THE SPECIFIC REPRESENTATIONS SET FORTH IN THIS CONTRACT, THE SALE OF THE PROPERTIES AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" BASIS, AND PURCHASER EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THE AGREEMENTS OF SELLERS HEREIN, EXCEPT AS OTHERWISE SPECIFIED HEREIN, SELLERS AND THEIR REPRESENTATIVES MAKE NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IN RESPECT OF THE PROPERTY. EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES AS SET FORTH IN THIS CONTRACT AND THE SPECIAL WARRANTY DEED, PURCHASER ACKNOWLEDGES THAT IT HAS NOT RELIED, AND IS NOT RELYING, UPON ANY INFORMATION, DOCUMENT, SALES BROCHURE OR OTHER LITERATURE, MAP OR SKETCH, PROJECTION, PROFORMA, STATEMENT, REPRESENTATION, GUARANTY OR WARRANTY (WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, OR MATERIAL OR IMMATERIAL) THAT MAY HAVE BEEN GIVEN OR MADE BY, OR ON BEHALF OF, SELLERS OR ANYONE ACTING ON SELLERS' BEHALF. SELLERS SPECIFICALLY DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED CONCERNING THE PROPERTIES EXCEPT AS SUCH WARRANTY, GUARANTY OR REPRESENTATION IS EXPRESSLY SET FORTH IN THIS CONTRACT AND/OR IN THE SPECIAL WARRANTY DEED.**

**ADDITIONAL DISCLAIMER. PURCHASER WARRANTS THAT IT IS KNOWLEDGEABLE IN REAL ESTATE MATTERS. PURCHASER ACKNOWLEDGES THAT, SAVE AND EXCEPT FOR THE WARRANTIES CONTAINED WITHIN THIS CONTRACT AND THE SPECIAL WARRANTY DEEDS, SELLERS HAVE NEITHER MADE, MAKE OR WILL MAKE ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL OR OCCUPATIONAL PROTECTION, POLLUTION, SUBDIVISION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE, MATERIAL OR SUBSTANCE.**

**RELEASE. WITHOUT IN ANY WAY LIMITING THE GENERALITY OF THE PRECEDING, PURCHASER, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, SPECIFICALLY ACKNOWLEDGES AND AGREES THAT EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES AS SET FORTH IN THIS CONTRACT AND THE SPECIAL WARRANTY DEEDS, UPON CLOSING THIS TRANSACTION IT FOREVER WAIVES, RELEASES AND DISCHARGES ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, JUDGMENTS, LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING WITHOUT LIMITATION, ATTORNEYS' FEES), WHETHER SUIT IS INSTITUTED OR NOT, WHETHER KNOWN OR UNKNOWN, LIQUIDATED OR CONTINGENT THAT PURCHASER HAS, MIGHT HAVE HAD OR MAY HAVE AGAINST SELLERS OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, CONTRACTORS OR AFFILIATES WITH RESPECT TO THE FOLLOWING: THE CONDITION OF THE PROPERTIES, EITHER PATENT OR LATENT (INCLUDING WITHOUT LIMITATION, ENVIRONMENTAL CONDITIONS); SELLERS' OR PURCHASER'S ABILITY OR INABILITY TO OBTAIN OR MAINTAIN BUILDING PERMITS, EITHER TEMPORARY OR FINAL CERTIFICATES OF OCCUPANCY, OTHER LICENSES FOR USE AND/OR OPERATION OF THE PROPERTY AND/OR CERTIFICATES OF COMPLIANCE FOR THE PROPERTIES; THE ACTUAL OR POTENTIAL INCOME OR PROFITS TO BE DERIVED FROM THE PROPERTIES; THE REAL ESTATE TAXES OR ASSESSMENTS HEREAFTER PAYABLE THEREON; THE COMPLIANCE WITH ANY ENVIRONMENTAL OR OCCUPATIONAL PROTECTION, POLLUTION, SUBDIVISION OR LAND USE LAWS, RULES, REGULATIONS OR REQUIREMENTS OR LIABILITY FOR VIOLATIONS THEREOF; AND ANY OTHER STATE OF FACTS WHICH EXISTS WITH RESPECT TO THE PROPERTIES. THE RELEASE SET FORTH IN THIS PARAGRAPH SPECIFICALLY INCLUDES ANY CLAIMS UNDER ANY ENVIRONMENTAL LAWS, THE AMERICANS WITH DISABILITIES ACT OF 1990, 42 U.S.C. §§12101 ET SEQ., OR WITH RESPECT TO ANY ENVIRONMENTAL RISK.**

**PURCHASER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS SECTION WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE FOR THE PROPERTIES. THIS PROVISION SHALL SURVIVE CLOSING AND SHALL BE INCLUDED IN THE SPECIAL WARRANTY DEEDS TO BE DELIVERED AT CLOSING.**

Section 6. Pre-Closing Disclosure Requirements.

A. Within five (5) business days after the Effective Date of this Contract, DEER RUN SELLER and WEKIVA SELLER shall provide to the Seminole County Attorney's Office, 1101 East 1st Street, Sanford, Florida 32771, Attention: Deputy County Attorney Lynn Porter-Carlton, the following:

1. A signed W-9 Form for DEER RUN SELLER; and
2. A signed W-9 Form for WEKIVA SELLER; and
3. Copies of all boundary surveys, environmental assessments, land use studies, tests, government and agency land use approvals and/or land use permits which either SELLER has within either its possession or control.
4. As required by Section 286.23(1), Florida Statutes, a written disclosure of beneficial interest, under oath and subject to the penalties prescribed for perjury, for each SELLER, which shall state his or her name and address and the name and address of every person having a beneficial interest in the real property, however small or minimal.

Section 7. Notices. All notices or other communications hereunder to either party shall be (i) in writing and shall be deemed to be given on the earlier to occur of (a) actual receipt or (b) the third business day after deposit of both the original and copy as provided below in a regularly maintained receptacle for the United States mail, by registered or certified mail, return receipt requested, postage prepaid, addressed as provided hereinafter, and (ii) addressed:

If to Purchaser:

Richard E. Durr, Jr., CPRP, PLA, AICP  
Director, Seminole County Leisure Services Department  
100 E. 1st Street – 4<sup>th</sup> Floor  
Sanford, FL 32771  
Telephone: (407) 665-2001  
E-mail: [rdurr@seminolecountyfl.gov](mailto:rdurr@seminolecountyfl.gov)

With a copy to:

Seminole County Attorney's Office  
1101 E. 1st Street, Suite 3208  
Sanford, FL 32771  
Attention: Lynn Porter-Carlton, Esquire  
Deputy County Attorney  
Telephone: (407) 665-7234  
E-mail: [lporter-carlton@seminolecountyfl.gov](mailto:lporter-carlton@seminolecountyfl.gov)

If to Sellers:

Golf Enterprises of Central Florida, Inc.  
Wekiva Golf Club, Inc.  
Attn: Chad Barton  
4100 Wekiva Club Ct.  
Longwood, FL 32779  
E-mail: [chad@whitehorsecapitalgroupfl.com](mailto:chad@whitehorsecapitalgroupfl.com)

With a copy to:

Byrd Campbell, P.A.  
180 Park Avenue North, Suite 2A  
Winter Park, FL 32789  
Attention: Robin Uricchio  
Telephone: (407) 392-2285  
E-mail: [ruricchio@byrdcampbell.com](mailto:ruricchio@byrdcampbell.com)

Notices may also be given by overnight courier service, in which event, the notice shall be deemed delivered on the next business day. Notices may also be given by electronic mail, in which event, the notice shall be deemed delivered upon confirmation of delivery of such notice.

Section 8. Closing Period and Place of Closing.

A. SELLERS and PURCHASER shall close the sale and purchase of the Deer Run Property, including the items listed on the Deer Run Clubhouse Inventory attached as Exhibit C, and the Wekiva Property, including the Wekiva Clubhouse and Office Inventory attached as Exhibit D and the Wekiva Golf Club Equipment Inventory attached as Exhibit E, at a closing ("the Closing") to be conducted by PURCHASER's Closing Agent on the date that is mutually agreed to by the parties, but in no event later than December 31, 2021 ("Closing Date"). The sale and purchase may be closed as a "mail away" if satisfactory to Sellers and Purchaser. If PURCHASER fails to close the transaction on or before the Closing Date, PURCHASER shall be in default under the Contract and SELLERS will be entitled to terminate the Contract by written notice to PURCHASER.

B. Closing shall be held, at PURCHASER'S choice, at the office of PURCHASER'S Closing Agent or at the Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771.

Section 9. Closing Procedures. PURCHASER shall close on the Deer Run Property and the Wekiva Property, as set forth in Section 8 above, subject to the closing procedures of this Contract.

A. Conveyance. DEER RUN SELLER and WEKIVA SELLER shall convey the Deer Run Property and Wekiva Property, respectively, to PURCHASER by special warranty deeds subject only to prorated real estate taxes and assessments outstanding up to and including the Closing Date and any Permitted Exceptions as set forth on the Title Commitments.

B. Costs of Sale.

1. Title Insurance. PURCHASER may purchase owner's title insurance policies insuring PURCHASER to the full amount of the purchase price against loss or damage by reason of defect in the title of DEER RUN SELLER in the Deer Run Property and WEKIVA SELLER in the Wekiva Property or by reason of prior liens not assumed by PURCHASER under this Contract. The title insurance policies shall be issued by the Closing Agent/Title Company promptly after the Closing Date. Any title search fees and the premiums for the title insurance policies issued to PURCHASER shall be paid by PURCHASER.

2. Documentary Stamps. The cost of documentary stamps on the special warranty deeds required hereunder shall be borne by DEER RUN SELLER and WEKIVA SELLER.

3. Costs of Recording. The cost of recording the special warranty deeds shall be borne by PURCHASER. The cost of recording any document to correct a matter of title shall be borne by SELLERS.

4. Real Estate Taxes. Real estate taxes and assessments for the Deer Run Property and the Wekiva Property for the year within which the Closing occurs shall be prorated as of the day of Closing. If real estate taxes are not known for the current year, the most recent available year shall be used to calculate DEER RUN SELLER'S and WEKIVA SELLER'S prorated portions, and such estimates shall be final.

5. SELLERS' Attorneys' Fees. SELLERS shall bear SELLERS' own attorneys' fees, if any.

6. Closing Agent to Withhold SELLERS' Costs. The Closing Agent will withhold from the proceeds of the sale the costs and pro-rata real estate taxes and assessments for

which DEER RUN SELLER or WEKIVA SELLER is responsible and pay them to the proper authorities on behalf of SELLERS.

7. Real Estate Commissions. DEER RUN SELLER and WEKIVA SELLER represent that that no real estate commissions, finders' fees or brokers' fees are due to be paid as a SELLERS' cost at closing. SELLERS agree to indemnify, defend against and hold PURCHASER harmless from any claim, liability, obligation, cost or expense (including attorneys' fees and expenses) for commissions or fees relating to this sale and purchase. The indemnity obligation set forth in this paragraph shall survive the Closing or any termination of this Contract.

C. Closing Documents. On the Closing Date, DEER RUN SELLER and WEKIVA SELLER shall execute and deliver the following items:

1. Special warranty deeds for the Deer Run Property and Wekiva Property, respectively, duly executed in form sufficient and acceptable for recordation;

2. A Seller's affidavit by DEER RUN SELLER in form sufficient and acceptable to the Title Company so as to allow it to eliminate the standard owner's exceptions, including the parties in possession, mechanic's lien, and gap exceptions, from the title commitment and policy and running to the benefit of PURCHASER and the Title Company insuring title to the Deer Run Property stating that there are no outstanding unrecorded options or contracts for sale of the Deer Run Property involving anyone other than PURCHASER, that the Deer Run Property is unencumbered except as specifically set forth in the Title Commitment, and that no construction or repairs have been made, nor any work done to or on the Property by DEER RUN SELLER which has not been paid for in full, nor any contract entered into nor anything done upon DEER RUN SELLER'S instructions which would cause or result in a lien or claim of lien to be made against the Deer Run Property under any construction lien law;

3. A Seller's affidavit by WEKIVA SELLER in form sufficient and acceptable to the Title Company so as to allow it to eliminate the standard owner's exceptions, including the parties in possession, mechanic's lien, and gap exceptions, from the title commitment and policy and running to the benefit of PURCHASER and the Title Company insuring title to the Wekiva Property stating that there are no outstanding unrecorded options or contracts for sale of the Wekiva Property involving anyone other than PURCHASER, that the Wekiva Property is unencumbered except as specifically set forth in the Title Commitment, and that no construction or repairs have been made, nor any work done to or on the Property by WEKIVA SELLER which has not been paid for in full, nor any contract entered into nor anything done upon WEKIVA SELLER'S instructions which would cause or result in a lien or claim of lien to be made against the Wekiva Property under any construction lien law;

4. A Non-Foreign Certification By Transferor affidavit meeting the requirements of the Internal Revenue Service executed by DEER RUN SELLER; and

5. A Non-Foreign Certification By Transferor affidavit meeting the requirements of the Internal Revenue Service executed by WEKIVA SELLER; and

6. Such further documents as may reasonably be required to vest title to the Deer Run Property or Wekiva Property in PURCHASER as provided for in this Contract and to enable the Title Company to insure the title thereto in accordance with the terms of this Contract.

Section 10. PURCHASER'S Representations and Warranties.

A. PURCHASER represents that it has the capacity to enter into this Contract and that the person signing below on behalf of PURCHASER is duly authorized to execute this Contract.

B. Prior to execution hereof, PURCHASER represents and warrants that it has the financial capability to perform its obligations hereunder, both before and after Closing, including, without limitation, the ability to pay when due all financial commitments made by PURCHASER hereunder.

Section 11. SELLERS' Representations and Warranties. DEER RUN SELLER and WEKIVA SELLER hereby represent and warrant to PURCHASER, based on SELLERS' current, actual knowledge, as opposed to imputed or constructive knowledge of Chad Barton without any duty of investigation, that:

A. Chad Barton is the person having (i) direct responsibility for the management of the Properties and (ii) the most comprehensive knowledge of the matters set forth in this Section 11 of this Contract. Chad Barton is acting for and on behalf of SELLERS and is in no manner expressly or impliedly making any representations or warranties in an individual capacity. PURCHASER hereby waives any right to sue or to seek any personal judgment of claim against Chad Barton and this waiver shall survive Closing or termination of this Contract.

B. DEER RUN SELLER has good and indefeasible title for sale and purchase of the Deer Run Property and shall maintain this title in good standing and the title, at closing, shall be good and indefeasible and shall comply, upon title transfer, as called for in this Contract.

C. WEKIVA SELLER has good and indefeasible title for sale and purchase of the Wekiva Property and shall maintain this title in good standing and the title, at closing, shall be good and indefeasible and shall comply, upon title transfer, as called for in this Contract.

D. There is no pending or, to SELLERS' knowledge, threatened condemnation or similar proceeding affecting the Deer Run Property or the Wekiva Property or any portion thereof, nor do SELLERS have knowledge that any such action is contemplated.

E. There are no legal actions, suits or other legal or administrative proceedings, pending or to SELLERS' knowledge, threatened, that affect the Deer Run Property or the Wekiva Property or any portion thereof, nor do SELLERS have knowledge that any such action is contemplated.

F. DEER RUN SELLER and WEKIVA SELLER have not filed, voluntarily or involuntarily, for bankruptcy relief within the last year under the laws of the United States Bankruptcy Code, nor has any petition for bankruptcy or receivership been filed against either SELLER within the last year.

G. DEER RUN SELLER and WEKIVA SELLER have not received actual written notice, and have no knowledge that any governmental or quasi-governmental agency or authority intends to commence construction of any special or off-site improvements which would impose any special or other assessment against the Deer Run Property or the Wekiva Property or any part thereof.

H. DEER RUN SELLER has the capacity to enter into this Contract.

I. WEKIVA SELLER has the capacity to enter into this Contract.

J. SELLERS have received no actual written notice from any governmental authority that the Deer Run Property or the Wekiva Property or any part thereof, is in violation of any applicable laws, ordinances, regulations, statutes, or governmental rules.

K. DEER RUN SELLER has not engaged in any action that would create a conflict of interest in the performance of DEER RUN SELLER'S obligations under this Contract with the PURCHASER which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes (2021), relating to ethics in government.

L. WEKIVA SELLER has not engaged in any action that would create a conflict of interest in the performance of WEKIVA SELLER'S obligations under this Contract with the PURCHASER which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes (2021), relating to ethics in government.

Section 12. Purchaser's Studies. Notwithstanding anything in this Contract to the contrary, in the event this Contract is terminated, then PURCHASER shall deliver to SELLERS copies of all surveys, reports, studies, plans, specifications and drawings which have been prepared by PURCHASER or PURCHASER'S third-party consultants with respect to the Properties (collectively called PURCHASER'S Studies") subject to any restriction in such delivery to SELLERS due to the confidential or proprietary nature of any of PURCHASER'S Studies.

Section 13. Statutory Notice-Special Assessment Liens Imposed by Public Body. The Properties may be subject to unpaid special assessments lien(s) imposed by a public body. A public body may include a Community Development District.

Section 14. Captions. The captions contained herein are for convenience only and are not a part of this Contract.

Section 15. Entire Agreement. This Contract contains the entire agreement between DEER RUN SELLER, WEKIVA SELLER, and PURCHASER and all other representations, negotiations and agreements, written and oral, with respect to the Deer Run Property, the Wekiva Property or any portion thereof, are superseded by this Contract and are of no force and effect. This Contract may be amended and modified only by an instrument in writing executed by all parties hereto.

Section 16. Assignment. This Contract is not assignable.

Section 17. Parties Bound. This Contract shall be binding upon the parties and their successors, subject to the limitation on assignment set forth above.

Section 18. Applicable Law and Venue. This Contract shall be construed by and controlled under the laws of the State of Florida. The sole venue for any legal action in connection with this Contract is the Eighteenth Judicial Circuit Court in and for Seminole County.

Section 19. Partial Invalidity. In the event that any paragraph or portion of this Contract is determined to be unconstitutional, unenforceable or invalid, such paragraph or portion of this Contract shall be stricken from and construed for all purposes not to constitute a part of this Contract, and the remaining portions of this Contract shall remain in full force and effect and shall, for all purposes, constitute this entire Contract.

Section 20. Construction of Contract. All parties hereto acknowledge that they have either had the benefit of independent counsel with regard to this Contract, or had the reasonable opportunity to engage the same, and that this Contract has been prepared as a result of the joint efforts of both parties. Accordingly, all parties agree that the provisions of this Contract shall not be construed or interpreted for or against any party hereto based upon authorship.

Section 21. Counterparts. This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original. All such counterparts will be construed together and will constitute one and the same instrument. Additionally, the parties and any third party may rely on a copy or facsimile or by email in portable document format (.pdf) of an executed counterpart as if such copy, facsimile or pdf were an original.

Section 22. Effective Date. The Effective Date of this Contract shall be the date of last execution by DEER RUN SELLER, WEKIVA SELLER or PURCHASER.

IN WITNESS WHEREOF, the parties hereto have made and executed this instrument on the date(s) noted below.

WITNESSES:

[Signature]  
SIGNATURE  
Irene Vasquez  
PRINTED NAME  
[Signature]  
SIGNATURE  
Shani Beach  
PRINTED NAME

DEER RUN SELLER:  
GOLF ENTERPRISES OF CENTRAL  
FLORIDA, INC.

By: [Signature]  
Its: MADRID, DIRECTOR  
Date: 12/2/4

WITNESSES:

[Signature]  
SIGNATURE  
Irene Vasquez  
PRINTED NAME  
Beach  
SIGNATURE  
Shani Beach  
PRINTED NAME

WEKIVA SELLER:  
WEKIVA GOLF CLUB, INC.

By: [Signature]  
Its: MADRID, DIRECTOR  
Date: 12/2/4

*[Remainder of page left intentionally blank; signatory page to follow.]*

PURCHASER:  
SEMINOLE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
GRANT MALLOY  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
BOB DALLARI, Chairman

Date: \_\_\_\_\_

For the use and reliance of  
Seminole County only.

As authorized for execution by the Board of  
County Commissioners at its \_\_\_\_\_,  
2021, regular meeting.

Approved as to form and  
legal sufficiency.

\_\_\_\_\_  
County Attorney

T:\Users\Leisure Services\Deer Run and Wekiva\Contract for Sale and Purchase - final.docx

## EXHIBIT A

### DESCRIPTION:

#### PARCEL B (DEER RUN)

Begin at the Southeast corner of Lot 10, DEER RUN UNIT 6, recorded in Plat Book 25, Page 94, Public Records of Seminole County, Florida; thence North 08 degrees 52 minutes 36 seconds East, 167.00 feet along the East line of said DEER RUN UNIT 6 to the Northeast corner of Lot 9 of said DEER RUN UNIT 6, said corner lying on the Southerly boundary of STERLING PARK UNIT TWO recorded in Plat Book 17, Pages 87 and 88, Public Records of Seminole County, Florida; thence South 86 degrees 37 minutes 09 seconds East, 740.94 feet along the Southerly boundary of said STERLING PARK UNIT TWO; thence North 04 degrees 10 minutes 54 seconds East, 198.57 feet along the East line of said STERLING PARK UNIT TWO to the Southerly line of STERLING PARK UNIT THREE recorded in Plat Book 18, Pages 52, 53 and 54, Public Records of Seminole County, Florida; thence along the Southerly boundary of said STERLING PARK UNIT THREE run South 86 degrees 21 minutes 46 seconds East, 206.502 feet; thence North 56 degrees 32 minutes 05 seconds East, 212.174 feet; thence North 81 degrees 41 minutes 40 seconds East, 306.904 feet; thence North 46 degrees 43 minutes 23 seconds East, 250.416 feet; thence North 35 degrees 50 minutes 16 seconds East, 732.719 feet; thence North 05 degrees 15 minutes 28 seconds East, 163.689 feet; thence North 45 degrees 28 minutes 29 seconds East, 511.963 feet to the Westerly line of STERLING PARK UNIT FOUR recorded in Plat Book 21, Pages 6 and 7, Public Records of Seminole County, Florida; thence leaving the Southerly boundary of said STERLING PARK UNIT THREE run along the Westerly boundary of said STERLING PARK UNIT FOUR, South 08 degrees 32 minutes 10 seconds West 85.34 feet to the Southerly boundary of said STERLING PARK UNIT FOUR, thence long said South boundary run South 68 degrees 50 minutes 53 seconds East, 507.25 feet; thence North 78 degrees 24 minutes 32 seconds East, 539.45 feet; thence North 62 degrees 05 minutes 27 seconds East, 283.48 feet; thence South 42 degrees 35 minutes 23 seconds, 219.43 feet; thence South 52 degrees 49 minutes 27 seconds West 468.48 feet; thence South 11 degrees 25 minutes 00 seconds East 710.00 feet; thence South 87 degrees 07 minutes 42 seconds East, 370.36 feet; thence leaving the boundary of said STERLING PARK UNIT FOUR run North 86 degrees 28 minutes 25 seconds East, 480.00 feet; thence South 33 degrees 27 minutes 06 seconds East, 405.00 feet; thence South 73 degrees 24 minutes 00 seconds West, 911.60 feet; thence North 80 degrees 00 minutes 00 seconds West, 1,247.50 feet; thence South 37 degrees 00 minutes 00 seconds West, 205.00 feet; thence South 06 degrees 59 minutes 13 seconds West, 150.30 feet; thence South 19 degrees 39 minutes 01 seconds East, 410.00 feet; thence South 70 degrees 20 minutes 59 seconds West, 420.48 feet to the point of curvature of a curve concave Southeasterly, having a radius of 840.00 feet and a central angle of 20 degrees 33 minutes 02 seconds; thence Southwesterly 301.28 feet along the arc of said curve to the right of way of Eagle Circle South as platted in DEER RUN UNIT 8 "A", recorded in Plat Book 26, Pages 89 and 90, Public Records of Seminole County, Florida; thence continue 177.92 feet along the arc of said curve and along said right of way to the most Easterly corner of Lot 15 of said DEER RUN UNIT 8 "A"; thence leaving said curve from a tangent bearing of South 37 degrees 39 minutes 49 seconds West, run along Northerly boundary of said DEER RUN UNIT 8 "A" North 34 degrees 21 minutes 49 seconds West, 229.50 feet; thence North 88 degrees 57 minutes 46 seconds West, 150.00 feet; thence South 46 degrees 36 minutes 49 seconds West, 100 feet; thence South 18

degrees 49 minutes 55 seconds West, 352.98 feet; thence North 55 degrees 45 minutes 25 seconds West, 75.00 feet; thence North 78 degrees 42 minutes 13 seconds West, 110.00 feet; thence South 75 degrees 50 minutes 01 seconds West, 70.17 feet; thence South 58 degrees 17 minutes 06 seconds West, 170.00 feet to the Easterly line of DEER RUN UNIT 8 "B", recorded in Plat Book 27, Page 16, Public Records of Seminole County, Florida; thence along the boundary of said DEER RUN UNIT 8 "B"; run North 89 degrees 39 minutes 01 seconds West, 295.00 feet; thence North 00 degrees 20 minutes 59 seconds East, 50.00 feet; thence North 37 degrees 37 minutes 23 seconds West, 130.00 feet; thence North 84 degrees 36 minutes 03 seconds West, 225.00 feet; thence South 11 degrees 53 minutes 57 seconds West, 820.00 feet to a point on the Northerly right of way of Eagle Circle South, said point lying on a curve concave Southeasterly, having a radius of 520.00 feet; thence from a tangent bearing of South 73 degrees 57 minutes 59 seconds West, run Southwesterly 117.90 feet along the arc of said curve and also along Northerly right of way of said Eagle Circle South to the point of reverse curvature of a curve concave Northerly having a radius of 160.00 feet and a central angle of 50 degrees 48 minutes 13 seconds, said curve lying on the Northerly boundary of STERLING PARK UNIT 24, recorded in Plat Book 20, Pages 82, 83 and 84, Public Records of Seminole County, Florida; thence run Westerly 141.87 feet along the arc of said curve to the Easterly boundary of DEER RUN UNIT 22, recorded in Plat Book 24, Pages 3 and 4, Public Records of Seminole County, Florida; thence leaving said curve and the Northerly right of way of said Eagle Circle South from a tangent bearing of North 68 degrees 13 minutes 16 seconds West, run along the boundary of said DEER RUN UNIT 22, North 08 degrees 05 minutes 11 seconds West 59.09 feet; thence North 36 degrees 36 minutes 07 seconds West, 346.42 feet; thence North 34 degrees 51 minutes 24 seconds East, 201.39 feet; thence North 18 degrees 06 minutes 56 seconds West, 400.28 feet; thence North 25 degrees 12 minutes 10 seconds West, 250.47 feet to the North boundary of said DEER RUN UNIT 22; thence South 89 degrees 25 minutes 50 seconds West, 659.79 feet along said North boundary to a point of the Easterly right of way of Eagle Circle as platted in DEER RUN UNIT 5, recorded in Plat Book 26, Pages 33 and 34, Public Records of Seminole County, Florida, said point lying on a curve concave Westerly having a radius of 755.47 feet and a central angle of 04 degrees 24 minutes 40 seconds; thence leaving the boundary of said DEER RUN UNIT 22 from a tangent bearing of North 14 degrees 14 minutes 23 seconds East, run Northerly 58.16 feet along the arc of said curve and also along the Easterly right of way of said Eagle Circle to the point of reverse curvature of a curve concave Southeasterly having a radius of 25.00 feet and a central angle of 82 degrees 58 minutes 33 seconds, said point lying on the Southerly right of way of Fairway Oaks Drive as platted in FAIRWAY OAKS AT DEER RUN, recorded in Plat Book 23, Pages 41, 42 and 43, Public Records of Seminole County, Florida; thence along the Southerly right of way of said Fairway Oaks Drive run Northeasterly 36.21 feet along the arc of said curve to the point of reverse curvature of a curve concave Northerly having a radius of 370.00 feet and a central angle of 11 degrees 27 minutes 06 seconds; thence Easterly 73.95 feet along the arc of said curve to the point of tangency; thence North 81 degrees 21 minutes 10 seconds East, 90.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 1300.00 feet and a central angle of 11 degrees 51 minutes 54 seconds; thence Northerly 269.21 feet along the arc of said curve to the point of reverse curvature of a curve concave Southeasterly having a radius of 795.00 feet and a central angle of 11 degrees 26 minutes 57 seconds; thence Northeasterly 158.86 feet along the arc of said curve to the point of compound curvature of a curve concave Southerly having a radius of 260.00 feet and a central angle of 29 degrees 52 minutes 50 seconds; thence Easterly 135.59 feet along the arc of said curve to the point of reverse curvature of a curve concave Northerly having a radius of 215.00 feet and a central angle of 49 degrees 27 minutes 54 seconds; thence Easterly 185.62 feet along the arc of said curve to the most Westerly corner of Lot 43 FAIRWAY OAKS AT DEER RUN FIRST REPLAT, recorded in Plat Book 26, Page 15, Public Records of Seminole

County, Florida; thence leaving the Southerly right of way of Fairway Oaks Drive from a tangent bearing of North 61 degrees 21 minutes 09 seconds East, run South 30 degrees 50 minutes 00 seconds East, 140.16 feet along the Westerly line of said Lot 43; thence along the Southeasterly boundary of said FAIRWAY OAKS AT DEER RUN FIRST REPLAT, run North 60 degrees 19 minutes 31 seconds East, 219.35 feet; thence North 51 degrees 48 minutes 00 seconds East, 237.31 feet to the most Southerly corner of Lot 38 of said FAIRWAY OAKS AT DEER RUN; thence along the boundary of said FAIRWAY OAKS AT DEER RUN, run South 40 degrees 36 minutes 54 seconds East, 496.31 feet; thence South 77 degrees 54 minutes 25 seconds East, 169.85 feet; thence North 53 degrees 53 minutes 31 seconds East, 692.18 feet; thence North 36 degrees 36 minutes 37 seconds East, 93.16 feet; thence North 15 degrees 13 minutes 02 seconds East, 172.63 feet; thence North 05 degrees 27 minutes 03 seconds West, 197.06 feet; thence South 46 degrees 08 minutes 23 seconds West, 164.93 feet to a point on a curve concave Southerly having a radius of 50.00 feet and a central angle of 69 degrees 12 minutes 45 seconds; thence from a tangent bearing of North 43 degrees 51 minutes 37 seconds West, run Westerly 60.39 feet along the arc of said curve; thence leaving said curve run North 23 degrees 04 minutes 22 seconds West, 160.41 feet; thence South 33 degrees 12 minutes 14 seconds West, 240.07 feet; thence North 50 degrees 53 minutes 44 seconds West, 103.26 feet; thence North 66 degrees 17 minutes 54 seconds West, 206.28 feet; thence North 84 degrees 28 minutes 36 seconds West, 206.28 feet; thence South 78 degrees 43 minutes 41 seconds West, 207.14 feet; thence South 59 degrees 10 minutes 00 seconds West, 623.94 feet; thence South 64 degrees 52 minutes 39 seconds West, 175.87 feet; thence South 30 degrees 50 minutes 00 seconds East, 145.00 feet to a point of the Northerly right of way of said Fairway Oaks Drive, said point lying on a curve concave Northerly having a radius of 165.00 feet and a central angle of 29 degrees 12 minutes 16 seconds; thence along the Northerly right of way of said Fairway Oaks Drive from a tangent bearing of South 81 degrees 36 minutes 47 seconds West, run Westerly 84.10 feet along the arc of said curve to the point of reverse curvature of a curve concave Southerly having a radius of 310.00 feet and a central angle of 29 degrees 52 minutes 50 seconds; thence Westerly 161.67 feet along the arc of said curve to the point of compound curvature of a curve concave Southeasterly having a radius of 845.00 feet and a central angle of 11 degrees 26 minutes 57 seconds; thence Southwesterly 168.85 feet along the arc of said curve to the point of reverse curvature of a curve concave Northwesterly having a radius of 1250.00 feet and a central angle of 11 degrees 51 minutes 54 seconds; thence Southwesterly 258.85 feet along the arc of said curve to the point of tangency; thence South 81 degrees 21 minutes 10 seconds West, 90.00 feet to the point of curvature of a curve concave Northerly having a radius of 320.00 feet and a central angle of 10 degrees 19 minutes 00 seconds; thence Westerly 57.62 feet along the arc of said curve to the point of compound curvature of a curve concave Northeasterly having a radius of 25.00 feet and a central angle of 90 degrees 47 minutes 46 seconds; thence Northerly 39.62 feet along the arc of said curve to the reverse curvature of a curve concave Westerly, having a radius of 755.47 feet and a central angle of 09 degrees 29 minutes 45 seconds; thence leaving the Northerly right of way of said Fairway Oaks Drive run Northerly 125.21 feet along the arc of said curve and also along the Easterly right of way of said Eagle Circle to the point of tangency; thence continuing along the Easterly right of way of said Eagle Circle, run North 07 degrees 01 minutes 49 seconds West, 127.78 feet to the point of curvature of curve concave Easterly having a radius of 674.71 feet and a central angle of 07 degrees 36 minutes 37 seconds; thence Northerly 89.62 feet along the arc of said curve to the Southerly line of Lot 21 of said DEER RUN UNIT 6; thence leaving said Easterly right of way of Eagle Circle from a tangency bearing of North 00 degrees 34 minutes 48 seconds East, run North 77 degrees 18 minutes 36 seconds East, 1080.68 feet along the Southerly line of Lots 21, 20, 19, 17, 16, 15, 14, 13, 12, 11 and 10 of said DEER RUN UNIT 6 to the POINT OF BEGINNING.

LESS Parcel B-3 (Villas at Deer Run)

A portion of land lying in Section 15, Township 21 South, Range 30 East, being more particularly described as follows:

BEGIN at the most Easterly corner of Lot 15, Deer Run Unit-8 "A", as recorded in Plat Book 26, Pages 89 through 90 of the Official Records of Seminole County, Florida, said point also being a point on the Westerly right-of-way line of eagle Circle Drive; thence departing said Westerly right-of-way line run North 35°12'21" West along the Northerly line of Lot 15 and Lot 16 of said Deer Run Unit-8 "A" for a distance of 229.50 feet to a Northerly corner of Lot 16; thence run North 89°48'18" West along the Northerly lines of said Lot 16 and Lot 17 of said Deer Run Unit-8 "A" for a distance of 150.00 feet to a Northerly corner of said Lot 17; thence run South 45°46'17" West along the Northwesterly line of said Lot 17 for a distance of 100.00 feet to the Westerly corner of said Lot 17; thence run South 17°59'23" West along the Westerly line of Lot 18 of said Deer Run Unit-8 "A" for a distance of 114.98 feet to the Westerly corner of said Lot 18; thence departing said Westerly corner run North 89°46'06" West for a distance of 222.88 feet; thence run North 34°17'02" West for a distance of 146.55 feet; thence run North 55°42'58" East for a distance of 577.64 feet; thence run South 34°17'02" East for a distance of 77.68 feet; thence run South 88°26'57" East for a distance of 50.00 feet to a point on a non-tangent curve, concave to the East and having a radius of 150.32 feet, thence from a tangent bearing of South 01°33'03" West, run Southeasterly along said curve through a central angle of 47°13'04" for an arc distance of 123.88 feet to a point of tangency; thence run South 45°40'01" East for a distance of 244.87 feet to a point on a non-tangent curve concave Southeasterly and having a radius of 819.33 feet said point also being on the aforesaid Westerly right-of-way line of Eagle Circle Drive, thence from a tangent bearing of South 46°50'18" West run Southwesterly along said curve and aforesaid Westerly right-of-way line through a central angle of 10°08'32" for an arc distance of 145.03 feet to aforesaid POINT OF BEGINNING.

## EXHIBIT B

### DESCRIPTION NO- ONE:

#### GOLF COURSE- FAIRWAYS NO.6, 7, 11,13 AND 14

From the West 1/4 corner of Section 5, Township 21 South, Range 29 East, Seminole County, Florida run N.88°41'19"E. along the East-West center section line of said Section 5, a distance of 4.57 feet to the Point of Beginning, Run thence true North 487.38 feet; thence N. 70°34'29"W. 154.85 feet; thence N.29°26'21 "W, 36.91 feet to a point of curvature concave Southerly, with a radius of 25.00 feet and a central angle of 81°14'36", run thence Northeasterly along the arc of said curve 35.45 feet to the point of reverse curvature of a curve concave Northerly with a radius of 467.66 feet and a central angle of 52°24'22", run thence Easterly long the arc of said curve 427.75 feet to the point of tangency; run thence N .65°59'51 "E. 121.74 feet; thence S.12°54'11"E. 1079.25 feet, thence S.67°46'57"E. 76.69 feet; thence N.61 °48'13"E. 507.37, feet thence S.44°36'40"E. 115.00 feet to the point of curvature of curve concave Westerly; with a radius of 25.00 feet and a central angle of 90°, run thence Southerly along the arc of said curve 39.27 feet to the point of tangency, said point being on the easterly right-of-way line of East Wekiva Trail, as per plat of "Hunt Club Boulevard and East Wekiva Trail", recorded in Plat Book 10, Page 49 through 51, Public Records of Seminole County, Florida; run thence S. 4 5°23'20"W. along said Westerly right-of-way line 690.39 feet to point lying N.45°23'20"E. 550.00 feet of the point of curvature of a curve with a radius of 913.66 feet and a central angle of 45°30'35", as per said plat of "Hunt Club Boulevard and East Wekiva Trail", run thence N.38°11'20"W. 632.77 feet, thence S.87°26'38"W. 112.11 feet; thence S.36°02'41"W 486.05 feet; thence S 66°10'35"W. 1299.75 feet; thence S.69°48'34"W. 165.15 feet, thence S.13°06'14"W. 102.24 feet to a point on the North right of way line of aforesaid East Wekiva Trail, run thence along said North right-of-way line N.77°19'49"W. 309.88 feet to the point of curvature of a curve concave Northeasterly with a radius of 25.00 feet and a central angle of 91°55'25", run thence Northwesterly along the arc of said curve 40.11 feet to the point of tangency, said point of tangency being on the Easterly right-of- way line of the Southerly intersection of Hunt Club Boulevard, as per aforesaid plat of "Hunt Club Boulevard and East Wekiva Trail", thence leaving the aforesaid plat of "Hunt Club Boulevard and East Wekiva Trail" run N.14°35'36"E. 104.37 feet to the point of curvature of a curve concave Easterly with a radius of 1389.53 feet and a central angle of 12°29'18", run thence Northerly along the arc of said curve 302.87 feet to the point of tangency, run thence S.63°09'25"E., 65.46 feet, thence N.55°11'46" E. 499.32 feet, thence N.33°28'35"E. 148.66 feet; thence N.22°34'25" E. 512.20 feet to a point on a curve concave Southerly, with a radius of 395.00 feet, a central angle of 23°00'00" and a tangent bearing of N.81°33'36"E, run thence Easterly along the arc of a said curve 158.56 feet to the point of tangency, run thence S 29°29'11"E 154.58 feet; thence S.23°28'31"W. 489.52 feet thence S.22°17'50"E. 150.23 feet, thence N.74°24'59"E. 413.19 feet; thence N.39°17'52" E. 476.83 feet; thence N.19°17'24"E. 84.76 feet, thence true North 190.62 feet to the Point of Beginning.

LESS:

#### DESCRIPTION (1A)

From the Southeast corner of the Northeast 1/4 of Section 6, Township 21 South, Range 29 East, Seminole County, Florida, run N.00°00'56"E. along the East line of said Northeast 1/4 of Section 6, a distance of 488.97 feet thence N.70°34'29"W. 121.18 feet to the point of beginning; thence continue N.70°34'29"W. 28.96 feet; thence N.29°26'21"E. 36.91 feet to the point of curvature of a curve concave Southeasterly and having a radius of 25.00 feet thence run Northeasterly along the arc of said curve 35.45 feet through a central angle of 81°14'36" to the point of reverse curvature of a curve concave

Northerly, and having a radius of 467.66 feet thence run Easterly along the arc of said curve 23.62 feet through a central angle of 02°53'36" to a point on a curve concave southerly, and having a radius of 25.00 feet thence from a tangent bearing of N.72°12'39"W. run Westerly along the arc of said curve 36.73 feet through a central angle of 84°10'30" to the point of tangency; thence run 8.23°38'51 "W. 16.24 feet to the point of curvature of a curve concave Southeasterly and having a radius of 333.78 feet; thence run Southwesterly along the arc of said curve 17.73 feet through a central angle of 03°02'37" to the point of beginning.

DESCRIPTION NO. TWO:  
GOLF COURSE FAIRWAY NO. 3, 4, 5 AND 8

From the West 1/4 corner of Section 5, Township 21 South, Range 29 East, Seminole County, Florida, run N.89°41'19"E. along the East - West center section line of said Section 5, a distance of 1173.32 feet for a Point of Beginning, run thence N.09°41'33"W. 259.88 feet; thence N.07°33'04"W. 783.80 feet; thence N.37°08'48"E. 82.80 feet; thence N.14°16'52"E. 227.02 feet thence N.75°57'50"W. 98.95 feet; thence S.78°11'35"W. 180.83 feet thence N.74°04'38"W. 346.29 feet; thence N.76°15'03"W. 290.32 feet; thence N.54°52'21"W. 519.64 feet thence S.53°58'21 "W. 95.21 feet; thence S.23°13'54"E. 453.80 feet thence S.30°07'24"E. 727.77 feet to the point of curvature of a curve concave Northerly with a radius of 407.66 feet, a central angle of 21°47'06" and a tangent bearing of S.58°16'35"W. run thence Westerly along the arc of said curve 155.00 feet to the point of tangency; run thence N.15°42'47"W. 96.89 feet; thence N. 41°41'24"W. 673.58 feet thence N.23°29'00"W. 596.01 feet to the point of curvature of a curve concave Northwesterly with a radius of 1631.56 feet a central angle of 00°52'41" and a tangent bearing of N26°18'18"E. : run thence Northerly along the arc of said curve 25.00 feet to the point of tangency; run thence North 25°25'37"E. 356.63 feet to the point of curvature of a curve concave Southerly with a radius of 25.00 feet and a central angle of 90°17'22", said point of curvature being on the Easterly right-of-way line of Hunt Club Boulevard, at the Northerly intersection of Hunt Club Boulevard and East Wekiva Trail, as per plat of "Hunt Club Boulevard and East Wekiva Trail", recorded in Plat Book 18, Pages 49 through 51, Public Records of Seminole County, Florida, run thence Easterly along the arc of said curve 38.39 feet to the Point of compound curvature on the Southerly right-of-way line of aforesaid East Wekiva Trail, concave Southerly with a radius of 2272.55 feet and a central angle of 07°31'31"; run thence Easterly along the arc of said curve and said Southerly right-of-way line 298.48 feet to the point of reverse curvature of a curve concave Northeasterly with a radius of 2352.55 feet and a central angle of 7°32'27"; run thence Southeasterly along the arc of said curve 309.62 feet to the point of compound curve or a curve concave Northeasterly with a radius of 1020.32 feet and a central angle of 29°41'30"; run thence Southeasterly along the arc of said curve 528.75 feet to the point to tangency; run thence N.86°00'33"E. 378.53 feet to the point of curvature of a curve concave Southerly with a central angle of 43°01'08", and a radius of 565.45 feet run thence Southeasterly along the arc of said curve 424.55 feet to the point of tangency; thence leaving the aforesaid Southerly right-of-way line of the East Wekiva Trail, run S.11°11'11"E. 610.71 feet; thence S.53°35'57"W. 146.00 feet; thence S.15°24'19"E. 588.42 feet; thence S.09°42'30"E. 421.03 feet thence S.47°29'57"E. 72.24 feet to a point on the Westerly right-of way line of aforesaid East Wekiva Trail, said point lying S.45°23'30"W. 40.00 feet to the point of curvature of a curve concave Westerly with a central angle of 58°03'50', and a radius of 896.88 feet as per aforesaid plat of Hunt Club Boulevard and East Wekiva Trail; run thence S.45°23'40"W. along the said West right-of-way line 200.00 feet to the point of curvature of a curve concave Northerly with a radius of 25.00 feet and a central angle of 90°; thence leaving said West right-of-way line, run Southwesterly along the arc of said curve 39.27 feet to the point of tangency; run thence N.44°36'40"W. 115.00 feet thence N.43°48'36"W. 47.32 feet thence N.09°41'33"W.108.38 feet to Point of Beginning.

DESCRIPTION NO. THREE  
GOLF COURSE FAIRWAY NO.12

From the East 1/4 section corner of Section 6, Township 21 South, Range 29 East, Seminole County, Florida, run N.88°33'57"W. along the East West center section line of said Section 6, a distance of 764.32 feet thence N.26°25'49"E. 17.31 feet to the Point of Beginning; run thence further N.26°25'49"E. 548.07 feet thence N.40°31'06"E. 255.01 feet; thence S.60°33'39"E. 192.43 feet to the point of curvature of a curve concave Westerly with a radius of 25.00 feet and a central angle of 90°; run thence Southerly along the arc of said curve 39.27 feet to the point of tangency; run thence S.29°26'21" W. 40.00 feet; thence S.40°38'31"W. 705.65 feet to a point on a curve concave Southerly with a radius of 445.00 feet, a central angle of 13°59'14", and a tangent bearing of N.75°26'24"W. ; run thence Westerly along the arc of said curve 108.63 feet to the Point of Beginning.

AND

DESCRIPTION 3(A)

From the Southeast corner of the Northeast 1/4 of Section 6, Township 21 South, Range 29 East, Seminole County, Florida. run N. 00°00'56"E. along the East line of said Northeast 1/4 of Section 6, a distance of 488.97 feet thence N.70°34'29"W. 171.19 feet to the point of beginning; thence continue N.70°34'29"W. 29.73 feet thence N .29°26'21"E. 40.00 feet to the point of curvature of a curve concave Westerly, and having a radius of 25.00 feet; thence run Northerly along the arc of said curve 39.27 feet through a central angle of 90°00'00"; thence run S.60°33'39"E. 25.00 feet to the point of curvature of a curve concave Westerly and having a radius of 25.00 feet; thence run Southerly along the arc of said curve 36.73 feet through a central angle of 84°10'30" to the point of tangency; thence run S.23°36'51"W. 16.24 feet to the point of curvature of a curve concave Southeasterly and having a radius of 383.78 feet; thence run Southwesterly along the arc of said curve 21.39 feet through a central angle of 03°11'34" to the Point of Beginning.

DESCRIPTION NO. FOUR  
GOLF COURSE FAIRWAYS NO.10, 15 AND 16

From the East 1/4 section corner of Section 6, Township 21 South, Range 29 East, Seminole County, Florida, run N.88°33'57"W. along the East West center section line of said Section 6, a distance of 1696.94 feet to the Point of Beginning; run thence S.05°29'26"E. 292.40 feet thence S.03°18'19"W. 329.55 feet thence S.41°30'54 "E. 153.09 feet thence S.30°22'49"W. 65.00 feet to the point of curvature of a curve concave Southeasterly with a radius or 1495.53 feet and a central angle of 15°47'13"; run thence Southerly along the arc of said curve 412.07 feet to the point of tangency; run thence S14°35'36"W. 109.61 feet to the point of curvature of a curve concave northwesterly with a radius of 25.00 feet and a central angle of 88°04'35", said point of curvature being on the West side of Hunt Club Boulevard, at the Southerly Intersection, of Hunt Club Boulevard and East Wekiva Trail, as shown on plat of 'Hunt Club Boulevard and' East Wekiva Trail", recorded in Plat Book 18, Pages 49 through 51, Public Records of Seminole County, Florida, run thence Southwesterly along the arc of said curve 38.43 feet to the point of tangency; said point of tangency being on the North right-of-way line of said East Wekiva Trail; thence leaving said plat of Hunt Club Boulevard and East Wekiva Trail run N.77°19'49"W. 117.18 feet; thence N.04°11'24"E. 179.16 feet; thence N.32°57'04"W. 494.56 feet; thence N.49°16'33"W. 303.49 feet; thence N.83°14'02"W. 178.24 feet; thence N.59°25'47"W. 249.71 feet thence N.37°24'48"W. 266.94 feet; thence N.47°32'09"E. 180.00 feet to the point of curvature of a curve

concave Southerly with a radius of 25.00 feet and a central angle of 90°; run thence Easterly along the arc of said curve 39.27 feet to the point of reverse curvature of a curve concave Northeasterly with a radius of 150.00 feet and a central angle of 40°; run thence Southeasterly along the arc of said curve 104.72 feet to the point of tangency; run thence S.52°59'47"E. 333.20 feet thence S.74°09'43"E. 293.13 feet; thence S.51°43'21"E. 187.26 feet; thence N.87°36'51 " E. 96.08 feet thence N.02°53'29"W. 793.01 feet; thence S.86°25'25"W. 64.12 feet; thence S.61°04'51"W. 370.16 feet thence S.64°54'57"W. 393.66 feet to a point of curvature of a curve concave Northeasterly, with a radius of 100.00 feet a central angle of 40° and a tangent bearing of N.82°27'51"W.; run thence Northwesterly along the arc of said curve 69.81 feet to the point of compound curvature of a curve concave Easterly with a radius of 25.00 feet and a central angle of 90°; run thence Northerly along the arc of said curve 39.27 feet to the point of tangency; run thence N.47°32'09"E. 1163.21 feet to the point of curvature of a curve concave Southeasterly with a radius of 349.03 feet and a central angle of 26°; run thence Northeasterly along the arc of said curve 158.38 feet to the Point of Tangency; run thence S.05°29'26"E. 938.86 feet to the Point of Beginning.

AND

DESCRIPTION (4A)

DESCRIPTION OF 10.00 FOOT STRIP EAST OF WEKIVA CLUB ESTATES SECTION FOUR:

Begin at the southeast corner of Lot 16, Wekiva Club Estates Section Four, As recorded in Plat Book 21, Page 49, public records of Seminole County, Florida. said comer also being on the Northerly right-of-way line of West Wekiva Trail, as per plat of Wekiva Hills Section One, Recorded in Plat Book 20, page 48, public records of Seminole County Florida; thence run N.12°40'11"E. along the East lot line of said Lot 16, a distance of 10.00 feet; thence S.77°19'49"E. 117.18 feet to a point on the West right-of-way line of Hunt Club Boulevard, as per plat of 'Hunt Club Boulevard and East Wekiva Trail", recorded in Plat Book 18, Pages 49 through 51, Public Records of Seminole County, Florida, run thence S.15°47'39"W. 10.02 feet to the aforesaid Northerly right-of-way line of West Wekiva Trail; thence run N.77°19'49"W. along said Northerly right-of-way line 116.64 feet to the Point of Beginning.

AND

DESCRIPTION (4B)

From the Northerlymost corner of Lot 3, Wekiva Club Estates Section Six, as recorded in Plat Book 22, Pages 39 and 40, Public Records of Seminole County, Florida, run N.47°32'09"E. along the Southerly right-of-way line of Canterclub Trail, as per said Plat of Wekiva Club Estates Section Six, 174.76 feet to a point on a curve concave Northwesterly and having a radius of 40.00 feet; thence from a tangent bearing of S.56°56'36"E. run Southerly, Easterly, and Northerly along the arc of said curve 115.56 feet through a central angle of 165°31 '15" to the point of tangency; thence leaving said Southerly right-of-way line run S.42°27'51"E. 33.00 feet to the point of beginning; thence run N.47°32'09"E. 24.47 feet to a point on a curve concave Easterly and having a radius of 25.00 feet; thence from a tangent bearing of S.47°32'09"E. run Southerly along the arc of said curve 39.27 feet through a central angle of 90°00'00" to the point of tangency; thence run N .41°16'02"W. 25.00 feet to the Point of Beginning, The above described Parcel lying in the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 21 South, Range 29 East, Seminole County, Florida.

AND

#### DESCRIPTION (4C)

From the Northerly most corner of Lot 3, Wekiva Club Estates Section Six, as recorded In Plat Book 22, Pages 39 and 40, Public Records of Seminole County, Florida, run N.47°32'09"E. along the Southerly right-of-way line of Canterclub Trail, as per said Plat of Wekiva Club Estates Section Six, 174.76 feet to a point on a curve concave Northerly and having a radius of 40.00 feet; thence from a tangent bearing of S.56°56'36" E. run Southerly, along the arc of said curve 27.51 feet through a central angle of 39°24'08" to a point of reverse curvature of a curve concave Southerly and having a radius of 31.80 feet; thence leaving said Southerly right-of-way line run Easterly along the arc of said curve 29.91 feet through a central angle of 53°52'53" to a point on a curve concave Southerly and having a radius of 25.00 feet; thence from a tangent bearing of N.42°27'51 "W., run Westerly along the arc of said curve 39.27 feet though a central angle of 90°00'00' to the point of tangency; thence run S.47°32'09"W. 160.00 feet to a point on the Northeasterly lot line of aforesaid Lot 3; thence run N.37°24'48"W. along said Northeasterly lot line 23.09 feet to the Point of Beginning, The above described Parcel lying in the Northeast 1/4 of the Southwest 1/4 of Section 6. Township 21 South, Range 29 East, Seminole County, Florida.

(DESCRIPTION (4D) INTENTIONALLY DELETED).

AND

#### DESCRIPTION (4E)

From the intersection of the North line of Section 6, Township 21 South, Range 29 East, Seminole County, Florida, and the centerline of Hunt Club Boulevard as shown on the Plat of Hunt Club Boulevard and East Wekiva Trail as recorded in Plat Book 18, Pages 49 through 51, public records of Seminole County, Florida, run S.25°25'37"W. along said centerline 263.72 feet to an intersection with the centerline of East Wekiva Trail; thence run N.64°17'57"W. along the centerline of East Wekiva Trail 78.00 feet; thence S.25°15'18"W. 30.00 feet to the Point of Beginning on the South right-of-way line of West Wekiva Trail, as per plat of Hunters Point, recorded in Plat Book 20, pages 78 through 79, public records of Seminole County, Florida; thence continue S.25°15'18"W. 10.00 feet thence N.64°17'57"W. 64.31 feet to the point of curvature of a curve concave Southerly and having a radius of 1214.50 feet thence run Westerly along the arc of said curve 384.01 feet through a central angle of 18°06'59" to the point of reverse curvature of a curve concave Northerly, and having a radius of 1392.02 feet thence run Westerly along the arc of said curve 344.14 feet through a central angle of 14°09'53" to the point of tangency; thence run N.68°15'05"W. 329.36 feet to the point of curvature of a curve concave Southerly and having a radius of 761.21 feet; thence run Westerly along the arc of said curve 190.41 feet through a central angle of 14°19'54"; thence run N.14°13'40"E. 10.08 feet to a point on a curve concave Southerly and having a radius of 771.21 feet, said point being on the South right-of-way line of West Wekiva Trail, as per plat of Wekiva Hills Section Six, recorded in Plat Book 21, pages 24 through 25, public records of Seminole County, Florida; thence run Easterly along said South right-of-way line, the following courses: from a tangent bearing of S.82°29'38"E., run Easterly along the arc of said curve 191.71 feet through a central angle of 14°14'33" to the point of tangency; thence S.68°15'05"E. 329.36 feet to the point of curvature of a curve concave, Northerly and having a radius of 1382.02 feet; thence run Easterly along the arc of said curve 341.66 feet through a central angle of 14°09'52" to the point of reverse curvature of a curve concave Southerly and having a radius of 1224.50 feet; thence run Easterly along the arc of said curve 387.18 feet through a central angle of 18°07'00" to the point of tangency; thence run S.64°17'57"E. 64.23 feet to the Point of Beginning.

AND

DESCRIPTION (4F)

From the Southwest corner of the Northeast 1/4 of Section 6, Township 21 South, Range 28 East, Seminole County, Florida, run N.01°22'28"E. along the West line of said Northeast 1/4 of Section 6, a distance of 204.65 feet to the Point of Beginning; thence run S.47°32'09"W. 254.97 feet; thence N42°27'51 "W. 83.00 feet; thence N.10°17'44"W. 27.18 feet; thence N.47°32'09"E 1173.21 feet to the point of curvature of a curve concave Southerly, and having a radius of 455.03 feet; thence run Easterly along the arc of said curve 338.45 feet through a central angle of 42°37'00"; thence S.25°38'57"E. 25.71 feet to a point on a curve concave Southerly, and having a radius of 432.03 feet; thence from a tangent bearing of N.88°21'48"W. run Westerly along the arc of the said curve 136.49 feet through a central angle of 18°06'03"; thence S.16°27'51 "E. 83.00 feet to a point on a curve concave Southeasterly, and having a radius of 349.03 feet; thence from a tangent bearing of S.73°32'09"W. run Southwesterly along the arc of said curve 158.38 feet through a central angle of 26°00'00" to the point of tangency; thence run S.47°32'09"W. 932.71 feet to the Point of Beginning.

AND

DESCRIPTION (4G)

From the Southeast corner of the Northeast 1/4 of Section 6, Township 21 South, Range 29 East, Seminole County, Florida, run N.88°33'57"W. along the South line of said Northeast 1/4 a distance of 1414.35 feet to a point on the Westerly right-of-way line of Hunt Club Boulevard Phase Two, as recorded in Plat Book 26, Page 17, Public Records of Seminole County, Florida said point also being on the Easterly line of Wekiva Country Club Villas, as recorded in Official Records Book 1378, Page 1239, Public Records of Seminole County, Florida; thence run Northerly along said Westerly right-of-way line of Hunt Club Boulevard and also a long said Easterly line of Wekiva Country Club Villas the following courses: run N .13°44'04"W. 339.71 feet to the point of curvature of curve concave Easterly and having a radius of 570.92 feet; thence run Northerly along the arc of said curve 321.89 feet through a central angle of 32°18'14" to the point of tangency; thence N.18°34'10"E. 85.82 feet to the point of curvature of a curve concave Southeasterly and having a radius of 824.16 feet; thence run Northeasterly along the arc of said curve 157.64 feet through a central angle of 10°57'32" to the point of reverse curvature of a curve concave Westerly and having a radius of 21.69 feet, said point also being the Point of Beginning; thence leaving said Westerly right-of-way line, run Northwesterly along the arc of said curve and along the Northerly line of said Wekiva Country Club Villas 33.51 feet through a central angle of 88°31'51" to the point of tangency; thence N.59°00'09"W. 96.69 feet to the point of curvature of a curve concave Southwesterly and having a radius of 402.03 feet; thence run Westerly along the arc of said curve 333.03 feet through a central angle of 47°27'42"; thence leaving said Northerly line of Wekiva Country Club Villas, run N.16°27'51"W. 30.00 feet to the point on a curve concave Southeasterly and having a radius of 432.03 feet; thence from a tangent bearing of N.73°32'09"E. run Easterly along the arc of said curve 136.49 feet through a central angle 18°06'03"; thence N.25°38'57"W. 25.71 feet to a point on a curve concave Southwesterly and having a radius of 455.03 feet thence from a tangent bearing of S.89°50'52"E. run Southeasterly along the arc of said curve 244.97 feet through a central angle of 30°50'43" to the point of tangency; thence S.59°00'09"E. 96.69 feet to the point of curvature of a curve concave Northerly and having a radius of 25.00 feet; thence run Easterly along the arc of said curve 36.97 feet through a central angle of 84°43'47" to a point on a curve concave Southeasterly and having a radius of 824.16 feet, said point also being on the aforesaid Westerly right-of-way line of Hunt Club

Boulevard; thence from a tangent bearing of S.36°16'04"W. run Southwesterly along the arc of said curve 96.94 feet through a central angle of 06°44'21"W to the Point of Beginning.

AND

DESCRIPTION FIVE

GOLF COURSE FAIRWAYS NO.1, 2, 9,17 & 18

From the East 1/4 corner of Section 6, Township 21 South, Range 29 East, Seminole County, Florida, run N.88°33'57"W. along the East - West center section line of said Section 6, a distance of 2840.03 feet thence N.10°17'44"W. 116.71 feet to the Point of Beginning; run thence further N.10°17'44"W. 690.62 feet; thence N.02°54'39"W. 295.38 feet thence N.38°01'08"E. 418.88 feet; thence N.45°46'24"E. 576.34 feet; thence N.40°59'16"E. 353.71 feet; thence N.54°23'08"E. 346.88 feet thence N.14°13'40"E. 224.75 feet to a point on a curve concave Southerly with a radius of 761.21 feet, a central angle of 14°19'54" and a tangent bearing of S.82°34'59"E.; run thence Easterly along the arc of said curve 190.41 feet to the point of tangency; run thence S.68°15'05"E. 329.36 feet to the point of curvature of a curve concave Northerly with a radius of 1392.02 feet and a central angle of 14°09'53", run thence Easterly along the arc of said curve 344.14 feet to the Point of Reverse Curvature of a curve concave Southerly with a radius of 1214.50 feet and a central angle of 18°06'59", run thence Easterly along the arc of said curve 384.01 feet to the Point of Tangency; run thence S 64°17'57" E, 64.31 feet to the Point of Curvature of a curve concave Westerly with a radius of 25.00 feet and a central angle of 89°43'34", said Point of Curvature being on the Southwesterly corner of the Northerly intersection of Hunt Club Boulevard and East Wekiva Trail, as per plat of "Hunt Club Boulevard and East Wekiva Trail", recorded in Plat Book 18, pages 49, 50 and 51, Public records of Seminole County, Florida, run thence Southeasterly along the arc of said curve 39.15 feet to the Point of Tangency, thence leaving said plat of "Hunt Club Boulevard and East Wekiva Trail" run S 25°25'37" W, 347.37 feet; thence N 73°31'04" W 120.93 feet, thence S 70°55'22" W, 253.95 feet; thence S 65°22'35" W 448.81 feet; thence S.55°23'50"W. 470.17 feet; thence S.25°38'57"E. 264.10 feet to a point on a curve concave Southeasterly with a radius of 455.03 feet a central angle of 42°37'00" and a tangent bearing of N.89°50'51"W. ; run thence Westerly along the arc of said curve 338.45 feet to the point of tangency; run thence S.47°32'09"W. 1173.21 feet to the Point of Beginning.

LESS

Wekiva Landings, according to the Plat thereof, as recorded in Plat Book 75, Pages 31-34, as recorded in Public Records of Seminole County, Florida.

# Exhibit C

## Deer Run Clubhouse Inventory

**Office Items: 1 Credenza, 3 desks, 2 Wooden display cabinets, 6 assorted file cabinets, 5 office chairs, 1 large metal storage cabinet, 1 display table**

**Hallway/entrance area: 2 glass top credenzas, 1 glass top round side table, 9 assorted pictures**

**Kitchen items: 1 Fire Retardant Ansul System, 1 stainless steel cart, numerous assorted bowls and plates, 1 Imperial Range/Oven and Flkat top, 2 Stainless Steel Tables, 2 Wall Hung Stainless Steel Shelves, Stainless Steel pot sink**

**Bar and Dining Room Area: 8 Bar Stools, 10 Four Top Tables, 1 Wood Mobile Credenza, Assorted Bar Glassware, 78 Side chairs, 1 Portable Dance Floor, 12 Banquet Tables**

**Patio : 4 Glass Top Tables with assorted Wicker side Chairs.**

# Exhibit D

## Wekiva Clubhouse and Office Inventory

**Dining Room Upstairs:** 26 Four Top Tables, 77 Side Chairs, 5 Chafing Dishes, 2 Large Banquet Tables, 1 Portable Fan, 6 Bar Stools, 110 Dinner Plates, 150 Assorted Salad Plates, 1 Keg Cooler, 1 Small single door Cooler, 1 Ice Bin, Numerous Assorted Bar Glassware, 1 Large Reach-in Bottle Cooler 2 Step Ladders, 1 Television, 1 Stainless Steel 3 Compartment Sink.

**Mens Locker Room:** 3 Tables, 15 Side Chairs, 2 Book Cases, Assorted Wall Pictures, 1 Television, 1 Wooden Service Cart, 18 Half Lockers.

**Ladies Locker Room:** 10 Half Lockers, 9 Chairs, 2 Glass Four Top Tables, 1 Love Seat.

**Lunch Room/Bar Area:** 32 Side Chairs, 5 Bar Stools, 10 Four Top Tables, 1 Ice Bin, 1 Coffee/Tea Maker, 1 Reach-in Bottle Cooler, 1 Stainless Steel 3 Compartment Sink, 1 Glass Front Cooler, 1 Keg Cooler. Assorted Bar Glass Ware.

**Kitchen/Food Prep:** 1 Automatic Slicer, 1 Vulcan Range with Oven, Flat Top and Side Burners, 1 Vulcan Oven with Charbroiler Top, 1 Fryer with two Fry Baskets, 1 Stainless Steel Table, 1 Hood and Ansul Fire Retardant System, 1 Stainless Steel Sandwich Cooler, 1 Stainless Steel Two Door Cooler, 1 Stainless Steel Upright Single Door Cooler, 3 Stainless Steel Shelves, 1 Pot Sink, 1 Dishwasher, 4 Bus Tubs, 1 Two Wheel Hand Truck, Assorted Plates, Bowls, Salad Plates, Kitchen Knives, Serving Spoons, Pots, Pans, Hotel Pans, Sheet Pans, Plastic Utensils, and other small items generic to a commercial kitchen. 1 Soup Hot Well, 1 Outside Cooler Combination Freezer/Cooler.

**Separate Office Building:** This area houses F&B dry storage as well as liquor storage. 1 large wood credenza, 1 couch, numerous wood & metal file cabinets, 1 bookshelf, 1 round table, 4 office desks, 2 copiers/printers, numerous chairs, 2 rectangular tables and a small refrigerator.

Michael, Food and Beverage as well as golf shop inventory will be done at turnover. Jack Gleason

**EXHIBIT E**

**WEKIVA GOLF CLUB EQUIPMENT INVENTORY**

Quantity	Brand	Equipment Type			
71	EZ-Go Carts	Golf Carts			
1	Toro	Green Mower	4358	3140:00628	2014
1	Toro	ProCore 648	9200	3140:00742	2014
1	Toro	ProForce Blower	44538	3140:00195	2014
1	Toro	Workman HDX	7367	3100'pos1G	2014
2	Cushman	Truckster	1200x	3163237/3i6323237	
1	Cushman	Picker		3162748	
1	Motorola	hand radio	CP200xls	018TQA9437	2014
1	Motorola	Hand Radio	CP200xls	018TQA9448	2014
1	Stihl	Chain Saw	MS290	262125565	2003
1	Stihl	Chain Saw	MS170	504277005	2015
1	Kobalt	Air Compressor	5KCR49BN26	F14J210180	2015
1	Honda	2" trash pump	GC160		
1	EZ-Go	Beverage Cart		2808220	
1	Dell	Laptop	inspiron N4110	00196-235-366-892	
1	Echo	chipper	CH954OH	EO6731	
1	Toro	vericut reel	4493	230001129	2003
1	Toro	vericut reel	4493	230001131	2003
1	Toro	vericut reel	4493	230001132	2003
1	Tramontina	Refrigerator	80901/104	43998801	2015
1	Stihl	Pole Saw	HT101	505059620	2018
1	Toro	4500 Ground master	30857	312000231	2012
1	Toro	3150 Tee Mower	4357	270001226	2007
1	Accu Products	Bench Plate	006-A		
1	Toro	5510 fairway mower	8000-9234-0368n	313000172	2013
1	Toro	5040 trap rake	8705	313000609	2013
1	Toro	HDX Sprayer	7366	312001041	2012
1	Bad Boy	Outlaw	6100	BB061ZT740011-80012	2018
1	Stihl	Pole saw	HT101	54553007	
1	Stihl	string trimmer	FS9ir	512727399	2018
1	Stihl	string trimmer	FS9ir	512886016	2018
1	Stihl	Hedge Trimmer	HL-94k-145	513603016	2018
1	Husqvarna	Backpack Blower	130BT	20160800257	2016
1	EZ-Go	shuttle		1247698	2000
1	Dewalt	Battery Drill	Lithium ion	DCB107	2018
1	Golf Lift	Equipment lift	gl9py6rg-xp	uce1710028	2018
1	Toro	gm3500	30807	316000171	2016
1		Drill Press	DP15000	99113e0238	
1	Mountain	20 ton press		mtn5720	
1	Dayton	pallet jack	4yx97		
1	Ryobl	10" miter saw		c-456Type3	
1		Torch set			
1	Fire Power	Migwelder	fp-160	504235*fo3	
1	Miller	stick welder	thunderbolt xi	lf037469	
1	Neary	Reel Grinder	170	97170136	
1	Hill	Parts washer	e230	5054811	
1	Toro	Irr computer		1180881	2018

1	Salsco	roller	9010	2020700090101100	
1	Salsco	roller	9010	2100700090101280	
1	Atom	edger	20560	gx3500937537	
1	Toro	Reel master	3100d	210000559	
1	John Deere	fwy mower	3225c	tc3225c040277	
1	Pequea	top dresser	gt 100	82429	2009
1	Predator	generator	3200/4000		2013
1	Chicago Electric	hand grinder			
1	Dewalt	cordless drill			
1	Stihl	Concrete saw	ts 760 av		
1	Foley	bedknife grinder	384	19a38401062	
1	Toro	Spiker	8856	200000141	
1	Husqvarna	Backpack Blower	350BT	30700939	2014
1	Husqvarna	Edger	327ES	134900012	2014
1	Husqvarna	Hedge Trimmer	122HD60	4300015	2014
1	Echo	edger	BE200	s75512010031	
1	Husqvarna	Pressure Washer	20490	1021525380	2014
1	Roughneck	Chain Sharpener	42595	42595	2014
1	Central Machine	Bench Grinder	39797	180264	2014
1	EZ-Go	Electric Cart		2374471	2005
1	BeBu	Trailer 16'		29016x16w00405012	2005
1	Progressive	Pulser			2003
1	Progressive	Locator	521		
1	Club car	utility cart	Carry all	995791	2001
1	Club car	utility cart	Carry all	137211	2002
1	Toro	Sand Pro	3040	280000271	2008
1	Toro	Greens Mower	3150	220000708	2002
1	Toro	Spray Rig	Workman	210000152	2001
1	New Holland	Tractor	TN 55	1229184	2001
1	Montana	Tractor	fg4320	30201ad00059'	
1	Toro	vericut reel	4493	240001049	
1	Toro	vericut reel	4493	240001050	
1	Toro	vericut reel	4493	240001051	
1	Ryan	Sod cutter	544-9010	90500932	
1	Lely	Fert Spreader	1250	23205114	2009
1	Jacobson	fwy aerator	6448		
1	Toro	Walk Mower	4052	61386	1996
1	Lesco	Rotary spreader			
1	Lesco	Rotary spreader			
1	Lesco	Drop Spreader			
1	Cushman	Hauler1200x	651390601	3309924	2014
1	Toro31SOQ	Greens Mower	4358	314000628	2014
1	Toro31SOQ	Greens Mower	4358	314000714	2014
1	husqvarna	blower	350bt	20160901916	2016
1	stihl	chainsaw	ms290	11270210800	
1	stihf	chainsaw	ms271	511487826	
1	stihf	pole saw	ht101	500192576	
1	Napa	Battery charger	200a	85-1500	
1	Foley	grinder	630		
1	Cooler	Beer Cooler			
1	Mahoney	Ice Maker			