
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Request to Amend the Boundaries of the City of Sanford's Downtown Community Redevelopment Area

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord

CONTACT: Alison Stettner

EXT: 7339

MOTION/RECOMMENDATION:

1. Adopt and authorize the Chairman to execute a Resolution delegating authority to amend the City of Sanford's Community Development Agency boundaries; or
2. Deny the amendment to the City of Sanford's Community Development Agency boundaries; or
3. Continue the item to a time and date certain.

District 5 Brenda Carey

Dori DeBord

BACKGROUND:

This item is in response to the City of Sanford's request to modify the boundaries of the subject CRA. More specifically, the request involves the addition of approximately 32 parcels fronting Sanford Avenue (between E. 2nd Street and E. 6th Street), and the removal of the *Preserve at Lake Monroe* residential subdivision from the CRA. According to communication between City Staff and the Property Appraiser's Office, it is estimated that these modifications would result in the following impact to Ad-Valorem Tax Collection:

- The removal of the *Preserve at Lake Monroe* property would result in a reduction in the CRA's present taxable value of \$2,289,320.
- The addition of the Sanford Avenue property would result an increase of the taxable value of \$ 4,090,175.
- This results in a net increase to the CRA's taxable value of \$1,800,855.

These estimates are based on 2008 ad-valorem millage rates and assume the gain/loss in tax increment is based on the establishment year (1996) and the expiration year of 2015. The annual impact to County Ad-Valorem revenue will be \$8,131. The following analysis points address the proposal's Planning and Economic Development merits:

1. The addition area represents a natural extension of the downtown CRA by including commercial structures adjacent and perpendicular to the existing CRA boundary.
2. The addition area is similar in character and use to the existing downtown CRA as a commercial strip with historical ties to the existing downtown; whereas, the removal area (Preserve at Lake Monroe) is a suburban residential area exhibiting little or no synergy with

the existing CRA.

3. It is clear that the addition area could benefit from the façade improvement grant program administered by the CRA.

4. It is believed that the addition area would meet Blight Area Condition as identified in Florida Statutes Ch 163.340(8).

STAFF RECOMMENDATION:

Staff recommends that the Board adopt and authorize the Chairman to execute a Resolution delegating authority to amend the City of Sanford's Community Development Agency boundaries.

ATTACHMENTS:

1. City Letter Requesting CRA Boundary Change
2. Maps and Aerials
3. List of Addition Properties
4. Resolution
5. Exhibit "1" Legal Description

Additionally Reviewed By:

County Attorney Review (Ann Colby, Kathleen Furey-Tran)



OFFICE OF THE CITY MANAGER

RECEIVED

MAR 17 2009

SEMINOLE COUNTY
COUNTY MANAGER

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CITY OF SANFORD
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SANFORD, FL 32772-1788

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CITY COMMISSION

LINDA KUHN
MAYOR

ART WOODRUFF
DISTRICT 1

DR. VELMA H. WILLIAMS
DISTRICT 2, VICE MAYOR

RANDY JONES
DISTRICT 3

JACK T. BRIDGES
DISTRICT 4

ROBERT (SHERMAN) YEHL
CITY MANAGER

March 16, 2009

Ms. Cindy Coto
County Manager
County Manager's Office
1101 East First Street
Sanford, FL 32771

Dear Ms. Coto:

The purpose of the letter is to request your assistance in facilitating a request to the Seminole County Board of County Commissioners to consider approving realignment of the boundaries of the **Sanford Downtown/Waterfront Community Development Area**. The Sanford City Commission voted at their meeting of February 23, 2009 to authorize staff to explore these amendments.

In March 2007, the SCBCC considered the potential expansion of CRA boundaries to include generally a new area east to Mellonville Avenue and south to Celery Avenue. At that time, the board deferred a decision on the item, wishing to better understand the impact of forthcoming State legislative cutbacks and to request a more detailed infrastructure plan including drainage.

At a policy advance in September 2008, the Board of the CRA voted to submit a revised proposal for a considerably more modest boundary realignment, limiting the expansion to a five block area of Sanford Avenue from 3rd Street south to 6th Street with a concurrent reduction of the CRA area located west of the Central Florida Regional Hospital (see attached map). This relatively small annexed area would have a limited impact on the City and County general funds while offering a high potential of revitalization to the currently blighted, concentrated commercial zone.

The economic impact of the proposed alignment would be similarly modest. The Seminole County Property Appraiser's Office estimates that the net change of the realignment would be a net increase to the tax increment of \$1,800,855 and an annual ad-valorem tax revenue loss to the County of \$33,362.

Attached, please find a presentation that details some of the specific needs in the proposed annexed area as well long term improvements to Sanford Avenue that would be accomplished. Because of the relatively limited financial impact of the changes, the improvements would be limited to streetscape upgrades (hardscape, landscape and irrigation, electrical facilities and streetlights) as

The Friendly City

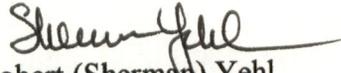
well as the availability of improvement grants to local property owners and businesses. Based on current cost construction estimates of \$130,000 per block for streetscape improvements, and \$95,000 per block for brick paving and base rehabilitation, we would estimate the costs for the above projects to be \$1.25 million.

The area of the CRA proposed to be deleted consists primarily of recent residential development in the Reserve at Lake Monroe. This area consists mainly of a new higher upscale market housing development that does not appear to fit into the generally agreed definition of blight for a community redevelopment area. Because it has been largely developed since the 2000 census, we are unable to obtain recent demographic data, but it is generally recognized to be upscale. The median property value is estimated at \$158,541.

Our City Attorney advises that the Board of County Commissioners delegated authority to the City under specific prescribed conditions in order to create the Sanford CRA. The expansion of the Community Redevelopment Area would require an additional delegation from the County pursuant to a supplemental resolution of delegation.

We would be grateful if you could assist in facilitating this delegation and would be happy to supply any supplemental information or documentation that may be required.

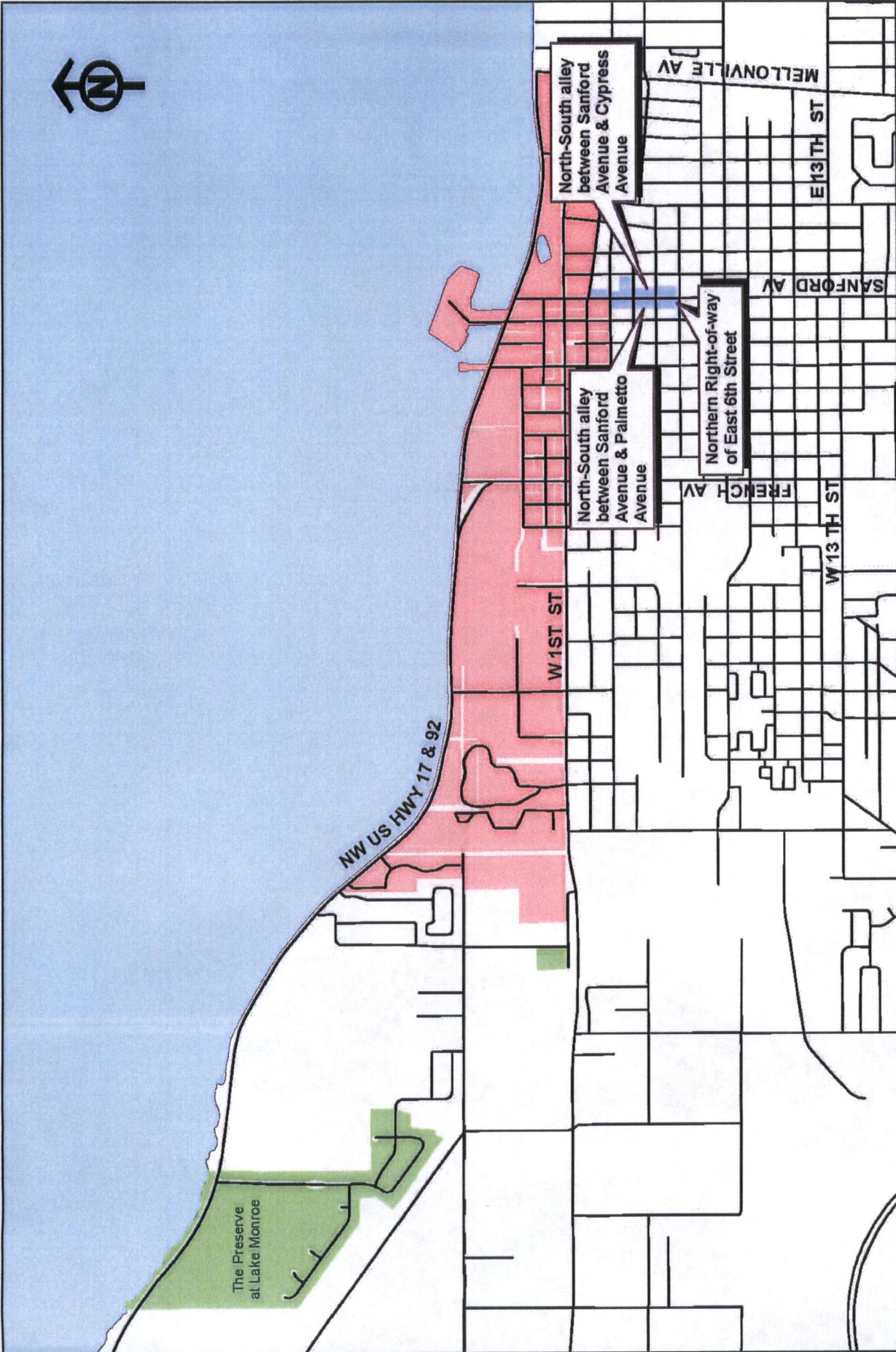
Sincerely,



Robert (Sherman) Yehl
City Manager

C: Mayor and Members of the City Commission
Economic Development Director

Attachment



J:\ARCVIEW\DATA\PLAN\CRA\2009 CRA Addition.mxd

CRA Boundary Extension

- Current CRA
- Proposed CRA Addition
- Proposed CRA Deletion

City of Sanford CRA Expansion - Proposed Parcels

Parcel ID	Acres	Owner	Address 1	Address 2	Street
30193151505000030	0.063	EXACT PLUMBING INC		SANFORD	AVE
2519305AG06010060	0.186	JAIKARAN KHEMRAJ	418	SANFORD (424 & 430)	AVE
2519305AG070A0070	0.102	YOUNGBLOOD VIVIAN M & GRIGLEY	501	SANFORD	AVE
2519305AG060A0060	0.110	417 SANFORD LLC	417	SANFORD	AVE
2519305AG060A0050	0.162	417 SANFORD LLC			
3019315150600001A	0.049	EVOLUTION/ORLANDO INC	405	4TH	ST
2519305AG07010050	0.090	HUGGINS DEV INC	520	SANFORD (THRU 524)	AVE
2519305AG07010060	0.271	CHURCH TRINITY METHODIST	526	SANFORD	AVE
2519305AG070A0110	0.259	DOYLE INV & DEV INC			
30193151506000010	0.160	EXACT PLUMBING INC	401	SANFORD	AVE
2519305AG0701001A	0.075	KING JOE E &			
2519305AG070A0090	0.280	EBERWEIN JULIE D	511	SANFORD	AVE
2519305AG07010040	0.074	GIULIANI JOHN & KING	512	SANFORD (& 516)	AVE
2519305AG06010010	0.109	EXACT PLUMBING INC	400	SANFORD	AVE
2519305AG06010040	0.187	GOODING & CO MTG INC			
30193151505000010	0.101	EXACT PLUMBING INC	301	SANFORD	AVE
2519305AG07010030	0.140	MARKS HOWARD S	508	SANFORD	AVE
2519305AG07010010	0.103	KING JOE E &	500	SANFORD (& 502/504)	AVE
30193151506000020	0.139	LOPEZ GEORGE L & LINDA	411	SANFORD	AVE
30193151505000040	0.966	SANFORD SUPERMARKETS INC	329	SANFORD & 345	AVE
2519305AG06010030	0.197	TURNER JASON S	406	SANFORD	AVE
30193151506000030	0.134	417 SANFORD LLC	413	SANFORD (& 415)	AVE
2519305AG070A007A	0.134	BELLAMY ELLIOTT II			
2519305AG06010080	0.091	INVESTORS REALTY NETWORK LLC	440	SANFORD (& 444)	AVE
2519305AG05010050	0.074	KUHN ROBERT & LINDA & LEMMON	316	SANFORD	AVE
2519305AG05010020	0.087	KUHN ROBERT & LINDA & LEMMON	304	SANFORD	AVE
2519305AG05010030	0.261	KUHN ROBERT & LINDA & LEMMON	310	SANFORD	AVE
2519305AG05010010	0.165	EXACT PLUMBING INC		SANFORD	AVE
2519305AG05010060	0.174	EXACT PLUMBING INC	326	SANFORD	AVE
30193151504000010	0.213	DANTE JOE LLC		SANFORD	AVE
30193151504000020	0.242	DANTE JOE LLC	215	SANFORD	AVE
30193151504000030	0.100	VAUGHAN MARIA F & RUIZ FELIX		SANFORD	AVE
	5.498				

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA AT THEIR REGULARLY SCHEDULED MEETING OF JUNE 23, 2009.

WHEREAS, Seminole County is a political subdivision of the State of Florida which has adopted a Home Rule Charter; and

WHEREAS, pursuant to Section 163.410, Florida Statutes (2006), Seminole County may delegate to the governing bodies of municipalities within Seminole County, the exercise of such powers conferred upon Seminole County by Part 111, Chapter 163, Florida Statutes (2006), as amended, as Seminole County may deem appropriate; and

WHEREAS, Section 163.410, Florida Statutes (2006), permits such a delegation to be made subject to such conditions and limitations as Seminole County may impose; and

WHEREAS, the City of Sanford, a Florida municipal corporation which is wholly located within the jurisdictional boundaries of Seminole County, has requested that Seminole County delegate to the City of Sanford, pursuant to Section 163.410, Florida Statutes (2006), the right and authority to exercise certain powers conferred upon Seminole County by Part 111, Chapter 163, Florida Statutes (2006), as amended, such powers to specifically include the power to create a Community Redevelopment Agency as part of the municipal public body or taxing authority,

together with necessarily appurtenant responsibilities, rights and authority as a governing body serving as a Community Redevelopment Agency under Part III, Chapter 163, Florida Statutes (2006), as amended; and

WHEREAS, a prior delegation occurred by means of the adoption of Resolution Number 95-R-246 by the Board of County Commissioners of Seminole County on October 24, 1995 (which was a modification of the delegations which occurred on June 8, 1993, and on July 10, 1990, pursuant to the adoption of Resolution Numbers 93-R-181 and 90-R-213 respectively, by the Board of County Commissioners of Seminole County); and

WHEREAS, Resolution Number 95-R-246 Section (3)(g) requires that the City of Sanford seek and request an additional delegating resolution from Seminole County for any proposed expansion of the Community Redevelopment Area; and

WHEREAS, insomuch as the City of Sanford has previously been delegated the authority to create a Community Redevelopment District over a certain area of property and has now requested that the delegation be modified to include an additional area into the jurisdictional limits of the Community Redevelopment Agency; and

WHEREAS, insomuch as the City of Sanford has previously been delegated the authority to create a Community Redevelopment District over a certain area of property and has now requested

that the delegation be modified to remove an existing area from the jurisdictional limits of the Community Redevelopment Agency; and

WHEREAS, the Board of County Commissioners of Seminole County have found and determined that these modifications would serve a public purpose and would be consistent with the goals, policies and objectives of the Seminole County Comprehensive Plan,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, THAT:

Pursuant to Section 163.410, Florida Statutes (2006), the Board of County Commissioners of Seminole County, Florida, acting for and on the behalf of Seminole County, Florida, hereby modifies, to a limited extent, the delegation of power made to the City of Sanford delegating such authority, rights, and responsibilities conferred upon Seminole County pursuant to Part III, Chapter 163, Florida Statutes (2006), in order for the City of Sanford to create and establish a Community Redevelopment Agency within its municipal boundaries subject to the conditions and limitations set forth herein; provided, however, that all matters set forth in resolution Number 90-R-213, as previously amended, shall continue in full force and effect except as specifically modified herein.

BE IT FURTHER RESOLVED, that the delegation of authority set forth in Resolution Number 90-R-213, as previously amended by

Resolution Number 93-R-181 and Resolution Number 95-R-246, is modified only in the following ways:

(a) This delegation amends Exhibit "B" of Resolution Number 95-R-246 by adding certain additional real property generally fronting Sanford Avenue between E. 2nd Street and E. 6th Street, and more particularly described in Exhibit "1" attached hereto and made a part hereof.

(b) The delegation further amends Exhibit "B" of Resolution Number 95-R-246 by removing certain real property now known as the Preserve at Lake Monroe Subdivision and more particularly described in Exhibit "1" attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AS FOLLOWS:

ADOPTED this _____ day of _____ 2009.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
the County Commissioners
of Seminole County, Florida

By: _____
BOB DALLARI
CHAIRMAN

**DESCRIPTIONS PREPARED FOR
THE CITY OF SANFORD, FLORIDA**

DOUDNEY COMPANIES, INC.
BY: DAVID A. DOUDNEY, PRESIDENT
FLORIDA REGISTRATION NUMBER 3939
1 JUNE 2009 PAGE 1 OF 7

**OVERALL COMBINED PROPERTY DESCRIPTION:
(TO BE ADDED TO C.R.A.)**

Lots 1, 2 and 3, Block 4; Lots 1 and 3 through 7, Block 5; Lots 5, 6 and 7, Block 8; TOGETHER WITH the vacated alley lying East of Lots 4, 5, 6 and 7, Block 5 and West of Lots 5, 6 and 7, Block 8; AND ALSO Lots 1, 2 and 3, Block 6, all lying and being in CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida;

TOGETHER WITH:

Lots 5, 6 and 7, Block 6, Tier A; Lots 7 through 12, Block 7, Tier A, TOGETHER WITH the East 11.4 feet of the vacated street on the West side of the North 32 feet of said Lot 7, Block 6, Tier A; AND ALSO TOGETHER WITH the East 11 feet of the vacated street on the West side of the South 12 feet of said Lot 7 and Lots 8 through 12, Block 6, Tier A; TOGETHER WITH Lots 1 through 7, Block 5, Tier 1; TOGETHER WITH Lots 1 through 7, Block 6, Tier 1; and ALSO TOGETHER WITH Lots 1 through 8, Block 7, Tier 1, all lying and being in FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida;

AND ALSO TOGETHER WITH:

That portion of Sanford Avenue lying South of a line from the Northeast corner of Lot 1, Block 5, Tier 1, FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida, to the Northwest corner of Lot 1, Block 5 of CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida and lying North of a line from the Southeast corner of Lot 8, Block 7, Tier 1 to the Southwest corner of Lot 12, Block 7, Tier A, LESS the East 11.4 feet of the vacated street on the West side of the North 32 feet of said Lot 7, Block 6, Tier A; AND ALSO LESS the East 11 feet of the vacated street on the West side of the South 12 feet of said Lot 7 and Lots 8 through 12, Block 6, Tier A of said FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD;

AND ALSO TOGETHER WITH:

That portion of 3rd Street lying East of the East right-of-way line of Sanford Avenue and West of the West line of Lot 1, Block 5 extended North to the South line of Lot 3, Block 4, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida;

AND ALSO TOGETHER WITH:

That portion of 4th Street lying East of the East right-of-way line of Sanford Avenue and West of the West line of Block 5 extended South to the South right-of-way line of said 4th Street as shown on the plat of CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24 and re-recorded in Plat Book 3, Page 55 of the public records of Seminole County, Florida; AND ALSO that portion of 4th Street lying West of the West right-of-way line of Sanford Avenue and East of the West line of Lots 1 through 7, Block 5, Tier 1 extended South to the South right-of-way line of said 4th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida;

AND ALSO TOGETHER WITH:

That portion of 5th Street lying East of the East right-of-way line of Sanford Avenue and West of the East line of Lot 5, Block 6, Tier A extended South to the South right-of-way line of said 5th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida; AND ALSO that portion of 5th Street lying West of the West right-of-way line of Sanford Avenue and East of the West line of Lots 1 through 8, Block 6, Tier 1, extended South to the South right-of-way line of said 5th Street as shown on the plat of FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, pages 56 through 64 of the public records of Seminole County, Florida.

**OVERALL COMBINED PROPERTY DESCRIPTION:
(TO BE REMOVED FROM C.R.A.)**

A Parcel of land located within Sections 23 and 26, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Begin at a point 66.6 feet West and 15.00 feet North of the South ¼ corner of said Section 23, said point being an intersection of the North right-of-way line of Narcissus Road and the West right-of-way line of Terwilliger Lane; thence West along the North right-of-way line of Narcissus Road and parallel to the South line of said Section 23, a distance of 335.40 feet to the East line of Lot 17 of FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION as recorded in Plat Book 1, Page 129, Public Records of Seminole County, Florida; thence leaving said North right-of-way line of Narcissus Road, run North 660.00 feet; to the Northeast corner of said Lot 17; thence West along the North line of said Lot 17, a distance of 174.40 feet; thence leaving said North line of Lot 17, run North 1028.22 feet to the Southwest right-of-way line of U.S. Highway 17-92; thence South 39°41'08" East, along said Southwest right-of-way line of U.S. Highway 17-92, a distance of 798.34 feet to an intersection with the West right-of-way line of Terwilliger Lane; thence South 1073.85 feet to the point of Beginning, less the East 30 feet thereof:

TOGETHER WITH;

:

Begin on North line of St. Gertrude Avenue 71.97 chains West of East line of Holly Avenue, run West 15 chains North 10 chains East 484 feet North 807 feet East 501 feet South to the beginning (LESS Begin NW intersection of first Street and Terwilliger Lane run North 150 feet West 120 feet South 150 feet East to Beginning).

TOGETHER WITH;

Begin 51.6 feet West, and 1,468 feet South of the North ¼ Section Post, between Section 23 and 26, Township 19 South, Range 30 East, run East 330 feet, thence North to Lake Monroe, thence Northwesterly along Lake Monroe to a point North of the POINT OF BEGINNING; thence South to the POINT OF BEGINNING. Said property lying and being in Seminole County, Florida

Less and Except Road Right of Way for U.S. Highway 17-92 on North.

Also Less and Except the portion of the above described lands conveyed to the City of Sanford by virtue of that certain Warranty Deed recorded September 10, 1985 in Official Records Book 1669, Page 852; corrected by Warranty Deed recorded January 10, 1987 in Official Records book 1806, Page 95, all being of the Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the North ¼ corner of Section 26, Township 19 South, Range 30 East and run South 89 degrees 45 minutes 00 seconds West along the North line of the Northwest ¼ of said Section 26, 36.60 feet to the POINT OF BEGINNING, thence continue South 89 degrees 45 minutes 00 seconds West along the North line 15.00 feet to the point on the Easterly Right of Way line of Terwilliger Lane, thence run South 0 degrees 06 minutes 30 seconds East along said Easterly line 1407.97 feet, thence run North 89 degrees 41 minutes 56 seconds East 15.00 feet, thence run North 0 degrees 06 minutes 30 seconds West 1407.95 feet to the POINT OF BEGINNING.

Also Less and Except from the above described lands that portion conveyed by Warranty Deed recorded August 14, 1990 in Official Records Book 2211, Page 292, Public Records of Seminole County, Florida, more particularly described as follows:

Begin 51.60 feet West, and 1,468.00 feet South of the North $\frac{1}{4}$ Section post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 330.00 feet, thence run North 396.00 feet, thence run West to a point North to the POINT OF BEGINNING, thence run South 396.00 feet to the POINT OF BEGINNING.

ALSO LESS: Rights of Way for State Road 46 and Terwilliger Lane

TOGETHER WITH;

Lots 1, 2 and 3, SANFORD ONCOLOGY CENTER, according to the Plat thereof as recorded in Plat Book 63, Page 92, of the Public Records of Seminole County, Florida

TOGETHER WITH;

From a permanent reference monument at the centerline of third Street and Persimmon Avenue shown on the plat of ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, according to the Plat thereof, as recorded in Plat Book 1, Pages 112 through 117, Public Records of Seminole County, Florida, run North parallel with and 41.00 feet West of the West line of Tier 22 of said ST. GERTRUDE ADDITION, 688.7 feet to Old North Right-of-Way line of St. Gertrude Avenue (First Street), thence run N $89^{\circ}58'40''$ E, 357.17 feet to a point 20.5 feet West of the West line of Tier 21, said ST. GERTRUDE ADDITION, thence run North 21.54 feet to the North Right-of-Way line of S.R. 46 for Point of Beginning, said Point being on the centerline of vacated Tamarind Avenue (41.00 foot Right-of-Way), thence run North along said centerline, 646.31 feet to the North Right-of-Way line of Fulton Street extended West, thence run S $89^{\circ}58'40''$ W, 20.5 feet to the centerline of vacated Tamarind Avenue (82 foot Right-of-Way), thence run North along said centerline 594.00 feet to the North line of Block 2N of said ST. GERTRUDE ADDITION, thence run S $89^{\circ}58'40''$ W, 20.00 feet to a point 579.5 feet East of the North and South $\frac{1}{4}$ Section Line of Section 26, Township 19 South, Range 30 East, thence run North 700.57 feet to the Southerly Right-of-Way line of U.S. Highway 17 & 92, thence run Northwesterly along said Southerly Right-of-Way line and a curve concave Northeasterly having a radius of 1698.77 feet, a central angle of $12^{\circ}21'51''$, a chord bearing of N $54^{\circ}11'21''$ W, an arc distance of 366.59 feet, to a point 278.4 feet East of a line running North from the South $\frac{1}{4}$ Section Corner of Section 23, Township 19 South, Range 30 East, thence run S $00^{\circ}10'50''$ W, 1454.83 feet to the North Right-of-Way line of S.R. 46, thence run N $88^{\circ}36'35''$ E, 342.34 feet to the Point of Beginning.

TOGETHER WITH;

Begin at the Northeast corner of Block 2N, Tier 19, of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida and run South 00 degrees 18 minutes 59 seconds East along the Easterly line of said Block 2N, Tier 19, 264.00 feet to the Southeast corner thereof; thence run South 89 degrees 39 minutes 56 seconds West along the Southerly line of said Block 2N, Tier 19 and Westerly extension thereof, 337.00 feet to the Southeast corner of Block 2N, Tier 20 of the said FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, said point also being on the Westerly right-of-way line of Mulberry Avenue; thence run South 00 degrees 18 minutes 59 seconds East along said Westerly right-of-way line 363.00 feet to a point on the centerline of Fulton Street; thence run South 89 degrees 39 minutes 56 seconds West along the centerline of said Fulton Street 296.00 feet to the centerline of Pomegranite Avenue; thence run South 00 degrees 18 minutes 59 seconds East 605.739 feet to a point on the Northerly right-of-way line of State Road 46; thence run South 88 degrees 16 minutes 56 seconds West along said Northerly right-of-way line 168.550 feet; thence run North 00 degrees 18 minutes 59 seconds West 279.808 feet to a point on centerline of Commercial Street; thence run South 89 degrees 30 minutes 56 seconds West along said centerline of commercial Street 148.00 feet to the centerline of Tamarind Avenue; thence run North 00 degrees 18 minutes 59 seconds West along the centerline of said Tamarind Avenue 363.00 feet; thence run South 89 degrees 39 minutes 56 seconds West 20.500 feet to a point on the centerline of said Tamarind Avenue; thence run North 00 degrees 18 minutes 59 seconds West along said centerline of Tamarind Avenue 594.00 feet; thence run South 89 degrees 39 minutes 56 seconds West 20.00 feet; thence run North 00 degrees 18 minutes 59 seconds West 700.80 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; said Southerly right-of-way being 90.00 feet Southerly Measured, at right angles to and radially from the Northerly line of the concrete retaining wall along the South shore of Lake Monroe thence run, Southeasterly along said Southerly right-of-way line along a curve concave Northeasterly having a radius of 1,681.678 feet and a central angle of 17 degrees 44 minutes 03 seconds 520.513 feet to the end of said curve; thence continue along said Southerly right-of-way line South 77 degrees 35 minutes 36 seconds east 562.37 feet to a point on the Northerly extension of the centerline of Jessamine Avenue; thence run South 0 degrees 18 minutes 59 seconds East along said Northerly extension 386.80 feet; thence run South 89 degrees 39 minutes 56 seconds West 41.00 feet to the Point of Beginning.

TOGETHER WITH:

The West one-half of Block 2, Tier 21, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112, 113, 114, 115, 116 and 117 of the Public Records of Seminole County, Florida, less right-of-way for State Road 46.

TOGETHER WITH:

The East ½ of vacated Tamarind Avenue lying West of the West ½ of Block 2, Tier 21, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida and together with the South ½ of vacated Commercial Street lying North of said West ½ of Block 2, Tier 21, extended West to the centerline of said Tamarind Avenue;

TOGETHER WITH:

All of Block 1, Tier 20 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida. And also all of that land which is contiguous to the above described Block 1, Tier 20, which land was formerly portions of the South ½ of Fulton Street and the East ½ of Pomegranite Avenue and which was vacated by the City of Sanford ordinance No. 1099 as recorded in Official Records Book 962, page 862 of the Public Records of Seminole County, Florida. And also the North ½ of Commercial Street contiguous to the South line of said Block 1, Tier 20;

TOGETHER WITH:

Lots 1 and 2, 1700 FIRST STREET according to the plat thereof as recorded in Plat Book 72, page 1 of the public records of Seminole County, Florida.

AND ALSO TOGETHER WITH:

Block 2, Tier 19, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 115-117 of the Public Records of Seminole County, Florida

LESS that part lying North of and within 53 foot of the centerline of construction of State Road 46, Section 77030, said centerline being described as follows:

Commence on the West line of the NE ¼ of Section 27, Township 19 South, Range 30 East at a point 1576.05 feet South of the Northwest corner of said NE ¼ of Section 27, thence run North 89 degrees 37' 56" East 2647.28 feet to the East line of said Section 27 (West line of Section 26, said Township and Range) at a point 1567.43 feet South of the Northeast corner of said Section 27 (Northwest corner of said Section 26) thence run North 89 degrees 42' 56" East 659.87 feet; thence run North 0 degrees 14' 44" West, 44 feet; thence run North 89 degrees 42' 56" East 1566.40 feet; thence run South 89 degrees 42' 34" East, 1006.51 feet; thence run South 89 degrees 56' 48" East, 564.42 feet; thence run North 89 degrees 39' 56" East, 106.1 feet; thence run North 89 degrees 39' 26" East, 2308.96 feet to the center line of French Avenue at Station 120+30.65 of Section 7715-105 for the end of this center line description.

TOGETHER WITH the South ½ of vacated Commercial Street lying North of and adjacent to Block 2, Tier 19, as vacated by City ordinance No. 1517 on July 28, 1980 AND the West ½ of vacated Jessamine Avenue, which is adjacent to the South ½ of vacated Commercial Street.

JOB# 9-09

DESCRIPTION FOR THE CITY OF SANFORD

PLATS:

FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION: 1/129

SANFORD ONCOLOGY CENTER: 63/92

**FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF THE ST. GERTRUDE
ADDITION TO SANFORD, FLORIDA:
1/112 THROUGH 117**

1700 FIRST STREET 72/1

(1)

PARCEL ID: 23-19-30-300-0070-0000

UNITED DOMION REALITY TRUST

WARRENTY DEED: 2793/1082

DESCRIPTION:

A parcel of land located within the Southwest ¼ Section 23, Township 19 South, Range 30 East Seminole County, Florida. Described as follows:

Begin at a point 66.6 feet West and 15.0 feet North of the South ¼ corner of said Section 23; said point being an intersection of the North right-of-way line of Narcissus Road and the West right-of-way line of Terwilliger Lane; thence West along the North right-of-way line of Narcissus Road and parallel to the South line of said Section 23, a distance of 191.40 feet; thence leaving said North right-of-way line of Narcissus Road, run North 210.00 feet; thence West 144.00 feet to the East line of Lot 17 of "Florida Land and Colonization Company's Plantation" as recorded in Plat Book 1, Page 129, public Records of Seminole County, Florida; thence North 450.00 feet to the Northeast corner of said Lot 17; thence West along the North line of said Lot 17, a distance of 174.40 feet; thence leaving said North line of lot 17, run North 1028.22 feet to the Southwest right-of-way line of U.S. Highway 17-92; thence South 39°41'08" East, along said Southwest right-of-way line of U.S. Highway 17-92, a distance of 798.34 feet to an intersection with the West right-of-way line of Terwilliger Lane; thence South 1073.85 feet to the Point of Beginning, less the East 30 feet thereof.

EASEMENT 1:

Together with a non-exclusive easement for retention and detention and drainage and private or public utilities as described in Deed of Easement recorded in Official Records Book 1830, Page 1268 of the public Records of Seminole County, Florida.

EASEMENT 2:

Together with an easement used for the construction, operation and maintenance of one or more underground water and sewer lines as described in easement for water and sewer lines recorded in Official Records Book 2012, Page 1635 Public Records of Seminole County, Florida.

(2)

PARCEL ID: 23-19-30-300-009A-0000

MICHAEL T. & DONNA L. LOADER

QUIT CLAIM DEED: 5987/0537

DESCRIPTION:

Parcel 1: From the South ¼ Section corner of Section 23, Township 19 South, Range 30 East, Seminole County, Florida, run West 402 feet, thence run North 15 feet for a Point of Beginning. Thence continue North 105 feet; thence run East 144 feet, thence run South 105 feet; thence run West 144 feet to the Point of Beginning. Subject to an easement over the West 12 feet thereof for road purpose

Parcel 2: From the South ¼ Section corner of Section 23, Township 19 South, Range 30 East, Seminole County, Florida, run West 402 feet, thence run North 120 feet for a point of Beginning, thence continue North 195 feet; thence run East 144 feet, thence run South 105 feet; thence run West 144 feet to the Point of Beginning. Subject to an easement over the West 12 feet thereof for road purpose

(3)

PARCEL ID: 26-19-30-300-0050-0000

**SUSAN W. HIGGINBOTHAM, MARGARET W. JONES, CATHERINE W. MASSEY,
ANNE B. STURGES AND WILLIAM W. WHITE, JR.**

WARRENTY DEED: 4243/1003

DESCRIPTION:

AN UNDIVIDED ONE-FIFTH (1/5) INTEREST EACH IN 4.172% INTEREST IN THE FOLLOWING:

Section 26, Township 19 South, Range 30 East, Begin on North line of St. Gertrude Avenue 71.97 chains West of East line of Holly Avenue, run West 10 chains North 10 chains East 154 feet North 807 feet South to Beginning (Less Begin NW intersection of First Street and Terwilliger Lane run North 150 feet West 120 feet South 150 feet East to Beginning).

(4)

PARCEL ID: 26-19-30-300-0070-0000

PEGGY NESTOR

WARRENTY DEED: 1441/0770

DESCRIPTION:

Beginning on the North line of St. Gertrude Avenue 81.97 chains West of the East line of the Intersection of Holly Avenue and First Street, in the City of Sanford, run West 5 chains, North 10 chains, East 5 chains, South 10 chains to the Point of Beginning, all lying and being in Section 26, Township 19 South, Range 30 East, Seminole County, Florida.

SUBJECT TO all valid Restrictions, conditions, limitations and Easements of record, however this reference shall not serve to repose same.

(5)

PARCEL ID: 26-19-30-300-003A-0000

THE SPANOS CORPORATION

SPECIAL WARRANTY DEED: 5821/1115

DESCRIPTION:

Begin 51.6 feet West, and 1,468 feet South of the North ¼ Section Post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 330 feet, thence North to Lake Monroe, thence Northwesterly along Lake Monroe to a point North of the POINT OF BEGINNING, thence South to the POINT OF BEGINNING, said property lying and being in Seminole County, Florida.

Less and Except Road Right of Way for U.S. Highway 17-92 on North.

Also Less and Except that portion of the above described lands conveyed to the City of Sanford by virtue of that certain Warranty Deed recorded September 10, 1985 in Official Records Book 1669, Page 852; corrected by Warranty Deed recorded January 10, 1987 in Official Records Book 1806, Page 85, all being of the Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the North ¼ corner of Section 26, Township 19 South, Range 30 East and run South 89 degrees 45 minutes 00 seconds West along the North line of the Northwest ¼ of said Section 26, 36.60 feet to the POINT OF BEGINNING, thence continue South 89 degrees 45 minutes 00 seconds West along the North line 15.00 feet to the point on the Easterly Right of Way line of Terwilliger Lane, thence run South 0 degrees 06 minutes 30 seconds East along said Easterly line 1407.97 feet, thence run North 89 degrees 41 minutes 56 seconds East 15.00 feet, thence run North 0 degrees 06 minutes 30 seconds West 1407.95 feet to the POINT OF BEGINNING.

Also Less and Except that portion of the above described lands conveyed by Warranty Deed recorded August 14, 1990 in Official Records Book 2211, Page 290, Public Records of Seminole County, Florida, more particularly described as follows:

Begin 51.60 feet West, and 1,468.00 feet South of the North ¼ Section Post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 200.00 feet, thence run North 200.00 feet, thence run West to a point North to the POINT OF BEGINNING, thence run South 200.00 feet to the POINT OF BEGINNING.

LESS: Rights of Way for State Road 46 and Terwilliger Lane

Also Less and Except from the above described lands that portion conveyed by Warranty Deed recorded August 14, 1990 in Official Records Book 2211, Page 292, Public Records of Seminole County, Florida, more particularly described as follows:

Begin 51.60 feet West, and 1,468.00 feet South of the North ¼ Section Post, between Sections 23 and 26, Township 19 South, Range 30 East, run East 330.00 feet, thence run North 396.00 feet, thence run West to a Point North to the POINT OF BEGINNING, thence run South 396.00 feet to the POINT OF BEGINNING.

LESS: Begin 51.60 feet West and 1,468.00 feet South of the North ¼ Section Post, between

Sections 23 and 26, Township 19 South, Range 30 East, run East 200.00 feet, thence run North 200.00 feet, thence run West to a point North to the POINT OF BEGINNING, thence run South 200.00 feet the POINT OF BEGINNING.

ALSO LESS: Rights of Way for State Road 46 and Terwilliger Lane.

(6)

PARCEL ID: 26-19-30-509-0000-0010

PEREGRINE LLC

NO DEED

DESCRIPTION:

LOT 1 SANFORD ONCOLOGY CENTER PB 63 PG 92

(7)

PARCEL ID: 26-19-30-509-0000-0020

PEREGRINE LLC

NO DEED

DESCRIPTION:

LOT 2, SANFORD ONCOLOGY CENTER PB 63 PG 92

(8)

PARCEL ID: 26-19-30-509-0000-0030

MID-FLORIDA ONCOLOGY I, LLC

WARRENTY DEED: 05106/0032

DESCRIPTION:

PARCEL I.D. NOS: 26-19-30-300-0030-0000 and
26-19-30-300-003B-0000

Lot 3 of SANFORD ONCOLOGY CENTER, according to the Plat thereof as recorded in Plat Book 63, Page 92, Public Records of Seminole County, Florida.

(9)

PARCEL ID: 26-19-30-300-0020-0000

LAKE MONROE ASSOCIATES, LTD

SPECIAL WARRENTY DEED: 02518/0013

DESCRIPTION:

Tax Parcel I.D. # (s): 23-19-30-300-0100-0000-0-5

26-19-30-300-0020-0000-0-5

From a Permanent Reference Monument at the centerline of Third Street and Persimmon Avenue shown on the Plat of ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, according to the Plat thereof, as recorded in Plat Book 1, Pages 112 through 117, Public Records of Seminole County, Florida, run North parallel with and 41.00 feet West of the West line of Tier 22 of said ST. GERTRUDE ADDITION, 688.7 feet to Old North Right-of-Way Line of St. Gertrude Avenue (First Street), thence run N 89°58'40" E, 357.17 feet to a point 20.5 feet West of the West Line of Tier 21, said ST. GERTRUDE ADDITION, thence run North 21.54 feet to the North Right-of-Way Line of S.R. 46 for a Point of Beginning, said Point being on the centerline of vacated Tamarind Avenue (41.00 foot Right-of-Way), thence run North along said centerline, 646.31 feet to the North Right-of-Way line of Fulton Street extended West, thence run S 89°58'40" W, 20.5 feet to the centerline of vacated Tamarind Avenue (82 foot Right-of-Way), thence run North along said centerline 594.00 feet to the North Line of Block 2N of said ST. GERTRUDE ADDITION, thence run S 89°58'40" W, 20.00 feet to a point 579.5 feet East of the North and South ¼ Section Line of Section 26, Township 19 South, Range 30 East, thence run North 700.57 feet to the Southerly Right-of-Way Line of U.S. Highway 17 & 92, thence run Northwesterly along said Southerly Right-of-Way Line and curve concave Northeasterly having a radius of 1698.77 feet, a central angle of 12°21'51", a chord bearing of N 54°11'21" W, an arc distance of 366.59 feet, to a point 278.4 feet East of a line running North from the South ¼ Section Corner of Section 23, Township 19 South, Range 30 East, thence run S 00°02'10" W, 708.43 feet, thence run S 00°10'50" W, 1454.83 feet to the North Right-of-Way Line of S.R. 46, thence run N 88°36'35" E, 342.34 feet to the Point of Beginning.

(10, 11 & 12)

PARCEL ID: 23-19-30-300-0010-0000 (10)

26-19-30-300-0010-0000 (11)

25-19-30-5AG-0121-0000 (12)

SANFORD LANDING APARTMENTS LTD

C/O EASLEY, MCCAULEB & ASSOCIATES

WARRENTY DEED: 01386/1117

DESCRIPTION:

Begin at the Northeast corner of Block 2N, Tier 19, of Florida Land and Colonization Co.'s Limited Map of the St. Gertrude Addition to Sanford, Florida, according to the plat thereof as recorded in Plat Book 1, Pages 112-117 of the public Records of Seminole County, Florida and run S 00°18'59"E, along the Easterly line of said Block 2N, Tier 19, 264.00 feet to the Southeast corner thereof, thence run S89°39'56"W, along the Southerly line of said Block 2N, Tier 19 and Westerly extension thereof, 337.00 feet to the Southeast corner of Block 2N, Tier 20 of the said Florida Land and Colonization Co.'s Limited Map of the St. Gertrude Addition to Sanford, Florida; said point also being on the Westerly right-of-way line of Mulberry Avenue; thence run S 00°18'59"E, along said Westerly right-of-way line 363.00 feet to a point on the centerline of Fulton Street; thence run S.89°39'56"W, along the centerline of said Fulton Street, 296.00 feet to the centerline of Pomegranite Avenue; thence run S.00°18'59"E, 605.739 feet to a point on the Northerly right-of-way line of State Road 46; thence run S.88°16'56"W, along said Northerly right-of-way line 168.550 feet; thence run N.00°18'59"W, 279.808 feet to a point on the centerline of Commercial Street; thence run S.89°39'56"W, along said centerline of Commercial Street, 148.00 feet to the centerline of Tamarind Avenue; thence run N.00°18'59"W, along the centerline of said Tamarind Avenue, 363.00 feet;

thence run S.89°39'56"W, 20.500 feet to a point on the centerline of said Tamarind Avenue; thence run N.00°18'59"W, along said centerline of tamarind Avenue, 594.00 feet, thence run S.89°39'56"W, 20.00 feet; thence run N.00°18'59"W, 700.80 feet to a point on the Southerly Right of Way line of U.S. Highway 17-92; said Southerly right of way being 90.00 feet Southerly measured at right angles to and radially from the Northerly line of the concrete retaining wall along the South shore of Lake Monroe; thence run Southeasterly along said Southerly right of way line along a curve concave Northeasterly having a radius of 1681.678 feet and a central angle of 17°44'03", 520.513 feet to the end of said curve; thence continue along said Southerly right of way line S. 77°35'36"E, 562.37 feet to a point on the Northerly extension of the centerline of Jessamine Avenue; thence run S.0°18'59" E, along said Northerly extension 386.80 feet; thence run S. 89°39'56" W, 41.00 feet to the Point of Beginning.

(13)

PARCEL ID: 25-19-30-5AG-0221-00A0

JOHN S. & MICHAEL J. LAWLOR

WARRENTY DEED: 04047/1997

DESCRIPTION:

The West one-half of Block 2, Tier 21, of FLORIDA LAND AND COLONIZATION COMPANY LIMITED MAP OF ST. GERTRUDES ADDITION TO THE TOWN OF SANFORD, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Pages 112, 113, 115, 116 and 117, Public Records of Seminole County, Florida less right of way for State Road 46.

Together with the East ½ of vacated Tamarind Avenue, lying West of the West ½ of Block 2, Tier 21, FLORIDA LAND AND COLONIZATION COMPANY LIMITED MAP OF ST. GERTRUDES ADDITION TO THE TOWN OF SANFORD, FLORIDA. According to the Plat thereof as Recorded in Plat Book 1, page 116, Public Records of Seminole County, Florida, and

Subject to easements and restrictions of record

(14)

PARCEL ID: 25-19-30-5AG-0120-0000

CENTRAL FLORIDA REGIONAL HOSPITAL, INC.

WARRENTY DEED: 01778/1690

DESCRIPTION:

All of Block 2-N, and all of Block 1-N of Tier 17, of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida;

And

Beginning at the Northwest corner of Block 2-N, of Tier 17 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida, run West 378 feet to the centerline of Jessamine Avenue at its North end, thence run North 484 feet more or less to the low water on lake Monroe, thence run Southerly along the low water mark on Lake Monroe 382.1 feet more or less to a point North of the point of Beginning; thence run South 426 feet more or less to the point of Beginning;

And

All of Block 1-N, and all of Block 2-N, in Tier 18, according to FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida

And

Beginning at the Northwest corner of Block 2-N, of Tier 17, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida, run thence North 344.51 feet, more or less to the low water mark in Lake Monroe; thence Southeasterly along the meandering line of the low water mark in Lake Monroe, a distance of 252.5 feet more or less to a stake at low water mark in Lake Monroe; thence South a distance of 297 feet more or less to the Northeast corner of said Block 2-N, of Tier 17, thence West 248 feet more or less to the point of beginning;

EXCEPTING from the above described property a strip of land 90 feet in width, the Northerly line of which is the Northerly line of the coping on the concrete retaining wall along the South shore of Lake Monroe, less the North 2 feet thereof, across the following described property, to-wit: Beginning at the Northwest corner of Block 2-N, Tier 17 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida run thence West 378 feet to the center of Jessamine Avenue; thence North 484 feet more or less to Lake Monroe; thence Southeasterly along said Lake Shore 362.4 feet to a point of beginning; thence South to beginning; also, Beginning at the Northwest corner of Block 2-N, Tier 17, in said St. Gertrude Addition, run North 344.5 feet more or less to Lake Monroe; thence Southeasterly along the shore of said Lake 232.5 feet; thence South 297 feet more or less to the Northeast corner of said Block 2-N, thence West 248 feet to beginning;

LESS road right-of-way of U.S. 17-92 Stair Road, 15-600

AND

All of Block 1-N, Tier 19 and all of Block 1 Tier 19, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida

AND

All of Block 1, Tier 20 of FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida

And also all of that land which is continuous to the above described Block 1, Tier 20, which land was formerly portions of the South ½ of Fulton Street and the East ½ of Pomegranite Avenue and which was vacated by the City of Sanford ordinance No. 1099 as recorded in Official Records Book 962, page 862 of the Public Records of Seminole County, Florida;

AND

The West ¼ (Less Road) of Block 2, Tier 18, and the South ½ of vacated Street adjacent on the North; and the East ½ of vacated Street adjacent on the West, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida. Also described as the West 69 feet of Block 2, Tier 18 and vacated streets adjacent on the North and West, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida

AND

The East ½ of the West ½ of the South ½ of vacated Street on North, Block 2, Tier 18, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida. Also described as: The East 63 feet of the East ½ of the West ½ of Block 2, Tier 18, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 112-117 of the Public Records of Seminole County, Florida, together with the South ½ of vacated Commercial Street, according to the plat thereof as Recorded in Plat Book 1, Pages 112, 113, 115, 116 and 117 Public Records of Seminole County, Florida;

Together being subject to easement or rights-of-way record

(15)

PARCEL ID: 26-19-30-510-0000-0020

1700 FIRST STREET LLC

NO WARRENTY DEED

DESCRIPTION:

LOT 2, 1700 FIRST STREET PB 72 PG 1

(16)

PARCEL ID: 26-19-30-510-0000-0010

SUNIL PATEL LLC

WARRENTY DEED: 06567/1558

DESCRIPTION:

LOT 1, 1700 FIRST STREET PB 72 PG 1

(17)

PARCEL ID: 25-19-30-5AG-0219-00B0

CENTRAL FLORIDA REGIONAL HOSPITAL, INC.

WARRANTY DEED: 02973/1118

DESCRIPTION:

The SW ¼ of block 2, Tier 19, FLORIDA LAND AND COLONIZATION CO'S LIMITED MAP OF ST. GERTRUDE ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as Recorded in Plat Book 1, Page 115-117 of the Public Records of Seminole County, Florida.

LESS that part lying North of and within 53 foot of the centerline of construction of State Road 46, Section 77030, said centerline being described as follows:

Commence on the West line of the NE ¼ of Section 27, Township 19 South, Range 30 East at a point 1576.05 feet South of the Northwest corner of said NE ¼ of Section 27, thence run North 89 degrees 37' 56" East 2647.28 feet to the East line of said Section 27 (West line of Section 26, said Township and Range) at a point 1567.43 feet South of the Northeast corner of said Section 27 (Northwest corner of said Section 26) thence run North 89 degrees 42' 56" East 659.87 feet; thence run North 0 degrees 14' 44" West, 44 feet; thence run North 89 degrees 42' 56" East 1566.40 feet; thence run South 89 degrees 42' 34" East, 1006.51 feet; thence run South 89 degrees 56' 48" East, 564.42 feet; thence run North 89 degrees 39' 56" East, 106.1 feet; thence run North 89 degrees 39' 26" East, 2308.96 feet to the center line of French Avenue at Station 120+30.65 of Section 7715-105 for the end of this center line description

(18)

PARCEL ID: 25-19-30-5AG-0219-00A0

CENTRAL FLORIDA REGIONAL HOSPITAL, INC.

WARRANTY DEED: 02957/1183

DESCRIPTION:

Block 2, (Less Southwest one quarter and North one-half of Northeast one-quarter) Tier 19, Town of Sanford, according to E.R. TRAFFORD'S MAP thereof recorded in Plat Book 1, Page 116, of the Public Records of Seminole County, Florida, less part in State Road TOGETHER with the South ½ of vacated Commercial Street lying North of and adjacent to the NW ¼ of Block 2, Tier 19, as vacated by City ordinance No. 1517 on July 28, 1980.

THIS PROPERTY DOES NOT NOW CONSTITUTE. NOR HAS IT EVER CONSTITUTED, NOR DOES IT LIE CONTIGUOUS TO, THE CONSTITUTIONAL, HOMESTEAD OF GRANTOR HEREIN.

(19)

PARCEL ID: 25-19-30-5AG-0219-0000

HOSPITAL CORPORATION OF AMERICA

WARRANTY DEED: 01378/0296

DESCRIPTION:

North ½ of Northeast ¼ of Block 2, Tier 19, of FLORIDA LAND AND COLONIZATION COMPANY, LIMITED MAP OF ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, as recorded in Plat Book 1, Page 116, of the Public Records of Seminole County, Florida; And the South ½ of the vacated street adjacent on the North; AND the West ½ of vacated Jessamine Avenue, which is adjacent to the South ½ of vacated Commercial Street.

JOB# 9-09

DESCRIPTION FOR THE CITY OF SANFORD

PLATS:

CHAPMAN AND TUCKER'S ADDITIONS TO SANFORD, FLORIDA: 1/24 AND 3/55

**TOWN OF SANFORD 1/56, 1/58, 1/59 (1/56-64), SEMINOLE COUNTY, FLORIDA AND
B/111-117, ORANGE COUNTY**

(A)

PARCEL ID: 30-19-31-515-0400-0010

JOHN S. & MARIA F. VAUGHAN

QUIT CLAIM DEED: 07056/1931

DESCRIPTION:

Lot 1, Block 4, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, FLORIDA, according to the Plat thereof as recorded in Plat Book 3, Page 55, in the public records of Seminole County, Florida

(B & C)

PARCEL ID: 30-19-31-515-0400-0020 (B)

PARCEL ID: 30-19-31-515-0400-0030 (C)

JOE DANTE LLC

WARRENTY DEED: 05646/0180

DESCRIPTION:

Lots 2 and 3, Block 4, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24, Public Records of Seminole County, Florida

Subject to easements and restrictions of record

Subject to taxes for the year 2005 and thereafter

Property Tax Identification Number: 30-19-31-515-0400-0020 and 30-19-31-515-0400-0030

Subject to the restrictions, conditions, reservations, easements and other matters continued on the Plat of CHAPMAN AND TUCKER'S ADDITION TO SANFORD, as recorded in Plat Book 1, Page 24 and Plat Book 3, Page 55, Public Records of Seminole County, Florida

(D & E)

PARCEL ID: 30-19-31-515-0500-0010 (D)

PARCEL ID: 30-19-31-515-0500-0030 (E)

EXACT PLUMBING INC.

WARRENTY DEED: 05340/1694

DESCRIPTION:

Lots 1 and 3, Block 5, AND Lots 1, 2 and 4, Block 8, Together with the East ½ of vacated alley adjacent to said Lot 1, Block 8, all in CHAPMAN & TUCKER'S ADDITION TO SANFORD, according to the plat thereof as recorded in Plat Book 1, Page 24, of the Public Records of Seminole County, Florida

(F)

PARCEL ID: 30-19-31-515-0500-0040

SANFORD SUPERMARKETS INC.

WARRENTY DEED: 06966/0520

DESCRIPTION:

Lots 4, 5, 6 and 7, Block 5, and Lots 5, 6 and 7, Block 8 and vacated alley lying East of Lots 4, 5, 6 and 7, Block 5 and West of Lots 5, 6 and 7, Block 8 all in Chapman & Tucker's Addition to Sanford, according to the plat thereof as recorded in Plat Book 1, Page 24 and in Plat Book 3, Page 55 of the Public Records of Seminole County, Florida

(G)

PARCEL ID: 30-19-31-515-0600-0010

EXACT PLUMBING INC.

WARRENTY DEED: 06238/0636

DESCRIPTION:

LOT 1, BLOCK 6, LESS THE NORTH 46.72 FEET OF THE EAST 53 FEET OF LOT 1, BLOCK 6, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 24, AND RERECORDED IN PLAT BOOK 3, PAGE 55, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

(H)

PARCEL ID: 30-19-31-515-0600-001A

COLCOR CAPITAL, INC.

WARRENTY DEED: 07086/0305

DESCRIPTION:

The North 46.72 feet of the East 53 feet of Lot 1, Block 6, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, according to the Plat thereof, recorded in plat book 1, Page(s) 24, and Plat Book 3, Page 55, of the Public Records of Seminole County, Florida.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

(I)

PARCEL ID: 30-19-31-515-0600-0020

GEORGE L. & LINDA LOPEZ

WARRENTY DEED: 01776/1687

DESCRIPTION:

Lot 2, Block 6, CHAPMAN and TUCKER addition to SANFORD, a subdivision, according to the plat thereof as recorded in Plat Book 1, Page 24, of the Public Records of Seminole County, Florida.

(J, K & L)

PARCEL ID: 30-19-31-515-0600-0030 (J)

PARCEL ID: 25-19-30-5AG-060A-0060 (K)

PARCEL ID: 25-19-30-5AG-060A-0050 (L)

417 SANFORD LLC

WARRENTY DEED: 06725/0258

DESCRIPTION:

Lot 3, Block 6, CHAPMAN AND TUCKER'S ADDITION TO SANFORD, FLORIDA, according to the map or plat thereof as recorded in Plat Book 1, Page 24, Public records of Seminole County, Florida

AND

Lots 5, 6 and 7, Block 6, Tier A, Florida Land & Colonization Co., Ltd., E.R. Trafford's Map of the Town of Sanford, according to the map or plat thereof as recorded in Plat Book 1, Page 56, Public Records of Seminole County, Florida

Subject to all easements, rights of way and restrictions of record

(M)

PARCEL ID: 25-19-30-5AG-070A-0070

VIVIAN M. YOUNGBLOOD & MCGEE A. COBBIN

WARRENTY DEED: 05544/1394

DESCRIPTION:

LEG N 32 FT OF LOT 7 + E 11.4 FT OF VACD ST ON W BLK 7 TR A TOWN OF SANFORD

According to the Plat thereof as recorded in Plat Book 1, Page 56, Public Records of Seminole County, Florida

(N)

PARCEL ID: 25-19-30-5AG-070A-007A

ELLIOTT BELAMY II

WARRENTY DEED: 00437/0638

LEG S 12 FT OF LOT 7 + ALL LOT 8 + E 11 FT OF D ST ON W BLK 7 TR A TOWN OF SANFORD PB 1 PG 56

(P)

PARCEL ID: 25-19-30-5AG-070A-0010

DOYLE INVESTMENTS & DEVELOPMENT, INC.

WARRENTY DEED: 06748/0405

DESCRIPTION:

Lots 11 and 12, and the East 11 feet of the vacated street along the West, Block 7, Tier "A", E.R.

TRAFFORDS'S MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book1, Page 56, of the Public Records of Seminole County, Florida.

JOB# 9-09
DESCRIPTION FOR THE CITY OF SANFORD

PLATS:
E.R TAFFORD'S MAP OF THE TOWN OF SANFORD 1/56-64

**FLORIDA LAND AND COLONIZATION LIMITED E.R TRAFFORD'S MAP OF THE
TOWN OF SANFORD 1/56-64**

(1, 5 & 15)

PARCEL ID: 25-19-30-5AG-0501-0010 (1)

PARCEL ID: 25-19-30-5AG-0501-0060 (15)

EXACT PLUMBING INC

QUIT CLAIM DEED: 05061/1759

DESCRIPTION:

(5) LOT 1 AND THE NORTH 12 FEET OF LOT 2, BLOCK 6, TIER 1, E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL TWO: 26-19-30-5AG-0501-0060

(15) ALL OF LOTS 6 AND 7, BLOCK 5, TIER 1, FLORIDA LAND COLONIZATION LIMITED, E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL THREE: 26-19-30-5AG-0501-0010

(1) LOT 1, BLOCK 5, TIER 1, OF E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

(2, 3 & 4)

PARCEL ID: 25-19-30-5AG-0501-0020 (2)

ROBERT & LINDA KUHN, AUDIE LEMMON, ANDREW & SUSAN KALIFEH

WARRENTY DEED: 03373/0030

DESCRIPTION:

LOTS 2, 3, 4 and 5, BLOCK 5, TIER 1, FLORIDA LAND AND COLONIZATION COMPANY LIMITED E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, according to the Plat thereof as Recorded in Plat Book 1, Pages 56 through 64, of the Public Records of Seminole County, Florida

(5)

PARCEL ID: 25-19-30-5AG-0601-0010

EXACT PLUMBING INC.

WARRENTY DEED: 05061/1760

DESCRIPTION:

LOT 1 AND THE NORTH 12 FEET OF LOT 2, BLOCK 6, TIER 1, E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

(6)

PARCEL ID: 25-19-30-5AG-0601-0030

JASON S. TURNER

WARRENTY DEED: 06830/1799

DESCRIPTION:

Lot 3 and the South 21 feet of Lot 2, Block 6, Tier 1 E.R. TAFFORD'S MAP OF THE TOWN OF SANFORD, according to the Plat thereof as recorded in Plat Book 1, Pages 56-64, public Records of Seminole County, Florida

(7)

PARCEL ID: 25-19-30-5AG-0601-0040

GOODING & CO., MORTGAGE, INC

QUIT CLAIM DEED: 05493/0529

DESCRIPTION:

Lots 4 + 5, Block 6, Tier 1, Florida Lane and Colonization Company ER Trafford's Map of Town of Sanford according to the plat thereof recorded in Plat Book 1, Page 56-64, of the Public Records of Seminole County, Florida

(8)

PARCEL ID: 25-19-30-5AG-0601-0060

KHEMRAJ P. JAIKARAN

QUIT CLAIM DEED: 06699/1291

DESCRIPTION:

PROPERTY ID # 25-19-30-5AG-0601-0060

LEG LOTS 6 + 7 BLK 6 TR 1

TOWN OF SANFORD

PB 1 PG 58

(9)

PARCEL ID: 25-19-30-5AG-0601-0080

INVESTORS REALTY NETWORK LLC

WARRENTY DEED: 06566/0952

DESCRIPTION:

Leg Lot 8 BLK 6 TR 1 Town of Sanford PB 1 PG 58

Tax Parcel I.D. No 25-19-30-5AG-0601-0080

(10 & 11)

PARCEL ID: 25-19-30-5AG-0701-0010 (10)

PARCEL ID: 25-19-30-5AG-0701-001A (11)

JOE E KING & JENNIFER S CARTIER

WARRENTY DEED: 06159/1879

DESCRIPTION:

PARCEL 1: LOT 1 and the North 16 ½ feet of LOT 2, BLOCK 7, TIER 1, less and except the East 65 feet of said Lots 1 and 2, E.R. TRAFFORDS MAP OF THE TOWN OF SANFORD, according to the plat thereof as recorded in Plat Book 1, Pages 56 through 64, Public Records of Seminole County, Florida.

PARCEL 2: The East 65 feet of Lot 1 and the East 65 feet of the North ½ of Lot 1, all in BLOCK 7, TIER 1, E.R. TRAFFORDS MAP OF THE TOWN OF SANFORD, according to the Plat thereof as recorded in Plat Book 1, Pages 56 through 64, Public Records of Seminole County, Florida.

ADDRESS: 500 Sanford Avenue, Sanford, Florida 32771/Seminole County

PARCEL IDENTIFICATION NUMBER: 25-19-30-5AG-0701-0010

(12)

PARCEL ID: 25-19-30-5AG-0701-0030

HOWARD S MARKS

WARRENTY DEED: 04359/0796

DESCRIPTION:

Lot 3 and the South ½ of lot 2, (Less the North 2 feet of the West 52 feet) Block 7, Tier 1, E.R. TRAFFORD'S MAP OF THE TOWN OF SANFORD, according to the Plat thereof as recorded in Plat Book 1, Pages 56 through 64 of the Public Records of Seminole County, Florida

Subject to Easement and Restrictions of Record

(13)

PARCEL ID: 25-19-30-5AG-0701-0040

JOHN GIULIANI, PEGGY KING & JOE E KING

QUIT CLAIM DEED: 06965/1441

DESCRIPTION:

25-19-30-5AG-0701-0040 (parcel ID#) Leg Lot 4 BLK 7 TR 1 Town of Sanford PB 1 PG 59

(14)

PARCEL ID: 25-19-30-5AG-0701-0050

HUGGINS DEVELOPMENT, INC.

WARRENTY DEED: 6494/714

DESCRIPTION:

Lot 5, Block 7, Tier 1, E.R. TRAFFORD'S MAP of the TOWN OF SANFORD, according to the plat thereof, recorded in Plat Book 1, Page 56, of the Public Records of Seminole County, Florida.

(15)

PARCEL ID: 25-19-30-5AG-0701-0060

TRINITY METHODIST CHURCH

WARRENTY DEED: 114/312

DESCRIPTION:

LEG LOTS 6 7 + 8 BLK 7 TR 1 TOWN OF SANFORD PB 1 PG 59